

Matthew Ghiretti

From: Matthew Ghiretti
Sent: Tuesday, February 18, 2025 9:22 AM
To: orpa+request-71746-4c19780f@requests.opramachine.com
Subject: OPRA Request
Attachments: 19-25 Charlie Kratovil.pdf

Good morning Charlie,

This OPRA Request was accepted on February 10, 2025. It was completed on February 18, 2025.

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Borough of Peapack and Gladstone to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council ("GRC") by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at PO Box 819, Trenton, NJ 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The Council can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

Thank you.



Matthew Ghiretti
Matthew Ghiretti
Administrative Assistant
mghiretti@peapackgladstone.org
908-234-2250 ext 116

RESOLUTION

BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY

RESOLUTION NO. 40-25

TITLE: RESOLUTION PURSUANT TO THE AMENDED FAIR HOUSING ACT COMMITTING THE BOROUGH TO ROUND 4 PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, the Borough of Peapack and Gladstone (the "Borough") has a demonstrated history of voluntary compliance with its "Mount Laurel" affordable housing obligations as evidenced by its substantive certification in the First and Second Round and its Final Judgement of Compliance and Repose in the Third Round; and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 7, 2015, the Borough filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter "Fair Share Plan"), to be amended as necessary, satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine;" and

WHEREAS, that culminated in a Court-approved Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes builder's remedy lawsuits until July 1, 2025; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (hereinafter the "Amended FHA"); and

WHEREAS, the Amended FHA required the Department of Community Affairs ("DCA") to produce non-binding estimates of municipal fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 the ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates the Borough's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 10 units and a Prospective Need or New Construction Obligation of 75 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, the Amended FHA further provides that “[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions” (N.J.S.A. 52:27D-311 (m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, based on the attached report of the Borough's Professional Planner, John Szabo, PP, of Burgis Associates (Exhibit A), the Borough disputes the accuracy of the DCA calculations of the Borough's fair share obligations and instead has calculated its own Round 4 Present and Prospective Need affordable housing obligations, independently, and commits itself to the following obligations: Ten (10) units Round 4 Present Need or Rehabilitation Obligation and Fifty-Seven (57) units Prospective Need or New Construction Obligation; and

WHEREAS, Section 3 of the Amended FHA provides that: “the municipality's determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7” of the Amended FHA; and

WHEREAS, Borough's calculation of need is entitled to a “presumption of validity” because it complies with Sections 6 and 7 of the Amended FHA; and

WHEREAS, the Borough specifically reserves the right to adjust the aforementioned obligation numbers based on, inter alia, any one or more of the foregoing adjustments: 1) a windshield survey or similar survey which accounts for a higher-resolution estimate of present need; 2) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment (whether predicated upon lack of sewer or lack of water); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including, but not limited to the Highlands Regional Master Plan and its build out; and

WHEREAS, in addition to the foregoing, the Borough specifically reserves all rights to revoke this Resolution and commitment in the event of a successful challenge to the Amended FHA in the context of the Montvale case (MER-L-1778-24), any other such action challenging the Amended FHA, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in addition to the foregoing, the Borough reserves the right to take a position that its Round 4 Present and/or Prospective Need Obligations are lower than described herein in

the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

WHEREAS, in addition to the foregoing, nothing in the Amended FHA requires or can require an increase in the Borough's Round 4 Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of the Amended FHA is to establish, among other things, unchallenged numbers by default on or before March 1, 2025; and

WHEREAS, in light of the above, the Mayor and the Borough Council find that it is in the best interest of the Borough to declare its obligations in accordance with this Resolution and commits to its fair share of Ten (10) units of present need and Fifty-Seven (57) units of prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Element and Fair Share Plan it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Borough reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint . . . in the county in which the municipality is located . . . within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner" and

WHEREAS, the Borough seeks a certification of compliance with the FHA and, therefore, directs its Affordable Housing Counsel to file a declaratory judgment action within 48 hours of the adoption of this Resolution in Somerset County;

NOW, THEREFORE, BE IT RESOLVED on this 21 day of January, 2025 by the Borough of Peapack and Gladstone as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this Resolution.

2. The Borough hereby commits to a Round 4 Present Need Obligation of Ten (10) units and a Round 4 Prospective Need Obligation of Fifty-Seven (57) units described in this Resolution, subject to all reservations of rights set forth above

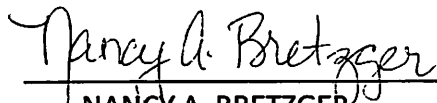
3. The Borough hereby directs its Affordable Housing Counsel to file a declaratory judgment complaint in Somerset County within 48 hours after adoption of this Resolution.

4. The Borough authorizes its Affordable Housing Counsel to attach this Resolution as an exhibit to the declaratory judgment complaint that is filed and to submit and/or file this Resolution with the Program or any other such entity as may be determined to be appropriate by such counsel.

5. This Resolution shall take effect immediately, according to law.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
	X	Jamie Murphy	X			
		Eric L. Quartello	X			
		Sergio Silva	X			
		Julie M. Sueta	X			
X		John Sweeney	X			
		Jill Weible	X			

IT IS HEREBY CERTIFIED THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF PEAPACK & GLADSTONE AT A MEETING OF SAID COUNCIL HELD ON JANUARY 21, 2025.



NANCY A. BRETZGER
BOROUGH CLERK

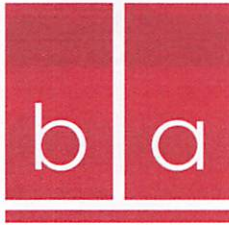


MARK A. CORIGLIANO
MAYOR

CERTIFICATION

I, Nancy Bretzger, Clerk of the Borough of Peapack and Gladstone, County of Somerset, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Borough Council at a meeting held on January 21, 2025.

Nancy Bretzger, Clerk



Community Planning
Land Development and Design
Landscape Architecture

B U R G I S
A S S O C I A T E S , I N C .

Principals:

Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

Present and Prospective Need Analysis

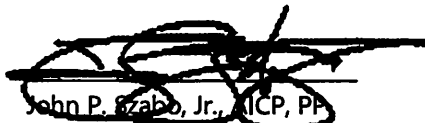
Present and Prospective Need Analysis

Borough of Peapack & Gladstone
Somerset County, New Jersey

Prepared for the Borough of Peapack & Gladstone
Mayor and Council

BA# 4017.10

The original document was appropriately signed and sealed on January 20, 2025 in accordance
with Chapter 41 of Title 13 of the State Board of Professional Planners



John P. Szabo, Jr., AICP, PP
Professional Planner #3445

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Executive Summary

The following Present and Prospective Need Analysis has been prepared for the Borough of Peapack & Gladstone in Somerset County, New Jersey.

By way of background, Governor Murphy signed A-40/S-50 into law on March 20, 2024 after the Senate and Assembly adopted it. This legislation (hereinafter "Amended FHA" or "Act") overhauled the Fair Housing Act (FHA) by abolishing the Council on Affordable Housing (COAH) and created a new process that involved the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC).

The Amended FHA directed the New Jersey Department of Community Affairs ("DCA") to report the present need (also referred to as the rehab obligation) and the prospective need for Round Four based upon the standards set forth in the Act. The DCA issued its report on October 18, 2024; and, in accordance with the Act, made clear that the report was advisory only. For Peapack & Gladstone, the DCA Report identifies a Present Need of 10-units and a Prospective Round Four Need of 75-units.

Since the DCA report is non-binding, each municipality has the opportunity to study and define why its obligations should be different based on the standards in the Act. However, the municipality must adopt a binding resolution by January 31, 2025, identifying the present and prospective need obligation to which it is committing.

As to the Present Need (also known as the rehab obligation), the Act allows municipalities to rely on COAH standards that the Act has not eliminated. N.J.S.A 52:27D-311 (m). The Borough does not dispute the DCA's Present Need calculation.

The Borough does not dispute the DCA's calculation of the Equalized Nonresidential Valuation Factor or the Income Capacity Factor. However, the Borough does dispute the calculation of the Land Capacity Factor. More specifically, the Borough accepts the DCA's invitation to examine the Land Capacity Factor and the lands that the DCA deemed developable for purposes of calculating this factor.

As to the Round Four Prospective Need of 75-units reported by DCA on October 18, 2024, the methodology used to determine a municipality's prospective fair share obligation requires an initial determination of the regional prospective need. The Borough is located in Region 3 which consists of all municipalities in Hunterdon, Middlesex and Somerset Counties. To determine a municipality's share of the regional need, the Act requires a calculation of three factors: (1) the equalized nonresidential valuation factor; (2) the income capacity factor; and (3) the land capacity factor. The Act then requires these three factors to be averaged and applied to the regional need to determine the share of the regional need for each municipality that is not a Qualified Urban Aid Municipality ("QUAM"). The Act therefore imposes no prospective need obligation on QUAMs, but instead distributes the obligation to the other municipalities in the respective housing region. The Borough has determined that the DCA prospective need calculation is over inclusive and requires correction.

Once appropriate corrections are made to the land that is developable, the Borough's Prospective Need Obligation should be adjusted from the 75-units the DCA reported to 57 units. Based upon the findings in this report, the following summarizes the comparison of the three allocation factors as adjusted by the analysis provided herein.

The final adjustment is summarized in Table 1 below:

Table 1: Summary of Adjusted Factors

	Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor	Average Allocation Factor
DCA Analysis	-0.05%	1.53%	0.45%	0.64
Borough Analysis	-0.05%	1.53%	0	0.49

The basis for these conclusions follows.

Section 1: Present Need

As per the adopted legislation, a municipality's Present Need obligation shall be determined:

"by estimating the deficient housing units occupied by low- and moderate-income households in the region, following a methodology similar to the methodology used to determine third round municipal present need, through the use of most recent datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof."

The "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" workbook released by the DCA (herein referred to as the "DCA Workbook" or the "Workbook") noted that the Present Need calculations used three factors to calculate its present need: the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units.

The analysis employed by DCA utilizes data from HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset, which has municipal-level data on the number and percentage of low- and moderate-income households from a special tabulation of the US Census's American Community Survey (ACS) data. For a full explanation of how this data was utilized, see the DCA Workbook.

The DCA determined by the Borough's Present Need number is 10 units. The Borough finds that the methodology utilized by the DCA to calculate its Prospective Need Obligation is acceptable.

1.2: Structural Conditions Survey

As per NJAC 5:93-5.2:

"Each municipality shall be provided with the Council's estimate for substandard units occupied by low and moderate income households. This estimate shall be the municipality's indigenous need, unless the municipality or an objector performs the Council's Structural Conditions Survey (see Appendix C, incorporated herein by reference). Where the municipality or objector performs the Structural Conditions Survey, the Council shall review the results of the data collected and shall modify the indigenous need if it determines a modification is warranted."

Despite the Borough's acceptance of the present need figure, the Borough reserve's the right to prepare a Structural Conditions Survey permitted by the above rule as part of the preparation of its housing element and fair share plan.

Section 2: Equalized Nonresidential Valuation Factor

The following section reviews the equalized nonresidential valuation factor calculated by the DCA. The following is summarized:

1. The Borough finds that the methodology utilized by the DCA to calculate its nonresidential valuation factor is acceptable.
2. The Borough's change in equalized nonresidential valuation between 1999 and 2023 actually decreased by \$12,562,451.
3. This results in the Borough's calculated share of the region's equalized nonresidential valuation of -0.5%.

2.1: Basis of Calculation

As per the adopted legislation, a municipality's equalized nonresidential valuation factor shall be determined as follows:

"To determine this factor, the changes in nonresidential property valuations in the municipality, since the beginning of the round preceding the round being calculated, shall be calculated using data published by the Division of Local Government Services in the department. For the purposes of such, the beginning of the round of affordable housing obligations preceding the fourth round shall be the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations shall be divided by the regional total change in the nonresidential valuations to determine the municipality's share of the regional change as the equalized nonresidential valuation factor."

2.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Borough has a 0.56% share of the region's equalized nonresidential valuation.

Table 2: DCA Equalized Nonresidential Valuation Calculation Summary

Year	Non-equalized Nonresidential Valuation	Equalization Ratio	Equalized Nonresidential Valuation
1999	\$155,553,000	1.0158	\$153,133,491
2023	\$134,259,400	0.955	\$140,571,040
<i>Difference</i>			<i>-\$ 12,562,451</i>

Source: DCA Fair Share Housing Obligations for 2025-2035 (Fourth Round) Workbook

The above calculation indicates the Borough's equalized nonresidential valuation actually decreased between 1999 and 2023. The Borough has reviewed the methodology and data utilized by the DCA for this calculation. The methodology employed by the DCA is appropriate, the Borough finds that the equalization ratios employed by the DCA are accurate

Section 3: Income Capacity Factor

The following section reviews the income capacity factor calculated by the DCA. It finds that the data and methodology utilized by the DCA relating to the Borough's income capacity factor are both acceptable.

3.1: Basis of Calculation

As per the adopted legislation, a municipality's income capacity factor shall be determined by calculating the average of the following measures:

"The municipal share of the regional sum of the differences between the median municipal household income, according to the most recent American Community Survey Five-Year Estimates, and an income floor of \$100 below the lowest median household income in the region; and

"The municipal share of the regional sum of the differences between the median municipal household incomes and an income floor of \$100 below the lowest median household income in the region, weighted by the number of the households in the municipality."

3.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Borough has a 1.05% share of the region's income capacity factor. Table 3 below summarizes the methodology utilized by the DCA to determine this share.

The Borough has reviewed the data and the methodology utilized by the DCA for this calculation and finds both to be acceptable. While the Borough accepts the Income Capacity Factor calculation at this time, the Borough notes an anomaly in this factor which shows a year-over-year increase of 22% from 2022 to 2023 which is the single largest increase in income for Somerset County. The Borough further notes that the reported income also has the highest margin of error of municipalities at least within the same county suggesting a potential error in the data. In the event that the federal Decennial census data and the American Community Survey, including a Comprehensive Housing Affordability Strategy dataset, should be modified to reflect a revision of this anomaly downward, the Borough reserves the right to recalculate the Income Capacity Factor as it will affect the perspective need obligation for Peapack and Gladstone.

Table 3: Income Capacity Factor

Number of Households	Median household income in the past 12 months (in 2022 inflation-adjusted dollars) *	\$100 Below Regional Median HH Income Floor	Diff. from Median Household Income Floor with Household Weight	HH Weighted Income Difference % of Region Total	Diff from Median Household Income Floor	Income Difference % of Region Total	Income Capacity Factor
940	\$183,125	\$56,139	\$119,366,840	0.4%	\$ 126,986	2.6%	1.53%

Section 4: Land Capacity Factor

The DCA issued the data that was the basis for the land capacity factor on November 27th, over a month after the DCA deadline to issue its non-binding numbers under the Amended FHA.

The link to the DCA GIS data, and the description section(<https://njdca.maps.arcgis.com/home/item.html?id=12acdf0a5104f8f8a2f604e96063e74>), includes the following language:

"The land areas identified in this dataset are based on the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program." (underlined for emphasis)

The statute however, also provides, under subsection e. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), that communities with lands within the PA-5, Environmentally Sensitive Planning Area, are entitled to a Land Capacity factor of 0. According to the State Development and Redevelopment Plan, the entirety of the Borough is within this PA-5 category and is therefore, entitled to apply the land capacity factor of 0.

The Borough is also located within the Highlands Region. In further recognition that the Borough wishes to protect its sensitive environmental resources consistent with its PA-5 designation, the Borough has filed and is in the process of obtaining plan conformance with the New Jersey Highlands Council. A second and independent reason for the utilization of the land capacity of 0 is the expectation that the Borough will constitute a Highlands Conforming Municipality by June 30, 2025.

4.1: Basis For NJDCA Calculation

As per the adopted legislation, a municipality's land capacity factor shall be determined by:

"estimating the area of developable land in the municipality's boundaries, and regional boundaries, that may accommodate development through the use of the 'land use / land cover data' most recently published by the Department of Environmental Protection, data from the American Community Survey and Comprehensive Housing Affordability Strategy dataset thereof, MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from the Department of Community Affairs and weighing such land based on the planning area type in which such land is located. After the weighing factors are applied, the sum of the total developable

land area that may accommodate development in the municipality and in the region shall be determined. The municipality's share of its region's developable land shall be its land capacity factor. Developable land that may accommodate development shall be weighted based on the planning area type in which such land is located."

The legislation identifies the primary data sources and weighing factors to utilize in calculating a municipality's land capacity factor. However, unlike the equalized nonresidential valuation factor and the income capacity factor, the legislation did not establish a delineated process to combine the aforementioned data sources into one comprehensive and coherent formula.

The DCA subsequently released a workbook entitled "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" (herein referred to as the "DCA Workbook" or the "Workbook") which established that department's interpretation on how to calculate the land capacity factor. In summary, that workbook identified the following steps:

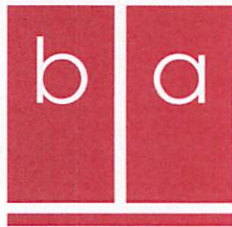
1. First, the DCA divided the weighing regions established by the legislation by municipality.
2. Next, land use/land cover areas were used to identify vacant, developable lands. The workbook identifies the codes and descriptions of the land use/land cover data used in this process. In short, they include: cropland and pastureland; orchards/vineyards/nurseries/horticultural areas; deciduous forest areas; coniferous forest areas; plantations; mixed forest areas; old field areas; phragmites dominate old field areas; deciduous brush/shrubland; coniferous brush/shrubland; mixed deciduous/coniferous brush/shrubland; severe burned upland vegetation; and undifferentiated barren lands.
3. These initial vacant, developable lands were then refined to remove rights-of-way as well as developed properties. For the latter, the DCA utilized MOD-IV tax data and selected underlying tax parcels with property class codes for residential, commercial, industrial, apartment, railroad, and school.
4. Construction permit data was then analyzed to capture more recent development activities that may not have otherwise been reflected by the land use/land cover data or MOD-IV tax data.
5. Other limiting factors were utilized to remove initial vacant, developable lands. These include open space, preserved farmland, category 1 waterways and wetlands (and associated buffers based on special area restrictions), steep slopes exceeding 15 percent, and open waters.
6. Due to limitations resulting from inconsistencies between data sources, the resulting DCA mapping included instances of small land areas caused by an incongruous alignment of geospatial layers. To eliminate these "slivers" of leftover land, DCA eliminated any segment with an area of less than 2,500 square feet. This presumed that a sliver with a minimum dimension of 25 by 100 feet could be a developable property.

7. Finally, the resulting land area for each municipality was summed with the resulting land areas for all other municipalities within each housing region to then determine the municipal percentage of land capacity for the housing region.

4.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Borough has 46.101 acres of developable land which accounts for a 0.45% share of the region's land capacity factor. However, as stated previously, the Borough is entitled by statute to a 0.0 factor given that the entirety of the Borough is located within the PA-5 planning area.

Applying this factor to the Equalized Nonresidential Valuation Factor and Income Capacity Factor results in a reduced Average Allocation Factor of 0.49 and overall net reduction in housing units from 75 to 57.



B U R G I S
ASSOCIATES, INC.

Community Planning
Land Development and Design
Landscape Architecture

Principals:

Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

Curriculum Vitae

John P. Szabo, Jr., PP, AICP

Burgis Associates
Westwood, New Jersey
Senior Planner

July 2016 - Present

Senior planner responsible for providing professional planning consulting services and representation for both public and private clients regarding all facets of land use planning including the preparation of municipal master plans, planning reports and studies.

Township of Wayne, Wayne, New Jersey
Township Planner

May 1998 - July 2016

Department head level position responsible for the development and implementation of planning policy and programs including master planning, land use regulation, zoning code enforcement and community block grant management. Provide for professional level planning support to local boards and governing body.

Energized and rebuilt a passive Planning Department into an effective planning organization with positive community impact.

- Redesigned and modernized planning processes to promote organizational efficiency.
- Prepared Master Plan documents and comprehensive new zoning ordinance to direct future growth.
- Prepared affordable housing plans to comply with NJ COAH requirements.
- Initiated improvements to the development review process to streamline the implementation of planning regulations.
- Initiated planning for new town center and identified redevelopment opportunities to strengthen the local economy.
- Conducted numerous public presentations of major planning initiatives to promote community outreach and input.

City of Plainfield, Plainfield, New Jersey
Director of Planning and Community Development

July 1992 - May 1998

City Planner responsible for developing and implementing City planning policies and community development programs.

- Introduced and expanded professional level planning capacity that was lacking within the city government.
 - Managed \$2 million community development and housing rehabilitation program that transformed neighborhoods and provided for community needs.
 - Supervised preparation of the city's Capital Improvement Program effectively directing city investment to address serious infrastructure needs.
 - Developed South Second Street Redevelopment Plan to revitalize the city's most disadvantaged neighborhood.
 - Developed comprehensive housing strategy to rehabilitate 400 vacant and abandoned homes citywide.
 - Managed historic preservation program to preserve the city's historic character.
 - Provided professional planning support to local boards, governing body and community groups to promote public input and effectively communicate city planning policies.
-

Stewart/Burgis, Saddle Brook, New Jersey
Planning Associate

January 1990 - July 1992

Planning consultant providing professional land use planning services to municipal and private-sector clients.

- Provided expert planning services to achieve client goals.
 - Testified before numerous municipal land use boards and governing bodies.
 - Prepared planning exhibits for public presentation to effectively communicate planning objectives and achieve client goals.
 - Prepared Master Plans, Housing Elements and Development Ordinances to address community needs.
-

EDUCATION

Masters in Public Administration (MPA), New York University, New York, NY. The Robert F. Wagner School of Public Service.

B.S. Environmental Planning and Design, Cook College, Rutgers University, New Brunswick, New Jersey.

LICENSES AND AFFILIATIONS

Licensed Professional Planner – State of New Jersey #3445
Certified Planner and Member of the American Institute of Certified Planners (AICP)
Member of American Planning Association and NJ Chapter of APA

RELATED PUBLIC EXPERIENCE

Mayor, Borough of Oakland, Bergen County. Elected 2003 served to 2011. Initiated downtown redevelopment plan to create a mixed use, sustainable town center consistent with smart growth principles. Spearheaded “Green Oakland” initiative and achieved NJ Sustainable Community status. Advocated the purchase and preservation of over 100 acres of environmentally sensitive land.

Board of Education Trustee for the Borough of Oakland. Elected 1999 served to 2004. Served as Board President from 2001 to 2003. Advocated public education reforms to strengthen the delivery of education services to the community.

OTHER RELATED PLANNING EXPERIENCE

City of Elizabeth Staff Planner; Township of Pequannock Township Planner; Township of Rockaway Township Planner

PROFESSIONAL PLANNING CLIENT EXPERIENCE (Partial List)

Testified before:

Garfield Board of Adjustment	Ho Ho Kus Planning Board
Lodi Board of Adjustment	Edgewater Planning Board
Bloomington Planning Board	Franklin Lakes Planning Board
Wallington Planning Board	Woodbridge Planning Board
Fort Lee Board of Adjustment	Hardyston Board of Adjustment
Paramus Board of Adjustment	Cedar Grove Planning Board
Park Ridge Planning Board	Butler Planning Board/BOA
Little Ferry Board of Adjustment	New Milford Planning Board
W. New York Board of Adjustment	Harding Township Planning Board
Stanhope Board of Adjustment	Wharton Planning Board
Saddle Brook Board of Adjustment	West Milford Planning Board
Oakland Board of Adjustment/Planning Board	Emerson Board of Adjustment
Nutley Board of Adjustment	Westfield Planning Board
Jersey City Board of Adjustment	North Bergen Board of Adjustment

Green Township Planning Board
Old Tappan Joint Planning Board/Board of Adjustment
Paramus Township Board of Adjustment
Pequannock Township Planning Board/Board of Adjustment
City of Plainfield Board of Adjustment/Planning Board
Boonton Combined Planning Board and Board of Adjustment
Rockaway Planning Board/Board of Adjustment

Court Appearances: Accepted as an expert in the field of planning in New Jersey Superior Court and testified in the following jurisdictions:

Bergen County Superior Court appearing before the Honorable Judges Farrington, Judge Meehan and Judge Toskos

Hunterdon County Superior Court appearing before the Honorable Judge Miller

Somerset County Superior Court appearing before the Honorable Judge Miller

Union County Superior Court appearing before the Honorable Judge Cassidy

Passaic County Superior Court appearing before the Honorable Judge Brogan

Prepared (partial list):

City of Plainfield Re-Examination Report	Maplewood Redevelopment Plan Areas 1 & 2
South 2 nd Street Redevelopment Plan, Plainfield	Maplewood Dunnel Road Redevelopment Plan
Wayne Township Re-examination Report	Union Twp Springfield Avenue Redevelopment Plan
Wayne Township Open Space Recreation Plan	Redevelopment Plan-Organon Site, West Orange
Wayne Township Transit Center Plan	City of Wallington Reexamination
Ridgewood Redevelopment Plan	Edgewater Master Plan
Bloomington Master Plan and Zoning Ordinance	Bogota Master Plan
Franklin Lakes Master Plan/Housing Element	Redevelopment Plan-W. Orange Municipal Complex
Cedar Grove Master Plan and Zoning Ordinance	
City of Plainfield Comprehensive Master Plan	
Amendments to West Orange Downtown Historic District Redevelopment Plan	
Wayne Township CDBG Consolidated and Annual Action Plans	
Wayne Township 3 rd Round Housing Element & Affordable Housing	
Wayne Township Comprehensive Zoning Code Revision	

Housing Element and Fair Share Plans:

City of Englewood	Old Tappan Borough
Wallington Borough	Dumont Borough
Peapack Gladstone Borough	Milford Borough
Hawthorne Borough	Wayne Township
Westfield Township	Wharton Borough
Boonton Township	Montville Township