

THE PARKING AUTHORITY OF THE  
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES  
OF NOVEMBER 22, 2011

The meeting opened 6:00 pm.

Certification of advertised public notification of the meeting was given during the reading of the Open Public Records Act.

Present: Chairman Generazio  
Commissioner Catalano  
Commissioner McKee  
Executive Director Hochman

Others Present: Kevin McManimon, Esq., of McManimon & Scotland  
Mary Murdoch, Bloomfield Center Alliance Liaison  
Gerry Giosa, Level G Assoc.  
John Sessa. C.P.A.

Absent: Commissioner Johnston  
Commissioner Moserowitz

Pledge of Allegiance was recited.

The meeting minutes of October 18, 2011, were reviewed for approval. No changes were requested.

Commissioner McKee motioned to approve the October 18, 2011, Regular Meeting Minutes, as presented, under Resolution 2011-11-22-1. Commissioner Catalano seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Catalano	Yes
	Commissioner Johnston	Absent
	Commissioner McKee	Yes
	Commissioner Moserowitz	Absent

The Executive Director Report was presented. A discussion ensued about the stolen meters in Royal Lot and the continuing situation being investigated by the Bloomfield Police.

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The 2012 Fiscal Year Proposed Budget was discussed. Commissioner McKee questioned the reference in the Capital Budget to a 500 car garage when the garage is planned to be 439 spaces. Director Hochman stated that the number was an oversight and should have been changed. The discussion led to the subject of the garage plans and expenses associated with them. Gerry Giosa participated in the discussion of the garage. Mr. Giosa stated he was using 'lean' projections to estimate the needed number of spaces in the garage and four hundred and thirty nine (439) was a good estimate.

John Sessa presented the financial reports. Mr. Sessa stated there was nothing extraordinary to report.

The meeting opened to Public Comment. There was no public to comment. The meeting closed to Public Comment.

Gerry Giosa presented his update of the garage plans. Mr. Giosa described a new plan, and showed a new diagram for viewing. Mr. Giosa stated that the stair tower will now only be partially visible. Chairman Generazio asked why the stair tower will be all glass when only the first floor will be visible.

Mr. Giosa stated the supermarket is still influencing the garage plan as the store area has expanded. He stated there may be further alterations to accommodate the store. There was discussion as to how shopping carts will be kept from 'wondering off.' Further discussion ensued about what stores would be appropriate for the area. Various retail chain stores were discussed. The need for storage for the Authority was discussed as well. The offices of the Authority will be located in the retail section of the development.

The date the work is to begin was stated to be June 2012 to January 2013. After the garage was completed, the residential units were to begin November 2012 to November 2013. The commissioners expressed that they preferred the work for the garage and residential units to be started at the same time. Counsel McManimon stated the delay was due to the design documents to be completed, construction must be hired, etc.

Counsel McManimon further stated the garage will stand empty while the residential units are being constructed. Chairman Generazio commented that the Authority should be paid for the time the garage is standing empty. A discussion ensued of other projects done by the designated builders.

Gerry Giosa stated he will be attending a design meeting and will circulate the minutes to keep the Board updated.

Mr. Giosa discussed a product that allowed parkers to pay for parking by cell phone. Montclair Parking Authority was contracted with the company to use the technology. Mr. Giosa stated that our own Authority should start to move forward with such technology. Mr. Giosa then described the product in detail.

Mr. Giosa discussed the opportunity for the Authority to purchase four eight year

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old digital parking machines. Possible locations were discussed for their installation, such as Lackawanna Plaza and two in the Pitt St. Lot. Chairman Generazio stated to offer \$250 for the four machines. Mr. Giosa will inquire if the machines are programmed for credit card use and if they are hard wired.

The proposed meter installation on Broad St. was discussed. Mr. Giosa distributed a diagram detailing the meter locations. A discussion ensued of how historical influences affected the present layout of meter locations. The area where the yellow lines were located was discussed and a fire box was located. Mr. Domenick will be requested to research why they large amount of yellow lines are present and if they can be changed to metered parking.

Commissioner Catalano motioned to approve the Disbursements for Payment, under Resolution 2011-11-22-2. Commissioner McKee seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Catalano	Yes
	Commissioner Johnston	Absent
	Commissioner McKee	Yes
	Commissioner Moserowitz	Absent

Commissioner McKee motioned to Approve the Resolution Regarding the Delayed Introduction of the Proposed 2012 Fiscal Year Budget, under Resolution 2011-11-22-4. Commissioner Catalano seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Catalano	Yes
	Commissioner Johnston	Absent
	Commissioner McKee	Yes
	Commissioner Moserowitz	Absent

Commissioner McKee motioned to Approve the Introduction of the Proposed 2012 Fiscal Year Budget, under Resolution 2011-11-22-5. Commissioner Catalano seconded the motion. The motion was carried forward as follows:

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Roll Call Vote: Chairman Generazio Yes  
Commissioner Catalano Yes  
Commissioner Johnston Absent  
Commissioner McKee Yes  
Commissioner Moserowitz Absent

Commissioner Catalano motioned to Approve the Recommendation to the Township Council to Approve the Installation of On-Street Parking Meters, under Resolution 2011-11-22-6. Commissioner McKee seconded the motion. The motion was carried forward as follows:

Roll Call Vote: Chairman Generazio Yes  
Commissioner Catalano Yes  
Commissioner Johnston Absent  
Commissioner McKee Yes  
Commissioner Moserowitz Absent

Commissioner McKee motioned to Authorize Making Application to the Local Finance Board Pursuant to N.J.S.A. 40A:5A-6, under Resolution 2011-11-22-7. Commissioner Catalano seconded the motion. The motion was carried forward as follows:

Roll Call Vote: Chairman Generazio Yes  
Commissioner Catalano Yes  
Commissioner Johnston Absent  
Commissioner McKee Yes  
Commissioner Moserowitz Absent

Certifications relating to Resolution 2011-11-22-7 were signed.

Counsel McManimon discussed the ongoing litigation. Possible outcomes mentioned were based on current influences. Counsel further explained why the case was brought to court and the judge's position in the case.

Commissioner Catalano motioned to adjourn the meeting. The motion was seconded by Commissioner McKee. The motion carried forth as follows:

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Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Catalano	Yes
	Commissioner Johnston	Absent
	Commissioner McKee	Yes
	Commissioner Moserowitz	Absent

The meeting adjourned at 8:00 p.m.