

METUCHEN PARKING AUTHORITY
MAY 19, 2015 MINUTES

PRESENT:

Commissioners: Leonard Roseman, John DeFoe, Richard Dyas, and Sean Massey
Borough Council Liaison: Jay Muldoon
Chamber Liaison:
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. DeFoe and approved unanimously.

Michael Ciesielka, president of Nexus Parking Systems spoke about the interim parking plan. Modified valet will be used at Halsey. The meters there will be bagged, eliminating meter parking in favor of permit holders. On return of commuters in the evening, cars in the valet spaces will be moved from the aisles to regular spaces. This will accommodate 128 additional cars. June 1 is the target start date for closing Pearl and making the Interim lots operable.

Lake Avenue, the Renaissance lot, will hold 144 cars. Friendly's will hold 44. Signs, booths and fencing changes have been taken care of. Notices to all relocated customers have been sent out with Hang Tags. Their billing will not change. Halsey regular customers also need a Hang Tag and they will go out tomorrow.

Mr. Roseman noted that only the Pearl customers will be disturbed by the Interim Parking program. Update of the Website will be done. Additional borings have been requested by New Jersey DEP and the Amtrak easement may require additional time. Nexus has been asked to have a total of 17 borings, 6 more than were originally completed.

A hand out card will be given to meter and daily customers to explain parking at Durham Avenue. Mr. Muldoon asked about assistance from Captain Kilker and Metuchen Police. Mr. Graziano advised that Captain Kilker asked for a meeting. Mr. Massey pointed out that this major project required a communication plan and attention to organizational details. Mr. Graziano noted that Lou, the Maser engineer will be involved in the communication plan. Mr. Massey asked Mike to discuss daylighting at cross walks and bollards with Captain Kilker.

Mr. Roseman noted that 25 Pearl sits on part of the future Piazza area. The Authority garage operation will be moved to 123 Liberty Street to provide space for Nexus staff. Keeping Authority offices at 25 Pearl open as long as possible is desirable.

Mr. Graziano suggested parking cars in the Woodmont fenced area. Woodmont suggested improving the piazza before closing on it. Mr. Graziano questioned that suggestion. Mr. Roseman found that an interesting possibility. As long as the liability issues were Woodmont's,

the Authority may be better off. Mr. Roseman said that Friendly's had 70 spaces. He noted the hard work put in by all involved with this effort. The customer service staff at the valet lots is crucial to making it work. Mr. Graziano expressed his appreciation of community support for the development of Pearl. Mr. Roseman noted the meter users constitute a nucleus of customers for the new deck.

An Inn Place neighbor asked about the status of 52 Inn Place. Mr. Graziano said the Authority will present a formal site plan to the Planning Board for their review. She should be noticed as to the date and time of the meeting.

Mr. Dyas moved with second by Mr. DeFoe to return to the usual order of business and was approved unanimously.

MINUTES:

Mr. Massey asked that "public right of way" be inserted on page 2, paragraph 2 of the April 21, 2015 minutes. This was to clarify his comment about parking for resident commuters.

Mr. Massey also requested a change on page 3. The engineer / owner's rep discussion under "Old Business" should be modified to include provision of a form of incident report, project team communications, critical path method schedule and a look back and a look ahead 30 days. Mr. Massey also asked about a non-conflict letter involving Maser, Nexus and Woodmont. Mr. Graziano will discuss the conflict issue with the appropriate people. Mr. Roseman also asked for a modification of the minutes.

A motion to approve the amended minutes of the April 21, 2015 meeting was made by Mr. Massey, seconded by Mr. Defoe and approved unanimously.

Mr. DeFoe asked about the plumbing bill, then moved to approve the bill list. A second by Mr. Dyas was followed by unanimous approval.

CORRESPONDENCE:

Mr. Roseman noted the PSE&G correspondence affects property in Edison.

FINANCIAL REPORTS (Subject to Audit):

Mr. Roseman mentioned the \$53,000 item on the audit. Mr. DeFoe questioned differences between our monthly financials and the audit. Employee benefits, health and dental insurance was \$21,000 which did not appear in the audit.

Mr. Dyas requested an update on health care premiums.

APRIL INCOME: \$101,860.68; YEAR TO DATE INCOME: \$395,473.71

EXECUTIVE DIRECTOR'S REPORT:

Mr. Crownover said Nexus will be using the garage at 25 Pearl. Space is available at 123 Liberty Street. Mr. Graziano recommended a resolution based upon 1,000 sq. feet of space with authorization of the chairman to execute at his discretion. A motion authorizing this was moved by Mr. DeFoe, seconded by Mr. Dyas and approved unanimously.

OLD BUSINESS:

Mr. Crownover advised that a signage / way finding vendor had asked for our status on this issue. Mr. Graziano advised that a bid response was firm for sixty days. Mr. Dyas expressed his concern for spending an excessive amount of money on this. Coordination with Nexus signage was mentioned. Mr. Muldoon said that Mike Ciesielka was in our meetings with potential vendors. Mr. Massey emphasized the significance and importance of providing adequate signage for all of the changes coming about in Metuchen. Mr. DeFoe put it in perspective by saying a single parking space cost \$15,000. Mr. Massey and Mr. Muldoon pushed for the earliest possible time for bid publication. Mr. Graziano questioned the ability to accept a bid without having budgeted for this.

NEW BUSINESS:

None.

REPORT OF COUNCIL LIASION

Mr. Muldoon discussed Borough financial needs and sought confirmation of prior consent to an increase in the 2015 Borough contribution. Mr. Roseman said that the expectation of the Borough was \$1 million for 2015. Mr. Dyas cautioned against using the coming Authority windfall for Borough operating expense. Mr. DeFoe stated his support for minimizing the real estate tax burden for Metuchen residents. Mr. Graziano had communicated with the Borough administrator concerning the Authority contribution. Mr. Massey said we should caution the Borough that future contributions may be smaller than 2015.

Mr. Roseman noted that all taxes accrue to the Borough and the Board of Ed sends a bill to the Borough. He expects additional tax revenue of \$900,000 annually flowing from Pearl development. The value of Authority assets was not fully reflected in past Borough contributions.

CHAMBER OF COMMERCE:

ADJOURNMENT:

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

Respectfully submitted,

