

PINELANDS DEVELOPMENT CREDIT BANK BOARD MEETING

THURSDAY, OCTOBER 12, 1995

The meeting was called to order by John Tarditi, Vice Chair 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, for Commissioner of Banking Elizabeth Randall
John Tarditi Jr., Vice Chairman, Public Member
Sharon Young, for Attorney General Deborah Poritz
Richard J. Sullivan, Chairman, NJ Pinelands Commission
James F. Hall, for Honorable Robert C. Shinn, Jr.
Peter Anderson, for Honorable Arthur R. Brown, Jr.

Other Officials

John T. Ross, Executive Director, PDCB
Richard Osborn, Program Consultant, PDCB
John M. Van Dalen, Deputy Attorney General, PDCB
Lorraine Strickland, Recording Secretary

Members Absent

Richard Chinery, Public Member
Vacant, Public Member
Vacant, Public Member

The minutes of the meeting of May 25, 1995 were approved as read.

Mr. Tarditi mentioned that Commissioner Randall was not present and that she may shortly become the new Insurance Commissioner. He said he hoped she would do well in her future endeavors. John Traier will become Acting Commissioner of the Department of Banking.

Mr. Osborn addressed the Board on his project activities and mentioned that there are just under 13,000 acres in the program. The market has remained steady.

Mr. Osborn said he has been working with several builders. One has grasped the Pinelands Development Credit (PDC) program well enough to require thirty rights. Individuals and groups are still interested in having meetings. A group of Ocean County appraisers are scheduled in the near future. Many real estate agents have also contacted the Bank for additional information.

Mr. Ross presented the Board with an analysis of PDC sales prices in the Private Market which indicated an average value of \$3950 per right. He stated that the Bank's Legislation authorized the Board to increase its purchase price to 80% of what the Board determines the market value to be. Mr. Ross asked, that if the Board is in agreement, he would prepare proposed regulations that would increase the Board's purchase price. The \$3150 per right being 80% of what his private market analysis indicated. Mr. Ross continued, stating that the Rule Making process would require publication in the New Jersey Register and notification to other individuals and groups that have an interest in the PDC program. He stated that the Rule Making process would probably take four (4) or five (5) months before the Board could increase its purchase price.

Motion was made by John Traier and seconded by Sharon Young to accept Mr. Ross' recommendation. Mr. Hall asked if information should be sent to parties working with PDCs before a formal publication. Mr. Sullivan suggested getting informal comments before putting anything in the NEW JERSEY REGISTER. Mr. Tarditi asked what the next step was if it was decided to publish. Mr. Ross said the proposal would be worked on and submitted to various groups for review. Mr. Hall suggested contacting groups that are active in the PDC program while the rules are being drafted. Mr. Ross said that he would contact builders, landowners, and environmental groups for informal comments and if there were no significant concerns, proceed with the Rule Making process. Mr. Tarditi asked if the board felt comfortable with this. Mr. Van Dalen said the board might have to act hastily in the future and suggested there be a caveat that future changes could be made without rule-making but rather by action of a resolution of the board? Mr. Hall said that the rule should describe the process.

Mr. Tarditi asked the board to amend the motion to reflect Mr. Van Dalen's suggestion that we include in the rule-making the process as to how the price would be arrived. It was a unanimous vote in the affirmative.

Mr. Ross asked to discuss Mr. Osborn's contract, at which time Mr. Osborn left the room. Mr. Ross reminded the Board that Mr. Osborn's contract would expire on December 31 and that the Board may want to extend his contract until the Board meets in January 1996. Mr. Traier made a motion to extend it to February 1 under the same terms. Mr. Anderson seconded the motion. Mr. Ross mentioned he would like to re-visit having Mr. Osborn on a half-time arrangement. This suggestion was unanimously agreed upon by the members.

Mr. Tarditi asked for adoption of the 1996 meeting schedule. Mr. Ross read the dates. Mr. Hall made a motion for approval and it was seconded by Mr. Sullivan. There was unanimous approval from the members.

The next meeting is scheduled for January 11, 1996.

PINELANDS DEVELOPMENT CREDIT BANK BOARD OF DIRECTORS
MEETING SCHEDULE FOR 1996

January	Thursday the 11th
May	Thursday the 9th
October	Thursday the 10th

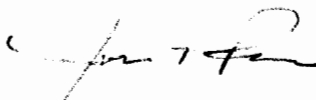
All Board Meetings will convene at 10:00 AM, the Department of Banking, 5th Floor Conference Room, 20 West State Street, Trenton, New Jersey.

NOTE: The Board will be given proper notification if they are required to meet outside of the above schedule

Mr. Sullivan made a motion to close the meeting. This was seconded by Mr. Traier.

There being no public comment and no further business, the meeting was adjourned.

Respectfully submitted,


John T. Ross