

New Jersey Planning Officials

13th Annual

B. Budd Chavooshian Memorial
2011 State Planning Conference

NJPO &
The NJPO Banquet Honoring
Achievements in Planning

Thursday, May 5, 2011
Woodbridge Hilton Hotel, Woodbridge, NJ

New Jersey Planning Officials **RESOLUTION**

Commemorating the passing of
B. Budd Chavoosian
May 27, 1999



WHEREAS, B. Budd Chavoosian, a man of uncommon vision, exceptional foresight, and unrelenting wit, charm and charisma had a unique, impressive and unparalleled background in land use planning; and

WHEREAS, over his long, illustrious and respected career, Budd served as a local planner, municipal development director, Chief of the New Jersey State Planning Bureau, Assistant Commissioner of the Department of Community Affairs; and

WHEREAS, Budd also shared his love of and expertise in planning through his activities as a Professor, Land Use Specialist and Advisor at Cook College of Rutgers University, and in many other appointed positions including the Pinelands Planning Commission, the New Jersey League of Municipalities' Growth Management Committee, Advisor to the New Jersey Council on Affordable Housing and Chairman of the Land Use Committee of the New Jersey Department of Environmental Protection; and

WHEREAS, as a member, Vice President and Director of the New Jersey Planning Officials, Budd endeared himself to all because for more than four decades he gave of himself willingly and unselfishly; and

WHEREAS, Budd, who was blessed with a wonderful sense of humor and an innate sense of timing, had the ability to lighten the heaviest moments, enliven the dullest seminar, and rejuvenate the most tired discussion; and

WHEREAS, though he enjoyed a distinguished career, superior understanding, lengthy experience and a national reputation, Budd was always willing to explain concepts to the novice or provide history to those who from time to time needed that perspective; and

WHEREAS, Budd took great pride serving both as the Chairman or committeemember of more than thirty of the Annual State Planning Conference sponsored by the New Jersey Planning Officials; and

WHEREAS, B. Budd Chavoosian will be sadly missed by all those members of the New Jersey Planning Officials who benefited by his warm and caring personality; and

WHEREAS, New Jersey and its many municipalities are a better place because of the dedication, wisdom and tireless efforts of Budd Chavoosian; and

WHEREAS, Budd was respected by his colleagues because he demonstrated his love for his family and often spoke of his wife, Marge, son, Dean and daughter, Nora and their families and his grandchildren in the warmest, most loving and admiring manner; and

WHEREAS, The New Jersey Planning Officials, is desirous of honoring the memory of this great and distinguished man; then

THEREFORE, BE IT AND IT IS HEREBY RESOLVED ON THIS DAY, JUNE 30, 1999, that the Annual Planning Conference of the New Jersey Planning Officials shall forever be known as the NJPO Budd Chavoosian Memorial Planning Conference.

AND BE IT FURTHER RESOLVED, that all of the members of the New Jersey Planning Officials hereby extend to the family of Budd Chavoosian our deepest regrets upon his passing, and our most fervent hope that they will take comfort in the knowledge that he was highly regarded as a friend to all, mentor to many, and at all times a gentlemen, and that his many accomplishments are recognized and respected by the planning community.

The New Jersey Planning Officials

The Association of Planning Boards & Zoning Boards of Adjustment

NJPO is neither a State agency, nor a professional organization. It was formed by and is still led by the citizen planners, volunteer local residents appointed by mayors and/or municipal governing bodies to serve on planning boards and zoning boards of adjustment. They chart and preserve a community's quality of life standards.

In 1938, a group of local board members met in West Orange Town Hall to discuss how planning boards across the state could get planning and zoning education. That was the start. The group chose the name "Federation of Official Planning Boards" and published its first newsletter, the New Jersey Planner, in February 1939 to announce that the first State Planning Conference with the New Jersey State League of Municipalities would be held in April. In that same year, the League accepted NJPO as an affiliate. Today, NJPO is the largest League affiliate and the only one not representing an employee or consultant-based entity.

NJPO is a non-profit, 501(c)3 tax-exempt organization. It provides educational services, support and information to municipal planning boards, zoning boards of adjustment and elected officials. NJPO depends upon the annual membership of more than 740 municipal and county planning boards and local zoning boards, governing bodies and about 400 professionals and individuals. Total membership exceeds 9,000.

In 1989 NJPO proudly accepted the New Jersey Association of Planning and Zoning Administrators as an affiliate of NJPO. NJAPZA is an educational resource to municipal land use administrators and zoning officers.

NJPO thrives on the volunteer work of dedicated municipal planning board and zoning board of adjustment members. Officers and directors in NJPO must be active on a planning board or zoning board, or have served at least one four year term. In 2005, NJPO was named in legislation to work with the Department of Community Affairs to craft mandatory education standards for board members. Since 2006 almost 9,000 planning officials have been certified through the 5-hour program offered by NJPO.

A solid core of professional members— planners, attorneys, engineers, architects, and others— support NJPO as members. They assist with valuable advice and generously give time as NJPO instructors. In the early 1990's, a group of professionals worked with knowledgeable board members and created a structured, sophisticated curriculum that is the foundation of the popular NJPO basic educational programs.

Each year, this event celebrates the first major milestone achieved by the founders of NJPO: the state's first planning conference, held in Trenton on April 22, 1939. The conference was co-sponsored by the League of Municipalities, which recognized NJPO as an affiliate that year. The late Budd Chavooshian was chairman of the Conference or a member of the conference committee for more than four decades. In 1999, he chaired the NJPO 60th Anniversary Conference and after his death a few weeks later, the conference was named in his memory.

B. Budd Chavooshian Memorial Fellowship

NJPO with tonight's donation, reaches the total of \$30,000 in contributions to the B. Budd Chavooshian Endowed Fellowship. Established at the Edward J. Bloustein School of Planning and Public Policy at Rutgers, the State University of New Jersey, the B. Budd Chavooshian Endowed Fellowship provides a \$2,500 meritorious award to a student in planning, for their commitment to the field.

The Fellowship is in recognition of Budd's unique dedication and leadership in developing local planning in New Jersey. 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, now 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's first state planning conference, 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 also was a former Assistant Commissioner in 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 our past association with Budd Chavooshian. We are extremely pleased to have the continuing support of his widow, Marge Chavooshian, who takes great pride in seeing Budd's legacy continue.

And finally, the Rutgers students who benefit — NJPO is happy to see their accomplishments recognized and a future of bright promise ahead.

B. Budd Chavooshian Memorial Fellowship Recipient Matthew Kabak



Matthew Kabak and Don Sutton

	I want to thank the NJPO again for the Budd Chavooshian Award. It was extremely generous and alleviated some of this years tuition burden. Also, I would like to thank you personally for taking time out of your day to have lunch with Don and me.
	I am a second year candidate for a Master of City and Regional Planning degree from the E.J. Bloustein School at Rutgers University and the 2011 Budd Chavooshian Scholarship Award winner. I plan to graduate this May. I am concentrating in Transportation Planning and receiving two graduate certificates in Geospatial Information Sciences and Transportation Planning. In addition to the full-time graduate school workload, I work part-time at the Voorhees Transportation Center (VTC) and AECOM. After graduation, I intend to work as a transportation planner or GIS analyst for either a public agency or private firm. I would like extend a great deal of gratitude to everyone involved in raising money for the award. It made a tremendous impact on this academic years tuition.
	Thanks again and please let me know if you need anything else.
	Regards,
	Matt

2011 B. Budd Chavooshian Memorial State Planning Conference

Will COAH Survive?
Will the State Plan Make a Comeback?
How Do Recent Changes in
the MLUL Effect my Community?
Where Does Planning in
New Jersey go from Here?

These Answers and More Discussed
by our Panel of Experts:

Michael Cerra, Senior Legislative Analyst,
New Jersey League of Municipalities

Gerard Scharfenberger, Director
New Jersey Office of Planning Advocacy

Stuart Koenig, Attorney at Law
Stickel, Koenig & Sullivan

Joseph Doyle, Past Executive Director
New Jersey Planning Officials

NJPO Recognizes Achievements in Planning

**Projects, large and small
that reflect good sense in planning;**

**Dedicated individuals, whose efforts
through planning benefit their
community's quality of life;**

**Agencies on every level of government
generating model approaches to planning;**

**Organizations and initiatives promoting
the ideals of sound planning.**

**NJPO, committed to planning and sound land use
since 1938, is, itself, honored to recognize
this year's award recipients.**

**NJPO's citizen & professional volunteers
Faithfully stand by the motto adopted decades ago:**

“Dedicated to Better Planning in New Jersey”

Pledge of Allegiance

Welcome

Rutgers Chavooshian Fellowship

William Neville, NJPO President

Dinner is Served

Speaker:

Joseph E. Doyle,

Past Executive Director, NJPO

Award Presentation

Jason L. Kasler, AICP, PP

NJPO Executive Director

The program is expected to finish at approximately 9:00 pm. To respect all award recipients, please refrain from leaving the ceremony until it concludes.

2011 New Jersey Planning Officials Achievement in Planning Awards

Individuals

Michael Bell – Shrewsbury Planning Board

Kiran Desai – Old Bridge Zoning Board of Adjustment

Joseph E. Doyle – Citizen Planner

Michael Kates – Attorney at Law

Diane Landis – Princeton Sustainable Coordinator

Adele C. Lewis – Maplewood & Garwood

Planning & Zoning Board Secretary

Edward “Pete” McCloskey – Freehold Zoning Board of Adjustment

Projects

Hotel & Motel District Study - Ocean City

Towaco Center Master Plan - Montville

Middle Township Center Designation

Schoolhouse Square- Neptune

Franklin House Senior Housing – Franklin

All Saints Apartments – Highland Park

Midtown Commons - Neptune

Motorcycle Mall - Belleville

Main Street Rehabilitation &

Façade Improvement Program - Woodbridge

CooperTowne Shopping Center Redevelopment - Somerdale

Master Plan and Zoning Ordinance - Fredon

Rain Garden at Jumping Brook Fields - Neptune

Lincoln Park Redevelopment Plan - Newark

Michael Bell – Shrewsbury Planning Board

Michael Bell has served as a member of the Shrewsbury Planning Board since 1994 and he has been Chairman of the Board since 2004. Throughout this time, he has displayed a deep commitment to the Borough of Shrewsbury. He has willingly devoted countless hours to planning in the community. With his knowledge of building, he has the ability to interpret plans and understand the ramifications of revisions to the plans that are presented to the Planning Board. Mr. Bell performs these responsibilities with the highest of ethical standards. It can truly be said that Mr. Bell votes his conscience.



Mr. Bell will soon be leaving Shrewsbury but he has generously committed to accepting a Class II membership on the Planning Board as a government official in order to assure a smooth transition and to continue the Planning Board's comprehensive review of development regulations and the Master Plan.

In addition to his service on the Planning Board, he volunteers for, and is president of, the First Aid Squad. It is difficult to list the volunteer activities in which Mr. Bell has engaged. NJPO is fortunate to have him as their vice president. His independence, intelligence and ethical perspective are an asset to any organization in which he participates.

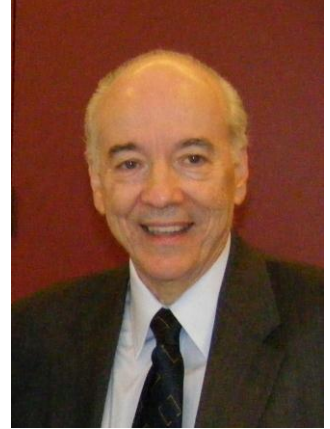
Kiran Desai – Old Bridge Zoning Board of Adjustment

Mr. Kiran Desai is an individual who has demonstrated a significant contribution to planning during his 12 year tenure on the Old Bridge Zoning Board, 10 of which he has served as Chairman. During his tenure as Chairman, Middlesex County and, in particular, Old Bridge has experienced significant development pressure. Mr. Desai has balanced the rights of the developers with the needs of our large, diverse and growing community as expressed in our elected officials' purposes of zoning. A particular emphasis of Mr. Desai has been on protecting our environmentally sensitive area of Old Bridge. Mr. Desai has shown his commitment to the development of Old Bridge by also serving on the Economic Development Corporation and the Old Bridge Municipal Utility Authority. In 2011, he transferred to the Old Bridge Planning Board to serve. Finally, Mr. Desai is a leader of in the region's South Asian American community. He was recently awarded the Ellis Island Award for contributions by immigrants and is the Treasurer of the New Jersey Democratic State Committee.



Joseph E. Doyle – Citizen Planner

Joe Doyle was raised in Cranford and graduated from Saint Benedicts prep school. He worked as a disc jockey while earning his degree at Seton Hall. After meeting the woman of his dreams Barbara, he settled down in Belleville to raise his two sons Brian and Michael. Joe was employed as the Public Relations Director for Westinghouse while running a preschool in Lyndhurst. Joe joined the Belleville Planning Board in 1973 and became the Northern Area Director of NJPO, a State-wide organization of municipalities, planning and zoning boards and land use practitioners, primarily engaged in educational programs for members of land use agencies. He resigned from the Belleville Planning board due to a move to Scotch Plains, where he continued his civic duty and joined the planning board. In the 1991, Joe became president of the New Jersey Planning Officials and then became the Executive Director in 1992. Joe tirelessly held this position from 1992 through 2011. Joe was instrumental in the creation of the NJPO website, the continuance of the Planning publications, as well as overseeing the certification of almost 9,000 planning and zoning board members. He established state wide educational workshops in all 21 counties. He represented the NJPO on many state committees, contributed to the Municipal Land use law and testified at legislative hearings. He made NJPO a player on the state level and turned it into the “Go to organization”.



Michael Kates – Attorney at Law

Michael B. Kates is a partner of the firm of Kates, Nussman, Rapone, Ellis & Farhi, LLP. He specializes in municipal law, zoning and planning, representing municipalities, zoning and planning boards, a wide range of developer interests and environmental groups. He sits on the prestigious Technical Review Committee of the New Jersey State League of Municipalities, which authored the Municipal Land Use Law and is advisory to New Jersey Legislature. He is also a contributor to the definitive text on the subject, *Zoning and Land Use Administration* by William M. Cox, and he is an adjunct professor at Rutgers University, Department of Government Services. In 2003, he became general counsel to NJPO, and continues to serve in this capacity today.



A graduate of Colgate University (B.A., 1964), Mr. Kates received his Juris Doctor degree from Rutgers University, School of Law, in 1967. He served a legal clerkship in 1967-68 with the Hon. Theodore W. Trautwein, Superior Court of New Jersey. He served on the Ethics Committee, District VI (Hudson County), by appointment of the

Supreme Court of New Jersey, 1988-92; and is a member of American Bar Association, New Jersey State Bar Association and Bergen County Bar Association. Mr. Kates is a member of the Bars of the Court of Appeals for the Third Circuit and the United States Supreme Court.

Diane Landis – Princeton Sustainable Coordinator

Ms. Landis has shown outstanding dedication and creativity in the work she does on behalf of Sustainable Princeton. In 2009, Sustainable Princeton was formed as an initiative of the Princeton Environmental Commission to create a Sustainable Community Plan, in partnership with the residents of Princeton and NJ Sustainability State Institute. The work done by Sustainable Princeton is overseen by Princeton Regional Planning office. Thanks to Ms. Landis' creativity and initiatives, she has been able to promote and present unique projects which spur the imaginations of the Princeton Community and has developed numerous community outreach programs which inform and encourage the people of Princeton to be more sustainable. Among Ms. Landis' recent initiatives are, establishing a Farmers Market working with the Princeton Public Library, presenting a fun Trash 2 Art program in concert with the Princeton Public Schools, encouraging Energy Audits for Township Residences, creating programs to provide Leaf Corrals and Composting Bins. Currently, she is working on obtaining Sustainable Jersey certification for both Princeton Borough and Princeton Township. Ms. Landis is constantly looking for new ways to have the Princeton Community embrace sustainable goals.



Adele C. Lewis – Maplewood & Garwood Zoning & Planning Board Secretary

Adele Lewis is a full-time Planning/Zoning Bd. Secretary in Maplewood, and part-time in her hometown of Garwood. She works superbly with the public and has organized both boards so that they function in a smooth and efficient manner. Adele has earned her Land Use Administrator's Certificate through Rutgers University and prides herself on keeping current in her profession. In her "spare" time she has been President of the New Jersey Association of Planning and Zoning Administrators for the past 3 years and was a driving force in formulating a "Mentoring Program" matching experienced LUAs with new ones. Adele is most deserving!



Edward “Pete” McCloskey – Freehold Zoning Board of Adjustment

Edward McCloskey, or Pete to his friends, started serving on Freehold Township’s Zoning Board of Adjustment in January, 1990. Just over 4 years later, on August 11, 1994, he started serving as the Chairman of Freehold’s Zoning Board, and has continued to serve as Chairman to this day. This means he has served on Freehold’s Zoning Board for over 21 years, and has been the Chairman for over 16 of those years. Clearly, Mr. McCloskey has demonstrated tremendous commitment to the community of Freehold Township, and through his dedicated service on the Board, he has made significant contribution to planning.



New Jersey Planning Officials Staff

Lynette Asea

Angela Centellas

Eugene Dunworth

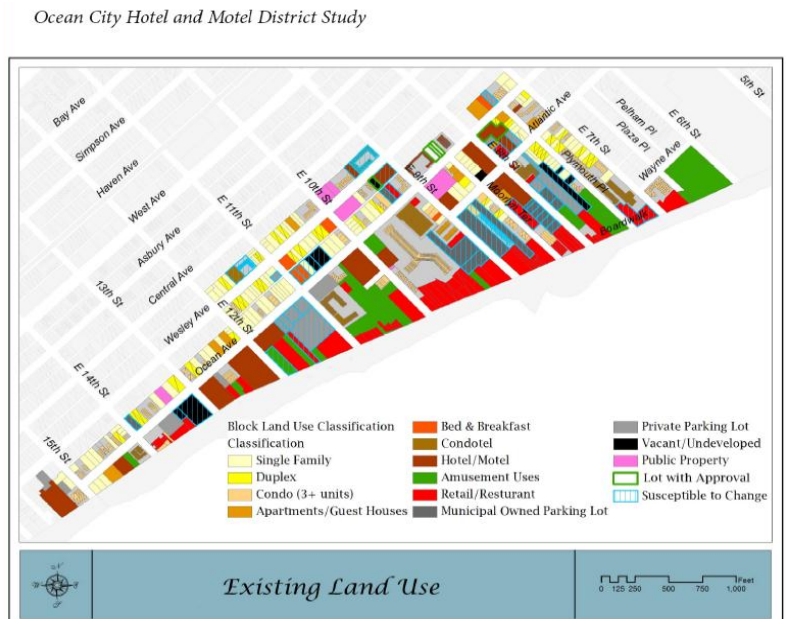
Brandon Lee

Jason L. Kasler, AICP, PP – Executive Director

Hotel & Motel District Study - Ocean City

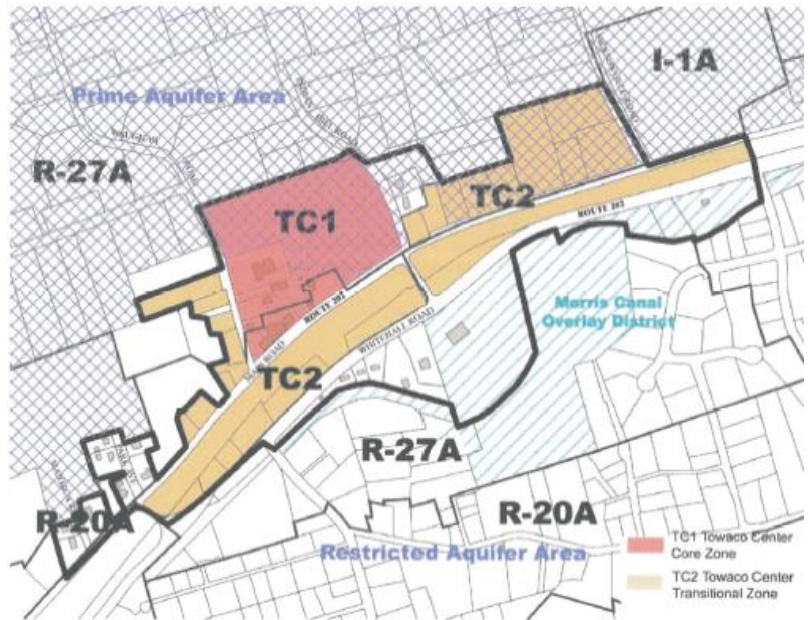


The Rutgers Studio examines the Hotel/Motel zoning in Ocean City, New Jersey and makes specific recommendations for this extremely valuable yet underutilized area. Form based zoning & detailed redevelopment options are presented, including public / private partnerships. The proposals allow for significant new investment while being sensitive to Ocean City's reputation as "America's Greatest Family Resort".



Towaco Center Master Plan, Montville

The Towaco Center Master Plan, adopted in 2008 and funded through a Smart Future Planning Grant, serves as the master plan for the Towaco Train Station Area. The plan embodies smart growth principles. The vision for the plan arises from the Township's desires for a walkable downtown. The plan envisions a

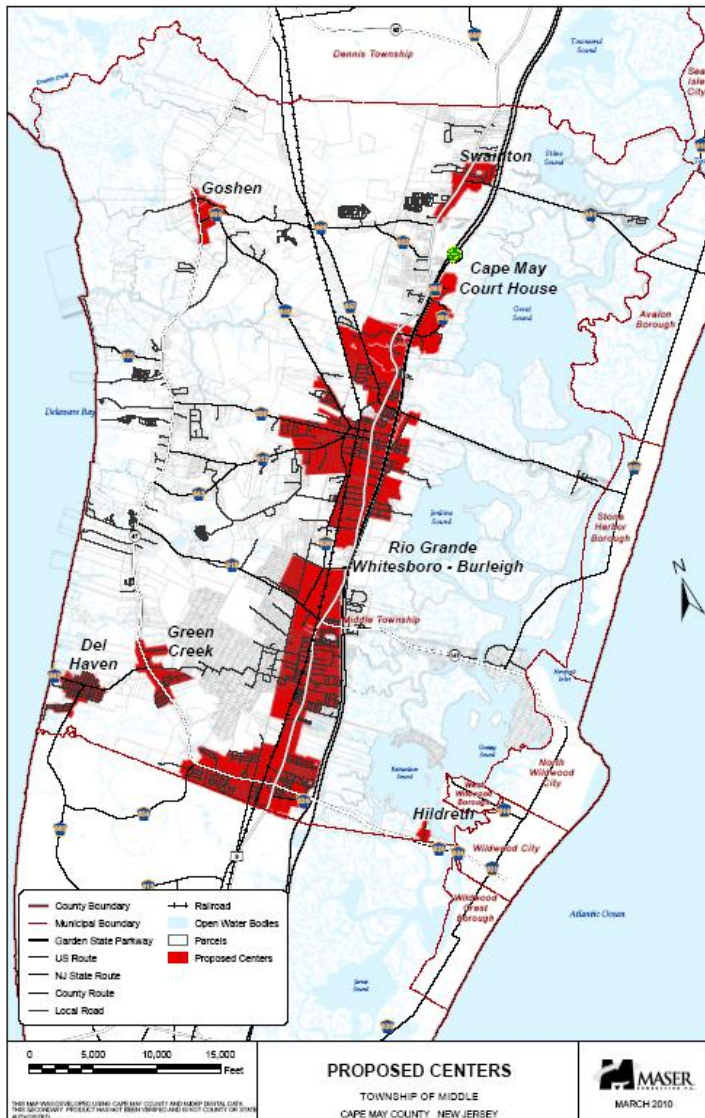


mixed-use transit-oriented area that contains compatible residential and commercial land uses in a compact design that will serve commuters, residents and visitors. The plan also incorporates sustainable design features. Overall goals include economic redevelopment, aesthetic enhancements, increased options for pedestrian and bicycle circulation and a range of housing choices. This plan represents the creation of a downtown that Montville has always envisioned.



Middle Township Center Designation

Middle Township formally entered into the Office for Planning Advocacy's Plan Endorsement Process in December 2006. Since then they have been working to ensure that planned land use is consistent with the capacity of the land and infrastructure. Middle Township is the first locality in the State to complete and apply the nitrate dilution modeling required in NJDEP's water quality management rules. This analysis was included in the land use element of the master plan. Their commitment to capacity based planning has provided NJ's municipalities with a cutting edge example of how to achieve long term sustainability.



Zoning Modifications to ensure adequate wastewater capacity

The *Buildout Analysis of Proposed Sewer Service Areas* determined the amount of potential development remaining in the proposed sewer service area and the sewer demand generated by such development. Under the original zoning scheme, the sewer demand at full buildout exceeded the capacities of the treatment plants. The zoning had to be reduced to a level that was within an appropriate range of the treatment plant capacities.

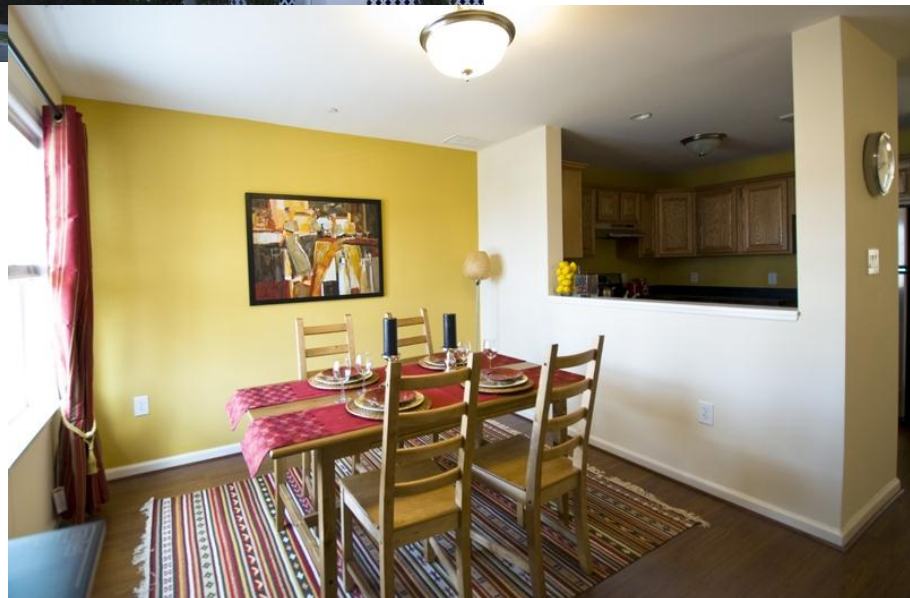
In compliance with N.J.A.C. 7:15-5.25(d), the Township has opted to reduce the intensity of the zoning in certain areas to meet the allocated wastewater capacity. As such, the potential sewer demand at full buildout was greatly reduced.

Creating High Performance Town Centers

The Township has created plans for town centers that include a walkable mix of residential, office and retail spaces reducing the frequency and distance of vehicular trips. Middle Township developed a plan that allows land owners to shift development from environmentally sensitive land to more appropriate locations.

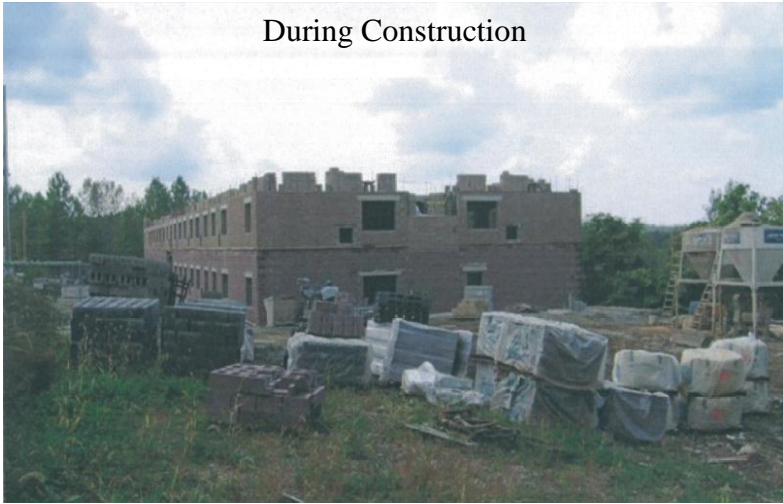
Schoolhouse Square - Neptune

Schoolhouse Square is a \$16 million urban infill development offering high quality affordable housing in Neptune Township's Midtown neighborhood. Located minutes from the NJ shore, this project of 58 Energy Star-certified homes features exceptional access to the Jersey Shore Medical Center (one of the region's largest employers), several schools and commercial centers. The site design includes townhomes and twins, consistent with existing density patterns, and meets the Township's smart growth objectives. Homeowners in this economically challenged neighborhood will specifically benefit under NJ's "Live Where You Work" program. As of March 15, 2011, 24 units are complete and construction is ongoing.



Franklin House Senior Apartments – Franklin

During Construction



Franklin House Senior Apartments provides for the housing needs of low and moderate income seniors age 55 and older. The project, consisting of 93 age and income restricted rental units, received Zoning Board approval for 3 “d” variances, (use, height and density) on January 4, 2006. On May 3, 2006 the same board granted preliminary and final site plan approval with bulk variances. Building construction was completed

in mid 2009; a Grand Opening was held on October 1st, 2009.

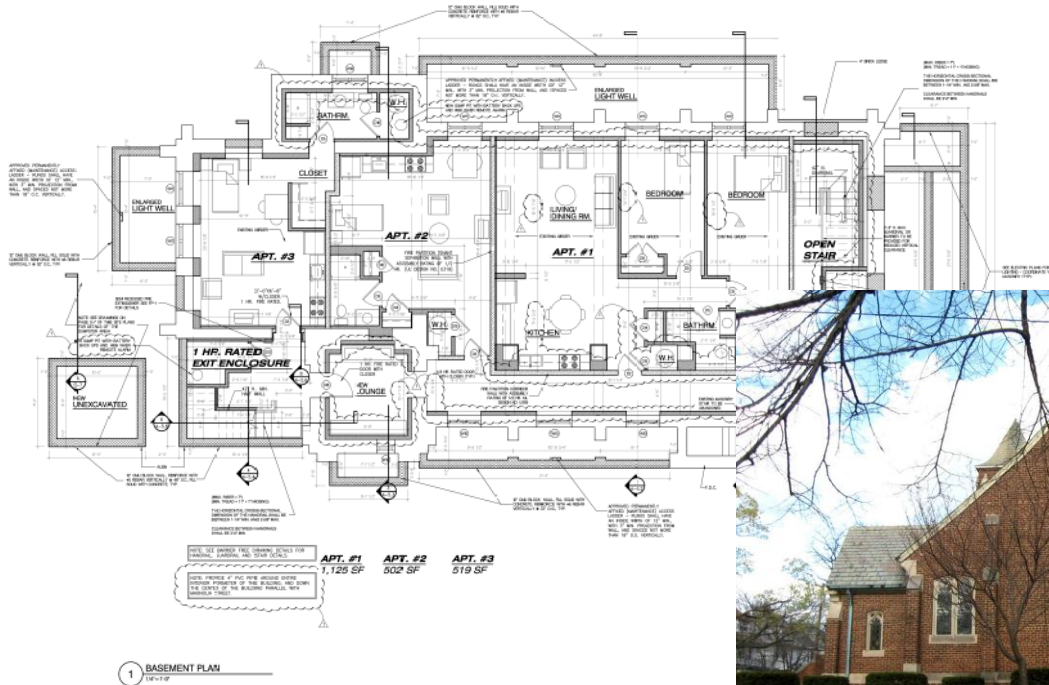
The project was constructed on a portion of a Brownfield site with historic use as a zinc mine. Prior to opening, the NJDEP mandated site remediation work for soil contamination. Bergen Engineering submitted a remedial action work plan and performed the necessary work within record time.

Onsite activities and services include a community room, an on staff tenant services coordinator, medical screening and education programs. Residents enjoy these services, as well as the meticulously landscaped grounds and pedestrian connectivity to Main Street, all of which enhance the quality of life for seniors residing in this beautiful complex.

Completed Project



All Saints Apartments – Highland Park



The Reformed Church of Highland Park Affordable Housing Corporation's (RCHPAHC) "All Saints Apartments" project converted a defunct church into 11 units for homeless veterans. This adaptive re-use of a quaint residential church now provides supportive housing to people who served our country but returned from war and faced trouble re-emerging into society. The brick façade, stained glass windows and arched doors of the former church were retained and incorporated into the design of the apartments or common areas of the building. Though dormers in the roof allow for three floors of apartments, the character of this neighborhood gem is retained.

Midtown Commons - Neptune

Neptune Township is one of the primary gateways to the New Jersey shore. In 2004, the Neptune Township Committee drafted a strategic revitalization plan that encompasses all of the township's "Gateway" areas.

CityWorks was designated the Redeveloper for The West Lake Redevelopment Project as developer/partner with the Neptune Economic Development Corporation and the Midtown Urban Renaissance Corporation (MURC). MURC is a non-profit corporation composed of residents, business owners and religious and civic leaders whose mission is "to secure the necessary resources that will develop and maintain the vitality of the Midtown neighborhood."

The initial phase of the project is a 51,999 SF commercial building that houses the 30,000 SF Family Health Center of Jersey Shore Medical Center. Funding for the \$18.5 million first phase of the project is being provided by NJEDA through the New Markets Tax Credit program, the Local Development Finance Fund (LDFF) in concert with TD Bank. In addition to the health Center the NJ Division of Taxation occupies 15,000 SF on the building's 3rd floor.

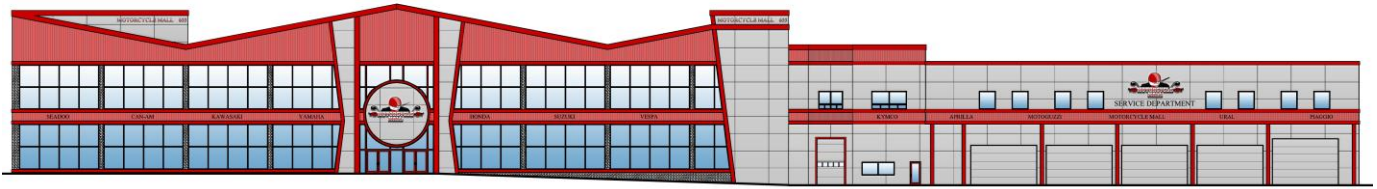
The construction financing the West Lake project has also been awarded a Brownfield Development Area designation and has received remediation and investigative funding from the NJEDA Hazardous Discharge Site Remediation Fund (HDSRF). This funding has resulted in the remediation of three (3) sites to unrestricted use status in the first phase of the project.

A total of 125 professional staffers are now employed on West Lake Ave. The project is also about to add a pharmacy to the mix on West Lake Ave. In excess of 40,000+ low and moderate income patient visits are expected on an annual basis at the Health Center.



Finally, the project includes the development of a .72 acre urban park that will be located directly across West Lake Ave. from the Midtown Commons building.

Motorcycle Mall - Belleville



Vision and Concept: Create a motorcycle-inspired manifestation of metal and spirit in an abstracted accelerated architecture.

The Motorcycle Mall is an already well-established dealership deeply rooted in the town of Belleville since 1977; the increasing demand and limited space required a new, larger facility which threatened to leave Belleville void of this iconic company. When the town's local car dealership closed, it became the ideal site for this new showroom.



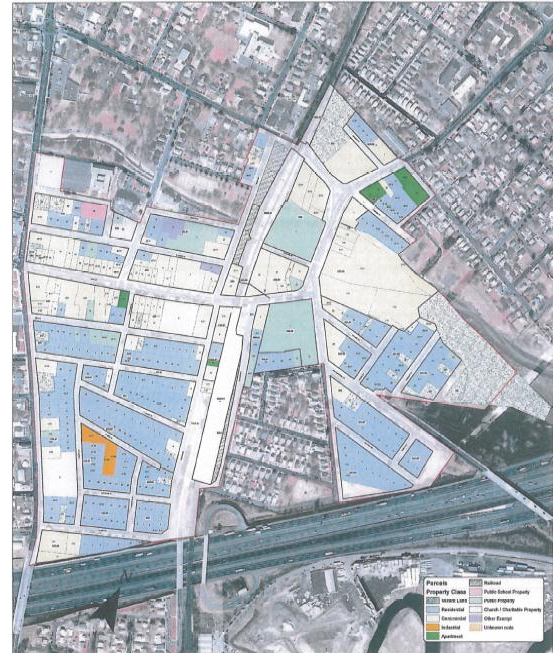
The proposed façade is a modernly-classical metallic Pantheon built entirely from recycled materials from automobiles. The handle-bar inspired outline of the front allows customers to enter underneath the “bike” and into the machine’s engine (the atrium).



Main Street Rehabilitation & Downtown Façade Improvement Program - Woodbridge

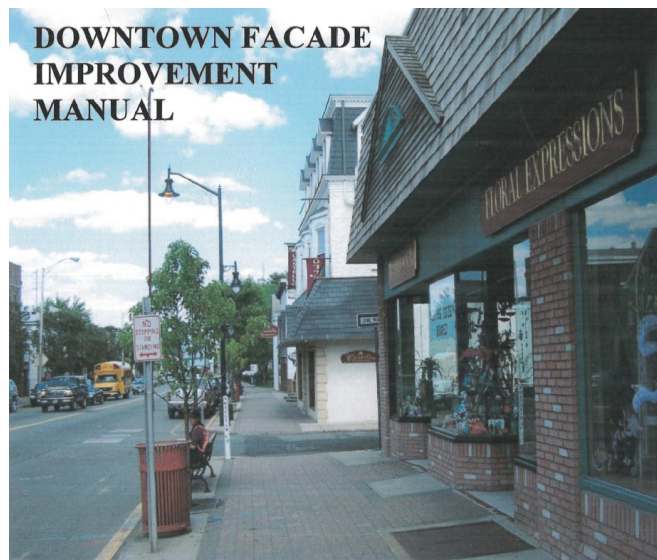
Three years ago, Woodbridge Township embarked on reshaping and revitalizing its downtown Main Street corridor through a Downtown Rehabilitation and Transit Village Plan. The goals were to transform development along a heavily traveled traffic-dominated street, into a highly-desirable location for business and residential uses to thrive, with a higher-quality and more readily accessible pedestrian environment.

A main component of this Plan was the Downtown Façade Improvement program that was implemented. The Township developed a “Downtown Woodbridge Façade Design and



Township of Woodbridge
Main Street Rehabilitation
& Transit Village Plan

Improvement Manual” to provide direction to property owners along Main Street to improve their façades. Over the past three years, the program has helped 14 storeowners construct new façades and the rehabilitation program has provided over \$50,000 in grant money assistance towards the improvements.



CooperTowne Center Redevelopment -Somerdale

Before



After



In 2010, CooperTowne Center in Somerdale and Magnolia was officially opened culminating in the redevelopment of a former mall into a bi-community “main street” center.. Formerly known as Lions Head Plaza, which had become an outdated and substantially vacant shopping center., the 52 acre site was redeveloped into a state-of-the-art 385,000-square-foot shopping center anchored by a 190,000-square-foot Wal-Mart Supercenter, a 16-screen Cinemark movie theater and a 40,000-square-foot LA Fitness facility. The redeveloped shopping plaza and the new Wal-Mart Supercenter were designed with a historic, small town “Main Street” motif. The focal point of the redeveloped center is a courtyard with benches, wide sidewalks including a large community plaza designed for municipal and community events. The redevelopment program included dedication of a site for the development of 120 affordable housing units and substantial external and internal roadways and signalization along the White Horse Pike and Evesham Road in Magnolia and Somerdale designed in coordination with the N.J.D.O.T., Camden County and the two Boroughs.

Somerdale applied for and was awarded a Smart Growth Grant from the N.J. Department of Community Affairs to prepare a redevelopment plan for the Lions Head Plaza area to include commercial, office and residential development based on a “Main Street” concept. NJDCA designated Lions Head Redevelopment Area as a “Greyfield Site”, one of the first in the State. The Borough subsequently adopted a Planned Commercial Development ordinance that encompassed the Redevelopment Area and adjoining properties. The overall CooperTowne development site included properties fronting on the White Horse Pike (U.S. 30) in adjacent Magnolia Borough. Magnolia also adopted a Redevelopment Plan and ordinances providing for development of portions of CooperTown Center located within the Borough.

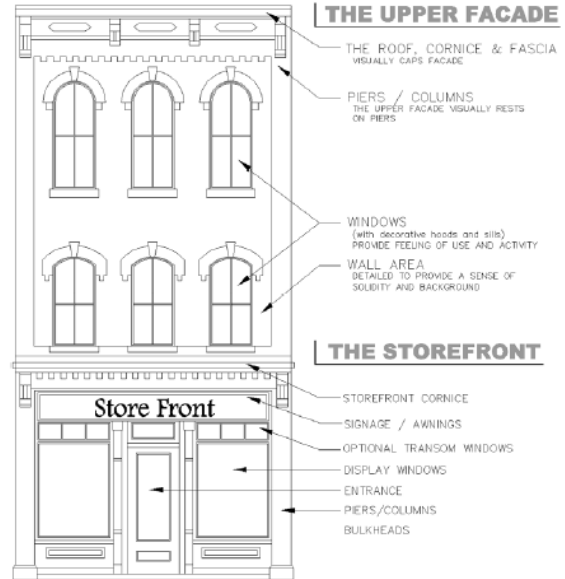
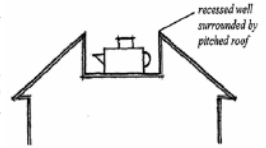
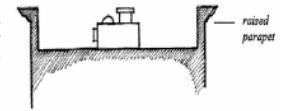


Master Plan and Zoning Ordinance - Fredon

The Township of Fredon 2007 Comprehensive Master Plan and Resultant Zoning Ordinance are the culmination of eight years of planning by Fredon and their planning consultant, Burgis Associates, as well as public comment from all of the township entities. The results are two documents that are designed to guide the community as it faces a number of challenges, particularly the threat of increasing development pressures from the adjacent highland's area, on its rural character and environmentally sensitive lands. The goals of farmland preservation, scenic corridor preservation and open space conservation provide the underlying basis for the entire plan and ordinance.

e. Roofs.

1. All roof mounted equipment shall be screened from public view by the use of a parapet wall or other architectural detail. Fencing shall not be utilized to screen rooftop equipment.
2. Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shakes, copper or factory finished sheet metal.
3. All buildings with flat roofs shall include a parapet articulation on the front façade of the building. The articulation should be provided through a cornice design.



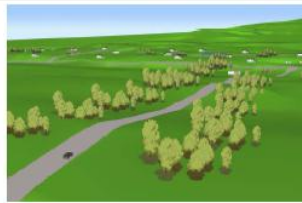
Township of Fredon

CONCEPTUAL CLUSTER DESIGN: FAIRVIEW HILL, FREDON MARKSBORO AND DIXON ROADS (240-ACRE STUDY AREA)

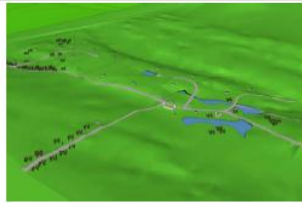
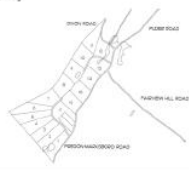
Note: The numbers below are based on land area and do not take into account environmental constraints or necessary engineering owing to the nature of the land. They are for conceptual purposes only.



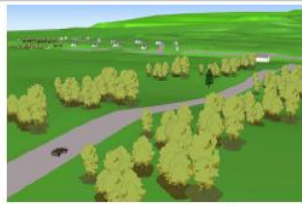
37 SIX ACRE SINGLE-FAMILY RESIDENTIAL LOTS (AR-6 ZONE)



17 FOURTEEN ACRE SINGLE-FAMILY RESIDENTIAL LOTS (AR ZONE)



34 TWO AND ONE-HALF ACRE SINGLE-FAMILY RESIDENTIAL LOTS AND 1 LOT WITH REMAINING FARMLAND (AR ZONE CLUSTER DESIGN)



Rain Garden at Jumping Brook Fields - Neptune

The Township's Environmental/Shade Tree Commission installed Neptune's first Rain Garden at the Little League fields located along Jumping Brook Road in Neptune Township on September 13, 2010. This project will clean more stormwater, reduce run off volume and hopefully serve as an inspiration and model for similar projects throughout the community. Jerry Meyers has been steering and pushing this project since its inception three years ago through his coordination meetings with our Public Works and Engineering Departments.

The development of this rain garden has been a true concerted effort by multiple volunteer agencies, including the Environmental Commission, Public Works Department, Garden Club of Jumping Brook, Rutgers and the Engineering Department and could not have been completed with out the stewardship of Bill Sciarappa from the Rutgers Extension Service and Kim Nuccio the gardens designer. The Township's engineer Leanne Hoffman and DPW Director Wayne Read were extremely helpful throughout the preparations and actual construction. DPW Supervisor George Read and his crew spent an entire day gathering the materials and preparing the site for the plantings.

The first garden has been planted near the parking lot by the Jumping Brook Little League Fields and the second garden will be planted after the completion of the fields.



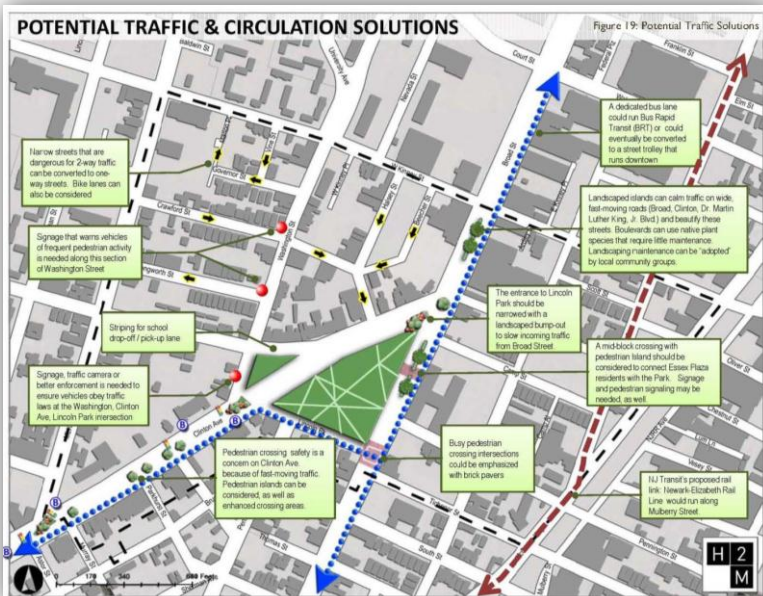
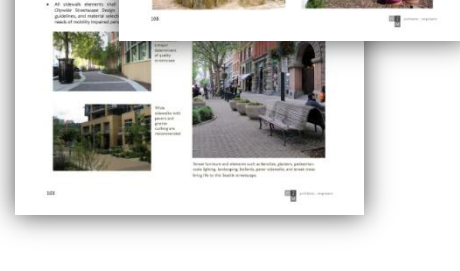
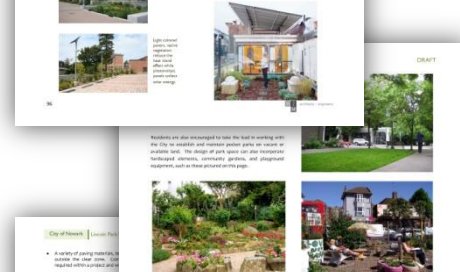
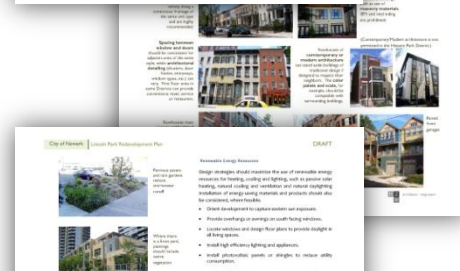
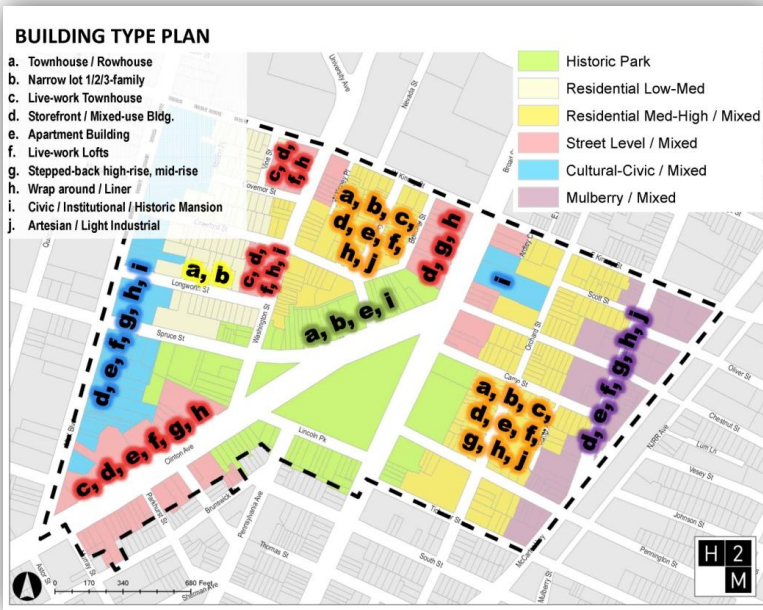
Before



After

Lincoln Park Redevelopment Plan - Newark

The Lincoln Park Redevelopment Plan establishes a vision and development path forward for Newark's historic Lincoln Park neighborhood. The Plan incorporates the City's first Form Based Code zoning and sustainability standards, as well as land use concepts such as bicycle parking requirements and beautifying public infrastructure with local artwork. The Plan includes architectural standards that respect historic and cultural assets, a vision for complete streets, and pedestrian-enhancing public space standards. The planning process involved significant stakeholder input, large community meetings, working closely with the local artist community, and balancing the diverse needs of established residents with those of incoming residents.



Past Presidents

Harry Hosking 1939-1941
Marcel Villanueva 1941-1942
Benjamin M. Taub 1942-1945
John E. Sloane 1945-1947
Samuel Rabkin 1947-1949
John R. Burnett 1949-1952
Mariano J. Ridaldi 1952-1954
William A. Southerland 1954-1956
Henry R. Williams 1956-1958
Leo J. Carling 1958-1960
Thomas A. Hyde 1960-1962
William F. Gillette 1962-1964
Harry A. Maslow 1964-1966
Donald E. Kanuse 1966-1967
Samuel P. Owen 1967-1969
Jules W. Marron 1969-1971
Abraham A. Janz 1971-1972
James B. Ashwell 1972*
Earle P. Finkbinder 1972-1974
Edna Horn 1974-1975*
Bud Schwartz 1975-1976
Henry J. Tomkinson 1976-1977
Elwood Bray 1977-1979
John M. Reuter 1979-1981
James G. Gilbert 1981-1983
K. Brian McFadden 1983-1984
Patricia A. McKiernan 1984-1986
Alois E. Schmitt 1986-1988
Judith Schleicher 1989-1990
Joseph E. Doyle 1991-1992
Frank H. Doyle 1993-1996
David Stivers 1997-1998
Warren Goode 1999-2000
James Robinson 2001-2002
Thomas Kenyon 2002-2005
Joseph Cooney 2006-2007
Terence Maguire – 2007-2010

**Died in office*

Executive Directors

Horace A. Vanderbeek	5/1960 to 1961
Thomas A Hyde	1962 to 1980
Patricia A. McKiernan	6/1980 to 1/1981
H. Lyn Beer	1/1981 to 3/1986
Barbara A. Walsh	3/1986 to 4/1986
James P. Grassi	5/1986 to 12/1987
Steven Changaris	1/1988 to 8/1988
James P. Grassi	9/1988 to 1991
Joseph E. Doyle	1992 to 3/2011
Jason L. Kasler, AICP, PP	3/2011 to Present

Who we are ...

- 1938 Founded in West Orange as The New Jersey Federation of Official Planning Boards
 - 1939 Welcomed as an affiliate of the NJ State League of Municipalities
 - 1964 Changed name to New Jersey Federation of Planning Officials;
 - 1992 Changed name again: The New Jersey Planning Officials Inc.
- Among NJPO firsts:
- 1939 Published first Statewide Planning Newsletter: New Jersey Planner
 - 1939 Held first State Planning Conference in New Jersey
 - 1985 Initiated the State Planning Act which resulted in the State Planning Commission, Office of State Planning (now Office of Planning Advocacy) & State Development, Redevelopment Plan.
 - 1986 Created Structured Educational Programs for Planning Boards & Zoning Boards,
 - 1986 Introduced structured training for boards statewide, beginning in Totowa,
 - 1989 Welcomed NJ Association of Zoning & Planning Administrators as an Affiliate
 - 2006 Trained more than 9,000 planning officials following mandatory training act.



On April 20, 1939, the League helped the newly organized NJPO offer New Jersey's first State Planning Conference!

In that Same year, NJPO (Founded November 1938 as the new Jersey Federation of Planning Boards) was welcomed as an affiliate of the League!

Over the decades, NJPO and the League have achieved many things together.
We Value this long, continuing relationship.

Now we are together to salute those making New Jersey a better place to live...
Honorees of 2011 NJPO Achievement in Planning Awards!

2011 OFFICERS		
CHUCK CHIARELLO President Mayor, Buena Vista	NJLM	ARTHUR R. ONDISH 1st Vice President Mayor, Mount Arlington
JANICE S. MIRONOV 2nd Vice President Mayor, East Windsor	2011 OFFICERS	SUZANNE M. WALTERS 3rd Vice President Mayor, Stone Harbor
EXECUTIVE BOARD		
JAMES ANZALDI Mayor, Clifton	MICHAEL FRESSOLA Mayor, Manchester	WAYNE SMITH Mayor, Irvington
CORY BOOKER Mayor, Newark, Ex-Officio	JERRAMIAH HEALY Mayor, Jersey City	RONALD SWOREN Mayor, Frenchtown
RANDY BROWN Mayor, Evesham	MICHAEL B. LAVERY Mayor, Hackettstown	GERALD J. TARANTOLO Mayor, Eatontown
JAMES L. CASSELLA Mayor, East Rutherford Borough	LEO MCCABE Mayor, Glassboro	JOSEPH TEMPESTA JR. Mayor, West Caldwell
DANIEL N. CORANOTO Deputy Mayor, Hampton Township	CAROL MUSSO Committee Member, Deerfield	JANET TUCCI Mayor, West Long Branch
JOHN DEAN DERIENZO Mayor, Haworth Borough	GARY PASSANANTE Mayor, Somerdale	BRIAN C. WAHLER Mayor, Piscataway
FRANK J. DRUETZLER Mayor, Morris Plains	ELLEN POMPPER Mayor, Lower Alloways Creek	
PATRICIA FLANNERY Mayor, Bridgewater	SHARON ROBINSON-BRIGGS Mayor, Plainfield	
WILLIAM J. KEARNS, JR. General Council STUART KOENIG Senior Associate Council EDWARD J. BUZAK Assistant Council	New Jersey State League of Municipalities 222 West State Street Trenton, New Jersey 08608 Phone: 609-695-3481 Fax: 609-695-0151 www.njslom.com	WILLIAM G. DRESSEL, JR. EXECUTIVE DIRECTOR MICHAEL J. DARCY, CAE ASSISTANT EXECUTIVE DIRECTOR