

NEW JERSEY FUTURE

SMART  
GROWTH  
AWARDS 2018

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*M&T Bank is proud to partner with New Jersey Future on the Smart Growth Awards. We salute Governor Florio and all of tonight's accomplished honorees.*

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**NEW JERSEY FUTURE**

**SMART  
GROWTH  
AWARDS 2018**

# WELCOME



## DEAR DISTINGUISHED HONOREES AND GUESTS:

Welcome to the 2018 Smart Growth Awards celebration! New Jersey Future is proud to recognize leaders from all sectors who work toward a vision of growth in New Jersey that fosters prosperity, equity and sustainability. The projects and people we celebrate tonight represent the best of those efforts.

Tonight's winners were selected for their potential to transform their communities. One brings new activity, along with much-needed resiliency measures, to a corner of a dense urban area; three, including two with transit access, provide expanded housing choices in revitalizing communities; one is an innovative approach to urban agriculture and food security; a circulation study will bring walkability and new development opportunities to an area near an important historic and cultural asset; and one celebrates the realization of a long-term, town-wide transformation effort. These projects and plans are all examples of what we mean when we talk about the best of smart growth.

This year we particularly sought entries that included measures to address flooding and sea-level rise. We're delighted to recognize the 700 Jackson project in Hoboken, which created not just new housing, but also public spaces and amenities and significant stormwater management capabilities — all needed elements in one of New Jersey's densest cities.

Tonight we are also deeply honored to present our 2018 Cary Edwards Leadership Award to a great public citizen of New Jersey: former Governor James J. Florio. Governor Florio has worked tirelessly throughout his career on the things that make New Jersey a better place: cleaner air, land and water, a robust transit network, and a focus on the state's obligation to engage in effective long-term planning and governance. His thoughtful leadership and commitment to public service are shining examples for all to follow.

Our thanks go to this year's awards selection committee, whose biographies you will find in this program book. They bring to the process a full range of experience and expertise, and we appreciate the time and diligence (including agreeing to meet during one of our many spring snowstorms!) they give to their adjudication. Their selections this year are a true reflection of smart-growth values.

We also thank this year's event sponsors. Their support not only makes this awards program possible, but helps enable New Jersey Future to conduct important research, education and advocacy throughout the year, in order to inform decisions about how the state should grow.

And finally, we thank you — for joining us this evening as we honor all of tonight's winners, and for the opportunity to work together toward a bright New Jersey future.

Sincerely,

A handwritten signature in black ink, appearing to read 'PK' followed by a stylized flourish.

**PETER KASABACH**  
Executive Director





**NEW JERSEY FUTURE  
SMART  
GROWTH  
AWARDS 2018**

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## **AWARDS PROGRAM**

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**6:15 PM**

### **WELCOME**

**Henry A. Coleman Ph.D.**

Professor of Public Policy, Edward J. Bloustein School  
of Planning and Public Policy, Rutgers University  
Trustee, New Jersey Future

**Peter Kasabach**

Executive Director, New Jersey Future

**Jim Morris**

Group Manager of Commercial Real Estate, M&T Bank

### **PRESENTATION OF 2018 SMART GROWTH AWARDS**

**Olivia Glenn**

Chairwoman, 2018 Smart Growth Awards Selection Committee

### **PRESENTATION OF 2018 CARY EDWARDS LEADERSHIP AWARD**

**Carl Van Horn Ph.D.**

Director, John J. Heldrich Center for Workforce Development;  
Distinguished Professor, Edward J. Bloustein School  
of Planning and Public Policy, Rutgers University

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New Jersey Future offers its heartfelt thanks to the sponsors of the 2018 Smart Growth Awards, whose generous support makes it possible to celebrate the best in development and redevelopment projects in the state of New Jersey.

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*This practice area complements Maraziti Falcon's existing practice devoted to the counseling of public and private entities regarding environmental, redevelopment, land use law, government, construction law and litigation.*



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# ABOUT THE SMART GROWTH AWARDS

New Jersey Future's Smart Growth Awards honor adopted plans and approved and built developments that exemplify sound land-use practice through the implementation of smart-growth principles as embodied in the State Development and Redevelopment Plan. The awards shine a well-deserved spotlight on the municipal officials, developers, contractors, architects, corporations, and non-profits with the courage to initiate projects and growth patterns that help strengthen New Jersey's economic, social, and environmental future.

Nominees are drawn from a statewide public nomination process launched in the fall of each year. The finalists are selected by an Awards Selection Committee of professional developers, architects, planners, and redevelopment experts. The winning projects are chosen following site visits and interviews with project leaders.

Preference is given to projects that promote redevelopment and infill development in areas and centers designated for growth by the State Plan. In addition, winning projects are evaluated against the following smart growth criteria:

- ➔ Near existing development and infrastructure
- ➔ Create or enhance connections to existing developments or plans
- ➔ Create or enhance a vibrant mix of uses (residential, retail, office)
- ➔ Protect or enhance open space, farmland, parks, and critical environmental areas
- ➔ Increase the range of available housing options
- ➔ Create or enhance transportation choices
- ➔ Encourage walkability and activities at the street level that facilitate personal interaction
- ➔ Improve resiliency to natural hazards
- ➔ Respect community character, design, and historic features
- ➔ Utilize green or generative design techniques and materials

June 2002 marked the first Smart Growth Awards celebration. The annual event attracts state, county, and municipal leaders, as well as community activists and professionals who are committed to bringing smarter growth to New Jersey.

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## SPECIAL CITATION

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When possible, winning entries will also receive special recognition for incorporating needed resiliency measures to manage stormwater and flooding.

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## ABOUT THE ANTIQUE TILES

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New Jersey Future's Smart Growth Awards are created with antique tiles made in and around the Trenton area at the end of the 19th century. They were made by Trent Tile, Providential Tile Works, and the Robertson Art Tile Company, all of which manufactured decorative tiles for use in homes and offices. In its prime, Trent produced 8 million square feet of tile each year.



New Jersey Future is proud to offer these awards as a reminder of the great things that will continue to happen in our state.

The tiles were collected, restored, and mounted by Marge Miccio of Artifacts Gallery in Trenton. After 32 years in business, Artifacts Gallery is closing this year for a well-deserved retirement. We are grateful to them for providing the Smart Growth Awards for the past 17 years.

# 2018 AWARDS SELECTION COMMITTEE

The selection committee is an all-volunteer group that spends many hours reviewing the nominations, conducting site visits and interviews all over the state, and then deliberating to select the winners. The selection committee evaluates each nomination against smart growth principles, as well as its contribution to the surrounding community and the state as a whole. We thank the committee for its effort and dedication to selecting the best smart growth projects in the state.

## **OLIVIA GLENN**

*Chairwoman, 2018 Smart Growth Awards Selection Committee*

Until May 2018, Olivia Glenn was regional manager of the South Jersey Metro region for New Jersey Conservation Foundation. She was responsible for land preservation and development work in the region, with a special emphasis on Camden. She has a strong background in the non-profit and government sectors. Prior to joining New Jersey Conservation Foundation, she worked at the governor's office; for a charter school in Camden; and for the state Department of Environmental Protection. She has been named a Camden County Sustainability Champion and is a member of the Camden County Open Space Advisory Committee and the New Jersey Environmental Justice Advisory Council. She is the New Jersey lead of the Circuit Trails Coalition, a regional network linking 750 miles of trails in greater Philadelphia.

## **ANTHONY CANCRO**

*Business Administrator, Township of Plainsboro*

Anthony Cancro is a 23-year veteran of state government, having worked at both the New Jersey Department of Energy and the New Jersey Department of Community Affairs, where he served as the director of housing and community resources, as deputy commissioner, and as acting commissioner. He also worked as chief of staff for U.S. Environmental Protection Agency Region 2, where he oversaw environmental issues for New Jersey, New York, Puerto Rico, and the Virgin Islands. Mr. Cancro has served as business administrator in Edison and Springfield in addition to his current position in Plainsboro. He served on the board for HomeFront, a nonprofit provider assisting homeless families, and is currently on the board of Sustainable Jersey.

## **JONATHAN CORTELL**

*Vice President, Development, L+M Development Partners*

Jon Cortell's particular focus at L+M is on extending the firm's business beyond New York City. Since joining L+M in 2005, Mr. Cortell has represented the firm on multiple transactions, including mixed-income and mixed-use transactions in New Jersey, specifically in downtown Newark and Jersey City. Prior to joining L+M, he was the vice president and director of development at the New York State Housing Finance Agency.

## **MAURA M. FENNESSY AICP**

*Government Relations Specialist, Princeton University*

At Princeton University's Office of Public Affairs, Maura McManimon Fennessy advocates on state legislative and regulatory issues that affect the university, students, faculty, and staff. She also serves as the vice president for policy with the American Planning Association's New Jersey chapter, a role that includes managing a collaborative effort to update the Municipal Land Use Law. Before joining the university, Ms. Fennessy worked for over a decade in the land use and housing policy arena, serving as executive director of the Office of Smart Growth, and director of policy and planning at the New Jersey Housing and Mortgage Finance Agency, both within the Department of Community Affairs. Ms. Fennessy began her professional career at the U.S. Department of the Interior as special assistant to the secretary.

# 2018 AWARDS SELECTION COMMITTEE

## **JOE FIORDALISO**

*Founder and Chief Executive Officer, NorthStar Strategies LLC*

Joe Fiordaliso is a public policy expert with substantial experience solving complex governmental issues. He served as chief of staff of the state Department of Transportation under two governors, and previously was an aide to NJDOT Commissioner Jamie Fox, where he worked with the Blue Ribbon Transportation Commission to recommend long-term solutions for New Jersey's Transportation Trust Fund. He began his career as a senior legislative assistant to U.S. Sen. Robert Torricelli, where he focused on key policy issues including environment, energy, agriculture, maritime, and appropriations. He was appointed president of the American Council of Engineering Companies of New Jersey, the business trade association for the consulting engineering profession, in 2010. He is a member of the New Jersey Committee of the Regional Plan Association and a board member of the Tri-State Transportation Campaign.

## **HON. JANICE KOVACH**

*Mayor, Town of Clinton*

Janice Kovach, a former town councilwoman, is serving her second term as Clinton's mayor. Previously, she had been director of the New Jersey Division on Women, including memberships on the state Commission on the Status of Women and the Gender Parity Council. She is a former member of the Highlands Water Protection and Planning Council. She has served on the boards of the Red Mill Museum Village, Hunterdon County Polytech, Girl Scouts Heart of NJ, and the Women's Heart Foundation. She continues to serve as a member of the United Way Women's Leadership Council and as executive board member and chair of the education and training committee of the New Jersey Women's Political Caucus. She is a Leadership New Jersey fellow.

## **M. COURTNEY MCCORMICK ESQ.**

*Vice President, Renewables and Energy Solutions, PSE&G*

Courtney McCormick is responsible for the operations and strategic growth of PSE&G's and PSEG Long Island's solar energy, energy efficiency, demand response, and alternative-fuel vehicle programs, as well as efforts to develop and implement additional products and services. Ms. McCormick joined PSEG in 2008, and was previously vice president, deputy general counsel, and corporate secretary with responsibility for corporate governance and corporate transactions, business assurance and resilience, shareholder services, corporate records management, legal administration, securities and stock exchange matters and reporting compliance. Previously, Ms. McCormick worked at the law firms of King & Spalding LLP and Pillsbury Winthrop LLP. She is a member of the Board of Trustees of the Smart Electric Power Alliance and on the Advisory Board of the Rutgers Law School Center for Corporate Law and Governance. She is a trustee of New Jersey Future.

## **WANDA SAEZ**

*Senior Vice President and Associate Manager,*

*Community Relations*

*Corporate Responsibility and Community Relations Group, Wells Fargo & Company*

In her current role, Wanda Saez helps to manage relationships with community groups, activists, small businesses, nonprofit organizations, local governments, and community leaders throughout the New York, New Jersey, and Connecticut markets. Ms. Saez has been affiliated with many professional and community groups in various capacities. She serves on the board of the Greater Trenton initiative, on the advisory board of the New Jersey Department of State's Center for Hispanic Policy Foundation, on the education committee of the New Jersey Business and Industry Association, and on the advisory board of The Center for Financial Wellness. She is a longtime member of the New Jersey Council for Financial Education and a graduate of the Leadership New Jersey program. She is a trustee of New Jersey Future.

# Congratulations

## Governor

### James J. Florio

On receiving the Cary Edwards Leadership Award from New Jersey Future for your exemplary leadership in New Jersey.

Your extensive public service has made New Jersey and our nation a healthier, safer, and more prosperous place to live and work.

Thank you!



The Fund for  
New Jersey

# CARY EDWARDS LEADERSHIP AWARD

**The Cary Edwards Leadership Award recognizes individuals who have an outstanding commitment to improving quality of life and promoting smart growth in New Jersey through sustainable land use policy and practice.**

James Florio is the embodiment of the term “public servant.” His accomplishments in his more than 45 years in elected office have left an economic and environmental legacy both in New Jersey and nationally that will last for generations. We breathe cleaner air, drink cleaner water, can redevelop on cleaner land, and have a robust regional and national passenger and freight rail network, because of Jim Florio.

Governor Florio began his career in public service in the U.S. Navy, on active duty and later in the Active Naval Reserve, retiring after 22 years with the rank of lieutenant commander. He first sought elective office in 1969, winning a seat in the New Jersey General Assembly. In 1974 he was elected to the U.S. House of Representatives from New Jersey’s 1st Congressional District, where he served until 1990, when he took office as the state’s 49th governor.

During his tenure in Congress he became deeply knowledgeable about two often beleaguered but vital issues that undergird a vibrant and sustainable economy — wise stewardship of the environment as a critical resource, and the importance of investments in rail transportation of all kinds. He used that knowledge to:

- author the Comprehensive Environmental Response Compensation and Liability Act, known as the Superfund law, the nation’s primary program for cleaning up hazardous waste sites;
- play a key role, as chairman of the House Subcommittee with jurisdiction over environmental matters, in the drafting or passage of virtually every major piece of federal environmental legislation;
- play a key role, as chairman of the House Subcommittee on Commerce, Transportation and Tourism of the Energy and Commerce Committee, in every piece of railroad legislation passed during his tenure. He was the prime sponsor of The Staggers Act, which deregulated rate-setting in much of the railroad industry; he sponsored all Amtrak reauthorization bills; and he drafted the legislation that privatized Conrail and deregulated U.S. freight railroads.

In addition, Gov. Florio became an authority on energy and international trade issues. He served on the U.S. Secretary of Energy’s Advisory Board during the Clinton administration; he was a member of the Trade and Environment Policy Advisory Committee (TEPAC) to the U.S. Trade Representative, and he served as a member of The Bretton Woods Committee, a private bipartisan group committed to international economic leadership.

His accomplishments as governor of New Jersey are no less significant. In his first year in office he signed into law the Clean Water Enforcement Act, one of the strongest environmental laws of its type in the United



**Hon James J. Florio**

*Governor, State of New Jersey, 1990-1994*  
*Member, U.S. House of Representatives, 1975-1990*  
*Member, New Jersey General Assembly, 1970-1975*  
*Founding Partner, Florio Perrucci*  
*Steinhardt & Cappelli LLC*

States. He was responsible for shepherding the original contract, a unique tri-party agreement between the Port Authority, NJ Transit and the New York Metropolitan Transportation Authority, to study the idea of constructing a new trans-Hudson rail tunnel — an initiative that came to be known as Access to the Region’s Core. And he expanded the scope of activity for NJ Transit, enhancing its distinction as the only statewide commuter transit network in the country.

A hallmark of Gov. Florio’s public-service career has been to emphasize the importance of, and to advocate for, coordinated planning at the state level. He believes that public investments in infrastructure should guide private development, not the other way around. It was during his tenure as governor that the first State Development and Redevelopment Plan was adopted — committing to paper for the first time the policy that state investments in transportation, housing and water

and sewer services should be made first in already-built areas, rather than in the new, lower-density suburbs and exurbs that had been growing during the mid-1980s.

Since his return to the private sector, Gov. Florio has continued to use his voice to elevate conversations on the big issues that will affect New Jersey’s future, including the importance of coordinated planning and the need for investment in upgrading infrastructure in our older communities in order to support growth. He is an honorary co-chair of New Jersey Future; an honorary co-chair of Jersey Water Works, a collaborative focused on addressing the water infrastructure crisis in the state’s older communities; and co-chairman of the Regional Plan Association’s New Jersey Committee. He is a frequent and thoughtful presence at these and other organizations’ policy events throughout the state, where he shares his time and wisdom generously.

He has also given generously of his time and wisdom in his ongoing commitment to educating the next generation of leaders in New Jersey. He is a Senior Fellow for Public Policy and Administration at the Edward J. Bloustein Graduate School of Public Policy at Rutgers University, where he has taught for more than 20 years and where an endowed chair for a visiting distinguished public policy lecturer carries his name. He also has taught at Rutgers’ Eagleton Institute for Politics and Rutgers’ Law School in Camden.

Governor Florio serves on the board of directors of the New Jersey Health Care Quality Institute and is a trustee of the Fund for New Jersey. Previously he served as chairman of the board of directors of the Federal Home Loan Bank of New York and as chairman of The Pinelands Commission in New Jersey. He is a founding partner of Florio Perrucci Steinhardt & Cappelli LLC, and is chairman of the firm’s energy, environmental law, government and regulatory affairs, and healthcare law groups. Governor Florio has received numerous awards and honors, including the 1993 Profile in Courage Award, presented by the John F. Kennedy Library Foundation. In 2008 he was designated as a Lifetime Honoree Member of the New Jersey Short Line Railroad Association, and he is the recipient of numerous honorary degrees.



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**CONGRATULATIONS**  
***Governor James Florio***  
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IS PROUD TO RECOGNIZE

**CARY EDWARDS LEADERSHIP AWARD**



**Hon. James J. Florio**

*Senior Fellow of Public Policy  
Edward J. Bloustein School of Planning and Public Policy  
Governor, State of New Jersey, 1990-1994; Member, U.S. House of Representatives,  
1975-1990; Member, New Jersey General Assembly, 1970-1975; Founding Partner,  
Florio Perrucci Steinhardt & Cappelli, LLC*

In recognition of his 45 years in elected office and an economic and environmental legacy both in New Jersey and nationally that will last for generations.

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## 700 JACKSON *Hoboken*

**Bijou Properties, City of Hoboken, Marchetto Higgins Stieve Architects**

As a low-lying, one-mile-square city on the Hudson, Hoboken faces unique opportunities and challenges. It's a densely developed urban core with vibrant communities and varied transit options, but it has historically lacked open recreational areas and protection against flooding. Partnering with the City of Hoboken and Marchetto Higgins Stieve Architects, Bijou Properties used Hoboken's distinctive features to inform the creation of 700 Jackson, a new development that addresses the city's particular needs.

The project consists of two buildings—a multifamily residential building and separate public gymnasium—and two new parks. The 14-story apartment building has 26,000 square feet of retail space on the ground floor, 424 residential units on the upper floors, and 413 parking spaces in an embedded garage. The residential units allow for a variety of family sizes and income levels, with studios, one- to three-bedroom apartments, and 42 affordable units. The building's green roof hosts 15,800 feet of Sedum trays, an outdoor patio, a pool deck, and BBQ stations, as well as activity, garden, and private terraces. A short distance away, the 6,835-square-foot public gymnasium offers a central game court and flexible space that can be used for athletic or community activities.

In addition to providing much-needed public space, the parks incorporate stormwater detention features that mitigate the neighborhood's flooding problems. Hoboken is particularly vulnerable to flooding because it sits on low land and filled-in wetlands next to the Hudson River. It also has a high percentage of impervious ground cover, which results in increased volumes of stormwater runoff. With these problems in mind, the development's team designed parks that incorporate stormwater detention capabilities and green infrastructure. The underground stormwater detention system can contain a volume of water equivalent to the predicted 10-year storm volume for 700 Jackson's total site development area—more than 450,000 gallons. Combined with two other resiliency parks planned for western Hoboken, the parks at 700 Jackson contribute to Hoboken's overall climate resiliency goals. Above the surface of the stormwater detention system, the parks offer varied public gathering areas, including open grass, a pedestrian plaza, an exercise surface, a children's playground, and a promenade with shaded areas for café seating.



Rendering by Marchetto Higgins Stieve Architects

**SPECIAL CITATION FOR THE PROJECT'S FOCUS ON INCORPORATING NEEDED RESILIENCY MEASURES TO MANAGE STORMWATER AND FLOODING.**

700 Jackson is situated perfectly for its residents to use public transit. It's right next to the 9th Street Hudson Bergen Light Rail station, from which residents can travel to New York City, Jersey City, or downtown Hoboken. Bus stops are also located nearby. The

development's traffic calming features encourage biking and walking. The developers envision 700 Jackson as not only an appealing residence for commuters, but also as an attractive destination for retail and amenities, bringing people from outside the development for the neighborhood's parks, stores, cafes, and activities.

The development will benefit the surrounding neighborhood, which will have access to its public facilities, parks, and activities. The development is located next to the Monroe Center, a set of buildings that house artists' studios, retail shops, and small businesses. The developers anticipate that once 700 Jackson is complete, foot traffic to the Monroe Center will triple.

During the planning process, the developer and the architect worked to balance the city's needs and goals with the project's cost. They involved the surrounding community through a series of six public meetings, during which residents provided input on building configurations, view shed, potential shadows, and open space. Bijou Properties broke ground on the project in January 2017, and the first phase of the project, the parks, is expected to open in late 2018 or early 2019.

As the result of a thoughtful planning process, this transit-oriented, mixed-use, mixed-income project is not just a development. For people in and around Hoboken, it will be a destination. And for 700 Jackson residents, it will be a home.

### SUPPORTING PARTNERS:

**Intercontinental Real Estate Corporation; Maraziti Falcon LLP; Arterial; LANGAN Engineering & Environmental Services; Tishman Construction; Greenbaum, Rowe, Smith & Davis LLP**

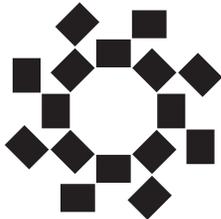


# *Best Wishes*

Hackensack Meridian *Health* is proud  
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on the occasion of its  
Smart Growth Awards 2018.

*Best wishes for a successful event!*

*Life years ahead*



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[HackensackMeridianHealth.org](http://HackensackMeridianHealth.org)

# AEROFARMS Newark

**Goldman Sachs Urban Investment Group, Prudential Financial,  
New Jersey Economic Development Authority, RBH Group, AeroFarms**

A vacant warehouse in Newark's Ironbound district has received new life as a vertical farm. Where once steel was manufactured, there are now shelves of leafy green vegetables flourishing under LED lights. AeroFarms uses innovative farming technology to grow local produce without sunlight. In the process, it has bolstered the economy, advanced sustainable business practices, and become an integral part of its surrounding community.

AeroFarms' most striking feature is its broad trays of vegetables, stacked on floor-to-ceiling shelves. The plants are grown from seed in a reusable fabric. This aeroponic method requires no soil and very little water. The plants' roots are misted with a nutrient-rich solution, and LED lights replace the sun. Under closely monitored and fine-tuned conditions, the plants mature rapidly and with high yield, resulting in 1.7 million pounds of greens per year.

But AeroFarms stands for more than just impressive technology. The organization defines itself as a champion of the environment. As a certified B corporation, member of the Ellen MacArthur Circular Economy 100, and strategic partner for the 100 Resilient Cities initiative, it values sustainable, socially responsible business practices.

The AeroFarms building complies with New Jersey Economic Development Authority's green building standards for energy and water efficiency, air quality, and waste management. Green infrastructure on the property helps manage stormwater on-site. AeroFarms' technology requires 95 percent less water consumption than a standard farm, and the facility recycles all water and nutrients in a closed loop. Indoor farming requires less fertilizer and no pesticides, and it produces no runoff. And in an era of climate risk, it provides food security by growing produce regardless of weather patterns and severe storms.

To reduce its carbon emissions, AeroFarms intentionally locates its farms near distribution routes and intended markets. This reduces the need for trucking and distribution across long distances. The organization has invested in natural gas turbines, with the aim of eventually generating clean energy independent of the grid. For now, its 24/7 LED lights rely on the local power grid, which PSEG and the City of Newark expanded to meet its needs.



AeroFarms collaborates with the Ironbound Community Corporation to recruit local workers for its year-round, fair-wage jobs. Ironbound provides initial training on skills such as forklift operation, creating a pipeline of local talent for AeroFarms. The company has also worked with the New Jersey Reentry Program and the Newark Mayor's Office unemployment reduction initiative, "Hire. Buy. Live." More than 40 percent of AeroFarms' team members live in Newark, and 85 percent live within 15 miles of the city.

AeroFarms also participates in local educational efforts to promote healthy eating. At Philip's Academy Charter School, it has a small unit where elementary school students grow their own food. This hands-on experience teaches students a lifelong lesson about how food is produced and why the process matters. In an urban food desert, AeroFarms provides much-needed fresh, local produce at affordable prices. And as an anchor tenant of RBH Group's Makers Village, the organization plans to have a positive and lasting impact on Newark's resiliency.

## SUPPORTING PARTNERS:

**City of Newark, Ironbound Community Corporation,  
KSS Architects, Hollister Construction,  
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# GREAT FALLS CIRCULATION STUDY *Paterson*

County of Passaic, WSP USA, North Jersey Transportation Planning Authority

As one of New Jersey's most significant untapped natural and cultural resources, Paterson's Great Falls presents the city with an opportunity to create a sustainable base for recreation, tourism, and economic development. The Great Falls' designation in 2009 as a National Historical Park has sparked new potential for revitalization through redevelopment and heritage tourism.

Entire sections of Paterson's local street network were removed during the mid-20th-century construction of Interstate 80 and New Jersey Route 19. After public opposition cancelled plans for the full alignment of the highway through the Great Falls Historic District, traffic began making its way along Spruce Street, marring the historic landscape with congestion and rush hour gridlock. Currently, the poor condition of the sidewalks and related infrastructure poses challenges for pedestrians in a community with thousands of children walking to school and a high percentage of zero-car households.

The Great Falls Circulation Study advances a vision plan centered on making the Great Falls Historic District and the City of Paterson a more welcoming and attractive place for education, tourism, and economic development. The study draws on the goals of the Transportation Element of the Passaic County Master Plan (a 2013 Smart Growth Award winner). These goals included supporting economic growth, sustainability, and diverse mobility needs through complete streets, green infrastructure, public transportation, and integration with previous plans and resources. The study advances a five-part Gateway Vision plan of multimodal and placemaking investments that support the local community and surrounding land uses while elevating this crucial historical and cultural asset to spur new investment.

An extensive stakeholder outreach process used focus groups and public forums to gather perspectives not always apparent in demographic analysis. Local residents, business owners, and nonprofits provided input on how various kinds of investments could affect their neighborhoods. Using state-of-the-art data collection and traffic modeling, the study team created an analysis tool that illustrated the mobility demands and impacts of gateway alternatives. Guided by a vision that would elevate the historic, cultural, and community assets, the recommendations provide a framework for comprehensive and achievable implementation goals. In 2016, the Passaic County Board of



Chosen Freeholders adopted the study as its guiding document for transportation and infrastructure investments in the area.

Implementation of the study's findings has already led to advancement of the Gateway Vision Plan. Detailed traffic modeling and alternative solutions led to a redesign of the Spruce Street Bridge over the Passaic River, from a four-lane bridge with limited pedestrian amenities to a three-lane configuration that more than doubled pedestrian walkways

and reinforced safe pedestrian crossings and slower vehicular speeds. It also included historic architectural elements inspired by the design of the original 1930s-era bridge, which were lost during the bridge's replacement in the 1980s. Passaic County secured more than \$1 million to construct the first gateway elements that would connect the redesigned Spruce Street Bridge to Market Street. The Transportation Alternatives Grant will set the design language for the remainder of the Spruce Street Gateway, including widened sidewalks, pedestrian-scale lighting, street trees, and enhanced traffic signals. Curb extensions featuring green infrastructure will provide a new functional design element that create a more resilient and natural neighborhood.

The process of developing the study created the framework for ongoing coordination during the engineering phases of these projects and submissions for new funding opportunities. The vision has also served private property owners, who helped shape its goals and who will be able to capitalize on place-based investments in the district's historic buildings.

Ultimately, planners envision a welcoming boulevard where pedestrians and cyclists can travel safely to school and downtown destinations. It will provide better access to public transit, community resources, and the National Historic Park. Community-driven goals focused on implementation are transforming that vision into reality. The momentum from this project will contribute to Paterson's ongoing revitalization.

## SUPPORTING PARTNERS:

**Fitzgerald & Halliday, Inc.; Nishuane Group; City of Paterson; Paterson Parking Authority; New Jersey Community Development Corporation; Hamilton Partnership for Paterson; Paterson Great Falls National Historical Park**

A black and white photograph of a modern multi-story brick apartment building. The building features a mix of brick and horizontal siding. The address "550 CENTRAL" is visible on the corner. A white box with a black border is overlaid in the top left corner, containing the text "HARVARD PRINTING APTS." in a bold, sans-serif font.

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## HARVARD PRINTING COMPANY *Orange*

**Harvard Development Urban Renewal Associates, LLC; Kitchen & Associates; HANDS Inc.**

The City of Orange has a rich history as an industrial center. Once called “the Hatmaking Capital of the United States,” it was home to hat, shoe, and bootmaking factories from the 19th through the early 20th centuries. After a second wave of manufacturers closed in the 1970s and 1980s, the city lost both residents and businesses — but it hadn’t lost its promise. Close to urban centers in Newark, Jersey City, and New York City, and with a network of transit and highways that could support commuters, the City of Orange’s desirable qualities have fueled its continuing comeback.



The Harvard Printing Company is indicative of this trend. This mixed-income housing development capitalizes on the City of Orange’s status as a Transit Village, as well as its historic, community, and natural assets. The result is a building that exemplifies the city’s unique character and past while pointing the way toward a vibrant future.

Opened in November 2017, Harvard Printing Company consists of a new four-story, mixed-income residential building that provides 128 rental units suitable for diverse housing needs and income levels. These include 99 one-bedroom units, 21 two-bedroom units, and eight three-bedroom units. Seventy of the units are affordable, and seven are fully accessible for people with disabilities. The property also features a four-story Art Deco factory building that has been adapted and reused as a parking facility. Because using the factory for housing would have required punching holes in its walls for windows, the architect chose to convert it into a garage in order to preserve the detailed brickwork masonry of its exterior. The result is an aesthetically pleasing, historic building that meets a public need for parking near the train station.

The planning and construction of Harvard Printing Company presented unique challenges. The property, the site of a former printing factory, required environmental remediation before development could proceed. Harvard Development Urban Renewal Associates also had to ensure the project’s compatibility with the City of Orange’s various visioning documents: The City of Orange Master Plan, The Central Orange Redevelopment Plan, The Central Valley Redevelopment Plan, and the Heart of Orange Neighborhood Plan. By working closely with city and state agencies, the organization met these needs. Also involved in the process were New Jersey Department of Environmental Protection, the State Historic Preservation Office, The Orange

Fire Department, and HANDS Inc., a local community development corporation. The project was funded with a New Jersey Housing and Mortgage Finance Agency MPP Loan and CDBG Multifamily Restoration Funding, as well as Essex County HOME funds and equity from the sale of 9 percent Low Income Housing Tax Credits.

The City of Orange is a designated Transit Village, and Harvard Printing Company is defined by its proximity to transit. The building is adjacent

to the New Jersey Transit Morris & Essex Line and Gladstone Branch train lines. Additionally, the Highland Avenue station is less than one quarter-mile away. The building also offers parking for residents and, in the future, for the public.

Beyond constructing a new building and rehabilitating an old one, the developer planned for Harvard Printing Company’s walkability, visual elements, and stormwater management. The new building’s placement on the property created a courtyard with a landscaped and lighted walking path. The project also involved daylighting and redirecting a fork of the East Branch of the Rahway River, which had been mostly covered for decades. This had the dual purpose of creating an attractive landscape feature and providing a way for the City of Orange and the Township of West Orange to cope with stormwater. The municipalities now direct stormwater into the newly accessible river. To comply with NJDEP regulations for quantity and peak flow of stormwater discharge, both municipalities installed an underground pipe and detention system. Rain gardens on the fork bed and adjacent bank absorb runoff and help to filter out pollutants.

For all its advantages, Harvard Printing Company’s location within a larger community may be its strongest asset. The development team is working on a nearby sister site in West Orange that will add 100 more mixed-income rental units. Two market-rate condominium buildings were also recently constructed in the neighborhood. Located near schools, transit, cultural sites, retail corridors, and open spaces, Harvard Printing Company shows how smart planning can help make a great place.

### SUPPORTING PARTNERS:

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## ROEBLING LOFTS *Trenton*

**Partners:** HHG Development, City of Trenton, Mercer County Improvement Authority, New Jersey Economic Development Authority, Clarke Caton Hintz

For 125 years, the John A. Roebling's Sons Company manufactured wire and wire rope in Trenton. The Roebling Company was an important part of Trenton's manufacturing economy, employing thousands of workers. The plant's closing in the early 1970s dealt a great blow to Trenton and the surrounding region. The five Roebling buildings remained vacant for decades afterward.

In 2011, after multiple attempts to find a private redeveloper, the Mercer County Improvement Authority accepted HHG Development's proposal for the site. The company planned to repurpose the historic buildings into a mixed-use project called Roebling Center, which would include housing, retail space, offices, open space, and structured parking.

The first phase of this project, Roebling Lofts, is now complete. The rehabilitated building features 138 one- and two-bedroom apartments, of which 28 are affordable. It also has work and conference areas, a fitness center, and a lounge. On the fourth floor, a historic wire rope testing machine has been preserved as a testament to the building's past.

The remaining historic buildings will be converted into mixed-use spaces with apartment lofts, office space, and room for retail, amenities, and restaurants. The buildings' exteriors and distinctive historic features, such as facades and windows, will be preserved. Additionally, the company plans to construct three new buildings, which will contribute more mixed-use space and a structured parking garage. Ultimately, the property will include 192 apartments, of which 39 will be affordable; 175,000 square feet of commercial office space; 40,000 square feet of restaurant, amenity, and retail space; more than 900 parking spaces; and the public plaza. The office spaces are projected to bring in up to 900 new jobs.

All eight buildings will cluster around a central open area called the Railyard. This area will act as a public plaza, providing gathering space for residents, office workers, and retail customers. The project's planners and developers intend to use the space for programming performance, art, and entertainment events.

Within walking distance of two transit stations, Roebling Lofts exemplifies transit-oriented development. The apartments are located right next to Hamilton Avenue River Line light rail station. The Trenton Transit Center is just half a mile away.



Downtown Trenton is within walking distance, as are other amenities, including restaurants, banks, and shops.

The Roebling Lofts and the other buildings in Roebling Center will incorporate several sustainable features. To help infiltrate stormwater and reduce runoff, the property will use green roofs, pervious paving, and planted landscape beds. For Roebling Lofts, the project planners consulted with the New Jersey Historic Preservation Office to meet historic preservation standards while ensuring energy efficiency. Solar panels on the roof of Roebling Lofts will provide a renewable energy source. The project planners are also making use of high-efficiency mechanical equipment and appliances, materials with recycled content and low volatile organic compound content, and energy-efficient LED lighting. Bike racks and car charging stations will encourage residents to reduce their carbon footprint.

Despite the financial challenges posed by the Great Recession, HHG Development succeeded in gaining initial funding from the New Jersey Economic Development Authority's Economic Opportunity Act of 2013. Due to its status as a historic site for New Jersey and on the National Register of Historic Places, the project benefited from Federal Historic Tax Credits. Fulton Bank and the Bank of Princeton also helped make financing possible.

Roebling Lofts welcomed its first residents in 2017. When the project is fully realized, the project planners and developers will have succeeded in creating a thriving downtown community in the heart of Trenton.

### SUPPORTING PARTNERS:

**Mercer County, New Jersey Historic Preservation Office, Fulton Bank, The Bank of Princeton**



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# SOMERVILLE SMART GROWTH IN ACTION

**Borough of Somerville; Somerset County Planning Division; Somerset County Business Partnership; JSM at Somerville, LLC; VMD Associates, LLC**



More than a decade ago, the Borough of Somerville decided to redevelop and revitalize its downtown—an ambitious, wide-ranging goal that required thoughtful action. The borough developed and adopted a comprehensive three-step redevelopment plan. Years later, its implementation of that plan has been rewarded with a thriving, walkable downtown that exemplifies smart growth.

Somerville created redevelopment plans for three areas in and around its downtown core. Each area had its own tailored plan, allowing for individuality and flexibility while also contributing to the overall vision of growth. Created with input from residents, local and regional stakeholders, businesses, and Somerset County staff, the plans incorporated smart growth elements such as walkability and access to transit. Some aspects of the plans have been completed successfully; others are still under construction.

The first redevelopment area was West Main Street, which included approximately 17 acres. Within walking distance of the NJ Transit Somerville station—and within the boundaries of the designated Borough of Somerville Transit Village—this area was ripe for redevelopment. Where there was once a one-story shopping center, the borough constructed a ShopRite grocery store and a five-story mixed-use building with retail space and rental apartments. Providing amenities within walking distance, the location was perfect for commuters. The retail stores and restaurants increased general foot traffic, resulting in a “halo effect” of increased commercial activity for other nearby businesses. The borough estimates that this walkable redevelopment created approximately 230 new jobs and generated an estimated \$50 million in new customer spending—a success it plans to amplify by constructing another mixed-used building and a wellness center.

The second plan focuses on the East Central Business District, which contains older industrial, residential, and business

properties. This district is the site of three redevelopment projects: two residential developments (one completed in 2017, the other under construction) and one mixed-use development. Two of the three projects are within walking distance of the NJ Transit station. These projects will add housing options and commercial activity to the borough, also extending the walkable environment to Main Street.

The third area involves the NJ Transit station and a nearby landfill. Previously, Division Street, which connects Main Street to the station, was narrow and unfriendly to pedestrians. It was used mainly as a cut-through for cars. After earning its Transit Village designation in 2010, the borough used a \$100,000 grant to rebuild Division Street into a wide, welcoming pedestrian mall closed to vehicles. This appealing destination between Main Street and the station enhanced the vibrancy of Somerville’s downtown.

On the other side of the station is a landfill that was closed in 1982. In the early 2000s, the borough commissioned a public visioning study for redeveloping the landfill, but the project was delayed by the financial crisis of 2008. Determined to move forward, the borough sought funding from various sources—including the New Jersey Department of Environmental Protection, New Jersey Economic Development Authority, and New Jersey Environmental Infrastructure Trust—for redeveloping public portions of the site. Currently, the borough is collaborating with NJ Transit and Somerset Development on a redevelopment plan that it anticipates will add more than 30 acres of public parkland in addition to a new mixed-use development.

The borough’s smart redevelopment plans have revitalized the local economy and created a walkable downtown that is safe and welcoming for pedestrians. The result is a vibrant, memorable place for both residents and visitors.

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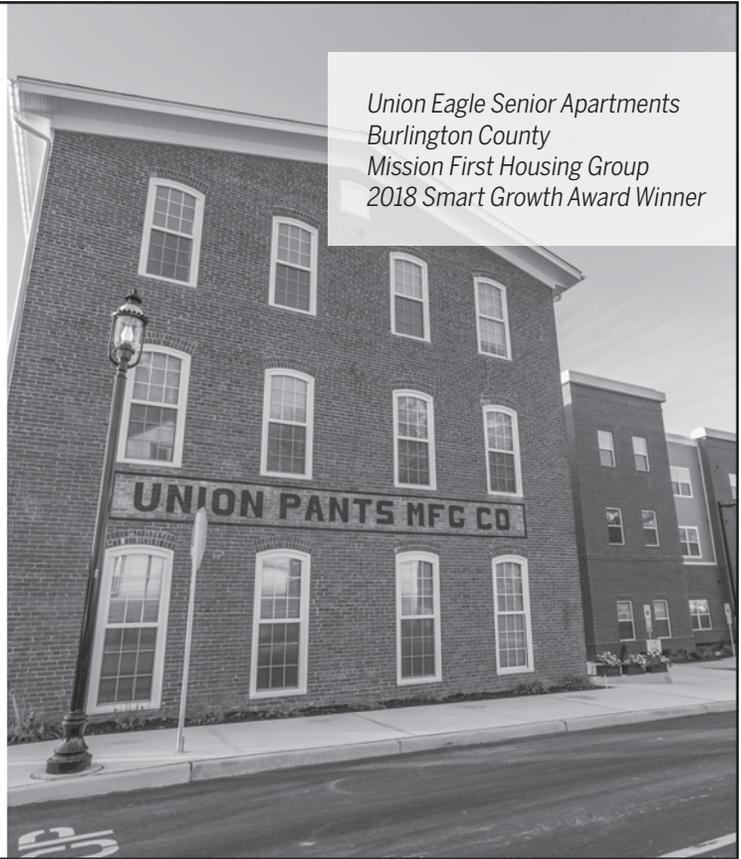
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## UNION EAGLE SENIOR APARTMENTS *Bordentown*

**Partners:** Mission First Housing Group, City of Bordentown, New Jersey Housing and Mortgage Finance Agency, Burlington County Board of Chosen Freeholders

An abandoned factory sat at the edge of a residential neighborhood in Bordentown. Its boarded-up windows were an unsightly contrast to the well-cared-for homes, lawns, and baseball diamond nearby. But the vacant building had a distinguished history. Built in 1882, it was a clothing factory for nearly 100 years. The building housed the Eagle Shirt Company and, later on, the Union Pants Manufacturing Company, until it closed in 1980.



Mission First Housing Group, a Philadelphia-based nonprofit developer focused on affordable housing, learned about the property through a painting contractor who was a Bordentown resident. To Mission First, the abandoned factory represented an opportunity: a chance to pursue the organization's mission in New Jersey while combining elements of neighborhood revitalization, affordable housing for seniors and veterans, sustainable building practices, and historic renovation.

Mission First Housing Group partnered with the City of Bordentown to develop plans for the project, working closely with the mayor and the head of the planning commission. New Jersey Housing and Mortgage Finance Agency provided funding, as well as competitive 9 percent federal Low-Income Housing Tax Credits. These tax credits generated approximately \$10.3 million in private equity, which funded most of the project. The project also received funding from Wells Fargo Bank, Burlington County, and the Federal Home Loans Bank of Pittsburgh and Atlanta.

To achieve its vision, Mission First overcame several project challenges. Although the developer anticipated some environmental and structural difficulties with a historic building, and had set funding aside for these purposes, Mission First had to use additional construction contingency funds to meet the full cost of remediation. Furthermore, the land designated for the new segment of the building—which formerly had been owned by Ocean Spray until it was acquired by the City of Bordentown—had been used as an unpermitted dumping ground, and had environmental soil problems.

Mission First broke ground on the project in May 2015, and the finished Union Eagle Senior Apartments held its grand opening in September 2016.

The apartments include 48 units that address a critical shortage

of affordable senior housing in the area. This includes 21 one-bedroom apartments within the existing factory building and 27 apartments in a new three-story building next to the factory. The apartments are intended for people age 55 and over who earn at or below 60 percent of the area median income. Five units are designated for homeless veterans with incomes at or below 20 percent of area median

income. Within walking distance of downtown shopping, a public park, and the Bordentown stop on the River Line light rail, the apartments offer residents numerous amenities without the need for a car.

Certain features of the apartments were designed with climate resilience in mind. The building's high-efficiency envelope, which prevents thermal and air leakage, allows residents to shelter in place for a longer period than if the building had simply met requirements set by code. Additionally, the building has an on-site power generator that allows for continued operation during a power outage or a natural disaster. The property incorporates green infrastructure and a detention basin in order to manage stormwater onsite. The detention basin is bordered by native and adapted plantings, and can infiltrate 100 percent of a one-year storm.

The factory building was also renovated—and the new segment constructed—to meet sustainability certifications. The apartments meet the requirements of New Jersey's ENERGY Efficient Homes and USGBC LEED for Homes programs. The design included continuous insulation through the entire building envelope, high-performance windows and doors, balanced heat and moisture recovery ventilation, energy-efficient appliances and equipment, and low volatile organic compound materials for improved indoor air quality.

In order to preserve the historic character of the factory, Mission First made sure to abide by requirements set by the building's historical designation. This included maintaining and restoring historic elements like windows and the masonry façade.

Since its opening in 2016, the Union Eagle Senior Apartments has become a vibrant community. Of the 48 units, all but one are occupied. The building has been transformed into a landmark, a residence, and an integral part of the surrounding neighborhood. And a mural in the reception area commemorates the factory's history, connecting old with new.

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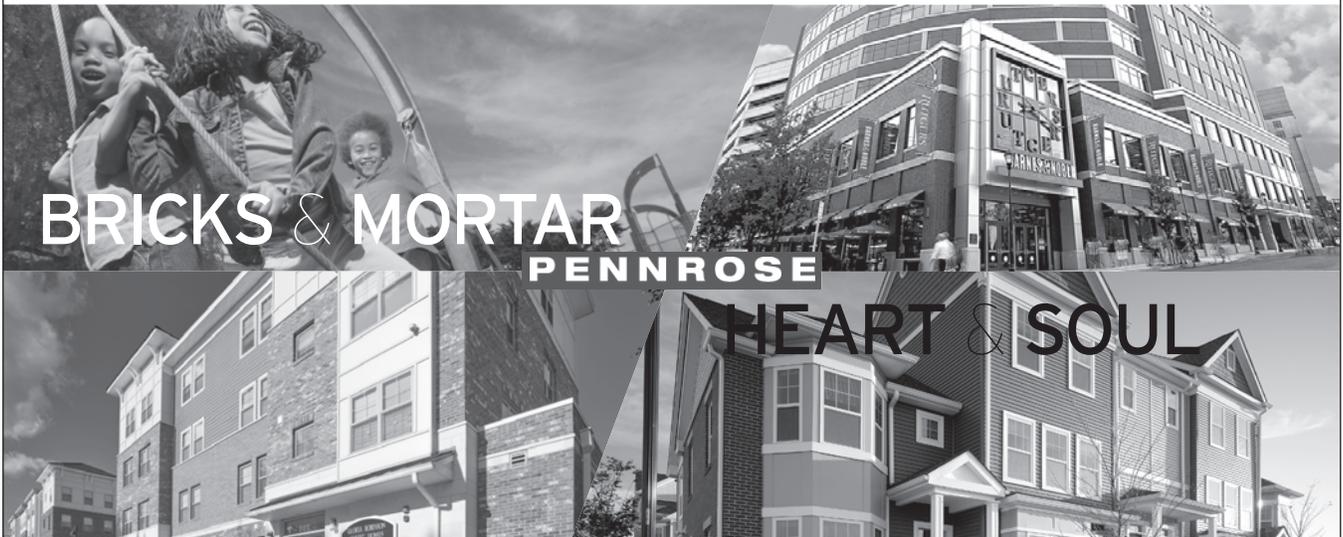
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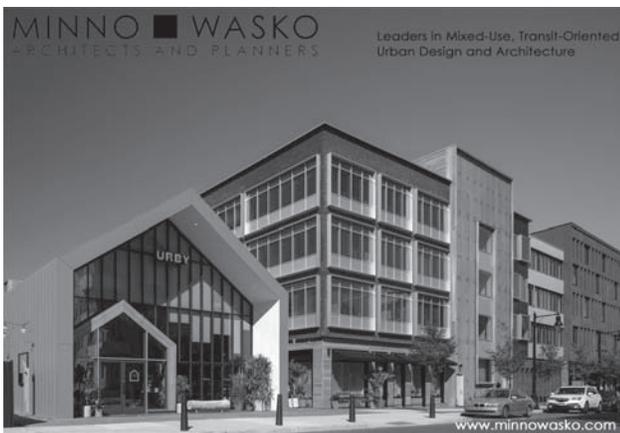
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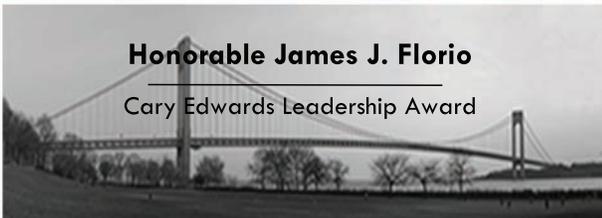
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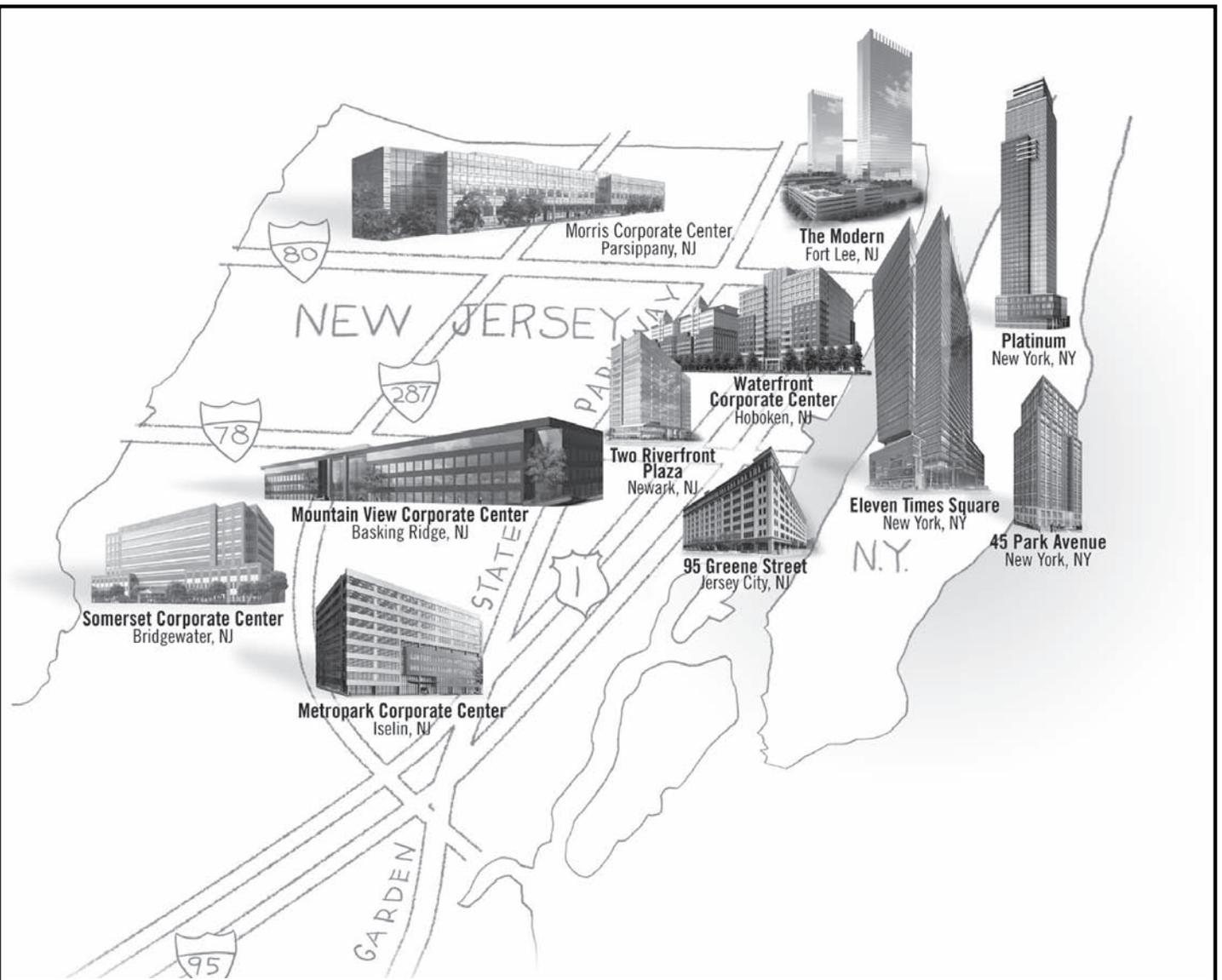
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