

PINELANDS DEVELOPMENT CREDIT BANK
Board of Director's Meeting
Thursday, January 14, 1999

The meeting was called to order by Deputy Commissioner John Traier, who then read the Open Public Meeting Act Statement.

The roll was called by Executive Director, John Ross. Present at the meeting were:

MEMBERS

John Traier, Deputy Commissioner, Department of Banking & Insurance
Daniel Kelleher, Chairman, New Jersey Pinelands Commission
Samuel Garrison, Assistant Secretary, Department of Agriculture
John J. Tarditi, Jr., Public Member
George Rover, Office of the Attorney General

OTHER OFFICIALS

John T. Ross, Executive Director, Pinelands Development Credit Bank
Dennis Massimo, Project Manager, Pinelands Development Credit Bank
Helene Chudzik, Deputy Attorney General, Department of Law & Public Safety
Linda Crelin, Recording Secretary

OTHER PERSONS IN ATTENDANCE

John Stokes, Assistant Director, New Jersey Pinelands Commission
John LaMacchia, Manager, Pinelands Commission Information Management Systems

Motion for approval of the minutes of the October 8, 1998 meeting was made by Messrs. Tarditi and Garrison, with unanimous approval by the Board,

Mr. Ross presented the Board with a proposal from the Pinelands Commission that outlined a system of integrating the independent information system now being used by the Pinelands Development Credit Bank and the Pinelands Commission. If in agreement, the Pinelands Commission proposes to develop a comprehensive, automated system to record, organize, track, and analyze data on all key facets of the Pinelands Development Credit Program. The system will be designed to satisfy the legal and operating needs of the Pinelands Development Credit Bank and the Pinelands Commission, and will be integrated to allow each organization to access all of the data. The total

cost of the project is \$65,500, to be shared equally. This would amount to \$32,750 from the Bank. Mr. Ross went on to say that, due to the volume of activity, complexity of the data, time savings, and looking toward the future, this project would greatly improve the Bank's records management.

Mr. Rover asked, if the Board approves this project, would we follow standard procurement procedures. Mr. Stokes responded that most of the work would be performed by Pinelands Commission staff, however, if we needed to purchase equipment, etc., we would follow state purchasing procedures. A motion was made by John J. Tarditi, Jr. to approve the project as outlined, and was seconded by Samuel Garrison, with unanimous approval.

The Executive Director's report, and an update of 1998 activity was presented by Mr. Ross. He stated that 1998 was the most active year for Pinelands Development Credit sales since the program's inception. 426 development rights were sold between private parties; this is nearly triple the number of rights sold in any previous year. He also stated that there are a number of development projects in the Pinelands that will be using Pinelands Development Credits, which should continue high activity levels for the next few years, providing the economy and the home building industry remain stable. Mr. Ross also feels that this demand should result in higher sales prices in the coming months.

In regard to the land preservation side of the program, Mr. Ross informed the members that nearly 19,000 acres have been permanently protected; 7,000 acres of agricultural land, and 12,000 acres of preservation area land. Mr. Ross went on to say that while the number of acres protected is impressive, thousands more could be protected if the bank focused on the sending side of the program. He said that, due to the bank's funding level, and an unwillingness to flood the market with Pinelands Development Credits, which could lower private sales prices, the staff has concentrated its efforts on the receiving side of the program to create greater demand. Mr. Kelleher stated that there are some initiatives being proposed that may help with funding, which could result in more land being permanently protected.

Mr. Massimo informed the members that his work with engineering firms has been very successful. Many of them are now designing projects that will include the use of Pinelands Development Credits. However, he stated that he has been contacted by some firms and developers expressing concern that proposed amendments to Egg Harbor Township's Zoning Ordinance may negatively impact the use of Pinelands Development Credits. Mr. Garrison made a motion that the Pinelands Development Credit Bank's Board of Directors formally oppose any zoning changes that would negatively affect the use of Pinelands Development Credits. It was seconded by Mr. Tarditi, and passed unanimously. Mr. Ross will forward the Board's position to the Pinelands Commission.

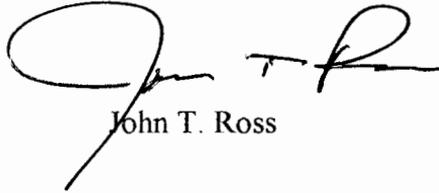
Mr. Ross informed the Board that he forwarded comments to the Department of Environmental Protection regarding the Cranberry Grower's Permit, recommending that the formula

for Pinelands Development Credits be rounded to the nearest 1/4 Pinelands Development Credit. Mr. Garrison raised questions regarding the status of the Permit. Ms. Chudzik advised the Board that it is still in the comment period.

The Chairman inquired as to comments from the public. There were none.

Motion was made to adjourn, with ayes by all in attendance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John T. Ross". The signature is stylized with a large initial "J" and a long horizontal stroke.

John T. Ross

JTR.db