CALL TO ORDER
Chairman, Robert G. Walton, called the 18th meeting of the Highlands Development Credit Bank Board of Directors to order at 4:00pm.

ROLL CALL
Roll call was taken. Bank Directors Payne and Romano were absent. All other directors were present. The following Council staff members were present: Margaret Nordstrom, Chris Danis, Kim Ball Kaiser, James Humphries, Carole Dicton, Tom Tagliareni, and Annette Tagliareni. Also present via phone was Lisa LeBoeuf, Assistant Counsel, Governor’s Authorities Unit, and Kristina Miles (DAG).

OPEN PUBLIC MEETINGS ACT
Chairman Walton announced that the meeting was held in accordance with the Open Public Meetings Act at N.J.S.A. 10:4-6. The Highlands Development Credit (HDC) Bank had sent written notice of the time, date, and location of this meeting to pertinent newspapers of circulation throughout the State and posted the same on the Bank’s website.

PLEDGE OF ALLEGIANCE was then recited.

APPROVAL OF MEETING MINUTES FOR NOVEMBER 6, 2014
Director Rilee introduced a motion to approve the minutes and Director Klipstein seconded it. The minutes were APPROVED 6-0, with one abstention by Director Romano.

CHAIRMAN’S REPORT
Chairman Walton reported that he will give his report after Ms. Nordstrom’s report.

EXECUTIVE DIRECTOR REPORT
Ms. Nordstrom highlighted Highlands Transfer of Development Rights (TDR) Receiving Areas grant recipients in her report. The Borough of High Bridge was awarded a TDR grant in July and the following towns are currently in Phase III of their TDR grants: Newton, Passaic City, and Vernon. Ms. Nordstrom is hopeful that a receiving area is forthcoming.

COMMITTEE REPORT

Council Committee – Landowner Equity and Land Preservation Committee

As the HDC Bank Chairman and Committee Chair of the Council’s Landowner Equity and Land Preservation Committee, Mr. Walton reported that the committee has been working on the following items:

- Water Fee - the Highlands Council staff is charged with assessing exactly how much water comes from the Highlands Region using the actual water use data reported by the water utilities. This data will be evaluated along with how many users are actually drinking Highlands water in the state. The analysis is anticipated to inform a potential water use per gallon fee component in support of the Highlands landowner compensation program.
- Open Space Preservation program – Chairman Walton noted that by recommendation of the State, rules will be published in the NJ Register (on August 17, 2015) for this program with a 60 day comment period, per the Administrative Procedures Act. The Highlands Council through the Bank will assist municipalities and counties as a source of funding for the Matching component of the program. The Bank will not be a fee simple title holder.
- TDR Receiving Areas

Ms. Nordstrom added that the Bank board received a copy of the proposed rules for the open space preservation program in their packets. Staff member James Humphries then gave an overview/presentation on Council’s progress on the program to date and timelines for the program. Mr. Humphries also presented a schedule for adoption of the rules. The presentation may be found on Council’s website:


Bank Comments

Director Romano asked about the mitigation funding and the priorities established. Mr. Humphries responded that the program will not exclude any properties and that priorities for the mitigation funding are provided in the Comprehensive Mitigation Plan.

Director Klipstein commented that finding TDR Receiving Areas in other areas would help fund the HDC purchase program. Ms. Nordstrom added that the Council can now establish receiving areas State wide.

Director Romano asked if Council would hold titles for fee simple properties. Mr. Humphries responded that under the open space matching grant program, the Council would not hold any title.
The funding partner would hold the title. Under the HDC purchase program, the Bank will hold the easement.

RESOLUTION – ANNUAL MEETING SCHEDULE OF 2016

Director Klipstein made a motion on the Resolution and Director McElroy seconded it.

Chairman Walton opened the floor to public comment on the Resolution. There was no public comment.

A roll-call vote was taken and the Resolution was APPROVED 7-0.

Ms. Nordstrom noted that it is not anticipated that we will have a November Bank meeting.

Chairman Walton opened the floor for public comment.

PUBLIC COMMENTS

Deborah Post, property owner in Chester Township – Ms. Post spoke in opposition of the proposed new rules and the establishment of the transfer of development rights program. Ms. Post submitted her comments for the record.

David Shope, Lebanon Township, NJ – Mr. Shope commented on the calculations for water use. Mr. Shope also spoke in opposition to the proposed rules regarding partners holding the title to the preserved properties and the Council and Bank’s efforts to assign TDR receiving areas.

Chairman Walton responded that Council is trying their best to compensate landowners.

Helen Heinrich, New Jersey Farm Bureau – Ms. Heinrich thanked the Council and Bank on the progress made and supports the proposed rules. Ms. Heinrich asked for clarification on who holds the easements. Chairman Walton responded that regarding HDC credits the Bank holds the easements; regarding the open space program, the partner will hold the easements. Ms. Heinrich added that the program is similar to the Green Acres program except for the 50% partnership.

Hank Klumpp, Tewksbury, NJ – Mr. Klumpp commented on the TDR program and asked what townships would want receiving areas. Mr. Klumpp also commented on the credit value per acre and who owns the water in New Jersey.

Director Davis made a motion to adjourn the meeting and Director Rilee seconded it. The meeting adjourned at 4:30pm.
CERTIFICATION

I hereby certify that the foregoing is a true copy of the minutes of the meeting of the Highlands Development Credit Bank Board.

Date: 9-18-15

Name: Annette Tagliarenzi, Executive Assistant

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HIGHLANDS DEVELOPMENT CREDIT BANK
MINUTES OF THE MEETING OF AUGUST 6, 2015

CERTIFICATION

I hereby certify that the foregoing is a true copy of the minutes of the meeting of the Highlands Development Credit Bank Board.

Date: 3/23/16

Name: Annette Tagliareni, Executive Assistant

Annette Tagliareni, Executive Assistant

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