

**PINELANDS DEVELOPMENT CREDIT BANK  
BOARD MEETING  
October 11, 2001**

The meeting was called to order by Director Nicholas J. Ketcha Jr., who then read the Open Public Meeting Act.

The roll was called by Executive Director John Ross. Attendance was as follows:

MEMBERS

Nicholas J. Ketcha Jr., Director, Department of Banking & Insurance  
Lawrence O'Reilly, Assistant Attorney General  
John J. Tarditi, Jr., Public Member  
Pete Anderson, Department of Agriculture  
Candace M. Ashmun, New Jersey Pinelands Commission

OTHER OFFICIALS

John 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  
Lorraine Strickland, Recording Secretary  
Thomas Gallagher, Assistant Commissioner, Department of Banking & Insurance

OTHERS PRESENT

John LaMacchia, Manager, IMS Systems, New Jersey Pinelands Commission

MEMBERS ABSENT

Cari J. Wild, Department of Environmental Protection  
Richard Chinery, Public Member  
Donald McCauley, Public Member

Motion to approve the minutes of the meeting of June 14, 2001 was made by John Tarditi, and seconded by Candace Ashmun. The minutes were unanimously approved.

John LaMacchia, Manager, Information Management Systems, Pinelands Commission, gave an update. He said that much has happened since he spoke at the January, 2001 meeting.

1. Switching from the Microsoft SQL server to Oracle.
2. Pinelands Commission initiates conversion of Legacy Systems to client/server technology via special starter initiative. Opportunity to integrate PDC tracking.
3. Remote access link to PDC tracking system to be provided via State network.
4. Basic data entry screens to be delivered by year end.

Ms. Ashmun said that there is nothing dealing with the enforcement of the deed restrictions, and that this should be kept in mind to be put into the system. Mr. LaMacchia stated that it wasn't in the system design. Mr. Ross said that, short of a physical inspection, it would be hard to do. Mr. LaMacchia said that it might be able to be added with the integration of the system, and Ms. Ashmun replied that it would be worth thinking about. Mr. Ross then stated that it may be possible for Development Review to have access to all deed restricted properties, when reviewing new applications. He also said that this is a big task, but he feels that it is going to be good for both the Pinelands Development Credit Bank and the Commission. The Bank will enter into an agreement with the Pinelands Commission to pay for the cost of the computer system. It may be increased, due to the fact that we are going to use the Oracle system.

Mr. Ross noted that the Bank has moved to their permanent office location at 44 North Clinton Avenue, 3rd Floor.

Mr. Ketcha complimented Mr. Ross on not using codes in the new computer system.

Thomas Gallagher, Assistant Commissioner, Administration, discussed personnel issues. At present, the Bank's secretary is employed through a Temporary Agency. It is hoped that she will be brought in on a full-time, permanent basis. He said that to make her a State employee, the best that could be done would be to make her a Clerk Typist at \$22,000 per year. (With a typing test at 40 words per minute. This would be non-competitive.) Or she could become a Clerk, and no test would be required. Ms. Ashmun asked if a non-Civil Service person could be hired on an unclassified basis. Mr. Ross said that the present secretary actually runs the office, and is considered an Executive Secretary. She has the necessary skills, so he would suggest the Clerk Typist title. Motion was made by John Tarditi to authorize hiring of the present employee on a full-time basis as a Clerk Typist. It was seconded by Candace Ashmun. Members voted unanimously in favor.

Mr. Ketcha said that the management program was tied to the performance evaluation (up to 6%). Internal discussions have taken place with no decision yet as to how the pool is to be paid. Generally, the maximum is 6%, but the pool for the Department is 5%. Recommendation, through Mr. Ketcha, will be made within the next couple of weeks. Mr. Ross would be the only person included. Mr. Ketcha stated that once he has specifics, the Board members could set up a conference call, and a decision could be made.

Mr. Ketcha stated that authorization of the Executive Director to amend the Memorandum of Agreement with the Pinelands Commission and the Department of Environmental Protection should be tabled for this meeting.

Regarding the proposed CMP amendments, Mr. Ketcha said that separate subcommittee meetings have been held. Our concern would be whether this would impair PDC use. The language says that it should not, however, it is difficult to say at this time. Ms. Ashmun feels that it is not going to change anything, because nobody is building at a higher density, so she thinks that it may increase PDC use.

Mr. Ross reviewed the results of the Bank's 1999 Auction. He stated that the auction was very successful for both the sale of PDCs, and also the prices. 191 rights were sold, and generated \$1,430,127.00. The high bid was \$7,236 per right. Mr. Ross went on to say that, since the auction, prices in the private market are now reaching a new high of \$9,000 per right.

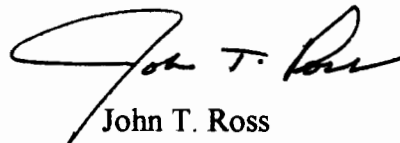
PDC activity, from January 1, 2001 through October 9, 2001, resulted in 1,044 rights being severed, which effectuated the permanent protection of 9,281.64 acres. 502 rights were purchased through the Special Purchase Program. Mr. Ross stated that it has been a successful year for the PDC Bank and for the Program. He is looking forward to continuing the Special Purchase Program.

Mr. Ross said that he is drafting a letter for the Preservation Area property owners. He would also like to include the SADC Program and the Green Acres Program. Drafts will be sent to DEP and SADC to get their perspectives.

A meeting schedule for 2002 was included on the agenda. Mr. Ketcha stated that he would not be able to attend the meeting scheduled for May 9, and asked if it was possible to reschedule it for May 23. Everyone was in agreement with that date.

Mr. Tarditi made a motion to adjourn the meeting, and it was seconded by Mr. O'Reilly.

Respectfully submitted,

  
John T. Ross  
Executive Director