

MINUTES OF REGULAR MEETING  
WEDNESDAY, SEPTEMBER 11, 2024

DUNELLEN PARKING AUTHORITY

Chairman Wagner called the meeting to order at 7:00 PM in the Authority office.

Open Public Meetings Act was read by Secretary Olsen.

ROLL CALL: Present: Commissioner Vail, Chairman Wagner and Mr. Weber. Mr. Olsen was also in attendance. Messrs. Osborn and Seader were absent.

APPROVAL OF MINUTES: On motion of Chairman Wagner, duly carried, the Minutes from the August 14, 2024 Regular Meeting and Executive (Closed) Session were approved as written.

EXECUTIVE SESSION: No motion to enter Executive Session, as Mr. Robert (Bob) Spengler, Esq., whose office is located at 59 West Union Avenue in Bound Brook, introduced himself to the Authority Commissioners in the public session. He reviewed his professional experiences in Municipal Government, citing his service over the last nine years as Public Defender in the Middlesex, Green Brook, Bound Brook and Dunellen Municipal courts. He has served as substitute Borough Attorney in Dunellen and recounted many transactions he'd had with the late James Fitzgerald.

APPOINT AUTHORITY ATTORNEY: On motion of Chairman Wagner, duly carried, Robert Spengler was appointed attorney for the Dunellen Parking Authority for a term ending January 8, 2025, at a pro-rated cost that is not expected to exceed \$8,000 annually.

Following his appointment, Mr. Spengler was briefed on some of the recent issues facing the Authority, including the Policies and Procedures Employee Handbook; the Caveman Food Truck; Middlesex County Joint Insurance Fund; Leases and agreements (with Tunisons, Friendwell Plaza and the PAR (Peter A Riccio) property); the Interlocal Services Agreement with the Borough and the actions undertaken to date to establish a local ordinance for Parking violations in which the Borough would retain more of the receipts. Additionally, Mr. Spengler agreed to act as the Authority's representative to the Central Jersey Joint Insurance Fund and attend meetings.

UNFINISHED BUSINESS: There was no update regarding either the Policies and Procedures Handbook or the Telephone/Technology upgrades.

NEW BUSINESS: Mr. Olsen indicated that the 2025 Budget would be discussed at the Authority's October meeting. Chairman Wagner asked that a third Parking Enforcement Officer position be included as the budget is being developed, to which no disagreement was put forth.

OPERATIONS REPORT: Chairman Wagner reported that the parking lot "has been packed", with well over 100 daily spots being utilized, leaving just 15 spots for permit parking. He reported the Kiosk/Mobile App is bringing in \$8,000 per month, and that 49 permits (the same for August and up from 47 for the month of July) had been issued to date.

PUBLIC COMMENT: John Confalone, whose Rome Pizza business is located at 334 North Avenue, said he was “tired of people [customers] not being able to find a parking spot” near his business. He cited customers telling him they don’t stop when... [there is] no place to park”. He thought that the \$0.25/hour metered parking cost was losing the Authority revenue because “everybody [else] charges more”. He suggested setting up “Pick-up/Drop Off” zones where metered spaces have a time limit of 15 minutes [which would also need to be monitored more frequently] and asked if the Authority would support that idea. He commented on the lack of enforcement in the afternoon, which allows cars to sit for hours. He felt his request for these concerns to be addressed by the Authority were not being acknowledged.

Chairman Wagner responded that he was aware of exchanges between Mr. Confalone and the Authority, and that he would bring these concerns to a meeting with Mayor Cilento, scheduled for September 24<sup>th</sup> but that it was up to the Borough Council to make any changes with regards to on-street parking.

FINANCIAL REPORT: Reports of financial operations for 2024 were distributed and reviewed.

RESOLUTIONS: On motion of Chairman Wagner, duly carried, Bills list #134 in the amount of \$2,381.56 was approved for payment.

Motion to adjourn by Chairman Wagner, duly carried, at 8:22 pm.

Respectfully submitted  
Scott H. Olsen  
Secretary/Treasurer