Founded in 1987, New Jersey Future is a nonprofit, nonpartisan organization that promotes sensible growth, redevelopment and infrastructure investments to foster vibrant cities and towns, protect natural lands and waterways, enhance transportation choices, provide access to safe, affordable and aging-friendly neighborhoods, and fuel a strong economy. The organization does this through original research, innovative policy development, coalition-building, advocacy, and hands-on strategic assistance.
WELCOME TO REDEVELOPMENT FORUM 2018!

A new governor is always an opportunity to take stock -- to examine policies and programs and their effects, and adjust strategies based on both objectives and results.

To this end, New Jersey Future has devoted much of its effort in the past year to re-emphasizing what we assume is intuitive, but that bears repeating: **Smart growth is economic growth.** New Jersey must invest in policies, programs and infrastructure that meet our environmental and societal goals, and that also strengthen the state’s economy. We can’t afford to do anything less.

Fortunately, we don’t have to. We have the opportunity to develop strategies and direct investments to some key areas that will do much to help ensure our long-term prosperity. That theme underlies the entire program at today’s Redevelopment Forum, whether we’re talking about large-scale investments in infrastructure, incremental investments in things like new housing types or urban green areas, or investments in resilience to a changing climate. Smart-growth policies will help secure New Jersey’s economic competitiveness.

In addition to the information-rich keynote, plenary and traditional panel discussions, today’s forum introduces two innovative sessions: **Ignite Redevelopment** will present a series of five-minute presentations on interesting topics relevant to revitalizing our already-built areas; and the **Millennial Town Hall** will be a chance to hear from this key demographic group about what they see as the barriers to living and working here, and what changes policy makers should consider that might help keep them from leaving.

We hope you enjoy today’s program, and learn much from it that you can put to work in your own communities. We also hope that you will stay engaged in these issues and support advocacy efforts to advance smart growth in New Jersey. We look forward to seeing you at the closing reception, and again, welcome to the Forum!

**PETER KASABACH**  
Executive Director  
New Jersey Future
We have the energy to make things better

[ ... for you, for our communities and for the environment. ]

www.pseg.com

Our vision for the future of New Jersey is one where we use less energy and the energy is cleaner, more reliable, more resilient and affordable.
# Program Overview

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<tr>
<th>Time</th>
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<tr>
<td>8:00 AM</td>
<td>Registration and Continental Breakfast</td>
<td>Atrium</td>
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<tr>
<td>8:30 AM</td>
<td>Opening Session</td>
<td>Regency Ballroom</td>
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<tr>
<td></td>
<td>Welcome</td>
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</table>
|        | ◆ Peter S. Reinhart ESQ.  
  Chairman, New Jersey Future Board of Trustees  
  Kislak Real Estate Institute, Monmouth University |
| 8:45 AM | Plenary Session                                                        | Regency Ballroom|
|        | Vibrant, Healthy and Just: New Strategies for Recharging New Jersey’s Economic Growth |
|        | ◆ Michellene Davis ESQ.  
  Executive Vice President and Chief Corporate Affairs Officer,  
  RWJBarnabas Health |
|        | ◆ Karen Haley  
  Executive Director, Indianapolis Cultural Trail Inc. |
|        | ◆ Hon. James J. Kennedy  
  Assemblyman, New Jersey Legislative District 22;  
  Principal, Skye Consulting |
|        | ◆ Christopher Zimmerman  
  Vice President for Economic Development, Smart Growth America |
| 10:30 AM | Networking Break                                                       | Atrium         |
| 11:00 AM | Concurrent Panels Session I                                            | Breakout Rooms |
| 12:30 PM | Luncheon                                                               | Regency Ballroom|
|        | Welcome Back                                                           |                |
|        | ◆ Peter Kasbach, Executive Director, New Jersey Future                 |
|        | Title Sponsors Remarks                                                 |                |
|        | Luncheon Keynote                                                       |                |
|        | ◆ Bruce J. Katz                                                       |                |
| 2:15 PM  | Concurrent Panels Session II                                           | Breakout Rooms |
| 3:45 PM  | Closing Reception                                                      | Atrium         |

The 2018 Redevelopment Forum has been approved for 5.5 American Institute of Certified Planners (AICP) certification-maintenance credits. Certain sessions have been approved for AICP Planning Law credits and Continuing Legal Education (CLE) credits for attorneys. Find more information on page 5.
Bank of America recognizes New Jersey Future for investing in a healthy economy

Some of our biggest assets are the businesses who call our community home. On their own, or as members of business organizations, they improve our lives with community service and economic initiatives for the future.

We’re proud to support New Jersey Future to help develop our local potential. Together, we’re honoring a commitment to work toward an economy that’s growing stronger day by day.

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The 2018 Redevelopment Forum as been approved for 5.5 American Institute of Certified Planners (AICP) Certification Maintenance (CM) credits. All forum sessions qualify for CM credits.

Five sessions have been approved for AICP Planning Law credits: From NIMBY to YIMBY, to Benefit the Community (Concurrent Panels Session I); Creative Solutions to the Affordable-Housing Dilemma (Concurrent Panels Session I); Paying for New Jersey's Aging Stormwater Infrastructure (Concurrent Panels Session I); Cannabis Policy in the Garden State (Concurrent Panels Session I); and Trends in Redevelopment Finance (Concurrent Panels Session II).

Five sessions have been approved for New Jersey Continuing Legal Education (CLE) credits, provided by the New Jersey Builders Association. Please sign in and out at individual sessions to qualify for credits. The qualifying sessions are: From NIMBY to YIMBY, to Benefit the Community (Concurrent Panels Session I); Creative Solutions to the Affordable-Housing Dilemma (Concurrent Panels Session I); Paying for New Jersey's Aging Stormwater Infrastructure (Concurrent Panels Session I); Cannabis Policy in the Garden State (Concurrent Panels Session I); and Trends in Redevelopment Finance (Concurrent Panels Session II).
Leadership in Environmental and Redevelopment Law, Litigation & Now Climate Change Resiliency

Recognizing the ever-increasing challenges that our local government entities face as the result of extreme climate forces affecting public health, safety and the environment, Maraziti Falcon, LLP has developed a practice area devoted to assisting our clients to increase resiliency and strategically plan for a changing climate.

Extreme weather conditions and excessive regional, local and coastal flooding and storm surges threaten infrastructure, transportation and our clients’ ability to protect assets, resulting in a need to adapt governance to meet these challenges and revise existing policies and ordinances to better protect against the adverse effects of these life-altering events.

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.

Maraziti Falcon, LLP
Attorneys at Law

Environmental and Redevelopment Law, Litigation & Climate Change Resiliency

150 John F. Kennedy Parkway, Short Hills, New Jersey 07078
(973) 912-9008 • FAX (973) 912-9007 • WWW.MFHLAW.COM
New Jersey is at an inflection point. A number of our cities and towns are experiencing a promising comeback, with redevelopment and new business activity invigorating once-struggling communities. However, the state’s economic recovery from the Great Recession has lagged that of most other states, and stubborn, chronic problems remain. High housing costs, crumbling infrastructure, a neglected transit system, and the increasing vulnerability of our coast and towns to climate change all threaten to impede the state’s resurgent competitiveness and diminish residents’ quality of life.

How can leaders at all levels deploy smart-growth strategies and programs in pursuit of incoming Governor Phil Murphy’s vision of a “stronger, fairer economy?” How can investments in creating great places improve public health and reduce its costs; foster equitable access to economic opportunity; and bolster state and local finances? Moderated by Smart Growth America’s vice president for economic development, Christopher Zimmerman, speakers will discuss ways in which New Jersey can re-prioritize its policies in pursuit of these goals.

- **CHRISTOPHER ZIMMERMAN (moderator)**
  Vice President for Economic Development, Smart Growth America

- **MICHELLENE DAVIS ESQ.**
  Executive Vice President and Chief Corporate Affairs Officer, RWJBarnabas Health

- **KÄREN HALEY**
  Executive Director, Indianapolis Cultural Trail Inc.

- **HON. JAMES J. KENNEDY**
  Assemblyman, New Jersey Legislative District 22; Principal, Skye Consulting
Connell Foley LLP is proud to support

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Candem Waterfront Redevelopment
Rendering Courtesy of Robert A.M. Stern Architects

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# Panels at a Glance

Detailed descriptions of each panel may be found on pages 11-19.

## Session I - 11:00 AM

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<tr>
<td>Ignite Redevelopment New Jersey</td>
<td>Salon A/B</td>
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<td>Paying for New Jersey’s Aging Stormwater Infrastructure</td>
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<tr>
<td>Aging-Friendly is Everyone-Friendly</td>
<td>Garden State C</td>
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<tr>
<td>From Nimby to Yimby, to Benefit the Community</td>
<td>Brunswick B</td>
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<tr>
<td>Creative Solutions to the Affordable-Housing Dilemma</td>
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<tr>
<td>The Power of P3S</td>
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## Session II - 2:15 PM

<table>
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<th>Panel</th>
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<td>Confronting Flooding</td>
<td>Brunswick A</td>
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<td>Trends in Redevelopment Finance</td>
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<td>Millennial Town Hall</td>
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<tr>
<td>Electric Vehicles, Autonomous Vehicles, and the Future of Urban Growth and Redevelopment</td>
<td>Brunswick D</td>
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<tr>
<td>Fostering an Innovation Economy — Wherever You Are</td>
<td>Garden State B</td>
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<tr>
<td>Adapting to the Retail Revolution</td>
<td>Conference Room I</td>
</tr>
<tr>
<td>Conference Room I &amp; Salon A/B: Second Floor</td>
<td>Garden State A, B &amp; C: Lobby Level Outside Regency Ballroom</td>
</tr>
<tr>
<td>Brunswick A, B &amp; D: Downstairs</td>
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IGNITE REDEVELOPMENT
SALON A/B (SECOND FLOOR)

A series of rapid-fire presentations using the internationally successful Ignite format of five minutes/20 slides, and a brief Q&A after each one, on a wide range of redevelopment topics and case studies, with an emphasis on best practices and lessons learned. Come be a part of this innovative “lightning round” of redevelopment talks!

- JEREMY BAILEY
  Consultant, GreenBlue Urban
  The Value of Urban Trees

- LAWRA J. DODGE PG LSRP
  Founder and President, Excel Environmental Resources
  Hoboken Resiliency Park

- DAVID J. GOODWIN
  Author, Left Bank of the Hudson: Jersey City and the Artists of 111 1st Street
  A Place for the Weird: Artists in Gentrifying Cities

- CHARLES HEYDT AICP PP LEED
  Senior Planner, Dresdner Robin
  Jersey City Waterfront Development

- JEFF HERSCH
  President and Co-Founder, Flemington DIY
  Art Spaces in Public Buildings

- MARIO IANNELLI PE
  Senior Associate, Dewberry
  Morristown’s Newest Neighborhood

- TARA MAFFEI
  Director, Community Outreach and Engagement, A Future With Hope
  Repurposing Faith-Based Facilities

- BARKHA PATEL
  Senior Planner, Division of City Planning, City of Jersey City
  Tactical Urbanism Jersey City

- JULIA TAYLOR
  Managing Director, Community Planning & Development, Isles, Inc.
  Creek to Canal Arts District

- GEORGE VALLONE
  President, Hoboken Brownstone
  Repurposing Infrastructure

- GREG WOODRUFF AICP PP LEED-AP BD+C
  Associate/Sustainability Leader, LANGAN
  Public Outreach To Foster Green Infrastructure
11:00 AM

**CREATIVE SOLUTIONS TO THE AFFORDABLE-HOUSING DILEMMA**

**CONFERENCE ROOM I (SECOND FLOOR)**

Eligible for AICP Planning Law credits and CLE credits. Please sign in and out to receive CLE credits.

The shortage of affordable housing in New Jersey continues to grow. Now that the courts have established the number of additional affordable units that most municipalities must provide, what’s next? With tax-credit financing and other government subsidies shrinking, what alternatives should be considered? Upzoning for added density, including duplexes and accessory dwelling units? Tiny homes? Modular or manufactured homes? What laws or regulations stand in the way of creative solutions, and how might non-traditional homes fit into a smart-growth paradigm?

- **LORI GRIFA ESQ.** (moderator)
  Partner, Archer & Greiner, P.C.

- **STACI BERGER**
  President and Chief Executive Officer, Housing and Community Development Network of New Jersey

- **MARGARET B. CARMELI ESQ.**
  Partner, Tyler & Carmeli, PC

- **JIM CONSTANTINE PP**
  Principal, Looney Ricks Kiss

- **MICHAEL STATON**
  Vice President, Community Preservation Corporation

---

**CANNABIS POLICY IN THE GARDEN STATE**

**BRUNSWICK A (DOWNSTAIRS)**

Eligible for AICP Planning Law credits and CLE credits. Please sign in and out to receive CLE credits.

If New Jersey regulates a market for adult-use recreational marijuana, it will join a group of eight other states to do so. This session will provide an overview of cannabis industry operations, including those that relate to land use such as the need for retail space, lab-testing space, and cultivation space. It will also cover the issue’s current legislative status and what municipalities might do in preparation for legalization. Panelists will point to unique policies implemented around the country for mitigating risks and optimizing benefits from this new market while dispelling myths and providing recommendations for overcoming barriers to legalization.

- **WILLIAM J. CARUSO ESQ.** (moderator)
  Of Counsel, Archer & Greiner, P.C.; Managing Director, Archer Public Affairs

- **HON. VICTOR DE LUCA**
  Mayor, Township of Maplewood

- **DIANNA HOUENOU**
  Policy Counsel, American Civil Liberties Union of New Jersey

- **SCOTT RUDDER**
  President, New Jersey CannaBusiness Association
FROM NIMBY TO YIMBY, TO BENEFIT THE COMMUNITY

BRUNSWICK B (DOWNSTAIRS)

Eligible for AICP Planning Law credits and CLE credits. Please sign in and out to receive CLE credits.

NIMBY sentiments tend to drive adversarial relationships among community residents, developers, and municipal officials, but YIMBYism opens the door to opportunity. When the priorities and perspectives of community stakeholders and decision makers are clear, conflict can be resolved, working relationships can be established, and the community benefits of development can be amplified. Panelists will highlight NIMBY-based social, political and financial obstacles that developers face at the municipal level, and they will discuss methods to promote YIMBY-based, cooperative dynamics.

- ROBERT CEBERIO (moderator)
  Founder and President, RCM Ceberio LLC

- ANNE S. BABINEAU ESQ.
  Partner, Wilentz, Goldman & Spitzer, PA

- HON. GAYLE BRILL MITTLER
  Mayor, Borough of Highland Park

- MARTA LEFSKY AICP PP
  Director, Planning and Development, Woodbridge Redevelopment Agency

- PETER PRIMAVERA
  Managing Partner and Chief Executive Officer, Peter Primavera Partners LLC

THE POWER OF P3S

BRUNSWICK D (DOWNSTAIRS)

Public-private partnerships make possible development and infrastructure projects that project sponsors can’t advance on their own. This session will offer insight into how to craft successful P3s by exploring the motivations of each participant: redevelopers, municipalities, and financiers. Panelists will describe projects from New Jersey and across the country, illuminating how to get started, how to deliver community benefits, and what it takes to cross the finish line.

- DAVID ZIMMER (moderator)
  Executive Director, New Jersey Infrastructure Bank

- STEPHANIE GIDIGBI
  Director of Policy & Partnerships for Healthy People + Thriving Communities Program, National Resources Defense Council

- CHRISTOPHER J. PALADINO
  President, New Brunswick Development Corporation

- HON. DAWN ZIMMER
  Mayor, 2009-2017, City of Hoboken

MORE ➤
DESIGNING FOR HEALTH
GARDEN STATE A (LOBBY LEVEL)

How can design that emphasizes healthy outcomes result in quantifiable, positive impacts on economic activity, tax base, municipal budgets, and quality of life? And how can that be balanced against the pressures of gentrification and displacement? In this session, hear how experts have used such strategies as building and preserving open space in urban areas, increasing walkability, and planting street trees to incorporate a health lens into redevelopment, and given themselves a competitive edge in the process.

- **PATTY ELKIS AICP PP** (moderator)
  Director of Planning, Delaware Valley Regional Planning Commission

- **AISHA GLOVER**
  President and Chief Executive Officer, Newark Community Economic Development Corporation

- **LEE HUANG**
  Senior Vice President and Principal, Econsult Solutions Inc.

- **PERI L. NEARON MPA**
  Division of Community Health Services, New Jersey Department of Health

- **MANDU SEN**
  Program Manager, Regional Plan Association

PAYING FOR NEW JERSEY’S AGING STORMWATER INFRASTRUCTURE
GARDEN STATE B (LOBBY LEVEL)

Eligible for AICP Planning Law credits and CLE credits. Please sign in and out to receive CLE credits.

How can the least-valued, sometimes most expensive part of the water cycle become an economic asset? Stormwater infrastructure is one of New Jersey’s most expensive water-related funding needs, but, unlike 1,583 cities across the country, New Jersey communities cannot create a “utility” that is responsible for managing it. Panelists will discuss the role of stormwater management in redevelopment, how stormwater utilities have been structured in other states to meet the needs of their communities, and how to engage businesses, residents and policy makers in the discussion.

- **HON. BOB SMITH** (moderator)
  Senator, New Jersey Legislative District 17

- **TIM FILASKY PE**
  Acting Director of Public Works and Water Resources, City of Newark, Delaware

- **PRABHA KUMAR**
  Director and National Practice Leader, Stormwater Utility Consulting Services, Black and Veatch Management Consulting LLC

- **JON SHURE**
  Senior Director, Taft Communications
AGING-FRIENDLY IS EVERYONE-FRIENDLY  
GARDEN STATE C (LOBBY LEVEL)

Readily accessible, center-based locations that offer jobs, housing, entertainment and amenities characterize places that attract Millennials and people 55 years of age and better. Communities can recast land use regulations to enhance aging-friendly characteristics, which in turn will allow them to retain and enhance economic vitality and viability. This session will explore what makes an aging-friendly community; how communities can adjust to meet evolving needs of their populations so residents can age in place; and the benefits gained by doing so.

- **LEIGH ANN VON HAGEN AICP PP** (moderator)  
  Senior Research Specialist, Alan M. Voorhees Transportation Center, Rutgers University

- **TIM EVANS**  
  Director of Research, New Jersey Future

- **MELISSA CHALKER LSW**  
  Deputy Director, New Jersey Foundation for Aging

- **EMILY A. GREENFIELD PH.D.**  
  Associate Professor of Social Work, Rutgers University

- **JULIA STOUMBOS**  
  Program Officer, The Henry and Marilyn Taub Foundation

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- **Communicate** with other members via the communications portal, where you can also access member updates and resources
- **Be Featured** in the bi-monthly Jersey Water Works blog, website and monthly e-newsletter

To learn more, visit [JerseyWaterWorks.org](http://JerseyWaterWorks.org)
MILLENNIAL TOWN HALL
SALON A/B (SECOND FLOOR)

Millennials are becoming our next leaders and taxpayers. Yet research shows Millennials are leaving New Jersey. With a new administration in place, how can the state position itself to retain its Millennial population and become a destination for others in that cohort? How can communities turn themselves into the lively, walkable places Millennials desire? In this “reverse” town-hall format, hear from Millennial professionals about why their generation is leaving New Jersey and what strategies they suggest that would help keep them here.

- KANDYCE PERRY (moderator)
  Planning and Policy Associate, New Jersey Future
- MATEUS BAPTISTA
  Program Officer, Victoria Foundation
- RON BAUTISTA
  Former Mayoral Candidate, City of Hoboken
- MAGDALA CHERY DO
  Assistant Professor of Medicine/Faculty Practice Physician, Rowan University
- CALIEAN KOK AICP
  Grant Manager/Planner, BRS Inc.
- BRANDON MCKOY
  Director of Government and Public Affairs, New Jersey Policy Perspective

ADAPTING TO THE RETAIL REVOLUTION
CONFERENCE ROOM I (SECOND FLOOR)

New Jersey, like the rest of the country, is “over-retailed,” and a course correction is under way, with many major retailers announcing store closures. Online sales are eating into brick-and-mortar retailers’ market share, and the Millennial generation’s preference for in-town living is rendering many automobile-dependent shopping centers obsolete. This panel will discuss what traditional downtowns can do to capitalize on new demand and new ways of shopping, and what suburban shopping centers can do to adapt to the changing landscape.

- KEVIN RIORDAN (moderator)
  Columnist, Philadelphia Inquirer
- HON. BRAD COHEN MD
  Mayor, Township of East Brunswick
- JOE GETZ
  Principal, JGSC Group
- VANESSA IMME
  Director of Leasing and Sales, SILVERMAN
- DEBRA TANTLEFF
  Founding Principal, TANTUM Real Estate
CONFRONTING FLOODING
BRUNSWICK A (DOWNSTAIRS)
Areas bordering any tidally influenced waters are increasingly at risk of flooding related to sea-level rise. Yet local officials are reluctant to consider changes that could shift development patterns away from high-risk areas, citing residents’ objections, the risk of large-scale disinvestment and declines in tax revenues. This session will explore approaches for moving waterfront development from high- to lower-risk locations while preserving a community’s social vitality and economic viability. Panelists will also cover ways to offset associated costs and to surmount local officials’ hesitation.

- DAVID KUTNER (moderator)
  Planning Manager, New Jersey Future
- SOPHIE EVANS
  Program Director, Capital, Science and Policy Practice, Willis Towers Watson
- JASON S. HELLENDRUNG ASLA PLA
  Vice President and Director of Planning, Tetra Tech
- JOHN A. MILLER PE CFM CSM
  Water Resources Engineer
- KAREN M. O’NEILL PH.D.
  Associate Professor, Department of Human Ecology, Rutgers University

TRENDS IN REDEVELOPMENT FINANCE
BRUNSWICK B (DOWNSTAIRS)
Eligible for AICP Planning Law credits and CLE credits. Please sign in and out to receive CLE credits.

Not all municipalities are financing redevelopment the same way, and even the tools available are being used differently in different municipalities. This session will cover the current trends in redevelopment finance in order to help identify what choices are out there and to examine how towns are making them work. Speakers will talk about the pros and cons of PILOTs, Redevelopment Area Bonds (RABs), short- and long-term tax abatements, EDA grants, and Opportunity Zones.

- JONG NEE ESQ. (moderator)
  Founder, Nee Plata Law LLC
- LESLIE ANDERSON
  Executive Director, New Jersey Redevelopment Authority
- DAVE GIBBONS
  Chief Executive Officer, Elberon Development Group
- VALERIE JACKSON
  Director, Policy, Planning & Development, City of East Orange

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Yolanda Swiney
732-220-3313
yolanda.swiney@pnc.com

Today, the future is inspired by the work of New Jersey Future. PNC salutes your amazing achievements.

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AUTONOMOUS VEHICLES, ELECTRIC VEHICLES, AND THE FUTURE OF URBAN GROWTH AND REDEVELOPMENT

BRUNSWICK D (DOWNSTAIRS)

Coming advances in technology will trigger profound changes in how transportation systems function and in the form of the urban development that surrounds them. Growth in electric vehicle usage will create demand for new vehicle-powering support infrastructure and make existing infrastructure obsolete. The advent of autonomous vehicles may increase automobile trip-making and competition with public transit, while reducing parking demand. What should developers, planners, and local officials be thinking about and doing right now to prepare for this future?

- ROBERT S. GOLDSMITH ESQ. (moderator)
  Partner and Co-Chairman, Redevelopment & Land Use Department, Greenbaum, Rowe, Smith & Davis LLP
- PAMELA FRANK
  Vice President, Gabel Associates
- MICHAEL F. ROGERS
  City Administrator, City of Summit
- ERIC ROTHMAN
  President, HR&A Advisors Inc.

FOSTERING AN INNOVATION ECONOMY — WHEREVER YOU ARE

GARDEN STATE B (LOBBY LEVEL)

Not every place can offer all the elements Amazon is seeking for its HQ2. But every place can invest in the kinds of durable innovation assets that residents, employers and a vibrant local business community are seeking, and in the process make itself an irresistible destination for living, working and playing. Panelists will discuss innovative approaches to enlivening your downtown, broadening the appeal of your housing stock, and building a full portfolio of “innovation amenities.”

- DAVID E. NUSE CECD (moderator)
  Deputy Executive Director and Director of Real Estate Development, Fort Monmouth Economic Revitalization Authority
- MICHELE ALONSO AICP PP
  Director of Planning and Redevelopment, City of Asbury Park
- COLIN DRIVER
  Director of Economic Development, Borough of Somerville
- CHARLES LATINI JR. AICP PP
  Principal, L&G Planning
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Soil Disposal & Recycling (southeast): 941.723.2700
SPEAKER BIOGRAPHIES

MICHELE ALONSO AICP PP  
Director of Planning and Redevelopment,  
City of Asbury Park  

Michele Alonso has been an urban planner in New Jersey for 20 years for the state’s most dynamic and redeveloping cities — Jersey City, Newark, and now Asbury Park. Under her guidance, Asbury Park is a recent recipient of a HUD CHOICE Neighborhood planning grant and an EPA Brownfields assessment and remediation grant. She has worked on master plan and regulatory amendments in both Jersey City and Newark and is currently doing the same for Asbury Park. She won the 2010 New Jersey Historic Preservation individual achievement award for her overhaul of the Newark Historic Preservation Commission process and enforcement.

LESLEY ANDERSON  
Executive Director, New Jersey Redevelopment Authority  

The New Jersey Redevelopment Authority is an independent financing authority created by the state of New Jersey to transform urban communities through investment and technical support. Under Leslie Anderson’s leadership, NJRA has leveraged over $1.3 billion in new investments, helping to redevelop some of New Jersey’s most economically challenged neighborhoods. The authority has also committed $418 million in direct investments in 44 eligible communities, leading to the creation of 15,000 new housing units and 10 million square feet of commercial and retail space. In 2006, Ms. Anderson established the NJRA Redevelopment Training Institute to provide learning opportunities and highlight best practices for community revitalization. To date RTI has trained more than 1,000 attorneys, elected officials, developers, and non-profits.

ANN S. BIBINEAU ESQ.  
Partner, Wilentz, Goldman & Spitzer PA  

Anne Babineau leads the statewide multi-disciplinary redevelopment practice at Wilentz, Goldman & Spitzer. She has worked with clients undertaking redevelopment projects throughout New Jersey and has been involved in projects at all stages from redevelopment area designation through project completion, counseling clients on redevelopment plans, designation of redevelopment areas, property acquisition and government approvals. She has negotiated and drafted contracts between redevelopers and public entities for implementation of redevelopment, tax abatement, and financing documents, and loan and grant agreements, and has handled litigation and appeals in federal and state courts.

JEREMY BAILEY  
Consultant, GreenBlue Urban  

Jeremy Bailey carries out continuing education seminars to industry professionals including landscape architects, urban designers and planners, civil engineers, and arborists. He spends most of his time at client offices providing project support and best practice methodology, delivering presentations at industry conferences, or reviewing job sites and assisting contractors with installation support. Mr. Bailey also lectures at universities across North America on various green infrastructure, sustainable development, and urban forestry topics.

MATEUS BAPTISTA  
Program Officer, Victoria Foundation  

Mateus Baptista supports the education, economic development, and environmental sustainability portfolios of Victoria Foundation, one of the oldest private foundations in the United States. A native of Newark, he previously served as policy advisor to Mayor Ras J. Baraka. In this role he advised the mayor on public policy and strategic initiatives, particularly the transition of Newark’s public schools from state to local control, and the direction of The Children’s Cabinet, Newark’s largest collective-impact network. Mr. Baptista also worked in the United States Senate for Sen. Tammy Baldwin (D-WI), advising her on the student
debate crisis. During his time there Mr. Baptista wrote legislation that would expand bankruptcy discharge for student loan borrowers.

**RON BAUTISTA**  
*Former Mayoral Candidate, City of Hoboken*

Ron Bautista is a former candidate for mayor of Hoboken, local activist and former undocumented immigrant. He believes that more activists — people who are focused on transforming community frustrations into solutions — should run for office. His campaign was focused on supporting entrepreneurship, prioritizing traffic-free options, and promoting active life by making streets safe for everyone. Mr. Bautista has been an advisor on transit policy to the Staten Island Economic Development Corporation, where he proposed a bus rapid transit system that would improve people’s commutes and the borough’s economic inclusion at a fraction of the cost of a light rail system. He has also been an advisor to institutions like the New York State Department of State on developing a better relationship between people and their government.

**STACI BERGER**  
*President and Chief Executive Officer, Housing and Community Development Network of New Jersey*

Staci Berger directs this statewide association of more than 150 community-based development organizations, created in 1989 to enhance the efforts of these groups to create affordable housing and revitalize their communities, and to improve the climate for community development in New Jersey. Before becoming the president and chief executive officer, she served as the director of advocacy and policy where she was responsible for leading the community development policy staff team to broaden and mobilize support for the organization’s public policy agenda. Ms. Berger serves on the Economic and Community Advisory Council of the Federal Reserve Bank of Philadelphia and is a member of the Housing Advisory Council for the Federal Home Loan Bank of New York.

**HON. GAYLE BRILL MITTLER**  
*Mayor, Borough of Highland Park*

Gayle Brill Mittler has served as mayor of Highland Park since 2014. Under her leadership, Highland Park has achieved success and received recognition from both the county and state in a number of areas. Among other priorities, she has concentrated efforts towards redevelopment of the borough’s downtown. The municipality was declared an Area in Need of Rehabilitation in 2017. Since then, the newly formed Rehab Screening Advisory Committee has seen and passed along two new downtown developments for approval by the Redevelopment Agency and Planning Board. Prior to her becoming mayor, Ms. Brill Mittler was a member of the Borough Council since October 2009, and served as council president from 2012 to 2013. She has been a business owner in Highland Park since 1995.

**MARGARET B. CARMELI ESQ.**  
*Partner, Tyler & Carmeli PC*

Throughout her career, Margaret Carmeli has been active in the housing industry, initially focusing on housing for the elderly and then, as an attorney, representing housing providers. She represents clients with both New Jersey and national operations on a broad spectrum of matters, including business, transactional, and land use, before federal, state and local governmental bodies and boards. Ms. Carmeli is active in the New Jersey Manufactured Housing Association, and currently chairs its Legislative Committee. She has been recognized by the association with the President’s Award for outstanding professional service, Distinguished Service Awards, and as Industry Person of the Year. Ms. Carmeli is a member of the Legislative Committee of the Association of Environmental Authorities and is active with the New Jersey Builders Association.

**WILLIAM J. CARUSO ESQ.**  
*Of Counsel, Archer & Greiner, P.C.; Managing Director, Archer Public Affairs*

Bill Caruso has been active in New Jersey’s governmental and legislative affairs for nearly two decades. He leads Archer’s cannabis law practice and has been an active advocate in
the movement to end marijuana prohibition in New Jersey. He is a founding member of the New Jersey United for Marijuana Reform steering committee, which has been committed to changing New Jersey’s laws to legalize, tax and regulate marijuana. He is also a board member for the New Jersey Cannabis Industry Association, a nonprofit trade association dedicated to advancing the legalization of cannabis.

**ROBERT CEBERIO**
*Founder and President, RCM Ceberio LLC*

Robert Ceberio is an accomplished chief executive officer with a distinguished record of success in managing land use planning, economic development and environmental issues. He was executive director of the New Jersey Meadowlands Commission for nine years and spent more than 29 years in total at the commission in various positions. He has a proven track record and ability to work effectively with business and public leaders at the federal, state, regional and local levels to develop and implement a strong consensus for unified planning and economic development.

He is a skilled leader in conducting negotiations and brokering positive results for his clients.

**MELISSA CHALKER LSW**
*Deputy Director, New Jersey Foundation for Aging*

Melissa Chalker has a background in medical case management and long-term care. In her current position, Ms. Chalker oversees the production of Renaissance, the foundation’s online magazine; social media outreach; the planning of the foundation’s annual conference; and the TV program Aging Insights. She is also involved in the foundation’s policy and advocacy work around senior housing, senior hunger and elder economic security. As a part-time lecturer for Rutgers, Melissa has taught social work practice, social welfare policy and services, and health and aging in the MSW program. In addition, she has taught several courses for Rutgers Continuing Education as part of the Gerontology certificate program.

**MAGDALA CHERY DO**
*Assistant Professor of Medicine/Faculty Practice Physician, Rowan University*

Dr. Magdala Chery serves as a primary care general internist with a career focus in women’s health, health disparities, and academic medicine. She is also an assistant professor at RowanSOM, which allows her to teach future generations of physicians. As an Albert Schweitzer Fellow she created and implemented a yearlong after-school program in Camden called Project S.I.S. (Stand I Stand) for adolescent females addressing Healthy People 2020 initiatives. She also completed a Yale University/Stanford University Global Health Fellowship, which granted her the opportunity to work in South Africa in the area of HIV/Tuberculosis Management. In her spare time, Dr. Chery loves mentoring young women in her local community and serving as a role model for those around her.

**JIM CONSTANTINE PP**
*Principal, Looney Ricks Kiss*

With expertise in urban design, master planning, historic preservation, community relations and qualitative research, Jim Constantine oversees planning and community relations for numerous smart growth, traditional neighborhood development, transit-oriented development, and New Urbanism projects. He has worked as a licensed professional planner in more than 30 states, Canada, and Latin America. He is an active member of the Urban Land Institute at both the national and local levels.

**HON. BRAD COHEN MD**
*Mayor, Township of East Brunswick*

One of the key factors leading to the 2016 election of Mayor Brad Cohen was the vision he brought to redeveloping the Route 18 commercial corridor in East Brunswick. Like most suburban communities, East Brunswick was facing a major hurdle in trying to redefine a township facing the problems of vacant commercial space, an aging community, and massive infrastructure needs. Plans are well under way to apply many smart growth principles to create a world-class live/work/play transit-oriented development right in the center of New Jersey.
MICHELLENE DAVIS ESQ.
Executive Vice President and Chief Corporate Affairs Officer, RWJBarnabas Health

Michellene Davis, the first woman and person of color to serve as an Executive Vice President in the history of Barnabas Health, now RWJBarnabas Health, drives social impact and community investment across the system and oversees healthy living, global health and policy development and governmental affairs. Previously, she served as Chief Policy Counsel to former Gov. Jon Corzine; as Acting State Treasurer; as Chief Executive Officer of the New Jersey Lottery; and as a Senior Policy Advisor in the New Jersey Department of Health. Ms. Davis serves as President of Executive Women of New Jersey and on the Board of Governors of Rowan University – Rutgers Camden; and the boards of the New Jersey Women Lawyers Association, New Jersey Legislative Black Caucus Foundation, the NJPAC Women’s Alliance, and the Caucus Educational Trust. She is consistently listed as one of the top 100 most politically influential people in New Jersey.

HON. VICTOR DE LUCA
Mayor, Township of Maplewood

Victor De Luca is serving his 19th year on the Maplewood Township Committee, with 13 of those years as mayor. He is a member of the Planning Board, a trustee of the Maplewood Library, a board member of the Springfield Avenue Partnership Special Improvement District and the chairman of the township’s Economic Development Committee. He also is the chairman of the board of the Joint Meeting of Essex and Union Counties. Mr. De Luca is the former president of the Jessie Smith Noyes Foundation.

LAWRA J. DODGE PG LSRP
Founder and President, Excel Environmental Resources

Lawra J. Dodge is founder and president of Excel Environmental Resources, a full-service environmental consulting and engineering firm. She has 35 years of experience working with municipalities, redevelopment authorities, and nonprofit organizations, and with industrial,
commercial, and residential property owners, developers, and builders. She has facilitated the successful cleanup and redevelopment of some of the largest and most challenging brownfield properties in the region. Since its inception in 2010, Ms. Dodge has served on the New Jersey Site Remediation Professionals licensing board that oversees the Licensed Site Remediation Professional (LSRP) program and chairs the board’s continuing education committee. She serves on the board of the Passaic County Brownfields Commission and the Brownfields Development Area Steering Committee and/or Brownfield Redevelopment Team of several New Jersey municipalities.

**COLIN DRIVER**  
*Director of Economic Development, Borough of Somerville*

Colin Driver manages the day-to-day redevelopment and economic development activities for four redevelopment areas, including the former Borough Landfill Redevelopment Area, which includes the NJ Transit Somerville railway station. Mr. Driver was instrumental in having the landfill area declared a Brownfield Development Area by the NJ DEP, having the borough declared a Transit Village by the NJ DOT, and working with the NJ EDA, the NJ DEP, the NJ EIT and the governor’s office to create innovative remediation and redevelopment financing packages. Mr. Driver has worked with developers on the design of transit-oriented developments, and with the Borough Council and Planning Board to introduce unique solutions to zoning issues to help foster redevelopment in the borough.

**PATTY ELKIS AICP PP**  
*Director of Planning, Delaware Valley Regional Planning Commission*

In her current role, Patty Elkis oversees staff in long-range planning; transit, bicycle and pedestrian planning; environmental and smart growth planning; economic and demographic analyses; and marketing and commuter services; as well as DVRPC’s initiatives in energy, climate change, food system and healthy communities planning. Before joining DVRPC, she worked at SEPTA and at Montgomery County Planning Commission, as well as working as a town planner in the Negev desert in Israel.

**SOPHIE EVANS**  
*Program Director, Capital, Science and Policy Practice, Willis Towers Watson*

Sophie is the program director for the Capital, Science and Policy Practice at Willis Towers Watson, a leading global advisory, broking and solutions company. The practice confronts the large-scale challenges of risk and seeks innovative uses of risk management and insurance-related mechanisms to build resilient economies and societies around the world to support sustainable growth. Sophie is also the co-chair of the Insurance and Humanitarian System Working Group for the Insurance Development Forum, a public/private partnership led by the insurance industry and supported by international organizations including the World Bank and United Nations. Previously, she was senior program coordinator for the Planning from the Future Project, and worked at the Humanitarian Futures Program, both based at King’s College London.

**TIM EVANS**  
*Director of Research, New Jersey Future*

Tim Evans is responsible for the original research and data analysis that support New Jersey Future’s policy development. He regularly documents his research results in a variety of products, including full-length research reports and articles on the organization’s website. He also ensures that all of New Jersey Future’s products and media communications are quantitatively accurate and defensible. He frequently provides data and advice to colleague organizations, serving as an informal research consultant to the smart growth community at large. His analysis and commentary have been featured by a wide range of state and national media outlets.

**TIM FILASKY PE**  
*Acting Director of Public Works and Water Resources, City of Newark, Delaware*

In 2013, after 10 years as a project engineer on residential and commercial
development for a small civil engineering firm, Tim Filasky took a position as field operations superintendent with the City of Newark. This new position resulted from the merger of separate Public Works and Water and Wastewater departments in order to focus on customer service excellence. In 2014 he was promoted to deputy director of public works and water resources, working alongside the director on overall department direction, asset management, capital project management, and budgeting. As acting director since May 2017, he has made his top priority the passage and implementation of a stormwater utility.

PAMELA FRANK  
Vice President, Gabel Associates

Pamela Frank supports the firm’s efforts related to electric vehicle (EV) growth and the development of renewable energy, advanced technologies, and energy efficiency projects. She also serves as Gabel’s representative and chief executive officer of ChargEVC, a non-profit coalition comprising utilities, automotive dealers, technology companies, equity, environmental and consumer advocates that promotes the sustainable growth of the EV market. Ms. Frank has served as a key stakeholder in the development of the solar energy market in New Jersey, working with the state Board of Public Utilities, legislative leadership and the governor’s office for the successful passage of the Solar Advancement and Fair Competition Act of 2010. Previously, Ms. Frank served as the founding executive director for the not-for-profit organization GreenFaith.

JOE GETZ  
Principal, JGSC Group

Joe Getz is the founder of JGSC Consulting Group of Merchantville, New Jersey, which is nationally recognized for its expertise in helping communities and retail centers grow by attracting new stores, restaurants, hotels and other businesses. His experience includes the $350 million Rowan Boulevard redevelopment project in Glassboro, the creation of retail recruiting programs for the City of New York, and work with more than 140 downtowns in 19 states. He is currently working with clients in New York, New Jersey, Illinois and Virginia to help them navigate rapidly changing markets caused by the blend of retiring Baby Boomers, struggling Millennials, and the ongoing retail meltdown.

DAVE GIBBONS  
Chief Executive Officer, Elberon Development Group

Dave Gibbons oversees all aspects of Elberon Development Group, a family commercial real estate business, including capital allocation, asset management, financial analysis, personnel, and strategic planning, with a particular focus on acquisitions, construction and development. Prior to his current role, Mr. Gibbons was a partner with Seagis Property Group. He managed the firm’s New Jersey office, with responsibility for acquisitions, leasing, development, and construction. In his more than 20 years as a real estate executive, Mr. Gibbons has led the leasing of over 5 million square feet of commercial space, and acquisitions totaling approximately 2.5 million square feet. He also has led the ground-up development of over 2 million square feet, and supervised construction projects totaling more than $250 million.

STEPHANIE GIDIGBI  
Director of Policy & Partnerships for Healthy People + Thriving Communities Program, National Resources Defense Council

At NRDC, Stephanie Gidigbi champions public policy solutions that promote economic, social, and environmental benefits for communities. She directs the policy, capacity, and systems change function for the Strong, Prosperous and Resilient Communities Challenge (SPARCC), a $90 million initiative advancing equitable infrastructure investment. Ms. Gidigbi previously served as a political appointee for President Obama and advanced the administration’s economic opportunity agenda at the U.S. Department of Transportation. She worked on Capitol Hill for several years. Ms. Gidigbi brings more than a decade of international, federal, state, and local government experience to NRDC’s Urban Solutions team. She is based in Washington, D.C.
AISHA GLOVER
President and Chief Executive Officer, Newark Community Economic Development Corp.

The Newark Community Economic Development Corp. serves as the City of Newark’s economic catalyst by strengthening small businesses, supporting a thriving entrepreneurial base and attracting businesses in emerging markets. Prior to joining NCEDC, Ms. Glover served as the vice president of external affairs at the Brooklyn Navy Yard Development Corporation, a national model for a sustainable industrial park. Ms. Glover’s impact there was informed by her tenure at the Center for the Urban Environment, New York City’s largest provider of environmental education programs. There she led a team that furthered the center’s environmental justice and education initiatives, helped create a local chapter of the Small Business Alliance, and was instrumental in launching Green Brooklyn, the borough’s first and largest green event.

ROBERT S. GOLDSMITH ESQ.
Partner and Co-Chairman, Redevelopment & Land Use Department, Greenbaum, Rowe, Smith & Davis LLP

Bob Goldsmith’s practice focuses on redevelopment, transit-oriented development, downtown revitalization, green building and public-private partnerships. He also has broad experience in complex commercial litigation, construction litigation and appellate work. He has counseled and consulted with both developers and municipalities for numerous redevelopment projects throughout the state and for more than 30 Special Improvement Districts. Mr. Goldsmith has developed and teaches a redevelopment law course at Rutgers Law School-Newark. He is a New Jersey Future trustee and president of Downtown New Jersey.
DAVID J. GOODWIN  
Author

David Goodwin’s book *Left Bank of the Hudson: Jersey City and the Artists of 111 1st Street* (Fordham University Press, 2017) explores the relationship between artists, cities, and gentrification. Mr. Goodwin has contributed to *Strong Towns* and *Weird NJ*. Currently, he serves as a board member of the Jersey City Landmarks Conservancy. He is a past commissioner and chairman of the Jersey City Historic Preservation Commission. Mr. Goodwin is a librarian at Fordham University School of Law and he has taught at Fordham University. He blogs about cities, culture, history, and New Jersey at Another Town on the Hudson.

EMILY A. GREENFIELD PH.D.  
Associate Professor of Social Work, Rutgers University

Emily Greenfield’s areas of scholarly expertise include aging-friendly community initiatives, aging-in-place and supportive service programs, civic engagement in later life, and the lifelong effects of social conditions in childhood.

LORI GRIFA ESQ.  
Partner, Archer & Greiner, P.C.

Lori Grifa has nearly 30 years’ experience in both the public and private sectors. She specializes in administrative and regulatory law and government affairs, and regularly appears before the state departments of Banking and Insurance, Health, Human Services, Environmental Protection, Labor, Transportation, and Treasury. From 2010 to 2012, before joining Archer’s Hackensack office, Ms. Grifa served as the commissioner of the New Jersey Department of Community Affairs. During her tenure she also chaired the New Jersey Meadowlands Commission, the New Jersey Redevelopment Agency, the New Jersey Council on Affordable Housing and the New Jersey Housing and Mortgage Finance Agency. In addition to overseeing the production of approximately 3,000 units of affordable housing during this period, she managed 2,200 annual grant programs involving nearly $500 million.

KÄREN HALEY  
Executive Director, Indianapolis Cultural Trail Inc.

Kären Haley is the founding executive director of Indianapolis Cultural Trail Inc., the nonprofit responsible behind the Indianapolis Cultural Trail: A Legacy of Gene and Marilyn Glick. The trail is a world renowned eight-mile bike and pedestrian path and linear park in downtown Indianapolis. Under Ms. Haley’s leadership the organization launched the Pacers Bikeshare program along the Cultural Trail in 2014. Prior to leading the Cultural Trail, Ms. Haley was the City of Indianapolis’ first director of the Office of Sustainability. Originally from Atlanta, she began her career working for URS Corporation in the transportation demand management group. She is on the board of directors of the North American Bikes Share Association and was named by the Indianapolis Business Journal to the 2015 40 Under 40 list.

JASON S. HELLENDRUNG ASLA PLA  
Vice President and Director of Planning, Tetra Tech

In his current role Jason Hellendrung directs landscape architecture, planning, and urban design work on a range of urban public infrastructure projects. He devotes particular attention to the transformation of cities through infrastructure improvements, including the revitalization of urban waterfronts and adapting cities for climate change. Past projects include the HUD Rebuild by Design project for the Jersey Shore, redevelopment of the Allegheny Riverfront in Pittsburgh, and Climate Ready Boston. He served as managing principal of the Cedar Rapids, Iowa, River Corridor Redevelopment Plan and implementation of several design projects developed to guide the city’s recovery from its historic 2008 flood. He was also the project manager of the urban design and landscape architecture for the Healthline BRT and transformation of Euclid Avenue in Cleveland.

JEFF HERSCH  
Executive Director and Co-Founder, Flemington DIY

Jeff Hersch was born and raised in Flemington. After college, he returned to his hometown and
soon realized that Flemington’s vibrant arts community was hindered by few to no outlets for creative work. In 2014, Hersch co-founded and launched Flemington DIY (Do It Yourself) with hometown friends, and in partnership with the Flemington Improvement District. Flemington DIY has since established itself as an independent 501(c)(3) nonprofit, providing an inclusive space that engages the community, inspires social change, and invigorates the economic development of Flemington — all while being 100 percent volunteer-run. In his free time, Mr. Hersch plays in two bands.

CHARLES HEYDT AICP PP LEED
Senior Planner, Dresdner Robin

Charles Heydt’s work is focused on land use and planning consulting services, specializing in development feasibility, redevelopment, environmental/fiscal impact analysis, and sustainability. Based on a wide array of experience in residential, commercial, mixed-use, industrial, and institutional development projects, he is an effective project manager and relied upon as an expert witness in planning before local and regional land use boards throughout the tri-state area. Prior to joining Dresdner Robin, Mr. Heydt was involved with the early development of the Sustainable Jersey certification program with the Sustainability Institute (formerly New Jersey Sustainable State Institute). He continues to collaborate on various projects with the Center for Urban Policy Research, including the annual National Historic Preservation Tax Credit Impact Report.

DIANNA HOUENOU
Policy Counsel, American Civil Liberties Union of New Jersey

In Dianna Houenou’s role as policy counsel, she conducts legal and policy analysis related to the ACLU-NJ’s advocacy campaigns. Her work focuses primarily on criminal justice reform issues, including police practices and immigrants’ rights. She coordinates ACLU-NJ coalitions, particularly the New Jersey United for Marijuana Reform coalition, which advocates for marijuana legalization as a matter of racial and social justice. Ms. Houenou is a registered lobbyist for the ACLU, encouraging lawmakers to support measures that protect people’s rights and enhance people’s access to justice. She is also responsible for organizing public engagement events and facilitating know-your-rights trainings.

LEE HUANG
Senior Vice President and Principal, Econsult Solutions Inc.

Lee Huang has led projects examining commercial corridors, affordable housing, neighborhood change, transportation financing, minority- and woman-owned business enterprise procurement, real estate development, economic development, tax policy, economic and fiscal impact, transit-oriented development, financial modeling, tax increment financing, waterfront development, discrimination in lending practices, higher education, workforce development, technology, historic preservation, and recreational amenities. Mr. Huang currently serves on the boards of Community Design Collaborative, Greater Philadelphia Cultural Alliance, Preservation Alliance for Greater Philadelphia, Sustainable Business Network of Greater Philadelphia, and the Welcoming Center for New Pennsylvanians.

MARIO IANNELLI PE
Senior Associate, Dewberry

Mario Iannelli has more than 21 years of experience on various site development projects. As manager of the land development department, he has worked with both public- and private-sector clients, including residential, recreational, commercial, healthcare, educational, and industrial. Project management responsibilities have included large multi-phase and multi-discipline projects for various hospitals, solid waste handling facilities, school campuses and resorts. Technical experience includes site engineering and stormwater management, including large flood control projects, as well as hydrologic modeling for wetland mitigation, design of municipal roadways and state highways, and design of sanitary sewers and other site utilities.
**Vanessa Imme**  
*Director of Leasing and Sales, SILVERMAN*

Vanessa Imme oversees all leasing and sales for SILVERMAN residential and commercial real estate in Jersey City. Formerly the vice president of operations and business development for Onyx Equities’ Receivership Division, she oversaw the operation of 15+ million square feet of distressed commercial property throughout the east coast. She currently owns and manages a multi-family portfolio including property in Hamilton Park, Jersey City. As a Jersey City resident raising a family downtown, Ms. Imme takes pride in introducing potential residents to the diverse and expanding neighborhoods that are home to SILVERMAN properties.

**Valerie Jackson**  
*Director of Policy, Planning and Development, City of East Orange*

For over 25 years Valerie Jackson has helped drive economic development, first by helping businesses remain competitive and innovative in today’s ever-changing global marketplace, and currently as East Orange’s director of policy, planning and development. In this role Ms. Jackson uses her business acumen and relationship management skills to oversee the transformation of East Orange following a decade-long period of stalled development, increasing private capital investment from $100 million to over $800 million in four years. Previously Ms. Jackson served as both deputy city manager and director of planning and economic development in the City of Orange Township, where she amassed a portfolio of development that includes the construction of more than 500 housing units and many new businesses, during the worst economic climate since the Great Depression.

**Bruce J. Katz**

Bruce J. Katz was the inaugural Centennial Scholar at the Brookings Institution, where he focused on the challenges and opportunities of global urbanization. Katz assumed this
cross-institution role in January 2016 after 20 years as the vice president and co-director of the Brookings Metropolitan Policy Program, which he founded in 1996. He is co-author of two books: The Metropolitan Revolution and The New Localism, which focuses on the shift of power from national governments and states to cities and metropolitan communities. Mr. Katz regularly advises cross-sector metropolitan, national, and global leaders on public reforms and private innovations that advance the well-being of metropolitan areas and their countries. Before joining Brookings, Katz served as chief of staff to Housing and Urban Development Secretary Henry Cisneros and was the senior counsel and then staff director for the U.S. Senate Subcommittee on Housing and Urban Affairs. In 2008, he co-led the housing and urban issues transition team for the Obama administration and served as a senior advisor to the new Secretary of Housing and Urban Development Shaun Donovan for the first 100 days of the administration.

HON. JAMES J. KENNEDY
Assemblyman, New Jersey Legislative District 22; Principal, Skye Consulting

James Kennedy has been a business owner and an economic development advisor throughout the state of New Jersey. He is the principal of Skye Consulting, which focuses its efforts on community development, world water issues and cultural arts. Prior to his election to the General Assembly in 2015, Mr. Kennedy served as mayor of Rahway from 1991 to 2010. He is also the former owner of a jewelry store in Rahway. He has served as commissioner on the Rahway Senior Housing Corporation, on the Board of Directors at RWJ University Hospital Rahway, and as a panelist/delegate to Istanbul, Marseille, and Mexico City for the World Water Forum. As an assemblyman he serves as vice chair of the Science, Innovation and Technology Committee, and as a member of the Transportation and Independent Authorities Committee and the Commerce and Economic Development Committee.

CAILEAN KOK AICP
Grant Manager/Planner, BRS Inc.

In her current role, Cailean Kok assists clients with managerial support of community revitalization programs and projects. Ms. Kok’s experience includes nearly half a decade of managing and contributing to transportation, environmental, and community health projects with community organizations, federal and state agencies, and municipalities. She currently serves as a founding co-chair for the Healthy Communities Collaborative, an American Planning Association affinity group of planners and allied professionals who are interested building healthy communities. She serves on the executive committee of the New Jersey Chapter of APA. She is also very involved with her local community in Newark through her roles with the Greater Newark Conservancy, Brick City Bike Collective, and Big Brother Big Sister.

PRABHA KUMAR
Director and National Practice Leader, Stormwater Utility Consulting Services, Black and Veatch Management Consulting LLC

Prabha Kumar has more than 19 years of experience in assisting water, wastewater and stormwater utilities with financial advisory services, expert witness testimony, business operations transformation, and stakeholder education. Ms. Kumar specializes in assisting utilities in navigating the journey from stormwater user fee funding concept evaluation and feasibility study all the way through successful implementation. In our region, she has directed the successful development and implementation of stormwater user fee and credit programs in Philadelphia and in Wilmington and Newark, Delaware. Ms. Kumar was the lead contributing author for the guidance manual titled “User Fee Funded Stormwater Program” published by the Water Environment Federation. She is a member of the Stormwater and Regulatory and Legal Affairs committees of the National Association of Clean Water Agencies.
DAVID KUTNER AICP PP  
*Planning Manager, New Jersey Future*

David Kutner manages New Jersey Future’s planning initiatives and is responsible for the organization’s outreach and assistance to municipalities, with a special focus on coastal communities vulnerable to sea-level rise. For the past five years he has managed New Jersey Future’s Local Recovery Planning Manager program, providing assistance to municipalities seeking to rebuild after Hurricane Sandy. His work has focused on helping communities recover from storm damage and on encouraging them to consider how they might plan for the challenges of climate-related flood inundation risks. He is a licensed professional planner with more than 30 years of land use and environmental planning experience. He has worked as a private planning consultant and held positions in local, county, and state planning agencies in New Jersey, Massachusetts, New York, Pennsylvania, and Florida.

CHARLES LATINI JR. AICP PP  
*Principal, L&G Planning*

Charles Latini is a land use planner, urban design professional and public policy advocate, and the current president of the New Jersey chapter of the American Planning Association. He began his career in municipal government and then at the Office of State Planning and at the Transit Friendly Land Use Program at NJ Transit. His experiences have informed the way he uses the public process to address complex urban planning issues, working within the constraints of political realities and focused on improving how we make land development and infrastructure decisions. Mr. Latin’s tenure as president of APA-NJ has produced its Great Places program, Local Community Planning Assistance Program, amicus briefs in affordable-housing cases, the recently created land-use law reform task force, and five consecutive national awards.

MARTA LEFSKY AICP PP  
*Director, Planning and Development, Woodbridge Redevelopment Agency*

Marta Lefsky has been engaged in the practice of land use planning, economic development and redevelopment for more than 30 years. In her current role she has provided assistance in design and studies of more than 1,000 sites, authored numerous planning studies, reports, and redevelopment plans, and penned grant applications resulting in the award of millions of dollars in grant monies to the township.

TARA MAFFEI MSW  
*Director, Community Outreach and Engagement, A Future With Hope*

Tara Maffei works toward meeting the diverse needs of communities through the revitalization of underused church properties held by the United Methodist Church of Greater New Jersey region. She formerly served as the director of the American Red Cross Disaster Recovery and Regional External Relations, and prior to that as vice president of the United Way of Monmouth County. She is widely recognized for her leadership roles for two decades of work within various social work systems across New Jersey. Addressing social change through asset-based community development, public innovation, and community collaboration are trademarks of her work. Ms. Maffei is a certified Harwood Public Innovator, and is a consultant to nonprofits in the use of social innovation models for improved outcomes.

BRANDON MCKOY  
*Director of Government and Public Affairs, New Jersey Policy Perspective*

At New Jersey Policy Perspective, a non-partisan public policy think tank located in Trenton, Brandon McKoy helps to ensure the organization’s research, advocacy and government relations activities are successfully driving a state policy agenda for economic justice and shared prosperity. He also produces timely, credible and accessible research and analysis on issues including, but not limited to, economic security, the social safety net and economic opportunity. Brandon is also the deputy chapter director of New Leaders Council – New Jersey, the premier progressive skills training organization in the country.

JOHN A. MILLER PE CFM CSM  
*Water Resources Engineer*

John Miller has more than two decades of water resources engineering experience. He is a fellow
in Sen. Robert Menendez’s office, assisting on the reauthorization of the National Flood Insurance Program. Previously he interned at the White House Office of Management and Budget, working on floodplain management and climate adaptation. He is a founder and past chairman of the New Jersey Association for Floodplain Management, a chapter of the Association of State Floodplain Managers (ASFPM), and has been its Legislative Committee chairman since 2007. He is active in the ASFPM on national floodplain management policy and is a former member of its board. He is a past president of the American Water Resources Association’s New Jersey section. Mr. Miller also serves as the City of Lambertville’s FEMA Community Rating System coordinator.

PERI L. NEARON MPA
Division of Community Health Services, New Jersey Department of Health

Peri Nearon works in community health, building collaborative relationships to improve health outcomes among vulnerable populations. She leads ShapingNJ, a public-private partnership of 230 organizations promoting healthy eating and active living in early care and education centers, schools, worksites, faith-based organizations and communities throughout New Jersey. Ms. Nearon’s state service spans 32 years and includes planning, policy and program implementation for children, adolescents, elderly and disabled populations. She was the founding director of the Office on Women’s Health, serving for five years leading and coordinating women’s health services in New Jersey. In 2008 she was appointed the first director of the Office of Nutrition and Fitness, building a new area to address the obesity epidemic.

JONG NEE ESQ.
Founder, Nee Plata Law LLC

Jong Sook P. Nee has developed her practice in various fields, including commercial lending and banking, public finance, tax
exemptions, governmental law, commercial leasing, housing, land use and public private partnerships. These disciplines have allowed her to develop a comprehensive understanding of development finance from multiple perspectives. In addition, she has served two governors, offering policy and legal advice on state issues affecting affordable housing, universal healthcare, statewide planning and economic development incentives. Using her past experience in state government and working with local governments, Ms. Nee can provide a balanced insight into governmental policies and procedures.

DAVID E. NUSE CEC
Deputy Executive Director/Director of Real Estate, Fort Monmouth Economic Revitalization Authority
Fort Monmouth Economic Revitalization Authority (FMERA) is the state authority overseeing the redevelopment of the 1,126-acre former fort. Dave Nuse is responsible for developing FMERA’s real estate strategy and managing all related activities. Since FMERA’s execution of an initial Economic Development Conveyance Agreement with the Army five years ago, two-thirds of the fort is now sold, under contract, or in negotiations. Prior to joining FMERA in 2012, Mr. Nuse served as managing director for real estate development at the New Jersey Economic Development Authority, and before joining NJEDA in 1988, Mr. Nuse served as director of real estate and development at the Jersey City Redevelopment Agency. He was awarded Certified Economic Developer designation by the International Economic Development Council in 2006.

KAREN M. O’NEILL PH.D.
Associate Professor, Department of Human Ecology, Rutgers University
Karen O’Neill is a sociologist who studies policies about land and water. Her work in urban planning includes studies of biodiversity protections and slow growth and pro-growth policies. Prof. O’Neill has written or co-edited books on government growth and the rise of the U.S. program for river flood control, on race and Hurricane Katrina, and on the ways institutions responded to Hurricane Sandy. She was a member of teams in two international competitions for coastal resilience designs: Sasaki-Rutgers-Arup for Rebuild by Design, and Baird for Changing Course. She is currently researching coastal retreat projects.

CHRISTOPHER J. PALADINO
President, New Brunswick Development Corporation
Under Chris Paladino’s leadership, the New Brunswick Development Corporation has initiated, developed, and managed nearly 5.4 million square feet in residential, commercial, academic, and institutional development valued at more than $2.0 billion. Through the establishment of unique public-private partnerships, Mr. Paladino has successfully completed numerous projects that not only achieve key development objectives but also address important public policy goals. Paladino currently serves as a Distinguished Senior Policy Fellow at the Edward J. Bloustein School of Planning and Public Policy at Rutgers University, as a trustee of the Robert Wood Johnson University Hospital, a trustee of Crossroads of the American Revolution, and a member of the Rutgers Business School Real Estate Executive Committee.

BARKHA R. PATEL
Senior Planner, Jersey City Division of Planning
In her current position Barkha Patel manages all transportation planning activities and projects for the City of Jersey City. Her work focuses on placemaking and enhancing the pedestrian, bicycle and transit environment. She is the city’s representative to the North Jersey Transportation Planning Authority as a member of the Regional Transportation Advisory Committee. In addition, Ms. Patel teaches Graphical Communication for Planners at the Edward J. Bloustein School of Planning and Public Policy at Rutgers University.

KANDYCE PERRY
Planning and Policy Associate, New Jersey Future
Kandyce Perry helps manage New Jersey Future’s Mainstreaming Green Infrastructure program, which assists communities, developers, and design professionals in using
green stormwater infrastructure. She also coordinates the Green Infrastructure Committee of the Jersey Water Works collaborative, which is working to upgrade New Jersey’s water infrastructure with cost-effective, sustainable solutions, and she coordinates Trenton’s Municipal Action Team, for which she focuses on community engagement and outreach on green infrastructure. Prior to joining New Jersey Future, Ms. Perry worked on brownfield redevelopment at the City of Camden Redevelopment Agency.

PETER PRIMAVERA  
Managing Partner and Chief Executive Officer, Peter Primavera Partners LLC

From studying and working in academic settings to opening his own professional practice at 24, through 32 years in business, to opening Peter Primavera Partners in 2010, Mr. Primavera has represented private and public-sector clients large and small. He has directed more than 3,000 projects in the fields of historic preservation, cultural resource management, architectural history, archaeology, history, and architectural conservation. He is adept at understanding clients’ goals, and at staying ahead of markets, land use and environmental regulations, and frequent regulatory changes. Additionally, he has hands-on experience with how technology affects his industry.

KEVIN RIORDAN  
Columnist, Philadelphia Inquirer

Kevin Riordan’s first paid byline appeared in his western Massachusetts hometown newspaper in 1971. He has written stories and columns about South Jersey for newspapers such as the Courier-Post and the Philadelphia Inquirer since 1976. He is the Inquirer’s South Jersey columnist and is a resident of Haddon Heights.

MICHAEL F. ROGERS  
City Administrator, City of Summit

Over the past two decades, Michael Rogers has established himself as a nationally-recognized city leader of innovative congestion mitigation strategies, particularly dynamic ridesharing as a parking solution, and the link between mobile technology and land use. Mr. Rogers has played an integral role in facilitating numerous private capital investment partnerships for complex redevelopment projects in both Summit and in his previous administrator role in Morristown. He is the recipient of the 2016 Municipal Manager of the Year award and 2017 Innovation in Governance award from the Municipal Management Association of New Jersey for his technology-focused approach to a public-private partnership ridesharing program.

ERIC ROTHMAN  
President, HR&A Advisors Inc.

Eric Rothman is president of HR&A Advisors Inc., an industry-leading real estate and economic development consulting firm. He is a nationally-recognized expert in transit-oriented development and advises municipalities, transit agencies, institutions, and private and non-profit organizations to support transformative economic development, especially around urban transportation centers and public transit infrastructure. In New Jersey, Mr. Rothman has served as a development advisor to NJ Transit, the College of New Jersey for Campus Town, and several large-scale mixed-use developments. He also advises cities on issues at the intersection of technology, land-use and public policy, including helping to create a policy toolkit for cities to plan for the arrival of driverless cars. Prior to joining HR&A, Mr. Rothman served as director of business planning for Transport for London.

SCOTT RUDDER  
President, New Jersey CannaBusiness Association

Scott Rudder was named president of the board of directors for the New Jersey CannaBusiness Association in January 2017. He is a former New Jersey state legislator and mayor with Fortune 100 corporate experience. In the General Assembly, Mr. Rudder worked on numerous issues and legislative matters that affected the state’s transportation and energy infrastructure as well as its environment. Mr. Rudder worked in an effective and bi-partisan manner which enabled him to sponsor legislation that was signed into law by both Democrat
mand and Republican administrations. In addition to his 16 years in elected office, Mr. Rudder has worked in senior staff positions in multiple government organizations. He also spent 13 years as a business development executive with Lockheed Martin.

MANDU SEN
Program Manager, Regional Plan Association

In her current role, Mandu Sen focuses on how long-term planning can improve health and equity and works to translate the impact of digital technologies into policies around infrastructure and governance. Prior to joining RPA, she worked as a planning consultant for the Chinatown Working Group, focusing on demographic analysis, economic development and banking. Ms. Sen was also a founding member of the Collective for Community, Culture & Environment, and she co-organized the Brooklyn Food Conference. Before becoming an urban planner, she was a vice president at J. P. Morgan Chase in the investment bank legal and compliance department.

JON SHURE
Senior Director, Taft Communications

Jon Shure has spent his career communicating about policy and public affairs. He started as a reporter for The Record of Bergen County and covered politics in the newspaper’s statehouse and Washington bureaus. He was communications director through Gov. Jim Florio’s term in office. He was the founding president of New Jersey Policy Perspective, building it into an influential state research/ advocacy organization, and was director of state communications at the Center on Budget and Policy Priorities in Washington, D.C. He was a board member of the Center for Non-Profits and chaired the Maryland Center on Economic Policy’s board. He taught political science courses at Rutgers University and was a visiting associate at the Eagleton Institute of Politics.

HON. BOB SMITH
Senator, New Jersey Legislative District 17

New Jersey State Senator Bob Smith is the chairman of the Senate Environment and

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Energy Committee and a member of the Senate Judiciary Committee as well as a member of the State House Commission. His legislative accomplishments include the Highlands Preservation Act; site remediation reform (LSRP); Barnegat Bay cleanup, including the most stringent fertilizer law in the United States; the Recycling Enhancement Act; Electronic Waste Management Act; the Open Space Funding Constitutional amendment (approved by New Jersey voters in 2014) and a host of legislation stimulating solar and alternative energy in New Jersey. Sen. Smith has a long record of public service having served as mayor of Piscataway Township, as a member of the Township Council from and as council vice president and president. In 1987 he served as chairman of the New Jersey Democratic Task Force on the Environment, and from 1995 to 1996 he served as deputy minority leader in the General Assembly.

MICHAEL K. STATON
Vice President, Community Preservation Corporation

With more than 30 years of experience in affordable housing, Michael Staton is currently responsible for identifying borrower needs, establishing lending relationships, analyzing financial data, and determining the merits of specific loan requests. Mr. Staton has extensive experience in financing multifamily housing development transactions through conventional construction and permanent financing; tax-exempt bond executions; bridge loans; Freddie Mac lending platforms; and federal and state tax credit programs. Prior to joining CPC, He was vice president of commercial real estate financing at TD Bank and vice president of originations at WNC & Associates. Mr. Staton also spent more than 20 years at the New Jersey Housing and Mortgage Finance Agency, including as director of multifamily programs and lending, and director of credit.

JULIA STOUMBOS
Program Officer, The Henry and Marilyn Taub Foundation

At The Henry and Marilyn Taub Foundation, Julia Stoumbos directs strategic program development in the field of aging in place. Through research, planning, implementing and monitoring existing and new programs, she contributes to the foundation’s strategy of partnering with local, state, and national organizations to bring promising and creative solutions to the challenges faced by older adults. Cultivating relationships with prospective and current grantees is a priority. Ms. Stoumbos recently launched an initiative for towns in the foundation’s geographic focus area of Bergen and Passaic counties to become more aging-friendly. The goal is for these towns to demonstrate multi-sectored approaches that develop both infrastructure and services allowing residents to maintain active, engaged lives in the communities of their choice.

DEBRA TANTLEFF
Founding Principal, TANTUM Real Estate

TANTUM is a certified Women’s Business Enterprise focused on creating boutique multifamily and mixed-use communities in the New Jersey region. Prior to founding TANTUM, Ms. Tantleff was a vice president of development at Roseland, a Mack-Cali Company, where she oversaw a portfolio totaling more than 5,000 residential units and 200,000 square feet of retail space. She serves on the New Jersey Committee for the Regional Plan Association and the Executive Board of Directors for Downtown New Jersey. She was named to Real Estate Forum’s Top 40 Under 40 in 2012 and to NJBIZ’s Forty Under 40 in 2016. She received the Women Builders Council’s 2015 Outstanding Women Award and has been recognized numerous times by the National Association of Home Builders and the New Jersey Builders Association.

JULIA TAYLOR
Deputy Operations Officer and Managing Director, Community Planning and Development, Isles, Inc.

In her role as managing director of community planning and development at Isles, Inc., a community development and environmental organization based in Trenton, Julia Taylor is responsible for a cross-functional team that fosters positive
neighborhood change through community planning and plan implementation, real estate development, and urban agriculture. As deputy operations officer, she oversees organization-wide finance and capital projects. Her recent work includes leading the development of a plan for Trenton’s first arts and culture district, spearheading policy change around vacant properties, and facilitating the redevelopment of several abandoned buildings.

GEORGE VALLONE
President, Hoboken Brownstone Company

The Hoboken Brownstone Company renovates brownstones and row houses and builds mid- and hi-rise condominiums in Hoboken and Jersey City. George Vallone’s general contracting company, Inner City Construction, Inc., has built more than 1,000 units of affordable housing for non-profit groups and for-profit housing corporations in Paterson, Newark and Trenton. Mr. Vallone is a past president of the New Jersey Builders’ Association and chairman of NJBA’s Mixed-Use Developers affiliate. He has taught real estate finance and risk management at the Rutgers Graduate School of Business, the New Jersey Redevelopment Agency, the Rutgers Cook College Continuing Education series, and the New Jersey Bar Association’s Institute for Continuing Legal Education. He lectures extensively on real estate topics involving finance, joint venturing, structured seller-financed development, risk management, green building and brownfield redevelopment.

LEIGH ANN VON HAGEN AICP PP
Senior Research Specialist, Alan M. Voorhees Transportation Center, Rutgers University

In addition to her work at the Voorhees Transportation Center, Leigh Ann Von Hagen is also a senior research specialist for the Planning Healthy Communities Initiative at Rutgers, and an adjunct member of the faculty at the university’s Edward J. Bloustein School of Planning and Public Policy. Ms. Von Hagen has more than 18 years of experience in transportation and land use planning, specializing in creating healthy, active communities for all ages and abilities through design, research, education, and training. As a veteran bicycle and pedestrian planner, she is a leader in creating multi-disciplined approaches to environmental and policy change through community-based initiatives. She also conducts training on Health Impact Assessments and facilitates Health in All Policies discussions and research.

GREGG WOODRUFF AICP PP
LEED-AP BD+C
Associate/Sustainability Leader, Langan

Gregg Woodruff, one of Langan’s leaders in urban redevelopment, coordinates multi-discipline teams that incorporate the best smart growth and sustainable design approaches to help clients revitalize cities in New Jersey and the region. As a licensed professional planner in New Jersey and nationally, Gregg is often engaged in planning issues, and provides expert testimony before planning and zoning boards in several states. Some of his recent major projects include the Monroe Center Redevelopment in Hoboken and Duke Farms in Hillsborough.

DAVID ZIMMER
Executive Director, New Jersey Infrastructure Bank

The New Jersey Infrastructure Bank is the state’s water infrastructure lending authority and partners with the New Jersey Department of Environmental Protection to provide low interest rate loans to local municipalities, utility authorities and water companies for environmental infrastructure projects. During his tenure, Mr. Zimmer has focused on successfully introducing several new loan programs such as the short-term construction loan program, the SAIL disaster relief loan program, and the NANO loan program, which provides heavily subsidized funding to the state’s smallest drinking water systems; on overhauling the bank’s credit policy; and on improving the efficiency and effectiveness of the bank by developing a modern, web-based loan management system. Mr. Zimmer is a Chartered Financial Analyst.

HON. DAWN ZIMMER
Mayor, 2009-2017, City of Hoboken

Prior to being elected mayor, Dawn Zimmer served as a councilwoman after becoming
involved in civic life as an advocate for park space. As mayor, she focused on restoring fiscal responsibility and making Hoboken resilient to the impacts of climate change. She successfully led the city through the devastation of Superstorm Sandy, and helped it win a $230 million Rebuild by Design project. Mayor Zimmer and her administration acquired land to construct three resiliency parks and implemented a redevelopment process to support the construction of a $170 million PSE&G-funded energy resiliency project. She recently served as co-chair of the Urban and Regional Growth Committee for Governor Murphy’s transition team.

CHRISTOPHER ZIMMERMAN
Vice President for Economic Development, Smart Growth America

An economist by training, Chris Zimmerman is also director of the Governors’ Institute on Community Design. He leads the National Public Transportation/Transit-Oriented Development Technical Assistance program, and oversees Smart Growth America’s program for downtown revitalization. He particularly focuses on the interrelationships among land use, transportation, and development policies, including the impact of land use patterns and other policies on the economic and fiscal health of localities and regions. Prior to joining Smart Growth America, Mr. Zimmerman was involved in planning, development, housing, and transportation policy as an elected official in Arlington County, Virginia, widely recognized as one of the leading models for smart growth and transit-oriented development in the country. During his 18 years as a member of the Arlington County Board, he served on many regional transportation bodies, including 13 years on the Washington Metropolitan Area Transit Authority Board of Directors and 15 years on the Transportation Planning Board for the National Capital Region.
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