

**Newton Parking Authority Meeting
September 1, 2016 – Minutes**

Roll Call – meeting called to order at 8:56 a.m. by Chairman Edwards.

Present: Mr. Ciaravolo, Mr. Leone, Mr. Mitchell, Chairman Edwards

Excused: Mr. Dudes

Also Present: Thomas S. Russo, Jr., Newton Town Manager/PA Secretary
Linda Roth, Tax Collector
Gary Govier, Parking Enforcement Attendant

Open Public Meetings Act Statement – read by Chairman Edwards.

Approval of Minutes

Motion to approve June 2, 2016 regular meeting minutes as presented, by Mr. Leone, seconded by Mr. Mitchell. Approved 4-0.

Financial Reports

Motion to approve May 31, 2016, June 30, 2016 and July 31, 2016 Treasurer Reports, as presented, by Mr. Leone, seconded by Mr. Ciaravolo. Approved 4-0.

Old Business

New Business

- a) **Resolution B-2016** - Authorize the Release of Executive Session Minutes to the Public - Motion to Approve by Mr. Ciaravolo, seconded by Mr. Leone. Approved 4-0.

RESOLUTION #B-2016

“Authorize the Release of Executive Session Minutes to the Public”

WHEREAS, the Newton Parking Authority members met in Executive Session on May 2, 2013; and

WHEREAS, as a result of these Executive Sessions, minutes were prepared and approved by the Parking Authority although the minutes were not released to the public; and

WHEREAS, the Town Attorney, Town Clerk, and Town Manager have reviewed such approved minutes and recommend the release of certain meeting minutes to the public;

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Town of Newton Parking Authority, in the County of Sussex, and State of New Jersey, that the minutes of the following Executive Session be released to the public:

- a) 5-2-2013

BE IT FURTHER RESOLVED, that these specified minutes may be released to the public upon request.

- b) **Resolution C-2016** - Authorization of Ground Lease, Access Easement, and Other Required Documents with Newton Town Centre Urban Renewal Associates, LP – Motion to Approve by Mr. Mitchell, seconded by Mr. Ciaravolo. Approved 4-0.

RESOLUTION #C-2016

“Authorization of Ground Lease, Access Easement, and Other Required Documents with Newton Town Centre Urban Renewal Associates, LP”

WHEREAS, the Parking Authority of the Town of Newton (the “**Authority**”) is the owner of two parcels of land more particularly known and designated as Block 8.05, Lots 8 and 9 on the Official Tax Map of the Town of Newton, which parcels are now used as municipal parking lots (collectively, the “**Parcels**”); and

WHEREAS, Newton Town Centre Urban Renewal Associates, LP (“**NTCURA**”) has been organized as an urban renewal entity pursuant to *N.J.S.A. 40A:20-5* for the express purpose of sponsorship of the development of a 65 unit age-restricted affordable housing project in the Town of Newton, together with approximately 1,400 square feet of retail space, a community room of approximately 2,200 square feet to be utilized by residents of the development and available for use by the Town, and approximately 82 parking spaces (collectively, the “**Project**”) which Project will be located, in part, upon the Parcels; and

WHEREAS, the Project is a “parking project” within the meaning of the Parking Authorities Law; and

WHEREAS, the Town of Newton (the “**Town**”) and NTCURA have authorized and will enter into a certain Developer’s Agreement setting forth the terms and conditions for the development of the Project; and

WHEREAS, the Authority desires to authorize a Ground Lease with NTCURA for the use of the Parcels for the development of the Project, authorize an Access Easement with NTCURA and the Town granting a perpetual public easement of access and passage, authorize the acknowledgement of the Developer’s Agreement between the Town and NTCURA to the extent it contains terms and conditions relating to the Authority, and to authorize the execution of said Ground Lease, Access Easement, Acknowledgement, and such other documents required in connection with the implementation of the Project;

NOW, THEREFORE BE IT RESOLVED, BY THE PARKING AUTHORITY OF THE TOWN OF NEWTON that the recitals hereto are hereby incorporated herein as if set forth at length; and

BE IT FURTHER RESOLVED, that the Authority hereby authorizes and approves a certain Ground Lease by and between the Authority and NTCURA in connection with the lease of the Parcels for the development of the Project to be located in part on the Parcels; and

BE IT FURTHER RESOLVED, that the Authority hereby authorizes and approves a certain Access Easement by and between the Authority, NTCURA and the Town granting a perpetual public easement of access and passage across Lots 7 and 8 for the purpose of providing pedestrian and vehicular access and passage to and from Trinity Street, Union Place and Spring Street (via the public alley adjacent to Lot 11), to Block 8.05, Lots 5, 6, 10 and 11; and

BE IT FURTHER RESOLVED, that the Authority hereby authorizes and approves the execution of

an acknowledgement of the Developer's Agreement between the Town and NTCURA to the extent said Agreement contains terms and conditions relating to the Authority; and

BE IT FURTHER RESOLVED, that each of the Chairman and Vice Chairman is hereby authorized to execute the Ground Lease with NTCURA, the Access Easement with NTCURA and the Town, the Acknowledgement of the Developer's Agreement between the Town and NTCURA, all in substantially the form on file with the Secretary of the Authority as may be modified in consultation with Counsel, and such other documents required in connection with the implementation of the Project, including but not limited to, an estoppel certificate; and

BE IT FURTHER RESOLVED, that upon execution by the Chairman or Vice Chairman of the Ground Lease with NTCURA, the Access Easement with NTCURA and the Town, the Acknowledgement of the Developer's Agreement between the Town and NTCURA, and such other documents required in connection with the implementation of the Project, including but not limited to, an estoppel certificate, the Secretary of the Authority is hereby authorized to impress the seal of the Authority upon the documents and to attest to same.

c) EDC – Parking Suggestions

Deputy Mayor Levante attended on behalf of the Town's EDC. He enumerated the following EDC parking recommendations:

1. Adams and Central Lots to have 2 hour free parking during the day.
2. Change rates to .50 an hour uniform throughout all meters and lots.
3. Increase monthly passes by \$5 to \$30; increase quarterly passes by \$15 to \$90; increase annual passes by \$31 to \$300.

Mr. Leone: supports recommendations 2 and 3.

Mr. Ciaravolo: supports Central being 2 hours free and recommendations 2 and 3.

Mr. Mitchell: supports Adams being 2 hours free and recommendations 2 and 3.

Chairman Edwards: supports recommendations 2 and 3.

Both Mr. Leone and Mr. Ciaravolo expressed concerns overall about changing rates during this difficult economic time.

Mr. Russo will transmit a synopsis of the above to the Town Council for consideration at their September 14, 2016 meeting.

Public to be Heard (occurred during the EDC discussion above)

1. Mayor Diglio – discussed parking at McGuire's, Rotary Club using Adams Lot for their meetings at Spring Street Pub & Grill and her opinions on the EDC recommendations.
2. Bonnie Bitondo – thought the EDC ideas made parking in Newton much more confusing and sees the changes in rates as a way just to get more money for the Parking Authority.
3. Sara Megletti – thinks Spring Street should be 90 minutes free and not 60 minutes; thinks it is better to keep things status quo in terms of rates as people are looking for free and convenient parking.

- d) Review of Purchase Ledgers for Parking Passes – May-July 2016 – No discussion or questions.

Approval of Bills

Motion to approve bills items **a-k** as presented, made by Mr. Leone, seconded by Mr. Ciaravolo.
Approved 4-0.

- a. DIRECT ENERGY BUSINESS, INC. _____ \$66.67
- b. JCP&L _____ \$353.62
- c. STATEWIDE INSURANCE FUND _____ \$11,300.00
- d. DIRECT ENERGY BUSINESS, INC. _____ \$70.29
- e. HOME DEPOT, INC. _____ \$66.90
- f. JCP&L _____ \$296.11
- g. MINISINK PRESS, INC. _____ \$15.78
- h. TOWN OF NEWTON _____ \$10,000.00
- i. DIRECT ENERGY BUSINESS, INC. _____ \$71.62
- j. HOME DEPOT, INC. _____ \$6.97
- k. JCP&L _____ \$314.96

Motion to Adjourn by Mr. Ciaravolo, seconded by Mr. Leone. Approved 4-0.

ADJOURNED AT 9:57 a.m.

Next meeting is November 3, 2016 at 8:45 a.m.

Respectfully submitted,

Thomas S. Russo, Jr.

/s/ THOMAS S. RUSSO, JR.
NEWTON PARKING AUTHORITY SECRETARY