

**METUCHEN PARKING AUTHORITY**  
**MARCH 17, 2015 MINUTES**

**PRESENT:**

Commissioners: Leonard Roseman, John DeFoe, Richard Dyas, Anthony Campisi and Sean Massey  
Borough Council Liaison:  
Chamber Liaison: Richard Topping  
Legal Counsel: James Graziano  
Executive Director: Thomas Crownover

**GUESTS:**

A motion to suspend the regular order of business was made by Mr. Dyas, seconded by Mr. Massey and approved unanimously. Mayor Vahalla thanked the commissioners for their work on Pearl development and recommended the naming of the Deck for Robert Mohr and Leonard Roseman. The Mayor also requested an increase in borough contribution to help with debt service balloon payments. He estimated \$250,000 to \$300,000 additional would be needed. Mr. Dyas responded that the proceeds from the sale of Pearl lot is the taxpayers' money. Mr. Dyas said that the proceeds should not be used to pay operating expenses but should be used for projects that would enhance the borough. Mr. Roseman said that stabilizing the tax rate is desirable and that our payment in lieu of taxes should be increased because the value of the land has increased.

Ms. Grant attended the meeting to inquire about plans for Inn Place. Mr. Roseman advised her that a parking lot would be created.

Michael Ciesielka, president of Nexus Parking Systems presented an interim parking plan. A start date of May 1 would move 490 cars from Pearl lot. Renaissance would handle 112 non-residents; Gulton would take 276; Pearl would keep 165 resident permits; valet on Halsey 96; Friendly's would take 44 town workers; and 11 on Center Street East. Mr. Roseman noted that 100% of permit holders would be accommodated. Mr. Ciesielka said that he wanted to keep revenue coming into the Authority. Gulton is for meter customers and will be \$5.00 daily for parking, shuttle and credit transaction fees. Expenses include about \$500 daily for shuttle service and 3% credit transaction fees. Mr. Roseman observed that the shuttle will handle 150 people per hour. A monthly permit is possible at \$90. Nexus will pay the shuttle expense. After 90 days, the shuttle contract would have a 30 day notice of termination. Valet will be in the aisles. Four attendants will handle valet. Metuchen Taxi can provide transportation after regular hours of operation. Long term street meters will remain. Nexus can only work in the capacity of contractor due to sales tax. Meters on New, Pearl and Halsey would be converted to permit use. Meter users would be able to use the Gulton lot. The deck should be completed in 10 to 12 months. A digital copy of the plan will be distributed to commissioners. The Planning Board will be notified about the interim parking plan. Mr. Massey anticipated that Maser would need to review and approve the plan. A special meeting may be set for Authority approval of this

plan. A return to regular order of business was moved by Mr. Massey, seconded by Mr. Dyas and approved unanimously.

### **MINUTES:**

A motion to approve the minutes of the February 17, 2015 meeting was made by Mr. Dyas, seconded by Mr. Massey and approved unanimously.

### **BILLS:**

Mr. Days moved to approve payment of the bill list, was seconded by Mr. Massey and approved unanimously.

### **CORRESPONDENCE**

The Chamber calendar, PILOP letter and zoning notices were reviewed.

### **FINANCIAL REPORTS (Subject to Audit):**

Mr. Crownover commented on the loss of Memorial lot over the last 2 years. Pearl lot took 60 cars from Memorial by converting meters to permit parking. Memorial now has come back on line with 31 spaces which have been sold.

**FEBRUARY INCOME: \$93,572.18; YEAR TO DATE INCOME: \$183,994.70**

### **EXECUTIVE DIRECTOR'S REPORT:**

Mr. Crownover met with the Director of the Senior Center. Their concern has been how they would be affected by interim parking. No changes were anticipated.

### **OLD BUSINESS:**

Professional service contracts were put off for a future meeting.

### **NEW BUSINESS:**

Mr. Dyas moved approval of the Resolution certifying 2014 Audit review of recommendations and comments. A second by Mr. Massey was followed by a roll call vote of approval with each and every commissioner voting in favor of the resolution.

Specifications for design work to create signage, way finding and branding were discussed. Mr. Massey stated that a coherent comprehensive sign program required design work. Mr. Dyas had reservations about spending so much money for this. Mr. DeFoe said signage had been talked about for 30 years without progress. The Borough Council has approved the Parking Plan which includes this element. Mr. Graziano reviewed the features of the bid specifications.

Mr. Roseman discussed acquiring an electronic sign board to help direct parkers during interim parking. Mr. Graziano found that only the South Plainfield vendor had the item.

**REPORT OF COUNCIL LIASION**

None.

**CHAMBER OF COMMERCE:**

Mr. Topping noted the launch of the Chamber's parking survey. One respondent said Metuchen does not have a parking problem but has a signage problem. A morning meeting at the BIL from 8 to 10 AM was scheduled. He is producing a map for parking. Interim notices should go to the Chamber. The Memorial Day parking needs should be accommodated by Pearl lot, but construction needs might conflict to some extent.

**ADJOURNMENT:**

Adjournment was moved by Mr. Massey, seconded by Mr. Dyas and approved unanimously.

Respectfully submitted,

/s/ Thomas Crownover