

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF DECEMBER 18, 2012

The meeting opened 6:45 pm.

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

Present: Chairman Moserowitz
Commissioner McKee
Commissioner Pomares (by phone)
Commissioner Williams
Executive Director Hochman

Others Present: Kevin McManimon, Esq., of McManimon, Scotland & Baumann, L.L.C.
Gerry Giosa, Level G Associates, L.L.C.
John Sessa, C.P.A.

Absent: Commissioner Chalet
Mary Murdoch, Bloomfield Center Alliance Liaison

Public: William Colgan, Bloomfield Center Urban Renewal

Pledge of Allegiance was recited.

The meeting opened to Public Comment.

Mr. Steven DeMarco, of 347 Belleville Avenue in Bloomfield, presented a petition to protest the installation of meters on Broad St. and to request a resident exemption for those living within the local area. Mr. DeMarco stated the only way he came to know of these meters was by looking out his window and seeing the preparation work being done. He asked whose idea it was, why it was being done and how will it benefit the area and/or Township.

Mr. DeMarco also suggested that high school students be given designated parking as they take up the available spaces on Broad St. Mr. DeMarco discussed the difficulty residents have to find parking and calculate that they expect to get up to \$600 a year in tickets if not given an exemption. He stated the local residents feel 'picked on.' Mr. DeMarco described his own difficulties finding parking currently. Concern was also expressed about Saturdays as the residents would be expected to pay the meters during the day when home.

Chairman Moserowitz explained the reasons why the meter installation was

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sought as the goal was to have parking available for people who to town and to assist the business in the area. Mr. DeMarco interjected that residents were not considered. Mr. DeMarco further emphasized that consideration was being requested for current residents, not future ones. Chairman Moserowitz stated the issue will be discussed and addressed.

The meeting closed to Public Comment.

Correspondence from Shakirah Williams was reviewed. Ms. Williams wrote a letter concerning a telephone conversation with Ms. Hochman concerning her ticket. Several accusations were contained in the letter stating Ms. Williams was called a liar, belittled her, and rude. Ms. Hochman discussed these accusations and other facts related to this ticket holder and her actions. Ms. Hochman stated that the letter contained misrepresentations and the accusations were not true. Ms. Hochman explained the inappropriate language and abusive behavior of the ticket holder during the conversation with her as well as to the ticketing officer.

Commissioner Williams was concerned with the statement of the ticket holder, Shakirah Williams (no relation), that the ticketing officer stated she felt pressured to issue tickets. Commissioner Williams stated if more complaints of the same nature are received, then the issue must be investigated.

John Sessa, the Authority accountant, presented the financial reports. The Violation Income was discussed. It was questioned what the source of the amount of the Permit Income-Other was under January –November 2011 in the Profit and Loss Previous Year Comparison Report. Ms. Hochman will research the issue.

Chairman Moserowitz reviewed the list of anticipated disbursements for the first quarter of 2013 against the current cash assets to ensure the Authority will have the means to cover these expenses.

Commissioner Williams motioned to approve the November 20, 2012 Meeting Minutes, as presented. Commissioner McKee seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Chairman Moserowitz	Yes
	Commissioner Chalet	Absent
	Commissioner McKee	Yes
	Commissioner Pomares	Yes
	Commissioner Williams	Yes

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Krista Tassa and Arho Anttila, of Park Now, presented their product for parking payments via cell phone. The present product is available for use in ten locations which is listed on the handout given at the meeting. The product is a website which allows cell phone users to pay for parking with a registered credit card through their Park Now account. That payment will show up on the screen of the officer's internet capable electronic device.

Ms. Tassa explained the product is highly flexible and capabilities can be added to the metered parking to pay for only the time the car is parked or restrict additional time after the limit is reached. Ms. Tassa continued to explain how the user can register in three steps which can be completed later for convenience. Commissioner Williams asked if user information is collected and used in any way. Ms. Tassa stated that no information is collected or used in any way.

Commissioner Pomares arrived in person at 7:10 pm and the telephone connection was ended.

Chairman Moserowitz asked Ms. Tassa what makes their company better than the competition. Ms. Tassa explained the company training and support on four levels, its coordination with Metric Parking machines, and the low cost of the service to the user, a fee of \$0.40 per transaction. Chairman Moserowitz requested if the costs associated with the product and information for new customers could be emailed. Commissioner McKee requested if the business plan could be mailed as well.

Director Hochman was requested to do a comparison report for Park Now and Park Mobile.

Mr. Colgan, of Bloomfield Center Urban Renewal, gave an update on the garage construction. The union schedule was discussed, detailing the setup of the crane and the completion of the foundation. Storage of the pre-cast concrete on site will speed up the garage setup. The Hurricane Sandy storm backed up the schedule and the temperature requirement for caulking may affect the scheduled completion. The goal is to have the garage operational by April 2013. Some variables are still being worked on.

Mr. Colgan discussed the validation system that was observed in New Brunswick which was very agreeable to the Food Town owner which will have the store in the completed project.

A discussion of environmental issues ensued. Counsel McManimon explained the history of the environmental issues, and the need to continue to sample existing wells, and further testing. The company performing the work created the scope of services to perform this work. A proposal was submitted based on this scope of services. E.W.A. was asked to submit a proposal as well which resulted in being \$100,000 below the Brockerhoff proposal. The head of Brockerhoff was asked to review the proposal and possibly change it but refused to. There was concern that an

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independent opinion was needed to ensure Brockerhoff was being fair in its pricing and the work to be done.

Counsel discussed vapor issues involved in the environmental concerns. Vapor could possibly invade nearby buildings at a certain water level which could be unsafe for inhabitants of the structure. Possible solutions were discussed at previous meetings.

The difference in the environmental proposals was discussed. Commissioner Pomares asked if permission was granted to test in the park and if there is any liability involved with it. Mr. Colgan stated the Essex County government still has not given approval to access the park for the work. The discussion turned back to the Brockerhoff proposal and the problem of dealing with unknown factors in environmental issues.

Counsel expressed concerns that time is a factor as interest on the project note is due by the year 2014 and the project must be completed so revenues can be generated to cover that payment. Action should be taken on the proposals but only at a comfortable level yet there is pressure since the Board only meets once a month.

Chairman Moserowitz suggested a special meeting to address the issue of the proposals. A phone meeting in which all board members could participate after reviewing the proposals was suggested. It was decided a special teleconference will be held on December 27th, 2012 at 2 p.m. Counsel will provide a comparison of the proposals for the board.

Gerry Giosa, of Level G Associates, discussed the issues related to the installation of the Broad St. meters. Commissioner McKee discussed resolutions to the resident concerns and their request for permits. Mr. Giosa suggested making five meters along 'The Green' ten hour long term that would give the residents all day parking. He suggested making the first five closest towards the high school long term. Mr. Giosa also stated meters on Beech St. could be made long term as well if needed. Mr. Giosa also stated that if the meters behind the first long term five along 'The Green' remain empty, those can be converted as well. It was also suggested to convert several meters in the State St. Lot to ten hour long term parking for the high school students.

Mr. Giosa distributed a diagram of the proposed meter layout for North Broad St. Commissioner Williams expressed concerns that the meters were located where parking was used when a local church and school had events. Chairman Moserowitz stated the Township Engineer had the final approval on such locations and the council as well. Commissioner Williams discussed Area C which showed three spaces near residences and doctor offices. The diagram showed a total of seventy one spaces could be installed with a small number in question and will be reviewed before a final recommendation is submitted to the Township.

Mr. Giosa discussed the possibility of a pilot program in Area C with multi-space machines. Commissioner Pomares stated it was important the Authority show it is planning for the future. A discussion ensued of multi-space machines in other areas.

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Commissioner Pomares state that the recommendation of the North Broad St. Meter Installation should have a list of benefits to justify it when submitted to the Township.

Commissioner McKee motioned to approve the recommendation of meter installation on North Broad St. in accordance with the plan as presented and discussed, under Resolution 2012-12-18-1. Commissioner Pomares seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Chairman Moserowitz	Yes
	Commissioner Chalet	Absent
	Commissioner McKee	Yes
	Commissioner Pomares	Yes
	Commissioner Williams	No

The Executive Director's Report was presented.

The renewal of professional contracts was discussed. A R.F.P. for General/Bond Counsel and Auditing Services was on the website, due for January 4th, 2013. Counsel discussed the difference of bidding between different types of contracts. Commissioner Williams commented that with the hiring of higher or lower priced contracts, the Authority will still be criticized either way. Chairman Moserowitz emphasized that it was important to stay with the non-fair and open process. A discussion of proposals to be submitted ensued.

Commissioner McKee motioned to authorize the Payment of Certain Project Costs, as presented, under Resolution 2012-12-18-2. Commissioner Pomares seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Chairman Moserowitz	Yes
	Commissioner Chalet	Absent
	Commissioner McKee	Yes
	Commissioner Pomares	Yes
	Commissioner Williams	Yes

Counsel discussed the project note issued and the calculation of the figures involved.

Commissioner McKee motioned to authorize the Issuance of Project Notes of the Parking Authority of the Township of Bloomfield and the Determination of Certain Other Matters Related Thereto, under Resolution 2012-12-18-3. Commissioner Williams seconded the motion. The motion carried forth as follows:

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Roll Call Vote: Chairman Moserowitz Yes
Commissioner Chalet Absent
Commissioner McKee Yes
Commissioner Pomares Yes
Commissioner Williams Yes

Mr. Giosa reported that he spoke with the company Armano who is the new distributor for Metric Parking. He stated he will request a new maintenance agreement from Armano for the current machines. The issue was tabled for the next meeting.

Chairman Moserowitz stated upon reviewing the P.A.T.S. reports for November 2012, he saw one particular officer which was a very proficient ticketer.

The mission statement for the Authority was discussed. Several commissioners had suggestions to change the submitted statement. The statement will be revised to reflect those suggestions.

Commissioner Pomares motioned to approve the adoption of the 2013 Budget, as presented. Commissioner Williams seconded the motion. The motion carried forth as follows:

Roll Call Vote: Chairman Moserowitz Yes
Commissioner Chalet Absent
Commissioner McKee Yes
Commissioner Pomares Yes
Commissioner Williams Yes

The issue of the Franklin Street Construction need for parking of forty workers was briefly discussed. It was agreed that the spaces will be charged for. The issue was tabled for further discussion.

The Parking Penalty Increase was discussed. Chairman Moserowitz recommended a \$35.00 fine for the overtime meter violation. Commissioner William recommended the fine for the overtime meter violation should be \$30.00 and the fine for snow emergency should be reduced. A brief discussion ensued about the fine for permit parking only violation. Commissioner Pomares stated that the fine should be set at \$40.00 and the overtime meter violation should be at \$30.00. Commissioner McKee agreed with the increases as he stated the Authority has the lowest fines in comparison to the other local townships.

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Commissioner Pomares motioned to approve the recommendation of parking fine increases as follows, under Resolution 2012-12-18-4:

Violation 187-12 \$40.00
Violation 254-18 \$35.00
Violation 254-19 \$35.00
Violation 254-20A \$35.00
Violation 254-22 \$30.00

Commissioner McKee seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Chairman Moserowitz	Yes
	Commissioner Chalet	Absent
	Commissioner McKee	Yes
	Commissioner Pomares	Yes
	Commissioner Williams	Yes

Commissioner McKee motioned to approve the recommendation of a parking fine increase for Violation 254-36 to \$35.00, under Resolution 2012-12-18-5. Commissioner McKee seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Chairman Moserowitz	Yes
	Commissioner Chalet	Absent
	Commissioner McKee	Yes
	Commissioner Pomares	Yes
	Commissioner Williams	No

A list of open business and unaddressed issues of the Authority was provided to the Board for review. Chairman Moserowitz requested board members to review the list for any changes.

The creation of the meeting agenda was discussed. Chairman Moserowitz stated that the by-laws of the Authority state that the Chairman and the Executive Director are responsible for the creation of each meeting agenda. If a board member has an issue for discussion, it should be discussed with the Chairman for addition to the agenda. Commissioner Pomares recommended the one week before the meeting, a Monday, be deadline for any items to be added to the agenda. It will help maintain a more formal process for the agenda creation.

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The policy of courtesy parking given for special events, such as Election Day, was discussed. It was directed that a memorandum be distributed to personnel that the Commissioners formally declared the policy of courtesy parking for all special events in the Township.

Chairman Moserowitz suggested special permits be issued to Township Council Members to utilize when they are conducting business for the Township. It was suggested they be hangtags to be hung from the mirror in very bright color so it is easily seen.

Commissioner Williams motioned to adjourn the meeting. Commissioner Pomares seconded the motion. The motion was unanimously approved. The motion carried forth as follows:

Roll Call Vote:	Chairman Moserowitz	Yes
	Commissioner Chalet	Absent
	Commissioner McKee	Yes
	Commissioner Pomares	Yes
	Commissioner Williams	Yes

The meeting was adjourned at 8:45 p.m.