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**PLANNING &  
REDEVELOPMENT**  
CONFERENCE  
**2025**

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



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



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



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

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

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



## WELCOME TO THE 2025 NEW JERSEY PLANNING & REDEVELOPMENT CONFERENCE!

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

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

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

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

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

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

Warmly,



**PETER KASABACH**  
Executive Director  
New Jersey Future



**SHEENA COLLUM**  
Executive Director  
APA New Jersey



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# PROGRAM OVERVIEW

Program and sponsor status as of June 6, 2025

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

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

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

Find more information on page 5.



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NEW in Fall 2025
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- B.S. Public Policy
- B.S. Health Administration
- B.S. Public Health

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

**GRADUATE DEGREE PROGRAMS**

- Master of City and Regional Planning\*
- Master of Public Policy
- Master of Health Administration
- Master of Public Informatics

*Dual degree options between MPP, MCRP, and MPI programs as well as dual degrees in Business, Law, Global Affairs, Public Health, Infrastructure Planning, and Social Work.*

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

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# CONTINUING EDUCATION CREDITS

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

## AMERICAN INSTITUTE OF CERTIFIED PLANNERS (AICP)



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

## NJ CONTINUING LEGAL EDUCATION (CLE)



6 sessions on June 13 have been approved for New Jersey Continuing Legal Education (CLE) credits, provided by the New Jersey Builders Association (NJBA) 1.3 CLE credits per session.

To receive credits, participants must attend the entire session and sign in and sign out on the attendance form in the room, and complete the session evaluation form on site. These forms will be collected and submitted to the NJBA from the Conference Committee. Qualifying sessions for June 13 are: **Update on 4th Round Compliance; Redefining Stormwater Management: Planning for Climate, Compliance, and Beyond; BANK IT: How Vacant Land and Land Banks Can Address the Housing Crisis; You Get What You Tax For: How Tax Policy Fuels the Housing Crisis and How to Fix It; Navigating New Jersey's REAL Rules: A Guide to Development in the Garden State; Harnessing the Wild Horse of Gentrification**

## PROFESSIONAL ENGINEERS (CPC)

Earn 1.3 CPC credits for each CE-approved in-person session on June 13, provided by New Jersey Future, an approved provider by the State Board of Professional Engineers and Land Surveyors. To receive credits, participants must attend the entire session and sign in and sign out on the attendance form in the back of the room. These forms will be reviewed by the Conference Committee. The following in-person sessions have been approved for 1.3 CPC credits: **Update on 4th Round Compliance; Emerging Trends in Downtown and Commercial Corridor Redevelopment: What's Next?; Redefining Stormwater Management: Planning for Climate, Compliance, and Beyond; How can Buses be a Piece of the Affordable Housing Puzzle?; Bring Back Land Evaluation and Site Assessment and Adapt it to Urban Conservation Land Uses; Navigating New Jersey's REAL Rules: A Guide to Development in the Garden State; Building Mobility, Building Prosperity: How Transportation Investments Fuel Community and Economic Development**

## CERTIFIED FLOODPLAIN MANAGERS (CEC)



Earn a total of 5 CECs on Friday Only (in-person) from the Association of State Floodplain Managers. Floodplain Managers should request a proof of attendance certificate from the Conference Committee to self-report. All sessions qualify for CEC credits.

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



Earn 1 GBCI CE credit for each CE-approved in-person session on June 13. To receive credits, participants should submit the GBCI CE session reporting form on the conference website. The following sessions have been approved for 1.0 GBCI CEs each: **Emerging Trends in Downtown and Commercial Corridor Redevelopment: What's Next?; Redefining Stormwater Management: Planning for Climate, Compliance, and Beyond; Planning to Thrive in Rural Areas – Small Town Sustainable Planning Initiatives in the Garden State; Navigating New Jersey's REAL Rules: A Guide to Development in the Garden State**

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

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# PLENARY & KEYNOTE SESSIONS

9:00 AM

**MORNING PLENARY** REGENCY BALLROOM

## Federal Changes, Local Impacts, and New Jersey Responses

AICP CM | 1.0, L | 1.0

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

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

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

12:15 PM

**AFTERNOON KEYNOTE** REGENCY BALLROOM

## Backs Against the Wall: Time to Fight for Thriving Communities

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

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

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

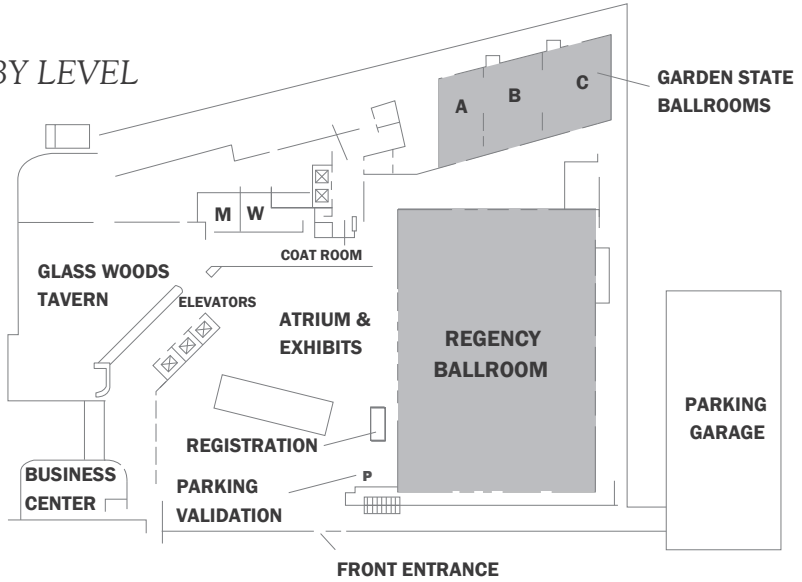
In her keynote, Beth Osborne will challenge you to rethink the possibilities for the future, providing a roadmap to create environments that not only survive but flourish. If you're ready to lead with a spirit of optimism and possibility, this is the discussion for you.

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

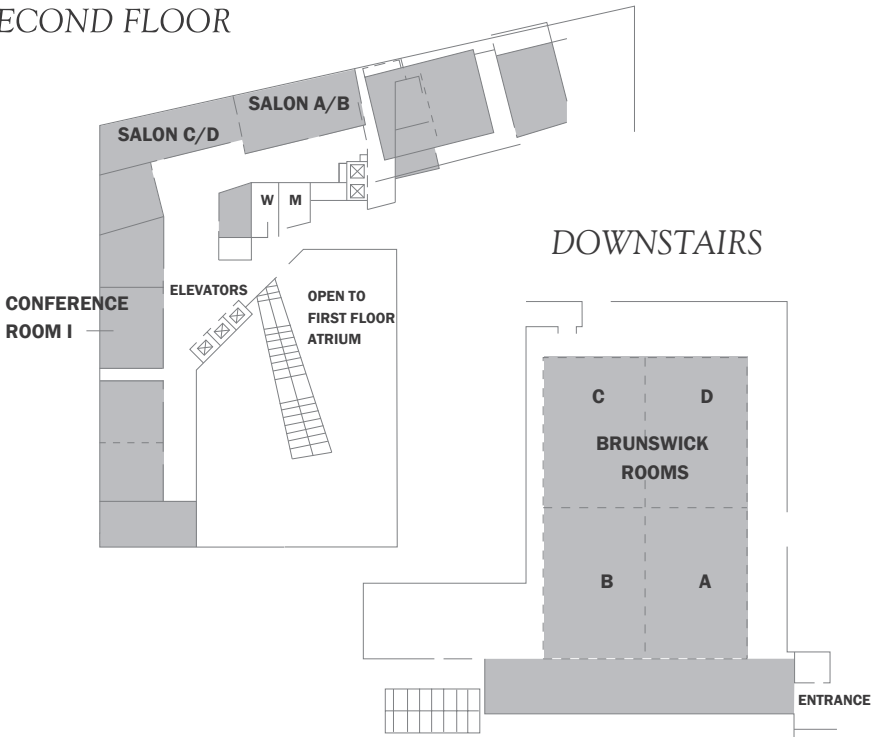
KEYNOTE & PLENARY

# FLOOR PLAN

## LOBBY LEVEL



## SECOND FLOOR



# SESSION SCHEDULE AT A GLANCE

*Note: room assignments subject to change.  
Detailed descriptions of each panel may be found on pages 13-23.*

## MORNING PLENARY – 9:00 AM

### FEDERAL CHANGES, LOCAL IMPACTS, AND NEW JERSEY RESPONSES

ROOM: REGENCY BALLROOM

## MORNING BREAKOUT SESSIONS – 10:45 AM

#### UPDATE ON 4TH ROUND COMPLIANCE

ROOM: BRUNSWICK A  
TRACK: HOUSING

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

ROOM: GARDEN STATE B  
TRACK: EMERGING TRENDS

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

ROOM: GARDEN STATE C  
TRACK: CREATIVE PLACEMAKING

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

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

#### HARVESTING GROWTH: IMPROVING ACCESS AND OPPORTUNITIES THROUGH FOOD

ROOM: SALON A/B  
TRACK: ENVIRONMENT

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

ROOM: BRUNSWICK B  
TRACK: TRANSPORTATION  
& MOBILITY

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

ROOM: GARDEN STATE A  
TRACK: EQUITY

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

ROOM: BRUNSWICK C/D  
TRACK: POLICY

## AFTERNOON PLENARY – 12:15 PM

### BACKS AGAINST THE WALL: TIME TO FIGHT FOR THRIVING COMMUNITIES

ROOM: REGENCY BALLROOM

## AFTERNOON BREAKOUT SESSIONS – 2:30 PM

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

ROOM: BRUNSWICK A  
TRACK: HOUSING

#### THE NEXT GENERATION OF OFFICE DEVELOPMENT - REVITALIZATION THROUGH INNOVATION

ROOM: GARDEN STATE B  
TRACK: EMERGING TRENDS

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

ROOM: GARDEN STATE C  
TRACK: CREATIVE PLACEMAKING

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

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

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

ROOM: SALON A/B  
TRACK: ENVIRONMENT

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

ROOM: BRUNSWICK B  
TRACK: TRANSPORTATION  
& MOBILITY

#### HARNESSING THE WILD HORSE OF GENTRIFICATION

ROOM: GARDEN STATE A  
TRACK: EQUITY

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

ROOM: BRUNSWICK C/D  
TRACK: POLICY

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

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

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



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# MORNING BREAKOUT SESSIONS

10:45 AM

## UPDATE ON 4TH ROUND COMPLIANCE

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

TRACK: HOUSING

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

■ **MODERATOR: CREIGH RAHENKAMP**

*Owner, Creigh Rahenkamp & Associates*

■ **DAVID KINSEY**

*Partner, Kinsey and Hand*

■ **ELIZABETH MCMANUS**

*Partner, Kyle + McManus Associates*

■ **GRAHAM PETTO**

*Principal, Topology*

■ **JOSH BAUERS**

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

■ **RICHARD HOFF**

*Partner, Bisgaier Hoff*

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

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

TRACK: EMERGING TRENDS

TRACK SPONSOR: PHOENIX ADVISORS

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

■ **MODERATOR: COURTENAY MERCER**

*Board Member, Downtown New Jersey*

■ **DAVID LUSTBERG**

*Principal & CEO, Arterial, LLC*

■ **JANET RISTUCCIA**

*Design Manager, Gensler*

■ **SETH WAINER**

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

■ **ROXANNE EARLEY**

*Executive Director, Hoboken Business Alliance*

MORNING SESSIONS

MORE →

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

AICP CM | 1.25, EQ | 1.0

**TRACK:** CREATIVE PLACEMAKING

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

■ **MODERATOR: TAI COOPER**

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

■ **ANDREW BINGER**

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

■ **BARBARA BICKART**

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

■ **MICHAEL ATKINS**

*Executive Director, Atlantic City Arts Foundation*

■ **SIREE MORRIS**

*Real Estate Developer, MCI Collective*

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

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

CPC 1.3, GBCI CE 1.0

**TRACK:** LEGAL, TECHNICAL & FINANCIAL

**TRACK SPONSOR:** CONNELL FOLEY

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

■ **MODERATOR: CHRIS SOTIRO**

*Policy & Program Coordinator, New Jersey Future*

■ **CLAIRE HUTCHINSON**

*Planner, WSP*

■ **JAMES J. PURCELL**

*Assistant Municipal Engineer, Municipality  
of Princeton*

■ **MICHAEL PISAURO**

*Policy Director, Watershed Institute*

## HARVESTING GROWTH: IMPROVING ACCESS AND OPPORTUNITIES THROUGH FOOD

AICP CM | 1.25, SR | 1.0

TRACK: ENVIRONMENT

TRACK SPONSOR: GREENBAUM, ROWE, SMITH & DAVIS LLP

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

### ■ MODERATOR: RACHEL TANSEY

*Assistant Professor / FCHS Educator,  
Rutgers Cooperative Extension*

### ■ NICHOLAS DICKERSON

*Project Manager, Colliers Engineering & Design*

### ■ RICARDO FERNANDEZ, AICP, PP, QPA

*Business Administrator, City of Passaic*

### ■ TERI JOVER

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

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

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

TRACK: TRANSPORTATION & MOBILITY

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

### ■ MODERATOR: MEGAN MASSEY

*Director, Transit Friendly Planning, NJ TRANSIT*

### ■ ERIC FANG

*Principal, Perkins Eastman*

### ■ JONATHAN STERNESKY

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

### ■ SIMRAN RIAR

*Senior Planner, New Jersey Department of  
Community Affairs*

### ■ SWARNA VEMURI

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

### ■ VEENA SAWANT

*Planning Director/Township Planner,  
Old Bridge Township*

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

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

**TRACK:** EQUITY

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

### ■ **MODERATOR: OSCAR PARHAM**

*Chief Strategy Officer, New Jersey  
Redevelopment Authority*

### ■ **ALBERTO GONCALVES**

*Founder & CEO, Life Assets LLC*

### ■ **GARDNER RIVERA**

*Principal, Paper City Real Estate Group*

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### ■ **ROY SOUTHERLAND**

*Director, BEACON NJ, Nonprofit Finance Fund*

### ■ **TAIISA KELLY**

*Chief Executive Officer,  
Monarch Housing Associates*

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

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

**TRACK:** POLICY

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

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

### ■ **MODERATOR: CHARLES HEYDT**

*Director of Planning, Dresdner Robin  
Environmental Management*

### ■ **GREGORY GOOD**

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

### ■ **JASON HYNDMAN**

*Partner, Price Meese Schulman & D'Arminio*

### ■ **MARTHA BAEZ**

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

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# AFTERNOON BREAKOUT SESSIONS

2:30 PM

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

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

TRACK: HOUSING

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

■ **MODERATOR: THOMAS DALLESSIO**

*Vice President of Policy, APA-NJ Chapter*

■ **MARINA RUBINA**

*Principal, Marina Rubina, Architect*

■ **JEFFREY GRADONE**

*Partner, Archer & Greiner P.C.*

■ **JOSEPH C. SMALL**

*Retired Presiding Judge,*

*Tax Court of New Jersey*

## THE NEXT GENERATION OF OFFICE DEVELOPMENT - REVITALIZATION THROUGH INNOVATION

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

TRACK: EMERGING TRENDS

TRACK SPONSOR: PHOENIX ADVISORS

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

■ **MODERATOR: PHIL ABRAMSON**

*Founder & CEO, Topology*

■ **KEENAN HUGHES**

*Vice President of Planning & Development,*

*SJP Properties*

■ **ROGER SMITH**

*Director/Principal, Gensler*

■ **SHANE CONNELL**

*Executive Vice President, The Connell Company*

■ **CLINT RANDALL**

*Vice President of Economic Development,*

*Philadelphia Center City District*

AFTERNOON SESSIONS

MORE →

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

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

**TRACK:** CREATIVE PLACEMAKING

**BREAKOUT SESSION SPONSOR:** THRIVEN DESIGN

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

■ **MODERATOR: JESSICA CALDWELL**

*Principal Planner, J. Caldwell & Associates, LLC*

■ **ALISON KOPSCO**

*Senior Planner, J. Caldwell & Associates, LLC*

■ **MALIVKA APTE**

*Director, CME Associates*

■ **MARYJUDE HADDOCK-WEILER**

*Planning Manager, New Jersey Highlands Council*

■ **WALTER LANE**

*Acting Executive Director, Office of Planning Advocacy*

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

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

**TRACK:** LEGAL, TECHNICAL & FINANCIAL

**TRACK SPONSOR:** CONNELL FOLEY

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

■ **MODERATOR: ALEX RIVERA**

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

■ **ADAM HALL**

*Owner, Urban Roots Community Solutions, LLC*

■ **JEFFREY EVERETT**

*Executive Director, Garden State Preservation Trust*

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

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

**TRACK:** ENVIRONMENT

**TRACK SPONSOR:** GREENBAUM, ROWE, SMITH & DAVIS LLP

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

■ **MODERATOR: LINDSEY MASSIH**

*Program Manager, New Jersey Future*

■ **DAN KENNEDY**

*CEO, NAIOP*

■ **JENNIFER MORIARTY**

*Assistant Commissioner, New Jersey Department of Environmental Protection*

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

AICP CM | 1.25, EQ | 1.0, CPC 1.3

**TRACK:** TRANSPORTATION & MOBILITY

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

■ **MODERATOR: VERONICA MURPHY**

*Director of Community Development, New Jersey Department of Transportation*

■ **DAN BENSON**

*County Executive, Mercer County*

■ **PATRICK TERBORG**

*Managing Member, TD+Partners*

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*Principal, BFJ Planning*

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## HARNESSING THE WILD HORSE OF GENTRIFICATION

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

TRACK: EQUITY

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

■ **MODERATOR: JOSEPH MARAZITI**

*Partner, Maraziti Falcon, LLP*

■ **HECTOR LORA**

*Mayor, City of Passaic*

■ **JOANNE VOS**

*Partner, Maraziti Falcon, LLP*

■ **JOE PORTELLI**

*Senior Vice President of Development,  
RPM Development*

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

*Business Administrator, City of Passaic*

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

AICP CM | 1.25, L | 1.0

TRACK: POLICY

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

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

■ **MODERATOR: SHERRY TRACEY**

*Senior Managing Director, Phoenix Advisors*

■ **JOHN INGLESINO**

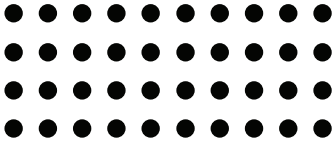
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*Member, McManimon Scotland Baumann*

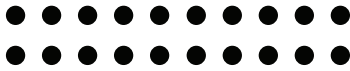
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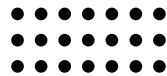
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# SPEAKERS

## THANK YOU TO OUR 2025 NEW JERSEY PLANNING AND REDEVELOPMENT CONFERENCE SPEAKERS JUNE 11-13

### PHIL ABRAMSON

*Founder & CEO,  
Topology*

### KARIM AHMED

*Senior Technical Advisor  
ReThinkNYC*

### NICK ANGARONE

*NJ Chief Resilience Officer  
New Jersey Department of  
Environmental Protection*

### MALIVKA APTE

*Director  
CME Associates*

### MICHAEL ATKINS

*Executive Director  
Atlantic City Arts Foundation*

### JOSEPH AUGUSTYN

*Planner  
Alaimo Group / Township of Burlington*

### LISA AVICHAL

*Senior Planner  
Office of Planning Advocacy*

### MARTHA BAEZ

*Senior Vice President of  
Land Bank Operations  
Invest Newark*

### RICHARD BAGGER

*Partner of Christie 55 Solutions &  
Former Port Authority Commissioner,  
Chief of Staff to Governor Christie,  
and NJ State Legislator*

### ZOE BALDWIN

*Vice President of State Programs  
Regional Plan Association*

### JANINE BARR

*Senior Research Specialist  
Rutgers University*

### JOSH BAUERS

*Director of Exclusionary Zoning Litigation  
Fair Share Housing Center*

### DAN BENSON

*County Executive  
Mercer County*

### BARBARA BICKART

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

### ANDREW BINGER

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

### KELVIN BODDY

*Director of Healthy Homes and Communities  
Housing and Community Development  
Network of New Jersey*

### ANNETTE BOURNE

*Research & Policy Director  
HousingWorks RI, Roger Williams University*

### MARY BRASHIER

*Vice President of the Chamber of Commerce  
Borough of New Hope*

### CHRISTOPHER BROWN

*Director of Community Development  
City of Hoboken*

### JESSICA CALDWELL

*Principal Planner  
J. Caldwell & Associates, LLC*

# SPEAKERS

**SANYOGITA CHAVAN**

*Practice Leader, Land Use Planning  
H2M Architects & Engineers*

**RICK CIPPOLETTI**

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

**JOE COLANGELO**

*Founder & CEO  
Boxcar*

**PHIL COLICCHIO**

*Principal  
Colicchio Consulting*

**CHRIS COLLEY**

*Principal  
Topology*

**ELISSA COMMINS**

*Township Engineer & Floodplain Manager  
Township of Brick*

**SHANE CONNELL**

*Executive Vice President  
The Connell Company*

**HEATHER COOPER**

*Councilwoman  
Evesham Township*

**TAI COOPER**

*Chief Community Development Officer  
New Jersey Economic  
Development Authority*

**EMMA CORRADO**

*Chief of Staff  
New Jersey Economic  
Development Authority*

**DEAN DAFIS**

*Maplewood Committee Person (Councilman)  
Maplewood Township*

**THOMAS DALLESSIO**

*Vice President of Policy  
APA-NJ Chapter*

**CANDICE DAVENPORT**

*Health Officer  
Maplewood Health Department*

**MICHELE DELISFORT**

*Principal & Managing Partner  
Nishuane Group, LLC*

**RUCHI DHAR**

*Principal  
RD Architectural Studio, LLC*

**NICHOLAS DICKERSON**

*Project Manager  
Colliers Engineering & Design*

**DIANA DROGARIS**

*Engagement Director  
National Zoning Atlas*

**ROXANNE EARLEY**

*Executive Director  
Hoboken Business Alliance*

**TIM EVANS**

*Director of Research  
New Jersey Future*

**JEFFREY EVERETT**

*Executive Director  
Garden State Preservation Trust*

**ERIC FANG**

*Principal  
Perkins Eastman*

# SPEAKERS

**JENNIFER FASSBENDER**

*Program Director,  
Social Determinants of Health  
Reinvestment Fund*

**STARON FAUCHER**

*Senior Transportation Planner  
Halff*

**SUSAN FAVATE**

*Principal  
BFJ Planning*

**RICARDO FERNANDEZ**

*Business Administrator  
City of Passaic*

**VIVIAN FRASER**

*President & Chief Executive Officer  
Urban League of Essex County*

**SALLY JANE GELLERT**

*Chairperson  
Lackawanna Coalition*

**KIMBERLY GOBER**

*Executive Director  
Housing Authority of Gloucester County*

**ALBERTO GONCALVES**

*Founder & CEO  
Life Assets LLC*

**GREGORY GOOD**

*Chief Real Estate Officer and  
Director of Asset Management  
Invest Newark*

**LAURA GOULD**

*Watershed Resilience Planner  
Musconetcong Watershed Association*

**JEFFREY GRADONE**

*Partner  
Archer & Greiner P.C.*

**ELRICH GREEN**

*Mayor  
Township of Burlington*

**MARYJUDE HADDOCK-WEILER**

*Planning Manager  
New Jersey Highlands Council*

**ADAM HALL**

*Owner  
Urban Roots Community Solutions, LLC*

**JOHN HASSE**

*Professor  
Rowan University*

**CHARLES HEYDT**

*Director of Planning  
Dresdner Robin Environmental Management*

**RICHARD HOFF**

*Partner  
Bisgaier Hoff*

**TYLER HUDSON-CRIMI**

*Special Projects Lead  
Boxcar*

**KEENAN HUGHES**

*Vice President of Planning & Development  
SJP Properties*

**SHAVANI HURRY**

*Founder / Adjunct Political Science Professor  
The Shemperor Group / Pace University*

**CLAIRE HUTCHINSON**

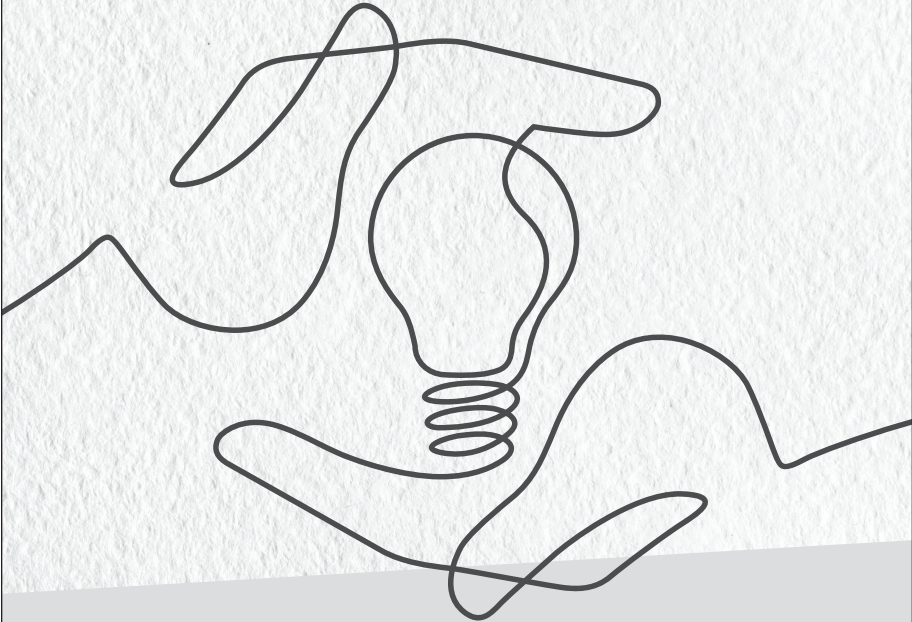
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*Director of Cities Program, NJ*  
The Nature Conservancy

**JOHN INGLESINO**

*Managing/Founding Partner*  
Inglesino Taylor

**TERI JOVER**

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

**SAFFIE M. KALLON**

*Special Projects Manager*  
Township of Franklin

**KATE KELLY**

*Executive Director*  
Supportive Housing Association  
of New Jersey

**TAIISA KELLY**

*Chief Executive Officer*  
Monarch Housing Associates

**DAN KENNEDY**

*CEO*  
NAIOP

**TARA KENYON**

*Principal*  
Kenyon Planning, LLC

**DAVID KINSEY**

*Partner*  
Kinsey and Hand

**HELEN KIOUKIS**

*Policy Manager*  
New Jersey Future

**ANGELA KNOWLES**

*Principal*  
ASK Community Planners, LLC

**ALLISON KOPICKI**

*Coordinator, Community Outreach  
and Media for FloodVision*  
Climate Central

**ALISON KOPSCO**

*Senior Planner*  
J. Caldwell & Associates, LLC

**ANDREW KRICUN**

*Principal*  
Moonshot Missions

**MARIA LAFACE**

*Director, Office of Senior Services*  
Ocean County

**WALTER LANE**

*Acting Executive Director*  
Office of Planning Advocacy

**SHAWN LATOURETTE**

*Commissioner*  
New Jersey Department of  
Environmental Protection

**DEREK LOMBARDI**

*Principal Planner*  
Delaware Valley Regional  
Planning Commission

**HECTOR LORA**

*Mayor*  
City of Passaic

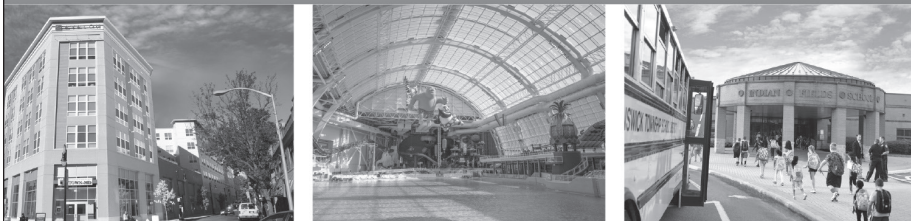
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*Executive Director for  
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## JOSEPH MARAZITI

*Partner*

Maraziti Falcon, LLP

## MEGAN MASSEY

*Director, Transit Friendly Planning*

NJ TRANSIT

## LINDSEY MASSIH

*Program Manager*

New Jersey Future

## KATRINA McCARTHY

*Director, NJ MAP*

Rowan University

## PAUL McEVILY

*Executive Director*

Interfaith Neighbors, Inc.

## BRANDON McKOY

*President*

The Fund for New Jersey

## ALLISON McLEOD

*Deputy Director*

New Jersey League of Conservation Voters

## KEVIN McMANIMON

*Member*

McManimon Scotland Baumann

## ELIZABETH McMANUS

*Partner*

Kyle + McManus Associates

## STEPHANIE McMORRAN

*Former Watershed Resilience Planner*

Musconetcong Watershed Association

## COURTENAY MERCER

*Board Member*

Downtown New Jersey

## SCOTT MILLARD

*Chief Executive Officer*

Passaic County Habitat for Humanity

## JENNIFER MORIARTY

*Assistant Commissioner*

New Jersey Department of  
Environmental Protection

## SIREE MORRIS

*Real Estate Developer*

MCI Collective

## NEDIA MORSY

*Director*

Make the Road New Jersey

## VERONICA MURPHY

*Director of Community Development*

New Jersey Department of Transportation

## JAMES NASH

*Co-Founder*

ActiveScore & ModeScore Certifications

## FRANCIS O'CONNOR

*Commissioner*

New Jersey Department of Transportation

## LUIS ORTIZ

*Team Leader, Realtor*

The Luis Ortiz Group

## BETH OSBORNE

*Interim President and CEO*

Smart Growth America

## JEFFREY OTTEAU

*Chief Economist*

Otteau Group

## ROBERT PAASWELL

*Director Emeritus*

University Transit Research Center,  
City University

# SPEAKERS

**OSCAR PARHAM**

*Chief Strategy Officer*

New Jersey Redevelopment Authority

**KATHERINE PAYNE**

*Managing Director of Operations  
& Senior Planner*

Fair Share Housing Center

**GRAHAM PETTO**

*Principal*  
Topology

**BRIDGET PHIFER**

*Chief Executive Officer*

Parkside Business &  
Community in Partnership

**MICHAEL PISAURO**

*Policy Director*  
Watershed Institute

**MATTHEW PLATKIN**

*Attorney General*  
State of New Jersey

**JOE PORTELLI**

*Senior Vice President of Development*  
RPM Development

**JAMES J. PURCELL**

*Assistant Municipal Engineer*  
Municipality of Princeton

**SUE QUACKENBUSH**

*Principal Consultant*  
Davey Resource Group

**CREIGH RAHINKAMP**

*Owner*  
Creigh Rahenkamp & Associates

**CLINT RANDALL**

*Vice President of Economic Development*  
Philadelphia Center City District

**DAN REED**

*Maryland Policy Director*  
Greater Greater Washington

**CHRISTA REEVES**

*Water Quality Program Manager*  
Musconetcong Watershed Association

**LEN RESTO**

*Former Councilmember*  
Chatham Borough

**SIMRAN RIAR**

*Senior Planner*  
New Jersey Department of  
Community Affairs

**JANET RISTUCCIA**

*Design Manager*  
Gensler

**ALEX RIVERA**

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

**GARDNER RIVERA**

*Principal*  
Paper City Real Estate Group

**DAVID ROBERTS**

*President & Owner*  
DGRoberts Planning & Design

**NICOLIA ROBINSON**

*Principal, Director of Urban  
Planning & Design*  
Cooper Carry

**TIFFANY ROBINSON**

*Trails Network Manager*  
New Jersey Bike & Walk Coalition

**MARINA RUBINA**

*Principal*  
Marina Rubina, Architect

# SPEAKERS

**MIA SACKS**

*Council President*  
Princeton

**VEENA SAWANT**

*Planning Director/Township Planner*  
Old Bridge Township

**TRIP SCHNECK**

*Executive Managing Director*  
Colicchio Consulting

**JENNY SCHUETZ**

*Vice President of Infrastructure for Housing*  
Arnold Ventures

**ZIAD SHEHADY**

*Administrator*  
Chatham Township

**JESSIKA SHERMAN**

*Policy and Program Coordinator*  
New Jersey Future

**STAN SLACHETKA**

*Special Projects Planning Leader*  
Pennoni

**JOSEPH C. SMALL**

*Retired Presiding Judge*  
Tax Court of New Jersey

**DOUGLAS SMITH**

*Director of Location & Land Use*  
U.S. Green Building Council

**ROGER SMITH**

*Director/Principal*  
Gensler

**CHRIS SOTIRO**

*Policy and Program Coordinator*  
New Jersey Future

**ROY SOUTHERLAND**

*Director of BEACON NJ*  
Nonprofit Finance Fund

**ASHLYN SPECTOR**

*Associate Program Manager*  
Rutgers University

**ADAM STERN**

*Vice President*  
Natural Systems Utilities

**JONATHAN STERNESKY**

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

**CALEB STRATTON**

*Acting Business Administrator*  
City of Hoboken

**CHRIS STURM**

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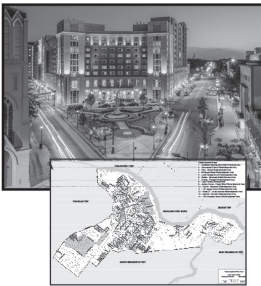
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