

**METUCHEN PARKING AUTHORITY**  
**FEBRUARY 19, 2013 MINUTES**

**PRESENT:**

Commissioners: Len Roseman, Rick Dyas, John DeFoe, Anthony Campisi and Sean Massey  
Borough Council Liaison:  
Chamber Liaison:  
Legal Counsel: James Graziano, Esq.  
Executive Director: Thomas Crownover

**MINUTES:**

Approval of the minutes of the January 15, 2013 meeting was moved by Mr. DeFoe, seconded by Mr. Massey and approved unanimously.

**BILLS:**

Mr. Crownover noted that the Bill List was corrected. Mr. Dyas moved with second by Mr. Massey to approve the corrected Bill List. It was approved unanimously.

**CORRESPONDENCE**

Parking Plan Emails and the American Legion Expression of Interest were moved to new business. Mr. Crownover will respond to the Diesel Retro Program.

Bollards being moved from south Main Street to the barricaded New Street lot alleyway raise a safety issue. Mr. Graziano noted the police need access in the event of emergency.

Marine Shale involves a demand arising out of the Pearl lot being a mere collection site for Middlesex County which appears to have sent 13 tons of toxic waste to what is now an EPA cleanup site. Mr. Graziano plans to correspond with Middlesex County to respond to this demand.

The Chamber's 2013 event calendar was reviewed. We will note our calendar accordingly. Mr. Crownover will check the Chamber for an insurance certificate. Mr. Graziano noted that the farmers' market was a public function.

The route 27 zoning notice appears to involve Walmart and is outside of Metuchen.

**FINANCIAL REPORT:**

Mr. Crownover noted that we are off our pace of \$103,000 which carried us through 2012. Mr. Critelli had hand delivered and the 2012 Audit was Emailed to the commissioners on the day of the meeting. A resolution and sign-off sheet will be done at the March meeting. A Budget

Amendment will also be done to reflect about \$12,000 expense and \$45,000 of revenue in excess of budget.

Mr. Massey and Mr. Graziano plan to attend the New Jersey Futures Forum on March 1<sup>st</sup>.

**January Income: \$98,694.44; Year to date Income: \$98,694.44.**

**EXECUTIVE DIRECTOR'S REPORT:**

Mr. Guinane worked on eight problem lights with 4 being repaired with new lamps and photosensors. The repaired lights may go out in 30 days. Mr. Crownover was to meet with Fai Gon the following morning to discuss replacing fixtures. Compatibility with Halsey Street was noted as desirable by Mr. Roseman.

Mr. Roseman met with the staff to discuss procedures. He gave assurances that historical data was a significant part of the management reports.

**OLD BUSINESS:**

Mr. Graziano discussed COAH requirements. Several areas of the understanding with Woodmont continue to be negotiated. Mr. Roseman thought that a special meeting may be needed to move this along and anticipated that 5 working days would be provided for the commissioners' consideration. Mr. DeFoe asked that an Executive Synopsis of the document be provided.

Mr. Graziano advised that the Nexus understanding was not as far along. Mr. Roseman will seek input from Mr. Otteau for assurance on the details. Simultaneous signing was requested by outside counsel.

**NEW BUSINESS:**

Mr. DeFoe said that he and Mr. Massey were charged by the Authority to consider a Parking Plan. There are significant differences between the potential plan and the Haahs' study that was done several years ago for about \$54,000 in 2006 or 2007. Because the economy has changed so greatly, the Haahs' study would need to be updated.

Mr. Dyas questioned the usefulness of such a plan. Mr. DeFoe replied that the parking structure changes the picture. Mr. Massey noted the uses of a plan. Mr. DeFoe offered parking improvement districts and special improvement districts as helpful concepts. Better utilization of existing parking would be addressed in a plan. Mr. DeFoe thought there were great opportunities in evaluating pricing, better utilization of non-public parking, and other issues.

What happens to parking after the deck is built? The Haahs' study did not set forth a plan. Mr. Massey said a plan would guide the town in the use of its parking. Mr. Roseman questioned the half-price report and what was included in the full price report. Mr. Massey replied relative to the cost of the development of Pearl, the cost of the full price report was reasonable. Mr.

Roseman and Mr. Graziano observed that additional development in downtown Metuchen will be facilitated by the deck. Mr. DeFoe thought that the Presbyterian Church might provide parking in the future and a public/private effort to develop Station Place could come about. Mr. Graziano thought the Planning Board would benefit from a parking plan. Mr. Campisi raised an issue about the future availability of parking space for businesses in light of the deck. Mr. Massey emphasized that a plan would show how the off street and on street parking can be harmonized from the perspective of pricing.

Mr. Massey proposed bringing the planning firm to the March meeting. Mr. DeFoe mentioned valet parking and how in California it was as cheap as meter parking. Mr. Muldoon would have to bring a plan to the attention of the Borough Council.

The non-binding American Legion letter was approved for execution by Chairman Roseman upon motion by Mr. Dyas, second by Mr. DeFoe and unanimous approval. Joint use the parking area by the Authority and the Legion will be worked out. The property, adjacent to TD Bank, given by DOT in exchange for the property taken by the new bridge construction is available for parking. A permeable surface is required due to archeological potential of this site.

The Flea market use of Pearl by the American Legion was moved by Mr. Dyas, seconded by Mr. Massey and approved unanimously.

Mr. DeFoe noted that cooperation with Nexus should begin soon to develop an interim parking plan to facilitate development of Pearl. There is a 6 month approval period which gives us time.

## **REPORT OF COUNCIL LIASION**

### **ADJOURNMENT:**

Mr. Dyas moved to adjourn, was seconded by Mr. DeFoe and approved unanimously.

Respectfully submitted,