

TOD in Your Downtown *Forum Series*



Filling The Gaps:

Infill for Transit
Connected
Communities



Tuesday, September 30, 2025 | 9:30AM – 12:00PM

Rutgers, The State University of New Jersey
Edward J. Bloustein School of Planning and Public Policy
Gov. James J. Florio Forum
33 Livingston Avenue, New Brunswick, NJ 08901



Transit Friendly
Planning

DOWNTOWN
NEW JERSEY

with support from



RUTGERS-NEW BRUNSWICK
Edward J. Bloustein School
of Planning and Public Policy



PROGRAM

9:30 am **Registration and Networking**

Arrive early for bagels and coffee

10:00 am **Welcome**

Stephanie DiPetrillo

*Senior Research Manager, Planning & Technical Assistance,
Alan M. Voorhees Transportation Center, Rutgers University*

10:05 am **Introduction**

Natalie Pineiro

Executive Director, Downtown New Jersey

10:10 am **Panel Discussion**

Tim Evans

Director of Research, NJ Future

Zenobia L. Fields

*Director, Department of Economic Development, City of
Plainfield*

Mike Heyer

Manager of Transit Oriented Development, NJ TRANSIT

Michael Hong

Vice President of Development, RPM Development Group

Lisa Leone

Cities Stormwater Lead, The Nature Conservancy

Moderator: Charles Latini, PP, AICP

President, APA-NJ; L&G Planning, LLC

11:35 am **Audience Questions**

11:55 am **Closing Remarks**

Megan Massey, PP, AICP

Director, Transit Friendly Planning Program, NJ TRANSIT

SPEAKERS



Stephanie DiPetrillo

Senior Research Manager, Planning & Technical Assistance, Voorhees Transportation Center, Rutgers
Stephanie DiPetrillo leads NJTOD in partnership with NJ TRANSIT's Transit Friendly Planning program, supporting the development of vibrant, transit-oriented communities. She directs the Planning & Technical Assistance Group at VTC, combining research and planning to improve

transit access, service, and the built environment. She holds a BA in Economics and an MCRP from Rutgers University, and an MArch from NJIT.



Tim Evans

Director of Research, New Jersey Future

Tim Evans leads New Jersey Future's original research and data analysis to inform the organization's policy development. He shares his findings through reports, blog posts, and other publications covering topics such as demographic trends, transportation, affordable housing, and age-friendly communities. Tim also serves as a

resource to peer organizations, providing data and guidance as an informal research consultant to the broader smart growth community. Before joining New Jersey Future, he worked as a mathematical statistician at the U.S. Census Bureau in Washington, D.C. He holds master's degrees in statistics and in city and regional planning.



Zenobia L. Fields

Director | Director of Economic Development, City of Plainfield, New Jersey

Zenobia L. Field brings over 25 years of experience in business process optimization, urban and transportation design, policy analysis, and community development. She has worked across non-profits, government, and the private sector at all levels of government. Currently,

Zenobia is Director of Economic Development for the City of Plainfield, where she leads initiatives in community development, sustainability, planning, zoning, historic preservation, and transit-oriented development. She holds a bachelor's degree in Architecture from Rensselaer Polytechnic Institute and a master's degree in Urban Planning from Virginia Tech.



Mike Heyer

Manager of Transit Oriented Development, NJ TRANSIT

Mike Heyer is a real estate professional with more than a decade of experience across state, municipal, non-profit, and private sector projects. He has led redevelopment initiatives focused on transit-oriented development, public-private partnerships, and affordable housing. At NJ TRANSIT, he advances TOD opportunities on and

near agency-owned property to help create vibrant communities that support transit use. His work addresses complex transportation, economic, and land use challenges with creative, practical solutions. Mike earned a Master's in Real Estate Development from Columbia University's Graduate School of Architecture, Planning and Preservation (GSAPP) and a Bachelor of Architecture with Certificates in Historic Preservation and Urban Design.



Michael Hong

Vice President for Development, RPM Development Group

Michael Hong is Vice President of Development at RPM Development Group, one of New Jersey's leading affordable housing developers. He oversees sustainable, affordable projects across the state, contributing to a company portfolio that has over 1,000 market-rate and 4,500 affordable

units, plus 300,000 retail square footage. He holds a Master of City and Regional Planning from the University of Pennsylvania and dual undergraduate degrees from Penn State. Prior to real estate, Michael supported digital infrastructure for the Department of the Interior and U.S. Army as a public sector SAP consultant with IBM and completed co-op tours at NASA's Johnson Space Center.



Charles Latini, PP, AICP

President, APA-NJ; L&G Planning, LLC

Chuck Latini is Principal of L&G Planning, with extensive experience in both the public and private sectors. He specializes in planning, zoning, redevelopment, and coalition-building, focusing on aligning land use decisions with community values and public policy goals. A graduate of Rutgers University's Cook College with a degree in

Environmental Planning and Design, Chuck has led initiatives emphasizing community engagement and policy advocacy, including his tenure as President of APA New Jersey and his work on the APA Plan4Health initiative in Trenton.



Lisa Leone

Cities Stormwater Lead, The Nature Conservancy

As The Nature Conservancy's cities stormwater lead in New Jersey, Lisa Leone guides initiatives that use nature to help urban communities address flooding and excessive heat. She previously worked in environmental and transportation planning, contributing to street tree inventories, accessible and green street projects, municipal blueprints, and community placemaking through engagement and education. With dual bachelor's degrees in Environmental Sustainability and Anthropology from Drew University, Lisa draws on an interdisciplinary background and practical experience to deliver holistic solutions that promote healthier, more resilient cities and towns.



Megan Massey, PP, AICP

Director, Transit Friendly Planning, NJ TRANSIT

Megan Massey directs the Transit Friendly Planning at NJ TRANSIT, a program established in 1999 to support communities in planning for transit-oriented and transit-supportive development at and around NJ TRANSIT passenger facilities. She joined NJ TRANSIT in 2018 after serving as a Transportation Planner for Hudson County, managing corridor studies, the Open Space Trust Fund update, and several NJTPA-funded planning initiatives. Megan serves on Red Bank's Planning Board and Environmental Commission. She holds a Master of City and Regional Planning from Rutgers University.



Natalie Pineiro

Executive Director, Downtown New Jersey

Natalie Pineiro is the Executive Director of Downtown New Jersey and Founder and CEO of INK Creative Strategies, a consulting firm specializing in campaigns for small to mid-sized entities, nonprofits, and government agencies. Previously, she served as Vice President of Strategic Partnerships at the New Jersey Redevelopment Authority, leading marketing and communication efforts. Natalie also served as Executive Director of the Downtown Somerville Alliance, where she advanced economic development, managed beautification projects, and created experiences that attracted diverse populations. With expertise in public relations, strategic communication, and community engagement, she is a recognized leader in downtown revitalization across New Jersey.

Event Partners

NJTOD, published since 2005, keeps officials, planners, and advocates up to date on development around transit stations. A partnership between NJ TRANSIT and Rutgers' Alan M. Voorhees Transportation Center (VTC), it highlights best practices, model programs, legislation, and local solutions from New Jersey and beyond. Visit www.njtod.org



NJ TRANSIT's **Transit Friendly Planning** program helps municipalities plan around station areas through engagement, data, education, partnerships, and technical support. With decades of experience, it promotes equitable, resilient, and sustainable development that enhances quality of life. Connect at www.njtransit.com/transitfriendly



Downtown New Jersey is a non-profit of individuals, businesses, developers, and government entities passionate about downtowns. It provides advocacy, education, and technical assistance to support vibrant downtowns that reflect community identity and bring people together. Learn more at www.downtownnj.com

