

PINELANDS DEVELOPMENT CREDIT BANK

20 West State Street
Trenton, NJ

Minutes

October 20, 2005

Meeting Location: 20 West State Street, Room 223, Trenton, NJ

Members Present: H. Robert Tillman, Director, Division of Banking
Peter D. Wint, Special Assistant to the Attorney General
John J. Tarditi, Jr., At Large Member
Candace McKee Ashmun, New Jersey Pinelands Commission
Tim Brill, designee for Marci Green, Department of
Agriculture
Bob Watson, designee for Fawn Z. McGee, Department of
Environmental Protection

Members Absent: Donald McCauley, At Large Member

Others Present: Thomas J. Byrne, Executive Director, Pinelands Development
Credit Bank
Guillermo Vivas, Deputy Executive Director, Pinelands
Development Credit Bank
Helene Chudzik, Deputy Attorney General, Department of
Law and Public Safety (Board Counsel)

Chairman Robert Tillman called the meeting to order at 10:05 a.m. and read the Statement of Compliance with the NJ Open Public Meetings Act. He noted that Mr. Vivas had already recorded the attendance in writing.

Reading and Approval of Minutes:

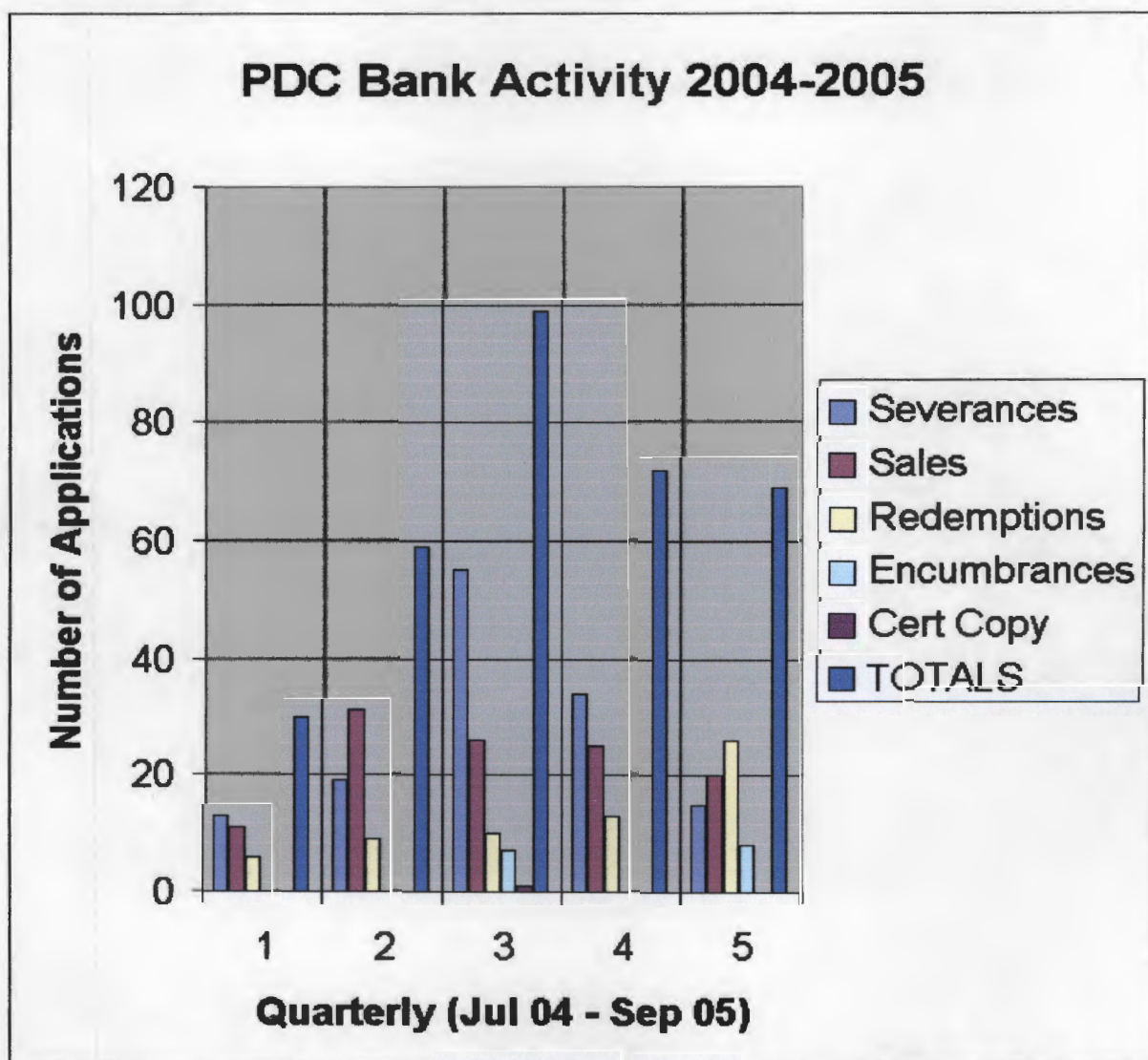
The Chairman called for a motion to accept the minutes of the August 18, 2005, Regular Meeting. Ms. Ashmun moved for approval, seconded by Mr. Tarditi. All present voted aye, except Mr. Tarditi, who abstained.

Executive Director's Report:

- Mr. Byrne reported that, there are presently 16 new PDC Certificate applications under review.
- For the period covering July 1st through September 30th, 2005, we processed applications as indicated on the chart distributed to the Board:

**Pinelands Development Credit Bank
Application Activity 2004-2005**

	Jul-Sep 2004	Oct-Dec 2004	Jan-Mar 2005	Apr-Jun 2005	Jul-Sep 2005
Severances (New Cert.)	13	19	55	34	15
Sales & Transfers	11	31	26	25	20
Redemptions (for Permits)	6	9	10	13	26
Encumbrances (for Loans)	0	0	7	0	8
Certified Copy of Lost Cert.	0	0	1	0	0
TOTAL TRANSACTIONS:	30	59	99	72	69



(NOTE: THIS IS A TRUE QUARTERLY REPORT AND MAY NOT CORRESPOND WITH THE DATE RANGE REPORTED AT THE AUGUST 18, 2005 MEETING.)

PREPARED BY: GUILLERMO VIVAS, DEPUTY EXECUTIVE DIRECTOR
LAST UPDATED: 10/18/2005

- Mr. Byrne informed the Board that he will officially retire effective October 31, 2005. He thanked the Board and Director Tillman for the pleasure it has been working with them during his tenure as Executive Director of the PDC Bank. Mr. Tillman also expressed his gratitude to Mr. Byrne for the service he had rendered and for the accomplishments during this time.

Deputy Executive Director's Report:

- Mr. Vivas informed the Board about the status of the outreach program. A "town meeting" is scheduled for Tuesday, October 25th at 7:00 p.m., in Winslow Twp. (Camden County). A mailing was sent out to property owners in Winslow and Waterford Townships, and flyers were posted locally and also available at the Pinelands Commission office. Additionally, the flyer is posted on our website's home page, and with Assistance from Marshall McKnight, DOBI Public Information Officer, press releases went out to more than twenty media outlets that cover the area. Next in line will be two separate meetings in Atlantic County (proposed locations: Buena Vista and Galloway Townships). Ms. Ashmun recommended that they be scheduled as soon as possible.
- Mr. Vivas then reported on the success of the PDC Bank's web site and how it contains the most up-to-date information about PDC transactions and activity, as well as all the necessary forms and instructions. People are now used to going there for the latest information on sellers, buyers and recent sales transactions. Also, new applicants are becoming more informed before submitting documents.
- Acting Commissioner Donald Bryan has designated Mr. Vivas as his representative to the State SADC TDR Board (Special Agriculture Development Committee Transferable Development Rights). This will automatically increase communication between the PDC Bank and the Department of Agriculture. A meeting is also scheduled for October 27 with Dept. of Agriculture SADC, Pinelands Commission and PDC Bank Staff.
- In matters of personnel, Mr. Vivas reported that Project Manager Dennis Massimo was back to work. He will be assisting with review of severance applications and also with outreach to developers and professionals. Also, he had interviewed three temporary clerk-typists and selected one of two who are already working at DOBI. He thanked Mr. Tillman for his assistance in this matter.

Business of the Board:

- Discussion ensued about a request from Deputy Attorney General Helene Chudzik (Board Counsel) to consider a change in the regular Board meeting dates, to avoid a schedule conflict with another meeting she must attend.

After some discussion, the Board decided to change the quarterly regular meetings to the *third Wednesday of the month, at 2:00 p.m.*, upon a motion by Ms. Ashmun, seconded by Mr. Brill, and a unanimous affirmative vote.

- Mr. Vivas will prepare a 2006 Board Meeting Schedule, based on the previous action and forward to all Board members, once there is a confirmation of the room availability.
- Discussion ensued about a Nominations Committee formed at the previous meeting. Ms. Green and Ms. Ashmun had volunteered for such committee to recommend names for consideration to fill the two existing vacancies on the Board. It was established that the appointment of Ed McClinchey of Winslow Twp. was still pending. It was suggested that having a builder or developer, or, a property owner with PDC experience, would bring a different point of view to the table. Mr. Vivas committed to provide contact information about a couple of developers to Ms. Ashmun.
- Mr. Tillman discussed the Executive Director's position, explaining to the Board that he had sent a memo to Acting Commissioner of Banking and Insurance Donald Bryan recommending the appointment of Guillermo Vivas as Executive Director of the PDC Bank, briefly elaborating on Mr. Vivas' qualifications and accomplishments as Deputy Executive Director. His recommendation incorporated the collective opinion of a Board Subcommittee during a special conference call meeting. To ensure continuity, he asked the Board to take formal action at this meeting. Mr. Tarditi made the motion to appoint Mr. Vivas to become Acting Executive Director of the PDC Bank, effective October 31, 2005. Ms. Ashmun seconded, and the motion was passed by a unanimous affirmative vote.

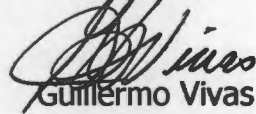
Other Business:

- There was no one from the public in attendance to speak at this moment.
- Mr. Tillman asked the Board if there was anything, not listed on the agenda that they wished to discuss. Ms. Ashmun recommended getting in touch with Paul Leakin, the Pinelands Commissions Public Relations person, because he has well-established rapport with the news media that cover Pinelands related issues, and it may be beneficial for the outreach program. Mr. Vivas will contact Paul Leakin and connect Marshall McKnight, DOBI Public Information Officer with him.
- Ms. Ashmun also asked if anyone at the PDC Bank had seen the proposed Green Acres Regulations, as they could have an adverse impact on our program and we should offer comment. Mr. Watson (representing the DEP) suggested that there may still be time for comment and offered to provide a

copy to Mr. Vivas. Additionally, Mr. Vivas said he would get a link to the Green Acres program added to our website, where related links to other agencies like the Pinelands Commission and the Department of Agriculture Farm Link are located.

Adjournment: 11:00 a.m. on a motion by Ms. Ashmun, seconded by Mr. Tarditi, and a unanimous affirmative vote.

Respectfully submitted,



Guillermo Vivas
Deputy Executive Director