

AGENDA
NEWTON PARKING AUTHORITY

November 7, 2019
8:45 P.M.

I. ROLL CALL

Mr. Edwards	Mr. Mitchell	Rev. Leone	Ms. Kweselaït
Ms. Schlosser	Mr. Russo		

II. OPEN PUBLIC MEETINGS ACT STATEMENT

III. APPROVAL OF MINUTES - September 5, 2019 Meeting

IV. FINANCIAL REPORTS - August 31, 2019 Treasurer's Report
September 30, 2019 Treasurer's Report

V. OLD BUSINESS

VI. NEW BUSINESS

- a. Resolution F-2019 - Authorization of 2020 Parking Authority/Town of Newton Agreement
- b. Resolution G-2019 – Appointment of Treasurer for the Newton Parking Authority for Calendar Year 2020
- c. Resolution H-2019 – Resolution Authorizing the Execution of an Agreement with BLD, LLC for Lot #3 – the Western Plaza Lot for Calendar Year 2020
- d. Resolution I-2019 - Approve 2020 Budget
- e. Review of Purchase Ledgers for Parking Passes – August & September 2019

VII. APPROVAL OF BILLS

- a. Direct Energy Business Inc. _____ \$110.05
- b. JCP&L _____ \$332.78
- c. Verizon Wireless, Inc. _____ \$76.02
- d. Direct Energy Business Inc. _____ \$127.11
- e. JCP&L _____ \$329.94
- f. Verizon Wireless, Inc. _____ \$76.02

VIII. PUBLIC TO BE HEARD

IX. EXECUTIVE SESSION

- a. Resolution J-2019
A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

- i. Real Property Acquisition

X. ADJOURNMENT

Next meeting is December 6, 2019

**NEWTON PARKING AUTHORITY TREASURER'S REPORT
AUGUST 31, 2019**

<u>CASH BALANCE:</u>		<u>INTEREST:</u>	MONTH	YR-TO-DATE
CHECKING ACCOUNT	\$ 232,019.98		\$ 335.47	\$ 3,053.47

<u>STREET METER RECEIPTS:</u>		<u>PLAZA RECEIPTS:</u>	MONTH	YR-TO-DATE
MONTH	\$ 1,833.04			\$ 1,532.06
YR-TO-DATE		YR-TO-DATE		
2019	\$ 18,914.30	2019	\$ 13,588.89	
2018	\$ 16,979.59	2018	\$ 12,296.94	
2017	\$ 14,939.79	2017	\$ 14,069.50	

<u>PARKING PASS RECEIPTS:</u>		<u>MISCELLANEOUS:</u>	MONTH	YR-TO-DATE
MONTH	\$ 1,710.00			\$ -
YR-TO-DATE		YR-TO-DATE		
2019	\$ 59,895.00	2019	\$ 1,361.54	
2018	\$ 54,030.00	2018	\$ -	
2017	\$ 35,190.00	2017	\$ 50.00	

<u>LEASING CONTRACT:</u>	
MONTH	\$ -
YR-TO-DATE	
2019	\$ 4,700.00
2018	\$ 700.00
2017	\$ 700.00

<u>MONTH</u>	<u>STREET MTR</u>	(CENTRAL) <u>#4 BLUE</u>	(MAIN) <u>#2 BLK</u>	(ADAMS) <u>#1 RED</u>	(WESTERN) <u>#3 GRN</u>	<u>PASSES</u> <u>MERCHANT</u>	<u>PASSES</u> <u>OVERNIGHT</u>	<u>PASSES</u> <u>DAILY</u>
	158	69	30	43	125			
2019	\$ 1,833.04	\$ 608.25	\$ 183.21	\$ 134.70	\$ 605.90	\$ -	\$ 660.00	\$ 1,050.00
2018	\$ 2,435.80	\$ 850.00	\$ 185.90	\$ 402.72	\$ 713.50	\$ -	\$ 570.00	\$ 960.00
2017	\$ 1,899.45	\$ 761.65	\$ 191.70	\$ 187.00	\$ 974.80	\$ -	\$ 435.00	\$ 2,520.00
<u>YR-TO-DATE</u>								
2019	\$ 18,914.30	\$ 5,580.42	\$ 1,544.92	\$ 1,604.57	\$ 4,858.98	\$ 13,650.00	\$ 7,785.00	\$ 38,460.00
2018	\$ 16,979.59	\$ 4,613.73	\$ 1,285.42	\$ 1,971.40	\$ 4,426.39	\$ 11,400.00	\$ 6,330.00	\$ 36,300.00
2017	\$ 14,939.79	\$ 4,237.54	\$ 1,417.06	\$ 1,165.26	\$ 7,249.64	\$ 7,200.00	\$ 5,715.00	\$ 35,190.00

Respectfully Submitted: Theresa Schlosser

**NEWTON PARKING AUTHORITY TREASURER'S REPORT
SEPTEMBER 30, 2019**

<u>CASH BALANCE:</u>		<u>INTEREST:</u>	MONTH	YR-TO-DATE
CHECKING ACCOUNT	\$ 236,774.84		\$ 346.92	\$ 3,400.39

<u>STREET METER RECEIPTS:</u>		<u>PLAZA RECEIPTS:</u>	
MONTH	\$ 1,803.46	MONTH	\$ 1,385.55
YR-TO-DATE		YR-TO-DATE	
2019	\$ 18,914.30	2019	\$ 13,588.89
2018	\$ 19,648.65	2018	\$ 14,586.73
2017	\$ 17,159.91	2017	\$ 15,689.42

<u>PARKING PASS RECEIPTS:</u>		<u>MISCELLANEOUS:</u>	
MONTH	\$ 1,560.00	MONTH	\$ -
YR-TO-DATE		YR-TO-DATE	
2019	\$ 61,455.00	2019	\$ 1,361.54
2018	\$ 44,235.00	2018	\$ -
2017	\$ 48,105.00	2017	\$ 50.00

<u>LEASING CONTRACT:</u>	
MONTH	\$ -
YR-TO-DATE	
2019	\$ 4,700.00
2018	\$ 4,700.00
2017	\$ 700.00

<u>MONTH</u>	<u>STREET MTR</u>	(CENTRAL) <u>#4 BLUE</u>	(MAIN) <u>#2 BLK</u>	(ADAMS) <u>#1 RED</u>	(WESTERN) <u>#3 GRN</u>	<u>PASSES</u> <u>MERCHANT</u>	<u>PASSES</u> <u>OVERNIGHT</u>	<u>PASSES</u> <u>DAILY</u>
	158	69	30	43	125			
2019	\$ 1,803.46	\$ 489.24	\$ 218.04	\$ 152.62	\$ 525.65		\$ 600.00	\$ 960.00
2018	\$ 1,667.50	\$ 535.05	\$ 117.45	\$ 247.51	\$ 553.60	\$ -	\$ 555.00	\$ 1,050.00
2017	\$ 2,220.12	\$ 554.65	\$ 142.00	\$ 208.26	\$ 715.01	\$ -	\$ 435.00	\$ 840.00
<u>YR-TO-DATE</u>								
2019	\$ 18,914.30	\$ 5,580.42	\$ 1,544.92	\$ 1,604.57	\$ 4,858.98	\$ 13,650.00	\$ 8,385.00	\$ 39,420.00
2018	\$ 19,648.65	\$ 5,510.75	\$ 1,482.65	\$ 2,349.61	\$ 5,243.72	\$ 11,400.00	\$ 6,885.00	\$ 37,350.00
2017	\$ 17,159.91	\$ 4,792.19	\$ 1,559.06	\$ 1,373.52	\$ 7,964.65	\$ 7,200.00	\$ 5,715.00	\$ 35,190.00

Respectfully Submitted: Theresa Schlosser

**Newton Parking Authority Meeting
September 5, 2019 – Minutes**

Roll Call – meeting called to order at 9:23 a.m. by Chairman Edwards

Present: Chairman Edwards, Ms. Kweselait (via telephone), Mr. Leone

Also Present: Thomas S. Russo, Jr., Newton Town Manager/PA Secretary
Theresa Schlosser, Tax Collector/Finance Office
Kimberly Williams, Community Development Director
Jennifer Credidio, Esq., Legal Counsel

Excused: Vice Chairman Mitchell
Gary Govier, Parking Enforcement Officer

Open Public Meetings Act Statement – read by Chairman Edwards.

Approval of Minutes

Motion to approve June 6, 2019 Minutes as presented, by Mr. Leone, seconded by Ms. Kweselait.
Approved 3-0.

Financial Reports

Motion to approve May, June, and July 2019 Treasurer's Reports, as presented, by Mr. Leone, seconded by Ms. Kweselait. Approved 3-0.

Old Business

None.

New Business

a) Review of Purchase Ledgers for Parking Passes – May, June, and July 2019. No comments.

Approval of Bills

a.	Amano McGann, Inc. _____	\$685.00
b.	Town of Newton, Current Account _____	\$411.12
c.	Direct Energy Business, Inc. _____	\$122.25
d.	Home Depot, Inc. _____	\$4.97
e.	J. Caldwell & Associates, LLC _____	\$250.00
f.	JCP&L _____	\$240.34
g.	McManimon, Scotland & Baumann, LLC _____	\$1,304.00
h.	Statewide Insurance _____	\$11,930.00
i.	Minisink Press, Inc. _____	\$76.02
j.	Verizon Wireless, Inc. _____	\$372.00
k.	Town of Newton, Current Account _____	\$10,500.00
l.	Direct Energy Business, Inc. _____	\$98.17
m.	Ferraioli, Cerullo & Cuva _____	\$2,500.00
n.	Home Depot, Inc. _____	\$30.43
o.	JCP&L _____	\$386.88
p.	Take a Powder, Inc. DBA Meter Product _____	\$2,905.00
q.	Verizon Wireless, Inc. _____	\$76.02
r.	Amano McGann, Inc. _____	\$385.00
s.	Boonton Tire Supply, Inc. _____	\$29.53
t.	Direct Energy Business, Inc. _____	\$114.63
u.	Extra Tech Data Services, LLC. _____	\$100.00
v.	Hampton Body Works, Inc. _____	\$1,361.54
w.	Home Depot, Inc. _____	\$13.98
x.	JCP&L _____	\$326.21
y.	Verizon Wireless, Inc. _____	\$76.02

Motion to approve bills items **a-y** as presented, made by Mr. Leone, seconded by Ms. Kweselait.
Approved 3-0.

Public to be Heard

None.

Executive Session

- a) Resolution E-2019 – Real Property Acquisition. Motion to approve by Mr. Leone, seconded by Ms. Kweselait.
Approved 3-0. Time: 9:25 a.m.

A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

WHEREAS, the Newton Parking Authority is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specific purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Newton Parking Authority to discuss in a session not open to the public certain matters relating to the item authorized by N.J.S.A. 10:4-12b and designated below:

- i. Attorney Client Privilege – Real Property Acquisition

NOW, THEREFORE, BE IT RESOLVED, by Newton Parking Authority, assembled in public session on September 5, 2019, that an Executive Session closed to the public shall be held on September 5 at in the Town of Newton Municipal Building, 39 Trinity Street, Newton, NJ, for the discussion of matters relating to the specific item designated above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Newton Parking Authority that the public interest will no longer be served by such confidentiality.

Discussion ensued on potential acquisition of various parcels in Town. Motion to come out of Executive Session at 10:05 a.m. Motion to approve by Mr. Leone, seconded by Chairman Edwards. Approved 3-0.

Motion to Adjourn by Mr. Leone, seconded by Ms. Kweselait. Approved 3-0.

ADJOURNED AT 10:06 a.m.

Next meeting is November 7, 2019 at 8:45 a.m.

Respectfully submitted,

Thomas S. Russo, Jr.

/s/ THOMAS S. RUSSO, JR., TOWN MANAGER/PA SECRETARY

AGREEMENT

THIS AGREEMENT is made this 1st day of January, 2020, between the **TOWN OF NEWTON**, a public body corporate of the State of New Jersey (hereinafter called the "Town"), having its office at 39 Trinity Street in the Town of Newton, County of Sussex, and State of New Jersey; and the **PARKING AUTHORITY OF THE TOWN OF NEWTON**, a public body corporate of the State of New Jersey (hereinafter called the "Authority"), having its office at 39 Trinity Street in the Town of Newton, County of Sussex, and State of New Jersey.

WHEREAS, the Authority has been in existence since August 10, 1953 and has the management and control of various parking lots within the Town of Newton under its jurisdiction, in and upon which the Authority has caused to be made certain substantial improvements; and

WHEREAS, the Authority wishes to receive the income presently received by the Town from, or with respect to, the parking of motor vehicles in the streets or otherwise; including funds collected in parking meters located in and along streets or otherwise; and

WHEREAS, the Town presently performs certain administrative, maintenance, and police services on behalf of the Authority in the operation and management of its offices and functions;

NOW, THEREFORE, each of the parties hereto, for and in consideration of the premises and the mutual obligations herein, do hereby covenant and agree with the other as follows:

- 1) Commencing January 1, 2020 the Town pledges to the Authority and covenants and agrees with the Authority to pay to the Authority, all of any funds thereafter received by the Town for or with respect to the parking or storage of motor vehicles in the streets or otherwise; including funds collected from parking meters located in and along streets or otherwise.

Resolution & Agreement F-2019

2) The Town shall perform all administrative, maintenance and police services required to be performed by the Authority, for the Authority; including, but not limited to, bookkeeping, secretarial work, investment counseling, snow removal, cleaning, striping, and enforcement of Ordinances, rules and regulations related to the operation of the parking lots owned and operated by the Authority; and employment of two part-time individuals for Spring Street foot patrol and meter enforcement duties.

3) The Authority shall pay to the Town the sum of forty-five thousand dollars (\$45,000.00) per year for rendering of said services. Said forty-five thousand dollars (\$45,000.00) shall be due and payable quarterly as follows:

Eleven thousand two hundred fifty dollars (\$11,250.00) commencing on the first day of March, 2020; and a like sum on the first day of June, 2020; the first day of September, 2020; and the first day of December, 2020. This Agreement may be terminated by either party upon ninety (90) days written notice to the other.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed on their behalf, and their respective seals to be hereunto affixed and attested to on the day and year first above written.

TOWN OF NEWTON

Helen R. Le Frois, Mayor

ATTEST:

Lorraine A. Read, RMC
Municipal Clerk

**PARKING AUTHORITY OF
THE TOWN OF NEWTON**

Kenneth Edwards, Chairman

ATTEST:

Thomas S. Russo, Jr.
Parking Authority Secy.

THE NEWTON PARKING AUTHORITY

RESOLUTION #G-2019

November 7, 2019

**“Appointment of Treasurer for the Newton
Parking Authority for Calendar Year 2020”**

WHEREAS, N.J.S.A. 40:11A-23(3) requires the Parking Authority to appoint a treasurer;

NOW, THEREFORE BE IT RESOLVED, that Monica Meibach, C.M.F.O. for the Town of Newton be named as Treasurer for the Newton Parking Authority for calendar year 2020; and

BE IT FURTHER RESOLVED, in the interest of paying vendors in a timely manner for goods and services rendered to the Authority, that the Treasurer be permitted to pay certain bills, once they have been reviewed and approved for payment by the Authority's Secretary and prior to authorization of the Newton Parking Authority.

CERTIFICATION

THIS IS TO CERTIFY that the above is a true copy of a Resolution adopted by the Parking Authority of the Town of Newton at a regular meeting of said Governing Body conducted on November 7, 2019.

Thomas S. Russo, Jr., Town Manager
Secretary to the Newton Parking Authority

NEWTON PARKING AUTHORITY

RESOLUTION #H-2019

November 7, 2019

“Resolution Authorizing the Execution of an Agreement with BLD, LLC for Lot #3 - the Western Plaza Lot for Calendar Year 2020”

WHEREAS, the Authority owns a certain parking lot known as Lot #3 - Western Plaza shown on the Newton Tax Map as Block 8.03, Lot 4 formerly known as Block 716, Lot 16, and more particularly shown on Schedule A attached hereto; and

WHEREAS, BLD, LLC owns a certain parking lot as shown on the Newton Tax Map as Block 8.03 Lot 3 with frontage along Trinity Street, and measuring approximately 138-ft wide by 150-ft deep – which was formerly known as Block 716, Lot 23, and further shown on Schedule A attached hereto; and

WHEREAS, the Authority and BLD wish to continue to consolidate, Block 8.03 Lot 3 with Block 8.03, Lot 4 subject to the provisions of the attached Agreement for use as a single parking lot known as Lot #3 - Western Plaza to be administered by the Authority;

NOW, THEREFORE BE IT RESOLVED, that the Newton Parking Authority, hereby authorizes the Chairman and Secretary to execute said agreement with BLD, LLC for the lease of the property known as Lot #3 - Western Plaza for a period of one-year, commencing on January 1, 2020.

CERTIFICATION

THIS IS TO CERTIFY that the above is a true copy of a Resolution adopted by the Parking Authority of the Town of Newton at a regular meeting of said Governing Body conducted on November 7, 2019.

Thomas S. Russo, Jr., Town Manager
Secretary to the Newton Parking Authority

AGREEMENT

THIS AGREEMENT is made this 1st day of January, 2020 between **THE PARKING AUTHORITY OF THE TOWN OF NEWTON**, a corporate body of the State of New Jersey, 39 Trinity Street, Newton, New Jersey 07860, hereinafter referred to as the "Authority" and **BLD, L.L.C.**, c/o Daniel Lepore, 83 Spring Street, Newton, New Jersey 07860, hereinafter referred to as "BLD".

WITNESSETH:

WHEREAS, the Authority owns a certain parking lot known as Lot #3 - Western Plaza shown on the Newton Tax Map as Block 8.03, Lot 4 formerly known as Block 716 Lot 16, and more particularly shown on Schedule A attached hereto, and

WHEREAS, BLD owns a certain parking lot as shown on the Newton Tax Map as the portion of Block 8.03 Lot 3 with frontage along Trinity Street, and measuring approximately 138-ft wide by 150-ft deep - which was formerly known as Block 716 Lot 23, and further shown on Schedule A attached hereto, and

WHEREAS, the Authority and BLD wish to consolidate, subject to the provisions of this Agreement, Block 8.03, Lot 3 described above with Block 8.03, Lot 4 for use as a single parking lot to be known as Lot #3 - Western Plaza to be administered by the Authority;

NOW, THEREFORE, in consideration of the promises and covenants herein contained and One Dollar (\$1.00) and other good and valuable considerations, the parties agree as follows:

1. BLD hereby leases to the Authority, Block 8.03 Lot 3 with frontage along Trinity Street, and measuring approximately 138-ft wide by 150-ft deep - which was formerly known as Block 716 Lot 23 to be consolidated, subject to the provisions of this Agreement, with Block 8.03, Lot 4 formerly known as Block 716, Lot 16 for use as a single parking lot to be known as Lot #3 - Western Plaza to be administered by the Authority and used for the benefit of mercantile businesses and offices for the purpose of furnishing short-term, off-street customer and client parking for motor vehicles only, with the Authority making such charges for parking as it determines within its discretion and with the Authority receiving all proceeds from such charges.

2. The term of this Agreement shall be for a period of one (1) year beginning January 1, 2020 and ending December 31, 2020. This Lease shall renew for one additional one (1) year term upon the same terms and conditions unless either party serves written notice of termination by Certified Mail, Return Receipt Requested, to the other party at the addresses set forth above prior to October 1, 2020.

3. The Authority shall provide BLD, at no charge, annually, twenty (20) parking passes to any lot.

4. The Authority shall be solely responsible for all costs and expenses for the maintenance including, but not limited to real estate taxes, snow plowing and sanding, paving, patching, striping, and shall keep the premises free from all litter and debris at all times and for all operating expenses and responsibilities of the Lot #3 - Western Plaza parking lot. The Authority agrees to assume all expenses of insurance and shall name BLD as an additional insured on its liability policy, which shall be in an aggregate amount of not less than \$5,000,000.00. The Authority agrees to defend, indemnify and save harmless BLD from any and all actions, costs or expense including, but not limited to legal fees that may result from its maintenance and operation of the aforesaid Lot #3 - Western Plaza parking lot, except for any expense caused by the actions including the negligence of BLD or its employees, agents, invitees or assigns. The Authority and BLD each further agrees that in its use of the Lot #3 - Western Plaza, it or its assignees or agents shall not cause any nuisance on the above described premises or any part thereof.

5. During the term of this Agreement, the Authority shall patrol the Lot #3 - Western Plaza and enforce all applicable laws and ordinances that apply thereto or may apply thereto in the future through the Newton Police Department.

6. Notwithstanding any other provisions to the contrary, it is expressly understood and agreed that the configuration of the parking lot shall not be altered or amended without the written consent of BLD which shall not be unreasonably withheld.

7. Notwithstanding any other provision set forth herein, it is expressly understood and agreed that BLD shall have the right to use for its tenants and invitees in its building, which is commonly known as 93 Spring Street, Newton, New Jersey, the parking lot for ingress and egress, on and over the area consolidated hereunder, commonly known as the Lot #3 - Western Plaza, and it is further understood and agreed that BLD shall have rights, subject to ordinances, to install additional means of ingress and egress into its building and specifically reserves the right to reactivate the drive-up banking window that was previously in operation at the rear of the former Shelby's Department Store, including the right to have banking customers utilize such portions of the parking lot that are necessary to access the drive-in banking facility provided such use does not result in the loss of any parking spaces.

8. No provision of this Agreement shall be waived or altered except by written endorsement hereon or attached hereto, signed by both parties.

9. This Agreement shall bind and inure not only to the benefit of the parties hereto, but to their successors or assigns.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement the day and year first written above.

ATTEST:

PARKING AUTHORITY OF
THE TOWN OF NEWTON

Thomas S. Russo, Jr., Secy.

By: _____
Kenneth Edwards, Chairman

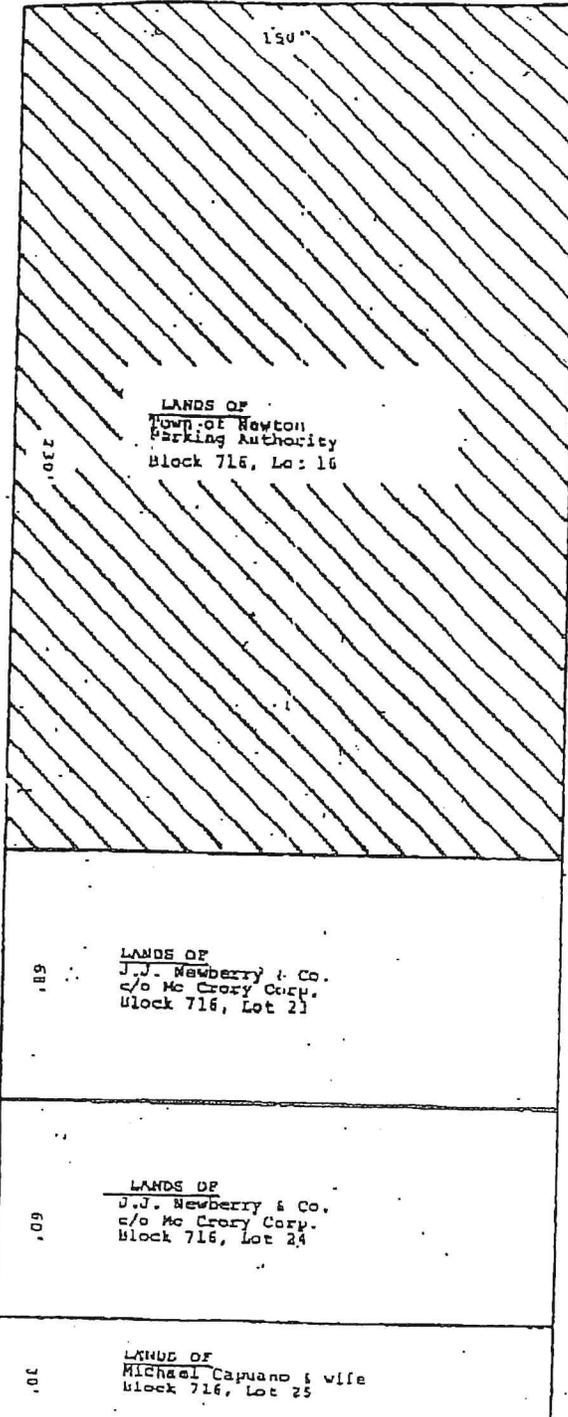
ATTEST:

BLD, L.L.C.

By: _____
Daniel Lepore, Member

Schedule "A"

SCHEDULE "A"



TRINITY STREET

(NOTE: (SCALE 1" = 30')
The information and dimensions hereof
are taken from the tax map of the
Town of Newton. In no way should
they be construed to mean field
measured dimensions.

2020 (2020-2021) AUTHORITY BUDGET RESOLUTION

Town of Newton Parking Authority

FISCAL YEAR: FROM: January 1, 2020 **TO:** December 31, 2020

WHEREAS, the Annual Budget and Capital Budget for the Town of Newton Parking Authority for the fiscal year beginning, January 1, 2020 and ending, December 31, 2020 has been presented before the governing body of the Town of Newton Authority at its open public meeting of November 7, 2019; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$90,000.00, Total Appropriations, including any Accumulated Deficit if any, of \$90,000.00 and Total Unrestricted Net Position utilized of \$0.00 and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$14,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$14,000.00 and

WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Town of Newton Parking Authority, at an open public meeting held on November 7, 2019 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Town of Newton Authority for the fiscal year beginning, January 1, 2020 and ending, December 31, 2020 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Town of Newton Authority will consider the Annual Budget and Capital Budget/Program for adoption on December 5, 2019.

(Secretary's Signature)

(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Edwards				
Mitchell				
Leone				
Kweselait				

Newton Parking Authority

RESOLUTION #J-2019

November 7, 2019 **“A Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12”**

WHEREAS, the Newton Parking Authority is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specific purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Newton Parking Authority to discuss in a session not open to the public certain matters relating to the item authorized by N.J.S.A. 10:4-12b and designated below:

- i. Attorney Client Privilege – Real Property Acquisition

NOW, THEREFORE, BE IT RESOLVED, by Newton Parking Authority, assembled in public session on November 7, 2019, that an Executive Session closed to the public shall be held on September 5 at in the Town of Newton Municipal Building, 39 Trinity Street, Newton, NJ, for the discussion of matters relating to the specific item designated above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Newton Parking Authority that the public interest will no longer be served by such confidentiality.

CERTIFICATION

THIS IS TO CERTIFY that the above is a true copy of a Resolution adopted by the Newton Parking Authority at a public meeting of said Governing Body conducted on Thursday, November 7, 2019.

Thomas S. Russo, Jr., Town Manager
Secretary to Newton Parking Authority

DAILY PASSES
AUGUST 2019

NAME-LAST, FIRST	NEWTON ADDRESS	NEWTON PHONE	PRIMARY LOT	YEAR-\$300	QTR-\$90	MONTH-\$30	PASS #	PYMT TYPE	
PEACH, JOAN	1 TRINITY STREET	973-579-2704	3			\$ 30.00	19-501	5726	
KRISTIANSEN, JOHN	1 TRINITY ST 603	973-579 2256	4			\$ 30.00	19-502	213	
FLETCHER, DARLENE	180 SPRING APT204	201-875-8771	4			\$ 90.00	19-503-505	248	AUG/SEPT/OCT
CHURCH OF JESUS CHRIST	168 SPRING ST 2F	973-876-1530	3			\$ 30.00	19-506	8003836093	
THIDE, JEREMY	11 MORAN STREET	973-903-9186	3			\$ 30.00	19-508	114	
MINKEWICZ, AMY	11 MORAN	973-903-9186	3			\$ 30.00	19-507	114	
FISHBEIN, RACHEL	9 MAIN ST	973-600-7473	1			\$ 30.00	19-509	CASH	
CLEMENTS, JOSH	9A MAIN ST	862-324-4772	1			\$ 30.00	19-510	CASH	
MCFADDEN, BRIAN	144 SPRING ST	973-756-6669	1			\$ 30.00	19-511	CASH	
GALLAGHER, PREMPREE	11 MAIN STREET	201-999-0478	3			\$ 30.00	19-512	720	
HEALEY, THOMAS	11 MORAN STREET	201-878-7457	4			\$ 60.00	19-513/514	CASH	
GRODSKY, ROBERT	1 TRINITY ST 207		4			\$ 30.00	19-515	CASH	
MOSTLLER CHERI	93 SPRING ST	973-579-6250	3			\$ 30.00	19-516	1903	
O'SULLIVAN, TARA	131 MAIN STREET	973-261-2069	2			\$ 30.00	19-517	CASH	
RODRIGUEZ, ORLANDO	93 SPRING STREET	973-536-2830	2			\$ 30.00	19-518	152	
COTTER RYAN	67 SPRING ST 8	862-266-4318	3			\$ 30.00	19-519	CASH	
BRAUER, CATHERINE	93 SPRING ST STE 401	973-222-1580	3			\$ 30.00	19-520	5421	
RICHARDS DEVON	61 SPRING STREET	97-383-2525	3			\$ 60.00	19-521/522	CASH	AUG/SEPT
CLEMENTS, GEORGE	9A MAIN ST	862-222-5396	1			\$ 30.00	19-523	CASH	
DIAZ, GINA	214 SPRING STREET	973-903-9721	3			\$ 30.00	19-524	8347	AUG
BURI MANUEL	171 SPRING STREET	973-349-0182	3			\$ 30.00	19-525	204	
HALKE, BRYAN	1 TRINITY ST	973-222-9391	3			\$ 30.00	19-526	CASH	
CANNON, JESSICA	36 CLINTON ST	973-997-8627	3			\$ 30.00	19-527	CASH	
HAWKINS, JAMES	122 SPRING ST	305-778-1938	1			\$ 30.00	19-528	CASH	
SHEEHAN, PATRICK	93 SPRING STREET	973-513-2521	2			\$ 30.00	19-529	202	
COWARD ALISHA	65-67 SPRING ST	973-222-1920	3			\$ 30.00	19-530	CASH	
BARCLAY, MICHELE	144 SPRING ST	973-997-4189	1			\$ 30.00	19-531	CASH	
BRONCO, CANDANCE	42 MCPEEK RD	973-879-6732	4			\$ 60.00	19-532/533	CASH	
WARD, MICHAEL	256 SPRING ST APT 2	862-312-8285	4			\$ 60.00	19-534/535	CASH	AUG/SEPT
						\$ 1,050.00			

DAILY PASSES
SEPT 2019

NAME-LAST, FIRST	NEWTON ADDRESS	NEWTON PHONE	PRIMARY LOT	YEAR-\$300	QTR-\$90	MONTH-\$30	PASS #	PYMT TYPE
PEACH, JOAN	1 TRINITY STREET	973-579-2704	3			\$ 30.00	19-536	5736
THIDE, JEREMY	11 MORAN STREET	973-903-9186	3			\$ 30.00	19-538	124
MINKIEWICZ, AMY	11 MORAN	973-903-9186	3			\$ 30.00	19-537	124
HAWKINS, JAMES	122 SPRING ST	305-778-1938	1			\$ 60.00	19-539/540	CASH
LEARY, PATRICK	145 SPRING ST	973-670-5829	3			\$ 60.00	19-541/542	CASH
HEALEY, THOMAS	11 MORAN STREET	201-878-7457	4			\$ 60.00	19-543/544	CASH
MOSTLLER CHERI	93 SPRING ST	973-579-6250	3			\$ 30.00	19-545	1904
KRISTIANSEN, JOHN	1 TRINITY ST 603	973-579 2256	4			\$ 30.00	19-546	215
GRODSKY, ROBERT	1 TRINITY ST 207		4			\$ 30.00	19-547	CASH
FISHBEIN, RACHEL	9 MAIN ST	973-600-7473	1			\$ 30.00	19-550	CASH
CLEMENTS, JOSH	9A MAIN ST	862-324-4772	1			\$ 30.00	19-549	CASH
CLEMENTS, GEORGE	9A MAIN ST	862-222-5396	1			\$ 30.00	19-548	CASH
HOUSTON PATRICIA	67 SPRING STREET	973-971-9394	3			\$ 30.00	19-551	617
CHURCH OF JESUS CHRIST	168 SPRING ST 2F	973-876-1530	3			\$ 30.00	19-552	8003851720
MCADDEN, BRIAN	144 SPRING ST	973-756-6669	1			\$ 30.00	19-553	CASH
RODRIGUEZ, ORLANDO	93 SPRING STREET	973-536-2830	2			\$ 30.00	19-554	154
BRAUER, CATHERINE	93 SPRING ST STE 401	973-222-1580	3			\$ 30.00	19-555	5432
HALKE, BRYAN	1 TRINITY ST	973-222-9391	3			\$ 30.00	19-556	CASH
GALLAGHER, PREMPREE	11 MAIN STREET	201-999-0478	3			\$ 30.00	19-557	728
KROUSE CHERYL	93 SPRING STREET	201-577-8420	3			\$ 30.00	19-558	CASH
DIAZ, GINA	214 SPRING STREET	973-903-9721	3			\$ 30.00	19-559	8347
BARCLAY, MICHELE	144 SPRING ST	973-997-4189	1			\$ 30.00	19-560	CASH
COWARD ALISHA	65-67 SPRING ST	973-222-1920	3			\$ 60.00	19-561/562	CASH
BURI MANUEL	171 SPRING STREET	973-349-0182	3			\$ 30.00	19-563	207
DICKSON MATT	63 SPRING STREET	973-513-5139	3			\$ 30.00	19-564	58
COTTER RYAN	67 SPRING ST 8	862-266-4318	3			\$ 30.00	19-565	CASH
GLASSER, MEGAN	108 SPRING STREET	862-266-8970	3			\$ 30.00	19-566	CASH
O'SULLIVAN, TARA	131 MAIN STREET	973-261-2069	2			\$ 30.00	19-567	CASH
						\$ 960.00		



Report Printed 2019-09-30 15:31:24

TOWN OF NEWTON

Check Register - (620001) CASH - PARKING AUTH-LAKELAND #594

DATE	CHECK #	PAID TO	AMOUNT	VOID AMOUNT	VOID DATE	REASON
9/30/2019	23165	2872 DIRECT ENERGY BUSINESS INC.	110.05			
9/30/2019	23166	113 JCP&L	332.78			
9/30/2019	23167	1280 VERIZON WIRELESS, INC.	76.02			

			518.85			
			=====			
			518.85			

Report Printed 2019-10-22 10:27:47

TOWN OF NEWTON

Check Register - (620001) CASH - PARKING AUTH-LAKELAND #594

DATE	CHECK #	PAID TO	AMOUNT	VOID AMOUNT	VOID DATE	REASON
10/22/2019	23168	2872 DIRECT ENERGY BUSINESS INC.	127.11			
10/22/2019	23169	113 JCP&L	329.94			
10/22/2019	23170	1280 VERIZON WIRELESS, INC.	76.02			

			533.07			
			=====			
			533.07			

Chairman
Kenneth Edwards

Vice Chairman
Keith Mitchell

Board Members
Rev. Frank Leone
Alexandra Kwesclait



Town Manager/Secretary
Thomas S. Russo, Jr.

Treasurer
Dawn L. Babcock

Telephone: (973) 383-3521
Facsimile: (973) 383-8961
39 Trinity Street
Newton, NJ 07860

September 20, 2019

Dr. Stephen Ko
Spring Plaza, LLC
P.O. Box 397
Mendham, NJ 07945

Re: 4 Union Place, Newton, NJ
Also known as Block 15.03, Lot 2

Dear Dr. Ko:

I am writing to you on behalf of the Town of Newton Parking Authority, and have been authorized to submit the following offer to purchase a certain property owned by Spring Plaza, LLC and located at 4 Union Place (Block 15.03, Lot 2) (the "Property") for the sum of Three Hundred Thousand Dollars (\$300,000.00). This offer, if accepted, is subject to the parties entering into a definitive written purchase agreement containing terms and conditions mutually acceptable to the parties. Please also be advised, if the parties move forward with a more definitive agreement, the execution and implementation of such an agreement would require official action of the Parking Authority Board, as well as compliance with the various New Jersey statutes governing the Authority.

This offer letter is submitted with the strict understanding it is not a binding agreement to purchase the Property, and does not purport to represent any agreement between the parties, which can only be done by a formal written agreement negotiated and executed by Seller and Buyer. This offer is not binding in any respect against either party.

Please contact me at trusso@newtontownhall.com or 973-383-3521 x 224 to discuss this offer. Thank you for your time and attention to this matter.

Sincerely,

Thomas S. Russo, Jr.
Town Manager/Parking Authority Secretary