

NEW
JERSEY
FUTURE

AMERICAN
PLANNING
ASSOCIATION
NEW JERSEY

NEW JERSEY

PLANNING &
REDEVELOPMENT
CONFERENCE

2023

VIRTUAL / IN-PERSON
JUNE 21-22 / JUNE 23



At New Jersey Future, we believe that great places help build great lives. To help create and preserve our great places, we promote sensible and equitable planning, redevelopment, and infrastructure investments that foster vibrant cities and towns; protect natural lands and waterways; enhance transportation choices; support a strong economy; and provide access to safe, affordable, and aging-friendly neighborhoods for everyone. We do this through original research, innovative policy development, coalition-building, advocacy, community partnerships, and hands-on strategic assistance. Embracing differences and advancing fairness is central to our mission and operations, and we are firmly committed to pursuing greater justice, equity, diversity, and inclusion in our work and culture. New Jersey Future is located in downtown Trenton, NJ. Visit www.njfuture.org.



The New Jersey Chapter of the American Planning Association is an independent, not-for-profit organization that provides leadership in the development of vital communities by advocating excellence in community planning, promoting citizen empowerment, and providing the tools and support necessary to meet the challenges of growth and change. Through its educational and advocacy initiatives, the Chapter advances the art and science of good planning – physical, economic and social – to create communities that offer better and more equitable choices for how people work and live. Visit www.njplanning.org.



 Wireless internet access is available

Network: NJPRC Password: NJPRC2023

Join the conversation! Tag New Jersey Future and APA New Jersey and use #NJPRC23



WELCOME TO THE 2023 NEW JERSEY PLANNING & REDEVELOPMENT CONFERENCE!

On behalf of New Jersey Future and the New Jersey Chapter of the American Planning Association, we're so pleased to bring everyone together again this year. We've continued with the hybrid conference model because it offers an exciting opportunity to bring you more quality content and to share important trends, resources, and ideas with even more people. Our organizations are proud to partner once again and offer timely topics delivered by an impressive lineup of diverse content leaders in the field.

We hope you've enjoyed the first two days of the conference, which was offered virtually and will be available for you over the next three months. We are excited to all be together for the in-person portion of the conference today. We encourage you to make the most of our time together to make new connections, reconnect with old acquaintances, and continue to challenge each other to reimagine land use in an ever-changing environment.

Redevelopment and comprehensive planning can help optimize efficiency, promote sustainable growth, bolster climate change resilience, and foster more just and equitable communities. Amid these turbulent times and on-going climate crisis, the implementation of innovative planning and redevelopment solutions has become more crucial than ever. **Together, we will build better, more inclusive, and equitable places where people live, work, and play.**



PETER KASABACH
Executive Director
New Jersey Future



CHARLES W. LATINI, JR., AICP, PP
President
APA New Jersey

A large, stylized graphic of an upward-pointing arrow, composed of two thick lines meeting at a right angle.

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PROGRAM OVERVIEW

Program and sponsor status as of June 13, 2023

TIME	AGENDA	LOCATION
8:00 AM	REGISTRATION and CONTINENTAL BREAKFAST	ATRIUM
9:00 AM	<p>PLENARY <i>The State of Planning and Redevelopment in New Jersey</i></p> <ul style="list-style-type: none"> ■ PETER KASABACH <i>Executive Director, New Jersey Future</i> ■ SHAWN LATOURETTE <i>Commissioner, New Jersey Department of Environmental Protection</i> ■ JORGE SANTOS <i>Chief Real Estate Development Officer, New Jersey Economic Development Authority</i> ■ JEFFREY OAKMAN <i>Senior Policy Advisor, Office of the Governor</i> ■ CATHERINE KLINGER <i>Executive Director, Office of Climate Action and the Green Economy, Office of the Governor</i> 	REGENCY BALLROOM
10:30 AM	NETWORKING BREAK	ATRIUM
10:45 AM	MORNING BREAKOUT SESSIONS	BREAKOUT ROOMS
12:15 PM	<p>KEYNOTE <i>Hip Hop Beyond Beats and Rhymes, Architecture Beyond Bricks and Mortar</i></p> <ul style="list-style-type: none"> ■ MICHAEL FORD <i>Founder, BrandNu Design Studio, The Hip Hop Architecture Camp®</i> <i>(Video and audio recording of Michael Ford is not permitted)</i> 	REGENCY BALLROOM
2:30 PM	AFTERNOON BREAKOUT SESSIONS	BREAKOUT ROOMS
3:45 PM	CLOSING RECEPTION	ATRIUM

The New Jersey Planning & Redevelopment Conference has been approved for American Institute of Certified Planners (AICP) Certification Maintenance (CM) credits, as well as mandatory topic credits for select sessions.

Individual sessions have also been approved for NJ Continuing Legal Education Credits, Certified Floodplain Managers Continuing Educations Credits, and Green Business Certification Inc. Continuing Education Credits.

Find more information on page 5.



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CONTINUING EDUCATION CREDITS

The New Jersey Planning & Redevelopment Conference has been approved for the following professional continuing education units. Note that some credit-approved sessions may be running concurrently during the Conference. Please review the schedule in advance as you plan your sessions.



Certification
Maintenance

AMERICAN INSTITUTE OF CERTIFIED PLANNERS (AICP)

All sessions have been approved for American Institute of Certified Planner (AICP) Certification Maintenance (CM) credits. Select sessions have also been approved for mandatory topic credits, including ethics, law, equity, and sustainability & resilience. These are self-reported through planning.org.



New Jersey
Builders Association

NJ CONTINUING LEGAL EDUCATION (CLE)

10 sessions on June 23 have been approved for New Jersey Continuing Legal Education (CLE) credits, provided by the New Jersey Builders Association (NJBA) 1.3 CLE credits per session. To receive credits, participants must attend the entire session and sign in and sign out on the attendance form in the room, and complete the session evaluation form on site. These forms will be collected and submitted to the NJBA from the Conference Committee. Qualifying sessions for June 23 are: **Driving Economic Development: The Intersection between Planning, Redevelopment and Economic Vitality**; **Reform on the Rocks: NJ's Struggle with Liquor Licenses; Launching the Next State Plan**; **Upstream/ Downstream: Redevelopment or Retreat? Flood Protection Rules, Planning, and Mitigation**; **Thrills, Skill & Spills: Lessons Learned from the Hinchliffe Stadium/Paterson Redevelopment Project**; **Confronting New Jersey's Housing Affordability Crisis**; **Negotiating CBA's in the Post-COVID Era**; **A Watershed Moment: Planning and Funding Stormwater Improvement Projects**; **Next Stop: Transit Friendly Communities and TOD Opportunities**; **We Published the Notice in the Newspaper You Don't Read**



CONTINUING EDUCATION CREDITS (CEU) FOR CERTIFIED FLOODPLAIN MANAGERS

Earn 6 CEUs on June 23 from the Association of State Floodplain Managers. Floodplain Managers should request a proof of attendance certificate from the Conference Committee to self report.



GREEN BUSINESS CERTIFICATION INC. (GBCI) CONTINUING EDUCATION (CE) FOR GREEN BUILDERS

One session on June 23 has been approved for GBCI CE credits from the US Green Building Council: **Upstream/Downstream: Redevelopment or Retreat? Flood Protection Rules, Planning, and Mitigation** To receive credits, participants must attend the entire session and sign in and sign out on the attendance form in the room. These forms will be collected and submitted to the USGBC NJ from the Conference Committee.

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PLENARY & KEYNOTE SESSIONS

9:00 AM

MORNING PLENARY REGENCY BALLROOM

The State of Planning and Redevelopment in New Jersey

AICP CM | 1.25 **PLENARY SPONSORS:** CHIESA SHAHINIAN & GIANTOMASI PC, GREENBAUM, ROWE, SMITH & DAVIS LLP, NEW JERSEY REDEVELOPMENT AUTHORITY, NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY, ROWAN UNIVERSITY SCHOOL OF EARTH AND ENVIRONMENT, SOLAR LANDSCAPE

New Jersey municipalities have a lot of control over what gets planned and developed in their communities. This power is given to them by the State and the State continues to set the laws, regulations, policies, and investment practices that set the parameters for local decision-making. What is the latest on state policy and investments affecting how and where we develop and redevelop, make infrastructure investments, and plan our communities? Hear from key State executive branch officials from various departments about the things you need to know about sensible and equitable planning and redevelopment to ultimately foster healthy and resilient communities across the state.

- **PETER KASABACH** *Executive Director, New Jersey Future*
- **SHAWN LATOURETTE** *Commissioner, New Jersey Department of Environmental Protection*
- **JORGE SANTOS** *Chief Real Estate Development Officer, New Jersey Economic Development Authority*
- **JEFFREY OAKMAN** *Senior Policy Advisor, Office of the Governor*
- **CATHERINE KLINGER** *Executive Director, Office of Climate Action and the Green Economy, Office of the Governor*

12:15 PM

AFTERNOON KEYNOTE REGENCY BALLROOM

Hip Hop Beyond Beats and Rhymes, Architecture Beyond Bricks and Mortar

AICP CM | 1.5 **KEYNOTE SPONSORS:** BOHLER, CONNELL FOLEY, MCMANIMON, SCOTLAND & BAUMANN, LLC, NEW JERSEY NATURAL GAS, PNC BANK

Michael Ford, AIA, NOMA, NCARB, is known as The Hip Hop Architect as he explores architecture and urban planning through the lens of Hip Hop culture. Ford is the founder of The Hip Hop Architecture Camp®, an international, award-winning youth camp which positions Hip Hop Culture as a catalyst to help underrepresented youth understand, critique, and generate architecture. Ford's work has been featured in a variety of media including The Oprah Winfrey Network, The TODAY Show, Rolling Stone Magazine, ESPN's The Undeclared, Vibe Magazine, and most recently a HULU documentary, "Design For All." Michael Ford is also a highly regarded speaker with keynotes at American Institute of Architects, Interior Design Show, SXSW, and a TEDx titled, "Hip Hop Architecture as Modernism's Post Occupancy Evaluation." Ford's Hip Hop Architecture lecture uses three interconnected realms—education, professional practice, and media to highlight the need for design justice! Ford uses lyrical extractions as dialogue, commentary, and counterpoints to popular architectural history and theory; the juxtaposition establishes Hip Hop lyrics as the unsolicited, unfiltered post-occupancy evaluation of urban renewal initiatives. The lecture concludes with a series of projects and collaborations with Hip Hop artists, including The Universal Hip Hop Museum, The Hip Hop Architecture Camp, and international humanitarian work with Hip Hop x Humanity.

- **MICHAEL FORD** *Founder, BrandNu Design Studio, The Hip Hop Architecture Camp®*
(Video and audio recording of Michael Ford is not permitted)

PLENARY & KEYNOTE

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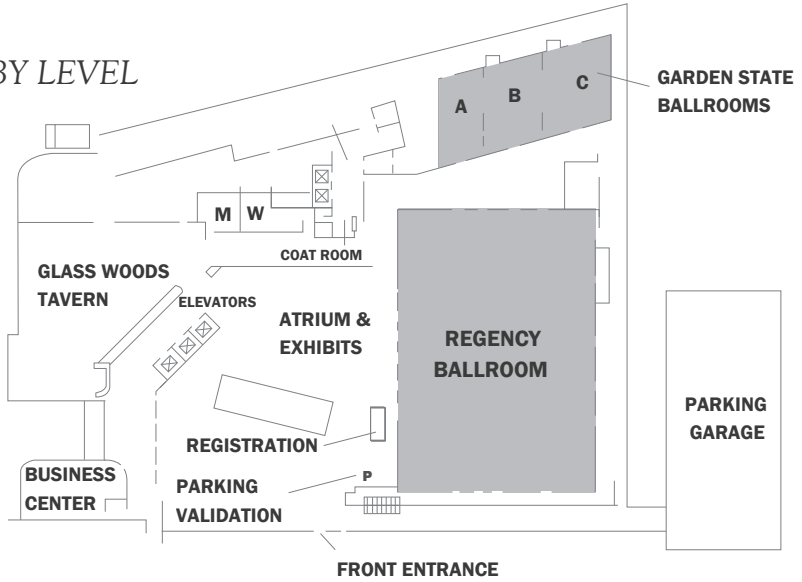


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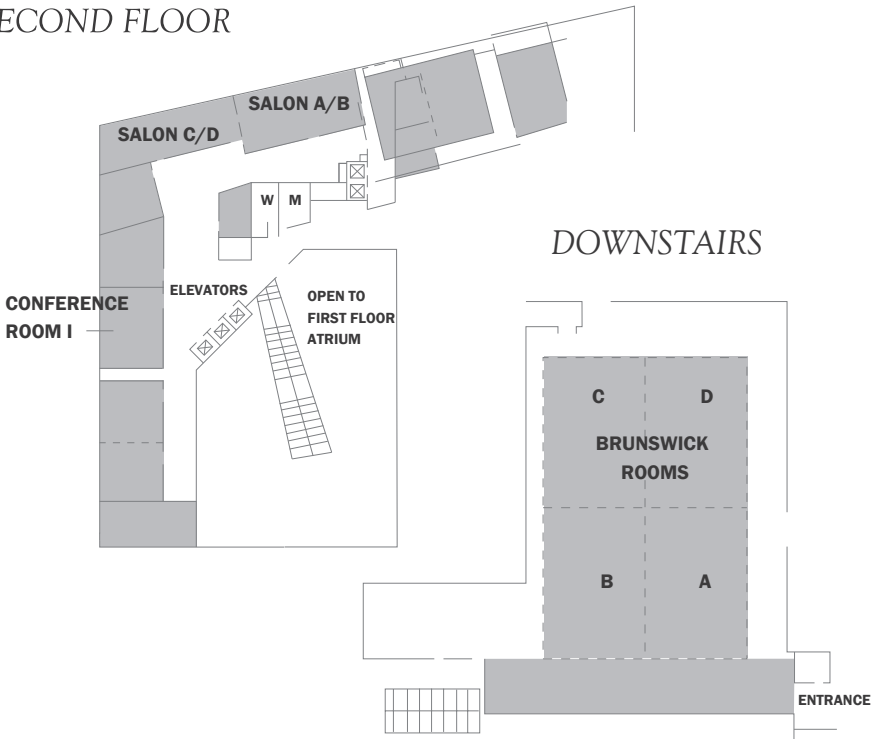
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LOBBY LEVEL



SECOND FLOOR



SESSION SCHEDULE AT A GLANCE

Note: room assignments subject to change.

Detailed descriptions of each panel may be found on pages 13-23.

MORNING PLENARY – 9:00 AM

THE STATE OF PLANNING AND REDEVELOPMENT IN NEW JERSEY

ROOM: REGENCY BALLROOM

MORNING BREAKOUT SESSIONS – 10:45 AM

Driving Economic Development: The Intersection between Planning, Redevelopment and Economic Vitality

ROOM: BRUNSWICK A
TRACK: REDEVELOPMENT

Reform on the Rocks: NJ's Struggle with Liquor Licenses

ROOM: SALON A/B
TRACK: PUBLIC POLICY

The Changing Faces of New Jersey Developers

ROOM: SALON C/D
TRACK: EQUITY AND INCLUSION

Launching the Next State Plan

ROOM: BRUNSWICK D
TRACK: INVESTMENT AND INFRASTRUCTURE

So You Want a Better Project? How to Incentivize and Negotiate Mutually Beneficial Development Outcomes

ROOM: BRUNSWICK B
TRACK: LEGAL, TECHNICAL, AND FINANCIAL

Upstream/Downstream: Redevelopment or Retreat? Flood Protection Rules, Planning, and Mitigation

ROOM: GARDEN STATE A/B
TRACK: RESILIENCE AND SUSTAINABILITY

The Hackensack River as a Corridor for Revitalization and Mobility

ROOM: CONFERENCE ROOM I
TRACK: TRANSPORTATION AND TOD

MOD IV and GIS Mapping—Parcel Data Truth is Out There

ROOM: GARDEN STATE C
TRACK: PROFESSIONAL PRACTICE

AFTERNOON PLENARY – 12:15 PM

HIP HOP BEYOND BEATS AND RHYMES, ARCHITECTURE BEYOND BRICKS AND MORTAR

(Video and audio recording of Michael Ford is not permitted) ROOM: REGENCY BALLROOM

AFTERNOON BREAKOUT SESSIONS – 2:30 PM

Thrills, Skill & Spills: Lessons Learned from the Hinchliffe Stadium/Paterson Redevelopment Project

ROOM: GARDEN STATE C
TRACK: REDEVELOPMENT

The Good, The Bad & The Ugly: The State of Warehouse Development in New Jersey

ROOM: SALON A/B
TRACK: PUBLIC POLICY

Confronting New Jersey's Housing Affordability Crisis

ROOM: BRUNSWICK A
TRACK: EQUITY AND INCLUSION

Ch-Ch-Ch-Changes! How Water Utilities and Communities are Addressing Changing Climate, Changing Regulations and Changing Lead Pipes!

ROOM: CONFERENCE ROOM I
TRACK: INVESTMENT AND INFRASTRUCTURE

Negotiating CBA's in the Post-COVID Era

ROOM: GARDEN STATE A/B
TRACK: LEGAL, TECHNICAL, AND FINANCIAL

A Watershed Moment: Planning and Funding Stormwater Improvement Projects

ROOM: BRUNSWICK D
TRACK: RESILIENCE AND SUSTAINABILITY

Next Stop: Transit Friendly Communities and TOD Opportunities

ROOM: BRUNSWICK B
TRACK: TRANSPORTATION AND TOD

We Published the Notice in the Newspaper You Don't Read

ROOM: SALON C/D
TRACK: PROFESSIONAL PRACTICE

CONFERENCE ROOM I, SALON A/B, SALON C/D: *Second Floor*
GARDEN STATE A/B, C: *Lobby Level Outside Regency Ballroom*
BRUNSWICK A, B, D: *Downstairs*

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- Renewable Energy Initiatives
- Commercial Leasing
- Construction Contracting
- Property Tax Appeals
- Planned Real Estate
- Environmental Issues
- Public Private Partnerships

MORNING BREAKOUT SESSIONS

10:45 AM

DRIVING ECONOMIC DEVELOPMENT: THE INTERSECTION BETWEEN PLANNING, REDEVELOPMENT AND ECONOMIC VITALITY

AICP CM | 1.25, CLE 1.3

TRACK: REDEVELOPMENT

TRACK SPONSOR: THRIVEN DESIGN

Community economic development's purpose is to revitalize communities, develop and rehabilitate affordable housing, promote sustainability, attract investments, build wealth, encourage entrepreneurship, and create jobs. Economic development strategies and capital improvement planning should be coordinated and integrated with plans for redevelopment to maximize impact on urban communities. This workshop will discuss strategies for collaboration, stakeholder engagement, collaboration, and data collection, as well as considerations for a holistic and impactful redevelopment process.

■ **ALLISON LADD**

Deputy Mayor/Director Economic & Housing Development, City of Newark

■ **BOB ZUCKERMAN**

President, Downtown New Jersey

■ **KARIM HUTSON**

President and CEO, Genesis Companies

■ **LESLIE ANDERSON**

CEO, New Jersey Redevelopment Authority

■ **MICHELE DELISFORT**

Principal, Nishuane Group

REFORM ON THE ROCKS: NJ'S STRUGGLE WITH LIQUOR LICENSES

AICP CM | 1.25, CLE 1.3

TRACK: PUBLIC POLICY

TRACK SPONSOR: GENOVA BURNS LLC

New Jersey's archaic liquor license laws are a hindrance to our small businesses, downtowns, and development and redevelopment opportunities. After decades of proposed liquor license reform floundering in the legislature, it gained renewed attention during COVID shutdowns, and more recently, the attention of Governor Murphy in his State of the State and Budget addresses. Join us for a discussion with leaders in the liquor license reform movement to hear about possible solutions to put our restaurant and craft manufacturing industries on par with neighboring states and the nation. There will be plenty of time for a roundtable discussion. We hope you will come prepared to share your own experiences so we can all learn from each other.

■ **ANTHONY PIZZUTILLO**

Partner, Pizzutillo Public Affairs

■ **COURTENAY MERCER**

Executive Director, Downtown New Jersey

■ **ERIC ORLANDO**

Executive Director, Brewers Guild of New Jersey

■ **LUIS DE LA HOZ**

Chair, Statewide Hispanic Chamber of Commerce of NJ

■ **TED ZANGARI**

Member, Sills Cummis & Gross

MORNING SESSIONS

MORE →

THE CHANGING FACES OF NEW JERSEY DEVELOPERS

AICP CM | 1.25

TRACK: EQUITY AND INCLUSION

TRACK SPONSOR: VALLEY BANK

From fighting for every individual opportunity, to creating a community to support each other and the future generation of BIPOC leaders in housing and economic development. This session includes BIPOC developers who have overcome challenges discussing how their stories have helped shape their paths. Hear about what it takes to create change and explore tangible steps to truly create equity for BIPOC developers of affordable housing.

■ **ADENAH BAYOH**

Founder and CEO, Foya Development

■ **EDA HENRIES**

Founder and Managing Principal, Henries & Co.

■ **NICOLE LOCKETT**

*Managing Director of Development,
Genesis Companies*

■ **TAIISA KELLY**

*Chief Executive Officer,
Monarch Housing Associates*

LAUNCHING THE NEXT STATE PLAN

AICP CM | 1.25, CLE 1.3

TRACK: INVESTMENT AND INFRASTRUCTURE

TRACK SPONSOR: PERKINS EASTMAN

After 22 years, New Jersey is on the cusp of updating the State Development and Redevelopment Plan that was created to direct growth, development, and preservation decision-making. The plan has not been formally updated since 2001 and much has changed since that time. This session is a roundtable format that will highlight key issues regarding the structure of the plan, what it can accomplish, who will participate in the update and how. After listening to the panel comments and State Planning Commissioners, audience members will be able to submit questions and comments for consideration by the Office of State Planning in writing. Be a part of this next chapter in state planning!

■ **CHRIS STURM**

Policy Director, Land Use, New Jersey Future

■ **DONNA RENDEIRO**

*Executive Director, New Jersey Office of Planning
Advocacy, State Planning Commission*

■ **GEORGE VALLONE**

Founder & President, Hoboken Brownstone Company

■ **GIL MEDINA**

Executive Vice President, CBRE Group, Inc.

■ **JANICE KOVACH**

Mayor, Town of Clinton

■ **KANDYCE PERRY**

*Director, Office of Environmental Justice,
New Jersey Department of Environmental Protection*

■ **KATE BOICOURT**

*Director, Climate Resilient Coasts and Watersheds,
New York-New Jersey, Environmental Defense Fund*

■ **MICHAEL KOLBER**

Senior Planner, City of Trenton

■ **PETER KASABACH**

Executive Director, New Jersey Future

■ **TOM WRIGHT**

Chairman, State Planning Commission

■ **WALTER LANE**

*Director, Somerset County Office of Planning
Policy & Economic Development*

SO YOU WANT A BETTER PROJECT? HOW TO INCENTIVIZE AND NEGOTIATE MUTUALLY BENEFICIAL DEVELOPMENT OUTCOMES

AICP CM | 1.25, L | 1.0
 TRACK: LEGAL, TECHNICAL, AND FINANCIAL
 TRACK SPONSOR: WILENTZ, GOLDMAN & SPITZER, P.A.

The development world does not have a level playing field. Why do some towns get stuck with crummy basic buildings while others show off new developments featuring high-quality design, open space, and public art? The answer lies among several tools that you may not realize are at your disposal. Learn from industry experts with collective project experience valued at over \$500 million how to use these tools to raise your minimum standards, improve processes, embolden Boards, mitigate variances, negotiate financial agreements, and incentivize developers to create legacy projects of which your community can be proud.

- **ANNISIA CIALONE**
Director, Department of Housing, Economic Development, and Commerce, City of Jersey City
- **BAYE ADOFO-WILSON**
Redevelopment Counsel, Post Polak
- **GREER PATRAS**
Director of Land Use, Topology
- **PHIL ABRAMSON**
Founder, CEO, Topology
- **SHELLEY BRINDLE**
Mayor, Town of Westfield

UPSTREAM/DOWNSTREAM: REDEVELOPMENT OR RETREAT? FLOOD PROTECTION RULES, PLANNING, AND MITIGATION

AICP CM | 1.25, SR | 1.0, CLE 1.3, GBCI CE 1.0
 TRACK: RESILIENCE AND SUSTAINABILITY
 TRACK SPONSOR: T&M ASSOCIATES

This panel will discuss Flood Protection at three scales: state (Inland Flood Protection Rule), regional (Watershed Planning) and local (municipal fiscal impacts).

Regulations at the state scale will help New Jersey residents and businesses prepare for increasing flood risks. The Inland Flood Protection Rule is expected to be adopted in 2023, and will include a change in the methodology for calculating stormwater runoff on particular sites. This regulation also updates rules for redevelopment of existing impervious areas.

Watershed Planning at the regional scale will help communities recognize that watersheds are natural systems that do not align with political boundaries. Regional planning helps municipalities, counties, and property owners recognize their impact on downstream neighbors and seek relief from past practices at upstream sites. Regional tools like the MS4 WIP and stormwater utilities require Watershed Planning.

Mitigation strategies at the local scale can be studied to learn the impacts of flood disasters and homeowners' responses on municipal finances, property tax revenue and fiscal health. Public policy supports buyouts and elevations in New Jersey

MORNING SESSIONS

MORE ➔



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localities at inland and coastal (pre- and post-Hurricane Sandy) locations. The results echo through real estate markets and public finances, with impacts on local fiscal health and expectations for gap-filling financial flows by state and federal governments. Spillovers from local actions are not only an environmental issue but also a fiscal issue.

- **CLINTON ANDREWS**
Associate Dean for Research,
Edward J. Bloustein School of Planning
& Public Policy, Rutgers University
- **JENNIFER PHILLIPS SMITH**
Director & Co-Chair of the Real Estate
Department, Gibbons P.C.
- **SUSAN BRISTOL**
Municipal Policy Specialist,
The Watershed Institute
- **VINCENT MAZZEI**
Floodplain Administrator, New Jersey
Department of Environmental Protection

**THE HACKENSACK RIVER
AS A CORRIDOR FOR
REVITALIZATION AND MOBILITY**

AICP CM | 1.25
TRACK: TRANSPORTATION AND TOD
TRACK SPONSOR: T&M ASSOCIATES

The Hackensack River is one of the most urbanized corridors in the United States, with some of the densest concentrations of infrastructure and vulnerable populations in New Jersey. The past decade has been an extraordinary transformation for the Hackensack, as seen in the emerging affordable mixed-income community development, cleaner light industrial, and environmental restoration. While this area is dense with transportation infrastructure, demand is outpacing supply. This session provides an overview of the transformations along the Hackensack and the potential for waterborne transportation

to fill critical gaps in one of the state’s most transit-dependent areas.

- **DENISE RIDLEY**
Councilwoman, City of Jersey City
- **ERIC FANG**
Principal, Perkins Eastman
- **KEVIN FORCE**
Supervising Planner,
Hudson County Division of Planning
- **MICHAEL MEYER**
Director of Development, Hugo Neu
- **SUE MACK**
City Planner, City of Bayonne

**MOD IV AND GIS MAPPING —
PARCEL DATA TRUTH IS OUT THERE**

AICP CM | 1.25
TRACK: PROFESSIONAL PRACTICE
TRACK SPONSOR: PHOENIX ADVISORS, LLC

The MOD IV Parcel Data system is a single point of truth for NJ land parcel data. Over the years, its value has moved beyond its traditional role in municipal assessment and tax collection, into new use cases by state agencies, nonprofits, and academic researchers. This session will review the system’s integration with NJ Geographic Information Systems digital parcel maps, aerial building footprint maps, LIDAR data, and a variety of geographic, demographic and environmental, and climate datasets. Potential new initiatives include bringing floodplain and zoning data into the system and integration with the developing National Zoning Atlas.

- **CHRISTOPHER WHEELER**
Chief Data Officer, New Jersey Department
of Community Affairs
- **MARC PFEIFFER**
Assistant Director, Bloustein Local
Government Research Center
- **NAOMI BARNES**
GIS Specialist, New Jersey Office of Planning Advocacy
- **NICHOLAS SPRACKLEN**
MOD IV Operations Coordinator,
Monmouth County Board of Taxation





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AFTERNOON BREAKOUT SESSIONS

2:30 PM

THRILLS, SKILL, & SPILLS: LESSONS LEARNED FROM THE HINCHLIFFE STADIUM/PATERSON REDEVELOPMENT PROJECT

AICP CM | 1.25, L | 1.0, CLE 1.3

TRACK: REDEVELOPMENT

TRACK SPONSOR: THRIVEN DESIGN

This case study focuses on the revitalization of the Historic Hinchliffe Stadium, a transformative catalyst for Paterson, providing recreational facilities for the local school district, affordable housing and supportive on-site social services, a museum dedicated to Negro League Baseball, a 12,000 square foot restaurant and exhibition space, jobs, and a 315-space structured parking facility that will serve residents and visitors. The panel will speak to redevelopment planning tools used, successful public-private partnerships and financial programs employed, and lessons learned, including how costly historic preservation can be, navigating the New Jersey Economic Development Authority tax credit process, and legislative hurdles.

- **ANNE BABINEAU**
Shareholder, Wilentz, Goldman & Spitzer, P.A.
- **BAYE ADOFO-WILSON**
Redevelopment Counsel, Post Polak
- **GEORGE WHEATLE WILLIAMS**
Founding Principal, Nishuane Group, LLC
- **JOSEPH PORTELLI**
Vice President of Development, RPM Development
- **MICHAEL POWELL**
Director of Economic Development, City of Paterson

THE GOOD, THE BAD, & THE UGLY: THE STATE OF WAREHOUSE DEVELOPMENT IN NEWJERSEY

AICP CM | 1.25, L | 1.0, CLE 1.3

TRACK: PUBLIC POLICY

TRACK SPONSOR: GENOVA BURNS LLC

While intensifying consumer demand in recent years has led to a significant rise in warehouse development, concern has also grown over noise, traffic, and other potential environmental impacts associated with such development. This session will explore the state of warehouse development in New Jersey, ways to resolve community impacts associated with warehouse development at the local level and during the land use approval process, and the impact of State's adoption of the Distribution Warehousing and Goods Movement Guidelines.

- **COLLEEN MCGURK**
Senior Planner, NJ Office of Planning Advocacy
- **JENNIFER PORTER**
Member, CSG Law
- **LISA JOHN-BASTA**
Member, CSG Law
- **PALLAVI SHINDE**
Director of Planning and Zoning, City of Newark
- **VINCENT DOMINACH**
Economic Development Director, Township of Franklin

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CONFRONTING NEW JERSEY'S HOUSING AFFORDABILITY CRISIS

AICP CM | 1.25, EQ | 1.0, CLE 1.3

TRACK: EQUITY AND INCLUSION

TRACK SPONSOR: VALLEY BANK

New Jersey is not producing enough housing to accommodate a growing population, putting upward pressure on home values and rents. Households of all income levels are feeling the effects, but especially those at the middle and lower end of the income spectrum. If New Jersey wants to remain open to everyone—both newcomers to the state and existing residents who are seeking new living arrangements—the housing affordability issue must be confronted. This panel will discuss potential solutions, both in New Jersey and in other high-cost states, to address housing that is affordable to low- and moderate-income families, but also the “missing middle.”

■ **DEBRA TANTLEFF**

Founding Principal, Tantum Real Estate

■ **JONG SOOK NEE**

Member, Convergent Law

■ **KATHERINE PAYNE**

Director of Land Use, Fair Share Housing Center

■ **LORISSA LUCIANI**

Administrator of Housing Production, New Jersey Department of Community Affairs

■ **PATRICK TERBORG**

Founder, TD+ Partners

CH-CH-CH-CHANGES! HOW WATER UTILITIES AND COMMUNITIES ARE ADDRESSING CHANGING CLIMATE, CHANGING REGULATIONS, AND CHANGING LEAD PIPES!

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TRACK: INVESTMENT AND INFRASTRUCTURE

TRACK SPONSOR: PERKINS EASTMAN

BREAKOUT SESSION SPONSOR: NEW JERSEY AMERICAN WATER

Water and wastewater are two of the most critical utilities, requiring consistent investment to provide safe, clean, and reliable service. In addition to maintaining and upgrading aging infrastructure, water providers and local officials are required to safeguard these utilities for public health, economic stability/growth, and an overall quality of life. Managing these systems is a complex and challenging task. Participants will learn from experts how they are succeeding in keeping up with ever-changing environmental challenges and working together with their communities to get it done.

■ **DIANE SCHRAUTH**

Policy Director, Water, New Jersey Future

■ **JUDITH KARP**

Assistant Director and Legal and Compliance Officer, New Jersey Infrastructure Bank

■ **MARK MCDONOUGH**

President, New Jersey American Water

■ **MARK TOMPECK**

Sr. Vice President and Practice Leader, Water, Mott MacDonald

■ **NICOLE BROWN**

Client Development Manager, Suburban Consulting Engineers

NEGOTIATING CBA'S IN THE POST-COVID ERA

AICP CM | 1.25, L | 1.0, CLE 1.3
 TRACK: LEGAL, TECHNICAL, AND FINANCIAL
 TRACK SPONSOR: WILENTZ, GOLDMAN & SPITZER, P.A.

Community Benefits Agreements (CBAs) are designed to empower community members to play an active role in the planning process. Still, we see this intention fall flat on countless occasions. Exacerbating this issue, the COVID-19 pandemic highlighted the imperative to incorporate equity into planning processes. This session will equip you with the strategies to establish effective CBAs that balance multi-level stakeholder interests, foster buy-in, and create lasting positive impact. Attendees will gain actionable community engagement strategies, learn how to evaluate their community's resources for negotiations, and mechanisms to properly implement agreements.

- **CELESTE FRYE, AICP**
CEO & Principal, Public Works Partners
- **JOHN GOLDSTEIN**
Founder, Coalitions, Campaigns and Community Benefits (Cocacom)
- **JOHN INGLESINO**
Managing Partner, Inglesino & Taylor, LLC
- **MOE MAGALI**
Director of Business Development, Public Works Partners
- **SHERRY TRACEY**
Senior Managing Director, Phoenix Advisors
- **PAUL CEPPI**
Executive Vice President Tax Credit & Financing Programs, New Jersey Economic Development Authority

A WATERSHED MOMENT: PLANNING AND FUNDING STORMWATER IMPROVEMENT PROJECTS

AICP CM | 1.25, SR | 1.0, CLE 1.3
 TRACK: RESILIENCE AND SUSTAINABILITY
 TRACK SPONSOR: T&M ASSOCIATES

Through the newly effective MS4 (Municipal Separate Storm Sewer System) permit, all municipalities in New Jersey are now required to undergo a watershed improvement planning process to address water quality issues and localized flooding. Our panel of experts will dive into the MS4 permit, planning resources and case studies, and most importantly, funding resources. In addition to grants and low-interest loans, Stormwater Utilities are a key way for municipalities to fund MS4 compliance, understand their community's stormwater management needs, and provide an equitable dedicated source of funding for projects.

- **ANDREW NOWICK**
Mayor, City of Lambertville
- **BILL CESANEK**
Vice President, CDM Smith
- **GABRIEL MAHON**
Bureau Chief, NJPDES Stormwater Permitting Program, New Jersey Department of Environmental Protection
- **JAMES THOMPSON**
Campaigns Director, NJ League of Conservation Voters
- **LINDSEY SIGMUND**
Program Manager, New Jersey Future

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NEXT STOP: TRANSIT FRIENDLY COMMUNITIES AND TOD OPPORTUNITIES

AICP CM | 1.25, CLE 1.3
 TRACK TRANSPORTATION AND TOD
 TRACK SPONSOR: T&M ASSOCIATES

Transit-friendly planning is a proactive, transit-focused planning approach developed by NJ TRANSIT, that is applicable to any community. Learn how the agency partners with communities to encourage development near transit, and improve multi-modal circulation to create safe and accessible places.

The Transit Friendly Planning: A Guide for New Jersey Communities (2022) provides recommendations on how to transform auto-centric places into livable communities centered around public transit to generate increases in ridership, pedestrian and bike activity, and economic development. They can also set the stage for investment in affordable and market-rate housing, retail, and employment. This session will provide guidance that balances the needs of all users and enables people of all ages and abilities to access transit facilities safely and comfortably. Panelists will highlight proven methods for inclusive community engagement and will discuss emerging topics like building missing middle housing, implementing parking maximums, and promoting micro mobility.

- **CHRISTOPHER BROWN**
Director of Community Development, City of Hoboken
- **JASON CILENTO**
Mayor, Borough of Dunellen
- **MEGAN MASSEY**
Assistant Director, Transit Friendly Planning, NJ Transit
- **OWEN CHRISTENSEN**
Project Manager, Transit Oriented Development, NJ Transit
- **TIM DOUGHERTY**
Mayor, Town of Morristown

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AICP CM | 1.25, CLE 1.3
 TRACK: PROFESSIONAL PRACTICE
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At the start of the pandemic, local governments needed an Executive Order to feel confident that electronic hearings would comply with the Open Public Meetings Act, and they adapted accordingly. Now that we have transitioned back to traditional or hybrid ways of conducting meetings and keeping records, we should not lose the momentum of change that has engaged a broader public audience in their government affairs. A panel of experts will explore ways that municipalities and their applicants can engage a modern public audience beyond the minimum requirements of Open Public Meetings Act (OPMA), Open Public Records Act (OPRA), and the Municipal Land Use Law (MLUL), and discuss how these statutes could adapt in the future.

- **LIZA VIANA**
Township Administrator, Berkeley Heights
- **SARAH FAJARDO**
Policy Director, American Civil Liberties Union of New Jersey
- **SPACH TRAHAN**
Planner & Associate, Phillips Preiss Grygiel Leheny Hughes LLC
- **STEVEN TOMBALAKIAN**
Partner, Weiner Law Group LLP
- **WALTER LUERS, ESQ.**
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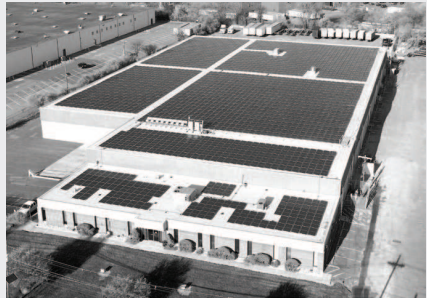
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Preservationist, City of Jersey City

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New Jersey Highlands Council

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Monmouth County Board of Taxation

CHRIS STURM

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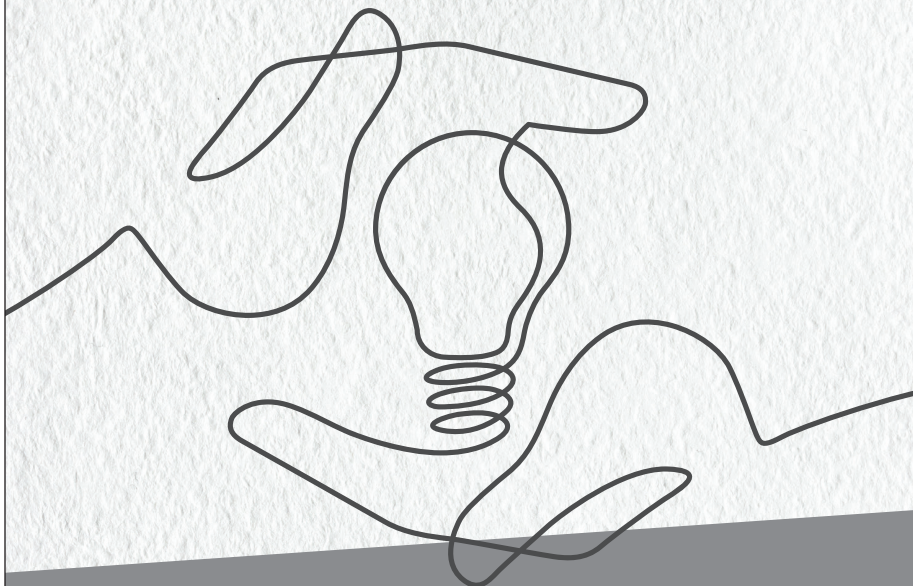
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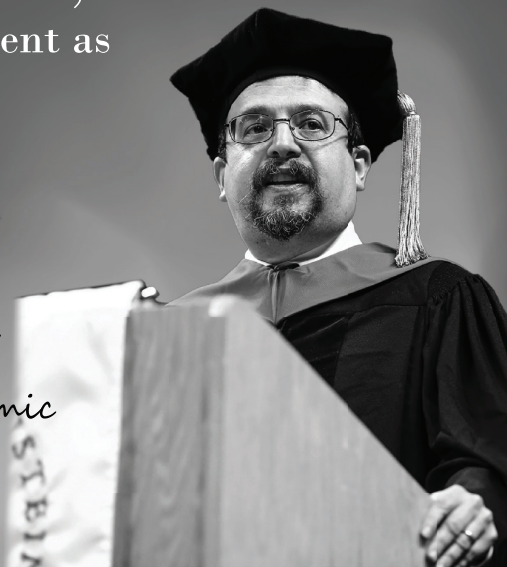


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