

PINE BARRENS CREDIT CLEARINGHOUSE

James T.B. Tripp, Esq., Chairman
Andrew P. Freleng, AICP, Vice Chairman
Richard W. Hanley, Member
Mitchell H. Pally, Esq., Member
Herbert Phillips, Member

Pine Barrens Credit Clearinghouse Board of Advisors Meeting Summary for February 24, 2004 FINAL (Approved 4/20/04) Commission Office, Great River, New York 9:00 A.M.

***Present:** Board members present were Mr. Tripp (representing the Town of Brookhaven); Mr. Freleng (representing the County of Suffolk); Mr. Pally (representing the State of New York) and Mr. Phillips (representing the Town of Southampton). Also in attendance was Mr. Milazzo (General Counsel to the Commission) and Commission Staff members included Mr. Corwin, Ms. Mills, Mr. Randolph, Ms. Carter, and Mr. Born.*

The meeting was chaired by Mr. Tripp and called to order at 9:15 a.m.

1. Administrative

Public Comment Period

Summary: Mr. Tripp welcomed all to this meeting.

Ratification of meeting summary from October 21, 2003

Summary: **A motion was made by Andy Freleng and seconded by Rick Hanley to approve the meeting summary from October 21, 2003 as clarified by Mr. Freleng. The motion was approved unanimously.**

County Treasurer's Report

Summary: Ms. Christina Cooke forwarded the financial report for the months of October, November and December 2003 for the Board members to review. There were no disbursements or deposits during this period. Total interest accrued was \$ 31,858.39. The total amount of assets to date are \$ 7,456,233.65.

2. Pine Barrens Letter of Interpretation

Boy Scouts of America (Riverhead)

Summary: Ed Randolph discussed the survey showing the property and buildings. The subject property, of which is zoned (OSC) Open Space Conservation, doesn't have many buildings with bathrooms, they utilize a series of outhouses. Mr. Randolph then mentioned that the Boy Scouts used the property mainly in the summer as a campground.

Mr. Randolph said that in 1995-1996 the Boy Scout Camp made an inquiry, to George Proios

and other Commission members , about receiving credits for or purchasing the Boy Scout property, but nothing ever transpired.

Mr. Tripp said it would be useful to watch the market and the effect a large amount of Pine Barren Credits, that this kind of property would generate, would have. We need to pay attention to designated receiving areas.

Mr. Corwin said that Town planners need to get together. They need to let us know if they are changing receiving areas and supply us with this information.

3. Pine Barrens Credit Applications

Rose Breslin Associates (Brookhaven)

Summary: Mr. Milazzo informed the Clearinghouse that he received the title report and is presently waiting on the conservation easement, for the Rose Breslin holdings. They have a mortgage and are entitled to 162 credits. There will be new language used on standard easements involving agricultural uses and improved property. These will be discussed at the next Commission meeting. Mr. Tripp asked if they know about this easement and Mr. Milazzo said they did and that it would have no effect.

Richard Wendelken (Brookhaven)

Summary: Ed Randolph discussed putting a conservation easement on the property. The portion of the property receiving the PBCs is cleared and considered agriculture. Mr. Nicolazzi would like to have the language on the easement changed, so that it includes only the back portion of the property, and have the Pine Barrens Clearinghouse approve it.

Mr. Freleng said the Commission staff needs to go and look at the property and decide where the easement starts. A new survey needs to be done to show buildings, clearings, easements and it has to be dated. The lines on the survey must be able to show what easement is covering and that the front of the property, which includes a single family home, is not covered by these easement restrictions.

Mr. Tripp made a motion for resolution, to issue one (1) Pine Barrens Credit for lot 200-382-3-16 , which will exclude the front 1.25 acres from the easement. A revised survey will be submitted by the applicant to document what area will covered by the easement. Motion carried unanimously.

4. Program Implementation Initiative

Riverhead Credit Purchase Offer

Summary: Mr. Randolph sent letters out on August 15, 2003. There were approximately 20-25 responses which resulted in 6-7 LOI's which amounted to about .50 credits. Three or four individuals have tenths of a credit and may sell to Pine Barrens Clearinghouse. Mr. Tripp

said we should send a letter to holders and ask them what they would sell their credit for. We could then calculate a price. Mr. Freleng said we should look at other properties with easements to determine what the real value is.

Mr. Milazzo said we need to get people to sell their credits other than Mr. Gazza. We need to devise a method that would be in the best interest of the Pine Barren Clearinghouse for people to use their credits. Mr. Tripp stated that in Southampton and Riverhead people were asked and there was little response.

Suffolk County Department of Health Services Intra-Town Credit Transfer Policy

Summary: Ed Randolph said that the individuals are waiting to hear from the Town.

Mr. Tripp mentioned that last Fall the Dept. Of Health stated that residents can use used Pine Barren Credits in non-Pine Barrens towns. Andy Freleng says there is no disclosure, so when a transfer occurs we need to verify exactly what has transpired.

There is an ongoing problem with the transfer of Credits. We need to devise several policies to deal with the use of Pine Barren Credits, because there are ongoing changes.

CGA Land Use Analysis

Summary: Ed Randolph discussed this at the last meeting. Ken Born has been collecting data for an analysis of CGA zone changes, from a number of local agencies. Mr. Tripp says zone changes can effect things in the Compatible Growth Area receiving areas, as well as the non-receiving areas ,in all three towns.

The next Pine Barrens Credit Clearinghouse meeting will be held on April 20, 2004 at 9:30 a.m. There will be no meeting in May. The June meeting will be on the 15th at 9:30 a.m., in Great River.

Pine Barrens Credit Clearinghouse

James T.B. Tripp, Esq., Chairman
Andrew P. Freleng, AICP, Vice Chairman
Richard W. Hanley, Member
Mitchell H. Pally, Esq., Member
Herbert Phillips, Member

Pine Barrens Credit Clearinghouse Board of Advisors Meeting Summary for April 20, 2004 FINAL – Approved 9/28/04 Commission Office, Great River, New York 9:30 A.M.

Present:

Board members: Mr. James Tripp (representing the Town of Brookhaven); Mr. Andrew Freleng (representing the County of Suffolk); Mr. Mitchell Pally (representing the State of New York); Mr. Herbert Phillips (representing the Town of Southampton); Also in attendance was Mr. Jones (SCWA, Chief Executive Officer); Mr. Milazzo (General Counsel to the Commission); Ms. Christina Cook (SC Treasure); Mr. Stephen Costa (SCDHS); Mr. Walter Hilbert (SCDHS) and Commission Staff members included Mr. Corwin, Mr. Randolph, Ms. Carter, Mr. Born, and Ms. Dees.

The meeting was chaired by Mr. Tripp and called to order at 9:40 a.m.

1. Administrative

Public Comment Period

There were no Public comments.

County Treasurer's Report

Ms. Christina Cooke presented the financial report for the first quarter of 2004, January, February and March for the Board members to review. The beginning balance as for January 1st was \$7,456,233.65. There were no disbursements or deposits during this quarter. Total interest (accrued at 1.700%) is \$31,560.23 (detail in Report). The balance as of March 31st is \$ 7,487,793.88.

Ratification of meeting summary from February 24, 2004

A motion was made by Andy Freleng and seconded by Mitch Pally to approve the meeting summary from February 24, 2004. The motion was approved unanimously.

2. Pine Barrens Letters of Interpretation

Boy Scouts of America (Riverhead)

Summary: Ed Randolph reported on the subject property. Mr. Randolph has not received the survey on the property. The property is 400 acres and is zoned Open Space Conservation (OSC), which would enable the applicant to receive .25 credits per acre. The allocation will be adjusted after staff determines how many of the buildings on the property emit sewage flow. The attorney representing the Boy Scouts is arranging to have the survey done.

Fabrizio (Brookhaven): Appeal

Summary: Edward Randolph informed the Advisory Board that Mr. Fabrizio is trying to appeal the Commission for additional Pine Barren Credits. He owns four (4) parcels of land. He was issued an LOI for .10 credits for each of the lots. He feels that he should get more than a .10 of a credit for each parcel and is requesting about 2.5 credits for all four. Mr. Randolph presented an aerial of Brookhaven, which noted where Mr. Fabrizio's parcels are located, as well as a landowner adjacent to him, that was denied an increase in credits in 2001 because the property lacked any unique features and was not near an improved road.

Mr. Corwin mentioned that the Commission has never granted an appeal based on the fact that an individual paid a certain amount of taxes on a property over time.

Mr. Tripp made a motion recommending that the Commission deny the appeal because of the lack of any roads or unique features on or near the property. The motion was second by Mr. Pally with no further discussion and unanimously approved by members.

Pine Barrens Credit Applications

Rose Breslin Associates (Brookhaven)

Mr. Tripp initiated the discussion on parcels owned by Rose Breslin Associates (AVR). Negotiations have been underway between the Nature Conservancy, the Town, County and AVR in regards to the issuance of Credits for three parcels owned by AVR. There are some questions about one of the parcels; there may be an existing easement on a roadway (Smith Road) on the easterly edge, of the property. Therefore the Clearinghouse and Commission are not prepared to approve a conservation easement on that parcel (200-504-1-7.2), but approved of 95.21 credits for the other two subject parcels (200-456-1-3; 200-51-1-2).

Mr. Milazzo continued to discuss the issue. He stated that AVR would receive approximately 64 credits for the parcel with Smith Road (200-504-1-7.2). There were several things that Clearinghouse was concerned about, in regards to parcel # 200-504-1-7.2. They included: 1) Is a portion of the parcel being mined, by an adjacent property owner 2) Any easements on the property and 3) The use of Smith Road.

After a lengthy discussion and several unanswered questions. Ray Corwin suggested that the Clearinghouse staff should review the following items:

1. Copy and status of any easements on the property
2. Status of road and its entrance, which is adjacent to the entrance to a Town of Brookhaven parking lot.
3. Confirmation from the title company that no easements exist on the subject lot.

Andy Freleng questioned why the Clearinghouse was not involved in the negotiations regarding the distribution of Pine Barrens credits and if the Clearinghouse could buy some of the credits?

It was determined that John Milazzo would bring back his findings to the next meeting of the Clearinghouse.

Mr. Milazzo questioned, the amount of title insurance AVR is to pay and if it should be revisited. It was determined that this matter should be revisited.

4. Program Implementation Initiatives

Summary: Mr. Tripp began the discussion with a question about the SC Department of Health's policy on Pine Barrens credits. He asked if the SC Health Department considers all credits as equal regardless of its origin.

According to Walter Hilbert (SCDHS), when an applicant goes to the SCDH Board of Review with a Pine Barrens credit, irrespective of the size of the parcel, it would be accepted as a wastewater credit. Therefore one (1) Pine Barrens credit is equivalent to one dwelling unit. He also stated that when a Pine Barrens credit is accepted in the Town of Southampton, a notation is being put on the certificate stating there may be local rules that apply to the parcel(s) in which the credit is being transferred to.

Mr. Tripp mention that in a discussion three years ago, the Clearinghouse established a policy that transferring Pine Barrens credits was permissible outside the three towns as long as both towns approved of the transaction.

Steve Jones commented on SCWA's interest in receiving areas for Pine Barren credits. He mentioned that the Board is in favor of the 2% transfer tax, and supports the preservation of open space. Mr. Jones felt that inter-municipal cooperation is imperative between Pine Barrens and non-Pine Barrens towns when transferring Pine Barren credits.

5. Pine Barren Easements

Summary: Ed Randolph discussed a request by Ms. Cusamano & Mr. Gergela to place a pole barn on their property, which is burdened by an easement. They requested permission to clear a few trees where the barn would be placed.

Mr. Randolph explained that the Commission denied them the right to clear any trees, and asked them to submit a final survey showing where the barn would be erected on the property. According to the Commission's conservation easement property owners have the right to erect buildings for agricultural purposes, providing it doesn't involve the clearing of any vegetation. The Commission found that their request to erect a barn for the housing and breeding of cattle, meets that definition.

The meeting was adjourned at approximately 12:30 pm. The next Pine Barrens Credit Clearinghouse meeting will be held on June 29, 2004 at 9:30 a.m., in Great River.

Pine Barrens Credit Clearinghouse

James T.B. Tripp, Esq., Chairman
Andrew P. Freleng, AICP, Vice Chairman
Richard W. Hanley, Member
Mitchell H. Pally, Esq., Member
Herbert Phillips, Member

Pine Barrens Credit Clearinghouse Board of Advisors FINAL Meeting Summary for September 28, 2004 (Approved 1/11/05) Commission Office, Great River, New York 9:30 A.M.

Present:

Board members: Mr. James Tripp (representing the Town of Brookhaven); Mr. Andrew Freleng (representing the County of Suffolk); Mr. Mitchell Pally (representing the State of New York); Mr. Herbert Phillips (representing the Town of Southampton); Also in attendance was; Mr. Milazzo (General Counsel to the Commission); Ms. Christina Cook (SC Treasure); Mr. Jefferson Murphree (representing the Town of Southampton); Mr. Richard Hanley (representing the Town of Riverhead); Mr. James Francolini; Ms. Delores Francolini; Mr. Eugene Francolini; Mr. Dominic Nicolazzi and Commission Staff members included Mr. Corwin, Ms. Carter, Mr. Born, and Ms. Dees.

The meeting was chaired by Mr. Tripp and called to order at 9:30 a.m.

1. Administrative

Public Comment Period

There were no Public comments.

County Treasurer's Report

Ms. Christina Cooke presented the financial report for five months April to August 2004, for the Board members to review. The ending balance as of March 31st, was \$7,487,793.88. There were no disbursements or deposits during this period. Total interest (accrued at 1.700%) is \$53,240.45 (detailed in report). The balance as of August 31st is \$ 7,541,034.33.

The rate was re-negotiated at the end of August and tied to the "T" Bill plus 40 base points, which were adjusted on the account based on a Credit auction, paying 2.11%. The rate is adjusted every Tuesday. John Milazzo asked if funds would be available to purchase Pine Barren Credits. Ms. Cooke stated that the account is a completely liquid account.

Ratification of meeting summary of April 20, 2004

A motion was made by Mitchell Pally and seconded by Andy Freleng to approve the meeting summary of April 20, 2004. The motion was approved unanimously.

Town of Southampton Representative

Jefferson Murphree, representing the Town of Southampton, discussed and answered questions concerning the Pine Barrens Credit Program in the Town. He described the definition of "as of right", and other components concerning discretionary permitting procedures, the Pine Barrens Program and the Town's ability to receive Pine Barren Credits. He further stated that it has always been the Town's assumption, since the adoption of the Pine Barrens Plan, to have adequate receiving sites for credits. The Town has implemented a number of laws to create receiving sites for interested parties, such as the adoption of Planned Development Districts (PDD). The Gabreski Airport is one such example.

There are a number of PDD's that are in different stages of progress including a senior citizen complex which required 25 PBCs. There are approximately a half dozen additional PDD's pending review and evaluation. Last year, the Town developed a Hamlet Office (HO) and Hamlet Commercial (HC) Zoning District. These zoning districts allow resident development, with TDR's or PBC's.

Mr. Murphree, further discussed Residential Receiving Area District (RADS). RADS are properties that were designed in the original plan and identified in the Town Code. The Town of Southampton is addressing the concerns of the Commission, CCH and property owners to analyze and demonstrate if the Town has adequate "as of right" areas to receive credits.

Mr. Murphree mentioned that developers are coming back to the Town with letters stating that no credits available. When the developer contacts Pine Barren Commission staff, they are told there are credits. It becomes quite frustrating for the Town and staff to implement a Pine Barrens Credit program when there are conflicting responses to the availability of PB credits.

A lengthy discussion followed on the availability of credits in the Town of Southampton. The following issues were raised and discussed:

1. The upcoming issue where the CCH would be granting a number of credits to one of the school districts, creating an issue for Town restrictions on inter-school district transfers. Mr. Murphree stated this is allowed if there is a majority vote of the Town Board plus one.
2. If a developer goes to the town for a credit and the Town is unable to find credits within a specific school district, i.e., Hampton Bays, the Town may suggest that the developer go to another school district with properties, i.e., West Hampton. Jennifer Franceline stated that there weren't any properties with credits in the Hampton Bays School District.
3. West Hampton Airport PDD is a 60-acre industrial park owned by the County. The question was asked, if a developer submitted an application, and has a lease agreement with the County for a set of site plan approvals, is it "as of right" according to the code for a project sponsor to increase a building coverage 2% per PB credit? Mr. Freleng asked, is it "as of right" if an applicant wanted to increase 10 sq. ft. allowed under the building code, to 12 sq. ft. by requiring a PB credit? Mr. Murphree said, yes as a planner but the Town would make a decision based upon the language of the code.
4. Mr. Hanley asked about the number of credits available in Southampton. Mr. Freleng mentioned that developers would not be able to find credits if the Town uses the credits for themselves, thus creating an issue of using PB Credits to save certain property and increase density on other properties. Then some individuals have credits but don't want to sell the credits.
5. Mr. Milazzo stated that if the developer needed Health Department approval they might not need to go the Town Board. The Health Department may allow the redemption of the Credit, even if it is not from the town in which it was generated. He also stated that there is a subclass of credit redemption that you don't need town approval if the lot in question conforms to zoning. The only restriction is that the Health Department can't sign off on the site plan.

It was determined that developers should be coming to the CCH for assistance in obtaining Pine Barren Credits. However, the Clearinghouse should ensure adequate information is provided when handling public inquiries.

Mr. Tripp mentioned that only one contractor in Southampton contacted the CCH to assist them in acquiring credits. It was also stated that other developers, Mr. Zizzi and Sandra Osborn have called about inquiring credits.

Mr. Milazzo stated the Town Board should hear a presentation from the Clearinghouse, stating that the Town has the opportunity to take credits from from one school district convert them into a nonresidential use in another school district .

Mr. Tripp asked what was the status of the analysis that the Town was conducting. Mr. Murphree stated that the Town will complete this task within the next week.

Mr. Tripp would like to meet with Mr. Murphree and staff to discuss the findings and what role the CCH can play in securing credits in Southampton. Mr. Tripp also asked Ray Corwin and John Milazzo to obtain information on the number of credits in Southampton Town, by school district.

John Milazzo informed the CCH Advisory Committee that Ed Randolph, the principal staff for the Credit Clearinghouse, left the Commission and moved to Florida. Ken Born, employed by the Commission for the past year and half, will be working on Credit Clearinghouse issues, and Richetta Dees, employed by the Commission for the past nine months, will be assisting Ken. He also introduced Ann Carter, Pine Barrens Principle Staff.

2. Pine Barrens Letters of Interpretation

Summary: John Milazzo presented two issues concerning Mr. Tuccio's Letter of Interpretation applications on two parcels of land, north of the airport in Southampton. Both issues are interrelated and were discussed with the use a Preliminary Site Plan.

Issue 1: Tax Map No. 900-248-1-110.4

- (a). How does the Credit Clearinghouse want to allocate credits to the site given the existing improvement? Is Mr. Tuccio eligible for Pine Barren Credits because he received relief from the Commission?

Ed Tuccio received two Core Hardship approvals from the Commission for this parcel to extend the previously existing storage buildings. He then applied for third, but that application was later withdrawn. Each time an application was approved, minimum relief criteria was applied pursuant to the Commissions approval. Ed Tuccio is now requesting the Credit Clearinghouse to assist him in obtaining Pine Barren Credits Mr. Tuccio has 52 acres; 6.7 acres are developed according to the site plan.

After a lengthy discussion there were several unanswered questions concerning Mr. Tuccio's intention including if he plans to build on the property, what lands are protected by State, and to what extent has he protected the land?

Ray Corwin gave an example of a similar LOI. Mr. Tripp mentioned if Ed Tuccio utilized half of the zoning protection of the property, CCH might want to give him half the credits but the CCH would maintain an interest in protecting the other land.

John Milazzo said, the Credit Clearinghouse as a policy decision can issue a Letter of Interpretation for a parcel that had two core hardship provisions from the Commission, with the minimum relief necessary without restrictions.

Mr. Tripp stated that it was of his opinion to treat this as a preexisting development, and the Clearinghouse needs to determine the prorated share of the 52 credits.

It was finally determined that Ken Born review the options, and present to the CCH how many credits should be allocated as part of the LOI.

Issue 2: Tax Map No. 900-248-1-110.3

(a) Is this an Estate the CCH can issue credits to?

Summary: Mr. Tuccio owns 80 acres of land next to the previously discussed property, in which the property boundary lines formerly overlapped. Credits could not be issued until this issue was corrected and ownership determined. As a result of a Court Ordered Settlement, the owners of the overlapped properties gave Mr. Tuccio a Quick Claim Deed, thus making him sole owner of the property. According to the Court Settlement, Mr. Tuccio is to pay 1 credit per acre, to the individuals of the opposed property.

The LOI is only applicable to 50 acres of the project site. A portion of the property contains a shooting range, and is not being considered as part of the LOI.

Mr. Tuccio submitted, to the Commission, a Title of Ownership, stating that he is the sole owner of property, thus satisfying the request of the CCH. There are no buildings on the property; but has a dirt road.

Mr. Tripp made a motion to allocated fifty (50) credits to SCTM 900-248-1-110.3. The motion was second by Mr. Pally with no further discussion and unanimously approved by members.

3. **Pine Barrens Applications - none**
4. **Pine Barren Easements - none**
5. **Program Implementation Initiatives - none**

The meeting was adjourned at approximately 12:30 pm. The next Pine Barrens Credit Clearinghouse meeting will be held on November 17, 2004 at 9:30 a.m., in Great River.

Pine Barrens Credit Clearinghouse

James T.B. Tripp, Esq., Chairman
Andrew P. Freleng, AICP, Vice Chairman
Richard W. Hanley, Member
Mitchell H. Pally, Esq., Member
Herbert Phillips, Member

Pine Barrens Credit Clearinghouse Board of Advisors FINAL Meeting Summary for November 17, 2004 (Approved 1/11/05) Commission Office, Great River, New York 9:00 A.M.

Present:

Board members: Mr. James Tripp (representing the Town of Brookhaven); Mr. Andrew Freleng (representing the County of Suffolk); Mr. Mitchell Pally (representing the State of New York); Mr. Herbert Phillips (representing the Town of Southampton); Also in attendance were John Milazzo (General Counsel to the Commission); Mr. Corwin, Ms. Carter, Mr. Born, and Ms. Dees; and Dominic Nicolazzi.

The meeting was chaired by Mr. Tripp and called to order at 9:30 a.m.

1. Administrative

Public Comment Period

There were no Public comments.

County Treasurer's Report

Ms. Christina Cooke was unable to attend today's meeting. She submitted the financial report for the month of September and October 2004. The ending balance as of August 31st was \$7,541,034.33. There were no disbursements or deposits during this period. Total interest (rate adjust every Tuesday) \$26,867.59 (detailed in Report). The balance as of October 31st is \$ 7,567,901.92.

Ratification of meeting summary of September 28, 2004

A motion was by Mitchell Pally that approval of the minutes should be subject to the future changes that Andy Freleng proposes, particularly regarding Jeff Murphree's presentation. Herbert Phillips seconded the motion. The motion was approved unanimously.

2. Pine Barrens Letter of interpretation

Rose-Breslin Associates, LLC; SCTM # 200-504-1-7.2 (Brookhaven)

Summary: John Milazzo presented an aerial photograph and background information concerning this parcel of land. Mr. Milazzo received two letters from the Town of Brookhaven assuring the Credit Clearinghouse the property is developable. He stated that this property was never sterilized, nor have any approvals been issued. The applicant provided a title report which does not show any encumbrances on the property except for an easement on the northern portion of a road which traverses the property, and a mortgage to be subordinate to the Commission, a Conservation Easement and the rights of the easement for the public utility (to maintain a power line adjacent to the property).

He also stated that this property requires \$3,500 to 4 million dollars of insurance, which the owner will be paying the premium, insuring the omission against this easement and any adverse change of title. According to the title company there is only one easement on

the property, which was granted to the County. The owner is under contract to donate or sell the property to the County of Suffolk including the residual and the unburdened southern portion of the property.

A discussion ensued about the usage of the property or development other than it was described in the easement, and the amount of credits in question. Mr. Pally felt that the owner should not be penalized because the easement is not used by the owner, but by a municipality, and should be award the full sixty (60) credits. Mr. Tripp agreed. Mr. Freleng and Mr. Phillips did not agree. It was determined that a Letter of Interpretation would be issued for the entire property, excluding the land encumbered by the easement.

A motion was made by Mitchell Pally and seconded by Andy Freleng to approve the Letter of Interpretation for fifty-seven point three (57.3) credits. The motion was unanimously approved.

Edwin and Patricia Tuccio - SCTM -900-248-110.4

Summary: Ken Born presented the Board of Advisors with four (4) credit allocation options for a pending Letter of Interpretation submitted by Edwin and Patricia Tuccio, as requested from a previous meeting. The parcel is north of Gabreski Airport in Southampton. He distributed a handout of Pine Barren Credit Allocation Options and referred to a site map. He gave a brief history of this parcel prior to presenting the four (4) allocation options. A discussion ensued on the options, and how to best ensure that the remaining undeveloped land would not be developed. Mr. Phillips requested (while reviewing the site map) a calculation be done to determine the amount of land in the red (the developed area) and subtract it from the 52.3 acres. John Milazzo will request the owner to provide the Credit Clearinghouse with a survey for the next meeting.

Frank Grasso Jr. c/o Thomas Cramer

Held for next meeting.

3. Pine Barrens Applications

William Kroll, SCTM # 200-269-1-3, Title Question

Held for next meeting.

4. Pine Barren Easements - none

5. Program Implementation Initiatives - none

The meeting was adjourned at approximately 11:30 pm. The next Pine Barrens Credit Clearinghouse Board of Advisors will be on Tuesday, January 11, 2005 at 9:00 a.m., in Great River.

A motion was made by Mitchell Pally and second by Herbert Phillips to adjourn the meeting. The motion unanimously approved.