

NJAPZA



New Jersey Association of Planning & Zoning Administrators
Supporting Planning & Zoning In Our Communities

Fall 2016 Edition

NJAPZA Conducts Statewide Planning and Zoning Survey

This summer NJAPZA mailed questionnaires to every municipal planning board secretary, zoning board of adjustment secretary, and zoning officer in New Jersey. The purpose of the survey was twofold: (1) to learn more about the land-use positions in municipal government and (2) to inform those who were not NJAPZA members about the benefits of membership.

We received 264 responses, in both paper and electronic formats, which represented an 18.5% response rate. We also welcomed 26 new members who joined NJAPZA after receiving a membership application along with the survey.



One of the most unexpected findings was uncovered even before the surveys were mailed. We checked every municipal website for municipalities with populations of 15,000 or less based on the 2010 Census and discovered that over 250 had combined their planning and zoning boards, as permitted under the Municipal Land Use Law.

We tallied the survey results separately for zoning officers and board administrators but found a number of commonalities. Turnover in land-use offices is low, with 56% of zoning officers and 46% of board administrators in their positions for more than ten years. Thirty-four percent of board administrators and 55% of zoning officers reported having a college

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F. Clifford Gibbons, Esq., to Advise NJAPZA

NJAPZA President Meghan Hunscher has announced the resignation of Lou Rago as General Counsel to the Association and the appointment of F. Clifford Gibbons as his successor. Mr. Rago submitted his resignation in August citing “personal and professional reasons” for his decision. The Board of Directors thanks him for his many years of service to NJAPZA and wishes him well in his future endeavors.



Mr. Gibbons is in private practice as an attorney, specializing in land-use and local government law. He also serves as Assistant Counsel to NJPO and teaches in the Rutgers-CGS certificate program for Planning and Zoning Administration. He attended his first NJAPZA Board of Directors meeting in October. Welcome Clifford!



A Perspective on Redevelopment

by David G. Roberts, PP, AICP, LLA, LEED AP ND

David Roberts is a licensed planner in New Jersey and a registered landscape architect in Maryland, New Jersey, Arizona, Pennsylvania, Virginia, Connecticut and New York, with 35 years of experience in the public and private sectors. Mr. Roberts is a Land Use Planning Department Manager with the firm of Maser Consulting, PA, and he co-authored "The Redevelopment Handbook, A Guide for Rebuilding New Jersey's Communities", published and released by NJDCA.

The use of redevelopment in New Jersey has made a comeback in recent years, fueled by a combination of the gradually rebounding economy, the rise of the millennials and their love for the energy and convenience of the urban lifestyle, and the amendments to the Local Redevelopment and Housing Law in 2013 that provided a way to separate the designation of a redevelopment area from the threat of Eminent Domain. In some cases, developers have initiated the process to advance new mixed-use projects with the financial tools only available to designated redevelopment areas. In other cases, municipal governments have led the way, motivated by the opportunity to effect positive change with economic opportunity. However, the actual criteria for qualifying a redevelopment area have not changed except for some additional language that was added to Criterion "e" (NJSA 40A:12A-5(e)):

- e) *A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general. (New language from P.L. 2013, Chapter 159 underlined)*

The new language associates "other similar conditions" with the impediment of land assemblage sometimes necessary to enable the repurposing of neighborhoods, downtowns or industrial areas, as well as conditions that discourage the undertaking of improvements. Prior to this new statutory guidance, the use of "e" had been significantly narrowed or totally avoided by the reversal of redevelopment area designations in lower court actions immediately following the NJ Supreme Court' Decision in Gallenthin vs. Paulsboro. Now, we look into conditions that may not be as much directly about multiplicity of ownership or condition of title as about the impediment of land assemblage or discouragement of development where the result is a negative social or economic impact or a detrimental impact on the public welfare.

In addition to the clarifying language for the "e" Criterion, the 2013 amendments to the Local Redevelopment and Housing Law including a mechanism for separating the use of Eminent Domain from the designation of a redevelopment area (designation of a redevelopment area "with condemnation" or "without condemnation"). That wrinkle in the process enables the use of financial tools such as Redevelopment Area Bonds (RAB) and long term (up to 30 year) property tax exemptions (commonly referred to as "PILOTS", which is an acronym for payments-in-lieu-of-taxes). Taking condemnation "off the table" at the very beginning of the process (the governing body resolution directing the planning board to undertake the redevelopment area investigation must state whether it is with or without condemnation) usually neutralizes objections from property owners.

Often it is developers who own the property in question that initiate the process so that they can access the financial tools necessary to make the project economically feasible. It is important to stress, however, that the investigation and designation of a redevelopment area requires "substantial evidence" that one or

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NJAPZA Welcomes Our Newest Members!

William Akers
Zoning/Code Enforcement
Officer
Seaside Heights

Joanne Broderick
Planning/Zoning Secretary
South Plainfield

Kerry Brown
Zoning Officer
Chester Borough

Alberto Cabrera
Board Secretary
Guttenberg

Vincent Cahill
Zoning Officer
New Milford

Johanna Casey
Planning Board
Administrator/Sec.
Margate City

Richard Connors
Zoning Official
Avon by the Sea

Joyce Deutsch
Planning Board Secretary
Lavallette

Theresa Enteado
Planning-Zoning Board
Secretary
West Cape May Borough

Nicole Florio
Planning/Zoning Secretary
River Edge

Nelson Fullam
Zoning Official
Emerson

Patrick Gorman
Zoning Official/Assistant
Planner
Hillsborough

Alex Hechevarria
Building Inspector/Zoning
Elizabeth

Brinda Kostro
Planning /Zoning Secretary
Pompton Lakes

Robert Lawson
Chief Code Enforcement Officer
Roselle

William Maresca, Jr.
Zoning Officer
Jamesburg

Stephanie McCormack
Planning Board/Board of
Adjustment Secretary
Jefferson Twp.

Miriam Perez
Planning Board/Zoning Board
Secretary
Passaic

Beth Portocalis
Zoning Official
Medford Twp.

Kenneth Roberts, Jr.
Zoning/Code Enforcement
Officer
Seaside Heights

Eduardo Rodriguez
Dir., Planning and Comm. Dev.
Elizabeth

Julio Santana
Zoning Officer
Passaic

Christina Schwartz
Zoning Official
Readington Twp.

Danielle Sims
Administrative Officer,
Planning Board
Freehold Twp.

Jeff Stabile
Zoning Officer
Hardyston

Christen Trentacosti
Planning and Zoning Board
Secretary
Fort Lee

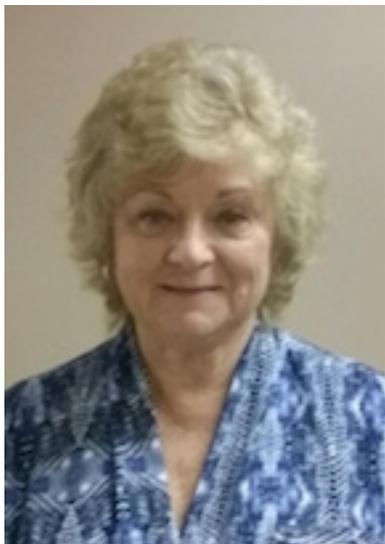
Jill Torpey
Land Use Board Administrator
Mount Holly

Melissa Unrath
Planning and Zoning Board
Secretary
Denville

Spotlight on Membership

Editor's note: With each issue of the newsletter we are highlighting an active member who epitomizes what NJAPZA is all about.

Regina Kinney, Administrative Officer for the Planning Board and Zoning Board of Adjustment Evesham Township



For Regina Kinney a chance encounter resulted in a career she loves. Regina has been the Land Use Administrator for both the Planning Board and the Zoning Board of Adjustment in Evesham Township for ten years, but if she hadn't stopped by the Township Municipal Building when she first moved to New Jersey from Philadelphia in 1992, her career in land use might never have happened.

As a new resident, she came looking for recycling bins and ran into a grade school classmate who told her about an opening for a part-time clerk in the Community Development Department. The hours and proximity to home made the job a perfect fit, and she has been employed by the Township ever since.

Regina was lucky in more ways than one. She found a job that suited her needs, but she also began working with Charlene Grabowski, her predecessor and mentor. Charlene was managing the Township's land use development process before there was a Municipal Land Use Law, and she taught Regina a lot during the twelve years that they worked together. One of the guiding principles that Charlene instilled in her was to "stay out of politics, and just enforce the Ordinance," and Regina follows that rule of thumb to this day.

There isn't anything about the land use development process that Regina doesn't participate in presently. Over the years, Regina has been involved in hundreds of projects that start as an application for concept review and end as a thriving, successful property. A lot is happening in the Township, including seven redevelopment projects, and she is responsible for four meetings a month, including the Environmental Commission. With the assistance of a recording secretary, who takes

the minutes, she manages the boards with skill and attention to detail. When asked how she does it, Regina gives a lot of the credit to the teamwork of her colleagues, Director of Community Development Nancy Jamanow and Township Planner Leah Furey. For example, Regina accepts all applications, assists in the completeness review, schedules staff meetings, professional reviews, and schedules the application at the appropriate Board.

The Planning Board relies on its professionals for clean applications, and both boards want as much as possible resolved prior to their meetings, and Regina is responsible for achieving this goal. Consequently, the professionals devote considerable time to staff reviews, especially of concept plans, and Regina participates in the technical review meetings. Professionals who represent the Board and the applicants before the Board know that Regina will assist them in the process with her professionalism and cheery nature. In 2013 she also was asked to assume oversight of the escrow accounts within the Community Development Department. She works closely with the Chief Financial Officer to ensure that escrow accounts are monitored, consultants are getting paid, and developers aren't surprised by a large professional services invoice.

In addition to the people with whom she works, Regina enjoys her job because of its diversity and the opportunities it provides to interact with so many other departments. It also gives her a front row seat at board meetings where she thinks good land-use attorneys can be fun to watch.

As if she doesn't have enough on her plate, Regina has started to teach in the Rutgers-CGS certificate program for planning board/zoning board of adjustment secretaries. She has co-taught under the supervision of an experienced instructor and will be teaching on her own in the spring. But, she still will find the time to spend with her siblings, her three grown children and her two-year-old grandson. Family is important to Regina—whether she is at work or at home.

Have you reviewed
the proposed changes to the
NJAPZA Constitution and
By-Laws?
Cast your vote at the
Annual Meeting
on 11/16 in A.C.!

From the Chairs.....

Many NJAPZA committees are hard at work, and this new column provides a summary of their activities.

By-Laws Committee, chaired by Mike Proietti

The Committee met twice over the spring and early summer and conducted a comprehensive review of the Association's Constitution and By-Laws. The Committee's recommendations were accepted by the Board of Directors with minor modifications, and the proposed changes will be voted on by the membership at the Annual Meeting on November 16. To review the proposed changes, log on to www.njapza.org as a member and go the Member Resources tab.

Education Committee, chaired by Ilene Cutroneo

In October the Education Committee met to recap its 2016 programs and to establish an education programming schedule for 2017. Here is a summary of their deliberations:

Webinars: NJAPZA partnered with NJSLOM on May 3 for a program on the Permit Extension Act/Shotgun FCC. A second program is scheduled for December 2 on RLUIPA (Religious Land Use & Institutionalized Persons Act).

Half day sessions: NJAPZA partnered with the Housing & Community Development Network of NJ to offer *Bridging the Gap*, a discussion about residential development from the developer's perspective. Two sessions were scheduled, but the June event was cancelled due to poor enrollment. The September 30 session was held, and we hope to repeat the topic in 2017.

NJ State League of Municipalities Conference

NJAPZA will have two education sessions at the conference. The first is on Tuesday, November 15 in partnership with NJPO. See page 9 for the details. The other session is part of our annual luncheon on Wednesday, November 16 where our speaker will be Sherryl Gordon from AFCSME, who will be going over the fine points of Team Building.

Holiday/CE Session

This year is a first where the Membership Committee has partnered with the Education Committee and is offering a Holiday Luncheon on Friday, December 9. Two Rutgers CE credits will be given for the discussion of C/D Variances presented by Glenn Kienz, Esq..

2017 Proposed Education Sessions

Friday, March 24, 2017 (proposed), half day session on Airbnb. We are in the process of putting together a panel to discuss this new trend and the planning issues involved, including the impact on neighborhood character, the transient nature of the use, and whether an ordinance regulating the use is necessary. More information will be available by early January 2017.

Friday, September 15, 2017 – Update on Planning & Zoning Administration. This will be a half-day refresher session for board secretaries and administrators and will be held in South Jersey.

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Case Law Update

by Thomas J. Molica, Jr.

Vogel, Chait, Collins & Schnieder, PC

Editor's note: In this installment, Mr. Molica reviews two 2016 Superior Court of New Jersey, Appellate Division cases and a recent statutory amendment that address important land development issues.

I. Issue: Time of Application Rule

A. Case: Jai Sai Ram, a limited liability company of the State of New Jersey, and Sunil Dhir, v. The Planning/Zoning Board of the Borough of South Toms River and Wawa, Inc., 446 N.J. Super. 338 (App.Div. 2016).

B. Holding: The “time of application rule” (as set forth in N.J.S.A. 40:55D-10.5) does not apply when a New Jersey municipality amends its zoning ordinance to specifically permit a use which is the subject of a development application.

C. Discussion and Analysis: In Jai Sai Ram, a limited liability company of the State of New Jersey, and Sunil Dhir, v. The Planning/Zoning Board of the Borough of South Toms River and Wawa, Inc., 446 N.J. Super. 338 (App.Div. 2016), a reported decision with precedent setting power, Wawa, Inc. applied for use variance relief pursuant to N.J.S.A. 40:55D-70d(1) to construct a combined convenience store and gas station on property that was located partly in a highway development zone and partly in a residential zone. At the time the application was filed, the proposed convenience store/gas station use was not permitted in either zone. The Borough Planning/Zoning Board of the Borough of South Toms River approved the application, and Jai Sai Ram, LLC and Sunil Dhir, a local gas station operator, filed an action in lieu of prerogative writs challenging the Board’s decision. The Superior Court, Law Division, affirmed the decision of the Board, and the Plaintiff appealed. While Plaintiff’s appeal was pending in the Superior Court, Appellate Division, the governing body of the Borough of South Toms River amended its zoning ordinance use variance relief pursuant to N.J.S.A. 40:55D-70d(1). Plaintiff maintained that the Appellate Division was constrained pursuant to N.J.S.A. 40:55D-10.5 to apply the prior, more restrictive zoning that was in existence before the zoning ordinance was changed to make the convenience store and gas station use a permitted use.

The Superior Court, Appellate Division,

disagreed with the Plaintiff and held that the time of application rule did not apply to bar or otherwise prevent the Borough from amending its zoning ordinance to specifically permit the Applicant’s convenience store and gas station use, because “...it would be absurd, as well as contrary to the Legislature’s purpose, to hold the applicant to less favorable standards...” Id. at 345. The “time of application” rule, codified at N.J.S.A. 40:55D-10.5, states:

“Notwithstanding any provision of law to the contrary, those development regulations which are in effect on the date of submission of an application for development shall govern the review of that application for development and any decision made with regard to that application for development. Any provisions of an ordinance, except those relating to health and public safety, that are adopted subsequent to the date of submission of an application for development, shall not be applicable to that application for development.”

D. NJAPZA Practice Point: This case illuminates the need for planning and zoning administrators and professionals (and Board members) to always be aware of zoning ordinance requirements in their particular municipalities and the status and effect of these zoning ordinances on development applications. Additionally (and somewhat secondarily), one can see the interplay between local planning boards and governing bodies in the context of the zoning ordinance amendment process, and how this process and its timing affect the review and adjudication of development applications.

II. Issue: Importance of Creating a ‘Record Below’ and Making Specific Findings Regarding an Application

A. Case: Goehring v. City of Elizabeth Zoning Board of Adjustment, 2015 WL 9694497.

B. Holding: Where a record (created before a particular municipal planning board or zoning board of adjustment) contains inadequate administrative findings, it is appropriate for a Court to remand the case and application back to the board for reconsideration and specific findings, wherein the board may require further proofs and obtain additional information regarding the disputed facts so as to create a complete record.

C. Discussion and Analysis: In Goehring v. City of Elizabeth Zoning Board of Adjustment, 2015 WL 9694497, Defendant, City of Elizabeth Zoning Board of Adjustment, appealed the Superior Court,

Law Division Order reversing its denial of Plaintiff's application for certain zoning variances and remanding Plaintiff's application to the Board for the granting of the application. The Appellate Division affirmed in part and vacated in part, and remanded in part to the Board for reconsideration.

Plaintiff owned a building containing three apartments, located in an R-3 multi-family residential zone in the City of Elizabeth and sought approval from the Board to convert a portion of the building's existing basement storage space into a fourth apartment for personal use. In addition to seeking certain "bulk" variances pursuant to N.J.S.A. 40:55D-70c, Plaintiff also required a more significant conditional use variance pursuant to N.J.S.A. 40:55D-70d(3), for deviating from conditional use standards governing basement apartment uses. In presenting the application to the Board, Plaintiff's civil engineer and planner and architect offered expert testimony in support of the application, in that the conversion did not represent an expansion of the exterior of the building, and that the variances sought were mostly for existing conditions. Furthermore, in an attempt to satisfactorily address repeated Board questions, Plaintiff testified that the basement apartment would be used solely for personal use, that he would continue to maintain a storage area in the basement, and that he would agree to a condition of approval that restricted or prohibited the future conversion of the remaining basement storage area to living area. Notwithstanding the testimony of Plaintiff and his experts, the Board voted to deny the application, and a Resolution memorializing this denial was adopted. The Trial Court correctly found that the Board's denial was arbitrary, capricious and unreasonable because it relied upon insufficient reasons to deny the variance relief and misstated and ultimately misapplied applicable case law regarding conditional use variances. However, in remanding the application to the Board for the Board to approve the application, the Trial Court failed to make specific findings of fact in support of its decision to grant the variance. The Appellate Division found that the Trial Court was correct in determining that the denial and the Resolution were deficient, but that the Trial Court's remand and order requiring the Board to approve the application was essentially ultra vires because it failed to make its own findings of fact in support of an approval. The Appellate Division remanded the application to the Zoning Board for further proceedings consistent with its opinion.

D. NJAPZA Practice Point: This case stresses the crucial need for board members and their professionals and administrators to ensure that a complete record is created "below;" i.e. before a particular planning or zoning board, and that board decisions are properly memorialized in detailed resolutions that make specific factual findings that support correct conclusions.

III. The 'Limited Further Extension' of the Permit Extension Act, N.J.S.A. 40:55D-136.1, et seq.

On September 6, 2008, the New Jersey Legislature enacted the Permit Extension Act of 2008, codified at N.J.S.A. 40:55D-136.1, et seq. The main purpose of the Act was to extend State, county and municipal land use development permits and approvals, in an effort to relieve developers and other property owners from the continuing economic downturn. The Act was amended in 2010, 2012 and 2014 to further extend certain types of land use approvals. The extension period under the 2014 extension of the Act extended approvals through December 31, 2015, and in some cases through June 30, 2016, in the event a particular approval/extension of the approval could be "tolled." On or about June 30, 2016, the Act was amended yet again to further extend certain approvals through December 31, 2016. However, unlike in prior extensions of the Act, the extension is restricted to certain permits and approvals affecting development of properties located specifically in Superstorm Sandy-impacted counties. These counties are identified in the Act as Atlantic, Bergen, Cape May, Essex, Hudson, Middlesex, Monmouth, Ocean and Union. Significantly, all other counties are omitted from the last extension period.

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On September 30 Raphael Kasen, PP, and Charles Lewis, Esq., presented the half-day seminar ***Bridging the Gap: An Introduction to Residential Real Estate Development*** at the Livingston Senior/Community Center. The PowerPoint from the seminar is available to NJAPZA members on our website at www.njapza.org.

Perspective on Redevelopment (continued from page 2)

more of the criteria in Section 5 of the statute are met. This investigation and finding by the planning board must be free of any influence from interested parties, although the property owners can provide access to and helpful information about the properties involved. Once the designation is made, however, the prospective redeveloper can be involved in the development of the redevelopment plan. It is also important to remember that the powers of redevelopment (Section 8 of the statute) require the adoption by ordinance of the redevelopment plan, which means that the redevelopment agreement between the municipality and the redeveloper can only be executed after the plan is adopted.

An interesting example of that is the separate designation by the City of Clifton in Passaic County and the Township of Nutley in Essex County of the Hoffman La Roche complex of about 200 acres that is divided right through the middle of a building between the two jurisdictions. The systematic demolition of numerous buildings in both towns as the corporate giant disengaged from the site caused an economic crisis, especially in Nutley, where the state had to intervene with financial aid. The end result of the redevelopment process (which included the choice of one town to use a redevelopment area “with condemnation” and the other to designate “without condemnation”), was the adoption by both towns on the same night of a “Phase 1 Redevelopment Plan” that will enable the reuse of two of the former Roche buildings (and their state of the art research laboratories and training facilities) for a joint Seton Hall and Hackensack University Medical Center medical school – the first private medical school in New Jersey.

The approach taken by Clifton and Nutley to use the redevelopment process collaboratively on a plan for the repurposing of a site critical to their tax base is likely to be the future of redevelopment in New Jersey.

You Don't Want to Miss These Upcoming NJAPZA Events!!

Annual Meeting and Luncheon-November 16

Caesars-Atlantic City, Palladium C, 12 noon (check-in starting at 11:30 am)

\$65 for NJAPZA members

Reservation form available online at www.njapza.org

Registration deadline is November 7

Webinar Co-sponsored by NJSLOM-December 2

“Religious Land Use and Institutionalized Persons Act” (RLUIPA)

Online from 1:30 to 2:30 pm

\$35 pp --Register through NJSLOM at www.njslom.org/seminars

Holiday Luncheon and Networking Event-December 9

Friday, December 9, 11:30 am to 3:00 pm

Snuffy's Steakhouse, 250 Park Avenue, Scotch Plains, NJ

\$30 pp for NJAPZA members--Reservation form available at www.njapza.org



From the New Jersey Planning Officials

This year for the first time, New Jersey Planning Officials and NJAPZA are collaborating on one of the NJPO sessions to be offered at the New Jersey State League of Municipalities Conference in Atlantic City.

On Tuesday, November 15, a session entitled ***After the Approval*** will be held from 10:00 AM -11:30 AM in Room 408 of the Atlantic City Convention Center.

A panel of professionals will discuss what should happen after an application has been approved. The intricacies of crafting a supportable resolution that contains enforceable conditions will be explained, and NJAPZA members Mike Proietti and Ilene Cutroneo will identify the pitfalls to be avoided from their perspectives as a zoning officer and a board administrator. Other panelists are Peter Avakian, PE, and Frank Wisniewski, Esq..

The session has been approved by Rutgers-CGS for 1.5 technical CE credits toward renewal of Rutgers planning/zoning certificates. If you are an NJAPZA member and you are registered for the NJSLOM Conference, NJPO is waiving its "for credit" fee for this particular session.

Statewide Survey (continued from page 1)

degree. Most employees are full-time, but over 70% hold more than one title or have other responsibilities in addition to their land-use duties.

For all the similarities, there were several areas where results for board administrators and zoning officers diverged. Zoning officers tend to be designated as administrative officers by municipal ordinance, with 67% of the respondents indicating that they were. Only 26% of board administrators were also administrative officers. Although none of the board administrators were licensed planners, 6% of zoning officers held a professional planning license. These differences may contribute to the salary gap between the two types of positions. The average salary for a full-time zoning officer was \$66,671, while for a board administrator it was \$59,347.

This was the first statewide survey of municipal planning and zoning offices since Rutgers conducted a similar study in 1991. The full survey results will be available in the near future on the NJAPZA website.

Case Law Update (continued from page 4)

C. NJAPZA Practice Point: Board administrators and professionals should be aware of the limited effect of the Act's extension, and understand that applicant property owners who are NOT located in Atlantic, Bergen, Cape May, Essex, Hudson, Middlesex, Monmouth, Ocean and Union counties can no longer rely on the Act for extension of approvals and protection against such things as zoning changes.

Committee Reports (continued from page 5)

Webinars have been extremely popular, and we plan to offer at least two more in 2017.

If you have ideas on education topics and/or possible locations, please contact me via email at icutroneo@princetonnj.gov.

Mentor Program Committee, chaired by Rosiland McLean

Implementation of a revamped Mentor Program has been delayed, and the Board of Directors has sought advice from our new legal counsel, F. Clifford Gibbons, Esq..

Newsletter Committee, chaired by Nancy Probst

The Committee confers by phone in order to plan the content of each issue. Anyone with an idea for an article or with an interest in writing a piece for the newsletter should contact Nancy at mypzanews@gmail.com.

Membership Committee, chaired by Sal Poli

The Committee is planning a Holiday Luncheon/Networking Event on December 9 in Scotch Plains. In addition to a festive lunch and a chance to network with colleagues, attendees will hear a lively discussion on C/D Variances and related case law presented by Glenn Kienz, Esq., and earn 2 CE credits from Rutgers.

Annual Luncheon Committee, chaired by Donna Ward

Over the past several months plans have been coming together for the NJAPZA's 27th Annual Luncheon Meeting to be held at Caesar's Palladium C Ballroom in Atlantic City on Wednesday, November 16th, during the NJSLOM Conference. Registration will begin at 11:30 a.m., and the luncheon will begin at 12:00 noon (sharp!). The NJAPZA educational session will immediately follow the luncheon. One (1) Rutgers CE administrative credit will be issued to all certified Board Secretaries, Land Use Administrators and Zoning Officials who attend the entire educational session. Additional information and the registration form are available at www.njapza.org. Please be reminded that the registration deadline for the luncheon is Monday, November 7th.

NJAPZA 2016 Officers

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