

**PINELANDS DEVELOPMENT CREDIT BANK
SPECIAL BOARD MEETING
March 12, 2004**

The meeting was called to order by Chairman H. Robert Tillman, and the roll was called. Attendance was as follows:

MEMBERS PRESENT

H. Robert Tillman, Director, Division of Banking
Marci Green, Department of Agriculture
Peter D. Wint, Special Assistant to the Attorney General
John S. Watson, Jr., Department of Environmental Protection
Candace McKee Ashmun, New Jersey Pinelands Commission
John J. Tarditi, Jr., Public Member
Donald McCauley, Public Member (?????)

OTHER OFFICIALS PRESENT

Helene Chudzik, Deputy Attorney General, Department of Law & Public Safety
John T. Ross, former Executive Director, Pinelands Development Credit Bank

Chairman Tillman shared the recommendation of the Commissioner as follows:

Tom Byrne, Executive Director
Guillermo Vivas, Deputy Director

The Pinelands Development Credit Bank (PDCB) has operated with only 3 staff positions since its inception in 1987, at which time it handled 25 credits and managed 6000 acres of development. Today the staff handles over 500 development credits and protects over 38000 acres of development. The staff also now maintains a computerized system of tracking that will be interactive with the public. The staff must also spend time meeting with planning and zoning boards, engineers, and township leaders including mayors. The PDCB will be better served with an Executive and Deputy.

These two positions will also help avoid the staffing crisis that occurred when the PDCB operated without an Executive Director or a manager for a significant period. The Executive position has been vacant due to retirement and the manager position vacant due to medical leave, leaving a clerical worker to manage everything until an emergency service agreement was entered with the Pinelands Commission for professional help.

For the first time in the history of the PDCB we have two candidates with complimentary backgrounds. These two professionals will bring added value to the PDCB, this Department, and this Administration by playing a necessary role in the strategic planning for our state's urban/suburban development of commercial and residential properties while maintaining the integrity of the PDCB operation. This will also provide the necessary business continuity. Byrne has experience as a member of the Spring Lake

Planning Board considering variances, major and minor subdivisions, applications for nonconforming uses, reviewing and amending ordinances regarding zoning and planning, as well as reviewing and amending the Master Plan for Spring Lake. Byrne also has experience in land purchases, eminent domain, and construction issues in the transportation industry, as well as ultimate responsibility for 70 borough employees through Public Works, the Police Department, Library, Tax Office and the Clerk's office. Vivas has extensive experience in land use planning, zoning, economic development, and pinelands permits, codes, and zoning enforcement. These candidates will compliment each other and will provide the PDCB and DOBI with a valuable balance of experience and knowledge.

A motion was made and seconded. The Board voted unanimously in favor of the Commissioner's recommendation.

With no further business, the meeting was adjourned.

Respectfully submitted,

H. Robert Tillman
Chairman