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**PLANNING &
REDEVELOPMENT**
CONFERENCE
2025

VIRTUAL / IN-PERSON
JUNE 11-12 / JUNE 13



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.



SAVE THE DATE!
2026 New Jersey Planning & Redevelopment Conference
JUNE 10-12, 2026

Wireless internet access is available Network: **NJPRC** Password: **NJPRC2025**

Join the conversation! Tag New Jersey Future and APA New Jersey and use #NJPRC25



WELCOME TO THE 2025 NEW JERSEY PLANNING & REDEVELOPMENT CONFERENCE!

On behalf of New Jersey Future and the New Jersey Chapter of the American Planning Association, we are thrilled to welcome you to this year's conference—a space where passion meets purpose, and vision transforms into action.

Each year, this gathering brings together the thinkers, doers, and dreamers shaping the future of New Jersey. From local leaders and planners to community advocates and changemakers, we come together with a shared commitment: to create thriving, resilient, and inclusive places for all.

As we stand on the threshold of a pivotal election year, this conference serves as more than just a forum—it's a platform. A platform to elevate the issues that will define the future of our neighborhoods, towns, and cities. Housing that's affordable and dignified. Transportation that's reliable and equitable. A built environment that reflects our values and protects our planet.

Throughout the conference, you'll engage with topics that matter—transformative planning, community-driven development, New Jersey zoning, reshaping our transportation landscape and the power of place. This is more than policy. It's about people. It's about possibility.

To our attendees, speakers, sponsors, and volunteers: thank you. Your presence here today is a powerful statement of hope and momentum. We invite you to connect, collaborate, and be inspired.

We are honored to celebrate **NJPRC2025** as we continue to reimagine what's possible for New Jersey. Let's keep building the future—together! Enjoy the conference.

Warmly,



PETER KASABACH
Executive Director
New Jersey Future



SHEENA COLLUM
Executive Director
APA New Jersey



 Powering
progress.



Our vision is to power a future where people use less energy, and it's cleaner, safer, and delivered more reliably than ever.

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PROGRAM OVERVIEW

Program and sponsor status as of June 6, 2025

TIME	AGENDA	LOCATION
8:00 AM	REGISTRATION and CONTINENTAL BREAKFAST	ATRIUM
9:00 AM	<p>SPECIAL PERFORMANCE</p> <ul style="list-style-type: none"> ■ MARGIE “MIA X” JOHNSON <i>Poet Laureate, City of Newark, NJ</i> <p>PLENARY <i>Federal Changes, Local Impacts, and New Jersey Responses</i></p> <ul style="list-style-type: none"> ■ OPENING SPEAKER: RICHARD BAGGER <i>Partner of Christie 55 Solutions & Former Port Authority Commissioner, Chief of Staff to Governor Christie, and NJ State Legislator</i> ■ MODERATOR: BRANDON MCKOY <i>President, The Fund for New Jersey</i> ■ SHAWN LATOURETTE <i>Commissioner, New Jersey Department of Environmental Protection</i> ■ FRANCIS O’CONNOR <i>Commissioner, New Jersey Department of Transportation</i> ■ JACQUELYN SUAREZ <i>Commissioner, New Jersey Department of Community Affairs</i> 	REGENCY BALLROOM
10:30 AM	NETWORKING BREAK	ATRIUM
10:45 AM	MORNING BREAKOUT SESSIONS	BREAKOUT ROOMS
12:15 PM	<p>KEYNOTE <i>Backs Against the Wall: Time to Fight for Thriving Communities</i></p> <ul style="list-style-type: none"> ■ OPENING SPEAKER: MATTHEW PLATKIN <i>Attorney General, State of New Jersey</i> ■ BETH OSBORNE <i>Interim President and CEO, Smart Growth America</i> 	REGENCY BALLROOM
2:30 PM	AFTERNOON BREAKOUT SESSIONS	BREAKOUT ROOMS
3:45 PM	CLOSING RECEPTION	ATRIUM

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

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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 Planner (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)



6 sessions on June 13 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 13 are: **Update on 4th Round Compliance; Redefining Stormwater Management: Planning for Climate, Compliance, and Beyond; BANK IT: How Vacant Land and Land Banks Can Address the Housing Crisis; You Get What You Tax For: How Tax Policy Fuels the Housing Crisis and How to Fix It; Navigating New Jersey's REAL Rules: A Guide to Development in the Garden State; Harnessing the Wild Horse of Gentrification**

PROFESSIONAL ENGINEERS (CPC)

Earn 1.3 CPC credits for each CE-approved in-person session on June 13, 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 sessions have been approved for 1.3 CPC credits: **Update on 4th Round Compliance; Emerging Trends in Downtown and Commercial Corridor Redevelopment: What's Next?; Redefining Stormwater Management: Planning for Climate, Compliance, and Beyond; How can Buses be a Piece of the Affordable Housing Puzzle?; Bring Back Land Evaluation and Site Assessment and Adapt it to Urban Conservation Land Uses; Navigating New Jersey's REAL Rules: A Guide to Development in the Garden State; Building Mobility, Building Prosperity: How Transportation Investments Fuel Community and Economic Development**

CERTIFIED FLOODPLAIN MANAGERS (CEC)



Earn a total of 5 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 13. To receive credits, participants should submit the GBCI CE session reporting form on the conference website. The following sessions have been approved for 1.0 GBCI CEs each: **Emerging Trends in Downtown and Commercial Corridor Redevelopment: What's Next?; Redefining Stormwater Management: Planning for Climate, Compliance, and Beyond; Planning to Thrive in Rural Areas – Small Town Sustainable Planning Initiatives in the Garden State; Navigating New Jersey's REAL Rules: A Guide to Development in the Garden State**

What's Next?; Redefining Stormwater Management: Planning for Climate, Compliance, and Beyond; Planning to Thrive in Rural Areas – Small Town Sustainable Planning Initiatives in the Garden State; Navigating New Jersey's REAL Rules: A Guide to Development in the Garden State

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PLENARY & KEYNOTE SESSIONS

9:00 AM

MORNING PLENARY REGENCY BALLROOM

Federal Changes, Local Impacts, and New Jersey Responses

AICP CM | 1.0, L | 1.0

PLENARY SPONSORS: Maraziti Falcon LLP, Inglesino Taylor, New Jersey Economic Development Authority, New Jersey Natural Gas, PNC, Robert Wood Johnson Foundation, Rowan University School of Earth and Environment

During its first five months in office, the Trump administration has been reshaping federal funding, policies, and programs, with dramatic implications for state and local governments. The stakes are especially high for state and local budgets; state budgets depend on federal grants for more than one-third of their revenues. Richard Bagger, former Chief of Staff to Governor Chris Christie, will share his perspective on the federal changes to date and his insights about future actions. A panel of state agency commissioners will follow him to discuss the federal impacts on New Jersey, what their agencies are doing about them, and what they will mean for the next Governor.

- **OPENING SPEAKER: RICHARD BAGGER** *Partner of Christie 55 Solutions & Former Port Authority Commissioner, Chief of Staff to Governor Christie, and NJ State Legislator*
- **MODERATOR: BRANDON MCKOY** *President, The Fund for New Jersey*
- **SHAWN LATOURETTE** *Commissioner, New Jersey Department of Environmental Protection*
- **FRANCIS O'CONNOR** *Commissioner, New Jersey Department of Transportation*
- **JACQUELYN SUAREZ** *Commissioner, New Jersey Department of Community Affairs*

12:15 PM

AFTERNOON KEYNOTE REGENCY BALLROOM

Backs Against the Wall: Time to Fight for Thriving Communities

AICP CM | 1.5, EQ | 1.0, SR | 1.0

KEYNOTE SPONSORS: Maraziti Falcon LLP, Chiesa Shahinian & Giantomasi PC, Hackensack Meridian Health, McManimon, Scotland & Baumann LLC, New Jersey Redevelopment Authority, PNC, Robert Wood Johnson Foundation

From housing affordability to pedestrian safety to climate change, New Jersey faces a multitude of crises that demand us to rethink the status quo. This pivotal moment requires a comprehensive solution, and that solution is abundance. The abundance agenda is more than a vision—it's a call to action for a future where opportunity, innovation, and prosperity are accessible to all. It invites us to think bigger, work together, and create solutions that benefit everyone. By focusing on collaboration, resource-sharing, and sustainable innovation, we can shift from a world of limitations to one of endless potential.

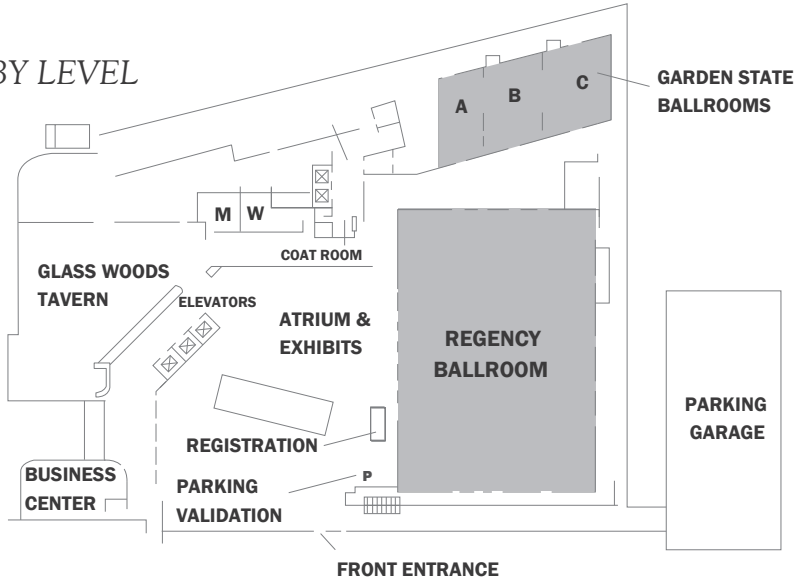
In her keynote, Beth Osborne will challenge you to rethink the possibilities for the future, providing a roadmap to create environments that not only survive but flourish. If you're ready to lead with a spirit of optimism and possibility, this is the discussion for you.

- **OPENING SPEAKER: MATTHEW PLATKIN** *Attorney General, State of New Jersey*
- **BETH OSBORNE** *Interim President and CEO, Smart Growth America*

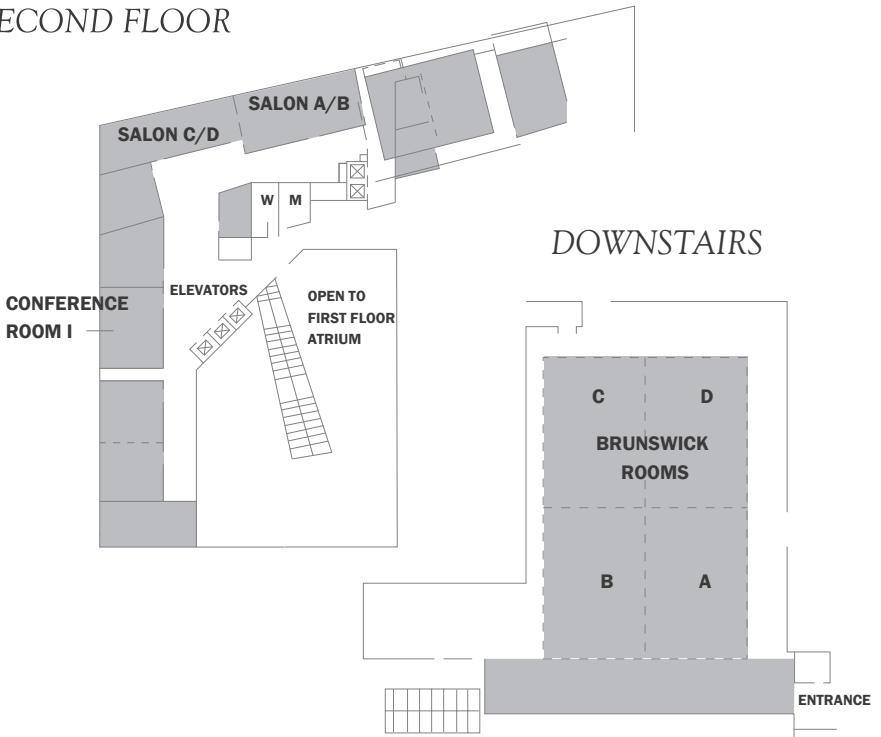
KEYNOTE & PLENARY

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 PLENARY – 9:00 AM

FEDERAL CHANGES, LOCAL IMPACTS, AND NEW JERSEY RESPONSES

ROOM: REGENCY BALLROOM

MORNING BREAKOUT SESSIONS – 10:45 AM

UPDATE ON 4TH ROUND COMPLIANCE

ROOM: BRUNSWICK A
TRACK: HOUSING

EMERGING TRENDS IN DOWNTOWN AND COMMERCIAL CORRIDOR REDEVELOPMENT: WHAT'S NEXT?

ROOM: GARDEN STATE B
TRACK: EMERGING TRENDS

PUTTING THE "ART" IN SMART GROWTH: STRATEGIES FOR ARTS AND CREATIVE PLACEMAKING

ROOM: GARDEN STATE C
TRACK: CREATIVE PLACEMAKING

REDEFINING STORMWATER MANAGEMENT: PLANNING FOR CLIMATE, COMPLIANCE, AND BEYOND

ROOM: SALON C/D
TRACK: LEGAL, TECHNICAL
& FINANCIAL

HARVESTING GROWTH: IMPROVING ACCESS AND OPPORTUNITIES THROUGH FOOD

ROOM: SALON A/B
TRACK: ENVIRONMENT

HOW CAN BUSES BE A PIECE OF THE AFFORDABLE HOUSING PUZZLE?

ROOM: BRUNSWICK B
TRACK: TRANSPORTATION
& MOBILITY

EQUITY IN URBAN HOUSING FINANCE: ENSURING ACCESS TO CAPITAL FOR MINORITY DEVELOPERS

ROOM: GARDEN STATE A
TRACK: EQUITY

BANK IT: HOW VACANT LAND AND LAND BANKS CAN ADDRESS THE HOUSING CRISIS

ROOM: BRUNSWICK C/D
TRACK: POLICY

AFTERNOON PLENARY – 12:15 PM

BACKS AGAINST THE WALL: TIME TO FIGHT FOR THRIVING COMMUNITIES

ROOM: REGENCY BALLROOM

AFTERNOON BREAKOUT SESSIONS – 2:30 PM

YOU GET WHAT YOU TAX FOR: HOW TAX POLICY FUELS THE HOUSING CRISIS AND HOW TO FIX IT

ROOM: BRUNSWICK A
TRACK: HOUSING

THE NEXT GENERATION OF OFFICE DEVELOPMENT - REVITALIZATION THROUGH INNOVATION

ROOM: GARDEN STATE B
TRACK: EMERGING TRENDS

PLANNING TO THRIVE IN RURAL AREAS - SMALL TOWN SUSTAINABLE PLANNING INITIATIVES IN THE GARDEN STATE

ROOM: GARDEN STATE C
TRACK: CREATIVE PLACEMAKING

BRING BACK LAND EVALUATION AND SITE ASSESSMENT AND ADAPT IT TO URBAN CONSERVATION LAND USES

ROOM: SALON C/D
TRACK: LEGAL, TECHNICAL
& FINANCIAL

NAVIGATING NEW JERSEY'S REAL RULES: A GUIDE TO DEVELOPMENT IN THE GARDEN STATE

ROOM: SALON A/B
TRACK: ENVIRONMENT

BUILDING MOBILITY, BUILDING PROSPERITY: HOW TRANSPORTATION INVESTMENTS FUEL COMMUNITY AND ECONOMIC DEVELOPMENT

ROOM: BRUNSWICK B
TRACK: TRANSPORTATION
& MOBILITY

HARNESSING THE WILD HORSE OF GENTRIFICATION

ROOM: GARDEN STATE A
TRACK: EQUITY

PILOTS 101: DEMYSTIFYING PAYMENT IN LIEU OF TAXES IN NEW JERSEY

ROOM: BRUNSWICK C/D
TRACK: POLICY

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

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

BRUNSWICK A, B, C/D: *Downstairs*



A strong community makes all the difference.

Bringing the community together helps all of us move forward. At PNC, we proudly support the people, events and institutions that help to strengthen the places we call home and the world around us.

Yasmin Peña

yasmin.pena@pnc.com

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**Coastal Climate Initiative
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MORNING BREAKOUT SESSIONS

10:45 AM

UPDATE ON 4TH ROUND COMPLIANCE

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

TRACK: HOUSING

Join our expert panelists as they explore the complexities and challenges of meeting New Jersey's 4th round affordable housing obligations. This session will provide valuable insights into the latest compliance strategies and practical advice for municipalities, planners, developers, and legal professionals. This session will equip you with the knowledge and tools necessary to navigate the points of controversy and evolving landscape of affordable housing in New Jersey.

■ **MODERATOR: CREIGH RAHENKAMP**

Owner, Creigh Rahenkamp & Associates

■ **DAVID KINSEY**

Partner, Kinsey and Hand

■ **ELIZABETH MCMANUS**

Partner, Kyle + McManus Associates

■ **GRAHAM PETTO**

Principal, Topology

■ **JOSH BAUERS**

*Director of Exclusionary Zoning Litigation,
Fair Share Housing Center*

■ **RICHARD HOFF**

Partner, Bisgaier Hoff

EMERGING TRENDS IN DOWNTOWN AND COMMERCIAL CORRIDOR REDEVELOPMENT: WHAT'S NEXT?

AICP CM | 1.25, EQ | 1.0, SR | 1.0, CPC 1.3, GBCI CE 1.0

TRACK: EMERGING TRENDS

TRACK SPONSOR: PHOENIX ADVISORS

The landscape of downtown and commercial corridor planning is rapidly evolving, shaped by shifts in consumer behavior, technological advancements, and policy changes. This session will explore new and emerging trends such as adaptive reuse of retail spaces, micro-retail and flexible storefronts, curbside management strategies, 15-minute cities, AI-driven urban planning tools, and evolving land use policies. Attendees will gain insights into how these trends are shaping downtowns and commercial districts and how planners can proactively integrate them into their redevelopment strategies.

■ **MODERATOR: COURTENAY MERCER**

Board Member, Downtown New Jersey

■ **DAVID LUSTBERG**

Principal & CEO, Arterial, LLC

■ **JANET RISTUCCIA**

Design Manager, Gensler

■ **SETH WAINER**

*Program Director, Innovation
Port Authority of New York and New Jersey*

■ **ROXANNE EARLEY**

Executive Director, Hoboken Business Alliance

MORNING SESSIONS

MORE →

PUTTING THE “ART” IN SMART GROWTH: STRATEGIES FOR ARTS AND CREATIVE PLACEMAKING

AICP CM | 1.25, EQ | 1.0

TRACK: CREATIVE PLACEMAKING

The Arts are vital for cultivating social impact and economic stimulus throughout NJ’s municipalities. This panel brings together perspectives to explore integrated, creative placemaking strategies that leverage Arts and Culture to contribute to redevelopment and revitalization. While no two towns are truly alike, there is always opportunity for developers, planners, municipal leaders, and nonprofit professionals to incorporate the Arts into civic endeavors for the mutual public benefit of all stakeholders. The session will explore new opportunities provided through NJEDA’s A.R.T. (Activation, Revitalization, and Transformation) Phases I and II grant program and other case studies.

■ **MODERATOR: TAI COOPER**

*Chief Community Development Officer,
New Jersey Economic Development Authority*

■ **ANDREW BINGER**

*Program Officer, Community Partnerships,
NJ State Council for the Arts*

■ **BARBARA BICKART**

*Senior Advisor, Arts/Culture, New Jersey Economic
Development Authority*

■ **MICHAEL ATKINS**

Executive Director, Atlantic City Arts Foundation

■ **SIREE MORRIS**

Real Estate Developer, MCI Collective

REDEFINING STORMWATER MANAGEMENT: PLANNING FOR CLIMATE, COMPLIANCE, AND BEYOND

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

CPC 1.3, GBCI CE 1.0

TRACK: LEGAL, TECHNICAL & FINANCIAL

TRACK SPONSOR: CONNELL FOLEY

Stormwater Management Plans are critical tools that outline a municipality’s strategy for mitigating stormwater-related impacts. However, recent amendments to the state’s Stormwater Management Rules (N.J.A.C. 7:8)—including the Inland Flood Protection Rule and pending updates under Resilient Environments and Landscapes—have rendered the NJDEP’s current model plan obsolete. This session unveils New Jersey Future and The Watershed Institute’s new Enhanced Stormwater Management Plan, designed to go above and beyond the latest regulatory changes, strengthen climate resilience, and support municipalities in addressing flood risks while promoting regional, watershed-based approaches to stormwater management.

■ **MODERATOR: CHRIS SOTIRO**

Policy & Program Coordinator, New Jersey Future

■ **CLAIRE HUTCHINSON**

Planner, WSP

■ **JAMES J. PURCELL**

*Assistant Municipal Engineer, Municipality
of Princeton*

■ **MICHAEL PISAURO**

Policy Director, Watershed Institute

HARVESTING GROWTH: IMPROVING ACCESS AND OPPORTUNITIES THROUGH FOOD

AICP CM | 1.25, SR | 1.0

TRACK: ENVIRONMENT

TRACK SPONSOR: GREENBAUM, ROWE, SMITH & DAVIS LLP

The panel will highlight a range of community initiatives that leverage food as a catalyst for economic growth. From farmers markets, which both provide fresh produce directly from local growers, but support small-scale agriculture, to incubator kitchens, which offer aspiring chefs and food entrepreneurs the resources and space needed to develop their culinary businesses, to the repurposing of underused sites into food hubs that can serve as focal points for local food production and distribution, this discussion will address strategies that communities have implemented after experiencing the loss of a local food anchor and how redevelopment can improve food access.

■ MODERATOR: RACHEL TANSEY

*Assistant Professor / FCHS Educator,
Rutgers Cooperative Extension*

■ NICHOLAS DICKERSON

Project Manager, Colliers Engineering & Design

■ RICARDO FERNANDEZ, AICP, PP, QPA

Business Administrator, City of Passaic

■ TERI JOVER

*Borough Administrator & Economic Development
Director, Borough of Highland Park*

HOW CAN BUSES BE A PIECE OF THE AFFORDABLE HOUSING PUZZLE?

AICP CM | 1.25, EQ | 1.0, SR | 1.0, CPC 1.3

TRACK: TRANSPORTATION & MOBILITY

Route 9's express bus routes have made the 21-mile corridor in Middlesex and Monmouth Counties one of New Jersey's most vibrant transit corridors, offering significant untapped potential for transit-oriented development. This panel will explore how enhancing commuter bus transit service and promoting higher-density, pedestrian-friendly development along the corridor can expand housing options in the region. Additionally, the panel will discuss how this approach can assist the corridor's six municipalities in meeting their Fair Share housing requirements. Key benefits include improving access to transit for existing residents, reducing combined housing and transportation costs, and spurring mixed-use commercial development in the area.

■ MODERATOR: MEGAN MASSEY

Director, Transit Friendly Planning, NJ TRANSIT

■ ERIC FANG

Principal, Perkins Eastman

■ JONATHAN STERNESKY

*Director, Policy and External Affairs, New Jersey
Housing and Mortgage Finance Agency*

■ SIMRAN RIAR

*Senior Planner, New Jersey Department of
Community Affairs*

■ SWARNA VEMURI

*Project Manager, Local Aid and Economic
Development, New Jersey Department
of Transportation*

■ VEENA SAWANT

*Planning Director/Township Planner,
Old Bridge Township*

MORE →

Our MS in Urban and Regional Planning and BS in Community and Environmental Planning provide students pathways into the growing planning profession with experiential learning opportunities to better understand the many complex issues facing communities. From rural South Jersey to the urban centers of Philadelphia and Camden, our programs combine theory, case studies, and applied skill building to enable our students to ask the right questions, analyze problems, and contribute to informed and resilient solutions for New Jersey and beyond.



EQUITY IN URBAN HOUSING FINANCE: ENSURING ACCESS TO CAPITAL FOR MINORITY DEVELOPERS

AICP CM | 1.25, EQ | 1.0, SR | 1.0

TRACK: EQUITY

This panel will discuss the unique challenges faced by developers of color in urban areas, such as access to capital, regulatory barriers, and community opposition, and strategies for overcoming these obstacles. It will also focus on creating equitable financial products and structures that specifically support minority developers in the urban housing sector, ensuring fair access to funding for diverse development projects.

■ **MODERATOR: OSCAR PARHAM**

*Chief Strategy Officer, New Jersey
Redevelopment Authority*

■ **ALBERTO GONCALVES**

Founder & CEO, Life Assets LLC

■ **GARDNER RIVERA**

Principal, Paper City Real Estate Group

■ **PATRICK TERBORG**

Managing Member, TD+Partners

■ **ROY SOUTHERLAND**

Director, BEACON NJ, Nonprofit Finance Fund

■ **TAIISA KELLY**

*Chief Executive Officer,
Monarch Housing Associates*

BANK IT: HOW VACANT LAND AND LAND BANKS CAN ADDRESS THE HOUSING CRISIS

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

TRACK: POLICY

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

This session explores how vacant land can be the key to the State's housing crisis, specifically looking into land bank programs. We will start with a review of both affordable housing legislation and land bank legislation to understand the consistencies and inconsistencies in policies and approaches. We then will hear from one of the leading land bank programs in the country managed by Invest Newark. This session will end with a discussion on how we need to rethink solutions to the housing crisis through creative, adaptable approaches to vacant land and housing development.

■ **MODERATOR: CHARLES HEYDT**

*Director of Planning, Dresdner Robin
Environmental Management*

■ **GREGORY GOOD**

*Chief Real Estate Officer and Director of
Assest Management, Invest Newark*

■ **JASON HYNDMAN**

Partner, Price Meese Schulman & D'Arminio

■ **MARTHA BAEZ**

*Senior Vice President of Land Bank Operations,
Invest Newark*

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AFTERNOON BREAKOUT SESSIONS

2:30 PM

YOU GET WHAT YOU TAX FOR: HOW TAX POLICY FUELS THE HOUSING CRISIS AND HOW TO FIX IT

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

TRACK: HOUSING

While municipalities and planners are concentrating on zoning to encourage creation of housing, they are often unaware of how property taxes and other tax incentives/penalties work against them. During this session, we bring together tax assessors, tax attorneys, and developers to walk us through these hidden forces shaping our built environment so that we can understand their impact and possibly use these forces to help solve the housing crisis.

■ **MODERATOR: THOMAS DALLESSIO**

Vice President of Policy, APA-NJ Chapter

■ **MARINA RUBINA**

Principal, Marina Rubina, Architect

■ **JEFFREY GRADONE**

Partner, Archer & Greiner P.C.

■ **JOSEPH C. SMALL**

*Retired Presiding Judge,
Tax Court of New Jersey*

THE NEXT GENERATION OF OFFICE DEVELOPMENT - REVITALIZATION THROUGH INNOVATION

AICP CM | 1.25, EQ | 1.0, SR | 1.0

TRACK: EMERGING TRENDS

TRACK SPONSOR: PHOENIX ADVISORS

As the workplace continues to evolve, so does its role in shaping the economic and social fabric of our communities. This panel will explore how the next generation of office development is not only responding to market demands but also driving the revitalization of urban areas across New Jersey. Industry experts and thought leaders will examine key trends, opportunities, and challenges associated with modern office investment, focusing on migrating the knowledge economy to walkable, transit-oriented downtowns.

■ **MODERATOR: PHIL ABRAMSON**

Founder & CEO, Topology

■ **KEENAN HUGHES**

*Vice President of Planning & Development,
SJP Properties*

■ **ROGER SMITH**

Director/Principal, Gensler

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Executive Vice President, The Connell Company

■ **CLINT RANDALL**

*Vice President of Economic Development,
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AFTERNOON SESSIONS

MORE →

PLANNING TO THRIVE IN RURAL AREAS - SMALL TOWN SUSTAINABLE PLANNING INITIATIVES IN THE GARDEN STATE

AICP CM | 1.25, EQ | 1.0, SR | 1.0, GBCI CE 1.0

TRACK: CREATIVE PLACEMAKING

BREAKOUT SESSION SPONSOR: THRIVEN DESIGN

Discover how planners are revitalizing small towns in rural New Jersey by creating vibrant communities where people want to live, work, and play. While urban planning in New Jersey often receives significant attention, we also recognize the crucial role of planning in the state's many small, rural communities. Learn how planners are collaborating with the State Planning Commission, the Highlands Council, and the Pinelands Council to enhance towns, provide affordable housing, and stimulate economic development. Explore innovative tools that promote center-based planning, tourism, and creative placemaking. These sustainable economic development strategies are helping rural communities thrive in the Garden State.

■ **MODERATOR: JESSICA CALDWELL**

Principal Planner, J. Caldwell & Associates, LLC

■ **ALISON KOPSCO**

Senior Planner, J. Caldwell & Associates, LLC

■ **MALIVKA APTE**

Director, CME Associates

■ **MARYJUDE HADDOCK-WEILER**

Planning Manager, New Jersey Highlands Council

■ **WALTER LANE**

Acting Executive Director, Office of Planning Advocacy

BRING BACK LAND EVALUATION AND SITE ASSESSMENT AND ADAPT IT TO URBAN CONSERVATION LAND USES

AICP CM | 1.25, EQ | 1.0, SR | 1.0, CPC 1.3

TRACK: LEGAL, TECHNICAL & FINANCIAL

TRACK SPONSOR: CONNELL FOLEY

Land Evaluation and Site Assessment (LESA) debuted in the late 1970s - early 1980s as an adaptive method for determining differential taxation for agricultural land uses and identifying priority areas for farmland preservation. Despite its flexibility as a planning tool and potential to identify priority areas for multiple conservation land uses, LESA has fallen out of use in New Jersey. This session seeks to revive the use of LESA by educating people about the method and debuting a first-of-its-kind, publicly available Urban Land Evaluation and Site Assessment (uLESA) GIS tool to guide urban conservation land use investments incorporating conservation justice.

■ **MODERATOR: ALEX RIVERA**

Director, Kean EDA Center, John S. Watson Institute for Urban Policy and Research, Kean University

■ **ADAM HALL**

Owner, Urban Roots Community Solutions, LLC

■ **JEFFREY EVERETT**

Executive Director, Garden State Preservation Trust

NAVIGATING NEW JERSEY'S REAL RULES: A GUIDE TO DEVELOPMENT IN THE GARDEN STATE

AICP CM | 1.25, L | 1.0, EQ | 1.0, SR | 1.0, CLE 1.3, CPC 1.3, GBCI CE 1.0

TRACK: ENVIRONMENT

TRACK SPONSOR: GREENBAUM, ROWE, SMITH & DAVIS LLP

The Resilient Environments and Landscapes (REAL) rules update New Jersey's land use regulations to reflect the latest climate science, ensuring that existing assets and new investments can withstand increased rainfall, flooding, storm surge, and future climate-related hazards. Set for adoption in the Fall of 2025, the implementation of REAL raises important questions about future development opportunities and municipal land use. This session will delve into the REAL framework, examining its implications for municipal land use planning, the challenges and opportunities it presents for developers, and debunking common misconceptions about the new regulations.

■ **MODERATOR: LINDSEY MASSIH**

Program Manager, New Jersey Future

■ **DAN KENNEDY**

CEO, NAIOP

■ **JENNIFER MORIARTY**

Assistant Commissioner, New Jersey Department of Environmental Protection

BUILDING MOBILITY, BUILDING PROSPERITY: HOW TRANSPORTATION INVESTMENTS FUEL COMMUNITY AND ECONOMIC DEVELOPMENT

AICP CM | 1.25, EQ | 1.0, CPC 1.3

TRACK: TRANSPORTATION & MOBILITY

Enhanced transportation networks can attract investment and spur economic growth by improving regional connectivity and creating job opportunities. This session will focus on how transportation investments can be catalysts to enhance and revitalize communities. Speakers will identify the numerous community benefits of transportation improvements, successful project examples, best practices, and available resources and funding opportunities for municipalities. Attendees will leave with a better understanding of the many benefits of transportation investments and a playbook on how to accomplish this in their communities.

■ **MODERATOR: VERONICA MURPHY**

Director of Community Development, New Jersey Department of Transportation

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HARNESSING THE WILD HORSE OF GENTRIFICATION

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

TRACK: EQUITY

Redevelopment in urban areas is often resisted, with claims that new development will only result in negative impacts. However, concentrated and creative efforts to balance the challenges of gentrification can provide otherwise unavailable benefits to existing residents. Proactive engagement is essential not only to offset the downside but also to harness the momentum for enhancement. Focused attention to unmet needs, like workforce opportunities and 100% affordable housing, among other initiatives, can rebalance the equation. Affordable housing is not only a suburban issue, but high-end 100% affordable housing also has a key role to play in countering gentrification in urban areas.

■ **MODERATOR: JOSEPH MARAZITI**

Partner, Maraziti Falcon, LLP

■ **HECTOR LORA**

Mayor, City of Passaic

■ **JOANNE VOS**

Partner, Maraziti Falcon, LLP

■ **JOE PORTELLI**

*Senior Vice President of Development,
RPM Development*

■ **RICARDO FERNANDEZ, AICP, PP, QPA**

Business Administrator, City of Passaic

PILOTS 101: DEMYSTIFYING PAYMENT IN LIEU OF TAXES IN NEW JERSEY

AICP CM | 1.25, L | 1.0

TRACK: POLICY

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

Curious about how municipalities and developers structure tax deals that support economic growth while balancing public revenues? This session is your essential introduction to New Jersey's Payment In Lieu of Taxes (PILOT) agreements, how they differ from traditional property taxes, and why they matter. Learn how to assess project eligibility, negotiate terms, and evaluate fiscal impacts while ensuring legal compliance and community benefit. Whether you're new to PILOTs or need a refresher, you'll walk away with practical insights and strategies to make informed decisions and maximize value for your municipality or project.

■ **MODERATOR: SHERRY TRACEY**

Senior Managing Director, Phoenix Advisors

■ **JOHN INGLESINO**

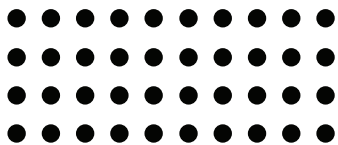
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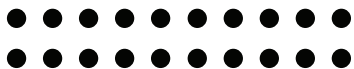
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Chief of Staff to Governor Christie,
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*Senior Research Specialist
Rutgers University*

JOSH BAUERS

*Director of Exclusionary Zoning Litigation
Fair Share Housing Center*

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Mercer County*

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*Senior Advisor Arts/Culture
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NJ State Council for the Arts*

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SANYOGITA CHAVAN

*Practice Leader, Land Use Planning
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RICK CIPPOLETTI

*Senior Manager,
Analytical and Planning Tools
North Jersey Transportation
Planning Authority (NJTPA)*

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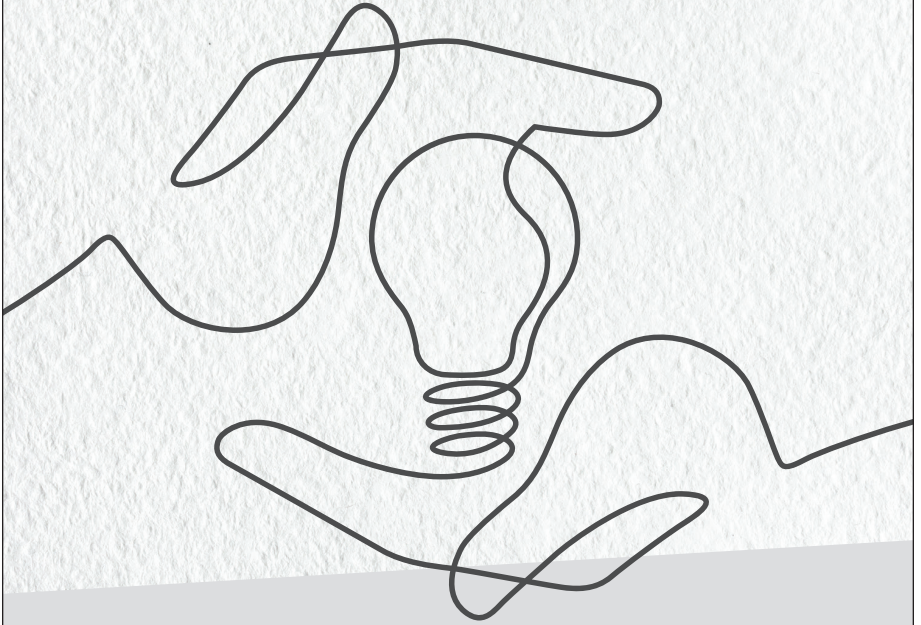
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Development Director*
Borough of Highland Park

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Special Projects Manager
Township of Franklin

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Executive Director
Supportive Housing Association
of New Jersey

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Chief Executive Officer
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DAN KENNEDY

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Principal
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DAVID KINSEY

Partner
Kinsey and Hand

HELEN KIOUKIS

Policy Manager
New Jersey Future

ANGELA KNOWLES

Principal
ASK Community Planners, LLC

ALLISON KOPICKI

*Coordinator, Community Outreach
and Media for FloodVision*
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ALISON KOPSCO

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Principal
Moonshot Missions

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Director, Office of Senior Services
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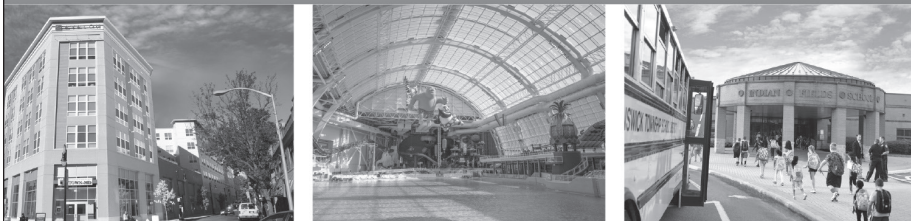
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New Jersey Future

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Director, NJ MAP

Rowan University

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ROBERT PAASWELL

Director Emeritus

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OSCAR PARHAM

Chief Strategy Officer

New Jersey Redevelopment Authority

KATHERINE PAYNE

*Managing Director of Operations
& Senior Planner*

Fair Share Housing Center

GRAHAM PETTO

Principal
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MICHAEL PISAURO

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Senior Vice President of Development
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Municipality of Princeton

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New Jersey Department of
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Trails Network Manager
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Planning Director/Township Planner
Old Bridge Township

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JESSIKA SHERMAN

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New Jersey Future

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Acting Business Administrator
City of Hoboken

CHRIS STURM

Policy Director, Land Use
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New Jersey Department of
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Assistant Professor / FCHS Educator
Rutgers Cooperative Extension

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GEORGE VALLONE

President
Hoboken Brownstone Company

SWARNA VEMURI

*Project Manager, Local Aid
and Economic Development*
New Jersey Department of Transportation

MEDEA VILLERE

Project Manager
U.S. Green Building Council

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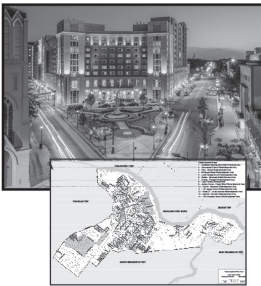
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