

WESTWOOD PARKING AUTHORITY

Minutes of Meeting
Held on June 14, 2022

The meeting was called to order at 7:15 pursuant to the open public meeting laws of the State of New Jersey. The roll was taken. In attendance were the following members:

- Mary Ann Bassett
- Timothy Hampton
- Christopher Owens
- Gary Dragona
- Joseph Letizia

The following individuals, serving in various official capacities, were also present:

- Carol Knubel, Acting Administrator

Absent:

- Cheryl Hodges
- Lt. Antonacci

COMMITTEE REPORTS:

Administrator's Report:

Carol Knubel indicated the following:

- A local salon wanted to know if they could use the two parking spaces in front of their salon for entertainment for an Anniversary Celebration.
- The Landlord for Chase Bank was requesting 4 spaces for a year for the Chase Employees to park. The Landlord is renovating 513 Broadway and there will be construction equipment where parking used to be. The Landlord gave us an easement for the property against the North wall of the Center Avenue North parking lot so that meters could be placed there.

A discussion ensued and it was decided that if the space in front of the salon was available when she needed it, she could utilize it but also would have to pay the meter. This would be a one time courtesy.

With regard to the Chase Bank parking request, it was agreed that a License Agreement would be prepared for six (6) months and revisited after that time.

It was agreed to hear the public earlier in the meeting as an accommodation.

PUBLIC:

A Motion was made by Timothy Hampton, seconded by MaryAnn Bassett and unanimously agreed to open the meetings up to the public.

Holly Schepesi, Esq. appeared on behalf of her client OSM Hospitality, LLC a/k/a Prohibition.

Senator Schepesi stated the following:

- There are 7 parking spots on site
 - During the pandemic, these spots were used as outdoor seating through November
 - In November the spaces used for outdoor seating will revert back to parking spaces
 - Building an upstairs room for small parties (Appx 20)
 - No bar upstairs
 - New menu
 - Atrium upstairs
 - Bistro atmosphere

Renovation will begin in November

- They had a traffic engineer prepare an analysis that basically stated that the parking does not conflict with surrounding businesses.
- There was an objector who no longer objects

A Motion was made by MaryAnn Bassett, seconded by Christopher Owens and unanimously approved to close the meeting to the public.

Chairman Dragona states that he is concerned with parking

- 35 is total parking based on the Ordinance with net increase of 12 spaces
- 7 spots in the back
- 22 already granted

- Need 11 more
- Seating capacity is currently is 68 and will increase to 109

A discussion ensued.

- The data for Park Mobile indicates that the Center Avenue South lot is utilized mostly in the afternoon and on Saturdays.
- Currently parking is being abused in the CVS lot. Once that lot is monitored, there will be in influx of cars to the Center South lot.
- Change Center South Lot should be changed from a 9 hour lot to a 3 hour capacity

FINANCIAL REPORT:

Carol Knubel discusses the following:

- Park Mobile revenue is increasing every month
- The PEO's are finding that more people are paying the meters
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COMMITTEE REPORTS:

No legal report.

POLICE REPORT:

No Police report.

OLD BUSINESS:

A Motion was made by Joseph Letizia and seconded by MaryAnn Bassett to approve the Minutes of the meeting held on April 12th, 2022. A roll call vote was taken as follows:

Timothy Hampton	Aye
Gary Dragona	Aye
Mary Ann Bassett	Aye
Joseph Letizia	Aye
Christopher Owens	Abstain

A Motion was made by Timothy Hampton and seconded by Christopher Owens to approve the Minutes of the meeting held on May 10, 2022. A roll call vote was taken as follows:

Timothy Hampton	Aye
Gary Dragona	Aye
Mary Ann Bassett	Aye
Joseph Letizia	Abstain
Christopher Owens	Aye

NEW BUSINESS

A Motion was made by Joseph Letizia and seconded by MaryAnn Bassett to approve check numbers 3373 through 3384 as set forth on journal report annexed hereto and made a part of these minutes. A roll call vote was taken as follows:

Timothy Hampton	Aye
Gary Dragona	Aye
Mary Ann Bassett	Aye
Joseph Letizia	Aye
Christopher Owens	Aye

A Motion was made by Joseph Letizia, seconded by MaryAnn Bassett and unanimously agreed that the Chairman, Gary Dragona write an informational letter to the Zoning Board with comments pertaining to the application of Prohibition's request for eleven (11) additional parking spaces.

A Motion was made by Joseph Letizia seconded by MaryAnn Bassett and unanimously agreed to change the hours of operation of the Center Avenue South Lot from 9 hours maximum to 3 hours maximum.

Timothy Hampton	Aye
Gary Dragona	Aye
Mary Ann Bassett	Aye
Joseph Letizia	Aye
Christopher Owens	Aye

A Motion was made by Timothy Hampton, seconded by Christopher Owens and unanimously approved to adjourn the meeting.

At 8:50 p.m. the meeting was adjourned.

Date: 7/20/22

Mary Ann Bassett