

**MONTCLAIR PARKING AUTHORITY**  
**MINUTES OF REGULAR MEETING**  
**APRIL 28, 2010**

Chair 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 Bakari Lee

Absent: Commissioner Storms

Also in Attendance: Deputy Mayor Roger Terry

The minutes of the March 24, 2010 meeting were adopted on a motion by Commissioner Jacobs, seconded by Commissioner Silverman and unanimously approved by all present.

Presentation - Church Street Lot Redevelopment Team

A quick update on the history of the Church Street Lot was provided by the Executive Director. Director Teubner, Montclair Planner Karen Kadus and a subcommittee of the Planning Board had met to discuss moving forward to develop the property. One big stumbling block is the stipulation in the Redevelopment Plan that requires the replacement of 100% of the current public parking with any development. The developers are attending this meeting to speak to the Authority about their plans for the property and to ask the MPA to support their parking plan.

Brian Stolar and Thomas Berkenkamp of Pinnacle were introduced and described their planned project and the reasons why they felt it would not require the 1.3 parking spaces required in the Redevelopment Plan. The Siena, which they had developed, has 101 units and is 90% subscribed but the allotted parking is not being used. The proposed project is targeting a younger demographic, would be a mixed use development including retail, hotel, offices and 53 residential units. Their proposal would be to provide 1.1 parking spaces per housing unit which would leave 15 spaces free which would be available for public parking. This is well short of the 106 spaces currently on the site. This new building would be environmentally cutting edge with solar panels; a shuttle to provide transportation alternatives and a ZipCar outlet would mean that residents/visitors would not necessarily need cars and fewer parking spaces will be necessary. They would like the MPA to support this plan to the Council which is the only way the Redevelopment Plan could be amended to require fewer parking spaces.

After thanking Mr. Stolar and Mr. Berkenkamp for attending and for their presentation, a discussion of the Commissioners followed. The MPA is in favor of the project but would like to insure that the parking rates on the site are set higher than the Crescent Deck and other Township parking. Chair Matthews requested that a subcommittee of the MPA be put together comprised of Commissioner Jacobs, Commissioner Silverman and Director Teubner to examine the issues and come back with the salient points and follow up questions to share with the MPA and then make a recommendation on how to proceed. It was mentioned that another important consideration is to determine the status of the South Park Street renovations.

### Executive Director's Report

#### Pay By Phone RFP

A decision had been made to send out an RFP which, although not necessarily needed, would provide "measurables" for the pilot. This has been forwarded to the subcommittee for feedback. The pilot area has been identified, the agreement would be at no cost to the MPA and the Authority will have the right to terminate in six months. Deputy Mayor Terry, who was attending in the Mayor's stead, asked for a short description of how pay by phone would work which Director Teubner agreed to provide. Mr. Teubner mentioned that a pilot is currently underway in New Brunswick. The question was raised as to whether the RFP could become an RFI. This would give the Authority more flexibility; at the present time the MPA is aware of three companies provide this service but we hope to find five to submit the RFP/I to. One requirement is that the companies must presently be in the business of providing pay by phone service and not planning to go into this business merely to attract the Township's business. The Authority would also like to reserve the option to provide public relations and to create an interface with our website. A major concern is that enforcement is "cumbersome". The pilot will enable us to test different techniques for enforcement.

#### New Jersey Transit

Transit is exploring the possibility of selling all its parking property to raise money. A study is planned and nothing will be done immediately. The affect on the MPA would be with regard to the shared lots, the ability for off-hour use that we currently have and the Bay Street debt service. This move on Transit's part could affect all of these things including resulting in a potential loss of revenue for the MPA who leases certain lots from the Township who lease them from Transit. We need to determine exactly which lots or portions of which lots belong to the Township and which to Transit. One issue is that Transit currently requires that the MPA to charge the same rates to residents and non-residents. Councilor Silverman suggested that the MPA should have a position ready to share with Transit when asked.

### Banking Services

JPMorgan Chase, who we currently bank with, has announced they will discontinue to act as a government depository as of June 15 2010. MPA Attorney Bakari Lee will provide a draft RFP to use when considering possible banks with whom to contract. Commissioner Jacobs and Director Teubner will speak with some local banks and make a recommendation – with the agreement of our auditors - at the May MPA meeting. The Commissioners asked Bakari to let them know what his other clients plan to do to deal with the change. Commissioner Jacobs will work with Mr. Teubner and they will have a recommendation for the Commissioners by the May meeting.

### Enforcement

Director Teubner distributed a chart which contained information on the issuance of violations from February 22 to April 25 broken down by type of violation, by issuing officer and by location. On average, prior to using the handhelds, 600 tickets were issued. Since we began using handhelds 700 tickets per week have been issued. The information did not reveal anything unexpected. Mr. Teubner said two "experiments" were conducted:

- Stepped up enforcement in the area of the Wellmont Theatre revealed very little illegal parking on event nights.
- Enforcement after 2 a.m. checking overnight on-street violations found a large number of violations. The result was positive for MPA revenue - not only a large number of tickets issued but also an increase in sales of overnight on-street permits.

Mr. Teubner also mentioned that he will be meeting with PEO Supervisor Rita Catalano to discuss PEO routes.

### Miscellaneous

At the request of the merchants, the paving of the Charlie Brown's lot has been postponed until July 19<sup>th</sup>. Work is scheduled to be done in phases - beginning on the Valley Road side - so some parking will always be available. Complaints have been received regarding speeding through the Lot. Mr. Teubner will look into the possibility obtaining grant money to purchase a speed camera.

Mr. Teubner also reported that the next meeting with the Township Manager to discuss the ILA will take place on May 5th; he will update everyone after the meeting.

### Chairman's Report

Chair Matthews thanked Commissioner Storms for serving as Acting Chair during his absence. He also thanked all the Commissioners for the way they work together and their many accomplishments.

He commended the ILA subcommittee on their excellent work and praised Commissioners Silverman and Church for their work with the TPAC and the efficient way they addressed the parking problems at Bradford School.

Chairman Matthews reported that he will be scheduling some time in June for the MPA to attend a Council meeting to update the Council on MPA projects. The Chair is meeting with Mark Porter of the Montclair Times to talk about the many things the MPA does that the public is not aware of.

He also reported the following:

- He had attended a meeting of the Township's Shared Services Committee.
- Beginning May 19th employees of the MPA will be contributing 1.5% toward health benefits.
- Update on the progress of finding a replacement for Commissioner Typaldos.

### Committee Reports

#### TPAC Committee

Commissioner Church reported that the Township has given the go ahead to begin an overnight parking pilot program in the Third Ward. A public hearing will be held prior to beginning the pilot to inform the public. He said most of the other issues brought up at TPAC meetings are neighborhood street parking problems, many of which are handled by Township Council liaison to TPAC, Nick Lewis. Commissioner Silverman, Chair of the MPA Traffic and Parking Advisory Committee, said he would like to see the Committee become more pro-active in identifying parking issues and solving them before they become more problematic. As an example he cited the problems with illegal parking around fields throughout the town.

Matt also reported that having PEO's attend the TPAC meetings on a rotating basis is proving to be a useful practice. Deputy Mayor Terry suggested that TPAC look into parking problems near the Crawford Crews Post.

#### B.I.D. Committee

In reporting on the Business Improvement District meeting she had most recently attended, Commissioner Powell related that they have requested more visible and obvious signs to guide drivers to the Crescent Deck and they would also like a sign placed somewhere on the deck, identifying it as such. Mr. Teubner said he has been working with Tom Lonergan, Executive Director of the BID, in helping to identify locations for more signs.

#### New Business

After a brief discussion of the snow removal bills - amounting to \$180,000, when they are all in - a motion was made by Commissioner Powell and seconded by Commissioner Church to adopt a resolution of the Montclair Parking Authority authorizing payment of bills which was unanimously approved by voice vote.

Chair Matthews announced that MPA attorney Bakari Lee had just been named a partner at McManimon and Scotland; Bakari was congratulated by all the Commissioners.

At 9:40 p.m. on motion made by Commissioner Powell, seconded by Commissioner Church, the meeting was adjourned.

Submitted by Annette Speach  
Next Meeting May 26, 2010