SPECIAL THANKS TO OUR SPONSORS
## Thursday, January 23, 2020

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<td>Cannabis: There’s No Place Like Home(rule).</td>
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<td>Measurable Community Sustainability and Resilience with LEED</td>
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Is There Opportunity in Opportunity Zones?

The Opportunity Zones program was enacted as part of the 2017 federal Tax Cuts and Jobs Act and was designed to drive long-term capital investments into low-income rural and urban communities. Join us as industry experts will share their unique perspectives about the state of the program since its inception and whether the program’s desired outcomes have been achieved. Additionally, learn about the latest updates for developers and the redevelopment community, including how the funds can be used for both large or small projects that will create equity and inclusion within the designated zones.

- Leslie Anderson, New Jersey Redevelopment Authority
- Brent Brad Carney, Esq., Maraziti Falcon, LLP
- Tai Cooper, New Jersey Economic Development Authority
- Wayne Meyer, New Jersey Community Capital
- Uche Osuji, Arctaris
- Evan Weiss, Office of the Governor, State of New Jersey

Mount Laurel Update

While there are still some municipalities in the declaratory judgement process, most are rapidly approaching the mid-point review. Some will have years since their settlement and others are just getting compliance started. This review will be a time of reassessment, new challenges and new issues. Hear from some of the leading litigators on housing issues how they will be approaching this event, the issues they intend to bring to the table, and what the nature of that “table” will be. Issues that will be discussed will include the role of unmet need, responses to unfunded tax credit proposals, lack of progress on alternative compliance techniques, impact of denials for project approvals, and other hot topics.

- Michael Edwards, Esq., Surenian, Edwards & Nolan, LLC
- Adam Gordon, Esq., Fair Share Housing Center
- Richard Hoff, Jr., Esq., Bisgaier Hoff
- Creigh Rahenkamp, PP, Creigh Rahenkamp & Associates
- Henry Kent Smith, Esq., Fox Rothschild LLP

Investment in Equitable Transportation

This session will describe links between equitable transportation services and investments and healthy community outcomes and how carbon-pricing policies that could be adopted under the Transportation-Climate Initiative that New Jersey recently joined could be used to increase the equitability of New Jersey’s transportation system. Attendees will learn about two projects, planned and programmed investments by the Port Authority of New York and New Jersey, to improve transit service to Newark Airport through AirTrain people mover reconstruction and PATH train extension from Newark to Newark Airport; and proposed bus network improvements in Newark – to show how transit planning can be used to improve equitable transit system access, and how such improvements can be measured.

- Robert Atkins, PhD, RN, FAAN, New Jersey Health Initiative, Rutgers University
- Brandon McKoy, New Jersey Policy Perspective
- Nick Sifuentes, Tri-State Transportation Campaign
- Kate Slevin, Regional Plan Association
- Chris Watson, PhD, City of Newark Planning Department

#NJPC20
Making Your Greenway a Reality: Tools to Put Your Plans in Motion

Interest in greenways for walking and bicycling is on the rise in New Jersey. The term “greenway” is used to describe many types of preserved linear corridors in rural, suburban, and urban communities. Greenways typically serve multiple functions and are designed to achieve a combination of environmental, recreational, and transportation objectives. Greenways are often proposed and supported by citizens or local governments with a vision for walking and bicycling paths, but these champions don’t necessarily know how to bring their vision to life. What are the steps from concept to ribbon cutting? This session presents real-life success stories of the process, strategies for equity and inclusion in gaining public support, and an overview of two new guides, the NJDOT/Together North Jersey “Planning for Greenways, A Guidebook for New Jersey Communities,” and Pennsylvania Environmental Council’s “Inclusionary Trail Planning Toolkit,” giving a snapshot of the development process from start to finish.

- Elise Bremer-Nei, AICP, PP, NJDOT, Office of Bicycle and Pedestrian Programs
- Julia Raskin, New Jersey Conservation Foundation
- Michael Dannemiller, PE, NV5, Inc.
- Elizabeth Sewell, Rails-to-Trails Conservancy

Downtown Revitalization: Small Cities, Big Impact

Downtowns are more than just commercial business districts. They are both the physical and symbolic centers of cities, and are important places for community building, celebration, and democratic expression. As re-urbanization has taken hold across the region, small and mid-sized municipalities have faced unique challenges when revitalizing their downtowns. They often do not have the anchor institutions, budgets, and professional staff that larger municipalities marshal to effectuate change. Moreover, they have less regional visibility, making it difficult to attract new businesses and residents and promote the assets that might support revitalization. This session will focus on the tools and experience that smaller municipalities can deploy to take advantage of re-urbanization.

- Peter Angelides, Econsult
- Gabe Bailer, Township of Cranford Business Improvement District
- Kenneth A. Gruskin, AIA, PP, CID, Gruskin Group
- The Honorable Frank McGehee, Maplewood Township
- Adam Tecza, AICP, PP, Fitzgerald & Halliday, Inc

How Your Community Can Be a Part of the Clean Energy Future

Learn how your local community can help implement changes, improve energy efficiency and energy resiliency, and move us towards a Clean Energy Future. This workshop will explore how your community can benefit from a Community Energy Plan and how to apply for funding. The New Jersey Board of Public Utilities’ (NJBPU) Community Energy Grants offer funding for communities to coordinate and plan how government, businesses and residents can work together to move New Jersey towards a clean energy future and will help identify funding that can be used to make that change. The session will cover the nuts and bolts of planning and zoning to encourage community solar installations on commercial rooftops, brownfields, and landfill sites.

- Ariane Benrey, NJBPU Clean Energy
- Jim Ferris, NJBPU Clean Energy
- Cathleen Lewis, NJBPU Clean Energy
- Tara Paxton, MPA, AICP, PP, Township of Brick
- Nancy Quirk, Sustainable Jersey
Can't Build What We Planned?
Conference BC  CM | 1.5

Planning is based in trial and error. This session explores the "errors" that have created barriers for plan implementation. From outdated zoning and FEMA/DEP regulations, to impractical construction and costly acquisitions, there are various scenarios that stall development and redevelopment. Discuss strategies to understand and evaluate these types of impediments early in the planning process.

- Bob Byra, Bridge Development Partners
- Charles Heydt, AICP, PP, LEED AP ND, Dresdner Robin
- George Kruse, Equity Residential
- Richard Sciaretta, Claremont Development

Visualizing Healthy Cities
Conference A  CM | 1.5

As technology makes it easier to produce videos, their dynamic format is becoming a powerful visualization tool in planning and research. Professor Nelessen will discuss how video production can be an important part of the planning process and a pedagogical method for teaching planning. See how the art of scripting a visual story helps dive deeply into an area of exploration and helps focus on creating a fine tuned message. Students will show videos on a diverse set of planning topics such as: Planning for the Black Community, Planning for Children, Controlling Urban Light Pollution and Planning for Pedestrians – the Future of George Street. Lastly, participate in a lively discussion about the student's vision of a healthy city. Can a young person's vision (or collective vision) of a healthy city have a positive impact on today's city planning?

- Anton Nelessen, MAUD, PP, CNU, A. Nelessen Associates
The Tax Abatement Kerfuffle: Development Tool or Giveaway?

A Payment In Lieu of Taxes (PILOT) allows municipalities to grant a developer an exemption from traditional property taxes to encourage improvements to a property. This tool has been beneficial in effectuating investment, yet there continues to be common misconceptions that PILOTs are nothing more than a “developer giveaway”. Hear from development practice leaders on how New Jersey’s Long Term Tax Exemption Program can help generate new revenue, effectuate the construction of affordable housing units, fund public improvements, and transform blighted/underutilized spaces. In this session, you will also learn how to properly evaluate a developer’s pro forma and how to combat the common myths and misconceptions to avoid projects becoming a community and political kerfuffle.

- William F. Harrison, Esq., Genova Burns LLC
- John P. Inglesino, Esq., Inglesino, Webster, Wyciskala & Taylor, LLC
- Marc Pfieffer, Bloustein Local Government Research Center
- Brian Slaugh, AICP, PP, Clarke Caton Hintz
- Sherry L. Tracey, Phoenix Advisors

Next Steps: Implementing Your Fair Share Plan and Staying Court-Compliant

After receiving final court approval for the Housing Element and Fair Share Plan, the compliance clock continues ticking towards the court mandated July 2020 midpoint review and 2025 end-of-round deadlines. The reality of implementing a multifaceted affordable housing plan includes many legal, planning and administrative activities – all of which are needed on a very tight compliance schedule and can be a source of worry for municipalities. This session uses the case study of Edison Township’s 1,310 unit plan to explain how to tackle annual and midpoint reporting, share details from an expert on how to make veteran’s preference really work, and explains how to package a Market to Afford program successfully. Finally, the panel will provide advice on creating effective affordability assistance programs that deliver not only on the set-aside, but also other desired municipal objectives.

- Shirley M. Bishop, PP, Shirley M. Bishop, LLC
- Adam Gordon, Esq., Fair Share Housing Center
- Randy Gottesman, PP, CGP&H
- Leslie G. London, Esq., McManimon, Scotland & Baumann, LLC
- Leslie Stivale, Triple C Housing, Inc.

Complete and Green Streets for All: A New Model Policy and Other Tools

This session highlights recent innovative developments for municipalities and others who are seeking to make their streets safer, greener, and more equitable. The New Jersey Department of Transportation released a model complete streets policy and guide in 2019 as a resource for advancing meaningful policies that incorporate best practices in green infrastructure and equity and fairness in transportation expenditures. Additionally, the North Jersey Transportation Planning Authority launched the Complete Streets Technical Assistance Program in 2018 to support local complete streets implementation. Panelists will showcase how to transform local decision-making by incorporating equity, health, and accountability into policies; illustrate how small-scale studies and demonstration projects can advance implementation; and provide information about resources that are available to local governments to plan, test, and install complete streets.

- Elise Bremer-Nei, AICP, PP, NJDOT, Office of Bicycle and Pedestrian Programs
- Janna Chernetz, Esq., Tri-State Transportation Campaign
- Candace Faust, Borough of Eatontown
- Jeffrey Perlman, AICP, PP, North Jersey Transportation Planning Authority
- The Honorable Pasquale Menna, Red Bank Borough

#NJPC20
High Impact, Low Cost, No Wait: Actions to Transform Public Space
Garden State A      CM | 1.5

Scooter share, bike share, car share, parklets, intersection murals, protected bike lanes, curb extensions, open streets and more! Low-cost, quick fix planning tools are all the rage, and really do make an impact on how residents view their community. Learn about how Hoboken, Asbury Park, Jersey City and other communities have utilized these tools and strategies to make a big impact on street safety and community revitalization in a short amount of time.

- Mike Lydon, CNU-A, Street Plans Collaborative
- Michael J. Manzella, AICP, PP, City of Asbury Park
- Barkha R. Patel, AICP, Jersey City
- Ryan J. Sharp, AICP, PP, City of Hoboken

Does the Retail Apocalypse Mean the End of Downtowns?
Garden State B      CM | 1.5

At a time when the internet has spelled doom for many downtown business categories, land-use planning could make a difference to bring small business back to town. In fact, planning and economic development are two sides of the same coin! This session will help you understand why some business districts perform better than others; that residents are not the only audience critical to a business district; and how new economic and consumer data tools can help your community’s district work better. We’ll talk about an economic analysis process that reveals opportunities that can’t be found with census data or observation. Whether you work in urban or suburban communities, you need to learn how to re-shape your approach to downtown planning before the retail apocalypse kills economic vitality in our downtown corridors!

- Joe Getz, JGSC Group, LLC
- Pete Kasabach, New Jersey Future
- Mark Lohbauer, JGSC Group, LLC

Social Vulnerability and Climate Change: Challenges and Opportunities
Garden State C      CM | 1.5

While all people living in the United States are affected by climate change, some communities and some populations are more vulnerable to changing climate conditions than others. For some, there are opportunities to change the concept of resilience from “bouncing back” after a climate event to “bouncing forward” to improve conditions of socially vulnerable populations to be healthier, greener, cleaner, more equitable and more prosperous. The panel will outline efforts to enhance access to data that can be used to identify socially vulnerable populations as part of community climate resilience planning; to develop guidance to inform and support efforts to engage socially vulnerable populations as part of community climate resilience planning; and to offer recommendations for changes in policies that will support engagement of socially vulnerable populations in climate resilience planning.

- Drew Curtis, Ironbound Community Corporation
- Jeanne Herb, Edward J. Bloustein School of Planning and Public Policy, Rutgers
- Jessica Jahre, New Jersey Department of Environmental Projection
- Michael Kolber, AICP, New Jersey Department of Environmental Protection
- Lucas Marxen, Office of Research Analytics, New Jersey Agricultural Experiment Station, Rutgers
Streamlining the Municipal Development Approval Process
Conference BC | CM | 1.5 | Law | CLE

This session will cover the importance, benefits and methods of streamlining the municipal development approval process. Topical areas for streamlining include; scheduling, professional reviews, bonding, use of technology, use of redevelopment laws, the Chair’s role, dealing with objectors and post-Board approval follow-up.

• Rick Brodsky, Esq., Ansell Grimm & Aaron, PC
• Maryann Bucci-Carter, AICP, PP, CME Associates
• Glenn Carter, AICP, PP, Borough of Red Bank
• Steven Denholtz, Denholtz Properties
• The Honorable Pasquale Menna, Mayor, Borough of Red Bank

New NJ DEP Land Use Data for Better Analysis, Planning & Conservation
Conference A | CM | 1.5

The New Jersey Department of Environmental Protection recently released its 2015 Land Use/Land Cover GIS dataset. What does it tell us about the trends of development over the past several decades? How can it help implement better planning and more effective conservation actions? This session provides an overview of how the dataset is being employed by NJ MAP, the Conservation Blueprint and New Jersey Future to analyze recent land use changes, evaluate municipal development trends and support better conservation planning. The panel will introduce how the data has been made more accessible to non-GIS experts through the open access NJ MAP platform and will walk participants through how the Conservation Blueprint has incorporated the data into its freely accessible geospatial tools. This session will include an interactive live demo and Q&A with the panel.

• Tim Evans, MCRP, New Jersey Future
• John Hasse, Ph.D., AICP, Rowan Department of Geography, Planning and Sustainability
• Katrina McCarthy, Rowan Department of Geography, Planning and Sustainability
• Eric Olsen, The Nature Conservancy
Dubbed by the New Yorker as "one of America's very best singer-songwriters," Dar Williams has made her career not in stadiums, but touring America's small towns. She has played their venues, composed in their coffee shops, and drunk in their bars. She has seen these communities struggle, but also seen them thrive despite postindustrial identity crises.

Here, Williams muses on why some towns flourish while others fail, examining elements from the significance of history and nature to the uniting power of people, public spaces and food. Drawing on her own travels and the work of urban theorists, Williams offers real solutions to rebuild declining communities.
The Value of Diversity and Inclusion in Redevelopment
Regency A  CM | 1.5

Hear from successful women and minority developers as they share their experience and expertise in the redevelopment community. The session will discuss specific strategies that are used when undertaking a redevelopment project including the funding opportunities for women and minority developers. Participants will learn the strategies that minority developers use to reduce the barriers that exist, thus creating a fairer balance for achieving the capital stack for their projects. Hear discussion and perspectives from the panelists on how inclusion and diversity can positively shape a project from a socio-economic and environmental impact.

- Leslie Anderson, New Jersey Redevelopment Authority
- The Honorable Michèle S. Delisfort, Union Township
- Aisha Glover, Newark Alliance
- Karim Hutson, Genesis Companies
- Allie Reis, M&T Bank
- Maria Yglesias, M&M Development LLC

Air BnB, VRBO, CouchSurfing: Tool for Connection or Division?
Regency B  CM | 1.5

Everyone loves to stay in short-term rentals on vacation, but does everyone love them in their hometown? Travelers want to feel at home in new cities, but at home, feel that these practices are invading their neighborhood - making for possibly the most “NIMBY” case yet. This session explores the complexities of this pop-up rental market and if, where, and how to regulate short-term stays. Panelists will weigh the benefits and impacts to local economies, tourism, and housing affordability. Opportunities and concerns of municipalities, hosts, and community members will be discussed, and industry experts will offer opinions of best-practice policies to achieve mutually beneficial results. Join us to discuss the tools available to bring global communities together, without driving local neighbors apart!

- Ulrik Binzer, Host Compliance, now a part of Granicus
- Liz DeBold Fusco, AirBnB
- Carmen Gandulla, City of Jersey City
- Greer Reinalda Patras, MCRP, AICP, Topology

Historic Preservation Planning: Enhance the Quality of Your Communities
Regency C  CM | 1.5

Historic Preservation plays a vibrant role in New Jersey communities by improving its quality of life. Municipalities can curb suburban sprawl, preserve open space, earn Sustainable Jersey points, and reduce their landfill waste by utilizing existing building stock. The 1975 Municipal Land Use Law first allowed a historic preservation element to be implemented as part of a Planning Board's Master Plan. This session will provide proven regulatory expertise from public sector, private sector, and nonprofit perspectives; explain required contents and detailed examples of recent Historic Preservation Elements of Master Plans; and present best practice guidance toward implementing the most effective planning protection for your town's historic districts and significant landmarks.

- Anne Heasly, AICP, Sustainable Jersey
- Courtenay D. Mercer, AICP, PP, Mercer Planning Associates, Preservation New Jersey
- Barton Ross, AIA, AICP, LEED AP, Barton Ross & Partners, LLC
- The Honorable Martin Schwartz, Montclair Township Planning Board
- Andrea Tingey, New Jersey Historic Preservation Office

#NJPC20
So What's Up with the State Plan?
Garden State A   CM | 1.5 | Law   CLE

With the support of the Administration, the Department of State and other state agencies, the State Planning Commission and the Office of Planning Advocacy have ramped up state planning efforts. Additional Commission appointments have been submitted and 2 of the 3 approved planners have been hired. New challenges ahead include resiliency planning, infrastructure investment, and the upcoming expiration of 95 Centers, come listen and share your thoughts about what's changing and what's not regarding the future of the State Plan.

- Joseph J. Maraziti, Jr., Esq., Maraziti Falcon, LLP
- Mark A. Remsa, PP, LLA, AICP, ASLA, Burlington County Bridge Commission
- Donna Rendeiro, Office of Planning Advocacy, Business Action Center, NJ Secretary of State
- Andrew Swords, AICP, PP, New Jersey Department of Transportation

Foreclosures in New Jersey: Where We Are and Where We're Going
Garden State B   CM | 1.5

New Jersey is consistently named the state with the highest foreclosure rates in the country. Although foreclosures have returned to pre-recession levels over the past two years, our rates remain the highest in the nation, and there continue to be persistent challenges in keeping vulnerable residents in their homes and preventing the pervasiveness of foreclosure from distressing wider neighborhoods and communities. This panel will provide an overview of recent foreclosure trends and explain how local elected officials and administrators can utilize the changes made in the foreclosure reform legislative package signed into law in spring 2019 to stem the tide of foreclosures in their jurisdictions. Finally, the panel will address innovative repurposing and adaptive reuse of foreclosed, vacant, and/or abandoned properties to promote neighborhood revitalization.

- Jeff Crum, New Jersey Community Capital
- Natasha Encarnacion, New Jersey Housing and Mortgage Finance Agency
- Russell Graves, Consumer Credit and Budget Counseling
- The Honorable Mila Jasey, Assemblywoman (27th District)
- The Honorable Andre Sayegh, Mayor, City of Paterson [Invited]

Like A Bridge Over Troubled Stormwater
Garden State C   CM | 1.5 | Law   CLE

This session will discuss the importance of including stormwater mitigation in redevelopment plans and projects. The Clean Stormwater and Flood Reduction Act provides municipalities, counties, utilities and authorities the tools to proactively address and/or manage flooding, improve existing stormwater conveyance infrastructure and address adverse impacts of inadequate stormwater management due to budgetary limitations. This panel will discuss the importance of including stormwater mitigation measures in the redevelopment context and explain how to finance them. We will dive into the municipal finance benefits and implications when forming a Stormwater Utility and the technical considerations when assigning fair and equitable approximation of the proportionate contribution of stormwater runoff from any property served by the utility.

- Bhavini Doshi, Esq., McManimon, Scotland & Baumann, LLC
- Jennifer Gonzalez, City of Hoboken
- Eleni Giannikopoulous, Suburban Consulting Engineers, Inc.
- Erin K. Law, Esq., McManimon, Scotland & Baumann, LLC
- Leigh Peterson, Water Bank, New Jersey Infrastructure Bank
- The Honorable Madeline Urbish, City of Lambertville

#NJPC20
Adult Entertainment Next to My Home: Negative Criteria in a Use Variance

The use variance is a central part of planning practice and requires knowledge of and the ability to apply legal principles that occasionally conflict. Testimony focuses on three legs of a stool, and this year we focus on what is often referred to as the Third Prong – substantial detriment to the public good. How does one measure substantiality? What constitutes a detriment? Who is the public? The panel will focus on assessing a use variance against neighborhood conditions, with additional feedback on usurpation and intent, using the permitted uses to establish base expectations, what impacts should be measured and reviewed, and what constitutes the “neighborhood.”

- Lisa John-Basta, Esq., Chiesa Shahinian Giantomasi
- Creigh Rahenkamp, PP, Creigh Rahenkamp & Associates
- Robert F. Simon, Esq., Herold Law, PA
- Henry Kent Smith, Esq., Fox Rothschild LLP

Promoting Aging-Friendly Communities - The Land-Use Link

Given the demographic shifts in New Jersey and across the nation, building aging-friendly communities is arguably one of the most significant challenges facing the field of planning today. More than 27 percent of New Jersey's residents are aged 55 and older - their numbers are growing rapidly, they're living longer and, according to AARP research, they prefer to grow old in their homes and communities. But it's difficult for them to do so in New Jersey, because many communities are car-oriented, and older residents who can't or don't want to drive aren't able to get around them easily; housing options are limited; housing costs are high; and many homes were never built to be barrier free. Fortunately, municipalities have the ability to influence community design and character through their local plans, zoning, and public investments to promote aging-friendly characteristics. This session will review strategies and recommendations, based on five recently completed aging-friendly community assessments that planners and local officials can consider to improve a community's age-friendly characteristics, retain and enhance community vitality, and provide economic viability for all residents.

- Tim Evans, New Jersey Future
- David Kutner, AICP, PP, New Jersey Future
- Tanya Rohrbach, New Jersey Future

#NJPC20
Redevelopment, Resiliency, and Balancing Community Priorities: Lessons from Hoboken, NJ
Regency A  CM | 1.5

Hoboken is a success story and learning laboratory for resiliency planning, addressing the challenges of growth and redevelopment while keeping the city's existing character. This session provides lessons learned of various citywide initiatives highly relevant for planners and communities including the Hoboken Yard Redevelopment Plan, North End Redevelopment Plan and the Rebuild by Design Hudson River (RBD-HR) flood risk reduction project. Known for its walkability, pedestrian scale character and proximity to employment centers within the NY-NJ region, the City saw an increase in population from 38,000 (2010) to 55,000 (2017) and a boom in multi-family developments over the last two decades. This influx of population has added pressure on city services, transportation systems, infrastructure, schools, and community amenities. These trends have also challenged the City on how to maintain its historic, pedestrian-scale character while building a strong economic base for the future. Following Hurricane Sandy, the City also secured a $230 million Rebuild by Design grant and is undertaking a series of resiliency projects. This session provides the unique story of Hoboken and its planning efforts, and provides lessons learned in the areas of design, development, planning, resiliency and accommodating growth.

- Garlen Capita, WRT
- Jessica L. Giorgianni, AICP, PP, City of Hoboken
- Gina Lavery, Econsult Solutions
- Yogesh Saoji, AICP, PP, DLR Group
- Caleb Stratton, AICP, CFM, City of Hoboken

The Devil is in the Details: Affordable Housing Implementation Checklist
Regency B  CM | 1.5 | Law  CLE

The goal of this session will be to have the participants become familiar with the various aspects of affordable housing development that can be specified in a Developer's Agreement, so that the affordable units created will meet the municipality's fair share obligation. This checklist was designed to help planners meet this goal.

- Ricardo Fernandez, AICP, PP, QPA, City of Passaic
- Mary Beth Lonergan, AICP, PP, Clarke Caton Hintz
- Frank Piazza, Esq., Piazza & Associates

New Planning Initiatives at NJ TRANSIT
Regency C  CM | 1.5

This session will focus on a variety of new planning initiatives being advanced by NJ TRANSIT. The presenters will cover large scale efforts such as the development of a five-year plan for transit capital investments, as well as plans for future improvements at some of NJ TRANSIT's largest terminals. For the bus system, NJ TRANSIT is studying potential opportunities for service improvement by restructuring and redesigning the local bus network, region by region, to better align with customer travel needs. NJ TRANSIT is also exploring opportunities to improve access to transit, including a proposed extension of the Henry Hudson Trail, a shared use bicycle and pedestrian trail, to connect to the Aberdeen-Matawan Train Station. A transit-connected Henry Hudson Trail would have the potential to serve as a shared use bicycle and pedestrian path for commuters, tourists, and recreational users.

- Alan D. Kearns, PE, NJ TRANSIT
- Louis Millan, AICP, PP, NJ TRANSIT
- RJ Palladino, AICP, PP, NJ TRANSIT
- Marc Tuozzolo, NJ TRANSIT
- Michael J. Viscardi, LLA, AICP, PP, NJ TRANSIT

#NJPC20
Glass Half Full: Reforming New Jersey's Antiquated Liquor Laws
Garden State A | CM | 1.5 | Law | CLE

New Jersey is home to some of the most archaic and out-of-date liquor laws in the country. Yet, despite some recent progress, reform measures continue to languish in the state legislature. As a result, licenses are still very restrictive and expensive, impacting the economic development of many of the state's downtown districts and municipalities. Hear firsthand from the experts on what can be done to reform these outdated laws and how any future reform would affect the planning process throughout the state.

- Assemblyman John J. Burzichelli, Primary Sponsor of Assembly Bill No. 1505
- Gemma Giantomasi, Esq., Chiesa Shahinian & Giantomasi
- Samuel "Skip" Reale, Jr., Esq., Helmer, Conley & Kasselman, P.A.
- Stephen Santola, Esq., Woodmont Properties
- The Honorable Bob Zuckerman, South Orange Village and Downtown New Jersey

Fort Monmouth's Innovation Legacy: Repurposing One of NJ’s Top Assets
Garden State B | CM | 1.5

Fort Monmouth is the largest redevelopment project in New Jersey. One thousand employees now work on the Fort and there is $1.2B of new investment in the pipeline in all asset classes. This includes a range of residential (for sale and rent), commercial office, healthcare facilities, research, and educational uses (NJCU, Trinity Girls School). New entertainment and retail uses are just beginning to come online, including The Loft, a brewery restaurant. The Fort has a rich history of being at the forefront of technological innovations during its time as a military base (1917-2011). This legacy is continuing with an emergence of new tech and innovation uses, fueled in part by three major tech companies that selected Fort Monmouth as their headquarters (CommVault, TetherView, Aaski). The Fort Monmouth Economic Revitalization Authority and partners will present the process and challenges of repurposing this nearly 1,200-acre site and discuss future phases and opportunities that will realize the ambitious vision for the Fort and the checks and balances underway.

- Steven Denholtz, OPort Partners LLC
- Chelsea Samuelson, MBA, New Jersey Innovation Institute
- Upendra Sapkota, PP, AICP, LEED AP, Fort Monmouth Economic Revitalization Authority
- Catherine Timko, The Riddle Company

Two Rivers, One Future: Approach, Final Outcomes, and Future Regional Resilience
Garden State C | CM | 1.5

Comprehensive regional planning will be an essential tool for shoreline communities facing the challenges associated with climate change. Funded by a grant from NOAA, NJ FRAMES (“Fostering Regional Adaptation through Municipal Economic Scenarios”) employs the latest climate science, innovative design techniques for risk communication and scenario planning, and robust community engagement to inform local decision-making in the Two Rivers region of Monmouth County. After a three-year process, the project team has arrived at its final Regional Resilience Action Plan for the fifteen municipalities around the Navesink and Shrewsbury Rivers, structured around the vision of “Two Rivers, One Future.” The panel will provide an overview of risk in the region; describe the risk assessment and scenario planning tools tailored specifically for the Two Rivers region; and present the preferred recommendations and strategies that are intended to inform future planning, infrastructure and economic development priorities in the region.

- Linda J. Brennen, AICP, PP, Monmouth County Division of Planning
- Matt Campo, Edward J. Bloustein School of Planning and Public Policy, Rutgers University
- Eric Fang, AIA, AICP, LEED AP, Perkins Eastman
- Becky Hill, New Jersey Department of Environmental Protection
- Bryan Kiel, ENV SP, WSP

#NJPC20
For over 60 years the New Jersey County Planners Association (NJCPA) has provided a forum for regional issues and projects. This session highlights four initiatives ranging from open space to regional transit initiatives. Taking a fresh approach to an old standard, the Monmouth Open Space Plan tackles 21st century concerns such as climate change, rising sea levels, and protection of natural and historic resources. The plan communicates priorities across agencies, enhancing the quality of life for all. The Walk, Bike, Hike Somerset County: Connecting Vibrant Communities Study developed a Framework Strategy to improve multimodal mobility and safety for Somerset County travelers. It includes more than 220 walk, bike, and hike improvements, totaling almost 275 miles of new facilities. Middlesex County partnered with the Vorhees Transportation Center in developing innovative public engagement in developing their new master plan, Destination 2040. Several inventive approaches such as Set the Table and Story Slam provide insights into an extremely diverse population to shape the future. Passaic County partnered with Essex County on an analysis of potential transit markets by reutilizing the Newark Industrial Track. The concept links Paterson and Newark while leveraging the Clifton ON3 development, the largest ongoing redevelopment in the region.

- Paul Gleitz, AICP, PP, Monmouth County Parks System
- Walter Lane, AICP, PP, Somerset County Planning Division
- Michael Lysicatos, AICP, PP, Passaic County Department of Planning and Economic Development
- Denise Nickel, AICP, PP, Middlesex County Office of Planning
- Trish Sanchez, Alan M. Vorhees Transportation Center, Rutgers University
- Liz Ward, AICP, PP, Passaic County Department of Planning and Economic Development

From neighborhood commercial districts in large cities to rural downtowns, streets play a vital role in animating the social and economic life of communities and improving the quality of life for residents and visitors. Despite this, many Main Street and neighborhood commercial corridor stakeholders lack the "language skills" to collaboratively manage transportation issues, promote quality streetscape design, and support equitable access. In this fun, chatty, and informative session, Project for Public Spaces will share the "Main Street Transportation Toolkit" which is a multi-part tool that combines the Main Street Approach and the Placemaking Process to help district management, neighborhood leaders, transportation professionals, local officials, community advocates, and everyone in between.

- Jef Buehler, NJ Department of Community Affairs (DCA)
- Naiima Fauntleroy, City of East Orange, Department of Policy, Planning & Development
- Zenobia Fields, New Jersey Department of Transportation
- Rebecca Hersh, Main Street Highland Park
- Cailean Kok, AICP, Project for Public Spaces
- Laura Torchio, AICP, Project for Public Spaces
- Shaylee Zaugg, Project for Public Spaces
Meet the Mayors: The Politics of Place

There are three certainties in life: death, taxes and no matter how good a redevelopment project is - it will face some level of community opposition. Relying on sound technical data and legal requirements just isn't enough. Meet the mayors who have been able to successfully navigate the political struggles to bring projects online through public outreach and consensus building while tackling tough questions. Is the project too big and too dense? What about traffic and school-aged children? Is there affordable housing? Is the financial agreement beneficial or was money left on the table? Lastly, get the inside track on how these decision-makers determine whether or not a project is even worth the political capital.

- The Honorable Sheena Collum, MPA, Township of South Orange Village
- The Honorable Michèle Delisfort, AICP, PP, Township of Union
- The Honorable Tim Dougherty, Town of Morristown
- The Honorable Colleen Mahr, Borough of Fanwood
- The Honorable André Sayegh, MPA, City of Paterson

Housing Market Risk Forecast

Having closed the books on 2019 it is time to focus on what lies ahead for New Jersey's housing markets. The sweeping long term economic and demographic changes of the past decade transformed real estate demand patterns toward a European Model with growth being concentrated in urban and inner-ring suburban bedroom-communities. Looking forward however, there are mounting signs that this trend is changing as maturing Millennials transition to homeownership and technological advances mitigate the disadvantages of commuting from suburban places. Further complicating the forecast is a demographic trough that is forming on the horizon as a smaller Generation Z comes of age which will likely reduce long term housing demand. This presentation will explore the interplay between these changed circumstances, long-term real estate demand patterns and risk assessment for the New Jersey housing markets.

- Jeffrey Otteau, Otteau Group

Flying Cars, Hyperloops and Scooters: Is 'The Jetsons' Future Finally Here?

The way we travel from one point to the other is changing. This transformation is creating a whole new mobility system with implications affecting not just the automotive industry, but municipalities, regions and metropolitan planning agencies alike. This session will discuss the range of emerging transportation and associated infrastructure considerations for these new systems (AV charging stations, automated parking, travel lanes for scooters/bikes/cars/roundabouts, etc.). We will explore how these new systems will affect the way we travel, evaluate the implications of the shared economy (bikeshare, carshare, ride-hailing), and learn about the role of government and land use regulations needed to navigate these new systems (right-of-way specifications, parking requirements, code amendments). The session will conclude with interactive discussions on what the next big thing in transportation could be, when to expect it and how to prepare for it.

- Richard Asirifi, Assoc AIA, Topology
- Charles Brown, MPA, Alan M. Voorhees Transportation Center, Rutgers University
- Joe Colangelo, CEO Boxcar Incorporated
- Louis Luglio, PE, Sam Schwartz
- Michael Manzella, AICP, PP, City of Asbury Park
- Seth Wainer, The Port Authority of New York & New Jersey
Cannabis: There's no place like Home(rule).

According to a 2016 analysis by the Marijuana Policy Group, every $1.00 spent in the marijuana industry in Colorado generates almost $2.50 of economic activity. The question is whether or not New Jersey’s towns should take advantage of this multi-billion dollar market and if so, how? This session takes a look at the impending cannabis industry and what communities need to know about how best to take advantage of the economic and societal benefits despite the lack of clear direction for municipalities from Trenton. With New Jersey being known for its home rule nature, there are important and highly individualized questions that towns should be asking themselves. This panel’s leading industry experts will take a look at the current rules and regulations while providing attendees the information necessary to have informed conversations with their stakeholders as the market seeks expansion to serve current patients’ needs and what to consider as recreational use heads to the polls in November. It will also demystify and highlight the importance of the social justice discussion and what benefits municipalities could experience.

- Jacqueline Ferraro, New Jersey Cannabis Industry Association
- Assemblyman Jamel Holley, NJ Legislative District 20
- Devra Karlebach, RISE Paterson (GTI Industries)
- Charles Latini, Jr., AICP, PP, Infield Cannabis
- Michael McQueeny, Esq., Genova Burns LLC

Public Art Installations and Civic Placemaking: Newark Case Studies

How can public art inspire civic dialogue and forge meaningful connections between public, private, nonprofit and academic sectors? What lessons can we learn in planning and executing participatory arts projects that have a lasting impact on public infrastructure, and that inspire many voices to be heard? This panel will examine three case studies in Newark: Audible’s “Sensory Lab” in Washington Park, Newark Arts Justice/Monument Lab’s “A Call to Peace” as a re-imagining of monuments in Military Park, and the Four Corners Arts Project, featuring 18 murals painted by international and local artists, middle school students and community members in two downtown alleyways. Panelists will discuss how to move effectively from inspiration to execution, focusing on how to build the best team, how to be inclusive, how to fundraise and secure in-kind donations for projects, and which techniques and practices work and which should be avoided in creative placemaking.

- Rebecca P. Jampol, Project for Empty Space
- Monique Jones, Audible, an Amazon company
- LaMonica R. McIver, City of Newark
- Linda P. Morgan, AICP, RBH Group, LLC
- Salamishah Tillet, Rutgers University-Newark
Planning for Successful Coastal Resiliency
Garden State C   CM | 1.5

Resilience Planning is a growing specialization in New Jersey. Coastal projects like creating living shorelines, planting maritime forests, rehabilitating wetlands and stabilizing dunes and beaches are now being done on a much more local scale. Are you interested in tips to determine what kind of project would best suit your site? Do you know that tools are freely available to help with selection and design? What should a resilience plan entail? Where do you go for funding? This panel of coastal project planning and implementation experts representing government, academia, NGOs and the private sector will address these topics and provide success stories. Implementation case studies will include an overview of the process and discussion of lessons learned. The recently completed Raritan/Sandy Hook Bay Coastal Resilience Planning Study will be showcased. In addition to tips and tricks, panelists will highlight the NJ Floodmapper Tool and TNC's Coastal Resilience Tool and provide a funding fact sheet.

- Daniel Barone, Ph.D., GISP, CFM, Michael Baker International
- Linda J. Brennen, AICP, PP, Monmouth County Division of Planning
- Matt Campo, Edward J. Bloustein School of Planning and Public Policy, Rutgers University
- Patricia Doerr, The Nature Conservancy in New Jersey
- Capt. Alek Modjeski, American Littoral Society

Small Projects, Big Impact: Together North Jersey Resources for Local Communities
Conference BC   CM | 1.5

Since the Together North Jersey (TNJ) Plan was completed in 2015, TNJ has been working to promote the implementation of its strategies and recommendations. This work has included developing resources, such as guidebooks and tool kits, aimed at assisting local communities in implementation on their own. In addition, TNJ has offered communities direct technical assistance aimed at advancing implementation on the ground and providing replicable case studies for other communities to emulate. This panel will provide an overview of these technical assistance programs, as well as showcase three recent examples of work products: The TNJ Guidebook for Transit Hub Planning, The TNJ Sustainability Planning Online Toolkit, and the Passaic Bistro Technical Assistance project.

- Eliot Benman, Alan M. Voorhees Transportation Center, Rutgers University
- Jon Carnegie, AICP, PP, Alan M. Voorhees Transportation Center, Rutgers University
- Jeffrey Perlman, AICP, PP, LEED-AP, North Jersey Transportation Planning Authority
- Nieves Pimienta, MPA

Dealing with Screaming, Angry Constituents
Conference A   CM | 1.5

Planners are often required to facilitate public meetings that focus on controversial issues. Whether it is a development, conservation, or other land use issues, mediation aimed at conflict resolution is essential. Mr. Kehs will speak to his more than 40 years of experience facilitating public meetings and will outline the techniques, both personal and professional, that are necessary to mitigate controversy or in the best of circumstances, reach consensus among a diverse audience.

- Stephen Kehs, AICP, PP, Triad Associates

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Lawrence Hamm has been a relentless advocate for African-Americans and the cause of human rights and civil rights for all oppressed people for nearly 50 years beginning at the age of 18 when he was appointed to the Newark Board of Education, making him the youngest voting school board member in the United States.

Hamm is a founder and current Chairman of the People’s Organization For Progress, a statewide, grassroots organization working toward racial, social, economic justice and peace. In anticipation of Black History Month, Hamm will explore an Equity-in-all-Policies approach to strengthening New Jersey’s segregated neighborhoods.

Launched in 2017 with the generous support of the planning community, the Summer City Planning Institute was started to address the general lack of ethnic and racial diversity within the city planning profession and to proactively supplement civics education empowering youth to reimagine their neighborhoods.

Students from the Newark program will present their “West Haven Redevelopment Project” which explores the history and existing conditions of the site, and its potential transformation featuring a “chill spot”, sustainable farm and flower garden, a fresh food market and cafe, and a recreation center.
Racial Equity and Smart Growth: Tensions and Synergies
Regency A  CM  1.5

Racial equity and smart growth are two of the most dominant discourses in affordable housing development in New Jersey. To achieve racial equity in housing development, we must promote the development of affordable housing in high-opportunity areas with good school districts. To realize smart growth, we must prioritize transit-oriented development in transit- and jobs-rich areas. Clearly, these goals are both desirable and compatible. However, it is important to actively interweave racial equity and smart growth goals to ensure that they mutually reinforce one another rather than crowd each other out.

To do this, we need to answer pressing questions: how do we invest in affordable housing in gentrifying urban areas in order to prevent displacement, while avoiding the perpetuation of and actively undoing residential segregation? How do we ensure that planning and zoning policy changes around transit stops and high-job density neighborhoods do not price out low- and moderate-income tenants of color? How do we use the concept of “community” control over development to empower low-income communities, urban communities, and communities of color while averting exclusionary planning policies? We need integrated principles of smart growth and racial equity to answer these kinds of thorny development questions.

- Adenah Bayoh, Adenah Bayoh and Companies
- David Kinsey, PhD, FAICP, PP, Kinsey & Hand and Princeton University
- Ann Sarnak, New Jersey Housing and Mortgage Finance Agency
- James Williams, Fair Share Housing Center

A Look at Planning Excellence in 2019
Regency B  CM  1.5

This session provides a snapshot of planning excellence in New Jersey as recognized by APA New Jersey in 2019. Recipients of 4 Planning Excellence Awards will review key dimensions of planning projects that were deemed award-worthy. The projects that the presenters will discuss focus on plan-making, implementation, community engagement, and outcomes (via the Great Places in New Jersey award). The presenters will review the strategy for researching and packaging their award application/nomination, they will discuss the qualities of the specific project or place that was deemed award-worthy, and they will answer questions that may help other communities and members of the profession submit successful award applications and nominations in the future. There are specific learning objectives for this session. Attendees should be able to: (1) identify specific qualities that make a plan, implementation or community engagement strategy, or a planning outcome award-worthy; (2) discuss how planners might prepare their own projects for planning excellence; and (3) review the process and key tips for seeking recognition for planning excellence in New Jersey.

- Hany Hanafy, LEED GA, PS&S
- Lou Joyce, AICP, PP, Rowan University
- Brian McPeak, AICP, PP, PS&S
- Devon Moulton, Rowan University
- Carlos Rodrigues, FAICP, PP, Rodrigues Urban Design
- Meghan Wren, Rowan University

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Aligning Preservation and Planning Objectives: Architectural Survey as a Strategic Planning Tool

Between 2018 and 2019, the City of Hoboken, the NJ Historic Preservation Office, and AECOM undertook a historic resources survey of over 1,600 historic buildings and community landmarks within the Hoboken Historic District in an effort to better integrate historic preservation into the city’s planning, policy, and resiliency goals. Among the larger survey efforts conducted in recent years, it utilized tablet technology and a cloud-based data collection platform to collect and analyze data over a period of seven months. In addition to the technology employed to accomplish the project, this presentation will discuss how preservation and planning professionals and Historic Preservation Commissions can optimize large-scale survey projects by aligning research design and survey methodologies with the needs of data managers, planners, and the local community. Additionally, drawing on their experience combining historic preservation and resiliency planning, the panelists will discuss the importance of integrating flood vulnerability metrics into traditional survey approaches for historic resources in an era of climate change and extreme weather events.

- Kinney Clark, GISP, New Jersey Historic Preservation Office
- Emily Paulus Everett, AICP, AECOM
- Samantha Kuntz, AICP, AECOM
- Ana Sanchez, AIA, Ana Sanchez Associates

Measurable Community Sustainability and Resilience with LEED

LEED for Neighborhood Development (LEED ND) was engineered to inspire and to help create more sustainable, well-connected neighborhoods. It looks beyond the scale of buildings to consider entire communities. The new LEED for Cities and Communities programs address how these projects are planned, developed and operated in order to improve the quality of life of people around the world. The programs provide a framework for planning, designing, measuring and managing the performance of social, economic and environmental conditions on a city-wide or community level. Join the discussion for a high level overview of the requirements of these programs, how they align with other state codes and initiatives, and descriptions of neighborhoods already pursuing these frameworks. For the last half hour, the panelists will describe these concepts in action using local examples, walking through what might look different if the LEED for Cities or LEED ND framework were applied, allowing for open dialogue and for attendees to apply the concepts discussed during the presentation.

- Evan Carberry, LEED AP BD+C, ReVireo
- Casey Cullen-Woods, LEED AP BD+C, LEED AP ID+C, WELL AP, Living Future Accredited, Fitwel Ambassador, Thornton Tomasetti

Ethics Cases of the Year

Ethics scenarios are rarely "cut and dried." For each case discussed, participants will be challenged to view a situation from a variety of perspectives. The cases have been developed by the AICP Ethics Committee with the assistance of AICP Ethics Officer James Peters, FAICP. Each ethical scenario is based on a real-life planning issue from the past year. The ethics topics to be discussed include: discrimination, expert witness testimony, gifts, inadequate information, political contributions, professional comments, taking improper credit, and workplace harassment.

- Raymond C. Liotta, LLA, AICP, PP, Maser Consulting
- Richard Roseberry, PE, AICP, Maser Consulting

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