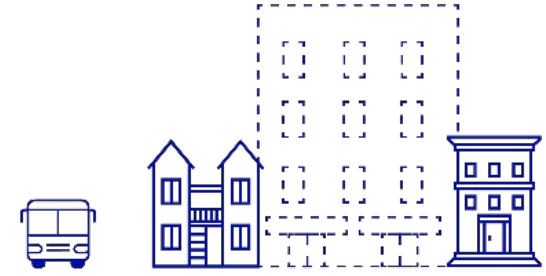


TOD in Your Downtown  
*Forum Series*



# FILLING THE GAPS: Infill for Transit Connected Communities

Tuesday, September 30, 2025 | 9:30 am – 12:00 pm



DOWNTOWN  
NEW JERSEY



Transit Friendly  
Planning

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



# Welcome



Scan for program





Tuesday, September 16, 2025



The Transit Friendly Planning Newsletter

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WELCOME TO NJTOD!



Filling the Gaps: Infill for Transit Connected Communities



THE WEEK IN TOD NEWS

NJTOD informs New Jersey on what is happening in transit friendly planning (TFP) and transit oriented development (TOD) in the state and around the country: best practices, model programs, legislation, research, and local problem-solving experiences.



The Transit Friendly Planning Newsletter

The TOD Conversation You Can't Miss



## Filling The Gaps: Infill for Transit Connected Communities

Explore how infill development can create stronger, more connected downtowns in this engaging TOD forum. Hear from planning experts in a free panel discussion focused on strategies for transit-oriented growth.

**Tuesday, September 30, 2025 | 9:30 am – 12:00pm**  
Edward J. Bloustein School of Planning and Public Policy  
Rutgers, The State University of New Jersey  
33 Livingston Ave, New Brunswick, NJ 08901

[Click to Learn More](#)

[Register Now](#)



# TOD in Your Downtown

Forum Series



DOWNTOWN  
NEW JERSEY

## Making TOD Real: Planning & Building Transit- Oriented Development in NJ

RUTGERS  
Edward J. Bloustein School  
of Planning and Public Policy

NJ TRANSIT  
The Way to Go.

### A Free Learning Event Creating Places for People: Placemaking in Transit-Friendly Downtowns

Friday, December 6, 2019 | 9:30 AM to 12:00 PM  
Edward J. Bloustein School | James J. Florio Forum  
33 Livingston Avenue, New Brunswick, NJ 08901



### TOD in Your Downtown Forum Series

DOWNTOWN  
NEW JERSEY



A FREE ONLINE LEARNING EVENT

## Dollars and Sense: Financing TOD

Friday, December 10, 2021 | 11:00am-12:15pm



### TOD in Your Downtown Forum Series

DOWNTOWN  
NEW JERSEY



## TOD in Your Downtown

Forum Series

### Rethinking the Right-of-Way

Wednesday, May 18, 2022 • 11:00am-12:15pm • ONLINE



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The Transit Friendly  
Planning Newsletter

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## TOD in Your Downtown

Forum Series

### Retail and Redevelopment: Attract and Retain Local Businesses in Your Downtown

Thursday, May 18, 2023 • 9:30am-12:00pm • Bloustein School



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## TOD in Your Downtown

Forum Series

### People, Parking, and Planning: Placing People Above Parking

Thursday, Sept 28, 2023 • 9:30am-12:00pm • Bloustein School



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## Cultivating Community, Commerce & Transit Oriented Development in New Jersey

2024 NJTOD SYMPOSIUM

Thursday, May 16, 9 am – 4 pm

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

NJTOD PATH NJ TRANSIT NJ TRANSIT

## TOD in Your Downtown Forum Series Affordable Housing + TOD: Obligations and Opportunities

Friday, February 7, 2025 | 9:30 am – 12:00 pm



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### TOD in Your Downtown Forum Series

## Gentle Density: Unlocking the Missing Middle in Housing

Thursday, May 29, 2025  
9:30 am – 12:00 pm





# Join us!



**Date: Wednesday, October 29, 2025**



**Reception: 4:30 PM**

**Lecture: 5:00 PM**

Gov. James J. Florio Special Events Forum



Edward J. Bloustein School

Rutgers University



**Win 1 of 10 signed copies!**



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OCTOBER 29, 2025

***Erick  
Guerra,  
PhD***

Professor of City &  
Regional Planning at the  
University of  
Pennsylvania

**Author of  
Overbuilt: The  
High Costs and  
Low Rewards of  
US Highway  
Construction**

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Quarterly Newsletters

Quarterly Round Tables

Webinars & ZOOM  
Exchanges

Annual Conference

## Advocacy

Policy Watch

Real Time Policy  
Advisories

Legislative Testimony

## Recognition

Annual Awards

Quarterly Member  
Spotlights

Social Media Shares

[www.DowntownNJ.com](http://www.DowntownNJ.com)

*Downtown New Jersey is a member-supported non-profit organization.*





## Upcoming Programs

### 2025 NJ Downtown Conference & Excellence Awards

October 23, 2025

*Registration Is Open!*

## Become a Member!

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# FILLING THE GAPS:

## Infill for Transit Connected Communities

TOD in Your Downtown  
*Forum Series*



**MODERATOR**

**Charles Latini, PP, AICP**  
L&G Planning, LLC  
President, APA-NJ



**Tim Evans**  
Director of Research  
NJ Future



**Zenobia Fields**  
Director  
Department of  
Economic Development  
City of Plainfield



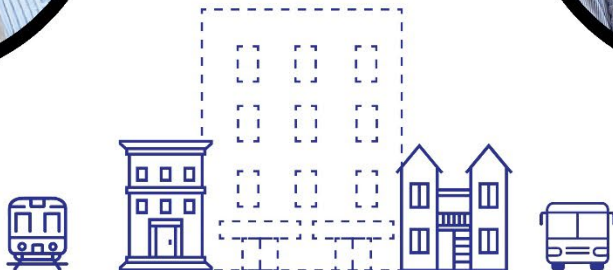
**Mike Heyer**  
Manager of TOD  
NJ TRANSIT



**Michael Hong**  
Vice President  
RPM Development  
Group



**Lisa Leone**  
Cities Stormwater Lead  
The Nature Conservancy



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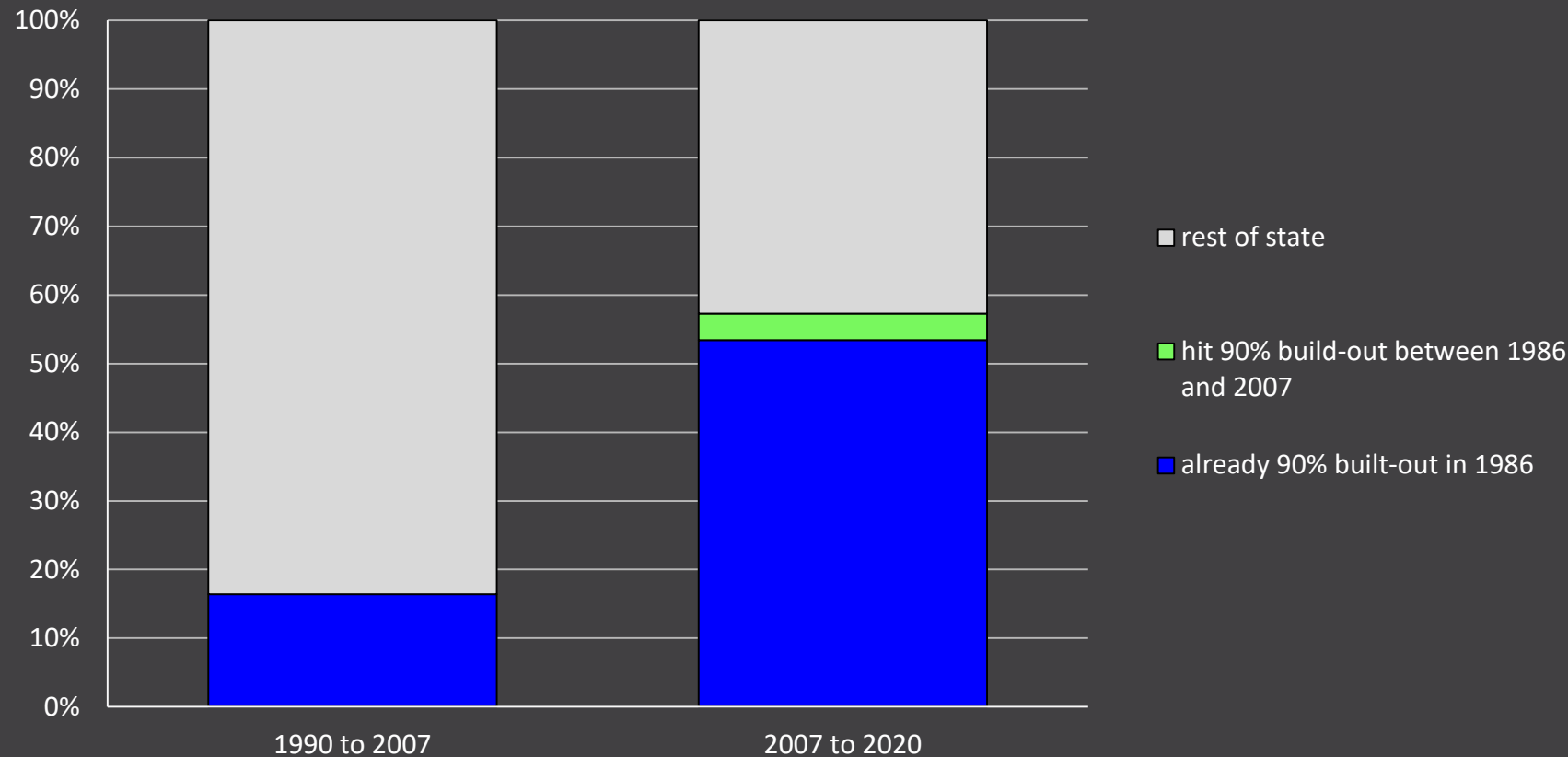
# Filling the Gaps: Infill for Transit Connected Communities

Tim Evans  
New Jersey Future  
Sept. 30, 2025



# Redevelopment Is The New Normal

Percent of Population Growth Accounted For by  
Municipalities that Were at Least 90% Built-Out

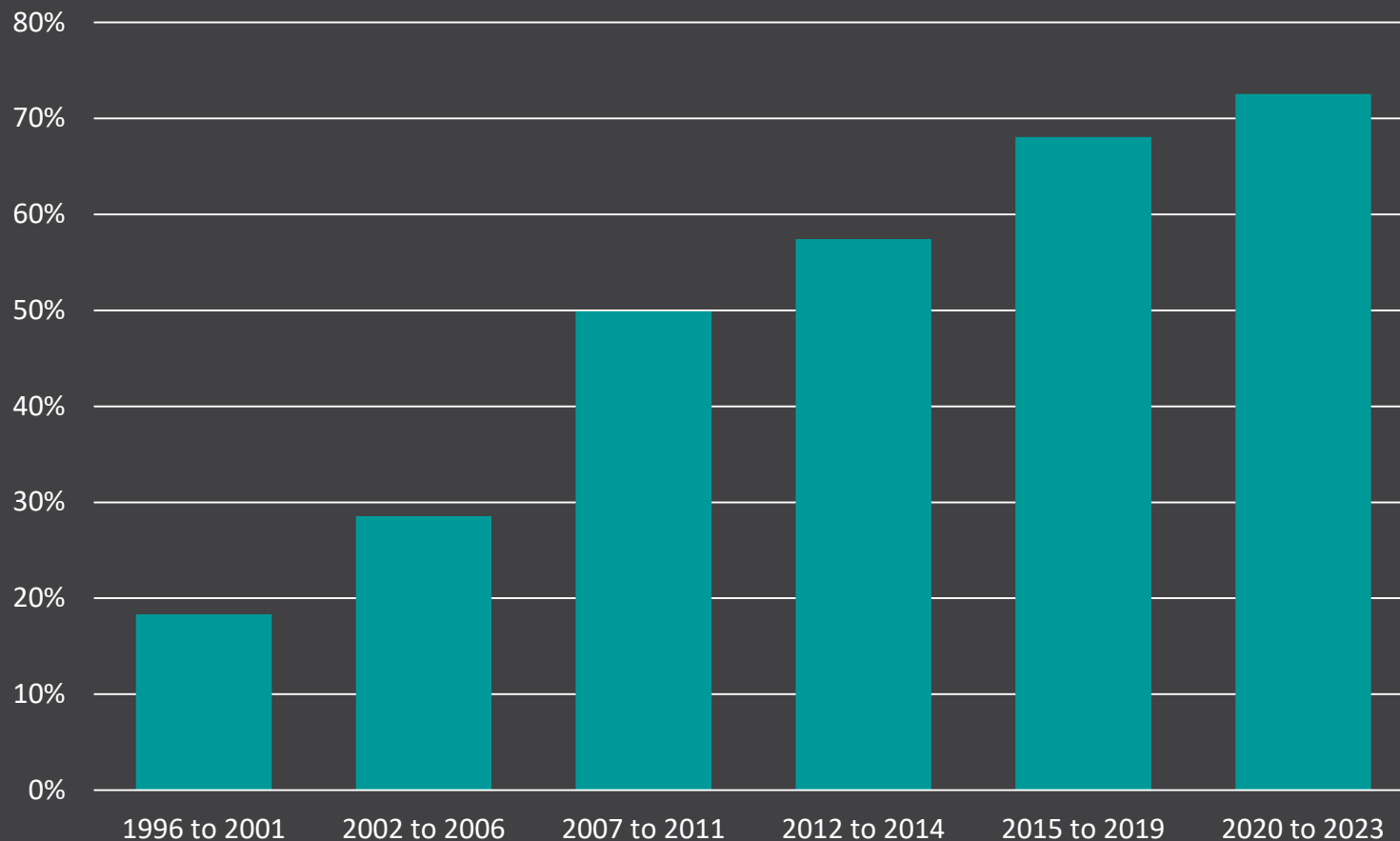


“Built-out”  
places now  
account for a  
majority of NJ’s  
population  
growth



# Redevelopment Is The New Normal

Percent of Statewide Residential Certificates of Occupancy (COs) Issued in Municipalities That Were at Least 90% Built-Out at the Beginning of the Time Period

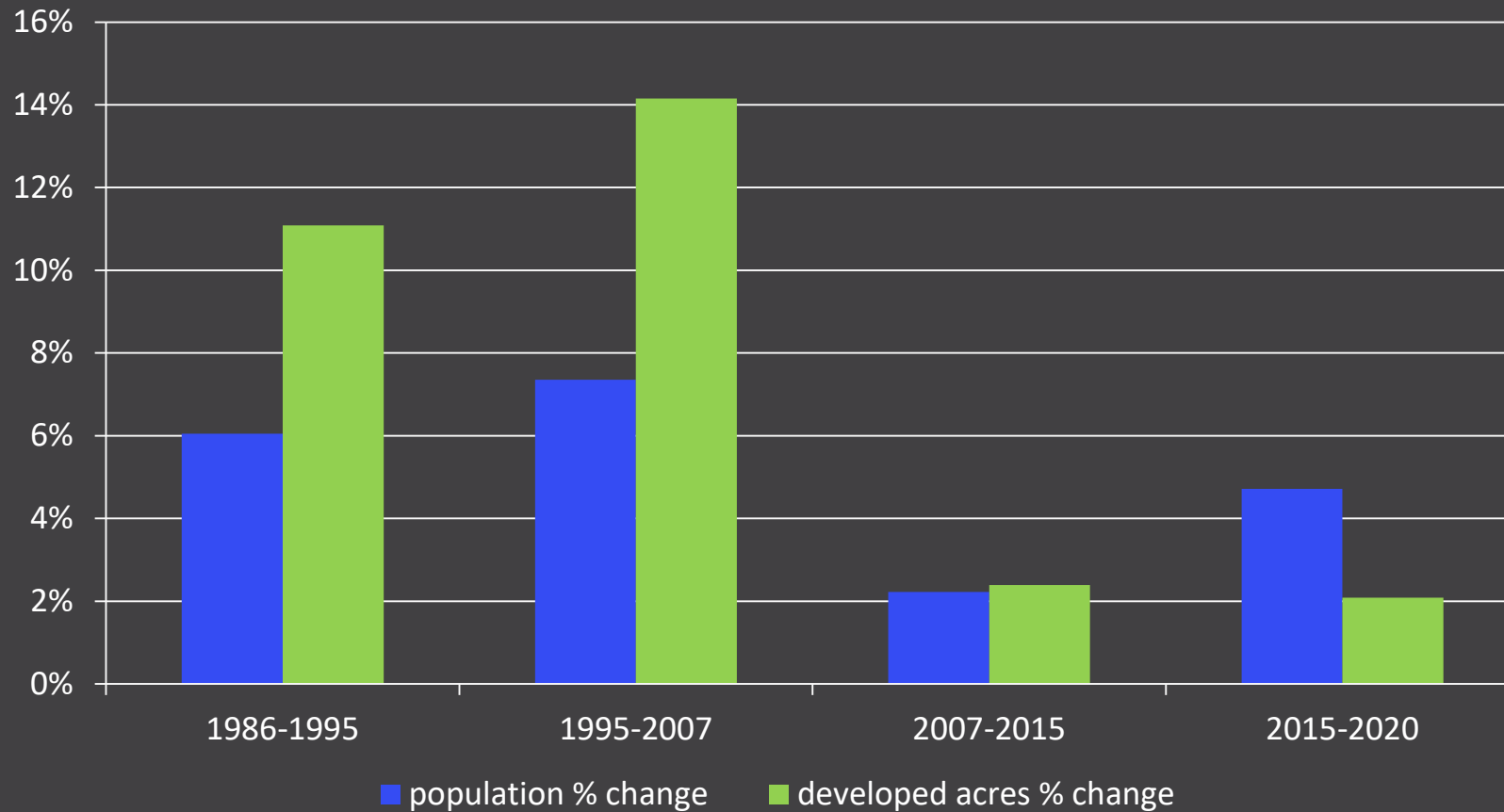


The share of residential building activity taking place in built-out places has been growing steadily since the 1990s and now accounts for more than 2/3 of COs statewide.

Housing options can be increased anywhere!

# Redevelopment / Infill Avoids Land Consumption

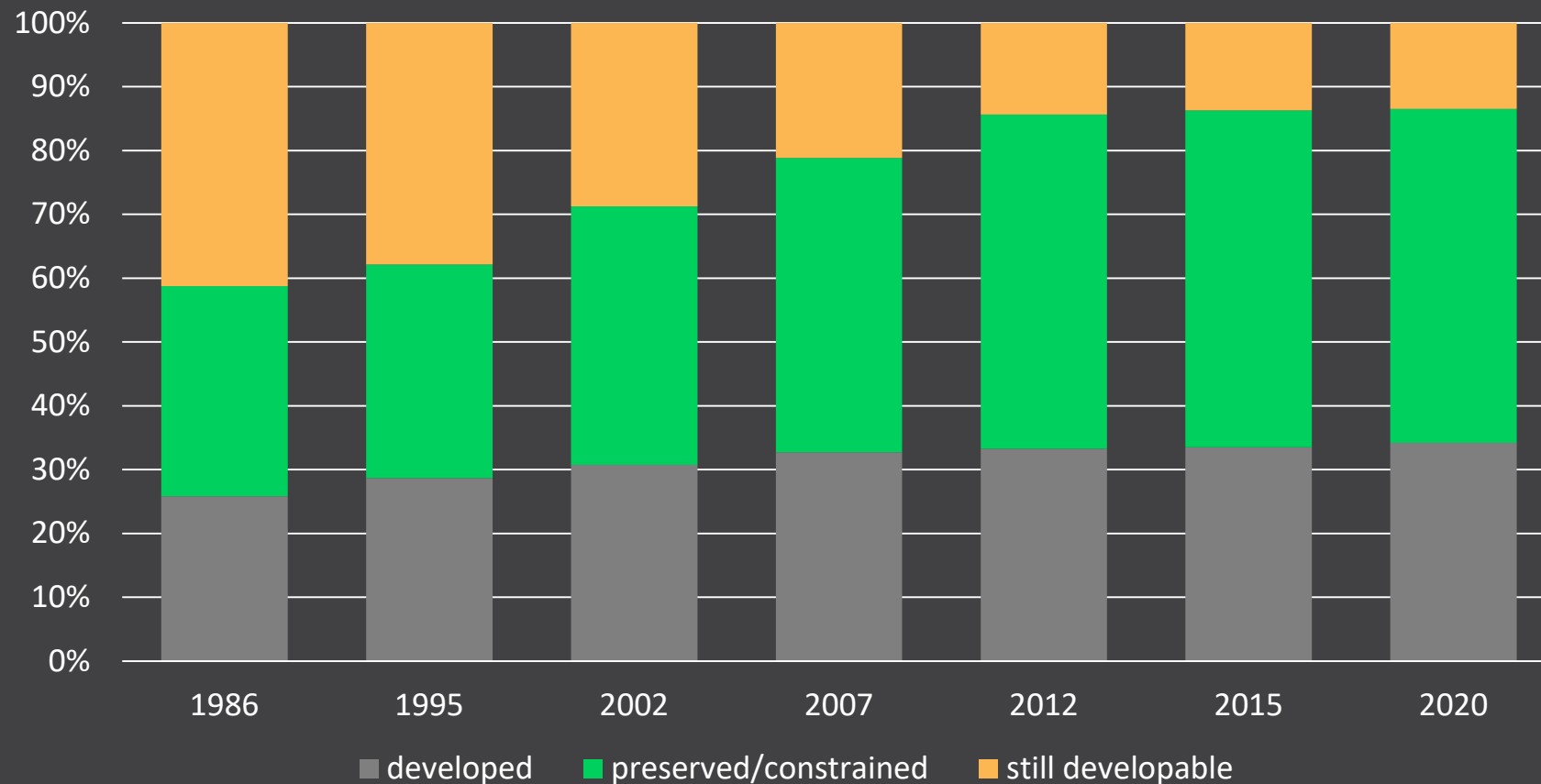
## Rate of Land Development vs. Population Growth



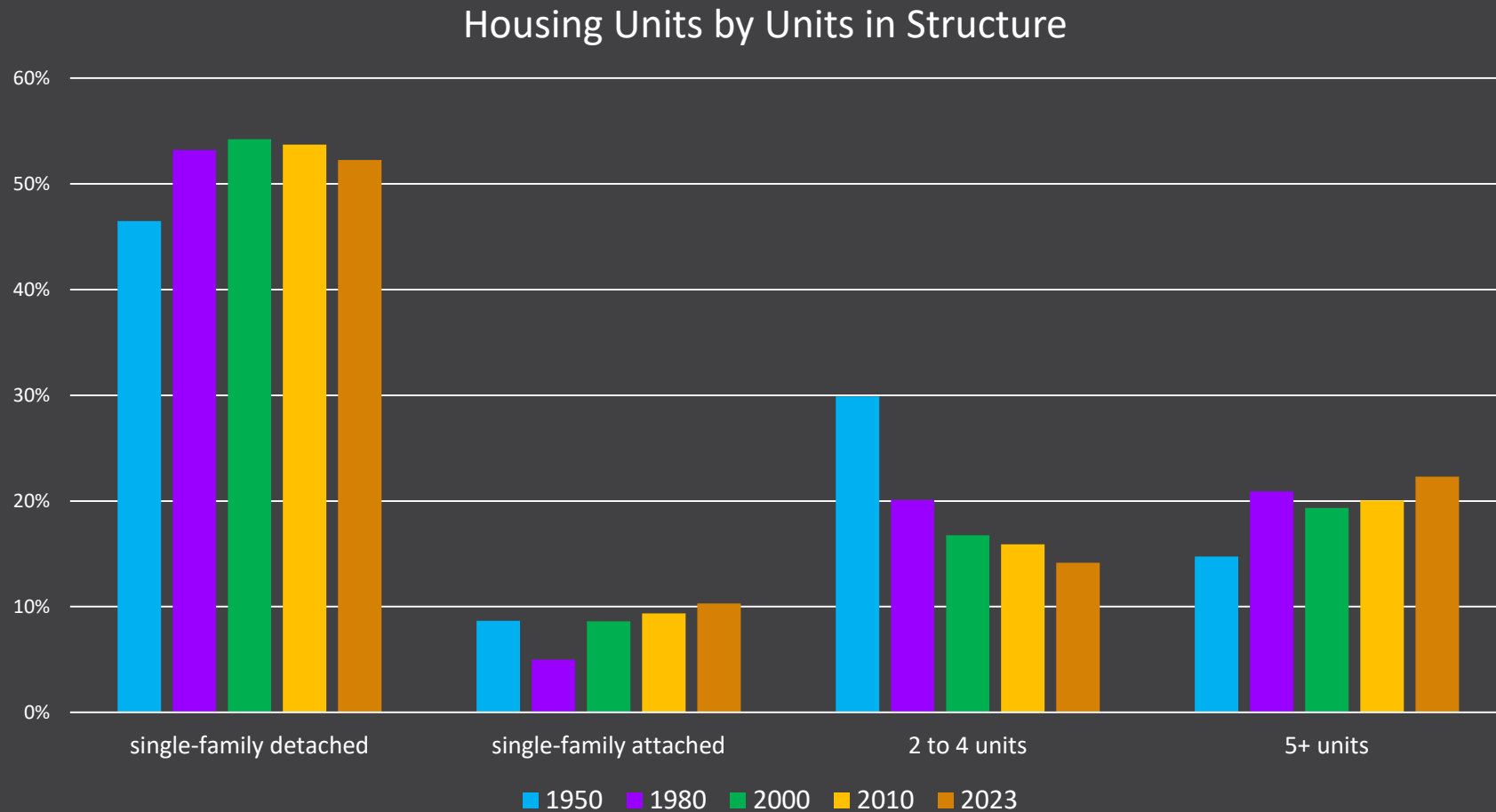


# Redevelopment / Infill Avoids Land Consumption

NJ Land Acreage Over Time:  
Developed, Preserved/Constrained, and Still Developable

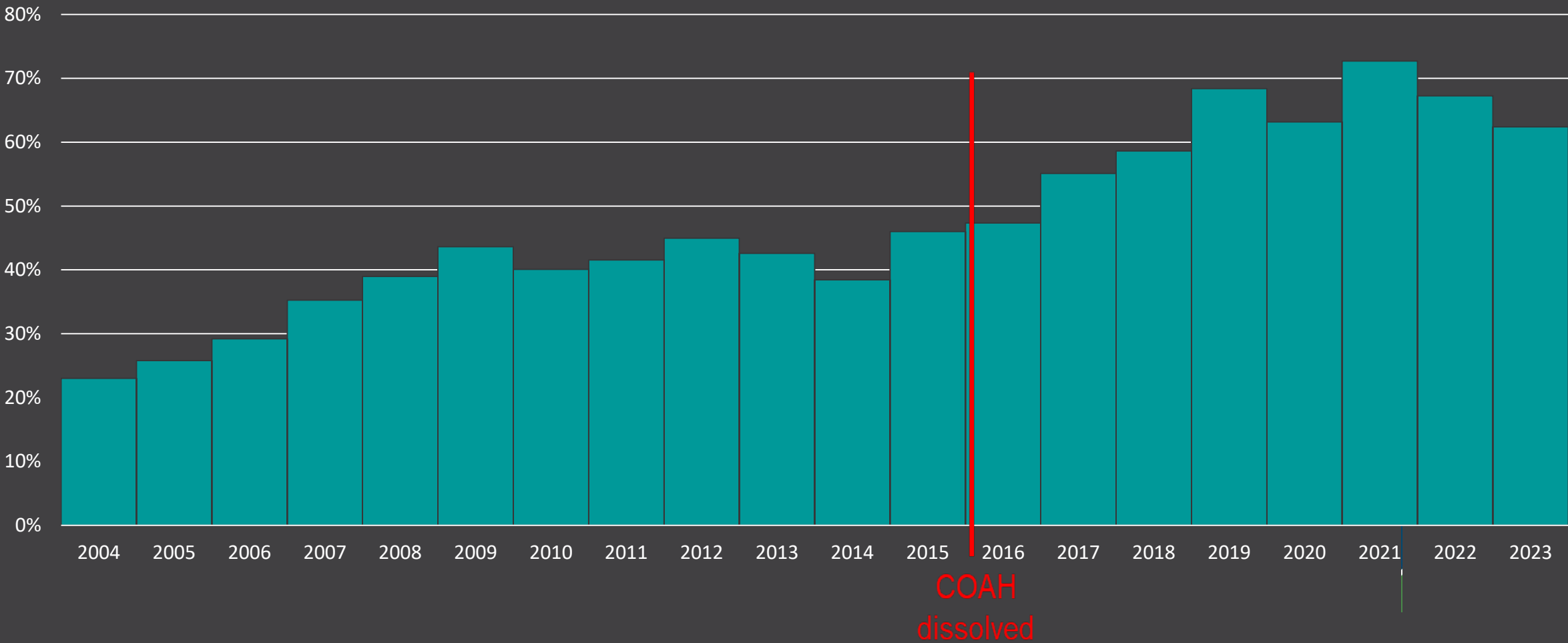


# Redevelopment / Infill Could Create Opportunities for New “Missing Middle” Housing Options



# Multifamily Housing Production in the COAH vs. Court-Supervised Eras

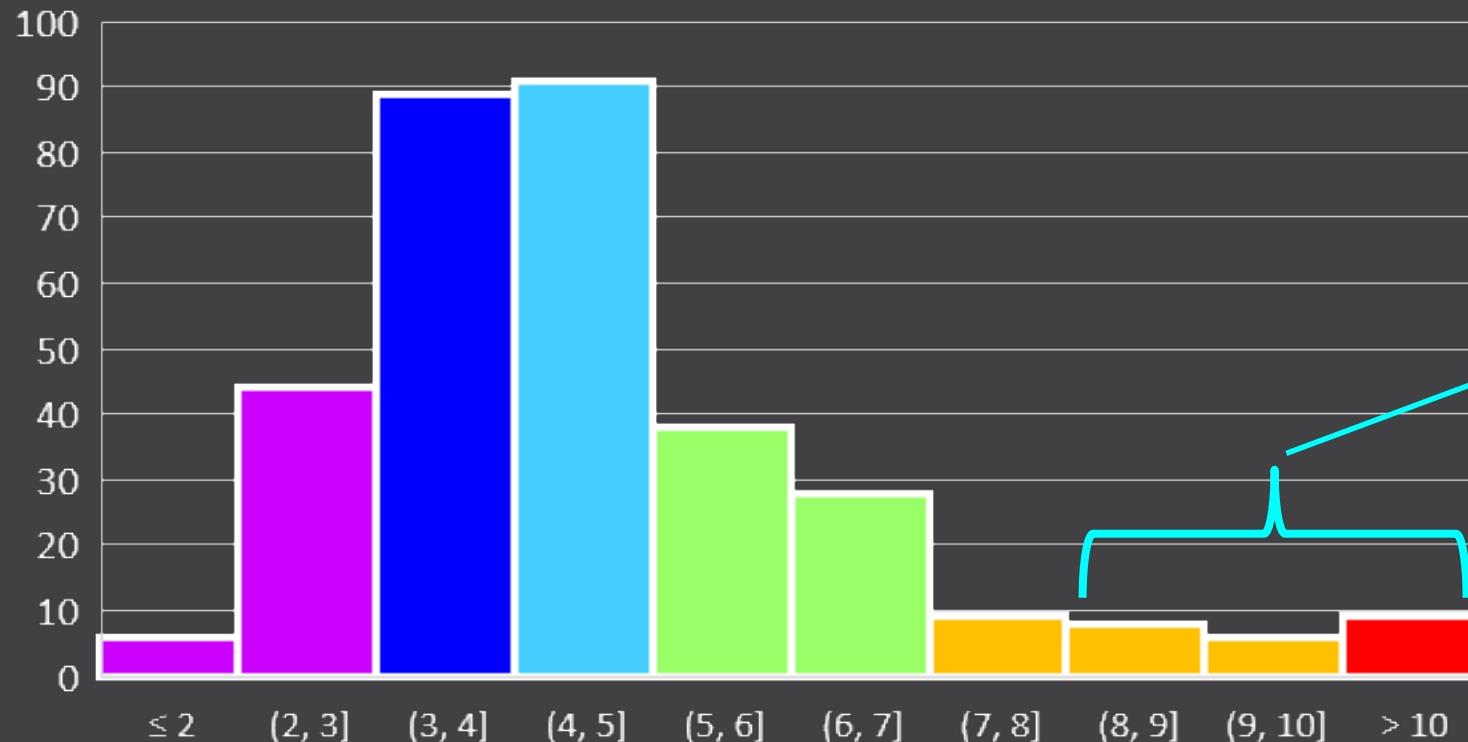
Percent of Residential COs Issued for Units in Multifamily Structures or Mixed-Use Projects





# Redevelopment / Infill Could Create Opportunities to Add Connectivity to the Street Network

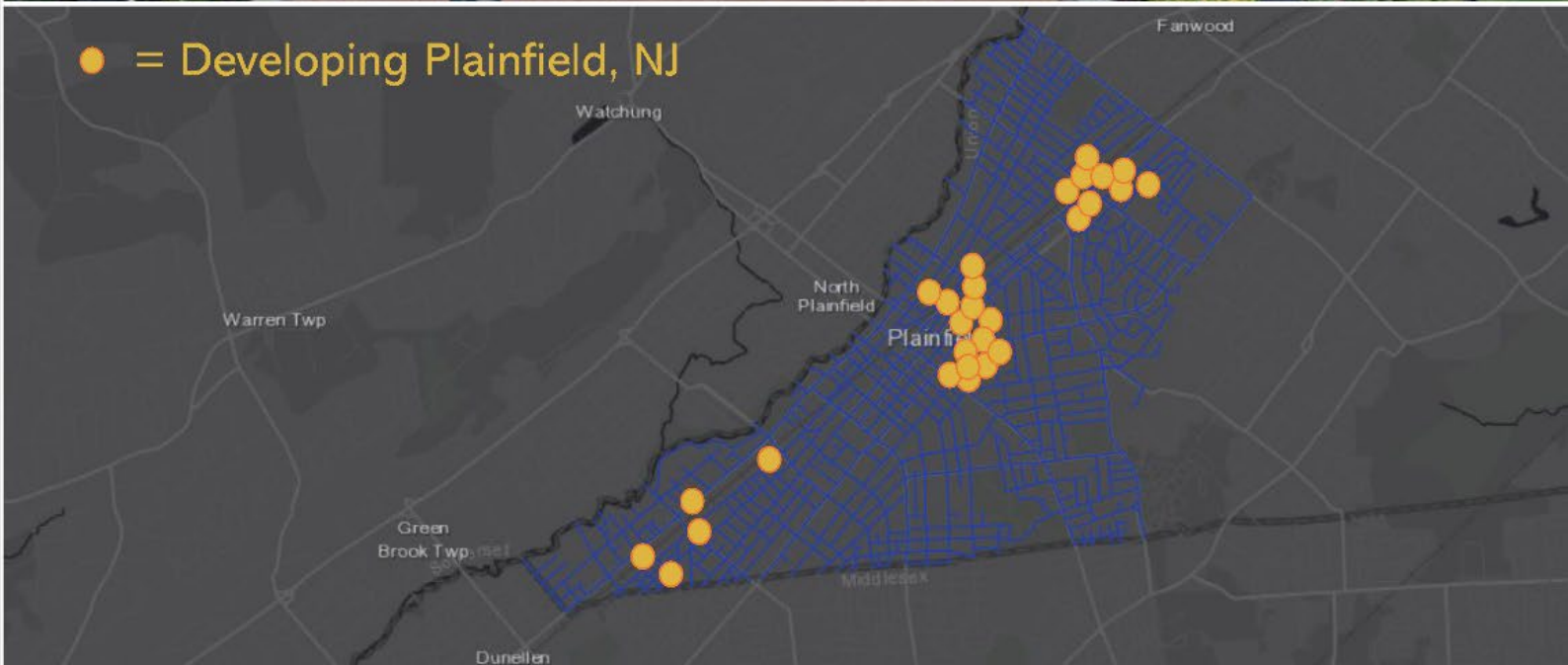
Median Block Size (Acres) Among 328 Municipalities  
≥ 90% Built-Out in 2020



## median block size categories

excellent:	< 3 acres
very good:	3 - 3.99 acres
good:	4 - 4.99 acres
medium:	5 - 6.99 acres
fair:	7 - 9.99 acres
poor:	10+ acres

E.g. Florham Park, Franklin Lakes, Hanover township, Livingston, Mahwah, Montville, Morris township, Pennington, Upper Saddle River





# Summary

Upon taking office in 2015, the Mapp Administration had a strategic plan to address various issues that were affecting the long-term viability of the City. Priority was the stabilization and capacity building of hard assets. With the engagement of key development partners, we have a foundation of diverse housing options and commercial spaces throughout the City. Now, the focus is optimization of community assets, addressing the environment, programming and positioning the City as a class-A trailblazer. We want to continue strategically partnering to maintain a thriving environment for life-long community members as well as enhance amenities for the cohort Plainfield is now attracting. Our plan, so far, has provided the following key outcomes:

- Over \$2 Billion in development over the last 10 years
- Over 100 restaurants, representing dozens of countries
- State-of-the-art recreational complexes
- Over 400 Small Businesses

On the horizon, our desired outcomes include:

- Activation of more entertainment and recreation spaces in proximity to developments
- Attraction of major anchor chains (i.e. Wegmans, Starbucks, etc.) to incorporate with mixed-use
- Creation of destination zones with bowling alley, movie theater, TopGolf, Barcade, etc.
- Streamlining of shared e-mobility with a City shuttle and EV infrastructure





Site #1: 738 S. Second Street



Site #2: 148-58 E. Second Street



Site #3: 321 E. Third Street



Site #4: 1008 South Ave.



Site #5: 803 South Ave



Site #6: 829 South Ave.



Site #7: 1369 South Ave



Site #8: 1400 South Avenue



Site #9: 1000 North Avenue



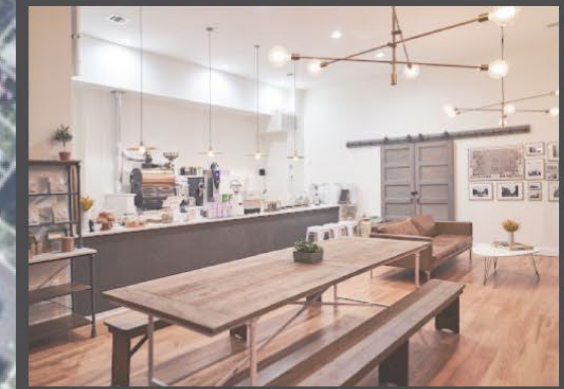
# CLEVELAND AVENUE ARTS AND CULTURE DISTRICT



403 Cleveland Avenue, Blk 836 Lot 15.01  
0.28 Acres owned by the City



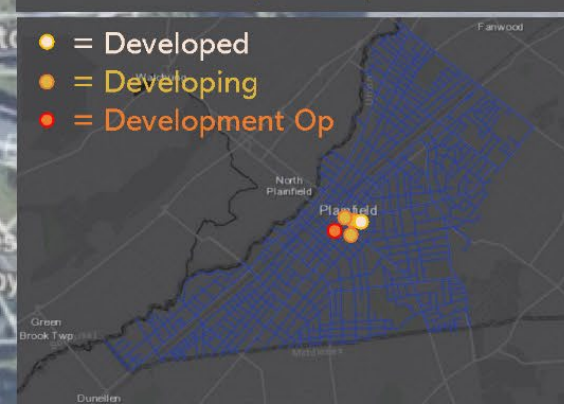
Future "Center of Excellence"



Queen City Coffee



Plainfield Municipal Complex



- = Developed
- = Developing
- = Development Op





YOUNG MEN'S CHRISTIAN ASSOCIATION



























# CLEVELAND AVENUE ARTS AND CULTURE DISTRICT

## Objective

To establish an arts-based, active destination within the City that promotes the arts, culture and entertainment uses. Additionally, the City intends to leverage the Plainfield Train Station as a means to attract patrons and future residents to the area.

## Permitted Uses

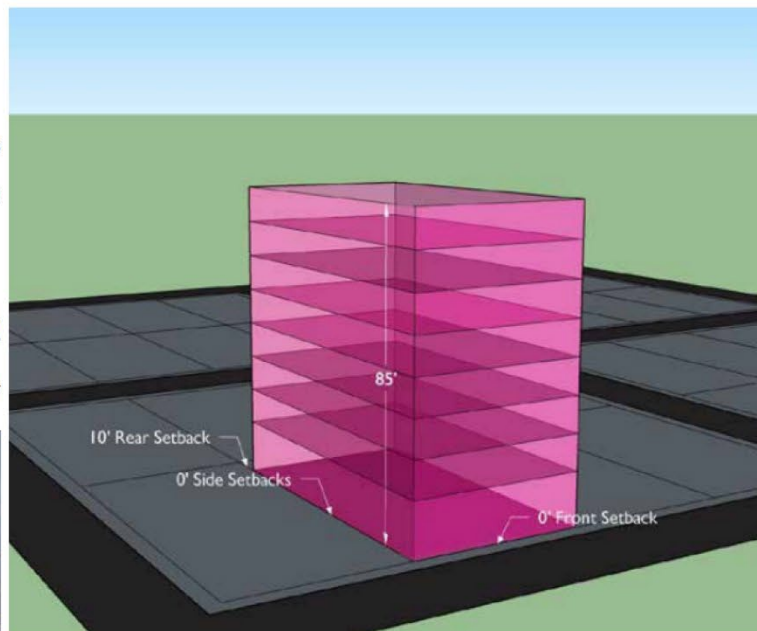
- Mixed-use development containing arts-related space or commercial use on the ground floor and residential or office on the upper floors.
- Apartments, or multi-family dwellings
- Museums
- Art galleries
- Art, artisan maker, or dance studios
- Performing arts centers
- Co-working or shared work space
- Live/work space
- Restaurants, including outdoor dining
- Theaters
- Bars, taverns, and night clubs
- Recording, rehearsal or production studios
- Retail spaces
- Personal service establishments
- Offices (excluding ground floor)
- Microbreweries, Microdistilleries or Wineries
- Senior housing units

## Conditional Uses

- Body art establishments, including enterprises or businesses that provide tattoos or piercings
  - Body art establishments shall not be permitted within 500 feet of another/same use.

## Accessory Uses

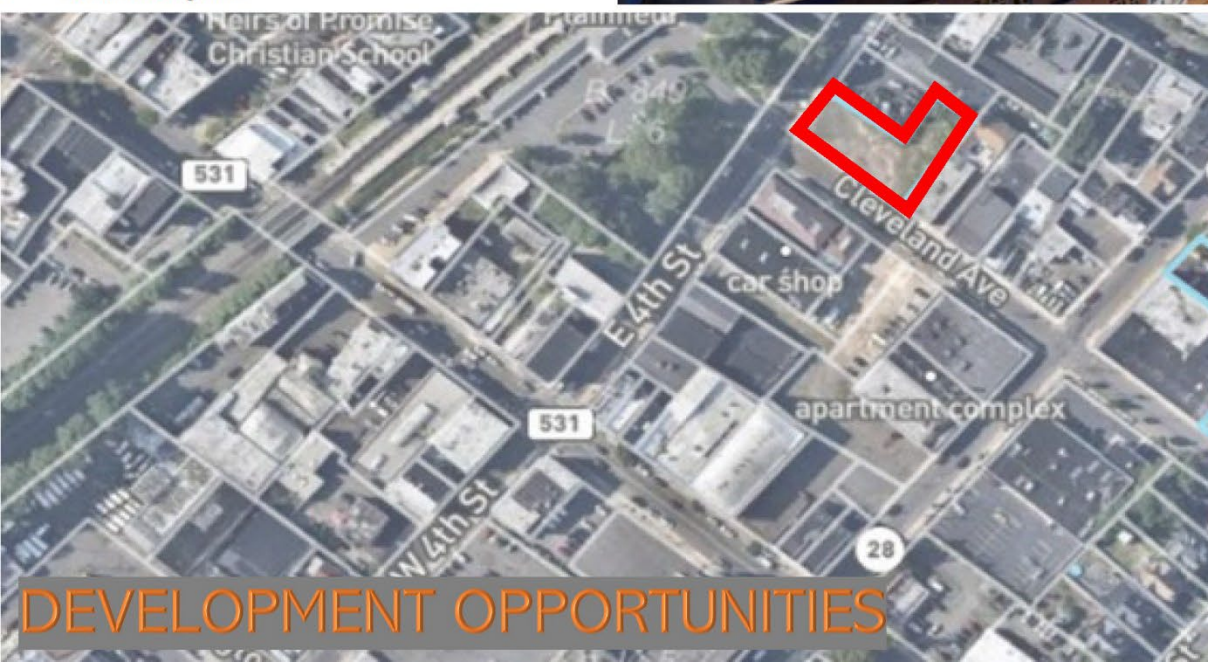
- Health club, gym, multi-purpose room, laundry facilities, plazas and other such facilities or amenities associated with multi-family residential uses
- Structured parking as a component of a mixed-use building;
- Electric car charging stations:



Development Massing Example

## Bulk and Area Standards

Regulation	Requirement
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	0 feet
Minimum Combined Side Yard Setback	0 feet
Minimum Rear Yard Setback	10 feet
Maximum Building Coverage (percentage)	90%
Maximum Lot Coverage (percentage)	95%
Maximum Floor Area Ratio (FAR)	7.2
Maximum Density	125 dwelling units per acre
Maximum Building Height (feet)	85 feet
Maximum Building Height (stories)	8
Minimum Common Open Space (percentage)	10%



Mixed-Use Development



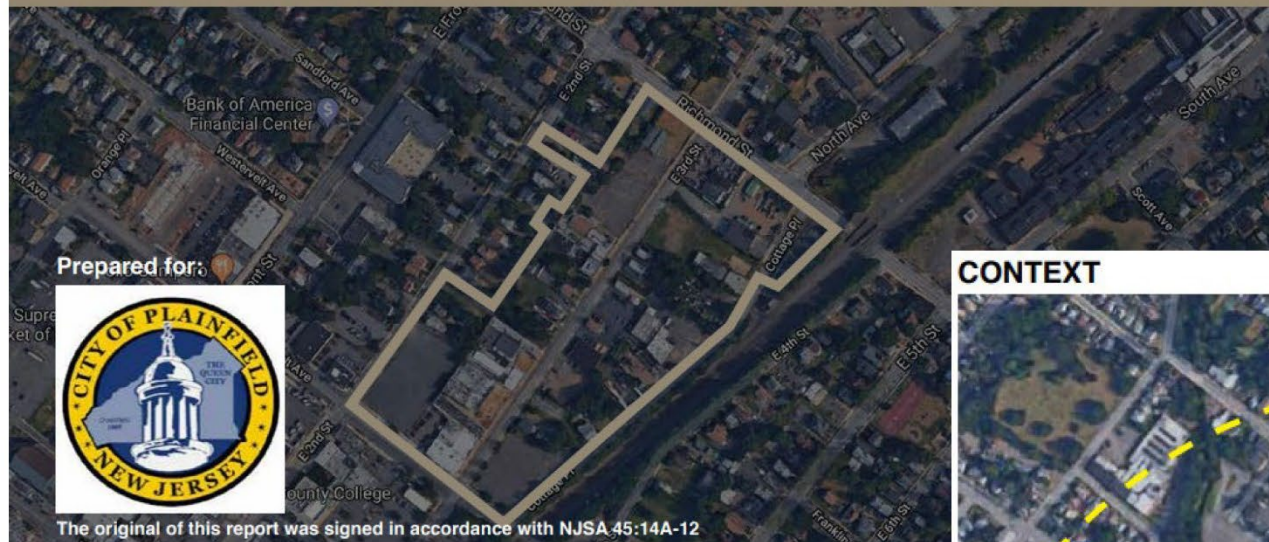


# East Third and Richmond Street Redevelopment Plan

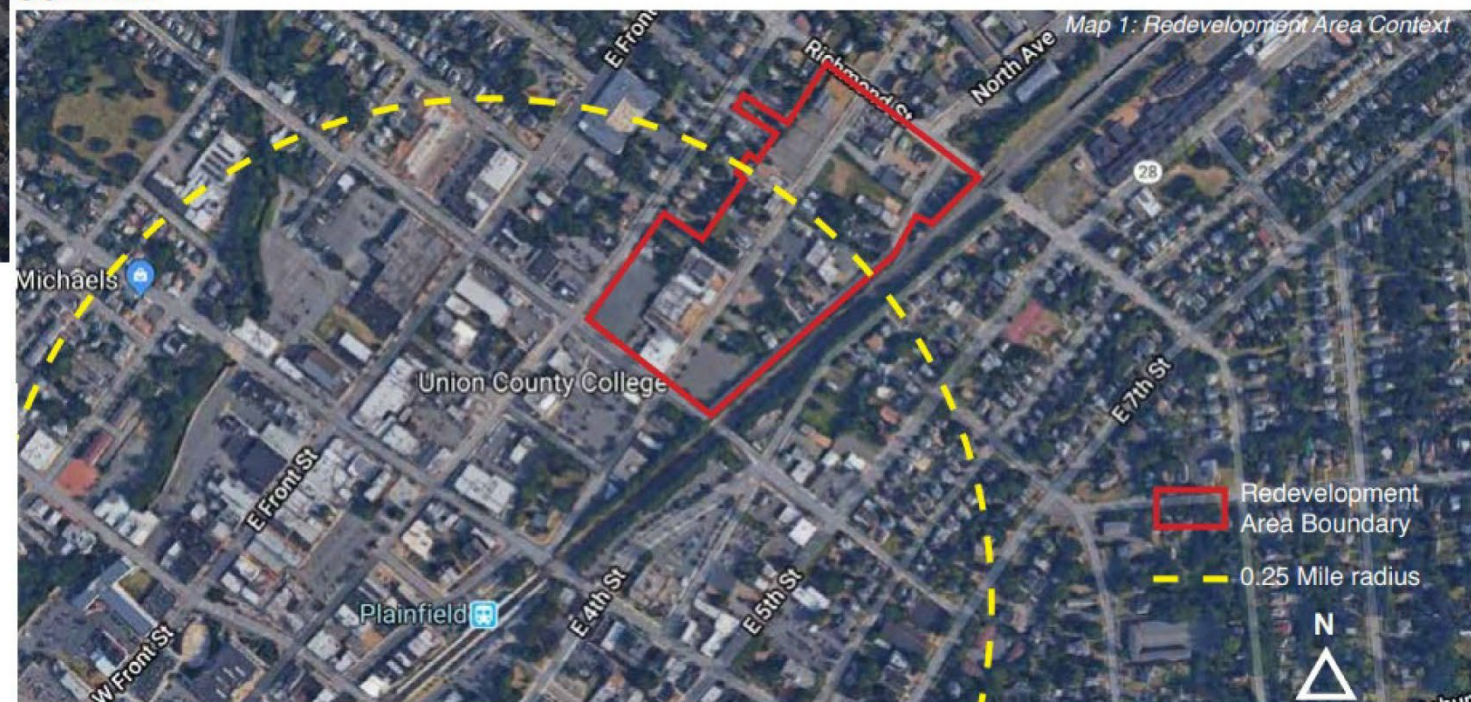
City of Plainfield, New Jersey

Approved: August 23, 2006

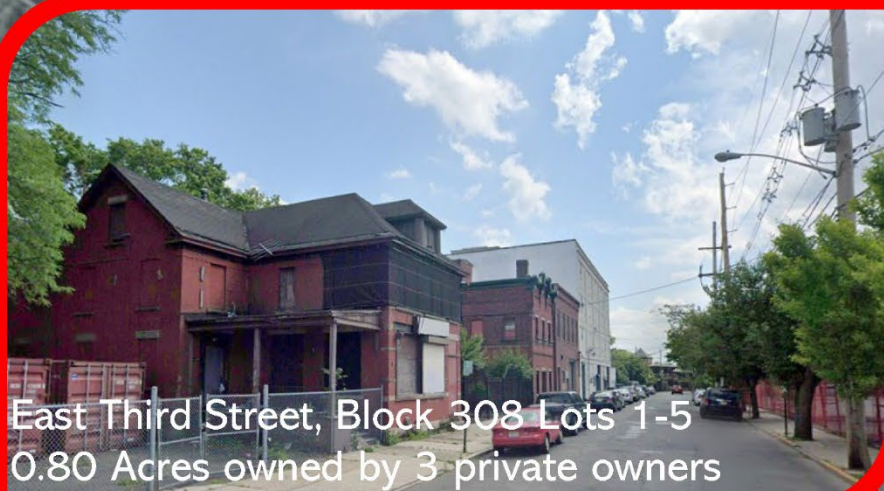
Revised: February 7, 2019



## CONTEXT













Permitted Uses

- Mixed Use structure
- Apartments over Commercial
- Child care center
- Retail sales
- Drugstores and pharmacies
- Commercial uses
- Personal service establishment
- Office
- Art studio
- Art gallery
- Museum
- Restaurants
- Tavern
- Nightclub
- Banquet hall
- Bank, excluding drive-through facility
- Parking lot
- Laundromat
- Assisted living facility
- College
- Open space
- Passive Recreation
- Health and fitness club
- Fraternal organization

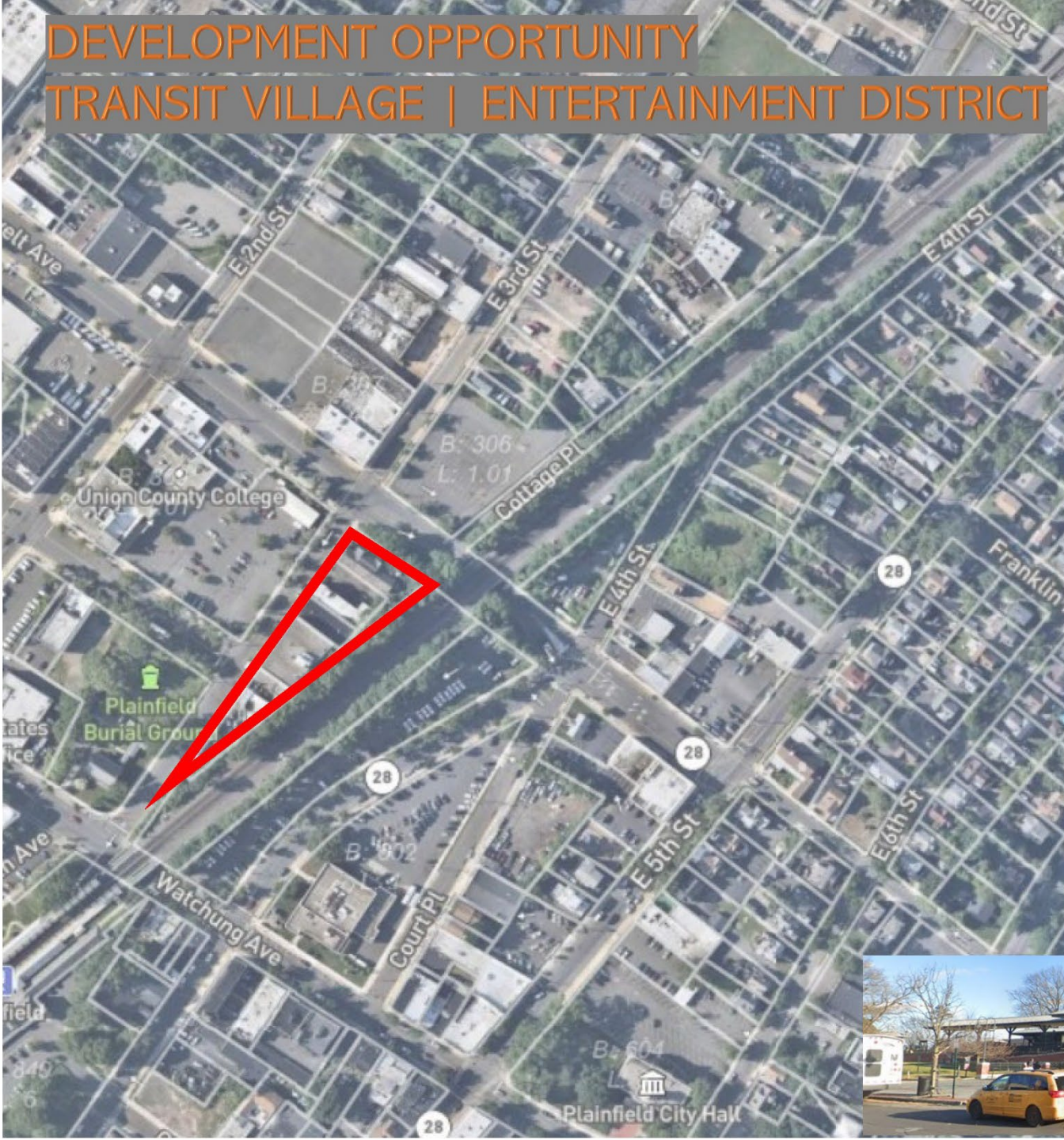
Accessory Uses

Health club, gym and other such recreational facilities associated with the residential uses, plazas, parking, including structured parking, and other uses customarily incidental to the principal use.

Bulk Standards

Regulation	Proposed
Redevelopment Area	
Minimum Lot Area	5,000 Sq. Ft.
Minimum Lot Width	50 Ft.
Minimum Setbacks	
Front yard	0 Ft.
Rear Yard	10 Ft.
Side Yards	0 Ft.
Combined Side Yards	10 Ft.
Other Standards	
Maximum Building Coverage	75%
Maximum Impervious Coverage	95%
Maximum Height	78 Ft.
Minimum Number of Stories	3
Maximum Number of Stories	6
Maximum Number of stories within first 20 feet from the street	4
Floor Area Ratio	2.0
Density (Maximum Number of Units)	100/ acre
Minimum Public Open Space	5%
Minimum Commercial Space not including Amenities (Ground Floor)	15% of the building coverage
Minimum Number of Parking Spaces	
For Studio, 1 Bedroom and 2 Bedroom	1 space per unit

DEVELOPMENT OPPORTUNITY  
TRANSIT VILLAGE | ENTERTAINMENT DISTRICT



Restaurant and Taverns



Outdoor Plazas



Walkable Streets near College



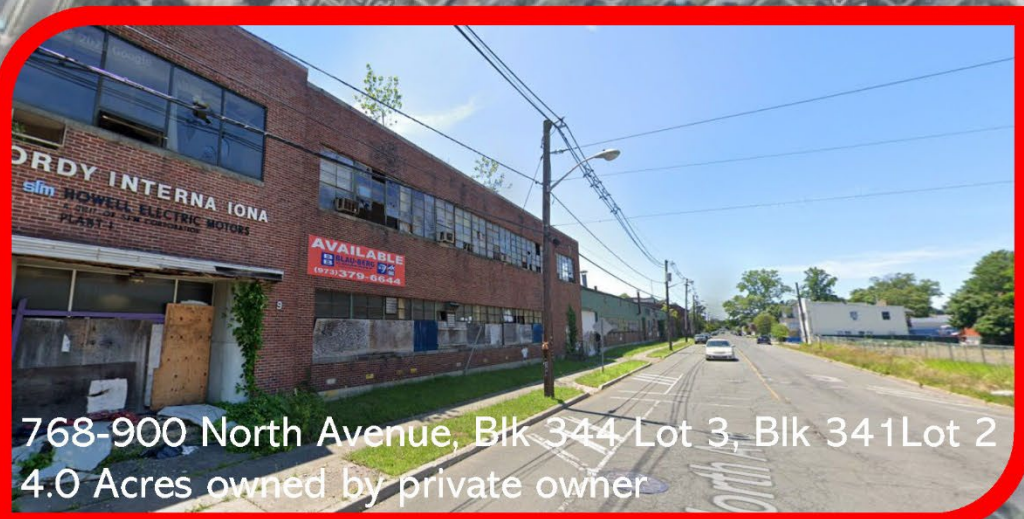
Pedestrian Mall at Train Station







# TRANSIT ORIENTED DEVELOPMENT NORTH AVENUE



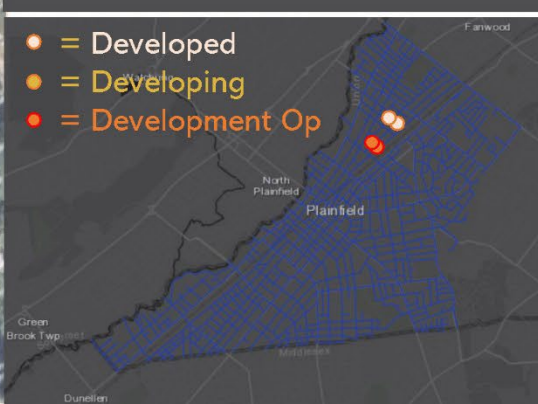
768-900 North Avenue, Blk 344 Lot 3, Blk 341 Lot 2  
4.0 Acres owned by private owner



1000 North Avenue

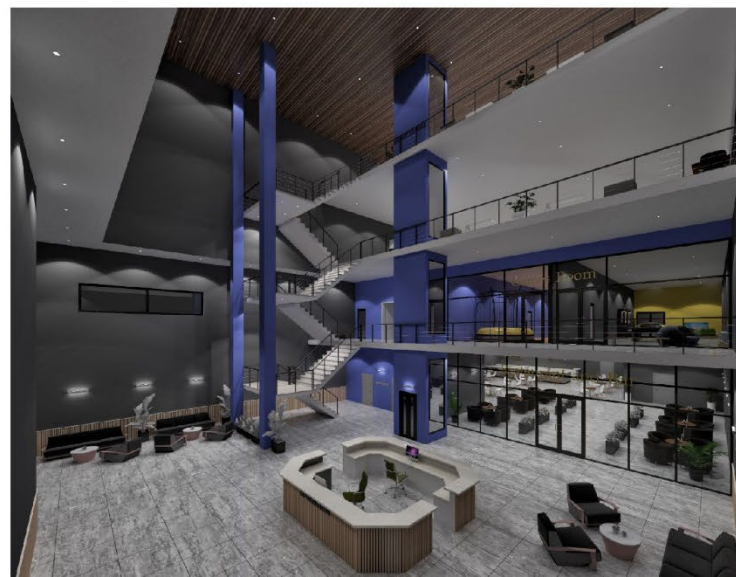
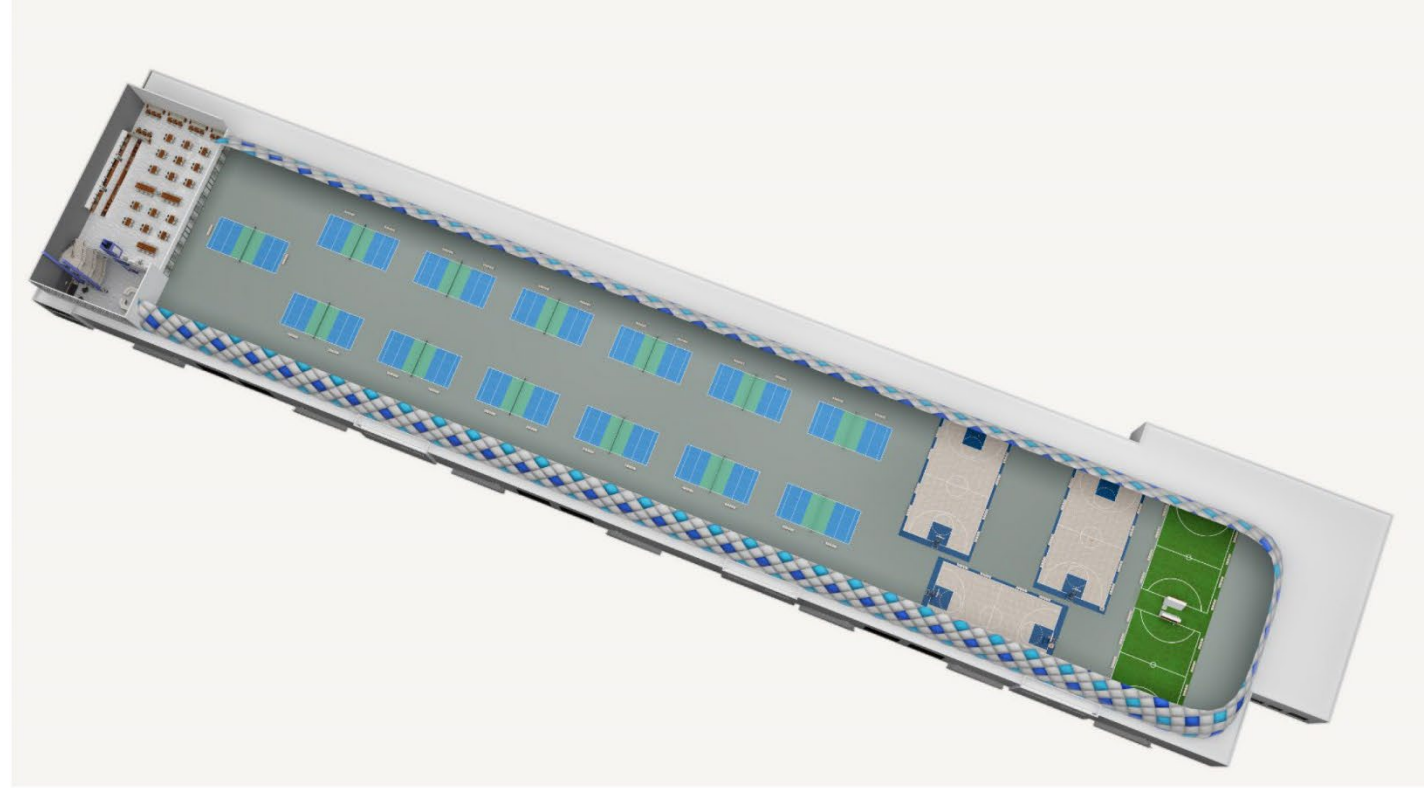


Seidler Field



- = Developed
- = Developing
- = Development Op

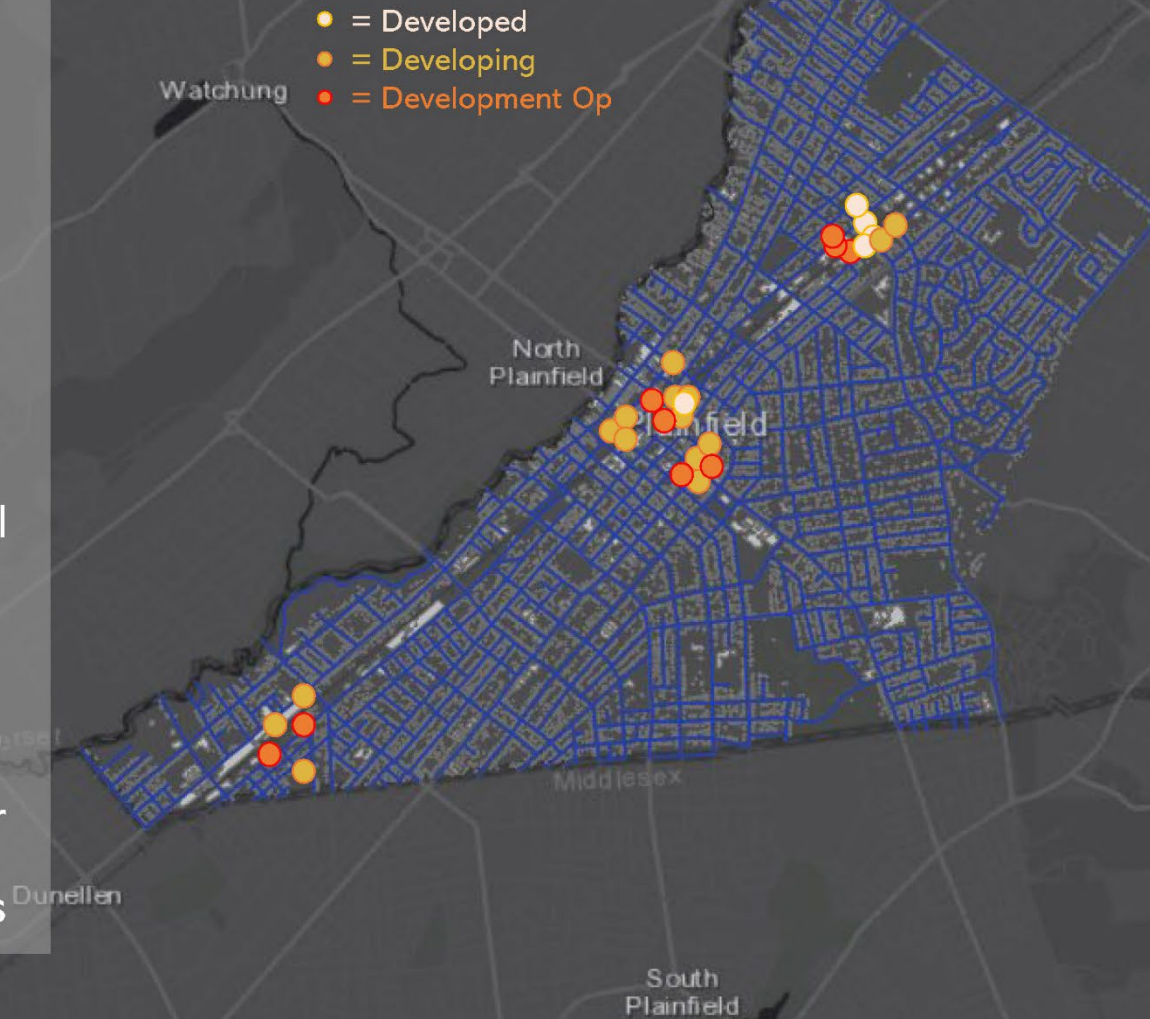






## Where we are now?

- Over \$1 Billion in development over the last 10 years
- Over 100 restaurants, representing dozens of countries
- State of the art recreational complexes
- Two train stations with access in NYC
- Ambulatory Surgical Center
- Over 400 Small Businesses



## Where we are going?

- More housing options with a balance of affordable units
- Center of Excellence for enrichment
- Activation of more destination spaces such as Pedestrian Mall
- More access through EV shuttles and clean travel
- Incorporation of Anchor chains in Mixed-use
- More Entertainment...





*One Plainfield, One Future...Join us in the Transformation!*



[www.plainfieldnj.gov](http://www.plainfieldnj.gov)

*#LovePlainfieldNJ #AmoPlainfield*





# Hoboken's transformative next chapter

Once the center of Hoboken's industrial identity, **Hoboken Connect** reclaims the waterfront and its famed terminal once again.





# AN INTERCONNECTED CAMPUS SETTING



## A Transformational Project

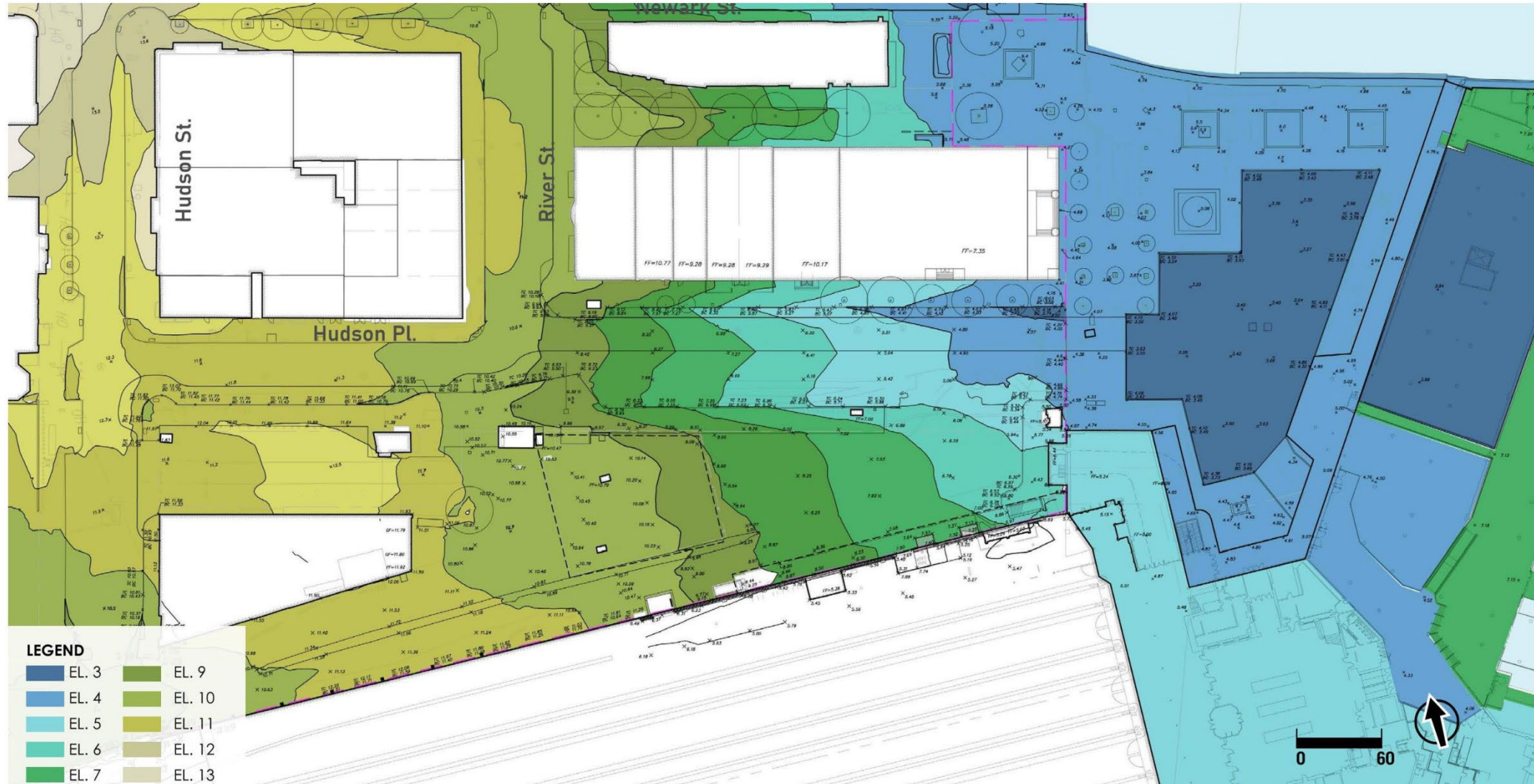




# Warrington Plaza

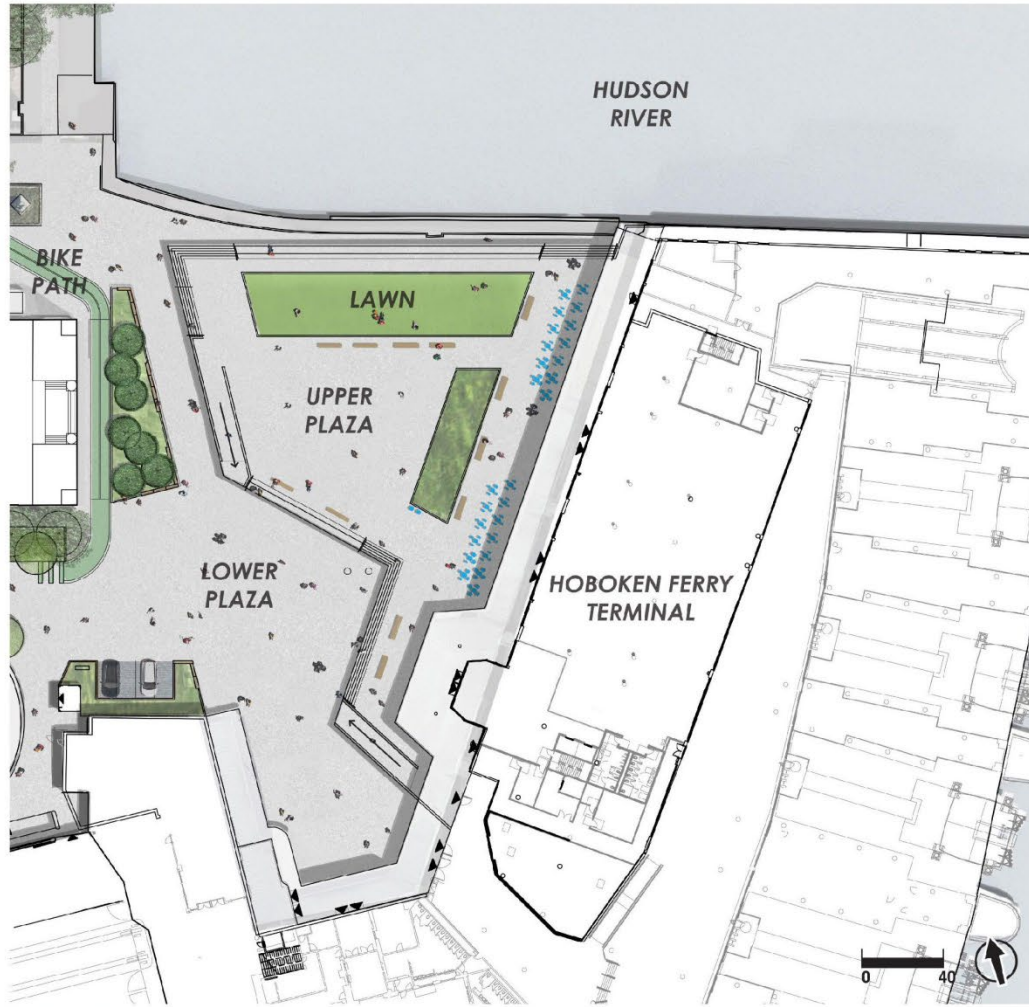


# Resiliency + Flood Mitigation

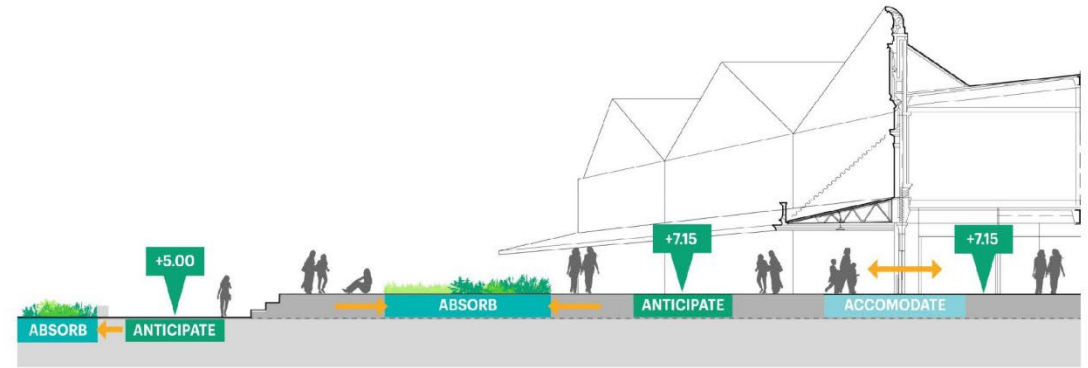




# Proposed Plan



PROPOSED PLAN



RESILIENCY SECTION DIAGRAM



BIRD'S EYE VIEW LOOKING SOUTH





**Existing Conditions – Warrington Plaza**







## **Hudson Place & NJ TRANSIT Bus Terminal & Circulation Improvements**

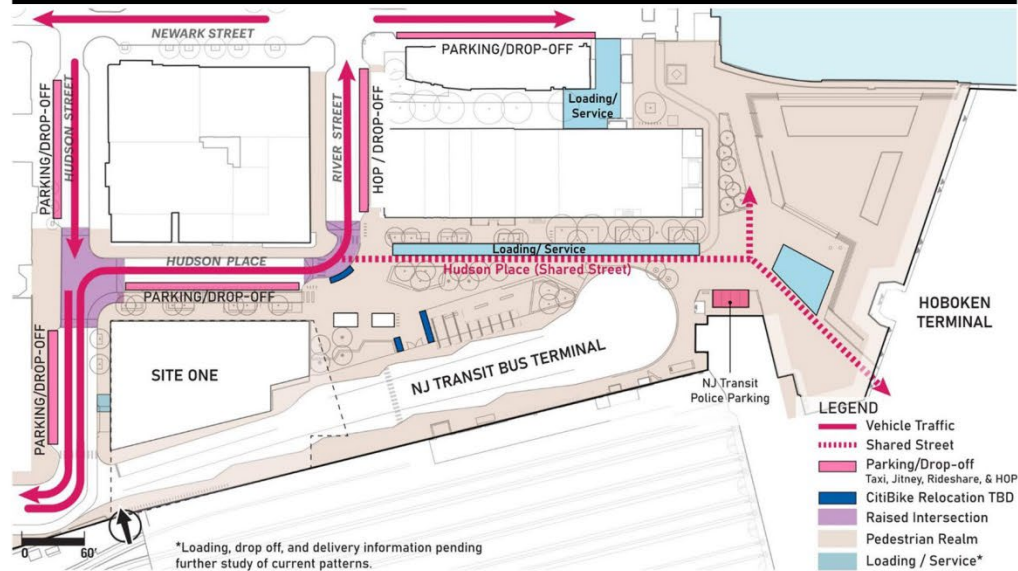




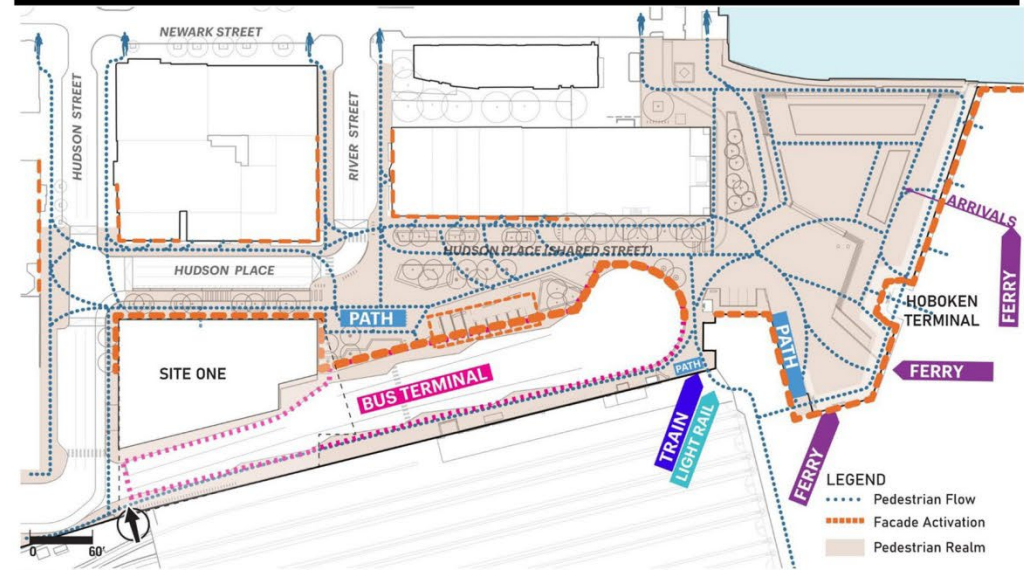
**Existing Conditions – Hudson Place – View Looking West**



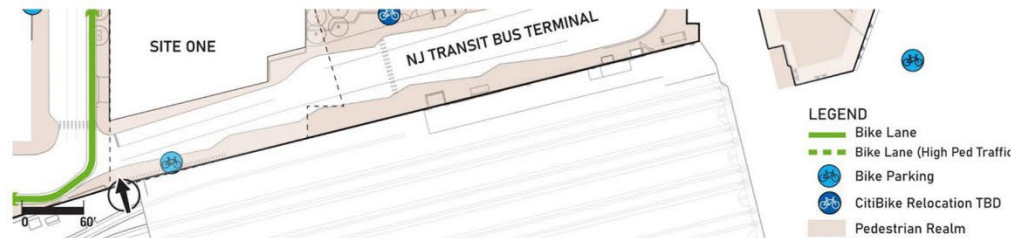
## Vehicular Circulation



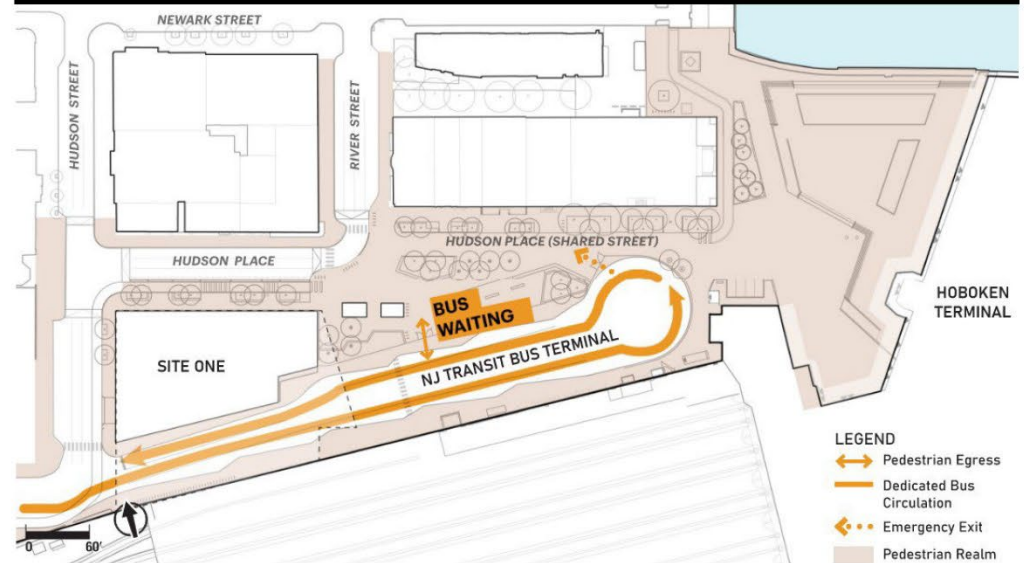
## Pedestrian Connections



## Bicycle Connections & Parking



## Bus Circulation



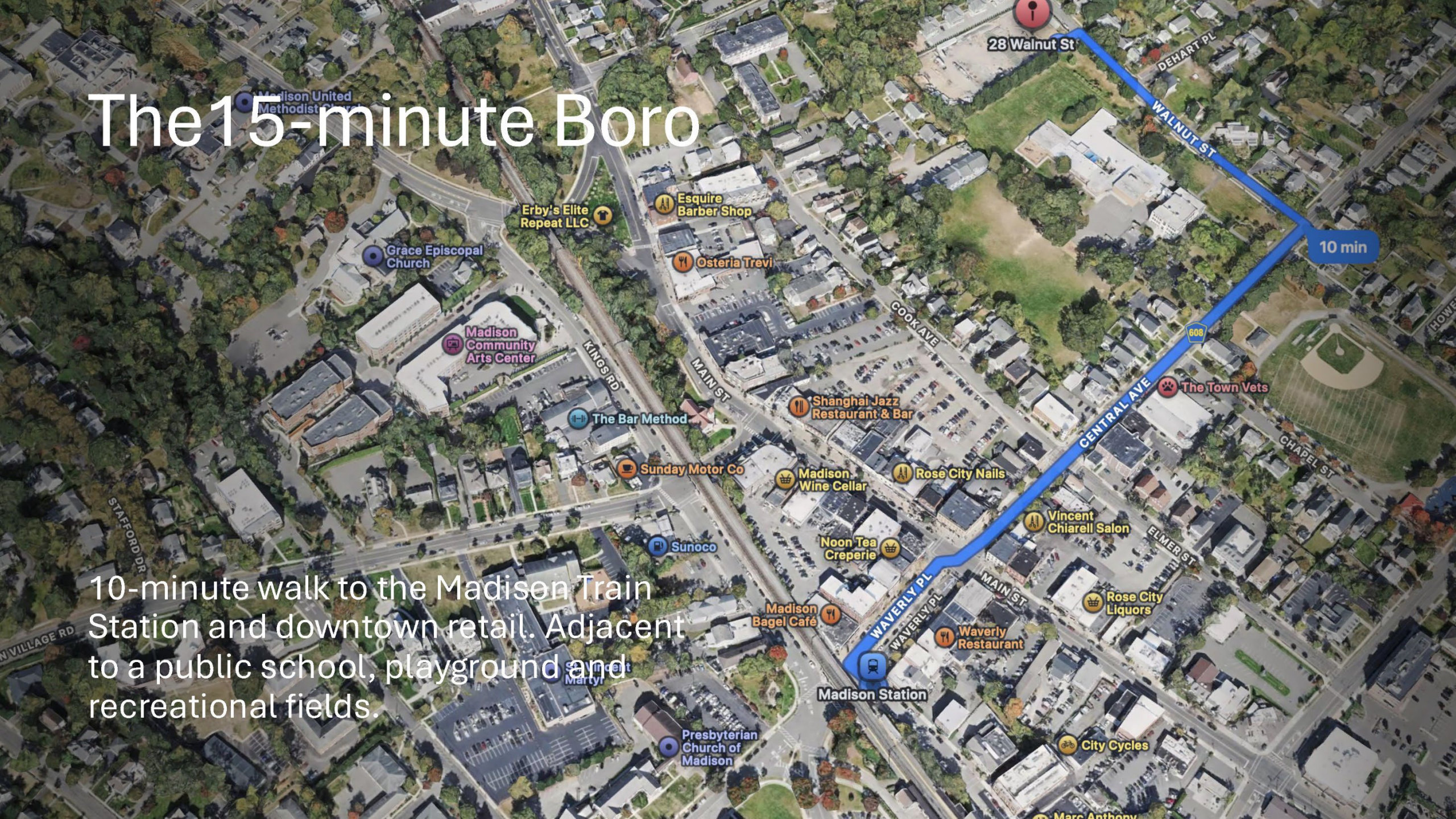






# The 15-minute Boro

10-minute walk to the Madison Train Station and downtown retail. Adjacent to a public school, playground and recreational fields.





# Passive House Net Zero Energy Ready

---

- **Ultra-efficient design:** airtight envelope, continuous insulation, triple-pane windows
- **Drastically reduced energy use** – up to 90% less heating/cooling demand
- **Optimized comfort** – consistent indoor temperature, superior air quality via ERV
- **All-electric systems** – heat pumps, induction cooking, electric water heating, including Tesla Powerwall instead of back-up generator (72-hour runtime for water pump)



RPM

DEVELOPMENT GROUP



- **Solar PV ready** – designed to offset annual energy needs
- **No on-site fossil fuels, fully electric** – zero combustion, low carbon footprint
- **Resilient & future-proof** – prepared for grid disruptions and EV charging
- **Lower utility costs** + access to clean energy incentives



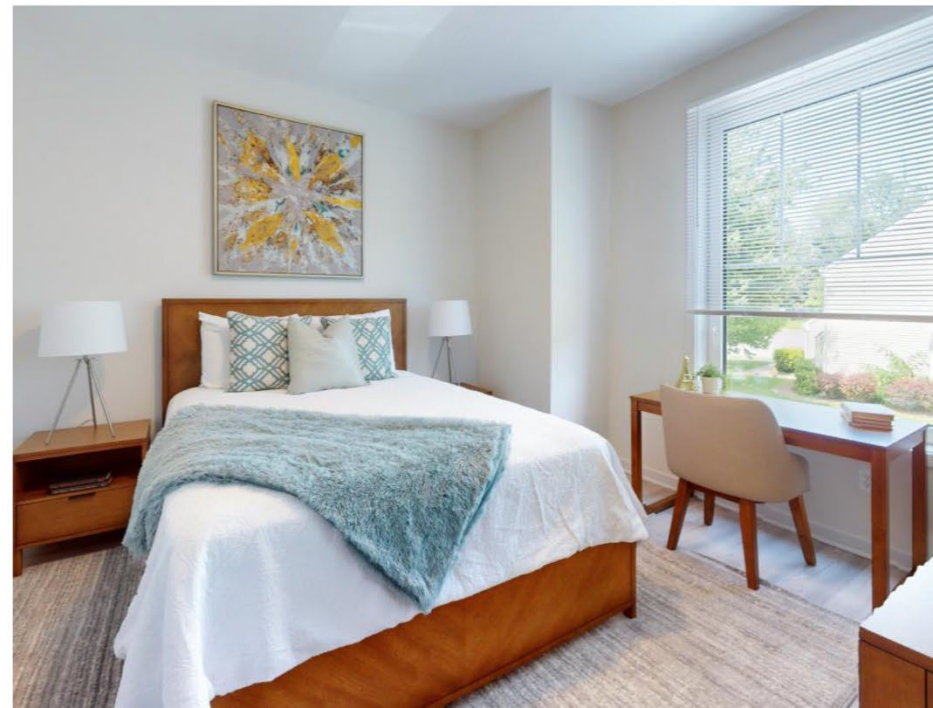
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# High-efficiency Ventilation & Appliances

- Energy Recovery Ventilator (ERV) supplies fresh, filtered air while exhausting stale air
- Recovers heat and humidity from outgoing air to maintain comfort and efficiency
- Supports airtight Passive House design and superior indoor air quality
- Ventless heat pump dryer eliminates exterior ducting, preserving airtightness
- Uses efficient condensation drying with reduced energy consumption
- Together, these systems enhance energy performance, comfort, and sustainability
- Key components of a fully electric, net zero energy ready Passive House



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# Affordability & Community Amenities

---

- 8 project-based vouchers provided by the Madison Housing Authority to support formerly homeless households
- Households up to 60% AMI are eligible
  - A family of 4 in a three-bedroom apartment would have a household income maximum of \$81,180 with a monthly rent of \$2,111 (2025)
  - In a 50% AMI three-bedroom, they would have a household income maximum of \$67,650 with a monthly rent of \$1,759
- Model of affordable housing
  - Madison High School ranks in the top 18% in NJ and top 9% Nationally (US News)



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# Enhancing Cities with Nature

Lisa Leone, Cities Stormwater Lead  
The Nature Conservancy



# About Me





# About The Nature Conservancy

Founded in 1951

Global environmental nonprofit  
working to create a world where  
people and nature can thrive

1 million members

1,000+ scientists

81 countries and territories





# TNC in NJ

Established in 1955

Protected 60K+ acres

2030 Priorities

- Protecting Land
- Restoring Rivers
- Improving Coastal Resilience
- Greening Our Cities
- Using Lands to Inspire





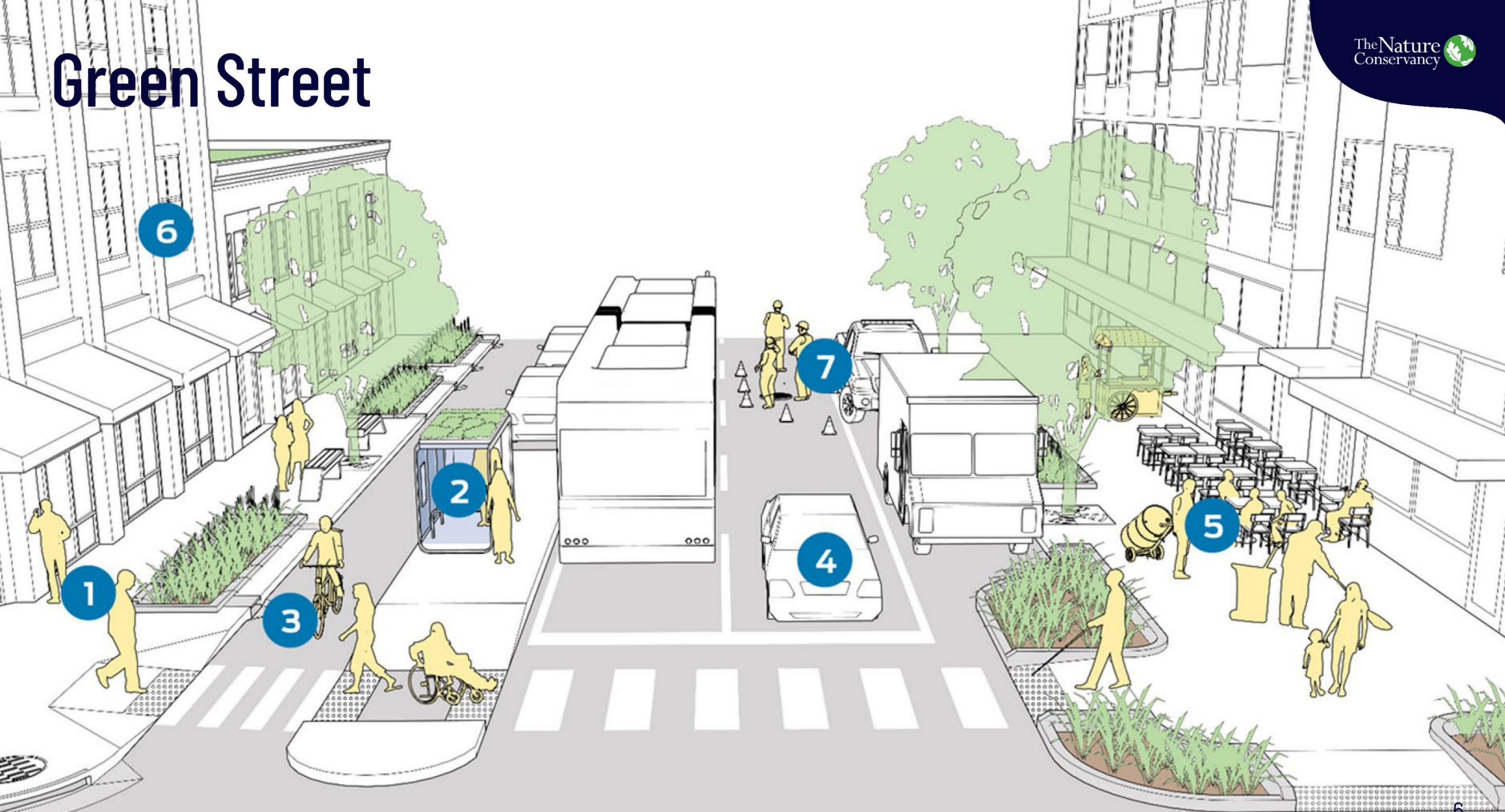
# Greening Our Cities

- Positively impact 350,000 people through Nature-Based Solutions (reducing heat and flooding)
- Plant 30,000 trees in Newark and Paterson
- Implement projects to reduce 7 M gallons of stormwater per year entering the Passaic River





# Green Street



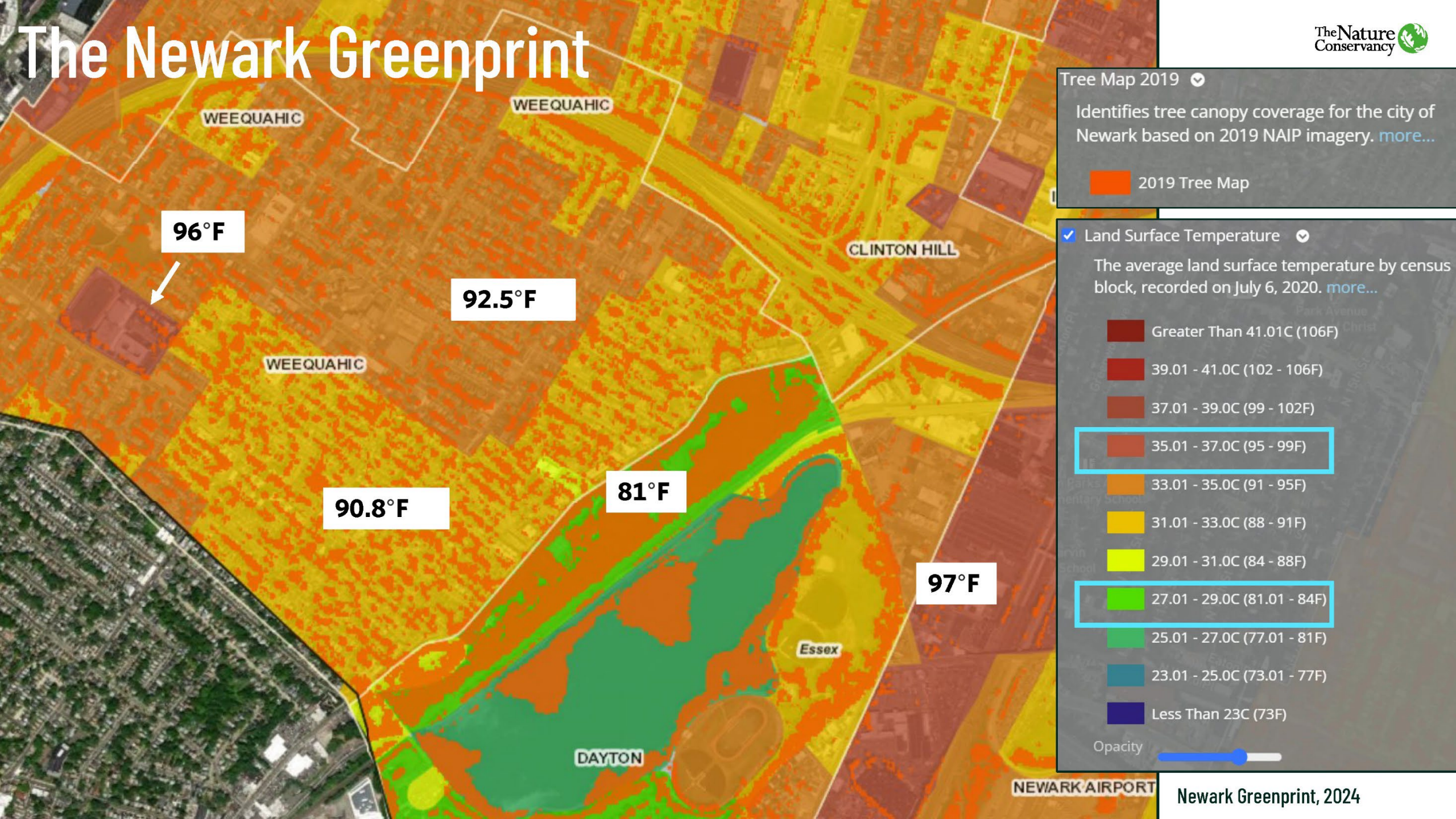




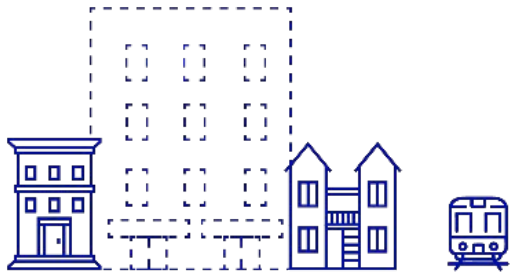
**Green Street**



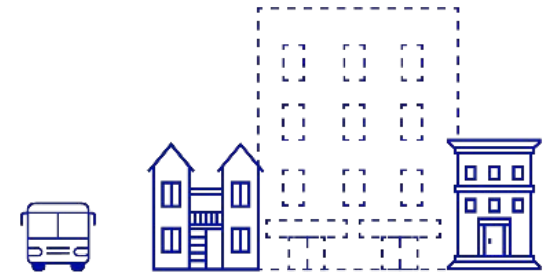








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*Forum Series*



# FILLING THE GAPS: Infill for Transit Connected Communities

Tuesday, September 30, 2025 | 9:30 am – 12:00 pm



DOWNTOWN  
NEW JERSEY



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





# Join the Conversation





## The Transit Friendly Planning Program

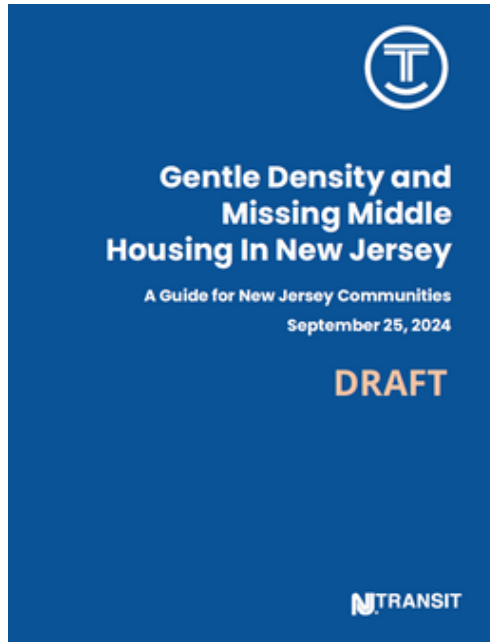
A community-focused planning program at NJ TRANSIT with decades of experience in assisting municipalities across New Jersey with community engagement, data, education, strategic partnerships, and technical assistance centered around station area planning. The Program strives to promote equitable, economically resilient, and environmentally sustainable development that improves the quality of life for all.

The Transit Friendly Planning Program offers several community resources and can provide technical assistance tailored to a community's needs. We invite you to explore the website and contact the Program staff if you have any questions.

[www.njtransit.com/transitfriendly](http://www.njtransit.com/transitfriendly)

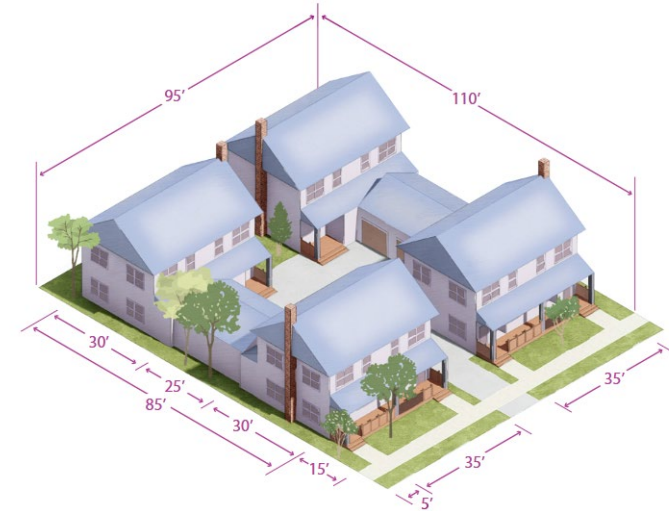






## Gentle Density and Missing Middle Housing Guide

Transit Friendly Planning is excited to announce its newest community resource. This guide provides New Jersey municipalities with practical tools and insights for implementing gentle density and building missing middle housing as solutions to the state's housing crisis.







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# THANK YOU!