

# THE ANNUAL PLANNING CONFERENCE



Friday, October 28, 2005

The Hyatt Regency in New Brunswick, NJ



*Hosted by*

**NEW JERSEY CHAPTER AMERICAN PLANNING ASSOCIATION**

*and*

**THE EDWARD J. BLOUSTEIN SCHOOL OF PLANNING AND PUBLIC POLICY**

## Preliminary Program/Registration

### OVERVIEW

<b>8:30 AM – 9:00 AM</b>	<b>REGISTRATION/CONTINENTAL BREAKFAST</b>
<b>9:00 AM – 9:30 AM</b>	<b>WELCOME/PLENARY SESSION</b>
<b>9:45 AM – 11:00 AM</b>	<b>CONCURRENT SESSIONS (A)</b>
<b>11:15 AM – 12:30 PM</b>	<b>CONCURRENT SESSIONS (B)</b>
<b>12:45 PM – 2:00 PM</b>	<b>AWARDS LUNCHEON</b>
<b>2:15 PM – 3:30 PM</b>	<b>CONCURRENT SESSIONS (C)</b>
<b>3:45 PM – 5:00 PM</b>	<b>RECEPTION</b>

**8:30 AM – 9:00 AM                      REGISTRATION/CONTINENTAL BREAKFAST**

**9:00 AM – 9:30 AM                      WELCOME/PLENARY SESSION**  
Carlos Rodrigues, AICP/PP, NJAPA President  
James W. Hughes, AICP, Dean, Edward J. Bloustein School of Planning and Public Policy,  
Rutgers University

**9:45 AM – 11:00 AM                      CONCURRENT SESSIONS (A)**

### **SESSION A1:    RESULTS FROM THE HUNTERDON COUNTY ENVIRONMENTAL TOOLBOX**

Since early 2003, the Hunterdon County Environmental Toolbox Committee has since early 2003 been developing a suite of model ordinances and guidance materials for use by townships of the county, covering a wide range of planning and development regulation topics. The ordinances have been developed by small work groups totaling more than 100 planners, engineers, lawyers, landscape architects, soils experts, elected and appointed officials, and interest group representatives. Issues addressed through the Toolbox Committee include steep slopes, woodlands, water resources, lighting, scenic resources, agriculture and soils. This session will present the key model ordinances, and discuss how municipalities outside of Hunterdon County can use them.

*Moderator:*            **Daniel J. Van Abs**, PhD, AICP/PP, New Jersey Water Supply Authority  
*Panelists:*             **TBA**

### **SESSION A2:    GET THEM TO SCHOOL, SAFELY**

The new federal transportation bill includes \$612 million over five years for a national Safe Routes to School (SRTS) program. SRTS programs assist communities in developing and implementing action plans and programs that encourage walking and bicycling to school while enhancing the safety of these trips. This session will provide an overview of the 2005 National SRTS Training Course and will showcase early results and lessons learned from the NJDOT SRTS Demonstration School sites. The national course provides participants with the knowledge and skills to develop sound SRTS programs based on community needs and conditions, best practices and responsible use of resources. The NJDOT Demonstration School activities illustrate how such initiatives can be applied in New Jersey.

*Moderators:*    **Mike Dannemiller** and **Annette Schultz**, The RBA Group  
*Panelists:*        **TBA**

### **SESSION A3: THE FACE OF TOWN/GOWN RELATIONS**

How do universities and their host communities intersect in the design of their communities? Can the planning process use a face lift? The panel will include representatives from Princeton University, Rutgers University, Montclair State University, and New Jersey City University.

*Moderator:* **Pam Hersh**, Director of the Office of Community and State Affairs, Princeton University  
*Panelists:* **Howard Buxbaum**, Vice President for Administration and Finance, New Jersey City University  
**Doug Cooper**, Assistant Vice President for Planning and Development, Montclair State University  
**Kyu-Jung Whang**, Vice President for University Facilities and Capital Planning, Rutgers University  
**John Hlafter**, Chief Architect, Princeton University  
**Marvin Reed**, Former Mayor of Princeton Borough and Member of the Princeton Regional Planning Board

### **SESSION A4: NEW JERSEY FUTURE IN TRANSPORTATION (NJFIT) - IS IT WORKING? A CASE STUDY OF SUCCESSES AND LESSONS LEARNED**

NJFIT is an effort launched by NJDOT to reinvest in our communities by advancing sustainable land use and transportation policies and practices. This effort reflects the reality that today's land use patterns are creating tremendous congestion problems, degrading quality of life, and outpacing government's ability to pay for transportation improvements. At the same time, unwise transportation investments are encouraging land use patterns that only exacerbate this problem. NJFIT relies on an integrated approach to land use and transportation planning and on partnerships between NJDOT, sister state agencies, counties, municipalities and other key stakeholders to create livable communities. Learn about NJFIT, one of NJFIT's leading case studies the South Branch Parkway Integrated Land Use and Transportation Plan and lessons learned that can be applied to other areas in the state.

*Moderator:* **Caroline Armstrong**, AICP/PP, Municipal Land Use Center at the College of New Jersey  
*Panelists:* **TBA**

### **SESSION A5: RUTGERS UNIVERSITY LIVINGSTON CAMPUS: HISTORY AND PLANNING**

Rutgers Livingston College Campus Plan: origins, architectural history, organizational structure, and recent plans for College Town. Learn how the heritage of the Livingston Campus impacted the Bloustein School and how the College Town planning can serve as a model for other campus planning work.

*Moderator:* **Alison Eisenberg**, Associate Professor, Department of History, Rutgers University  
*Panelists:* **David Downs**, MCRP candidate, Bloustein School and MIP Candidate, NJIT-School of Architecture  
**Ricki Sablove**, Ph.D. candidate, Department of Art History, Rutgers University

### **SESSION A6: GETTING EMINENT DOMAIN RIGHT: USING NEW JERSEY'S REDEVELOPMENT STATUTES**

Eminent domain has been a hot topic, partially because of the Supreme Court's recent decision in *Kelo v. City of New London*. Most planners agree that taking private property for public good is a legitimate exercise of sovereign power – but the critical questions are the appropriate contours of a) the public good and b) the process to be employed to govern its use. Can New Jersey move forward with the revitalization of the state's urban areas without eminent domain as a tool? How should the community be involved? What planning should be necessary? How are benefits identified and measured? This panel will examine eminent domain in the context of redevelopment – with opinions offered about how the redevelopment statute or process should (or should not) be modified to balance takings powers with necessary, worthwhile, well-designed redevelopment projects.

*Moderator:* **George Hawkins, Esq.**, Executive Director, New Jersey Future  
*Panelists:* **TBA**

### **SESSION A7: THE ROLE OF SUSTAINABLE DEVELOPMENT IN LEED CERTIFICATION**

The U.S. Green Building Council's LEED™ Green Building Rating System is changing not only the way we construct our buildings but also the way we look at both site selection and site development. In this session, attendees will learn how sustainable development impacts LEED™ certification and the project and the project.

*Moderator:* **Ross G. Spiegel**, AIA, FCSI, CCS, CCCA, LEED AP Associate/Senior Specification Writer - Fletcher-Thompson, Inc., CSI Liaison to the U.S. Green Building Council  
*Panelists:* **Anthony Sblendorio**, ASLA, Principal, Back to Nature Landscaping Associates  
**TBA**

**11:15 AM – 12:30 PM CONCURRENT SESSIONS (B)**

## **GROUP B1: TDR: GETTING IT ON THE GROUND IN YOUR COMMUNITY**

Transfer of Development Rights (TDR) is an effective tool for promoting preservation and smart growth. This session will provide an in depth discussion of the legislative requirements to implementing TDR. This session is a "how to" rather than a "what is", so please visit <http://www.nj.gov/dca/osg/resources/tdr/index.shtml> for background information on the "what".

*Moderator:* **Courtenay Mercer**, New Jersey Office of Smart Growth  
*Panelists:* **Susan Craft**, State TDR Bank Board  
**Phil Caton**, Clarke Caton Hintz  
**Michael Hedden**, C-biz Evaluation

## **GROUP B2: AGING AMERICA: TRANSPORTATION CHOICES**

Our aging baby-boomers, within the next 25 to 30 years, will increase the over-65-year-old population dramatically. New land use and transportation challenges must be addressed. The need for safe mobility at any age has brought together experts from the aging, public health and transportation fields. Ranging from policy development for older drivers to creating safe routes and pedestrian crossings within our existing communities to facilitate aging in place options for seniors, new initiatives have begun to address our changing transportation needs. This session will provide a forum for practitioners from the region to introduce the issues and share experiences and best practices. Attendees will gain perspective on solutions and strategies such as: Elder-Friendly Communities; Safe Routes for Seniors; Boomer Population Impacts; The Changing Face of Aging; Aging in Place; "Pushing the Car"; Grand-Driver Initiative; and Senior Driver Assessment or "Tune-Up" Programs.

*Moderator:* **Bettin Zinny**, AICP/PP, Director of Planning, The RBA Group  
*Panelists:* **Jon A. Carnegie**, AIICP/PP, Alan M. Voorhees Transportation Center, Bloustein School, Rutgers  
**Walter Lane**, AICP/PP, Somerset County Planning Board

## **GROUP B3: NEIGHBORHOOD PLANNING: A STRATEGY FOR GRASS ROOTS COLLABORATION AND COMMUNITY INVOLVEMENT**

New Jersey is a home rule state, yet most planners would agree that many planning issues transcend municipal boundaries. For years, communities have placed less desirable land uses at their fringes to disperse impacts such as traffic away from community centers. Other issues, such as water and sewer infrastructure, are frequently more economical and efficient when supplied through regional providers, yet these providers generally must react to community growth. What is the proper balance between local control of land use and regional development of infrastructure?

*Moderator:* **Stephen Kehs**, Chief Operating Officer, AICP, Triad Associates  
*Panelists:* **Michael Zumpino**, President, Triad Associates  
**Gerard Velazquez III**, Vice President, Triad Associates  
**Kimberly Allen**, Wachovia Vice President & Wachovia Regional Foundation Program Officer  
**Demetrica Todd-Hunter**, Director, Southeast Gateway Neighborhood Project

## **GROUP B4: DOWNTOWN PARKING STRATEGIES**

Some say that you should be grateful that you have a parking problem in your downtown – it means people are going there. But is parking itself the problem -- or just the cost of several of the potential alternatives? This seminar will explore an in-depth study funded by the Office of Smart Growth on ways to finance and construct parking structures in an urban environment. Several models will be discussed including ways cities and smaller downtowns have looked to non-traditional ways to accommodate increased parking, the impact transit can have on parking demand, and the park and walk trend in smaller downtowns.

*Moderator:* **Maura McManimon**, Executive Director, New Jersey Office of Smart Growth  
*Panelists:* **Paul Drake**, New Jersey Office of Smart Growth  
**Robert S. Goldsmith, Esq.**, Land Use Attorney with Greenbaum, Rowe  
**David Listokin**, Research Professor and Co-Director, Center for Urban Policy Research, Bloustein School, Rutgers  
**Darius Solohub**, Associate Professor, New Jersey Institute of Technology  
**Richard Johnson**, VP Matrix Development Group, President, Urban Land Institute  
**Michael Collins**, New Jersey Economic Development Authority

## **GROUP B5: STRENGTHENING YOUR COMMUNITY: PARTNERSHIPS WITH THE ARTS**

Learn how to partner with the arts to create more livable and sustainable communities. Hear about national and statewide model programs as well as the resources available to make them happen in your community. Monmouth County will be showcased to illustrate successful partnerships between Local Arts Councils, County Arts Agencies, developers, and town officials that resulted in affordable artist housing for local artists, public art, downtown festivals, and education programs. Sample ordinances and other resources will be provided.

*Moderator:* **David Miller**, Executive Director of the NJ State Council on the Arts  
*Panelists:* **Louise Stevens**, National Cultural Planning Consultant, Author  
**Mary Eileen Fouratt**, Executive Director, Monmouth Arts Council

## **GROUP B6: TAX REFORM: WHAT IT MEANS FOR PLANNING IN NEW JERSEY**

The relationship of New Jersey's tax system to land use planning and environmental objectives is almost never talked about. What kind of systemic tax reform would best reduce ratable-chasing? What kind of tax reform would encourage redevelopment of urban areas and inner suburbs? What kind of tax reform would give the proper incentives for resource conservation, or for farmers to continue providing the public with open space benefits? This session will convene a panel of experts, both economists and planners, to try to shed some light on this difficult subject. Our goal will be to frame the discussion in terms of real-world alternatives (used both here and elsewhere), while highlighting the kind of state-level reforms being discussed in the context of a constitutional convention.

*Moderator:* **Paul Gottlieb**, Department of Agricultural, Food, and Resource Economics, Rutgers University

*Panelists:* **Henry Coleman**, Professor of Public Policy, Bloustein School, Rutgers  
**Chris Jones**, Director of Research, Regional Plan Association of New York  
**Tim Evans**, Director of Research, New Jersey Future

## **12:45 PM – 2:00 PM AWARDS LUNCHEON**

## **2:15 PM – 3:30 PM CONCURRENT SESSIONS (C)**

### **SESSION C1: HOUSING AND URBAN ECONOMIC HEALTH**

This panel will explore the perhaps counterintuitive idea that housing development is not only compatible with urban economic health, but that affordable as well as market-based housing can strengthen a municipality's fiscal position, and that for many cities, an economic development strategy based on housing is likely to be more productive than one based on seeking non-residential ratables, or smokestack chasing. Speakers will focus on how housing strategy can be an effective economic development strategy and enhance the overall economic health of urban municipalities in New Jersey. The panel will not only offer an exciting new theoretical perspective to looking at housing development and urban economic health, but will offer practical insights for planners and others on how to apply this perspective to framing housing strategies and Jersey's cities.

*Moderator:* **Alan Mallach**, FAICP, National Housing Institute.

*Panelists:* **Gwendolyn Harris**, Director, New Jersey Urban Development Project, Bloustein School, Rutgers  
**Patrick Morrissey**, Executive Director, HANDS, Inc.

### **SESSION C2: PEDESTRIAN SAFETY: WHAT WE KNOW AND STRATEGIES FOR IMPROVEMENT**

New Jersey has one of the most serious pedestrian safety problems in the United States. This session, which will provide a strategic assessment of pedestrian safety management in New Jersey, will address questions such as: the extent of the pedestrian safety problem; how New Jersey is approaching it; and what we can do to improve pedestrian safety. Following a presentation of NJDOT's recently completed study, "Strategic Assessment of Pedestrian Safety Management in New Jersey," will be an update on NJDOT's pedestrian safety activities along with a review of a pedestrian safety implementation case study. Among the various solutions include: how improvements were chosen; how they have been received by the community; how safety has been improved; and what the lessons learned and plans are for the future.

*Moderator:* **Ranjit Walia**, AICP/PP, Alan M. Voorhees Transportation Center, Bloustein School, Rutgers

*Panelists:* **Pam Lebeaux**, Senior Supervising Planner, Parsons Brinckerhoff  
**Sheree Davis**, Section Chief, Office of Bicycle and Pedestrian Programs

### **SESSION C3: THE MATHEMATICS OF AFFORDABLE HOUSING**

This session will consist of two parts. Part I – The Mathematics of Affordable Housing: The Various Components of Affordable Housing Need and How They Can Be Addressed – National Experience. What are the components? How does need vary within each? What is an appropriate density bonus? What is the difference between linkage-based affordable housing and an affordable housing need projection? What finances might be used to support affordable housing development? Part II – State and Regional Impact Assessments – National Experience. Why are they necessary? What must they prove? Are they nothing more than large alternative growth studies? Where are they being done?

*Moderator:* **Robert Burchell**, Professor and Co-Director, Center for Urban Policy Research, Bloustein School, Rutgers

*Panelists:* **John Epling**, President, The Epling Corporation  
**Henry Mayer**, Executive Director, National Center for Neighborhood and Brownfields Redevelopment, Bloustein School, Rutgers  
**Robert Kull**, President, Planegy

#### **SESSION C4: GENERATING "GREEN" FROM GREY AND BROWN**

Over the next 20 years where will the anticipated one million people expected in New Jersey live and work? Will we continue to develop green fields or is there an alternative? This session will focus on the steps being taken in New Jersey by state government in cooperation with the private sector to encourage the redevelopment of previously developed areas that are economically underutilized and that are also close to existing infrastructure, neighborhoods and community facilities. These underutilized areas are called Brownfields and Greyfields and are among a number of "organizing principles" to create a smart growth vision, consensus and implementation plan for recreating economic vitality and livability in urban, suburban and rural areas throughout New Jersey. Public and private sector practitioners will discuss their approaches, the issues and the results to date.

*Moderator:* **Maura McManimon**, Executive Director, New Jersey Office of Smart Growth

*Panelists:* **Francis Hoffman**, PhD, Brownfield Program Director, Department of Community Affairs  
**Herman Volk**, Greyfield Program Director, Department of Community Affairs  
**Ian Lockwood**, Consultant  
**TBA**

#### **SESSION C5: USING GOALS AND INDICATORS TO MEASURE SUSTAINABILITY**

According to a 1987 United Nations conference, sustainability means enabling people to "meet present needs without compromising the ability of future generations to meet their needs." As planners, we devise plans, draft ordinances, make recommendations on development applications, develop and operate programs, seek grants, and take other actions that impact, for better or worse, the long-term sustainability of our jurisdictions. How may we determine whether these actions, especially when combined with the actions of others, are moving us in the right direction? Panelists will discuss how to establish an ongoing process to measure quality of life and sustainability, to include citizen participation and the selection of quality core indicators.

*Moderator:* **Linda E. Wills**, AICP/PP, New Jersey Meadowlands Commission

*Panelists:* **Randall E. Solomon**, Executive Director, New Jersey Sustainable State Institute, Bloustein School, Rutgers  
**Joseph Barris**, AICP/PP, Monmouth County Planning Board  
**Michael Catania**, Esq., President, Conservation Resources, Inc.

#### **SESSION C6: CURRENT AND PROPOSED PLANNING LEGISLATION IN NEW JERSEY**

An update on the legislative process in New Jersey and recent planning laws that the planning community might not know about. Recent bills include Mandatory Education for Board Members and Municipal Transfer of Development Rights. How to focus on selecting bills to review using APA Policies and the AICP Code of ethics that serve as our screening criteria. There will be an opportunity to review and discuss proposed planning legislation.

*Moderator:* **Scott Bauman**, PP, NJAPA Legislative Committee Chairman

*Panelists:* **Hannah Shostack**, Principal Research Analysts, New Jersey Office of Legislative Services  
**Dennis W. Hudacsko** AICP/PP, Zoning and Planning Consultant

#### **SESSION C7: THE THRILLS, CHILLS AND SPILLS OF COMMUNITY-BASED PLANNING IN NEW JERSEY**

This session will illustrate the continued rise of resident-driven community-based planning in severely distressed and underserved neighborhoods in New Jersey. The panel will highlight how this participatory planning process more accurately reflects community needs and priorities in revitalization and redevelopment and will include descriptions of two new state programs designed to fund the development and implementation of community plans: the Neighborhood Revitalization Tax Credit (NRTC) program and the associated NRTC planning grant. This session will demonstrate how community leaders are looking to planners to be active partners in designing and carrying out a planning process involving residents in all phases of plan development and implementation. The session will provide informative case examples of community plans developed, or underway, in New Jersey, with samples of community engagement techniques, and showcase a process occurring in a nearby New Brunswick neighborhood. This lively and interactive session will conclude by offering specific action strategies for the planning community to further this important work statewide.

*Moderator:* **Stephen Finn**, Director, Community Development Institute, Bloustein School, Rutgers

*Panelists:* **Nancy Finn**, Community Liaison, Sacred Heart Church/Catholic Charities  
**Michael Powell**, Community Planning Specialist, Housing and Community Development Network of New Jersey  
**Margaret Seip**, PP, Community Planning Consultant

**3:45 PM – 5:00 PM RECEPTION**

**PLEASE REGISTER EARLY!**

**PROCEEDS BENEFIT THE B. BUDD CHAVOOSHIAN MEMORIAL FELLOWSHIP FUND**

***NJAPA  
P.O. Box 200402  
Riverfront Plaza  
Newark, NJ 07102***