

JAMES W. HUGHES

Vitae

Office Edward J. Bloustein School of Planning & Public Policy
Rutgers, The State University of New Jersey
Civic Square Building
33 Livingston Avenue, Suite 300
New Brunswick, New Jersey 08901-1981

Telephone: (732) 932-5475 ext. 756
FAX: (732) 932-1771 EMAIL: JWHUGHES@RCI.RUTGERS.EDU

Home P.O. Box 395
Ringoos, New Jersey 08551
Telephone: (609) 466-3421

Education Ph.D. Rutgers University, 1971
(Urban Planning and Policy Development)
M.C.R.P. Rutgers University, 1969
B.S. Rutgers College, 1965 (Engineering)

Academic Appointments (Rutgers)

Administrative 1995-Present Dean, Edward J. Bloustein School of Planning and Public
Policy (EJBSPPP)
1994-1995 Acting Dean, EJBSPPP
1992-1994 Associate Dean, EJBSPPP
1988-Present Director, Rutgers Regional Report
1983-1988 Chair and Graduate Director
Department of Urban Planning & Policy Development

Faculty 1983-Present Professor II
1978-1983 Professor I
1975-1978 Associate Professor
1971-1975 Assistant Professor

1970-1971 Instructor
 1971-Present Full Member of the Graduate Faculty

Recent Boards and Commissions

Member, **Governor's Housing Opportunity Task Force**

Trustee, **New Jersey State League of Municipalities
 Educational Foundation**

Former Member, Board of Directors, **E'town Corporation
 (Elizabethtown Water Company)** New York Stock Exchange Listing:
 Etown; Acquired by Thames Water Company, United Kingdom

Former Member, Board of Directors, **Applied Water Management** (An
 E'Town Corporation Subsidiary)

Former Member, Board of Advisors, **Mack-Cali Real Estate
 Investment Trust** (Successor to Cali Realty Corporation) New York
 Stock Exchange Listing: MackCali

Former Member, Board of Directors, **Cali Realty Corporation** (A
 Public Real Estate Investment Trust) New York Stock Exchange Listing:
 CalRlty: Merged with William Mack Organization

Former Member, New Jersey **Governor's Commission on Jobs,
 Growth & Economic Development**

Former Member, New Jersey **Governor's Property Tax Commission**

Former Member, **Council of Academic Policy Advisors to the New
 Jersey State Legislature**

Former Member and Trustee of the **Prosperity New Jersey
 Commission**, Successor to the New Jersey Economic Master Plan
 Commission

Member, Real Estate Task Force, New Jersey Governor's
Economic Master Plan Commission

Former Member, New Jersey Governor's
World Class Economy Task Force

Former Member, Board of Trustees, **Cooperative Housing Foundation**, a Silver Spring, Maryland International Housing and Community Development Organization

Former Member, **Economic Advisors Board, Council of the City of New York**

Former Member, Board of Directors, **New Brunswick Tomorrow**, a Non-Profit focusing on Human and Social Issues in the New Brunswick Revitalization

Former Member, Board of Trustees, **New Jersey Future**, a Non-Profit Advocating Planning, Conservation and Economic Development Policies

Former Member, Board of Directors, **Plan Smart NJ**, a Non-Profit Dedicated to Sound Land-Use Planning and Regional Cooperation.

Former Advisory Trustee, **Hunterdon Land Trust Alliance (NJ)**, a Non-Profit Designed to Preserve, Protect and Enhance the Rural Character of Hunterdon County.

Former Member, Board of Directors, **New Brunswick City Market (NJ)**, the New Brunswick BID.

Editorships 1982-1996: Contributing Editor, **AMERICAN DEMOGRAPHICS**

Academic & Professional Awards

2010	The Warren Hill Award, New Jersey Bankers Association
2006	Distinguished Leadership Award, American Planning Association (New Jersey Chapter)
2002-2005	Distinguished Fellow, National Association of Office and Industrial Properties (NAIOP)
1994	Bloustein School Distinguished Alumni Award (Inaugural Recipient)
1993	Distinguished Service Award, American Planning Association (New Jersey Chapter)

1984 Rutgers Presidential Award for Distinguished Public Service
 1977-1978 Ford Foundation Fellow
 1969-1970 Woodrow Wilson Fellow

Other Recognition The 101 Most Influential People in New Jersey, **New Jersey Monthly** Power Issue, January 2009

Planning Accreditation Board
Site Visit Team Chair

University of Illinois, February 1997
 Harvard University, February 1996
 Florida Atlantic University, February 1994
 California State Polytechnic University (Pomona), February 1993
 University of Oklahoma, April 1991
 University of Texas (Arlington), March 1988

Published Books and Monographs

AMERICA'S DEMOGRAPHIC TAPESTRY: BASELINE FOR THE NEW MILLENNIUM
 (New Brunswick: Rutgers University Press, 1999) (jointly)

REGIONAL ECONOMIC LONG WAVES: EMPLOYMENT DYNAMICS IN THE TRI-STATE REGION
 (New Brunswick: Center for Urban Policy Research, Rutgers University, 1996) (jointly)

RANKING THE MUNICIPALITIES: INCOMES AND HOUSE VALUES
 (New Brunswick: Center for Urban Policy Research, Rutgers University, 1994) (jointly)

THE NEW GEOGRAPHY OF SERVICES AND OFFICE BUILDINGS: A RUTGERS REGIONAL REPORT MONOGRAPH
 (New Brunswick: Center for Urban Policy Research, Rutgers University, 1992)

RUTGERS REGIONAL REPORT VOLUME III: RETAILING AND REGIONAL MALLS
 (New Brunswick: Center for Urban Policy Research, Rutgers University, 1990)

RUTGERS REGIONAL REPORT VOLUME II: NEW JERSEY HOME PRICES
 (New Brunswick: Rutgers Regional Report, Rutgers University, 1990)

RUTGERS REGIONAL REPORT VOLUME I: JOB, INCOME, POPULATION AND HOUSING BASELINES

(New Brunswick: Rutgers Regional Report, Rutgers University, 1989)

AMERICA'S NEW MARKET GEOGRAPHY: NATION, REGION AND METROPOLIS

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1988). (jointly edited)

THE DYNAMICS OF AMERICA'S HOUSING

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1987). (jointly)

DEMOGRAPHICS AND HOUSING IN AMERICA

Population Bulletin, Volume 41, Number 1, 1986, Washington, D.C., Population Reference Bureau, Inc. (jointly)

INCOME AND JOBS U.S.A.: DIAGNOSING THE REALITY

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1984). (jointly)

THE ATLANTIC CITY GAMBLE

(Cambridge: Harvard University Press, 1983). (jointly)

DEMOGRAPHIC TRENDS AND ECONOMIC REALITY: PLANNING AND MARKETS IN THE 1980S

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1982). (jointly)

SHOPPING CENTERS, U.S.A.

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1981). (jointly edited)

THE FUTURE OF RENTAL HOUSING

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1981). (jointly)

AMERICA'S HOUSING: PROSPECTS AND PROBLEMS

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1980). (jointly edited)

CURRENT POPULATION TRENDS IN THE UNITED STATES

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1978). (jointly)

REVITALIZING THE NORTHEAST: PRELUDE TO AN AGENDA

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1978). (jointly edited)

JOBS AND PEOPLE: NEW YORK CITY, 1985

(New Brunswick: Center for Urban Policy Research, Rutgers University and Citizens Housing and Planning Council of New York, 1978). (jointly)

METHODS OF HOUSING ANALYSIS: TECHNIQUES AND CASE STUDIES

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1977). (edited)

TRANSPORTATION

MESA New York Bight Atlas Monograph 24 (New York: New York Sea Grant Institute, 1977). (jointly)

POST-INDUSTRIAL AMERICA: METROPOLITAN DECLINE AND INTERREGIONAL JOB SHIFTS

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1976). (jointly)
Editors' discussions included in Roger Alcaly and David Mermelstein, eds., **THE FISCAL CRISIS OF AMERICAN STATES AND CITIES** (New York: Random House, 1977).

TAX SUBSIDIES AND HOUSING INVESTMENT: A FISCAL COST-BENEFIT ANALYSIS

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1976). (jointly)

TRANSPORTATION SERVICES FOR THE DISABLED AND ELDERLY

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1976). (jointly)

HOUSING AND ECONOMIC REALITY: NEW YORK CITY 1976

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1976). (jointly)

URBAN HOMESTEADING

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1975). (jointly)

SUBURBANIZATION DYNAMICS AND THE FUTURE OF THE CITY

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1974). (edited)

NEW DIMENSIONS IN URBAN PLANNING: GROWTH CONTROLS

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1974). (edited)

HOUSING DEVELOPMENT AND MUNICIPAL COSTS

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1973). (jointly)

MODELING STATE GROWTH: NEW JERSEY 1980

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1973). (jointly)

URBAN INDICATORS, METROPOLITAN EVOLUTION AND PUBLIC POLICY

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1973).

HOUSING AND PEOPLE IN NEW YORK CITY

(New York: New York Housing and Development Administration, 1972). (jointly)

ECONOMIC GROWTH AND RESIDENTIAL PATTERNS

(New Brunswick: Center for Urban Policy Research, Rutgers University, 1972). (jointly)

HOUSING COSTS AND HOUSING RESTRAINTS: THE REALITIES OF INNER CITY HOUSING COSTS

(New York: Life Insurance Association of America, 1970). (jointly) Sections are included in Frederick E. Case, ed. **INNER CITY HOUSING AND PRIVATE ENTERPRISE**, (New York: Praeger, 1972).

LEISURE MARKET STUDIES II: MARINA DEVELOPMENT

(New Brunswick: Urban Studies Center, 1969)

Articles

“U.S. Employment Travels Long, Bumpy Road to Recovery”

Phi Kappa Phi Forum, Summer 2010, Vol. 90, No.2 (jointly)

“Tri-State Affluence: Losing by Winning”

STATE TAX NOTES, *Current & Quotable*, Volume 34, Number 9, November 29, 2004
(reprint of Rutgers Regional Report 22, November 2004) (jointly)

“Housing Bubble or Rational Price Appreciation”

APPRAISAL JOURNAL, Volume LXXII, Number 3, Summer 2004

“The New York Region’s Post-September 11 Economic Geography.”

TRANSPORTATION QUARTERLY, Vol. 56, No. 4 Fall 2002

“Targeting the Suburban Urbanites: Marketing Central City Housing.”

HOUSING POLICY DEBATE, Volume 8, Issue 2, 1997

"Economic Shifts and Changing Homeownership Trajectory."

HOUSING POLICY DEBATE, Volume 7, Issue 2, 1996

"Continuing Gamble on the Boardwalk."

FORUM FOR APPLIED RESEARCH AND PUBLIC POLICY, Volume 11, Number 2, 1996

"The Dream is Alive: Homebuying in the Post-Recession Era."

AMERICAN DEMOGRAPHICS, Volume 15, Number 8, August 1993

"A 1990 Census Profile of New Jersey."

Council on New Jersey Affairs, Working Paper Number 20, Program for New Jersey Affairs, Center of Domestic and Comparative Policy Studies, The Woodrow Wilson School of Public and International Affairs, Princeton University, 1993 (jointly)

"Impact of Hazardous Waste Sites on Property Values and Land Use: Tax Assessors' Appraisal."

APPRAISAL JOURNAL, January, 1993 (jointly)

"Clashing Demographics: Homeownership and Affordability Dilemmas."

HOUSING POLICY DEBATE, Volume 2, Issue 4, 1992

"The Impact of Hazardous Waste Superfund Sites on the Value of Homes Sold in New Jersey."
ANNALS OF REGIONAL SCIENCE, 26, 1992 (jointly)

"Understanding the Squeezed Consumer."
AMERICAN DEMOGRAPHICS, Volume 13, Number 7, July 1991

"Private Market Provision of Low-Income Housing: Historical Perspective and Future Prospects."
HOUSING POLICY DEBATE, Volume 2, Issue 2, 1991 (jointly)

"Homeowners: Winners and Losers."
AMERICAN DEMOGRAPHICS, Volume 13, Number 6, June 1991

"Future Demographics and Housing Demand."
**Center of Domestic and Comparative Policy Studies, Program for New Jersey Affairs,
 HOUSING CHALLENGES AND OPPORTUNITIES: A Report, The Woodrow Wilson
 School of Public and International Affairs, Princeton University, Princeton, NJ, 1991**

"Demographics Vs. Development."
AMERICAN DEMOGRAPHICS, Volume 12, Number 5, May 1990 (jointly)

"New Jersey's Demographics in the 1990s."
NEW JERSEY MUNICIPALITIES, Volume 67, Number 4, April 1990

"The Tri-State Region: An Economic Report Card."
NEW JERSEY BELL JOURNAL, Volume 12, Number 4, Winter 1989-90 (jointly)

"Home Steep Home."
**AMERICAN DEMOGRAPHICS, Volume 12, Number 1, January 1990 (jointly)
 Reprinted by Social Issues Resources Series in HABITAT.**

"Nightmare on Main Street."
AMERICAN DEMOGRAPHICS, Volume 11, Number 1, January 1989 (jointly)

"The New Demographic and Economic Geography of New Jersey."
**In James P. Chelius, ed., THE ECONOMY OF NEW JERSEY (Trenton, N.J.: The Make
 New Jersey Work Roundtable, 1988)**

"Hello Asia...Good-Bye Europe."
AMERICAN DEMOGRAPHICS, Volume 10, Number 7, July 1988 (jointly)

"New York City: The Trauma of Emergence into the Post-Industrial Society."
**In Mattei Dogan and John D. Kasarda, eds., THE METROPOLITAN ERA: A WORLD
 OF GIANT CITIES (Beverly Hills: Sage, 1988) (jointly)**

"Black Households: The \$100 Billion Potential."
AMERICAN DEMOGRAPHICS, Volume 10, Number 4, April 1988 (jointly)

- "The Demographic Long Wave."
ECONOMIC DEVELOPMENT QUARTERLY, Volume 1, Number 4, November 1987 (jointly)
- "The Demise of the Department Store."
AMERICAN DEMOGRAPHICS, Volume 9, Number 8, August 1987 (jointly)
- "The Market Structure of the Rental Sector."
In Paul L. Niebanck, ed., THE RENT CONTROL DEBATE (Chapel Hill: University of North Carolina Press, 1987) (jointly)
- "The New Mortgage Market."
AMERICAN DEMOGRAPHICS, Volume 9, Number 4, April 1987 (jointly)
- "Defining The New Economic Geometry: The Suburban Growth Corridor."
COMMENTARY, Volume 10, Number 1, Spring 1986 (jointly). Also published in: R. Scott Fosler, ed., LOCAL ECONOMIC DEVELOPMENT STRATEGIES FOR A CHANGING ECONOMY (Washington, D.C.: Practical Management Series, International City Managers Association, 1991).
- "A Note on Information Technology: Demographics and the Retail Response."
In Gerald Faulhaber, Eli Noam, and Roberta Tasley, eds., SERVICES IN TRANSITION: THE IMPACT OF INFORMATION TECHNOLOGY ON THE SERVICE SECTOR (Cambridge: Ballinger, 1986) (jointly)
- "The Suburban Growth Corridor."
AMERICAN DEMOGRAPHICS, Volume 8, Number 4, April 1986. Also published in URBAN LAND, Volume 45, Number 9, September 1986 (jointly)
- "The Demographic and Economic Dynamics of New Jersey."
Gerald M. Pomper, ed., THE POLITICAL STATE OF NEW JERSEY (New Brunswick, Rutgers University Press, 1986) (jointly)
- "Shopping Centers Pull Up Anchor."
AMERICAN DEMOGRAPHICS, Volume 7, Number 11, November 1985 (jointly)
- "The Northeast Region in Context."
In Harry W. Richardson, ed., ECONOMIC PROSPECTS OF THE NORTHEAST (Philadelphia: Temple University Press, 1985) (jointly)
- "Maturing Housing Demand."
AMERICAN DEMOGRAPHICS, Volume 7, Number 8, August 1985 (jointly)

- "The State's Demographic and Economic Dynamics."
In Council on New Jersey Affairs, PROSPECTS FOR NEW JERSEY CITIES: A Conference Report, Working Paper Number 7, December 1984, Program for New Jersey Affairs, The Woodrow Wilson School of Public and International Affairs, Princeton University (jointly)
- "Structuring the Future: Housing Problems American Style."
SOCIETY, Volume 21, Number 3, March/April 1984 (jointly)
- "The Housing Locomotive and the Demographic Caboose."
AMERICAN DEMOGRAPHICS, Volume 6, Number 3, March 1984 (jointly)
- "Less Space, More Demand: The Housing Revolution."
PLANNING, Volume 50, Number 1, January 1984 (jointly)
- "The Three Faces of the New York Region: Housing and the New Economy."
THE REGIONAL ECONOMIC DIGEST, Volume 1, Number 4, Spring 1983 (jointly)
- "The Uncertain Future of the Central City."
URBAN AFFAIRS QUARTERLY, Volume 18, Number 4, June 1983 (jointly)
- "Frost on the Sunbelt: New Regional Realities."
AMERICAN DEMOGRAPHICS, Volume 5, Number 5, June 1983 (jointly)
- "Housing of the Poor in a Post-Shelter Society."
ANNALS OF THE AMERICAN ACADEMY OF POLITICAL AND SOCIAL SCIENCES, Volume 465, January 1983 (jointly) Reprinted for worldwide distribution by the International Communication Agency.
- "Profiling the New Housing Reality: Who Will Buy Homes and What They Will Buy."
AMERICAN DEMOGRAPHICS, Volume 4, Number 12, December 1982 (jointly)
- "The Evolution of Housing and the Social Compact."
URBAN LAND, Volume 41, Number 12, December 1982 (jointly)
- "Housing Demographics: Past and Future."
AMERICAN DEMOGRAPHICS, Volume 4, Number 11, November 1982 (jointly)
- "The Future of Rental Housing."
In Curtis J. Berger, ed., LAND OWNERSHIP AND USE, (3rd edition), (New York: Little, Brown and Company, 1982) (jointly)
- "Housing: Past and Futures."
In Federal National Mortgage Association (FNMA), HOUSING FINANCE IN THE

EIGHTIES, (Washington, D.C.: Federal National Mortgage Association, 1981) Also published in Frank Schnidman and Jane A. Silverman, eds., HOUSING SUPPLY AND AFFORDABILITY, (Washington, D.C., The Urban Land Institute, 1983) (jointly)

- "Demographic and Economic Change: Implications for Mobility."
In W.A.V. Clark and Eric Moore, eds., RESIDENTIAL MOBILITY AND PUBLIC POLICY, Volume 19, Urban Affairs Quarterly Annual Reviews, (Beverly Hills: Sage, 1980)
- "Changing Demography of the Central City."
SCIENTIFIC AMERICAN, Volume 243, Number 2, August 1980 (jointly)
- "Family Income: Affluence and Stagnation--Running Faster to Stay in Place."
AMERICAN DEMOGRAPHICS, Volume 4, Number 6, June 1982 (jointly)
- "Some Economic Effects of Recent Migration Patterns on Central Cities."
RESEARCH IN POPULATION ECONOMICS, Volume 3, 1981 Also published in Daniel R. Mandelker, et. al., eds., HOUSING AND COMMUNITY DEVELOPMENT: CASES AND MATERIALS, (New York: Michie/Bobbs-Merrill, 1981) (jointly)
- "Inflationary America: The Housing Dilemma."
AMERICAN DEMOGRAPHICS, Volume 2, Number 6, June 1980 (jointly)
- "Energy Costs and Development Patterns."
BUILDER, Volume 3, Number 1, January 1980 (jointly)
- "Enhancing the Supply of Land and Buildings in Central Cities: The Local and State Governmental Role."
In Urban Land Institute, eds., REDUCING THE DEVELOPMENT COSTS OF HOUSING: ACTIONS FOR STATE AND LOCAL GOVERNMENTS (Washington, D.C.: U.S. Department of Housing and Urban Development, 1979) (jointly)
- "The Uncertain Future of Rental Housing."
POLICY STUDIES JOURNAL, Volume 8, Number 2, Special Issue, 1979. Also published in Roger Montgomery and Dale Rogers Marshall, eds., HOUSING POLICY FOR THE 1980s (Lexington, Mass.: D.C. Heath and Company, 1980) (jointly)
- "The Post-Shelter Society"
THE PUBLIC INTEREST, Number 57, Fall 1979. Also published in ACROSS THE BOARD (The Conference Board Magazine), Volume XVII, Number 1. January 1980 (jointly)
- "Back to the Central City."

TRAFFIC QUARTERLY, Volume 33, Number 4, October 1979. Also published in Herbert S. Levinson and Robert A. Weant, eds., URBAN TRANSPORTATION: PERSPECTIVES AND PROSPECTS (Westport, Conn.: Eno Foundation for Transportation, 1982 (jointly))

"Rent Control's Impact on the Community Tax Base."

THE APPRAISAL JOURNAL, Volume 43, Number 3, July 1979. Also published in JOURNAL OF PROPERTY MANAGEMENT, Volume 45, Number 1, January/February 1980 (jointly)

"Analysis of Neighborhood Decline in Urban Areas."

In U.S. Department of Housing and Urban Development, HOUSING IN THE SEVENTIES: PART II (Washington, D.C.: U.S. Department of Housing and Urban Development, 1977) (jointly)

"The New Metropolitan and Regional Realities of America."

JOURNAL OF THE AMERICAN INSTITUTE OF PLANNERS, Volume 43, Number 3, July 1977 (jointly)

"Regional Market Variations: Northeast Versus the South."

JOURNAL OF THE AMERICAN REAL ESTATE AND URBAN ECONOMICS ASSOCIATION, Volume 4, Number 1, Spring 1977 (jointly)

"What Future for New York City"

CURRENT, Volume 175, July/August 1976 (jointly)

"New York: Future Without a Future"

SOCIETY, Volume 13, Number 4, May/June 1976 (jointly)

"Condominium Conversion Profiles: Governmental Policy."

JOURNAL OF THE AMERICAN REAL ESTATE AND URBAN ECONOMICS ASSOCIATION, Volume 3, Number 1, Spring 1976 (jointly)

"The Dilemmas of Suburbanization and Growth Controls."

ANNALS OF THE AMERICAN ACADEMY OF POLITICAL AND SOCIAL SCIENCES, Volume 422. November 1975. Reprinted for worldwide distribution by the United States Information Agency.

"Post-Industrial America: Decline of the Metropolis."

NATION'S CITIES, Volume 13, Number 9, September 1979 (jointly)

"Transportation Implications: Changing Spatial Distribution of Jobs and Residences."

GROWTH AND CHANGE, Volume 6, Number 3, July 1975 (jointly)

"The Future of Housing and Urban Development."

JOURNAL OF ECONOMICS AND BUSINESS, Volume 27, 1974-1975 (jointly)

- "Neighborhood Dynamics and Governmental Policy."
JOURNAL OF THE AMERICAN REAL ESTATE AND URBAN ECONOMICS ASSOCIATION, Volume 2, Number 2, Fall 1974 (jointly)
- "Housing Abandonment in the Urban Core."
JOURNAL OF THE AMERICAN INSTITUTE OF PLANNERS, Volume 40, Number 5, September 1974. Also published in Paul E. Peterson and Stephen M. David, POLITICS AND PUBLIC POLICY: THE CITY IN CRISIS (New York: Praeger, 1976), and Larry S. Bourne, ed., INTERNAL STRUCTURE OF THE CITY: READINGS ON URBAN FORM, GROWTH AND POLICY, 2nd Edition (New York: Oxford University Press, 1982) (jointly)
- "Analysis of Human Territoriality: Alternative Factor Analytic Methodologies."
THE NEW YORK STATISTICIAN, Volume 24, Number 5, May-June 1974 (jointly)
- "Financial Aspects of Planned Unit Development."
THE APPRAISAL JOURNAL, Volume XLII, Number 3. July 1974 (jointly)
- "Realtors, Bankers, and Politicians in the New York/New Jersey Port Authority."
SOCIETY (TRANSACTION), Volume 11, Number 4, May-June 1974
- "Planned Unit Development Legislation: Summary of Necessary Considerations."
URBAN LAW ANNUAL 1974, Volume 7 (jointly)
- "Profiling the High Rent Center City Market."
REAL ESTATE REVIEW, Volume 3, Number 3, Fall 1973 (jointly)
- "The Process of Employment Location Change: An Empirical Analysis."
LAND ECONOMICS, Volume XLIX, Number 4, November 1973
- "A Test of Shift-and-Share Analysis as a Predictive Device."
JOURNAL OF REGIONAL SCIENCE, Volume 13, Number 2, August 1973 (jointly)
- "Metropolitan Demarcation: A Case Study of the New York Region."
THE NEW YORK STATISTICIAN, Volume 25, Number 1, November-December 1972
- "Factorial Ecologies: Oblique and Orthogonal Solutions--A Case Study of the New York SMSA."
ENVIRONMENT AND PLANNING, Volume IV, Number 2, 1972 (jointly)
- "Ticking Time Bomb: The Realities of Inner-City Housing Costs."
REAL ESTATE REVIEW, Volume 2, Number 1, Spring 1972 (jointly)
- "Planned Unit Development: Environmental Suboptimization."
ENVIRONMENTAL AFFAIRS, Volume 1, Number 4, March 1972 (jointly)

"Systems and Planning Theory."

JOURNAL OF THE AMERICAN INSTITUTE OF PLANNERS, Volume XXXV, Number 5, September 1969 (jointly)

Published Congressional Testimony and Prepared Statements

"Demographics and Future Housing Demand."

Hearings before the Subcommittee on Policy Research and Insurance, Committee on Banking, Finance and Urban Affairs, U.S. House of Representatives, REGULATORY IMPEDIMENTS TO AFFORDABLE HOUSING (U.S. Government Printing Office, Washington, D.C. August 1991)

"New Dimensions of the Urban Crisis."

Hearings before the Subcommittee on Fiscal and Intergovernmental Policy of the Joint Economic Committee, Congress of the United States, IS THE URBAN CRISIS OVER? (U.S. Government Printing Office, Washington, D.C., 1979) (jointly)

"New Regional and Metropolitan Realities of America."

Subcommittee on the City, Committee of Banking, Finance and Urban Affairs, U.S. House of Representatives, HOW CITIES CAN GROW OLD GRACEFULLY (U.S. Government Printing Office, Washington, D.C., 1977) (jointly)

"The Wilting of the Metropolis."

Hearings Before the Committee on Banking, Finance and Urban Affairs, U.S. House of Representatives, TOWARD A NATIONAL URBAN POLICY (U.S. Government Printing Office, Washington, D.C., 1977) (jointly)

"Condominium Conversion Policy: Economic and Demographic Profiles."

Hearings Before the Committee on Banking, Currency and Housing, U.S. House of Representatives, CONDOMINIUM DEVELOPMENT AND SALES PRACTICES (U.S. Government Printing Office, Washington, D.C., 1976) (jointly)

"No Jobs, No People."

Hearings Before the Committee on Banking, Currency and Housing, U.S. House of Representatives, THE REBIRTH OF THE AMERICAN CITY (U.S. Government Printing Office, Washington, D.C., 1976) (jointly)

Other Articles

- “A New Decade Unfolds,”
NEW JERSEY MUNICIPALITIES, Volume 87, Number 1, January 2010 (jointly)
- “The Economy,”
Maxine N. Lurie & Peter O. Wacker, eds., MAPPING NEW JERSEY: AN EVOLVING LANDSCAPE (New Brunswick: Rivergate Books, 2009) (jointly)
- “A Long Road Back: 2010 Economic Forecast,”
NEW JERSEY BUSINESS, Volume 55 Number 12, December 2009 (jointly)
- “Facing a Financial Perfect Storm,”
NEW JERSEY MUNICIPALITIES, Volume 86, Number 2, February 2009 (jointly)
- “From Wall Street to Main Street, 2009: Unprecedented Economic Challenges,”
New Jersey League of Municipalities Educational Foundation, Policy Paper Series, Volume 1, Number 1, April 2009 (jointly)
- “A Year of Living Dangerously,”
NEW JERSEY BUSINESS, Volume 54, Number 12, December 2008 (jointly)
- “How New Jersey Property Taxes Stack Up,”
NEW JERSEY MUNICIPALITIES, Volume 85, Number 4, April 2008 (jointly)
- “A Cutting Edge Profile of the Garden State,”
NEW JERSEY MUNICIPALITIES, Volume 85, Number 2, February 2008 (jointly)
- “2008 Economic Forecasts”
NEW JERSEY BUSINESS, Volume 53, Number 12, December 2007 (jointly)
- “Population and Jobs: Less Than Stellar Trendlines,”
NEW JERSEY MUNICIPALITIES, Volume 84, Number 4, April 2007 (jointly)
- “New Jersey Economic Outlook: 2007”
NEW JERSEY BUSINESS, Volume 52, Number 12, December 2006 (jointly)
- “Population Slump Saps Our Political and Economic Strength.”
NEW JERSEY MUNICIPALITIES, Volume 83, Number 3, March 2006 (jointly)
- “The New Jersey Economy: Something Amiss.”
NEW JERSEY MUNICIPALITIES, Volume 83, Number 1, January 2006 (jointly)
- “The Economy.”
NEW JERSEY BUSINESS, Volume 51, Number 12, December 2005 (jointly)
- “Will New Jersey Thrive in '05?”
NEW JERSEY MUNICIPALITIES, Volume 82, Number 1, January 2005 (jointly)

“Demography.”

Maxine N. Lurie and Marc Mappen, eds. ENCYCLOPEDIA OF NEW JERSEY, (New Brunswick: Rutgers University Press, 2004) (jointly)

“Economy.”

Maxine N. Lurie and Marc Mappen, ENCYCLOPEDIA OF NEW JERSEY, (New Brunswick: Rutgers University Press, 2004)

“The Economy: What Does ‘04 Have in Store.”

NEW JERSEY MUNICIPALITIES, Volume 81, Number 1, January 2004 (jointly)

“The New Jersey Economy: A Promising Yet Uncertain Future.”

NEW JERSEY BUSINESS, Volume 49, No. 10, October 2003

“2003: A Year of Fiscal Discontent.”

NEW JERSEY MUNICIPALITIES, Volume 80, Number 1, January 2003 (jointly)

“A Third Transformation: A Regional Future”

PROPERTIES, April 2002, Special Issue # 5

“New Jersey’s Economic Forecast– 2002 and Beyond

NEW JERSEY MUNICIPALITIES, Volume 79, Number 2, February 2002 (jointly)

“2001 – An Economic Odyssey.”

NEW JERSEY MUNICIPALITIES, Volume 78, Number 3, May 2001 (jointly)

“Five Decades of U.S. Economic & Demographic Decentralization.”

PROCEEDINGS OF THE FOREST FRAGMENTATION 2000 CONFERENCE, 2000. Sampson Group, Inc, Alexandria VA.

“New Jersey’s Economy – 2000 and Beyond.”

NEW JERSEY MUNICIPALITIES, Volume 77, Number 3, March 2000 (jointly)

“Our Demographics Will Determine Our Destiny.”

BUSINESS NEWS NEW JERSEY, September 6, 1999 (jointly)

“Will 1999 Keep the Good Times Going?”

NEW JERSEY MUNICIPALITIES, Volume 76, Number 2, February 1999 (jointly)

“New Jersey 1998: Sustained Economic Momentum.”

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“The ‘New’ New Jersey Economy.”

NEW JERSEY MUNICIPALITIES, Volume 74, Number 8, November 1997 (jointly)

“The Reinvented State.”

THE NEW YORK TIMES, Special: 20 Years of Change, November 17, 1996 (jointly)

"Anatomy of a Recovery: The Geography of Economic Rebound in New Jersey."

In NEW JERSEY: THE IMPROVING ECONOMY, Proceedings from the 15th Annual New Jersey State Data Center Conference (Trenton, NJ: New Jersey Department of Labor, September 1995)

"The Housing Afterboom and the Post-Afterboom Era in New Jersey."

In HOUSING AND THE ECONOMY, NEW JERSEY IN THE MID-90'S, Proceedings from the 14th Annual New Jersey State Data Center Conference (Trenton, NJ: New Jersey Department of Labor, June 1994)

"Income, Jobs & Poverty: A Census '90 Portrait of New Jersey."

In A CENSUS '90 PORTRAIT OF NEW JERSEY, PART II: Proceedings from the 13th Annual New Jersey State Data Center Conference (Trenton, NJ: New Jersey Department of Labor, April 1993)

"A Census '90 Portrait of New Jersey."

In A CENSUS '90 PORTRAIT OF NEW JERSEY, Proceedings from the 12th Annual New Jersey State Data Center Conference (Trenton, NJ: New Jersey Department of Labor, April 1992)

"N.J. Housing in the 90s: The Emerging Contours."

HOUSING NEW JERSEY, Volume One, Issue One, June 1991.

"New Jersey's Demographic Profile: Prelude to the 1990 Census."

In COUNTDOWN TO THE 1990 CENSUS, Proceedings of the 10th Annual New Jersey State Data Center Conference (Trenton, NJ: New Jersey Department of Labor, May 1990)

"New Jersey Annual Demographic Profile: 1980 to 1988."

NEW JERSEY ECONOMIC INDICATORS, Number 303, May 1990

"Demographics and the 1990s."

THE CONTRACTOR, Volume 5, Number 4, January 1990

"Reading the Signs of N.J.'s Economic Slowdown."

Executive Forum, CRANE'S NEW YORK BUSINESS, Vol. V, No. 39, September 25, 1989

"Household Dynamics: Pairing and Nesting in the 1990s."

In HOUSING, HOUSEHOLDS AND FAMILIES, Proceedings from the 6th Annual New Jersey State Data Center Conference (Trenton, N.J.: New Jersey Department of Labor, 1986)

"Aging 'Baby Boomers' Buoy Co-op and Condo Outlook."

THE NEW YORK TIMES, Section 8 (Real Estate), Sunday, September 22, 1985 (jointly)

"New Jersey Demographic Profile."

In NEW JERSEY OUTLOOK FOR THE FUTURE, Office of Management and Budget, New Jersey Department of the Treasury, Trenton, N.J., May 1985

"Economic Growth and Housing Challenges."

In NEW JERSEY'S GROWTH AREAS: NEW VS. OLD, Proceedings from the 4th Annual New Jersey State Data Center Conference (Trenton, N.J.: New Jersey Department of Labor, 1983)

"Energy Constraints and Development Patterns in the 1980s."

In Robert W. Burchell, ed., ENERGY AND LAND USE, (New Brunswick: Center for Urban Policy Research, Rutgers University, 1982) Also published in Daniel R. Mandelker, et al., eds., HOUSING AND COMMUNITY DEVELOPMENT: CASES AND MATERIALS (New York: Michie/Bobbs-Merrill, 1981) (jointly)

"New Dimensions of the Urban Crisis."

in Robert W. Burchell and David Listokin, CITIES UNDER STRESS (New Brunswick: Center for Urban Policy Research, Rutgers University, 1981) (jointly)

"Measuring Urban Distress: A Summary of Major Urban Hardship Indices and Resource Allocation Systems."

In Robert W. Burchell and David Listokin, CITIES UNDER STRESS (New Brunswick: Center for Urban Policy Research, Rutgers University, 1981) (jointly)

"Introduction: Planning Theory in the 1980s, A Search for Future Directions."

In Robert W. Burchell and George Sternlieb, PLANNING THEORY IN THE 1980s (New Brunswick: Center for Urban Policy Research, Rutgers University, 1979) (jointly)

"The Future of Housing."

In Robert W. Burchell, FUTURE LAND USE: ENERGY, ENVIRONMENTAL AND LEGAL CONSTRAINTS (New Brunswick, Center for Urban Policy Research, Rutgers University, 1975)

"The Changing Distribution of Jobs and Housing in New Jersey."

In Thomas P. Norman, ed., NEW JERSEY TRENDS - Report of the Governor's State Planning Task Force (New Brunswick: Institute for Environmental Studies, Rutgers University, 1974)

"The Fiscal Impact of Alternative Forms of Housing."

In Thomas P. Norman, ed., NEW JERSEY TRENDS - Report of the Governor's State Planning Task Force (New Brunswick: Institute for Environmental Studies, Rutgers University, 1974)

"Transportation Administration: The Case of The Port Authority."

In Thomas P. Norman, ed., NEW JERSEY TRENDS - Report of the Governor's State Planning Task Force (New Brunswick: Institute for Environmental Studies, Rutgers University, 1974)

"Issues in Planned Unit Development."

New Jersey Federation of Planning Officials Information Report, Volume IX, February 1974 (jointly)

"Planned Unit Development: Theoretical Origins and Evolutionary Framework."

Council of Planning Librarians, Exchange Bibliography Number 256, February 1972 (jointly)

"Planned Unit Development: An Extension of Suburbia."

URBAN NEW JERSEY, Number 6, Spring 1972 (jointly)

Presentations/Addresses

(More than 700 presentations between 1996 and 2010)

Rutgers Regional Reports and Advance & Rutgers Report (with Joseph J. Seneca)

Advance and Rutgers Report

Issue Paper Number 3, July 2010: **"Post-Recession America: A New Economic Geography?"**

Issue Paper Number 2, February 2010: **"Y2K+10: A New Decade Unfolds."**

Issue Paper Number 1, September 2009: **"America's New Post-Recession Employment Arithmetic."**

Rutgers Regional Reports

"Reversal of Economic Fortune: Regional and State Prosperity at Risk." Number 27, April 2008

"Where Have All the Dollars Gone? An Analyses of New Jersey Migration Patterns." Number 26, October 2007

"New Jersey's New Economy Growth Challenges." Number 25, July 2006

"Anatomy of a Recovery: A New Jersey Report Card." Number 24, July 2005

- "A Transportation-Driven World Class Economy: New Jersey at Risk." Number 23, April 2005
- "Tri-State Affluence: Losing by Winning." Number 22, November 2004
- "The Beginning of the End of Sprawl?" Number 21, May 2004
- "Then and Now: Sixty Years of Economic Change in New Jersey," Number 20, January 2004
- "Housing Bubble or Shelter-Safe Haven?" Number 19, September 2003
- "Anticipating Census 2000: New Jersey's Emerging Demographic Profile," Number 18, July 2000
- "The Emerging Wealth Belt: New Jersey's New Millennium Geography," Number 17, September 1999
- "Anatomy of a Business Cycle: The Final Report Card," Number 16, December 1997
- "Long-Term Regional Momentum: Employment and Income Dimensions," Number 15, August 1997
- "New Jersey Cities in the 1990s: An Updated Employment Report Card." Number 14, October 1996
- "The New Jersey Housing Trajectory: Cycles within Cycles." Number 13, January 1996
- "New Dimensions of National and Regional Output and Productivity: New Jersey's Economic History Revisited." Number 12, January 1995
- "Anatomy of a Recovery: The Geography of Economic Rebound." Number 11, July 1994
- "Bicoastal Economic Recovery and Lag: Post-Recession Employment Growth Patterns." Number 10, April 1994
- "Commercial Office Space Overhangs: 21st Century Regional Economic Geographies." Number 9, December 1993
- "The Tidal Wave of Income Suburbanization: New Jersey, New York and Philadelphia Metropolitan Dynamics." Number 8, October 1993
- "The Income Roller Coaster: New Cycles in New Jersey and the Tri-State Region." Number 7, July 1993
- "Anatomy of a Recession: New Jersey's Long Road Back." Number 6, January 1993
- "The Suburban Employment Perimeter: Municipal Job Growth in the 1980s." Number 5,

November 1992

"The New Jersey Manufacturing Employment Hemorrhage." Number 4, June 1992

"New Jersey Cities in the 1980s: An Employment Report Card." Number 3, February 1992

"One-Half Century of Job Growth in New Jersey: 1940 to 1990." Number 2, April 1991

"One-Half Century of Housing Production in New Jersey: 1940 to 1990." Number 1, December 1990.

Selected Research and Professional Reports

"Fiscal Responsibility"

The Fund for New Jersey Issue Report (Agenda New Jersey) 2001 (jointly)

"Union County Baseline Report for the New Millennium."

The Union County Alliance (New Jersey), 2000

"Economic Shifts and the Changing Homeownership Trajectory."

Office of Housing Policy Research, Federal National Mortgage Association, Washington, DC, 1994

"Economic and Demographic Baselines: A Foundation Document for Union County's Future."

The Union County Alliance (New Jersey), 1994

"1992 Survey of New Jersey's Senior Citizen Subsidized Rental Housing."

New Jersey Department of Community Affairs, Division on Aging, Trenton, NJ, 1993

"New Jersey Annual Demographic Profile: 1980 to 1988, Prelude to the 1990 Census."

A joint report of the New Jersey State Data Center and the Rutgers Regional Report, New Jersey Department of Labor, Division of Labor Market & Demographic Research, Trenton, NJ, 1990.

"Demand Considerations: Future Housing Needs Based on Demographic and Economic Projections."

The Urban Land Institute, Washington, D.C., 1989

"The New Jersey Demographic Report."

New Jersey Department of Education, Trenton, NJ, 1987

"The New Jersey Baseball Market: The Demand Parameters."

The New Jersey Sports and Exposition Authority, East Rutherford, NJ, 1987

"Harborside Financial and Fiscal Analysis."

Beyer Blinder Belle, New York City and Jones Lang Wootton Realty, New York City, 1987

- "New Jersey Growth Corridor Analysis."
Bellemead Development Corp., Roseland, NJ, 1986
- "New Jersey Demographic Profile."
Office of Management and Budget, New Jersey Department of the Treasury, Trenton, N.J.,
1985
- "New Jersey Growth Patterns."
Price Waterhouse & Co. Morristown, NJ, 1984
- "Fiscal Analysis of Smithville."
Cadillac-Fairview, Toronto, 1983
- "Housing Demand and Absorption Analysis."
Olympia and York, Inc., New York City and Toronto, 1982
- "The Impact of Casino Gambling in Atlantic City."
The Twentieth Century Fund, New York City, 1982
- "Jobs and People in New Jersey's Sunbelt."
Allen-Deane Corporation, Denver, Colorado, 1980
- "Fiscal and Economic Impact in the Meadowlands Tax-Sharing District."
Hartz-Mountain Industries, Secaucus, NJ, 1979
- "Energy Conservation in Multifamily Housing."
New York State Energy Office, Albany, NY, 1979
- "Financial Aid Data Systems."
New Jersey Department of Higher Education, Trenton, NJ, 1979
- "Bridgewater Commons Fiscal Impact Analysis."
Bridgewater (New Jersey) Redevelopment Agency, 1978
- "Housing Demand in New York City"
The Ford Foundation, New York City, 1977
- "Bergen County Housing Assistance Plan."
Bergen County, NJ, Board of Freeholders, 1976
- "Fiscal Impact Analysis in New Jersey."
Centex Corporation, Dallas, Texas, 1976
- "Condominiums in the District of Columbia."
Mayor's Office, District of Columbia, 1976

- "New Jersey Demographic Profiles: 1790-1980."
Alternative Futures Project, New Jersey Department of Education, Trenton, NJ, 1976
- "Rent Control In New York City."
Economic Development Council, Inc., New York City, 1976
- "Housing Abandonment: Public Policy Alternatives."
Pennsylvania Department of Community Affairs, Harrisburg, Pennsylvania, 1976
- "Transportation and the Developmentally Disabled."
Developmental Disabilities Council, New Jersey Department of Institutions and Agencies,
Trenton, NJ, 1975
- "Housing Demand and Municipal Response: Newark, New Jersey."
City of Newark, NJ, 1974
- "New Jersey Economic Growth Model II."
New Jersey Department of Community Affairs, Trenton, NJ, 1973
- "Analysis of Neighborhood Decline in Urban Areas."
U.S. Department of Housing and Urban Development, Washington, D.C., 1973
- "Planned Unit Development Evaluation Methodology."
Division of State and Regional Planning, New Jersey Department of Community Affairs,
Trenton, NJ, 1973
- "New Jersey Economic Growth Model I."
New Jersey Department of Community Affairs, Trenton, NJ, 1972
- "A Model PUD Ordinance."
Division of State and Regional Planning, New Jersey Department of Community Affairs,
Trenton, NJ, 1972

National Conferences Developed

- "AMERICA'S NEW ECONOMIC GEOGRAPHY: NATION, REGION AND CITY." April 1987
Sponsored by the Center for Urban Policy Research, Rutgers University at the Capital Hilton,
Washington, D.C.
PUBLICATION: America's New Market Geography: Nation, Region, Metropolis
- "THE FUTURE OF SHOPPING CENTERS" March 1980
Sponsored by the Center for Urban Policy Research, Rutgers University and the U.S.
Department of Housing and Urban Development, Office of Policy Development and Research

at the Embassy Row Hotel, Washington, D.C.

PUBLICATION: Shopping Centers: USA (jointly)

"REVITALIZING THE NORTHEAST." March 1977

Sponsored by the Center for Urban Policy Research at Rutgers University

PUBLICATION: Revitalizing the Northeast: Prelude to an Agenda (jointly)

"THE AGING METROPOLIS." March 1975

Sponsored by the Center for Urban Policy Research at Rutgers University

PUBLICATION: Post-Industrial America: Metropolitan Decline and Inter-Regional Job Shifts (jointly)

"NEW DIMENSIONS IN URBAN PLANNING." May 1974

Sponsored by the New Jersey Federation of Planning Officials and Rutgers University at Rutgers University

PUBLICATION: New Dimensions in Urban Planning: Growth Controls

Courses Taught

Housing Economics and Markets (Graduate)
 Housing Impact Analysis (Graduate)
 Methods of Planning Analysis I & II (Graduate)
 Intermediate Planning Theory (Graduate)
 Housing and Transportation Studios (Graduate)
 Housing and Economic Analysis (Undergraduate)
 Issues in Urban & Metropolitan Transportation (Undergraduate)
 Urban-Suburban Field Studio (Undergraduate)

University Academic Committees

Chair, Search Committee, Dean, School of Communications, Information, and Library Services

2007-2008

University Committee on Budget and Finance

2006-Present

Transportation Coordinating Council

1998-2002

Academic Oversight Committee on Intercollegiate Athletics

1995-Present
 President's Administrative Council
 1994-Present
 Rutgers Council on Government Relations,
 1993-1999
 Chair, Strategic Planning Implementation Committee, Law and Public Policy
 1995-1997
 Chair, University Selection Committee, Presidential Award for Distinguished Public Service
 1994
 Search Committee, Director of the Eagleton Institute of Politics
 1994
 Chair, Strategic Planning Committee, State Relations
 1992-1993
 Strategic Planning Committee, Public Affairs,
 1992-1993

Search Committee, Dean of the Graduate School, Camden
 1991
 Chair, Provost's Advisory Committee on Kilmer Land Development,
 1989-1993
 Chair, Nomination Committee - Presidential Award for Distinguished Public Service
 1990, Member: 1988 & 1989
 Search Committee, Dean of the Faculty of Planning,
 1988-89
 Provost's Liaison Committee-Faculty & Student Services,
 1987-88
 Search Committee, Director of the Center for Urban Policy Research,
 1987-88
 The Graduate School Social Science Area Committee,
 1986-88
 The Eagleton Institute of Politics Advisory Board,
 1986-89
 President's New Brunswick Housing Committee,
 1986-88
 Continuing Education Advisory Committee,
 1985-86
 Provost's Committee on Social and Public Policy,
 1985-86
 Executive Council of the Graduate School,
 1984-85
 President's New Brunswick Housing Summit,
 1981-83
 Provost's Committee on the Future of Fraternities in New Brunswick,
 1980-81
 Graduate School Hearing Board Panel, University Disciplinary Hearing Procedures,
 1978-79 & 1979-80

Graduate School Committee on Married Student Housing,
1973-74

Treasurer's Committee on University Land Utilization,
1973-74

Community Service

East Amwell, NJ, Planning Board, Member, 1992-1994
Princeton, NJ, Regional Planning Board, Member, 1981-82
Princeton Twp., NJ, Zoning Board of Adjustment, Member, 1980-81

Military Service

United States Army: 1965-1967
1st Lieutenant, 6th Missile Battalion, 44th Artillery
38th Artillery Brigade (Air Defense)
United Nations Command, Korea

Other Commissions, Memberships-Boards-Advisory Groups

Member, NJ District Council, Urban Land Institute. 1995-2000

State Planning Advisory Committee: Peer Review
New Jersey Department of the Treasury, 1989-1995

Technical Advisory Group on Population Projections.
New Jersey Department of Labor, 1979-1986

Governor's Advisory Commission on Neighborhood Preservation.
Commonwealth of Pennsylvania, 1976-78

Transportation Task Force of the Hudson Basin Commission.
The Rockefeller Foundation, 1974-75

Governor's State Planning Task Force.
State of New Jersey, 1973-74

HUD Task Force on Housing Policy.
U.S. Department of Housing and Urban Development, 1973-74

Selected List of Past Consulting Clients

AFMR, Inc. (American Foreign Market Research), New York City
The Urban Land Institute, Washington, D.C.

Centex Development Corporation, Dallas, Texas
New Jersey Department of Education, Trenton, N.J.
New Jersey Department of Higher Education, Trenton, N.J.
U.S. Department of Housing and Urban Development, Washington, D.C.
Cadillac-Fairview, Toronto, Canada
Olympia and York, New York City and Toronto, Canada
Tropicana, Inc. New York City
Beyer Blinder Belle, New York City
Goldman-Sachs & Co, New York City
Jones, Lang, Wootton, New York City
New Jersey Department of the Treasury, Trenton, N.J.
New York City Housing and Development Administration
New Jersey Sports and Exposition Authority
Hartz-Mountain Industries, New Jersey
Weehawken Township, (N.J.) Planning Board
Bridgewater Township (N.J.) Redevelopment Agency
Price Waterhouse & Co., New York City
Bally Corporation, Atlantic City, N.J.
National Community Bank of New Jersey
Bristol-Myers Products, New York City
World Book Encyclopedia, Chicago, Illinois
Macromedia, Inc., Hackensack, N.J.
Bergen County (N.J.) Board of Freeholders
Somerset Medical Center, Somerville, N.J.