

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY  
SPECIAL MEETING  
March 28, 2011

Call to Order: The Special Meeting of March 28, 2011 was called to order at 12:05 p.m. with the Pledge of Allegiance by Chairman Galante.

Announcement: Chairman Galante announced that this meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspapers and notice of the meeting has been posted in public places.

Roll Call: Present:  
Thomas Galante, Chairman  
Nicholas Smolney, Treasurer  
Kiran Desai, Secretary  
Rocco Donatelli, Commissioner  
Reginald Butler, 1<sup>st</sup> Alternate — Assistant Secretary  
Richard Greene, 2<sup>nd</sup> Alternate — Assistant Treasurer

Absent:  
Edward Testino, Vice-Chairman

Also present: Guy Donatelli, Executive Director  
Stephen A. Florek II, Comptroller  
Anne Zaccardi, Esq.

Purpose of Meeting: Chairman Galante announced that the purpose of this meeting was to close on the contract for the purchase of land from the Township of Old Bridge and to authorize the payment of the contract price.

Ms. Zaccardi stated that all factors relating to the title of this property are in order with the exception of a small, insignificant area consisting of approximately 1.65 acres in Lot 6, Block 2500 (out of 310 acres) which has been minimally infringed upon by residents of Presidential Estates, i.e. landscaping, swing set, shed. Although this property will be included in the deed to the OBMUA, the title company will not insure this segment of the property. The Township has deducted \$1,000 from the purchase price in consideration of the possible title insurance gap.

There was discussion among the Commissioners and Mrs. Zaccardi about offering this small area to the residents.

Mr. Donatelli expressed his concern about potential liability and the potential for expenditures in excess of \$1,000 and suggested that any additional monies be charged to the Township.

Ms. Zaccardi responded that this would delay the closing and assured the Commissioners that the area in question would be included in the title. She suggested that this area could be added under the Authority's liability insurance.

Mr. Florek requested an all inclusive list of the property in order to obtain the necessary insurance.

Open to the public: Dr. Greenberg asked for the final purchase price of the property.

Ms. Zaccardi responded that the purchase price is \$5.6 million.

Dr. Greenberg questioned the purchase price considering the appraiser for the Authority estimated the value at \$4.6 million.

Ms. Zaccardi explained that mediation between the appraisers for both the Township and the Authority resulted in this price.

Dr. Greenberg expressed her frustration with an arbitrator arriving at \$5.6 million as a purchase price without substantial documentation.

Mrs. Zaccardi responded that the Authority relied on the experts' opinions.

Seeing no further hands, Chairman Galante closed the public portion.

A motion was made to close the contract for the purchase of property from the Township of Old Bridge to the Old Bridge Municipal Utilities Authority and payment of the contract price was made by Mr. Smolney and seconded by Mr. Desai.

The roll call vote was as follows:

AYES: Desai, Donatelli, Smolney, Butler, Galante.

NAYS: None.

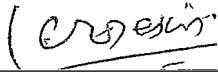
ABSENT: Testino.

5 Ayes      0 Nays      1 Absent

Adjournment: A motion was made to adjourn at 12:35 p.m. by Mr. Galante and seconded by Mr. Smolney.

The motion was approved by an ALL AYES vote.

Respectfully submitted:



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Kiran Desai, Secretary