

MORRISTOWN PARTNERSHIP BOARD OF TRUSTEES  
**AGENDA**

DATE: April 11, 2018

TIME: 8:00 AM

LOCATION: 14 Maple Avenue

- 1) Meeting Called to Order
- 2) Approval of Minutes of Previous Meeting
- 3) Financial Report as Presented
- 4) Mayor's Liaison Report
- 5) Town Council Liaison's Report
- 6) Secretary's Report
- 7) New Business
  - 2018 Board Elections
- 8) Executive Director's Report
  - a) 2018 Budget
  - b) Main Street NJ
  - c) General Correspondence
- 9) Counsel's Report
- 8) Committee Reports
  - a. **Business**
    - Business Card Exchange: 5/21, Rain date 5/22, Modera 44
    - Freestanding Sign Ordinance
  - b. **Marketing**
    - Spring Publications
      - Spring in Morristown publish date 4/22
      - Morris Tourism County Guide
      - Restaurant Guide
  - c. **Special Event/Restaurant**
    - Restaurant Week 4/23
  - d. **Streetscape**
    - Flexipave Tree Well Work 4/23
- 10) Standing Committees/Focus Areas with no specific agenda
  - a. **Finance and Sponsorship**
  - b. **Parking and Transportation**
  - c. **Retail**
  - d. **Safe & Clean**
- 11) Other Business

**Morristown Partnership  
Board of Trustees: Minutes – April 11, 2018**

**Present:** J. Walsh, J. Babcock, B. Braunschweiger, P. DelGiudice, K. Ryan, F. Vitolo, S. Schlosser, R. Smith, J. McDonald, D. Bernat, D. Tighe, B. Dotterweich, A. Kopelson, R. Dawson, M. O'Donnell, B. Scotto.

**Guest:** N. Bedoya (Chef Fredy's and nominee for MP Board)

**Staff Attendees:** J. Wehring, K. Carvelli

Pledge of Allegiance

**Approval of Minutes:** J. McDonald, seconded K. Ryan

**Financial Report:** No report

**Mayor's Liaison Report:**

D. Tighe reported that budget will be introduced next meeting (April); forum was held last night at MHS regarding safety; S. Armington and A. Deeb are encouraging an open space tax on residents which the Mayor does not support; town has acquired a lot of open space already for the 2.9 square mile town and is about to purchase 11 acres at Foote's Pond therefore, Mayor does not support further taxing people. He added that NJ already highest tax state in the country and Morristown is over 30% non-profit therefore we already are not getting that tax; Mayor will oppose

- F. Vitolo questioned if anyone attended MHS School Safety meeting and reported that all schools plan to have an armed guard and some physical changes to entryways will also be implemented.

**Town Council Liaison's Report:** No report

**Secretary's Report:** No report

**New Business:**

- J. Wehring reported on 2018 Budget that was included in the packet; per F. Vitolo she reported on highs and lows of the report. Budget includes:
  - 2<sup>nd</sup> enhanced payment of three Streetscape loans to DCA
  - Town of Morristown confirmed that MP no longer will have to pay rebate; M. O'Donnell recommended that "SID" be put on all one bill going forward; may get \$36,000 reimbursement from 2017
  - Website additional charges; S. Schlosser questioned what they were and J. Wehring reported that they were due to design changes, for example a chat function

- Christmas Festival costs increased; J. Wehring explained that the Budget number actually represents costs from previous year due to the timing of billing for this event; also Christmas Festival was previously a 2 line item and has been merged into 1 line for the 2018 Budget
- J. Wehring pointed out that all green items on 2018 Budget were “added” and red items on 2018 Budget were “removed”
- Insurance on Train / Auto – pulled out to a separate line item
- Morristown Parking Authority will be hiring a new staff member; J. Wehring is hoping to add a porter responsibility via this shared new hire; has budgeted \$15,000 for this purpose; F. Vitolo suggested potentially seeking hire from Market Street Mission; J. McDonald reported he has previously hired help from Market Street Mission and had both good and bad experience
- 2 electrical cabinets need to be replaced; \$3,000-\$4,000/each plus rewiring and purchasing of additional lighting back stock.
- Market Profile EDC
- Payback of Morristown Parking Authority for previous meter bagging
- Discussion of 4Cs; J. Wehring reported that only missing item currently is ordinance being rewritten by Bob Goldsmith’s office – being worked on by Rob Beckleman; discussion of loss of revenue for MP because of this; J. McDonald asked if this would be awarded retroactively and J. Wehring reported “no”. M. O’Donnell asked if the SID had been expanded and J. Wehring reported “no”. J. McDonald requested a map of the would be helpful for Board to understand and identify the properties in question; F. Vitolo asked if there was any way that the Board could assist on this item? J. Wehring repeated that only missing element was rewritten ordinance currently in Bob Goldsmith’s office. J. Wehring added that she had full confidence that the ordinance would pass once rewritten.
- F. Vitolo asked for an overall – broad view – of 2018 Budget and J. Wehring reported that it was very similar to 2017.
- J. Wehring read resolution into record approving the Budget; Moved by A. Kopelson and 2<sup>nd</sup> by P. DelGiudice; voted and all in favor (no opposed)
- J. Wehring reported that M. O’Donnell will not be running for the Morristown Partnership Board again this year and thanked him for his years of service.
- J. Wehring reported on new staff member, Cassidy Champi; transition to Cassidy has been seamless; K. Carvelli concurred
- Gift Certificate Greenbacks & Gift Certificates will be resized this year to check size

### **Executive Director Report:**

- J. Wehring reported on telephone call with Jef Buehler from DCA regarding Morristown becoming a member of the Main Street program; discussion regarding the requirements and history of this including a previous request that was declined by MP. J. Wehring added she is investigating this further in particular what the data requirements are and how cumbersome they will be to gather; F. Vitolo asked that J. Wehring make a recommendation on whether to move forward; S. Schlosser offered to assist in researching this opportunity.
- J. Wehring reported on General Correspondence:
  - Pointed out the hospital presentation
  - Losing our sub-tenant; space offered to but declined by Kadie Dempsey formerly of Morris Arts and now with MPAC
  - J. McDonald questioned background of garbage complaint; J. Wehring reported that she was able to contact the property owner who then contacted the hauler and made the worker aware of the 7am to 9 pm acceptable hours
  - P. DelGiudice asked about the 'Starting a Business in Morristown' and asked if it was new? J. Wehring reported that we are giving input; discussion ensued regarding noise control and rules re: car idling; P. DelGiudice questioned police cars idling? Discussed that it was likely a public safety exception to the rule; J. Wehring reported another exception included refrigerated vehicles. F. Vitolo added this was previously an issue with the Peck School parents at pickup and signage was put up.
  - J. Wehring explained the proposed new Freestanding Sign ordinance and the 1x \$50 fee to register with sign schematic to Zoning officer
  - J. McDonald questioned shared living space information; F. Vitolo added they were referred to as Common Projects; A. Kopelson reported that he was working on 2 projects like this in Brooklyn and the rise in their popularity. Discussion re: parking associated with these projects and questions regarding a landlord arrangement; Common Spaces typically run by a company not landlord.
- F. Vitolo reported on new and ongoing development:
  - Cambria Suites approximately a couple of weeks from demolition
  - Wells Fargo project approved however individual in charge of this project at Hampshire suddenly passed away so this likely will cause delays.
  - Spring Street / Water – apt. project pending (30-40 units)
  - M. O'Donnell questioned the Lot 10 project and if a soccer field will be built on top as Town Council member B. Iannaccone has proposed; discussed this not being a viable option; D. Tighe pointed out the high netting necessary; J. Wehring reported that the status of this project was "in progress"

- F. Vitolo reported that planning meeting for the new J. Loboizzo project (190 South St) did not go well; zoning board does not like the project and number of stories is not yet determined; valet system proposed but without any specifics or formal plan
- Discussion of whether Modera 44 was fully occupied (yes)

**Counsel's Report:** No report

**Committee Reports:**

**Business**

**Finance and Sponsorship**

**Marketing**

- K Carvelli reported that the next issue of The Star Ledger / nj.com series, "*Spring in Morristown*" is due out on Sunday, April 22<sup>nd</sup>

**Parking and Transportation**

**Restaurant**

- K. Carvelli reported that Morristown Restaurant Week to begin on Monday, April 23<sup>rd</sup> and run through Friday, April 27<sup>th</sup>

**Retail**

**Safe & Clean**

**Special Event**

- K. Carvelli reported that next Business Networking Event will be held at Modera 44 (rooftop) on Monday, May 21<sup>st</sup> (rain date of Tuesday, May 22<sup>nd</sup>); parking on the 21<sup>st</sup> only has been approved by Morristown High School. Sponsor for this event is Atlantic Stewardship Bank.

**Streetscape**

**Other Business:**

- J. Wehring reported status of tree well project to begin at the end of the month
- J. Wehring reported on Jo Med. Morristown Partnership will not pursue purchase of lights for Washington Street Phase III. Jo Med did not win bid.
- J. Wehring offered to meet individually with any Board Members with questions regarding the Lot / Block data

**Meeting was adjourned:** J. McDonald / 2<sup>nd</sup> K. Ryan