



**New Jersey Planning Officials
B. Budd Chavooshian
Memorial
State Planning Conference
&
NJPO
Achievement in
Planning Awards**

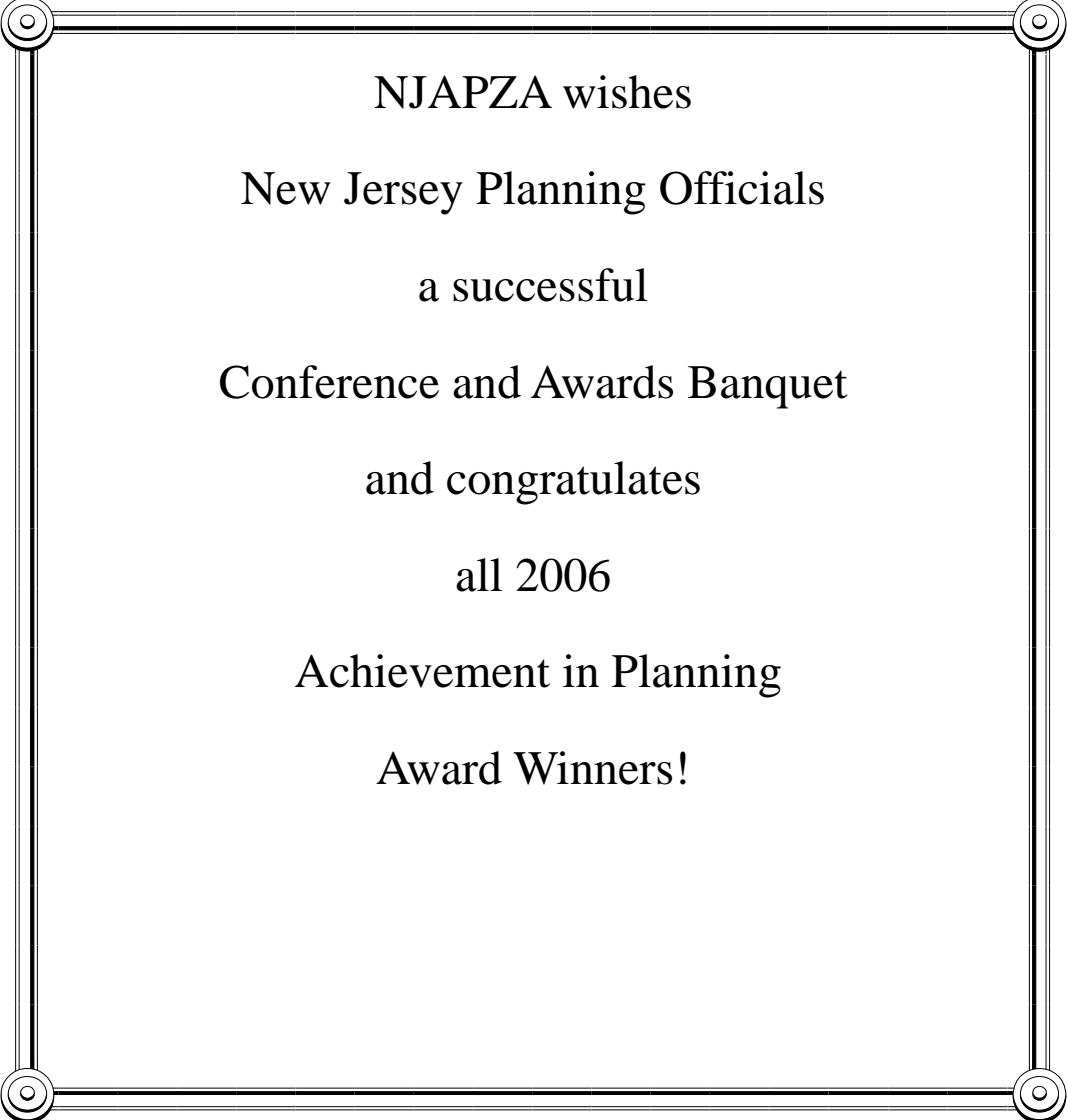
**May 19th 2006 Program
Somerset Hills Hotel, Warren, NJ**



New Jersey Planning Officials

Founded 1938

**New Jersey Association of
Planning and Zoning Administrators**



NJAPZA wishes
New Jersey Planning Officials
a successful
Conference and Awards Banquet
and congratulates
all 2006
Achievement in Planning
Award Winners!

NJAPZA celebrates 17 years of promoting an efficient land use process through education, shared resources, and uniform practices and procedures.

An Affiliate of the New Jersey Planning Officials since 1989



B. Budd Chavooshian Memorial Fellowship

On this occasion, NJPO is proud to reach the milestone of contributing a total amount of \$15,000 toward the B. Budd Chavooshian Memorial Fellowship, established at the Edward J. Bloustein School of Planning and Public Policy at Rutgers, the State University of New Jersey.

The Fellowship is in recognition of Budd's unique dedication and leadership in developing local planning in New Jersey. Dr. James Hughes, Dean of the Bloustein School, coordinates the fund and will accept the donation from NJPO tonight.

Budd Chavooshian was dedicated to sound land use planning in New Jersey throughout his career. He pioneered many innovative concepts that are now part of New Jersey's landscape. The concept of transfer of development rights, recently enacted into statewide legislation, was an idea that he vigorously championed for almost two decades.

Following his retirement, Budd continued working on committees and projects for NJPO, and completed a four year term as Vice President in December 1998. He took great pride in organizing NJPO state planning conferences and chaired his last, in celebration of the 60th anniversary of NJPO, in April 1999. All future NJPO state planning conferences, the Board of Directors decided, will be named in his honor.

Widely acknowledged as one of New Jersey's finest professionals, he was also a dedicated citizen planner. At the time of his death on May 27, 1999, Budd also was an active member of the Trenton Planning Board.

A professor emeritus of Rutgers' Cook College, he was a former Assistant Commissioner for the New Jersey Department of Community Affairs, where he was involved in developing the New Jersey Meadowlands Commission and the State's Green Acres Program. He also served as a member of New Jersey's Pinelands Commission for more than seventeen years.

NJPO is proud of its on-going leadership role with the Chavooshian Memorial Fellowship fund and will again this year present a \$2,500 donation in Budd's memory this evening.



**New Jersey
Planning Officials**

**B. Budd Chavooshian
State Planning Conference**

**Friday, May 19, 2006
Somerset Hills Hotel, Warren Township**



CHAVOOSHIAN CONFERENCE AGENDA

Moderator:
Jo-Anne Delasko, NJPO Vice President
Hillsborough Township

1. Your Master Plan: Tune-Up or Overhaul? *1:30 - 4:00* Will your master plan need only a tune-up or an overhaul following the next reexamination report? Get ready, now. Recent legislation and regulations are placing greater importance on every local master plan. The Highlands Act, COAH regulations, State Transfer of Development Rights (TDR) — all are linked to Plan Endorsement and your master plan. Complicating matters is the fact that a new State Plan will be adopted while most towns are in the midst of the reexamination process. Plus, Master Plans, more than ever, must be carefully tied to municipal ordinances, as well as planning board and zoning board decisions.

This panel will discuss effective master plans and include how to:

- integrate the new initiatives,
- qualify for critical funding,
- bolster a municipality's legal standing in court, and
- determine whether you need simply an updated reexamination report or new master plan.

Panelists will include NJPO professional experts plus representatives from local government, the Highlands Commission and the Department of Community Affairs.

Frank Banisch, P. P., NJPO Board of Counselors, Banisch Associates, Sergeantsville, NJ

Fred Heyer, P. P. & Susan Gruel, P.P., NJPO Board of Counselors, Heyer & Gruel, New Brunswick, NJ

Maura McManimon, Executive Director, Office of Smart Growth, Trenton, NJ

Eric Snyder, P. P., NJPO Board of Counselors, Sussex County Planning Director, Newton, NJ

Thomas A. Thomas, P. P., NJPO Board of Counselors, Thomas Planning Associates, Brielle, NJ

Adam Zellner, Executive Director, Highlands Commission, Chester, NJ

2. The Courts & Board Procedures *4:00 -5:30 p.m.*

Height variances, cell towers, board procedures, eminent domain, county oversight, religious freedom — these are just some subjects touched by rulings from New Jersey and Federal courts in recent months. NJPO's top attorneys tackle these decisions and discuss implications for municipalities.

Michael Kates, Esq., General Counsel, NJPO, Nashel, Kates, Nussman, Rapone & Ellis, L.L.P., Hackensack, NJ

Richard Clark, Esq., NJPO Associate Counsel, Laddey, Clark & Ryan, 60 Blue Heron Road, Sparta, NJ

Michele Donato, Esq., NJPO Associate Counsel, 106 Grand Central Ave., Lavallette, NJ

Stuart Koenig, Esq., NJPO Associate Counsel,

Senior Assistant Counsel, League of Municipalities; Stickel, Koenig, Sullivan, Cedar Grove, NJ

Congratulations to
Township of Ocean, Ocean County
Recipient of a
**2006 Achievement in Planning Award for
Plan Endorsement and
Waretown Town Center Designation**



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HEARTIEST CONGRATULATIONS TO THE
2006 CHAVOOSHIAN HONOREES

~

Michael B. Kates

General Counsel

New Jersey Planning Officials

2006
NJPO Achievement in Planning Awards

Harold Collins, Demarest
Suzanne Dapkins, Long Hill Deputy Mayor
Phyllis T. Hantman, Land Use Administrator, Rockaway
Malcolm Kasler, P.P.
Mayor Albert McWilliams, City of Plainfield
Thomas Mooney, Hoboken Planning Board Chairman
Donald M. Ross, Esq., Newton
The Borough of Avalon
Bayonne Local Redevelopment Authority
Clinton Township Planning Board
Borough of Collingswood (Lumberyard Condominium)
Borough of Collingswood (Heart of Collingswood)
Dover Township (Ocean County) and
Rutgers Graduate Planning Studio
City of Elizabeth Development Co. (EDC)
Township of Freehold
Neptune Township
City of Newark
The City of Ocean City
Township of Teaneck
NJ Casebook on Zoning, Planning
and Land Use Law
Burlington County Bridge Commis-
sion
Hudson County
Monmouth County Planning Indicators Report
New Jersey Conservation Foundation
New Jersey Meadowlands Commission

**NEW
NAMES**

**NJPO Achievement in
Planning Awards
May 19, 2006**



Welcome:

Joseph Cooney, Chairman of the Harrison Twp. Board of Adjustment
NJPO President



Presentation:

NJPO Memorial Gift to
Rutgers University Bloustein School of
Planning and Policy,
For the B. Budd Chavooshian
Memorial Fellowship.



Dinner is Served



Awards Introductions:

Joseph E. Doyle
NJPO Executive Director

The program is scheduled to
finish at
approximately 8:45 p.m.
Please remain through the event
so that all
Achievement in Planning Award
winners
may celebrate together.

NJPO Achievement in Planning Awards



recognize

projects, large and small, that reflect good sense in planning;
dedicated individuals, whose efforts through planning, result in
enhancing quality of life;
agencies on every level of government generating model approaches
to planning;
organizations and initiatives promoting the ideals of sound planning.

NJPO, the State's largest, oldest and most active organization dedi-
cated to planning and
sound land use, is, itself, honored to recognize this year's award
recipients.

Through the decades, NJPO has stood by its motto faithfully:
Dedicated to Better Planning in New Jersey ...

Or, in today's vernacular, NJPO is Dedicated to Smart Growth.



2005 ACHIEVEMENT IN PLANNING AWARDS

Individuals

Harold Collins, Demarest

For his long and distinguished career in municipal government

Harold G. Collins has enjoyed a long and diversified career in municipal government and land use activities. From 1947-1990, he was Associate Principal and Project Director for Swanke Hayden Connell Architects. Previously, he was Senior Associate and Director of Contract Administration at the same firm. He holds an Associate degree from New York University and studied Architectural Design at Pratt Institute. Collins has put these talents to good use during his many years as a community activist. Highlighting his long list of voluntary affiliations was his 40 years of continuous service as a Planning Board Member for the Borough of Demarest, including 23 years as Chair. He has also been a valuable member of the Northern Valley Planning Association, an organization which at one time represented 15 towns and boroughs of northeastern Bergen County and has a present enrollment of 12 incorporated boroughs. NVPA was formed in mid 1954, and Collins attended his first meeting in Spring 1959, shortly after starting his tenure on the Demarest Planning Board. He attended NVPA meetings sporadically until 1982, when he was asked to become President of the group. This he could do since he was the Chair of the Demarest Planning Board at the time. By tradition, the President of NVPA always had been a planning board chair. Collins remained President until he left the Demarest Planning Board by ending a 6-year term at year end, 1998. He then took over the position of Secretary/Treasurer from the longest-serving secretary-treasurer in NVPA history, John Kuhne, who served from the early 1960's until 1999. Collins has also been active with the American Arbitration Association, as commercial arbitrator of the building construction mediation panel. He served there from 1975 to 2000. From 1980 to the present, Collins has been an Associate of the American Institute of Architects. Since 1993, he has served as a consultant in land-use planning and management for the National Executive Service Corps, a nonprofit organization. Collins also spent four years as a board of directors member with the Community Housing in Partnership, an affordable housing advocacy group in Bergen County. In 2000, NJPO took advantage of Collins' wide experience by electing him to its Board of Directors, followed by his re-election in 2004.

Suzanne Dapkins, Long Hill Deputy Mayor

For promoting both smart development and the education of board members

Suzanne Dapkins served on the Board of Adjustment from January 1980 to December 1996, and on the Planning Board from January 1997 to the present. During this 24-year span, she has worked to encourage education for board members and spearheaded thoughtful revisions to land use and zoning ordinances. She also successfully tackled an ordinance that revised the fee structure of applicants. Dapkins was elected to the township committee and took office in 1997. In this capacity, she has promoted business and smart development, keeping in the character of Long Hill Township. She was also the driving force for Riverside Park, Town Hall, and the soon-to-open new library. Dapkins also serves on the executive board of the New Jersey League of Municipalities. For several years, she also contributed significantly to the land use policy of the League as a member of the Land Use Subcommittee of the League's legislative committee. She now chairs the general legislation subcommittee. The majority of the residents who serve on the Long Hill boards and committees were recruited or sought out by Deputy Mayor Dapkins.

Phyllis Hantman, Rockaway

For dedication to her community and the NJPO Northern Area

Unquestionably, Phyllis Hantman stands very highly on the ladder of importance to NJPO. When members of the NJPO Northern Area were devising a format for the first structured educational program for planning boards and zoning boards, Phyllis attended every meeting. After many weeks, everything finally looked good on paper, and a date selected. Within days, Phyllis rounded up program speakers and soon, the dream was reality. More than 200 attended that first educational session in Totowa twenty years ago. From that event, NJPO educational programs around the State evolved. Since then, Phyllis has continued to work with NJPO, serving as a member of the Board of Directors for a term in 2000. It was back in 1984 when Phyllis Hantman began her long career working for Rockaway Township as a clerical assistant in the Engineering Department. Within weeks, the Clerk to the Planning and Zoning Boards left, and Hantman was handed the job. Although she admits she had no idea what she was doing, never heard of an ordinance, a Master Plan, or either Board, she learned quickly. The Township sent her to every available course and seminar, but these opportunities were not as widely available as they are today. Most of her real learning came "in the trenches," at her job by asking questions and taking copious notes, and sometimes, unfortunately, in court. From the beginning, she volunteered her services wherever they were needed, and worked on many educational panels and seminars sponsored by NJPO. Hantman also was part of the founding group of NJAPZA and helped create and write the training syllabus for that organization's certification program. She was one of the first group of Land Use Administrators certified in New Jersey, and has taught numerous training courses for staff over the past 20 years. A firm believer in the value of education and training not just for staff members, but also for Board members, attorneys and anyone else who participates in the planning process, Phyllis Hantman has willingly shared her knowledge and energy to help improve the planning process throughout the State of New Jersey.

Malcolm Kasler, P. P.

For dedication to his community and long service with NJPO

Malcolm Kasler has established himself as a recognized planning and land use expert in New Jersey and other states. With 37 years of planning experience, he has worked in more than 200 municipalities in nine states, including more than 150 New Jersey communities. He has also been involved in numerous planning programs for private sector clients, including major corporate and development applications. Kasler currently serves as senior partner of Kasler Associates, P.A. and previously was president of Malcolm Kasler & Associates, P.A. In 1975, prior to establishing his own firm, he served as New Jersey Director of Regional Planning for Candeub Fleissig & Associates from 1961 to 1964, the largest planning consultant firm in the U. S. at that time. His efforts as a member of the Drafting Committee of the New Jersey Municipal Land Use Law have been acknowledged by various professional planning associations and organizations, including the New Jersey League of Municipalities. The Drafting Committee of the MLUL served as the basis of the current Municipal Land Use Law. Kasler has also been an active participant with NJPO and is a member of the Board of Counselors. He has written numerous expert articles for NJPO publications and has been a frequent speaker at programs around the State. He is also recognized as a leader in recreation and open space planning, introducing concepts of protecting viewsheds and ridgelines in mountainous areas, establishing trail systems with the master plan, and environmental planning. One of the leading proponents of Geographic Information Systems (GIS), the firm, under the auspices of Jason Kasler, AICP, PP, has developed detailed and accurate information through this new technology. Kasler also has served as an expert witness in hundreds of cases before Planning Boards, Boards of Adjustment, Governing Bodies and in Superior Court in 10 counties of New Jersey. He has also contributed his expertise to various publications of NJPO and the League of Municipalities.

Albert McWilliams, Mayor

For outstanding leadership in planning as Mayor of the City of Plainfield

As he finishes his second term as Mayor of the City of Plainfield, Mayor Albert McWilliams has steadfastly and diligently pursued the redevelopment of the City, despite significant obstacles. One of the Mayor's first innovative programs involved the adoption of a redevelopment plan for 197 scattered sites throughout the City. These properties contained vacant and boarded-up structures that were abandoned and derelict. The Mayor spearheaded a series of sales of these properties to the City's ratable base. Mayor McWilliams pursued many other redevelopment projects throughout the City and has currently announced an ambitious agenda to address the conditions of blight that plague many parts of the City. In addition, the Mayor is a strong supporter of historic preservation and recognizes the value of historic resources in the City. At a time when many cities face extreme social and economic challenges, Mayor McWilliams has committed himself to overcome the odds. He has assembled a team of dedicated professionals to work on his extensive and meritorious agenda. His intelligence, insights and dedication are a model of political leadership for the future planning and redevelopment of the City of Plainfield and other cities around the State.

Thomas Mooney, Hoboken PB Chairman

For dedication to his community and long service with NJPO

Thomas Mooney has devoted most of his life to serving his community. He has been a vital cog in the reshaping of the City of Hoboken. Since 1969, he has been an active member of the Hoboken Zoning Board of Adjustment and the Hoboken Planning Board, on which he currently serves as Chairman. During his 36 years of service, Mooney has always been an active supporter of Hoboken's rebirth, taking it from its historic industrial past, filled with turn-of-the-century structures, to an up-scale, sophisticated city, lined with beautifully renovated buildings, charming shops and engaging cultural centers. An active member of NJPO, Mooney has often chaired various educational sessions at the League of Municipalities convention in Atlantic City. He has served on the Board of Directors of the Knights of Columbus, and has been actively involved with the Elks Club. He was recently honored to serve as the Grand Marshal of the Hoboken St. Patrick's Day Parade. His career with New York Life lasted 30 years, where he rose to manager of the East Coast Region. After retiring, he continued as a consultant for New York Life's Pension Fund. Mooney served in the Army during World War II, having landed at Normandy and survived the Battle of the Bulge. To this day, he credits his experiences of the Second World War as having shaped him for the rest of his life.

Donald M. Ross, Esq.

For dedication to his community, the land use legal profession and service with NJPO

Donald M. Ross, NJPO Associate Counsel, accepted his Achievement in Planning Award in March, more than a month before the formal banquet. His partner, William M. Cox, Esq., NJPO General Counsel Emeritus, joined by his colleagues at Dolan and Dolan, in Newton and along with Don's family members, presented the award on behalf of NJPO at Don's bedside at home. On March 23, 2005, Don Ross died at age 50. Don Ross truly earned the award. He was a familiar instructor and speaker at NJPO panels and an important voice on issues undertaken by the organization. Don represented NJPO's position in court on an important land use case. He was a prolific writer, he was in demand by many professional publications for his insightful viewpoint. His works appeared in the New Jersey Law Review, Common Ground, the League of Municipalities Magazine, as well as

NJPO's New Jersey Planner. Don also wrote "The Changing Rural Landscape" as part of NJPO's master plan manual. With partner, William Cox, he co-authored NJ Zoning and Land Use Administration for many years. Last year, at the awards banquet, he accepted a 2004 Achievement in Planning Award from the New Jersey Planning Officials for the publication.



2005 ACHIEVEMENT IN PLANNING AWARDS

Municipalities & Boards

The Borough of Avalon Streetscape Improvement Program

In 2001, the Borough of Avalon retained Taylor Design Group, Inc. (TDG) to develop a Master Plan for this charming, affluent resort community of 2,143 residents, which swells to more than 30,000 vacationers in the summer. Since that time, the firm has prepared numerous studies, ordinances and improvement plans, all focusing on improving the Downtown's economic viability, function and visual aesthetic. TDG began in 2001 by developing a design vocabulary for the aesthetic enhancements of the Business District Streetscape Project. Engineering was performed by the Borough Engineer, and construction was completed in 2004. In 2002, the Business B-2 Zone was re-zoned to Business B-1, which does not permit first-floor residential uses to promote commercial space and strengthen the pedestrian streetscape. In this way, the fragmentation of the pedestrian retail corridor can be reversed. In 2003, stringent landscape and sign ordinances were created to improve the aesthetics and function of Downtown. In 2004, detailed design standards were developed for the B-1 Zone, and conditional use standards for upper floor residential uses have yielded the following: (1) increased building height to allow higher first floor ceiling heights to promote restaurant use and better retail users; (2) architectural standards to require pitched roofs and modulation of facades and rooflines; and (3) front yard setbacks reduced and display windows required to strengthen the relationship between storefronts and pedestrians. The major focus of this year's effort is Veteran's Plaza, the core public open space in the Downtown. TDG is preparing a design for an attractive, functional space to accommodate civic events and outdoor performances, all intended to increase activity in the Avalon Business District of tomorrow.

Bayonne Local Redevelopment Authority The Peninsula at Bayonne Harbor

The City of Bayonne, acting through its Local Redevelopment Authority, has a unique opportunity to plan and implement a mixed-use waterfront redevelopment project which will have major significance to both the City and the region. The development program for the property includes construction of a new container port facility on the north side of the peninsula along the Port Jersey Channel. The south side of the site will be a world-class mixed-use development, containing housing, office, retail, entertainment and cultural facilities. The architectural design guidelines contained in the Peninsula at Bayonne Harbor Redevelopment Plan serve four main purposes: (1) establishing a measure of architectural harmony such that mixed-use is facilitated by a shared architectural syntax for all buildings; (2) encouraging the design of building frontages that support pedestrian activity; (3)

supporting the regional architectural vernacular of New Jersey in a contemporary way; and (4) facilitating the review process by making the architectural expectations of the community more predictable. Through the implementation of this Redevelopment Plan, the Peninsula will be transformed from a dilapidated single-use facility to a series of vibrant neighborhoods within a dramatic marine setting.

Clinton Township Planning Board
Sutton (Apgar) Farmhouse for Rehabilitation Project

The rehabilitation and adaptive use of the Sutton Farmhouse (cited in the Hunterdon County Master Plan, Sites of Historic Interest, November 1979) is a unique exercise in maintaining a desirable and compatible building/use that promotes and increases enjoyment of the physical environment. The original farmstead is located in an area designated as a wetlands transition area and was inconsistent with the State regulations and subject to demolition. Through the joint efforts of the Planning Board, Historic Preservation Commission and Toll Brothers, the developer, the farmhouse was saved and restored, thereby maintaining the context of the original setting relative to the physical environment. The cooperation by Toll Brothers is particularly unique, as the developer went far beyond what is typically required in a subdivision application. While the farmhouse was severely deteriorated, the building was restored to the original construction as a banked, four bay I house. Without this concerted effort, an important piece of Hunterdon County's heritage would have been lost forever. The farmhouse was included in a 45-acre lot as an accessory building that could be used and enjoyed by the new owners. It is highly visible from pedestrian areas throughout the new development, and, hopefully, will recall for the neighborhood the historic nature and value of the place they call home. While development applications often raise contentious issues between the applicant and municipality, it is rare when the process leads to such a positive result.

Borough of Collingswood
LumberYard Condominiums Urban Design

Located within the "Heart of Collingswood," the downtown central business district, The LumberYard Condominiums is the first phase of redevelopment to emerge from the visioning process and urban design plan completed by A Nelessen Associates, of Belle Mead, in 2004. As part of the transit-oriented, mixed-use redevelopment plan, taking advantage of its location 1000 feet from the PATCO Speedline station, the urban design for this former lumberyard incorporated 119 housing units, 37,000 square feet of new retail space, and 384 parking spaces, as well as a new urban plaza. Based on extensive public participation, the resulting concept plan incorporates the extension of an existing street and a new plaza street along with multi-family, mixed-use infill, new streetscapes including bicycle lanes, sidewalk improvements and shared parking decks.

Borough of Collingswood
Heart of Collingswood Urban Design Plan

As a first-ring suburb of the Philadelphia-Camden metropolitan area, Collingswood has experienced a revitalization of its central business district. In order to manage the continued revitalization and eventual redevelopment, the Borough hired A. Nelessen Associates (ANA), of Belle Mead, to undertake a visioning process leading to a community-wide vision and urban design plan. Covering 143.9 acres, the resulting smart growth- and transit-oriented plan creates streetscapes which make the CBD more pedestrian friendly, greener and more open. It also allows more people to live in the

“Heart” and provides additional retail opportunities in the CBD, while accommodating present and future parking needs. Using the trademarked ANA visioning process, the Urban Design Plan recommends an image change for the “Heart,” based on the characteristics considered desirable by the community. The first phase of this redevelopment plan, at the former Peter Lumber site, is scheduled to break ground in Spring 2005.

**Dover Township (Ocean County) and
Rutgers Graduate Planning Studio**

Student Project: Reclaiming Toms River’s Waterfront: A Revitalization Strategy

Designed as a studio project of the Edward J. Bloustein School of Planning and Public Policy at Rutgers University, “Reclaiming Toms River’s Waterfront: A Revitalization Strategy” focuses on an underutilized area adjacent to the Central Business District. The study area, consisting of about 72 acres and 41 properties, is part of a proposed regional center, which will give this area a greater opportunity for development than surrounding areas. The Studio provides a detailed multi-disciplinary approach to the long-term revitalization of this critical area. A pedestrian-friendly, transit-oriented development strategy has been proposed, including detailed site plans and renderings. The project features a strong participation element, and a step by step implementation and funding agenda has been established. The plan proposes a seven-phase revitalization strategy that substantially improves access to and within the study area, while also utilizing the land to its full potential with the provision of recreation, business, residential and community event space.

**City of Elizabeth Development Company (EDC)
Elizabethport Neighborhood Revitalization Plan**

Elizabethport, the City’s oldest and most racially and ethnically diverse area along the waterfront, is a neighborhood that had seen many years of decline, but, over the past several years, has been experiencing a boom in development with the construction of infill housing and scattered vacant lots. Planning for the area has been ongoing since the late 1990’s and the Elizabethport Neighborhood Revitalization Plan is built upon the previously completed 2001 Elizabethport Neighborhood Revitalization Strategy. Working closely with neighborhood residents, local non-profits, local merchants and the City, the Plan focuses on community development by targeting both the waterfront and within the neighborhood. It establishes solid implementation strategies to meet the goals and objectives outlined both in the short- and long-term. It also moves beyond “bricks and mortars” to deal with needed social programming and community building within the neighborhood. The Plan provides a vision for the area that is tempered with realism and is a true roadmap for the future of the neighborhood.

**Township of Freehold
Scenic Corridor Ordinance**

In what is believed to be the first ordinance of its type in New Jersey, Freehold Township adopted a Scenic Corridor Ordinance in the State on May 21, 2002. The ordinance implements and incorporates by reference a Scenic Roadway Corridor Map that identifies the roadways within the Township that are subject to the ordinance design and review standards. The Scenic Corridor Map includes roadways designated by Monmouth County as “scenic roadways,” as well as portions of state highways that are scenic in nature. This innovative ordinance provides design standards applied by zone district for retaining existing trees and natural vegetation along roadways and to supplement additional trees and vegetation in areas that presently are not covered by existing trees. The ordinance has been applied successfully to subdivisions and site plans since May 2002. Developers have incorporated the scenic roadway design standards into their development projects.

Neptune Township
Strategic Revitalization Plan

The Gateways to Neptune: A Strategic Revitalization Plan, prepared by T&M Associates, presents a comprehensive strategy for the revitalization, rehabilitation and redevelopment of the Midtown, Bradley Park and Shark River neighborhoods in Neptune. Key elements of the plan include: a new transit village, redevelopment of West Lake Avenue and the intersection of Route 33 and 35 into mixed-use centers, and the development of a waterfront promenade and shopping entertainment center on the Shark River waterfront. The NSRP outlines a vision for capitalizing on Neptune Township's many strengths including an array of planning- and economic-development tools. The comprehensive plan establishes a vision for the future physical and economic revitalization of several areas of the township and describes the way that vision can be achieved. It also recommends strategies to encourage the following projects: rehabilitation of housing within existing neighborhoods; creation of new residential housing, including affordable housing; expansion and improvement of existing businesses; development of new businesses and opportunities for employment, shopping and services for township residents; creation of a new community center, new parks, pedestrian-friendly walkways, bike lanes and attractive "gateway" entrances leading into Neptune Township; and private revitalization and redevelopment of the township. The NSRP proposes the use of redevelopment and rehabilitation strategies in a targeted and strategic manner as part of plan implementation. In contrast to other planning efforts that emphasize redevelopment and property acquisition, the NSRP focuses on the creation of public-private partnerships and incentives for privately initiated redevelopment efforts. The plan limits property acquisition to only a few properties that are essential for its implementation. In association with the plan, the Township Committee has adopted a Residential and Business Owners Bill of Rights that is designed to define and protect the rights of property owners whose properties are identified for possible acquisition as part of the plan. Extensive outreach efforts, including three community meetings, were undertaken to encourage as many individuals and groups as possible to participate in the planning process leading to the plan's adoption. Scanlon Communications, LLP, was hired to work with T&M to develop newsletters, brochures and an informative web site designed to assist in facilitating participation and developing public acceptance of the plan. The plan was completed in just three months and adopted by the Township Planning Board as part of Neptune's Master Plan in October 2004 and will serve as the basis for future revitalization efforts in the Township. Implementation of many key elements in the plan already is well underway.

City of Newark
Mulberry Street Promenade

The Mulberry Street Promenade will be a new, upscale, mixed-use urban neighborhood in Newark, one of New Jersey's most important cities. The Promenade is within easy walking distance of Penn Station, the downtown core and the new arena. The Redevelopment Plan calls for up to 2000 new housing units, up to 350,000 square feet of retail space, and up to 4000 parking spots embedding within the center of the blocks with green rooftop courtyards. The Plan also provides for a new boulevard along Mulberry Street, the first new urban plaza supported by restaurants and shops, and a continuous, covered ground-level promenade, balanced with linear park on the opposite side of Mulberry Street. An estimated \$450 million project, the Mulberry Street Promenade urban design was put together by A. Nelesen Associates PP, of Belle Mead, in association with Dean Marchetto Architects P.C.

The City of Ocean City Business Form Study

In July 2004, the City of Ocean City retained Taylor Design Group, Inc., to prepare a PowerPoint presentation for the Planning and Zoning Boards. The primary purpose of this documentation was to determine if the existing Central Business (CB) Zone bulk requirements enhance or detract from the architecture and design of the core downtown area. This core area has been identified by the 2001 Master Plan, as well as the municipal zone map, which illustrates the CB Zone. The form-based study evaluates the existing zoning regulations, identifies the existing architecture, and suggests changes to the zoning ordinance to complement the existing architectural style

Township of Teaneck Educational Program for Local Residents

Leadership Teaneck is the name of a special curriculum developed for Township residents (without charge) to educate citizens in their local governments, including planning and zoning. The course involved 30 hours (three hours per week over 10 weeks), taught by volunteers. Persons completing the course received certificates issued by the Township. Initiated by Mayor Jackie Kates to educate and energize the next generation of local leaders, 35 citizens took part in the inaugural session, September-November 2004, with another 20 on the waiting list. The subject matter included: the History of Teaneck, Forms of New Jersey Government, Council-Manager Government Planning and Zoning, Team Building: Running for Public Office, Interrelationships of Local, County, State and Federal Governments, Community Development, Communications/Public Presentation, Public Policy, Diversity, Decision Making and Problem Solving, Leadership and Strategic Planning, and Educational Issues.



2005 ACHIEVEMENT IN PLANNING AWARDS

Publications

Casebook on Zoning, Planning & Land Use Law in NJ

By David D. Furman, J.A.D. (Retired) and F. Clifford Gibbons

Designed to complement "New Jersey Zoning and Land Use Administration," this book features a collection of the leading Federal and New Jersey court decisions in the field of land use, highlighted by the pithy comments of Judge Furman. Among the topics covered by this Gann Law Books publication are: the Fair Housing Act, nonconforming and conditional, regional and environmental zoning, the zoning process, uses, variances, exclusionary zoning, planning procedure and problems, historic land use controls and the validity of zoning apart from exclusionary. Priced at \$65, the 2004 edition is an indispensable addition to the library of every land use board.



2005 ACHIEVEMENT IN PLANNING AWARDS

Regional Impact

Burlington County Bridge Commission

Palmyra Cove Nature Park and Environmental Discovery Center

The Palmyra Cove Nature Park and Environmental Center (PCNP and EDC) is a land preservation and environmental education project undertaken by the Burlington County Bridge Commission in 1999. This important project represents not only a farsighted example of land preservation and conservation, but also a major contribution toward instilling a sense of stewardship over the environment in the minds of future generations. PCNP is a 350-acre wildlife preserve and bird sanctuary located in a densely populated area of Burlington County. It is an urban park with wetlands and woodlands, protected from developers, open for the enjoyment of tens of thousands of area residents and used as an outdoor science lab by thousands of the region's students. Thanks to its foresight in launching this project and its continued financial support, the Burlington County Bridge Commission has made a significant contribution to the quality of life for all area residents, present and future.

Hudson County

Hudson River Waterfront Walkway

The primary goal of the Hudson River Walkway Implementation Plan, which was prepared under a Smart Growth Planning Grant from the DCA, was to identify the obstacles to completing a continuous Walkway through the seven municipalities which front the Hudson River, and clearly define the solutions necessary to overcome these gap sites and unpassable areas. In order to successfully accomplish this goal, the approach focused on several objectives. The first was a meaningful and extensive public participation and outreach process. This was key to developing a consensus plan which will enable the construction of the Walkway to proceed on a fast track. Next was effective and broad-based data collection from a diverse group of entities. Of particular importance here was data gathering from key permit-granting entities whose regulatory activities have contributed to the Walkway development and maintenance. This was followed by accurate and thorough analysis of existing information and compilation of supplemental data. These steps led to a clearly defined series of implementation strategies which will expedite the completion of the 18-mile Walkway, including opportunities for redevelopment and revitalization of waterfront brownfields and other areas of opportunity.

Monmouth County Planning Board

On-line, information-based planning tool

The 2001 State Development and Redevelopment Plan (SDRP) supports the development and use of indicators in monitoring and evaluating planning policy. As stated in the SDRP, an indicator is something that provides a signal to a matter of larger significance or makes perceptible the status, a trend or a phenomenon for something that is not immediately or otherwise easily detectible. Planning indicators are often used to discern changes in social, economic or environmental trends, and help measure the effectiveness of a planning policy in achieving a given goal or objective. Planning indicators also alert government officials, the public and other interested parties on whether an existing policy needs to be reexamined, or a new policy should be implemented to address a community concern. Each chapter of the report outlines a different planning indicator, from air quality index, Rapid Bio Assessment (RBA) and drinking water violations to meeting affordable housing obligations, home sale price vs. personal per capita income, and traffic congestion and transportation mode. This

report is intended for use as a basic planning tool in evaluating Monmouth County Growth Management Guide (MCGMG). The Monmouth County Planning Board may wish to update it as a planning exercise prior to Cross-acceptance or whenever new data or relevant information becomes available. During the next re-evaluation of the report, indicators may be added or existing ones deleted, depending on their relevance or the availability of data. Municipalities may also use this report as a model to evaluate their own planning policies.

New Jersey Conservation Foundation Garden State Greenways

Garden State Greenways is an online, information-based planning tool for all involved in conserving open space, farmland and historic preservation in New Jersey. This site (www.gardenstategreenways.org) features an interactive map depicting a statewide system of interconnected open space. The planning tool enables the user to obtain information from various sources such as NJDEP, FEMA, NRCS and USDA to make informed decisions on preservation and connectivity. The Green Acres program has included Garden State Greenways presentations in its workshops. Presentations by New Jersey Conservation Foundation are conducted, upon request, throughout the State to facilitate information-based planning. Garden State Greenways is an ambitious project, the result of cooperative work between New Jersey Conservation Foundation and its partners, including the NJDEP Green Acres Program, the Farmland Preservation Program and the Grant F. Walton Center for Remote Sensing and Spatial Analysis at Rutgers University. This ongoing initiative has been made possible by an "ISTEA" grant from the Department of Transportation and the generous support of Dodge, Victoria and Doris Duke Foundations.

New Jersey Meadowlands Commission A Master Plan for Regional Planning that Respects Each Individual Community

By engaging municipal officials, citizens and other stakeholders, the New Jersey Meadowlands Commission has been able to develop a working model for regional planning that respects the individual character of Meadowlands communities. Adopted in January 2004, the NJMC Master Plan envisions the Meadowlands in the year 2030 as a region benefiting from more than \$5 billion in additional capital investment and more than 56,000 additional workers, while being recognized as one of the nation's foremost urban environmental sanctuaries. A major implementation tool is the Commission's MAGNET (Meadowlands Area Grants for Natural and Economic Transformation) Program, a five-year, \$32 million spending plan. MAGNET's Municipal Assistance Program provides grant funds to the district's municipalities for developing fair share housing plans and other projects that municipalities would otherwise need to finance through local revenues. Annual State of the Meadowlands Reports will track progress with implementing the Master Plan and achieving sustainability with this blueprint for smart growth that will enhance the quality of life throughout the Meadowlands for generations to come.

Somerset County Planning Board Regional Center Neighborhood Traffic Calming Plan

The Somerset County Regional Center Neighborhood Traffic Calming and Implementation Plan identified major pedestrian safety and mobility problem locations and defined specific opportunities where traffic calming improvements may be used to mitigate negative traffic conditions and enhance and protect the overall quality of life in these areas. This plan inventoried and identified potential, developed prioritization criteria, ranked and prioritized locations and developed conceptual improvement plans for seven pilot traffic calming locations in each of the Regional Center communities: Bridgewater, Raritan and Somerville Townships. The plan includes a formal implementation agenda designed to maximize the effectiveness of improvements and help secure funding that might not be available if these improvements were pursued on an isolated street by street basis. These conceptual plans will provide a blueprint for development of traffic calming solutions throughout the Regional Center.





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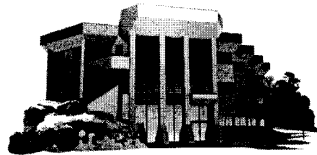
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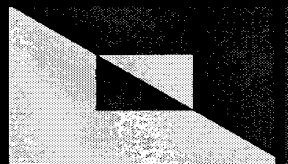
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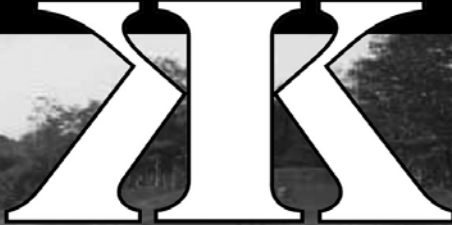
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