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SMART

GROWTH

AWARDS

2024

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NEW JERSEY FUTURE
**SMART
GROWTH
AWARDS 2024**

**LEADERS IN ENVIRONMENTAL AND
REDEVELOPMENT LAW, LITIGATION,
INFRASTRUCTURE & RESILIENCY**

*Congratulations
to the
2024 Smart Growth
Award Winners*

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WELCOME

DEAR FRIENDS,

Welcome to the 2024 Smart Growth Awards! We are delighted to have you here tonight celebrating the honorees and recognizing the best in planning, development, and redevelopment in the Garden State.

Our six amazing award-winning projects this year demonstrate the best in smart growth, fostering inclusivity, inventive redevelopment, and thoughtful planning in the following ways:

- Mixed-use, mixed-income redevelopment with community partnerships to improve the quality of life for residents
- Re-integrating public housing and upgrading infrastructure while reducing flood risks and other environmental issues
- Converting abandoned industrial sites into more attractive and natural places for recreation
- Creating opportunities for affordable homeownership with the benefit of rental income through the development of accessory dwelling units
- Knitting together several residential and commercial sites to form a revitalized suburban mixed-use village, and
- Repurposing brownfields to create transit-adjacent, pedestrian-friendly housing and retail development.

These projects exemplify why New Jersey Future was established almost 40 years ago by our visionary founders and their commitment to a more sustainable Garden State. Tonight, we honor one of those founders, Ingrid Reed, with a posthumous Leadership Award. Ingrid, a past board of trustees chair, was a public policy professional who built and leveraged her network and knowledge to advance civic life in New Jersey as a supporter of forward-thinking, sustainability-based planning, journalism, arts, and the City of Trenton.

We thank Ingrid for her many years of service to New Jersey Future, and there are many more to thank for tonight, including our staff and board of trustees, the jurors who carefully considered nominated projects, and our many sponsors. Due to the generosity of these champions, we were fortunate to provide scholarships this year to diversify the field of those attending this insider opportunity to learn more about smart land use and to network with influencers in policy-making and sustainability practices to create healthy, fair, and resilient communities. *Tonight could be your opportunity to be a mentor to one of these emerging leaders!*

We would also like to thank **you** for attending this evening, honoring our winning projects, and celebrating the legacy of Ingrid Reed. We look forward to our continued work together in 2025 to build a stronger and more equitable future.



Peter Kasabach and Ingrid Reed at the 2010 Smart Growth Awards

PETER KASABACH
Executive Director





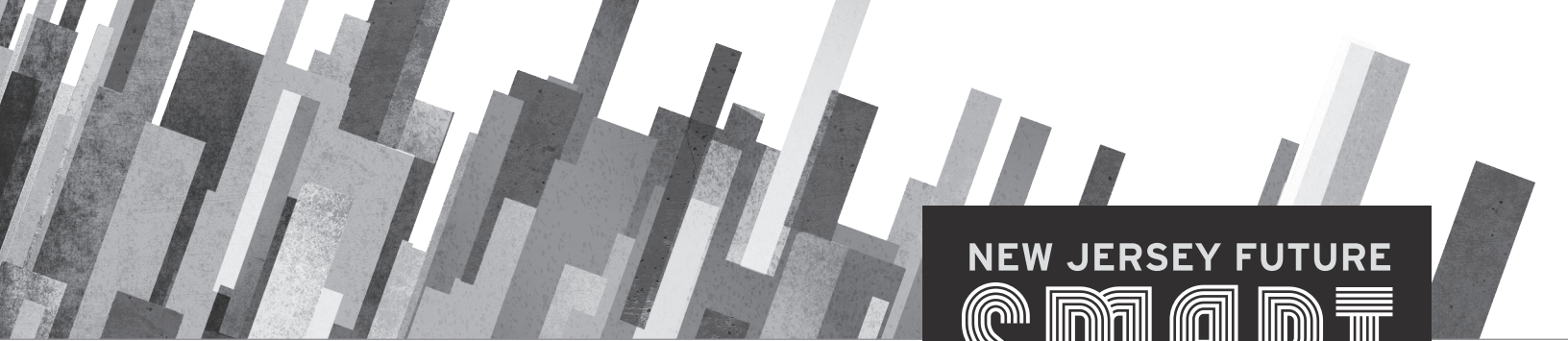
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AWARDS PROGRAM

WELCOME

Meishka Mitchell
President & CEO, Emerald Cities Collaborative
Board Chair, New Jersey Future

Peter Kasabach
Executive Director, New Jersey Future

PRESENTATION OF THE 2024 SMART GROWTH AWARDS

PRESENTERS:

Tenisha Malcolm-Wint
Leadership Center Director, Girl Scouts Heart of New Jersey
Trustee, New Jersey Future
Jury Member, 2024 Smart Growth Awards

Alle Ries
Vice President, NJ Community Reinvestment Act Officer, M&T Bank
Jury Member, 2024 Smart Growth Awards

HONOREES:

20 Littleton Avenue
Housing Authority of the City of Hoboken Redevelopment Plan
Musconetcong Island Park
Parkview AP
Terhune Harrison Mixed Use Village
The Nell at Dunellen Station

PRESENTATION OF THE 2024 LEADERSHIP AWARD

PRESENTER:

Chris Sturm
Policy Director, Land Use, New Jersey Future

HONOREE:

Ingrid Reed

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ABOUT THE SMART GROWTH AWARDS

New Jersey has long been at the cutting edge of smart and sustainable planning and redevelopment. Since 2002, New Jersey Future has honored the very best examples of this work through the annual Smart Growth Awards as part of our mission to promote sensible and equitable growth, redevelopment, and infrastructure investments to foster healthy, strong, and resilient communities.

Winning projects are evaluated based on the following smart growth criteria:

- ➔ Positively impacts the broader community.
- ➔ Is near existing development and infrastructure, ideally “redevelopment.”
- ➔ Creates or enhances connections to existing developments or plans.
- ➔ Creates or enhances a vibrant mix of uses (residential, retail, office).
- ➔ Demonstrates a commitment to justice, equity, diversity, and inclusion.
- ➔ Increases the range of housing options available (affordability, size, type). If residential, it should contain designated affordable housing units.
- ➔ Engages and involves the community throughout the planning, decision-making, and implementation processes.
- ➔ Protects, enhances, or connects to open space and natural features.
- ➔ Employs historic features of the community.
- ➔ Creates or enhances transportation choices that reduce the need to drive.
- ➔ Fosters walkability and activities at the street level that encourage personal interaction.
- ➔ Improves resilience to climate change and natural hazards.
- ➔ Utilizes green infrastructure or regenerative planning concepts.



ABOUT THE TILES: Our award tiles are designed and produced by MudGirls Studios in Atlantic City. This nonprofit organization empowers disadvantaged women through the creation of functional ceramic art. By providing training and employment, MudGirls Studios offers women an opportunity to earn supplemental income, helping them make the transition out of poverty and into a pathway toward self-sufficiency. MudGirls tiles can be found across the state, including Stockton University, Hard Rock Casino & Hotel, and tonight’s host, New Brunswick Performing Arts Center. The customized pieces they create for the Smart Growth Awards incorporate imagery that represents renewed cities, natural spaces, endurance, and regeneration. New Jersey Future is proud to partner with MudGirls on our awards as a way of supporting economic opportunities for all.

2024 SMART GROWTH AWARDS JURY

The Smart Growth Award winners are selected from a statewide public nomination process and are judged by an independent panel of experts from various facets of the planning and redevelopment fields. The jury evaluates each nomination against smart growth principles, as well as its contribution to the surrounding community and the state as a whole. The jury volunteers many hours, which are spent reviewing the nominations and deliberating to select the winners. We thank the jury for its effort and dedication to selecting some of the best smart growth projects in the state. Judging the 2024 Smart Growth Awards were:

Erik Estrada

Community Manager, Community Foundation of South Jersey

Katie Feery

Director, Strategic Initiatives & Sustainability, New Jersey Resources

Zenobia Fields

Director, Department of Economic Development, City of Plainfield

Keenan Hughes

VP, Planning and Development, SJP Properties

Teri Jover

Borough Administrator, Borough of Highland Park

Dan Kennedy

CEO, NAIOP NJ

Dominique Lueckenhoff

Executive VP, EHS, Sustainability, Envirotech, Hugo Neu Corporation

Tenisha Malcolm-Wint

Leadership Center Director, Girl Scouts Heart of New Jersey

Byron Nicholas

Chief, Planning Division, Hudson County

Alle Ries

VP & NJ CRA Officer, M&T Bank

Brittany Spanos

Executive Director, Community Outreach & Diversity Officer, Saint Peter’s Healthcare System

LEADERSHIP AWARD INGRID REED

Founding member of New Jersey Future and past board of trustees chair, Ingrid was a public policy professional who leveraged her network and knowledge to advance civic life in New Jersey as a supporter of forward-thinking and comprehensive planning, journalism, arts, and the City of Trenton.

THE LEADERSHIP AWARD recognizes individuals who have an outstanding commitment to improving quality of life and promoting smart growth in New Jersey through sustainable land-use policy and practice.

New Jersey Future is honoring Ingrid Reed as the recipient of New Jersey Future's 2024 Leadership Award. Reed, who passed away in July 2024, leaves a profound legacy as a tireless advocate for the City of Trenton, regional planning, and the future of New Jersey. Her approach was defined by her ability to bring people together, inspire forward-thinking strategies, and champion state and local initiatives that fostered long-term prosperity. Her influence spanned decades, and her impact is still felt in Trenton and across New Jersey.



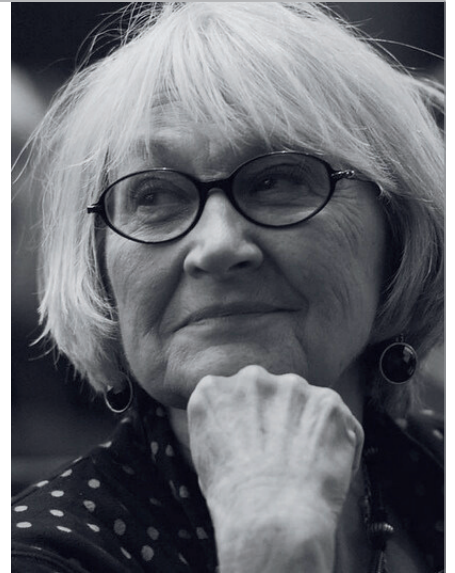
Ingrid's journey with the City of Trenton began when she recognized the unique challenges and opportunities the state capital faced. Despite being New Jersey's political hub, Trenton struggled with economic disinvestment and a lack of coordinated planning. Ingrid saw the potential for revitalization and made it her mission to bridge the gap between state government investment and local placemaking. She worked closely with the Capital City Redevelopment Corporation (CCRC), which was formed to address the city's underutilized assets and disconnected infrastructure; Ingrid supported the CCRC by facilitating public-private partnerships and advocating for thoughtful redevelopment that would not only benefit state operations but also serve the residents of Trenton. New Jersey Future Executive Director Pete Kasabach describes her influence, "Her leadership was instrumental in ushering in the revolutionary downtown master plan supported by the State, and in educating City, County, and State officials on how best to implement it." Ingrid was a strong advocate for revitalizing the city's downtown and opening the door to further state investment. Ingrid was also a pivotal figure in the ongoing effort to reorient Route 29, a project designed to reconnect Trenton's residents with their waterfront.

Beyond Trenton, Ingrid's legacy includes her role in shaping state and regional planning in New Jersey. In the 1980s, when comprehensive planning was virtually nonexistent in the state, she saw the need for an overarching vision to guide development. Her exposure to regional planning models in other states informed her views on New Jersey's first State Plan and the importance of engaging academia, civic and business

leaders, and the general public with its content. She believed deeply that state planning was essential for tackling issues like urban sprawl, environmental sustainability, and economic inequality. This belief led her to play a key role in the founding of New Jersey Future, a nonprofit dedicated to advancing smart growth principles across the state. Kasabach adds, "Ingrid provided a North Star for the organization, always pushing to keep us focused on the future, and reminding us that the limited supply of land here in New Jersey is so precious that we must plan its use thoughtfully and comprehensively."

Ingrid was also known for her visionary approach. A true "futurist," she constantly pushed those around her to think beyond the present and consider how their work could shape the New Jersey of tomorrow. This forward-thinking mindset led to her instrumental role in the creation of the Smart Growth Awards, now in their 22nd year. She believed in celebrating the successes of others and highlighting innovative solutions that could serve as models for the entire state.

New Jersey Future is proud to honor Ingrid Reed with the 2024 Leadership Award, recognizing her extraordinary contributions to Trenton and her lasting impact on the state's future. Her vision, leadership, and passion for smart growth will continue to inspire generations to come.



INGRID REED FOR OUR FUTURE FUND

Educating and training future Smart Growth leaders

Our New Jersey Future board of trustees, our staff, and our community, honors Ingrid's legacy with the Ingrid Reed For our Future Fund, supporting education and training for future Smart Growth leaders with a particular focus on diversifying the field. Gifts will be matched up to \$10,000. Please donate today to double the impact of your contribution.



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Thank you, **NJ Future**, for promoting sensible and equitable growth to foster resilient communities.

Congratulations to this year's Smart Growth Award Winners!

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20 LITTLETON AVENUE

PRIMARY PARTNER TEAMS: *C+C Apartment Management | City of Newark | L+M Development Partners
New Jersey Housing and Mortgage Finance Agency | University Hospital*



“

The project's development was shaped by community engagement from the outset.

The 20 Littleton Avenue project, situated in Newark's Fairmount neighborhood, is a model for collaboration between healthcare institutions and housing developers to address critical social needs. This mixed-use development provides 78 affordable rental apartments, including units specifically for individuals experiencing homelessness, alongside a ground-floor clinic operated by University Hospital. The project exemplifies the success of public-private partnerships, bringing together housing, healthcare, and support services in a seamless integration to serve the community.

Developed through the New Jersey Housing and Mortgage Finance Agency's (NJHMFA) Hospital Partnership Subsidy Program, 20 Littleton Avenue represents the idea that "housing is healthcare," and features ground floor health care services available to building residents as well as the broader neighborhood. The project aligns with Newark's larger efforts to end chronic homelessness and reduce emergency room visits by providing vulnerable populations with stable housing and on-site medical care. By addressing social determinants of health, such as housing instability and lack of access to healthcare, this development offers a comprehensive solution that not only shelters individuals but also helps them thrive.

The project's development was shaped by community engagement from the outset. Input from neighborhood residents and stakeholders led to key design adjustments that improved the project's integration into the Fairmount

neighborhood. The addition of ground-floor clinic and hospital office space and adjacency to local transit links ensures that 20 Littleton Avenue is both a residential and community asset. Located in close proximity to University Hospital, the development strengthens local and regional connectivity, making it easier for residents to access medical services and employment opportunities.

The 20 Littleton Avenue project is more than just affordable housing; it serves as a catalyst for community revitalization. By focusing on both housing and healthcare, the development addresses the intertwined issues of homelessness and frequent emergency room visits, which are critical concerns for Newark. In doing so, it not only provides stability for vulnerable populations but also strengthens the neighborhood by fostering a sense of belonging and dignity for residents.

New Jersey Future is proud to honor the 20 Littleton Avenue project with a 2024 Smart Growth Award, recognizing its innovative approach to community development, its collaborative funding model, and its impact on both housing and healthcare in Newark. This project sets a powerful example for other municipalities and institutions across the state, demonstrating that transformative, community-centered solutions are possible through strategic partnerships and bold vision.



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JORGE CRUZ, EXECUTIVE DIRECTOR
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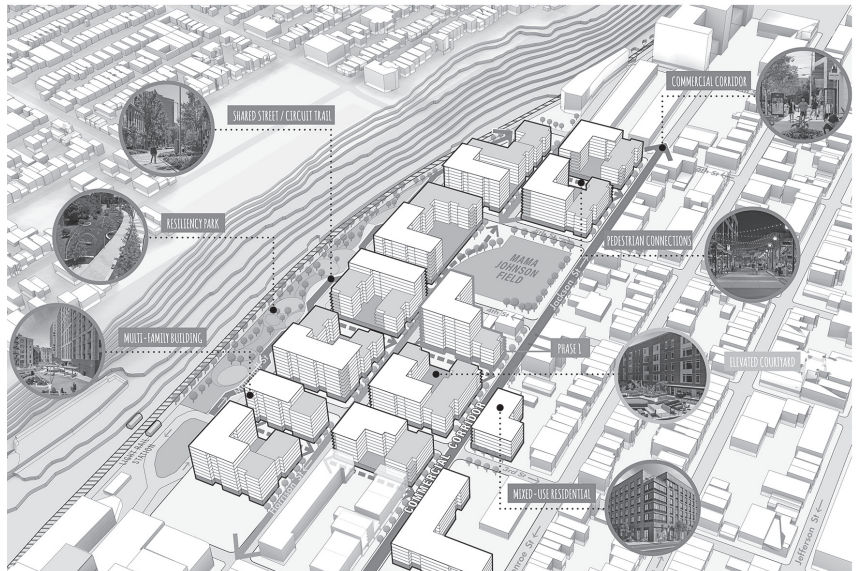
PRIMARY PARTNER TEAMS:

Arup | City of Hoboken | Heyer, Gruel & Associates | Housing Authority of the City of Hoboken | WRT

Hoboken City has undergone a major transformation this century. With their newly adopted Housing Authority Redevelopment Plan, the city is addressing one of its most critical assets: affordable, public housing. Through this plan, the city has committed to preserving and enhancing the quality of life for its long-term residents in Housing Authority units to prevent displacement and better integrate their public housing stock into the existing street network.

The Redevelopment Plan focuses on the rehabilitation or full replacement of 1,354 existing public housing units, many of which have deteriorated over time, and permits additional new units that include market-rate with requirements for workforce and affordable housing set-asides. The plan is designed not just to maintain but to improve the city's affordable housing stock, reaffirming Hoboken's commitment to its diverse community. Community spaces are a significant focus of the redevelopment, with the retention and enhancement of Mama Johnson Field, a beloved community asset, playing a central role. The plan will contribute to Hoboken's green circuit, creating new public and private gathering spaces that serve both Housing Authority residents and the broader community. The redevelopment plan also incorporates sustainability measures, including green infrastructure to mitigate flooding—a critical issue in Hoboken.

A key element of the plan is the integration of Housing Authority buildings into the broader urban fabric of the city. Hoboken has long been a leader in promoting street safety, earlier this year marking seven consecutive years without a street fatality. Hoboken's compact nature offers a unique opportunity to enhance connectivity and reduce the sense of isolation often felt in public housing developments. By extending the street grid into areas where it is currently interrupted, the plan aims to break down physical and social barriers, ensuring that the Housing Authority buildings are seamlessly connected with the rest of the city. This integration makes it possible for residents to move through the city without crossing invisible boundaries that often define different neighborhoods.



“

The plan is designed not just to maintain but to improve the city's affordable housing stock, reaffirming Hoboken's commitment to its diverse community.

New Jersey Future is proud to recognize the Housing Authority of the City Hoboken Redevelopment Plan as a recipient of a 2024 Smart Growth Award. This project exemplifies how a city can strategically leverage its assets to protect and enhance affordable housing, improve urban connectivity, and integrate sustainability measures. By breaking down barriers and connecting residents to the broader city network, Hoboken is setting a powerful example for urban areas aiming to balance growth with equity and resilience.

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SAVE THE DATES

Join us for the 2025 New Jersey Planning and Redevelopment Conference, convening **virtually on June 11–12 and in person at the Hyatt Regency New Brunswick on June 13.**

New Jersey Future and APA New Jersey have proudly been partnering since 2021 to present an annual conference, which brings together bold ideas, innovative solutions, proven concepts, and best practices for creating stronger, more inclusive, and equitable places where people live, work, and play. Call for session proposals coming soon! Follow New Jersey Future and APA New Jersey to stay up to date.

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MUSCONETCONG ISLAND PARK

PRIMARY PARTNER TEAMS: *Harrington Construction | Musconetcong Watershed Association
National Fish and Wildlife Foundation | Princeton Hydro | Township of Bethlehem*



“

The project brought together a unique set of partners, including environmental advocates, funders, and government entities who worked together to enhance human connections to nature.

Musconetcong Island Park is a shining example of how well-planned projects can foster significant revitalization and deepen the connection between people and their natural environment. This quarter-acre park, situated within the Musconetcong River, represents a successful blend of collaboration, environmental stewardship, and community engagement.

The Musconetcong River, a National Wild and Scenic River, is renowned for its exceptional natural, cultural, and recreational values. As a National Water Trail, the river is ideal for navigation by small, non-motorized vessels, such as canoes and kayaks. The river valley, rich in historic features, tells a compelling story of the interrelationships between humans and the natural environment.

Musconetcong Island Park is a central feature of this landscape, offering visitors a unique opportunity to engage with the river and its surroundings from within the river itself. The park's design thoughtfully balances the built and natural environments, providing public access to the river while preserving its natural beauty. Visitors can fish, swim, kayak, or simply enjoy the scenic views from a platform that allows them to experience the river up close. The design incorporates sustainable features, such as sealed concrete to mitigate flood damage and plantings that filter water and help maintain the river's cool temperatures.

The park's impact extends beyond its physical boundaries, playing a crucial role in the revitalization of the surrounding area. Connected to the Asbury Historic District in both Bethlehem and Franklin Townships by a sidewalk, the park links natural and built environments, creating new opportunities for recreation, environmental education, and community gatherings since opening in 2023. This connection between the park and the historic district has the potential to spark further revitalization and economic development efforts in Asbury Village, contributing to the area's ongoing transformation and continued placemaking.

The success of Musconetcong Island Park is a testament to the power of collaboration. The project brought together a unique set of partners, including environmental advocates, funders, and government entities who worked together to enhance human connections to nature. Starting with natural assets and planning from there, the project demonstrates that even small initiatives can have a catalytic impact, creating spaces that benefit both the environment and the community.

New Jersey Future is proud to recognize Musconetcong Island Park as a recipient of a 2024 Smart Growth Award. This project is a powerful example of how thoughtful, collaborative efforts can highlight and integrate natural resources while creating vibrant, community-centered spaces that will serve future generations.

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PARKVIEW AP

PRIMARY PARTNER TEAMS: *County of Monmouth | Benjamin Harvey Company, Inc.*
Interfaith Neighbors, Inc. | New Jersey Natural Gas | Shore Point Architecture



“

Parkview AP is the product of a collaborative approach that involved local government, community organizations, and private developers, all working together.

Parkview AP stands as a landmark development in the revitalization of Asbury Park’s Westside neighborhood, a community that has faced decades of disinvestment and economic challenges since it underwent civil unrest in 1970. This innovative project introduces ten new single-family homes, each with a detached accessory dwelling unit (ADU) apartment, into an area that has long needed accessible and affordable homeownership opportunities and extends the development boom in Asbury Park westward.

The Westside neighborhood, once a thriving working-class area, saw significant decline following civil unrest in the 1970s. Despite Asbury Park’s resurgence this century, the Westside remained predominantly renter-occupied, with limited economic opportunities and rising housing costs that put homeownership out of reach for many residents. Against this backdrop, Parkview AP—the first homeownership initiative along the historic Springwood Avenue corridor since the 1970s—was developed to address the pressing need for affordable housing and to provide pathways to homeownership for residents who contribute to the fabric of the community.

Designed with the specific needs of its community in mind, Parkview AP construction completed in 2023 and is fully occupied today. Each of the ten properties includes a three-bedroom, two-and-a-half-bath single-family home, along with a detached garage apartment. This design not only maximizes the utility of each property, but also allows homeowners the opportunity to

generate rental income, further enhancing the affordability and sustainability of their investment. The project’s homes were sold at both market-rate and reduced prices for low- to moderate-income buyers, ensuring accessibility to a diverse group of residents. Deed restrictions requiring owner occupancy of at least one unit on each property help preserve the affordability and character of the neighborhood for years to come.

Parkview AP is the product of a collaborative approach that involved local government, community organizations, and private developers, all working together. As part of a broader neighborhood revitalization plan, Parkview AP is a cornerstone housing project that joins the nearby Early Childhood Learning Center and Springwood Center in the effort to reinvigorate the Springwood Avenue corridor and integrate the Westside into the wider narrative of Asbury Park’s renaissance. This project serves as a model for other communities grappling with issues of affordability and inclusion. By providing a sustainable pathway to homeownership, Parkview AP demonstrates the transformative power of targeted, community-focused development.

New Jersey Future is proud to recognize Parkview AP with a 2024 Smart Growth Award, honoring its role in fostering affordable homeownership and contributing to the broader revitalization of Asbury Park. This project exemplifies the principles of smart growth by combining innovative design and density, community collaboration, and sustainable development practices, setting a standard for equitable urban redevelopment in New Jersey.



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Terhune Harrison Mixed Use Village is more than a redevelopment project; it is a catalyst for placemaking in Princeton.



Terhune Harrison Mixed Use Village in Princeton is a model for how strategic redevelopment can knit together and revitalize a community by building on existing assets, planning comprehensively, and engaging with residents to shape a project that meets local needs. This ambitious development transforms an underutilized shopping center, obsolete office park, and disconnected public park into an integrated, vibrant mixed-use village that enhances connectivity, encourages placemaking, and supports a diversity of residents.

Before its redevelopment, the site of Terhune Harrison Mixed Use Village was a prime example of “stranded assets”—properties that had fallen into disrepair and no longer served the community effectively. The Princeton Shopping Center, once a central hub for the town, had become increasingly isolated and underused as commercial activity shifted elsewhere; likewise, the adjacent office park and public park were poorly connected and also suffered neglect and decline.

Recognizing the potential to rejuvenate these assets, the municipal leaders and developers embarked on a project to restore the site and reimagine its role within the broader Princeton community. A key element of this transformation was an evolving process of community engagement and adjusting the project to meet local needs. Feedback from neighbors led to design changes that increased the project’s integration with surrounding areas, enhanced pedestrian connectivity, and ensured appropriate buffers between the new development and existing homes. The project reestablishes a vibrant town center, creating a walkable, bike-friendly environment that invites residents and visitors to explore, socialize, and engage with their surroundings.

The development also addresses Princeton’s pressing need for affordable housing, offering a mix of over 700 new residential units that cater to a wide range of income levels and needs. This includes market-rate apartments, affordable housing for individuals and families, housing for adults with special needs, short-term transitional crisis housing, and senior supportive housing with wraparound services at an adjacent large, senior-oriented medical practice.

In addition to housing, the project brings significant public benefits, particularly in transportation and environmental sustainability. The expansion of Princeton’s free municipal bus service to include the Mixed Use Village ensures that residents have access to key destinations throughout town and to NJ Transit, while a new Sustainable Transportation Fund, supported by private contributions, lays the groundwork for future transit enhancements. The project’s focus on environmental sustainability is further evident in its stormwater management plan, which includes upgraded detention basins and green infrastructure to address flooding and reduce runoff.

Terhune Harrison Mixed Use Village is more than a redevelopment project; it is a catalyst for placemaking in Princeton. By leveraging existing assets, engaging with the community, and focusing on reconnection and accessibility, the project has created a vibrant, sustainable environment that benefits both current residents and future generations. New Jersey Future is proud to recognize Terhune Harrison Mixed Use Village with a 2024 Smart Growth Award, celebrating its innovative approach to transforming a challenged area into a thriving, resilient community.

WinnCompanies is thrilled to
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THE NELL AT DUNELLEN STATION

PRIMARY PARTNER TEAMS: *Borough of Dunellen | Dynamic Engineering Consultants PC
Menlo Engineering Associates, Inc. | Prism Capital Partners | Spiegle Architectural Group*

Nell at Dunellen Station is an exciting new transit-adjacent development that is transforming Dunellen, a traditional working-class town, by introducing a vibrant commercial corridor and adding much-needed housing units in a mixed-use setting. The project repurposes a formerly defunct 19-acre brownfield industrial site, which had long sat vacant despite its prime location near both the existing downtown and the NJ Transit Dunellen Train Station.



What makes this project particularly noteworthy is the strong partnership between the municipality and the developer. Smaller-sized municipalities, like Dunellen, are not traditionally viewed as a prime candidate for redevelopment. However, the township's leaders recognized the potential within their community and were proactive in partnering with developers who shared their vision for smart growth, density, and an expanded town center. This collaboration exemplifies how smaller municipalities can leverage their assets to achieve significant, positive change. "Dunellen Station is a living example of municipal government and developers working together to benefit communities for the long term," said Robert Fourniadis, Senior Vice President of Prism Capital Partners, a primary partner in the award-winning project.

Through cooperation and a shared vision, this public-private partnership has resulted in a development that offers the town 258 new rental units, including 58 units reserved for low- and moderate-income residents. Additionally, the Nell at Dunellen introduces 130 townhomes and over 10,000 square feet of new retail space right in the heart of town. Both residential and commercial spaces within this development were 100% leased within months of construction completion. Mayor Jason Cilento emphasized the transformative impact of the development, stating, "We are confident that the thoughtful approach and outstanding design of The Nell at Dunellen Station will bring the types of benefits to our downtown that redevelopment is supposed to bring."

The Nell at Dunellen Station is not just a development; it's a model for how smaller towns across New Jersey can

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We are confident that the thoughtful approach and outstanding design of The Nell at Dunellen Station will bring the types of benefits to our downtown that redevelopment is supposed to bring.”

— Mayor Jason Cilento

approach and implement redevelopment and connect new projects to existing businesses and open spaces to encourage commercial and recreational activity. By leveraging their existing infrastructure—particularly proximity to public transportation and fostering strong public-private partnerships—towns like Dunellen can achieve smart growth that benefits both current residents and future generations.

New Jersey Future is proud to honor the Nell at Dunellen Station as a recipient of a 2024 Smart Growth Award. This project stands as a testament to the power of consistent leadership and commitment to redevelopment. The Nell at Dunellen Station not only utilizes its strategic location, but also brings a new density of commercial and residential life that will energize the community for years to come.



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Do you know an innovative project, plan, or initiative that deserves to be honored for its commitment to smart growth principles?

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