

METUCHEN PARKING AUTHORITY
FEBRUARY 16, 2016 MINUTES

PRESENT:

Commissioners: Leonard Roseman, John DeFoe, Anthony Campisi and Sean Massey
Borough Council Liaison:
Chamber Liaison:
Legal Counsel: Daria Venezia
Executive Director: Thomas Crownover

GUESTS:

Mike Ciesielka, President of Nexus Parking Systems, Inc. spoke to notices regarding the opening of the new parking garage. Chairman Roseman proposed new monthly parking rates of \$55 for residents and town workers; \$90 for non-residents as well as \$110 for Penn Avenue and Station Place and \$110 for everyone in the deck. The Edison rate is \$55/monthly. Princeton Junction is at \$65. Mike advised that there is a shortage of parking. Metropark is full as is parking in other communities on the northeast corridor. Commissioners Massey and Campisi stated that Metuchen's parking had been underpriced for a long time. Mr. Massey also proposed getting consensus on a future increase in rates in two years. Mr. Ciesielka noted the lease agreement calls for rate review within 5 years of opening. Commissioner DeFoe anticipated that there would be no daily parking outside of the deck. Mike suggested parking dailies after mid-morning to utilize available surface lot space. Increasing rates at the train station meters requires review with NJ Transit with a goal of having the rate equal to the deck's daily rate. Mike proposed weekend rates, free for first two hours and then to \$3.00. Overnight parking may bring significant revenue. Supporting business with valet parking might be welcomed by our restaurants.

Mike said he had over 600 Email addresses plus street addresses of our permit holders. Getting it to the Web (metuchenparking.com) and using digital as much as possible was emphasized by Mike. Mr. DeFoe asked about resident priority in the deck. Chairman Roseman thought that would not be needed as it should accommodate everyone. Rate setting was moved to New Business. Mr. DeFoe recommended the increase in rates become effective July 1, 2016. Refunds will be made for cancellations from Interim Parking lots. A single wait list for the deck and Authority surface lots was urged by Mr. DeFoe and was agreeable to Mike.

The deck will operate with only access from Pearl Street until Woodmont opens access to New Street. There will ultimately be five gates operating at 1.3 seconds and one reversible gate. Mike recommended a police officer in the evening for the first few weeks. Mr. Campisi suggested a free grace period for evening errands. Mike agreed.

The commissioners then returned to the regular order of business.

MINUTES:

Mr. Roseman asked for a revision of January's minutes, that surface lots, not the deck would provide priority to Metuchen residents. Mr. Massey moved approval of the revised minutes of January 19th, and of January 28th was seconded by Mr. DeFoe and approved unanimously.

BILLS:

Commissioner DeFoe questioned the unemployment bill. Mr. Massey moved the bill list for approval, was seconded by Mr. DeFoe and approved unanimously.

CORRESPONDENCE:

Mr. DeFoe asked about the lien notice from Extech related to the parking deck. Mr. Roseman noted that Mike took care of Mr. Mc Pherson's bill.

FINANCIAL REPORTS (Subject to Audit):

The financial reports were reviewed.

JANUARY INCOME: \$71,134.79; YEAR TO DATE INCOME: \$71,134.79

EXECUTIVE DIRECTOR'S REPORT:

Mr. Crownover advised he researched European sidewalk sweeping machines. The Green Machine is a Tennant product but Mr. Crownover said that it was not a machine suitable for our purposes. With chairs and tables on Metuchen's downtown sidewalks, mechanical sweeping would be difficult.

Mr. Roseman said it was time to act on a parking lot sweeping machine as well as a line striper. The Chairman also mentioned a meeting with a representative of Digital Equipment, a manufacturer of parking kiosks to replace single space meters. The kiosks cost about \$11,000 and would handle eight to twelve parking spaces. He also noted New Brunswick's credit card processing single space meters. These new technologies provide enforcement data that would save time ticketing unpaid space. Mr. Campisi said that the new "chip" cards are troublesome. Mr. Crownover was asked to either create specs or otherwise move on acquisition of a sweeper. He thought Cranford may have an established purchasing coop. Mr. DeFoe clarified the funds for a sweeper would be out of regular revenue.

Mr. Crownover noted there had been no change in the status of the 2016 budget.

OLD BUSINESS:

NEW BUSINESS:

Resolution 2016 – 10, the Permit Rules and Regulations and

Resolution 2016 – 11 provided for a single signature at the bank to roll over the CD's by the Executive Director or a commissioner in his absence were jointly moved for approval by Mr. DeFoe, seconded by Mr. Massey and unanimously approved.

A meeting for Signage, Wayfinding and Branding will take place on Tuesday March 2nd at Borough Hall at 7:00 PM. Ms. Venezia was asked to notice this as a meeting of the Authority.

Mr. Roseman discussed the accessibility meeting.

Commissioner Massey recommended authorization to purchase a machine to do line striping. A motion authorizing this up to \$10,000 was moved by Mr. Massey, seconded by Mr. Campisi and approved unanimously.

Mr. Roseman brought up improving sidewalks and the impending move from 25 Pearl Street. When the deck is ready, Dorothy will be there. The judiciary enforcement equipment will be moved to Liberty Street. The Director said that a more useable space is available at another Liberty Street location. The Chairman and the Executive Director were authorized to enter into a new lease, not exceeding \$1,200 monthly by motion of Mr. DeFoe, second by Mr. Campisi and unanimous approval.

Removal of the Authority offices from Pearl was discussed.

REPORT OF COUNCIL LIASION

CHAMBER OF COMMERCE:

ADJOURNMENT

Adjournment was moved by Mr. Campisi, seconded by Mr. DeFoe and approved unanimously.