

MONTCLAIR PARKING AUTHORITY
MINUTES OF REGULAR MEETING
January 28, 2009

Chairman Matthews called the meeting to order at 7:10 p.m. and read the Open Public Meetings Notice. The Pledge of Allegiance was recited.

Present: Commissioner Church, Commissioner Jacobs, Commissioner Powell, Commissioner Silverman, Chair Matthews, Executive Director Teubner, and Attorney Lee

Absent: Commissioner Storms, Commissioner Typaldos

The minutes of the December 10, 2008 meeting were adopted on a motion by Commissioner Jacobs, seconded by Commissioner Matthews and unanimously approved by all present.

Chair Matthews welcomed the newest addition to the Montclair Parking Authority, Commissioner Matt Silverman who provided at the Chair's request, a brief description of his background. Chair Matthews also asked Attorney Bakari Lee to provide a brief description of his background.

Executive Director's Report

Overnight Parking Program

Executive Director John Teubner gave a brief history of overnight on-street parking in Montclair which is only allowed on a very limited number of streets containing multiple family dwellings and insufficient off street parking for their residents. He distributed a memorandum detailing the new proposed overnight parking program which would extend the area where overnight parking will be allowed and establish procedures for the sale of permits. He asked the Commissioners to review this proposal and forward their thoughts before a public hearing is held in mid February.

Mayor Jerry Fried, Township Council liaison to the Parking Authority, raised some questions regarding the pricing of the permits and a discussion followed wherein Commissioner Silverman discussed reasoning behind residents requesting overnight permits, i.e. those with no parking options and those with a reason not to use their driveways whether temporarily or not. This segued into a discussion of the use of a new one-use scratch off permit which would address the occasional need to park on-street overnight. Mr. Teubner distributed a sample scratch off and explained the use; the plan is to make the permits available for purchase at 205 Claremont Avenue and at the Crescent Deck. The permits can be tracked thru our software and the cost of the scratch off is 44 cents which is a slight increase over the cost of the hang tags presently in use. The plan is to buy in bulk which will lower the cost.

Snow Update

Director Teubner reported on the snow removal in the lots this winter season which he categorized as very well done. Despite the high number of storms in December and January, the lots have been quickly cleared and accessible. The downside is that the cost associated with this service is higher this year than last year.

Church Street Lot

In 2008 the Township had asked the MPA to make a one-time payment to Herod to cover the cost of use of the Church Street Parking Lot. The MPA agreed and the ILA payment was reduced by that amount; this was supposed to be a one time event. However, the Township is now asking the MPA to pay Herod again in 2009 saying that the Authority should be liable for the whole bill in accordance with the ILA. Attorney Lee disagrees with this interpretation; there is no basis in the ILA for separate lease payments. Director Teubner brought this to the attention of the Board with two options, to make the payment resulting in a commensurate reduction in the ILA payment or to refuse to pay it as it is already covered in the ILA. This issue prompted Chair Matthews to discuss activating the bi-lateral committee which would be the ideal body to address a lease issue. The MPA members chosen to serve on the bilateral commission are Commissioners Jacobs and Powell and Chair Matthews. Mayor Fried suggested that he and Councilor Lewis be two of the three Council members to serve on the bi-lateral commission.

Commissioner Jacobs asked for more frequent reports on parking usage and numbers on usage per month last year at this time. He also asked for comparative figures by permit type which the Director will provide tomorrow. Mr. Teubner reported that the ability to pay for parking permits by credit card is not currently possible, but efforts are underway to allow for on-line renewals in March 2009.

In a brief discussion of holiday parking it was noted that careful consideration will be given next year before it is determined if holiday parking will be allowed due to a number of factors including the removal of a number of meter covers by the store owners who seem to think that two hours of free parking discourages turnover.

Chairman's Report

Chair Matthews discussed the various committee assignments which are as follows:

Parking Advisory - Commissioner Church will act as Chair and noted that there are three vacancies at present.

Parking Enforcement - Commissioner Storms, Commissioner Jacobs, and Commissioner Silverman.

Signage - Commissioner Powell and Commissioner Typaldos. It was noted that the Committee awaits approval of their recommendations.

Public Relations - Commissioner Powell, Commissioner Jacobs and Chair Matthews
Commissioner Silverman agreed to review the website component of PR.

Personnel - the addition of Commissioner Typaldos was suggested.

Operations - not activated at this time.

Finance - Commissioner Jacobs and Commissioner Powell.

Rate Review - Commissioner Jacobs, Commissioner Storms and Commissioner Church.
This committee is activated as needed which may be necessary when discussions of
overnight permit prices are set.

Governance - activated as needed.

Chair Matthews asked that any changes in committee be brought to his attention.

Copies of new parking ordinances were distributed. The Chair explained out that they
were introduced at the request of Councilor Baskerville to add more parking in the Fourth
Ward.

A draft of an ordinance to provide for facilities for bicycle parking was also distributed to
the Board. Mayor Fried updated the Commissioners on the genesis of the draft ordinance
which is being considered as a way to provide an alternative in developments when
available parking is insufficient. It was clarified that this would not lower the number of
parking spaces that are required but provide an alternative and would only apply to new
construction or renovations.

Discussion followed on bicycle usage and the addition of facilities to store bikes at transit
lots which would encourage bike use. The Mayor welcomed the Authority's involvement
early in the construction stage of developments to better address transportation needs and
consider different alternatives. Chair Matthews reiterated that the Authority was created
by the Council to advise on matters such as these and is anxious to do just that.

Committee Reports

Commissioner Church noted that the PAC's report had already been given during
discussion of the proposed overnight parking ordinance.

Director Teubner gave the Parking Enforcement sub-committees report in Commissioner
Storms' absence, stating that two meetings are scheduled in the next week - one with
Township Manager Joseph Hartnett, Chief Sabagh and others to discuss MPA taking over
enforcement responsibilities. A meeting with Judge Booker is also scheduled to discuss
enforcement.

Public Comment

Mayor Fried raised the possibility of setting different rates for out of towners as Glen Ridge does. The Commission agreed this is something they would like to consider although Transit lots require that there be no differential in rates.

Resident Ilmar Vanderer introduced himself and commended the MPA for their work. He said that holiday parking is something residents highly approve of and would be disappointed to see discontinued. He added that his field is public relations and he could be helpful in working with the Authority in informing the public of the transition in enforcement responsibilities and the new overnight parking policies. The Chair thanked him for his interest.

Action Items

The bill list was presented by Mr. Teubner and after a brief discussion of possible changes to the refund policy a motion was made by Commissioner Jacobs and seconded by Commissioner Powell. The resolution of the Montclair Parking Authority authorizing payment of bills was adopted by unanimous voice vote.

The Executive Director said that after Attorney Lee reviews the ILA in consideration of the Church Street lot lease payment and the possibility of a reduction in the payment once the Township takes over enforcement, the decision of the MPA will be conveyed to the Township.

There being no items for Executive Session, on a motion made by Commissioner Church, seconded by Commissioner Silverman the meeting was adjourned at 9:00 p.m.

Submitted by: Annette Speech

Next Meeting: February 25, 2009