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NEW JERSEY

PLANNING &
REDEVELOPMENT
CONFERENCE
2024

VIRTUAL
JUNE 5-6

IN-PERSON
JUNE 7




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: **NJPRC2024**

Join the conversation! Tag New Jersey Future and APA New Jersey and use #NJPRC24



WELCOME TO THE 2024 NEW JERSEY PLANNING & REDEVELOPMENT CONFERENCE!

New Jersey Future and the New Jersey Chapter of the American Planning Association are pleased to bring together once again hundreds of visionary professionals, elected officials, community activists, and champions of smart growth and sensible planning to share our passion and commitment to New Jersey.

We are pleased to be partnering on this conference, a Garden State tradition offering timely topics and quality content from leaders in the field. We hope you've enjoyed the first two days, which were offered virtually and will be available for you over the next three months.

In 2025, we will elect a new governor, and we are glad you are here with us today as we elevate the land use and planning issues with candidates from both parties. These issues will define the strength of our communities and our state. We look forward to hearing about candidates' positions on housing affordability, transportation and transit, and climate change. This session will be recorded and broadcast live for an online audience, in partnership with NJ Spotlight News.

Other key themes of this conference center on our work, including:

- Creating an action agenda for *Great Neighborhoods for all in NJ*— where everyone can find a home they can afford in a great neighborhood.
- Equitable planning for healthier communities and addressing environmental injustices such as lead in our drinking water, lack of stormwater utilities, and poor air quality.
- Designing people-centered communities and encouraging the creation of even more nearby parks and natural spaces.
- Having a voice in the preliminary State Development and Redevelopment Plan and ensuring that our infrastructure can support growth and redevelopment as the effects of climate change and land scarcity intensify.

Thank you attendees, speakers, sponsors, and volunteers for representing your communities and joining us today. We hope you make new connections, reconnect with your network, and spark conversations on reimagining land use in our ever-changing environment. Both our organizations look forward to seeing you again next year as we celebrate our fifth anniversary of co-hosting **your** NJ Planning and Redevelopment Conference. Save the dates now, June 11-13, 2025.

Please stay engaged with our work throughout the year. Together, we will build better, more inclusive, and equitable places where people live, work, and play.



PETER KASABACH
Executive Director
New Jersey Future



SHEENA COLLUM
Executive Director
APA New Jersey

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PROGRAM OVERVIEW

Program and sponsor status as of May 29, 2024

TIME	AGENDA	LOCATION
8:00 AM	REGISTRATION and CONTINENTAL BREAKFAST	ATRIUM
9:00 AM	<p>KEYNOTE <i>Turning Vision to Reality: Creating the Inclusive Communities We Imagine</i></p> <ul style="list-style-type: none"> ■ MAJORA CARTER <i>Urban Revitalization Strategist, Majora Carter Group</i> <i>(Video and audio recording of Majora Carter is not permitted.)</i> 	REGENCY BALLROOM
10:30 AM	NETWORKING BREAK	ATRIUM
10:45 AM	MORNING BREAKOUT SESSIONS	BREAKOUT ROOMS
12:15 PM	<p>PLENARY <i>NJ Votes 2025: Gubernatorial Candidates Roundtable</i></p> <ul style="list-style-type: none"> ■ BRIANA VANNOZZI <i>News Anchor, NJ Spotlight News</i> ■ RAS BARAKA <i>Mayor, City of Newark</i> ■ JON BRAMNICK <i>Senator, NJ Legislature (21st District)</i> ■ JACK CIATTARELLI <i>Former Assemblyman, NJ Legislature (16th District)</i> ■ STEVE FULOP <i>Mayor, City of Jersey City</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, Professional Engineers (CPC) 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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 environmentally sustainable and healthy
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Our programs are **future-oriented** and **comprehensive**, linking **knowledge** and **action** in ways that improve the **quality** of **public** and **private** development decisions that affect both **people** and **places**. We embrace **visionary** and **utopian** thinking while recognizing that the **implementation** of plans requires the reconciliation of **present realities** to **future states**.

To learn more about our programs or to schedule a visit, contact us at recruit@ejb.rutgers.edu or call (848) 932-4008

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- B.S. Urban Planning and Design

in addition to offering minors in the above areas, we also offer minors in Public Administration and Management, Urban Studies, Medical Ethics and Policy and Disability Studies.

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- Master of City and Regional Planning*
- Master of Public Policy
- Master of Health Administration
- Master of Public Informatics
- Ph.D. in Planning and Public Policy

Dual degree options between all graduate programs as well as dual degrees in Business, Law, Global Affairs, Public Health, Infrastructure Planning, and Social Work.

* Concentrations and certificates in climate change, community development and housing, design and development/redevelopment, energy, environmental planning and change, GIS, historic preservation, international development, real estate development/redevelopment, transportation policy and planning, informatics, and policy.

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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.

AMERICAN INSTITUTE OF CERTIFIED PLANNERS (AICP)



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

NJ CONTINUING LEGAL EDUCATION (CLE)



10 sessions on June 7 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, 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 7 are: **High & Dry: Latest Updates on Cannabis and Liquor License Reforms**; **Mic Drop: The Preliminary State Plan is Finally Here**; **Seeds of Change: Planting Growth in NIMBY Gardens**; **From Assessment to Adaptation: Getting Climate-Ready in No Time, One Step at a Time**; **Duke it out: Building Code vs. Zoning Code**; **PILOTs and CBAs: Best Practices in Public-Private Partnership Tools**; **Housing: What's Next in New Jersey**; **Are you Blighting our Town? How Municipal Officials Navigate the Politics of Redevelopment**; **Putting Parking in Its Place**; **C-PACE: Unprecedented Financing Checks All the Boxes for Developers, Owners, Officials & the Public**.

PROFESSIONAL ENGINEERS (CPC)

Earn 1.3 CPC credits for each CE-approved in-person session on June 7, provided by New Jersey Future, an approved provider by the State Board of Professional Engineers and Land Surveyors. To receive credits, participants must attend the entire session and sign in and sign out on the attendance form in the back of the room. These forms will be reviewed by the Conference Committee. The following in-person session has been approved for 1.3 CPC credits: **Putting Parking in Its Place**.

CERTIFIED FLOODPLAIN MANAGERS (CEC)



Earn a total of 6 CECs on Friday only (in-person) from the Association of State Floodplain Managers. Floodplain Managers should request a proof of attendance certificate from the Conference Committee to self-report. All sessions qualify for CEC credits.

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



Earn 1 GBCI CE credit for each CE-approved in-person session on June 7. To receive credits, participants must attend the entire session and sign in and sign out on the attendance form in the back of the room. These forms will be submitted to the USGBC NJ from the Conference Committee.

The following sessions have been approved for 1.0 GBCI CEs each: **From Assessment to Adaptation: Getting Climate-Ready in No Time, One Step at a Time**; **Advancing Micromobility Safety and Access in New Jersey**; **Redefining Urban Redevelopment: Shaping Sustainable and Resilient Cities**; **C-PACE: Unprecedented Financing Checks All the Boxes for Developers, Owners, Officials & the Public**

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KEYNOTE & PLENARY SESSIONS

9:00 AM

MORNING KEYNOTE REGENCY BALLROOM

Turning Vision to Reality: Creating the Inclusive Communities We Imagine

AICP CM | 1.0

KEYNOTE SPONSORS: Connell Foley, New Jersey Economic Development Authority, New Jersey's Clean Energy Program, New Jersey Natural Gas, New Jersey Redevelopment Authority, Rowan University, School of Earth and Environment

Join us as we delve into the complex interplay of equity and inclusivity in housing and community development initiatives. As a leading Urban Revitalization Strategist, Majora Carter will explore how these factors intersect and impact the design of our cities and neighborhoods. Learn innovative strategies that foster inclusive growth, mitigate displacement, preserve cultural identity, and empower communities to shape their own futures. This keynote address will inspire attendees to drive positive change in their communities while equipping them with the knowledge and tools to do so.

■ **MAJORA CARTER** *Urban Revitalization Strategist*, Majora Carter Group

**Video and audio recording of Majora Carter is not permitted.*

KEYNOTE & PLENARY

12:15 PM

AFTERNOON PLENARY REGENCY BALLROOM

NJ Votes 2025: Gubernatorial Candidates Roundtable

AICP CM | 1.25

PLENARY SPONSORS: Chiesa Shahinian & Giantomasi PC, Greenbaum, Rowe, Smith & Davis LLP, Hackensack Meridian Health, Inglesino Taylor, McManimon, Scotland & Bauman, LLC, PNC Bank

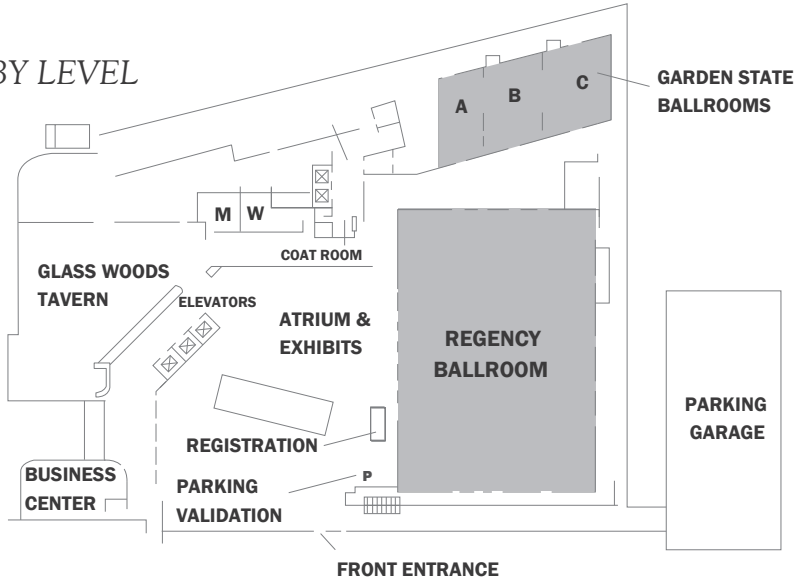
New Jersey voters will elect a new governor in November 2025. Now is the time to elevate the land use and planning issues that will define the strength of our communities and our state. Leading candidates from both parties will share their positions on housing affordability, transportation and transit, and climate change. Candidates will engage in a lively dialogue and make their case for a better New Jersey. This session will be recorded and broadcast live for an online audience, in partnership with NJ Spotlight News.

- **BRIANA VANNOZZI** *News Anchor*, NJ Spotlight News
- **RAS BARAKA** *Mayor*, City of Newark
- **JON BRAMNICK** *Senator*, NJ Legislature (21st District)
- **JACK CIATTARELLI** *Former Assemblyman*, NJ Legislature (16th District)
- **STEVE FULOP** *Mayor*, City of Jersey City

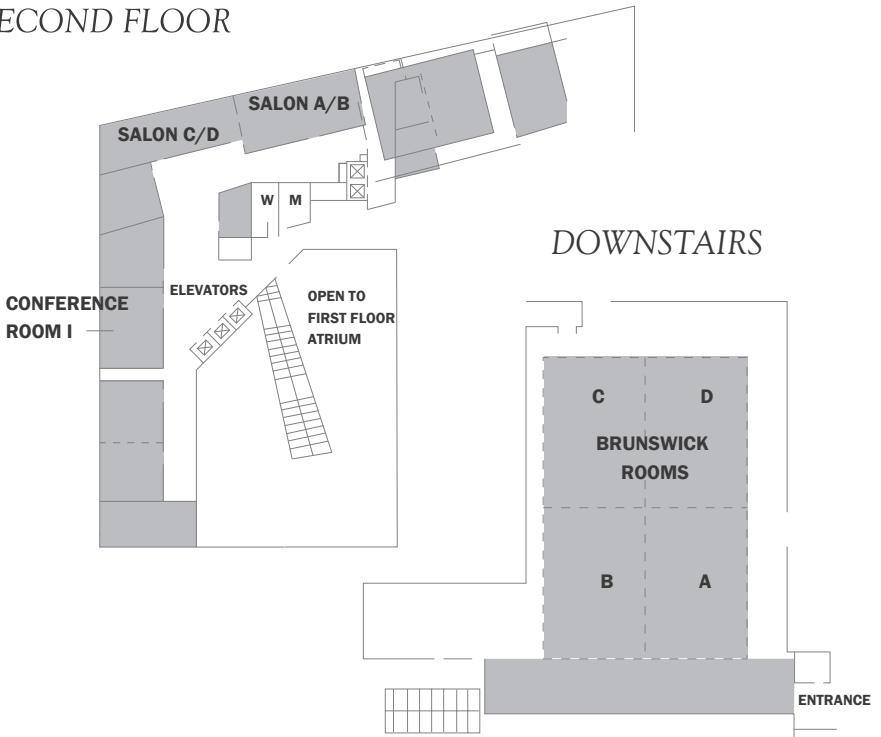
**The gubernatorial candidates forum invited all candidates who declared entry into the race as of May 7, 2024.*

FLOOR PLAN

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 KEYNOTE – 9:00 AM

TURNING VISION TO REALITY: CREATING THE INCLUSIVE COMMUNITIES WE IMAGINE

ROOM: REGENCY BALLROOM

MORNING BREAKOUT SESSIONS – 10:45 AM

HIGH & DRY:
LATEST UPDATES ON
CANNABIS AND LIQUOR
LICENSE REFORMS

ROOM: SALON A/B
TRACK: HOT TOPICS

**ECONOMIC
RENAISSANCE IN NJ:
THE POWER OF
MIXED-USE DEVELOPMENT**

ROOM: GARDEN STATE C
TRACK: ECONOMIC
DEVELOPMENT

**MIC DROP:
THE PRELIMINARY
STATE PLAN IS
FINALLY HERE**

ROOM: BRUNSWICK C/D
TRACK: PUBLIC POLICY

**SEEDS OF CHANGE:
PLANTING GROWTH
IN NIMBY GARDENS**

ROOM: BRUNSWICK A
TRACK: COMMUNITY
ENGAGEMENT

**FROM ASSESSMENT TO
ADAPTATION: GETTING
CLIMATE-READY IN NO TIME,
ONE STEP AT A TIME**

ROOM: BRUNSWICK B
TRACK: CLIMATE CHANGE

**ADVANCING
MICROMOBILITY
SAFETY AND ACCESS
IN NEW JERSEY**

ROOM: GARDEN STATE B
TRACK: TRANSPORTATION
& MOBILITY

**REVITALIZE 21:
COMMUNITY, INNOVATION,
DIVERSITY, ENTERTAINMENT
ANCHORS & MORE!**

ROOM: SALON C/D
TRACK: EQUITY

**DUKE IT OUT:
BUILDING CODE
VS. ZONING CODE**

ROOM: GARDEN STATE A
TRACK: PROFESSIONAL
PRACTICE

AFTERNOON PLENARY – 12:15 PM

NJ VOTES 2025: GUBERNATORIAL CANDIDATES ROUNDTABLE

ROOM: REGENCY BALLROOM

AFTERNOON BREAKOUT SESSIONS – 2:30 PM

**PILOTS AND CBAS:
BEST PRACTICES IN
PUBLIC-PRIVATE
PARTNERSHIP TOOLS**

ROOM: GARDEN STATE C
TRACK: HOT TOPICS

**CULTIVATING COMMUNITY:
IGNITING PLACES THROUGH
COMMUNITY-DRIVEN ARTS
AND CULTURE PLANNING**

ROOM: SALON C/D
TRACK: ECONOMIC
DEVELOPMENT

**HOUSING:
WHAT'S NEXT
IN NEW JERSEY**

ROOM: BRUNSWICK C/D
TRACK: PUBLIC POLICY

**ARE YOU BLIGHTING OUR
TOWN? HOW MUNICIPAL
OFFICIALS NAVIGATE
THE POLITICS OF
REDEVELOPMENT**

ROOM: BRUNSWICK A
TRACK: COMMUNITY
ENGAGEMENT

**SUSTAINABLE BROWNFIELD
REDEVELOPMENT
THAT BETTER SUPPORTS
NEW JERSEY'S PEOPLE,
PLACES AND THE PLANET**

ROOM: BRUNSWICK B
TRACK: CLIMATE CHANGE

**PUTTING PARKING
IN ITS PLACE**

ROOM: SALON A/B
TRACK: TRANSPORTATION
& MOBILITY

**REDEFINING URBAN
REDEVELOPMENT:
SHAPING SUSTAINABLE
AND RESILIENT CITIES**

ROOM: GARDEN STATE B
TRACK: EQUITY

**C-PACE: UNPRECEDENTED
FINANCING CHECKS ALL THE
BOXES FOR DEVELOPERS,
OWNERS, OFFICIALS
& THE PUBLIC**

ROOM: GARDEN STATE A
TRACK: PROFESSIONAL
PRACTICE

SALON A/B, SALON C/D: Second Floor

GARDEN STATE A, B, C: Lobby Level Outside Regency Ballroom

BRUNSWICK A, B, C/D: Downstairs

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Anne S. Babineau, Esq.

Robert Beckelman, Esq.

Richard J. Byrnes, Esq.

Christopher D. Hopkins, Esq.

Lawrence F. Jacobs, Esq.

Kaylee R. James, Esq.

Laurie E. Meyers, Esq.

Brian J. Molloy, Esq.

Anna Monforth, Esq.

Steven J. Tripp, Esq.

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MORNING BREAKOUT SESSIONS

10:45 AM

HIGH & DRY: LATEST UPDATES ON CANNABIS AND LIQUOR LICENSE REFORMS

AICP CM | 1.25, L | 1.0, CLE 1.3

TRACK: HOT TOPICS

TRACK SPONSOR: PHOENIX ADVISORS, LLC

The New Jersey cannabis market is flying high while many restaurants that serve as economic anchors continue to struggle with antiquated liquor license laws. This session will explore how towns are managing the regulatory aspects of marijuana dispensaries and adapting to ensure this new market complements the overall retail mix and reflects positively on the community. Panelists will also provide an overview of the good and the bad of NJ's recently adopted liquor license "reform" law and discuss ideas that could expand restaurant liquor sales to the economic benefit of small business restaurateurs and the craft industry.

- **MOHAMED JALLOH**
Managing Partner, Jalloh & Jalloh LLC
- **CHARLES LATINI**
Principal, L&G Planning
- **COURTENAY MERCER**
Executive Director, Downtown New Jersey
- **LEE VARTAN**
Member, Chiesa Shahinian & Giantomasi PC
- **BOB ZUCKERMAN**
Executive Director, Red Bank RiverCenter

ECONOMIC RENAISSANCE IN NJ: THE POWER OF MIXED-USE DEVELOPMENT

AICP CM | 1.25

TRACK: ECONOMIC DEVELOPMENT

Join us for a panel discussion to explore strategies to build wealth in New Jersey's distressed neighborhoods through mixed-use development. Discover the profound relationship between commercial/business districts and their impact on outlying neighborhoods, and gain insights into revitalizing underserved communities.

- **ELNARDO WEBSTER**
Partner, Connell Foley LLP
- **GARDNER RIVERA**
Director of Real Estate, DMR Construction
- **OSCAR PARHAM**
*Chief Strategy Office,
New Jersey Redevelopment Authority*
- **SALVADOR GARCIA**
CEO & President, MAS Development
- **VANESSA QUIJANO**
*Director of Communications,
New Jersey Community Capital*

MORNING SESSIONS

MORE →

MIC DROP: THE PRELIMINARY STATE PLAN IS FINALLY HERE

AICP CM | 1.25, SR | 1.0, CLE 1.3

TRACK: PUBLIC POLICY

TRACK SPONSOR: WILENTZ, GOLDMAN & SPITZER, P.A.

The wait is almost over, and here's your chance to hear about the revised State Plan and ask questions before public hearings start across the state! Join this session, where the State Plan team of consultants will provide an overview of the updated plan, the infrastructure needs assessment, the new mapping protocols, and how the plan will be implemented and impact development decision-making at the state and local levels.

■ **ANGELA KNOWLES**

Planning Consultant, APA New Jersey

■ **DONNA RENDEIRO**

*Executive Director,
New Jersey Office of Planning Advocacy*

■ **JOHN HASSE**

*Professor, Director Geospatial Research Lab,
Rowan University*

■ **JON CARNEGIE**

*Executive Director,
Alan M. Voorhees Transportation Center,
Rutgers University*

■ **KATRINA MCCARTHY**

Director, NJ MAP, Rowan University

■ **PETER KASABACH**

Executive Director, New Jersey Future

■ **TIM BRILL**

*Central Jersey Project Manager,
New Jersey Conservation Foundation*

■ **JEFFREY OAKMAN**

*Senior Policy Advisor,
Office of Governor Phil Murphy*

SEEDS OF CHANGE: PLANTING GROWTH IN NIMBY GARDENS

AICP CM | 1.25, CLE 1.3

TRACK: COMMUNITY ENGAGEMENT

Despite clear evidence highlighting the benefits of affordable and missing middle housing for communities and families, housing projects need to overcome significant hurdles during approvals. Well-organized and funded Not-In-My-Backyard (NIMBY) groups expressing concerns related to parking, property values, and neighborhood character often deter, delay, and even derail the creation of new housing. Given the dire need to address the housing shortage around the Garden State, this panel will break down some of the myths, share personal experiences, and empower designers, planners, and municipal officials with constructive strategies for overcoming NIMBY opposition.

■ **CHRISTINA KATA**

NJ Policy Associate, Regional Plan Association

■ **CHRISTOPHER WATSON**

*Director of Planning and Development Services,
Murphy Schiller & Wilkes LLP*

■ **MARINA RUBINA,**

Principal, Marina Rubina, Architect

■ **SHERRILYN MCPHERSON**

*Executive Director,
Homes of Montclair Ecumenical Corp*

FROM ASSESSMENT TO ADAPTATION: GETTING CLIMATE-READY IN NO TIME, ONE STEP AT A TIME

AICP CM | 1.25, L | 1.0, SR | 1.0, CLE 1.3, GBCI CE 1.0
TRACK: CLIMATE CHANGE

New guidance and tools are available for towns to complete an MLUL-compliant climate change-related hazard vulnerability assessment. Learn the assessment process in the Guide to Local Climate Change Adaptation Planning and see a hands-on demonstration of Rutgers climate hazard analysis tools and case example using the NJ Adapt Local Planning Navigator. Methodologies for analyzing vulnerability to climate hazards and strategies to improve adaptive capacity will be covered. Information will be provided about the NJDEP Resilient NJ program. Participants in the session should come with their questions and any tips for conducting an assessment that they can share with the group.

- **ANNE HEASLY**
*Program Manager of Policy and Planning,
Sustainable Jersey*
- **LUCAS MARXEN**
*Associate Director, NJAES Office of
Research Analytics, Rutgers University*
- **MEGHAN LEAVEY**
*Lead Planner/Resilient NJ Coordinator,
New Jersey Department of Environmental Protection*
- **PRITPAL BAMHRAH**
*Senior Research Specialist,
New Jersey Climate Change Resource Center,
Rutgers University*
- **TANYA ROHRBACH**
Community Planning Manager, New Jersey Future

ADVANCING MICROMOBILITY SAFETY AND ACCESS IN NEW JERSEY

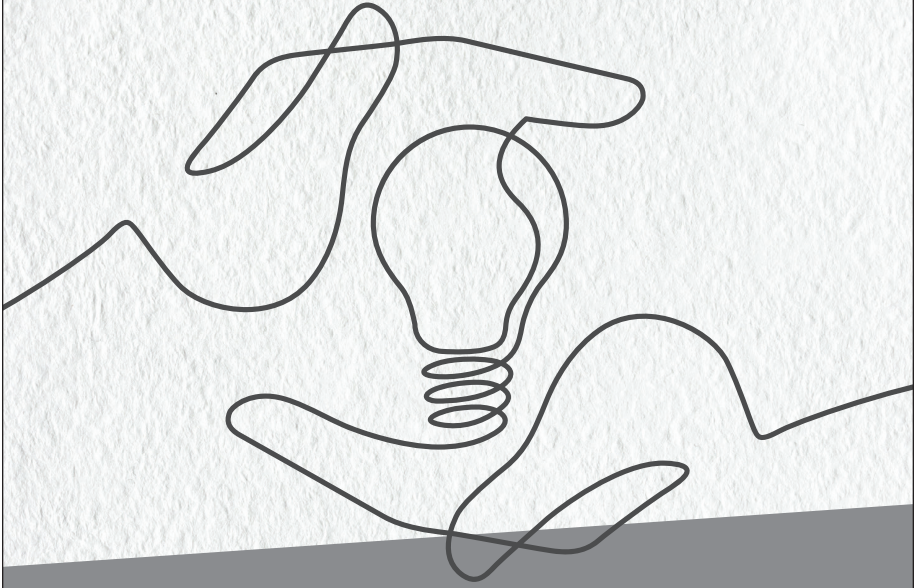
AICP CM | 1.25, EQ | 1.0, GBCI CE 1.0
TRACK: TRANSPORTATION & MOBILITY

As the popularity of micromobility options like e-bikes and e-scooters continues to grow, communities across New Jersey are contending with how best to address this boom in a way that supports safety, access, and mobility for all road users. This session will explore emerging research and resources related to micromobility classification, regulation, and safety, focusing on increasing understanding among law enforcement, elected officials, and the public. Panelists will also explore approaches for accommodating and supporting the increased use of e-bikes, e-scooters, and other electric-powered devices.

- **ELISE BREMER-NEI**
*Bicycle and Pedestrian Coordinator,
New Jersey Department of Transportation*
- **HANNAH YOUNES**
*Post-Doctoral Research Associate,
Alan M. Voorhees Transportation Center,
Rutgers University*
- **SAMUEL ROSENTHAL**
*Research Project Coordinator,
Alan M. Voorhees Transportation Center,
Rutgers University*
- **SHABAZZ STUART**
Co-Founder and CEO, Oonee

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REVITALIZE 21: COMMUNITY, INNOVATION, DIVERSITY, ENTERTAINMENT ANCHORS & MORE!

AICP CM | 1.25

TRACK: EQUITY

Join us for a dynamic session on revitalizing communities through private investment, community-centric development, and cutting-edge urban planning. Learn how private sector investment can ignite economic growth and kickstart projects. The panel will also explore strategies for addressing local needs, such as sports facilities and entertainment anchors, by leveraging mixed-use developments and building a win-win for public officials, the community, and developers.

■ AKSHAY PATEL

Investment Banker Specialist,
Bank of America Merrill Lynch

■ ALEXANDER DOUGHERTY

Principal, Dougherty Planning & Development, LLC

■ MANUEL PEREIRAS

Principal, PAU - Pereiras Architects Ubiquitous

■ ROSEMARY STONE-DOUGHERTY

Partner, A.Y. Strauss

■ STEVEN MANN

General Partner/Developer, Propertize Ventures

DUKE IT OUT: BUILDING CODE VS. ZONING CODE

AICP CM | 1.25, L | 1.0, CLE 1.3

TRACK: PROFESSIONAL PRACTICE

TRACK SPONSOR: GENOVA BURNS LLC

Who wins? Join our session to hear planners, architects, and urban designers debate issues related to building code and design versus zoning requirements. Panelists will highlight the design process and coordination between planners and architects on development/redevelopment projects working through a site's initial zoning study and capacity analysis. A robust design process aims to create a development that achieves an innovative design accounting for unique property shapes, sizes, and site constraints while also reflecting the intent of the zoning requirements.

■ AHMED EMARA

Co-Founder, Emara Ghobrial Architects

■ JENNIFER MAZAWAY

Partner, K&L Gates LLP

■ JUAN RODRIGUEZ

Associate, MHS Architecture

■ SAMUEL BELLAMY

Planner, Dresdner Robin

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Sherry Tracey
Senior Managing Director

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AFTERNOON BREAKOUT SESSIONS

2:30 PM

PILOTS AND CBAS: BEST PRACTICES IN PUBLIC-PRIVATE PARTNERSHIP TOOLS

AICP CM | 1.25, L | 1.0, CLE 1.3

TRACK: HOT TOPICS

TRACK SPONSOR: PHOENIX ADVISORS, LLC

Of all the varieties of development in New Jersey's last three decades, the most successful projects all have one thing in common: public-private partnerships. When both public and private entities bring their negotiating hats to the table, there's nothing the dynamic duo can't do. Join leading mayors and top redevelopment professionals to discuss how the tools of these partnerships – PILOTS, Community Benefits Agreements, and more – are welded to benefit both sectors.

- **ANTHONY INVERSO**
Senior Managing Director, Phoenix Advisors
- **ELSIE FOSTER**
Mayor, Borough of Highland Park
- **GREER PATRAS**
Director of Planning & Zoning, South Orange Village
- **JOE BAUMANN**
Chairman, McManimon, Scotland & Baumann, LLC
- **JOHN INGLESINO**
Managing Partner, Inglesino Taylor

CULTIVATING COMMUNITY: IGNITING PLACES THROUGH COMMUNITY-DRIVEN ARTS AND CULTURE PLANNING

AICP CM | 1.25

TRACK: ECONOMIC DEVELOPMENT

This session will explore how Asbury Park and Hoboken use arts, culture, and innovation to support community culture, entrepreneurship, and the creative economy. Panelists will describe how the creation of the Asbury Park Arts & Culture Plan, the Launch Hoboken Plan for Innovation, and the Hoboken Public Art Plan has equipped both municipalities with new tools for expanding their cultural ecosystems, supporting community recreation, and developing placemaking strategies that extend their city's brands as inclusive and creative places to live and visit.

- **CARRIE TURNER**
Executive Director, Asbury Park Arts Council
- **ERIC GALIPO**
Director, Planning & Urban Design, FCA Architects
- **JENNIFER GONZALEZ**
Director, Department of Climate Action & Innovation, City of Hoboken
- **MICHELE ALONSO**
Director of Planning and Redevelopment, City of Asbury Park
- **YASMINE PESSAR**
Principal Environmental Planner, Department of Climate Action & Innovation, City of Hoboken

AFTERNOON SESSIONS

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HOUSING: WHAT'S NEXT IN NEW JERSEY

AICP CM | 1.25, L | 1.0, SR | 1.0, CLE 1.3

TRACK: PUBLIC POLICY

TRACK SPONSOR: WILENTZ, GOLDMAN & SPITZER, P.A.

SESSION SPONSOR: WOODMONT PROPERTIES

Municipal planning for housing is shifting into high gear with the enactment of a new law governing the affordable housing process and as developers pursue homebuilding opportunities statewide. Ensuring new homes are located and designed to create “great places to live” – connected to destinations, climate-safe, and stable – falls to local officials and planners, who must also build public support. How can state and local governments join forces to meet this challenge? NJ Department of Community Affairs Commissioner Jacquelyn Suarez will highlight her commitment to affordable homes and strong communities. A diverse panel will respond, offering specific initiatives and ideas for the future.

■ **CHRIS STURM**

Policy Director, Land Use, New Jersey Future

■ **JACQUELYN SUAREZ**

Commissioner, New Jersey Department of Community Affairs

■ **JOSH BAUERS**

Senior Staff Attorney, Fair Share Housing Center

■ **MICHELE DELISFORT**

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■ **PETER ROSARIO**

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■ **STEPHEN SANTOLA**

Executive Vice President and General Counsel, Woodmont Properties

ARE YOU BLIGHTING OUR TOWN? HOW MUNICIPAL OFFICIALS NAVIGATE THE POLITICS OF REDEVELOPMENT

AICP CM | 1.25, L | 1.0, EQ | 1.0, CLE 1.3

TRACK: COMMUNITY ENGAGEMENT

In areas historically unfamiliar with redevelopment, elected officials must carefully navigate the political impact of smart growth and redevelopment approaches to affordable housing, sustainability, and placemaking. Convincing an electorate that strategic planning incorporating the tools of redevelopment is a benefit to them can be challenging. This panel of elected officials and municipal professionals will discuss how communication, stakeholder engagement, and addressing community and public benefits can make all the difference when answering questions such as: Why do we need affordable housing? When do PILOTs make sense? And how can they benefit the municipality and the schools alike?

■ **CHRIS COLLEY**

Principal, Topology

■ **MIA SACKS**

Council President, Municipality of Princeton

■ **OSCAR PARHAM**

Chief Strategy Officer, New Jersey Redevelopment Authority

■ **SHELLEY BRINDLE**

Mayor, Town of Westfield

■ **STEVEN MLENAK**

Co-Chair, Redevelopment & Land Use Department, Greenbaum, Rowe, Smith & Davis LLP

SUSTAINABLE BROWNFIELD REDEVELOPMENT THAT BETTER SUPPORTS NEW JERSEY'S PEOPLE, PLACES AND THE PLANET

AICP CM | 1.25, SR | 1.0
TRACK: CLIMATE CHANGE

Redevelopment of brownfields is the most sustainable development, and a great opportunity to revitalize your blighted areas in a climate-friendly manner. New Jersey has thousands of brownfield sites strategically located along transportation and waterfront corridors in and near our population centers, which present the state's greatest opportunity for sustainable growth. These same areas are also often disproportionately affected by climate-related impacts, which can discourage desired redevelopment activities. Learn from local leaders, developers, industry officials, urban experts, and state officials on best practices to redevelop brownfields to address current and future climate challenges while also revitalizing distressed properties and neighborhoods.

- **DAN KENNEDY**
CEO, NAIOP New Jersey
- **FRANK MCLAUGHLIN**
Manager, NJ Department of Environmental Protection, Brownfield & Community Revitalization
- **TENISHA MALCOLM-WINT**
Public Policy & Strategic Planning Consultant and Founder, Outdoors On Purpose
- **JEFF MILANAİK**
Partner, Northeast Region Bridge Industrial LLC

PUTTING PARKING IN ITS PLACE

AICP CM | 1.25, L | 1.0, SR | 1.0, CLE 1.3, CPC 1.3
TRACK: TRANSPORTATION & MOBILITY

Parking standards significantly influence urban form and the success of Transit-Oriented Development (TOD), shaping space utilization and transportation choices. Traditional policies often result in underpriced and excessive parking, hindering efficient land use. Minimum requirements, meant to ensure ample parking, can instead promote car-dependent lifestyles and monopolize valuable urban space. Communities can foster sustainable urban environments by challenging the "one-size-fits-all" approach to parking regulations and aligning them with TOD principles. This panel will discuss challenges related to New Jersey's parking standards, legislative updates, and innovative strategies to optimize existing parking resources.

- **BOB GOLDSMITH**
Partner, Greenbaum, Rowe, Smith & Davis LLP
- **DEBRA TANTLEFF**
Founding Principal, TANTUM
- **JEE MEE KIM-DIAZ**
City Executive, NYC Region/Vice President, Arcadis
- **JIM ZULLO**
President, THA Consulting, Inc.
- **MEGAN MASSEY**
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REDEFINING URBAN REDEVELOPMENT: SHAPING SUSTAINABLE AND RESILIENT CITIES

AICP CM | 1.25, SR | 1.0, GBCI CE 1.0
TRACK: EQUITY

This session will focus on historically disadvantaged communities and factors influencing resiliency in housing markets, the local economy, and a strong quality of life. Join us to discuss communities affected by protests, natural disasters, social inequities, and the positive strategies that have positioned cities for a comeback.

- **ANDRE SAYEGH**
Mayor, City of Paterson
- **BAYE ADOFO-WILSON**
CEO, BAW Development
- **EVAN WEISS**
President & CEO, Newark Alliance
- **LESLIE ANDERSON**
President & CEO, New Jersey Redevelopment Authority
- **NINA RAPPAPORT**
Co-Director, Center for Urban Industry/Watson Institute at Kean University
- **ORLANDO CRUZ**
Executive Director, Downtown Paterson Special Improvement District

C-PACE: UNPRECEDENTED FINANCING CHECKS ALL THE BOXES FOR DEVELOPERS, OWNERS, OFFICIALS & THE PUBLIC

AICP CM | 1.25, CLE 1.3, GBCI CE 1.0
TRACK: PROFESSIONAL PRACTICE
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- **GEORGE VALLONE**
President, Hoboken Brownstone Company
- **KELLY SANDERS**
Vice President of Programs, Sustainable Energy Fund
- **RONALD HOBSON**
DC PACE Program Director, Green Finance Authority aka DC Green Bank
- **TIM SULLIVAN**
Chief Executive Officer, New Jersey Economic Development Authority
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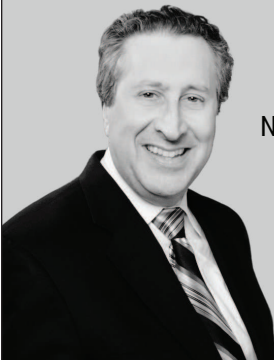


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Educational Sessions Featuring Our Redevelopment & Land Use Co-Chairs



Robert S.
Goldsmith

Are You Blighting Our Town?
How Municipal Officials
Navigate the Politics of Redevelopment
Fri 6/7 | 2:30 - 3:45

Putting Parking
In Its Place
Fri 6/7 | 2:30 - 3:45



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Founder & CEO, Topology

BAYE ADOFO-WILSON

CEO, BAW Development

SANDRA ALBRO

*Senior Associate Consultant, Urban Forestry,
Davey Resource Group, Inc.*

MICHELE ALONSO

*Director of Planning and Redevelopment,
City of Asbury Park*

ALEX AMBROSE

Policy Analyst, New Jersey Policy Perspective

LESLIE ANDERSON

*President & CEO, New Jersey
Redevelopment Authority*

CLINTON ANDREWS

*Professor & Director, CUPR-Bloustein,
Rutgers University*

DANIELLE ARIGONI

*Managing Director for Policy and Solutions,
National Housing Trust*

MICHAEL ATKINS

Communications Director, New Jersey Future

ZOE BALDWIN

*Vice President, State Programs,
Regional Plan Association*

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*Senior Research Specialist,
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Center, Rutgers University*

RAS BARAKA

Mayor, City of Newark

JILLIAN BARRICK

Town Administrator, Town of Morristown

JOSH BAUERS

*Senior Staff Attorney,
Fair Share Housing Center*

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*Chairman, McManimon,
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Planner, Dresdner Robin

JON BRAMNICK

Senator, NJ Legislature (21st District)

ELISE BREMER-NEI

*Bicycle and Pedestrian Coordinator,
New Jersey Department of Transportation*

TIM BRILL

*Central Jersey Project Manager,
New Jersey Conservation Foundation*

SHELLEY BRINDLE

Mayor, Town of Westfield

NICOLE BROWN

*Client Development Manager,
Suburban Consulting Engineers, Inc.*

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KATRINA BUDISCHAK

Project Manager, McCormick Taylor

RICHARD CALBI

Director, Ridgewood Water

JON CARNEGIE

*Executive Director, Alan M. Voorhees
Transportation Center, Rutgers University*

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*Urban Revitalization Strategist,
Majora Carter Group*

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CEO, Berkshire Publishing Group

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*Former Assemblyman,
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President, Caliber Real Estate

JAMES COSGROVE

President, One Water Consulting

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Principal Engineer, Trenton Water Works

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New Jersey Department of Transportation*

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*Superintendent, City of New Brunswick
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JOHN EVANGELISTA

Deputy Director, Groundwork Elizabeth

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Director of Research, New Jersey Future

CAITLIN FAIR

Program Director, East Trenton Collaborative

ALIX FELLMAN

*Director of Community Strategies,
Trenton Health Team*

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Creator and Media Advisor, Creator

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Mayor, Borough of Highland Park

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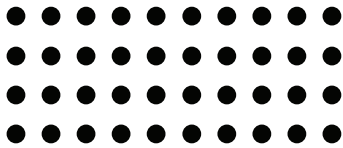
*Senior Managing Director,
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Managing Partner, Jalloh & Jalloh LLC

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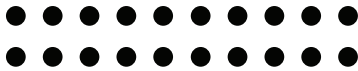
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Associate, MHS Architecture

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*Community Planning Manager,
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*President and Chief Executive Officer,
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*Research Project Coordinator,
Alan M. Voorhees Transportation
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Program Manager, New Jersey Future

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Lincoln Park Coast Cultural District*

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DIVYA SRIDHAR

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Partner, A.Y. Strauss

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*Program Director, Aging in Place,
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Co-Founder and CEO, Oonee

ETHAN STUCKMAYER

*Manager, Housing Division,
Oregon Department of Land
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Policy Director, Land Use, New Jersey Future

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DAVID VERDIA

Senior Transportation Engineer, McCormick Taylor

MELANIE WALTER

Executive Director, New Jersey Housing and Mortgage Finance Agency

HAOYUN WANG

GIS Consultant, WSP

CHRISTOPHER WATSON

Director of Planning and Development Services, Murphy Schiller & Wilkes LLP

ELNARDO WEBSTER

Partner, Connell Foley LLP

EVAN WEISS

President & CEO, Newark Alliance

RALPH WILLMER

AICP Ethics Officer, American Planning Association

RENEE YASEEN

Youth Outreach Coordinator, The Evolved Nest

HANNAH YOUNES

Post Doctoral Research Associate, Voorhees Transportation Center

BOB ZUCKERMAN

Executive Director, Red Bank RiverCenter

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