

Planning & Real Estate Consultants

Dean Kazinci  
Township Manager  
818 Teaneck Road  
Teaneck, NJ 07666

Re: **Proposal for the Provision of Professional Services, Township Planner**

Dear Mr. Kazinci:

On behalf of **Phillips Preiss Grygiel Leheny Hughes LLC**, I am pleased to express our interest in continuing to serve as the **Township Planner** for the Township of Teaneck, the Planning Board, and the Zoning Board of Adjustment in 2024.

Phillips Preiss is a planning and real estate consulting firm with municipal and private clients located throughout New Jersey and other states. Founded in 1968, the firm has expertise in a range of planning disciplines including master planning, redevelopment, zoning, development review, market and fiscal analysis, and affordable housing compliance.

Our firm has provided municipal planning and redevelopment planning services to numerous New Jersey municipalities. The firm has a number of municipal clients in the Bergen County area, and has served Bogota, East Rutherford, Fort Lee, New Milford, North Plainfield, Waldwick, Woodcliff Lake, West Orange, among others, in this capacity. As you are aware, we have also provided planning consulting services to the Township of Teaneck for many years, and we are continuing to advise the Township on various projects and applications. We hope that you will agree that our firm's combination of planning expertise, local knowledge, and relevant experience is the right fit for Teaneck. Please reference our enclosed brochure for more information.

The proposal scope and fees of our continued engagement are as follows:

**Scope of Services.** Phillips Preiss Grygiel Leheny Hughes LLC (PPGLH) will provide ongoing Planning Services to the Township of Teaneck which may include:

- Attending all meetings and undertaking reviews of all projects that are presented to the Planning Board, Zoning Board, or Council, which require professional planning input;
- Undertaking master planning, zoning ordinance amendments, and redevelopment studies and plans;
- Preparing housing element and fair share plans and compliance documentation; and
- Conducting and participating in all other planning-related studies/projects at the request of the Planning Board, Zoning Board, or Council.

70 Hudson Street  
Suite 5B  
Hoboken, NJ 07030  
201.420.6262  
[www.phillipspreiss.com](http://www.phillipspreiss.com)



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**Hourly Billing Rates for PPGLH Staff.** PPGLH’s 2024 hourly billing for municipal clients are as follows:

<u>Staff person / Title</u>	<u>Hourly Rate</u>
Paul Phillips, Managing Principal	\$180
Paul Grygiel, Principal	\$160
Elizabeth Leheny, Principal	\$160
Keenan Hughes, Principal	\$160
Kate Keller, Principal	\$160
Senior Urban Designer	\$155
Spach Trahan, Associate	\$145
Planner	\$125
Director of Graphics	\$125
Support	\$60

Please contact Paul Grygiel at (201) 420-6262 or by e-mail at [pgrygiel@phillipspreiss.com](mailto:pgrygiel@phillipspreiss.com) if you have any questions about our proposal. We look forward to discussing this opportunity with you.

Yours sincerely,

Paul Grygiel, AICP, PP  
Principal

PHILLIPS

PREISS

PHILLIPS  
PREISS  
GRYGIEL  
LEHENY  
HUGHES  
LLC

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# PLANNING LAND USE REGULATIONS REAL ESTATE SERVICES



# OVERVIEW

Based in Hoboken, New Jersey, Phillips Preiss specializes in identifying and creatively solving land use and development-related problems for private, non-profit and governmental clients throughout the northeast United States.



Clockwise from top: Transit-Oriented Redevelopment Plan, Township of Maplewood, NJ; Fort Lee Planning Services, Borough of Fort Lee, NJ; Waterfront Redevelopment, City of Asbury Park, NJ

## PLANNING SERVICES

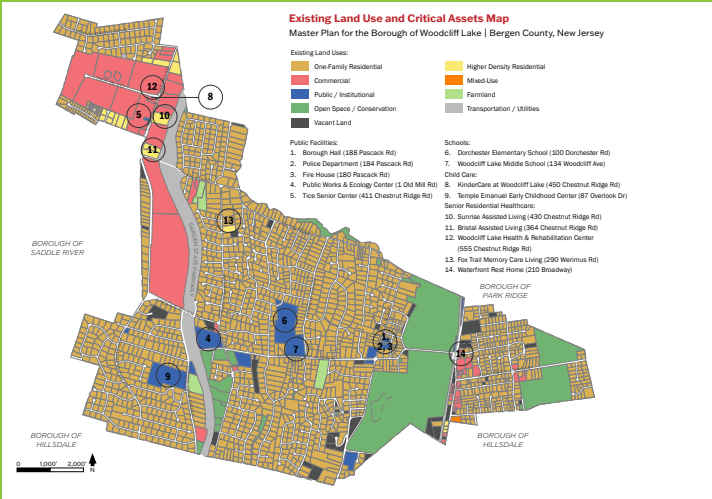
**MASTER PLANS** | PPGLH helps communities translate their vision for the future into straightforward, cohesive and compelling land use and development policies based on: strategic outreach, collaboration and negotiation; innovative planning approaches and tools; and practical considerations of economic, political and cultural realities.

**ECONOMIC & FISCAL IMPACT ANALYSIS** | PPGLH works with its clients to identify and seize opportunities for commercial revitalization and job creation through market analysis, policy research, consensus-building and design interventions. PPGLH brings a multi-disciplinary approach to environmental impact studies (EISs) and fiscal, community and visual impact analyses. These assessments are undertaken with a view toward identifying real mitigation strategies for adverse impacts.

**SUSTAINABILITY** | PPGLH prepares Green or Sustainable Master Plans and Zoning and Design Regulations focused on improving energy efficiency and lowering the carbon footprint of communities. The firm is also able to integrate energy efficiency strategies, transit-oriented developments, walkable and bikeable communities and environmentally-friendly practices to whatever projects it is involved in, from site-specific projects to community-wide plans.

**HISTORIC PRESERVATION** | PPGLH emphasizes the importance of aesthetic and community character in all planning assignments and offers specialized historic preservation expertise to public and private sector clients. The firm has completed preservation plans for communities ranging from exurban towns to large, historically-industrial cities and developed design standards to ensure appropriate infill development in historic contexts.





Clockwise from top left: Design Guidelines for the Fort Monmouth Historic Districts, Townships of Eatontown, Oceanport & Tinton Falls, NJ; Hoffman-LaRoche Redevelopment Plan, Township of Nutley and City of Clifton, NJ; Woodcliff Lake Master Plan, Borough of Woodcliff Lake, NJ

## LAND USE REGULATION SERVICES

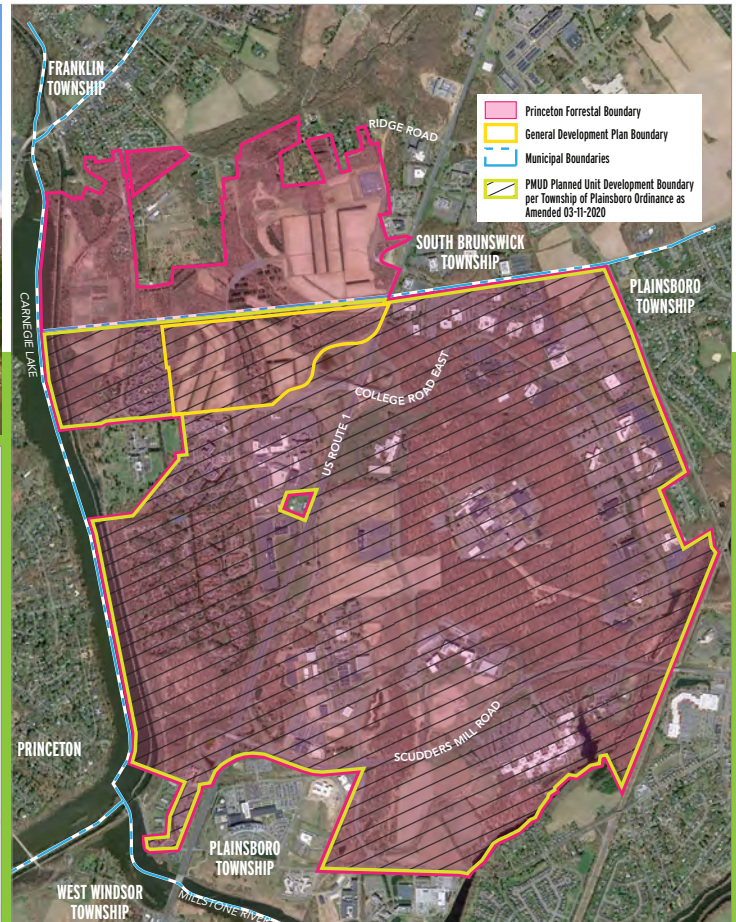
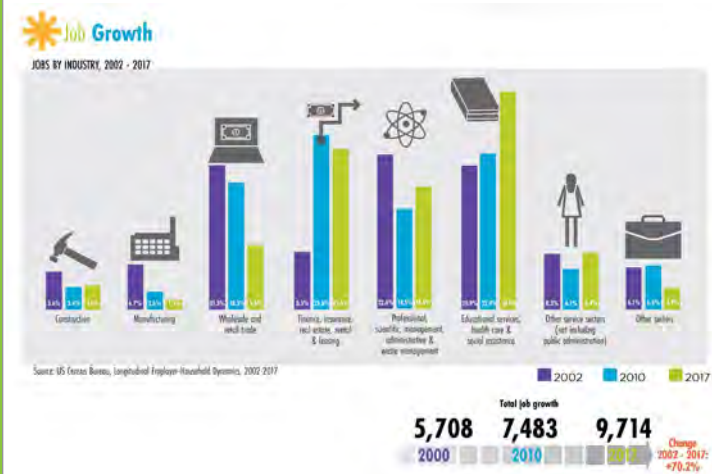
**ZONING & DESIGN GUIDELINES** | PPGLH translates site plans, redevelopment plans, downtown revitalization plans, master plans into straightforward, user-friendly, clear regulatory language that conforms to state statutes and case law. The firm's zoning portfolio includes examples of transfer of development rights, performance zoning, cluster or lot averaging, mixed-use zoning, overlay zoning, floating zones, incentive zoning, planned unit development and sustainable and natural resource protection zoning, transit- and pedestrian-oriented development, and form-based codes.

**EXPERT TESTIMONY & LITIGATION** | PPGLH applies its knowledge of relevant case law and diverse public and private planning experience to help clients navigate the land use approval process, overcome regulatory challenges and resolve litigation matters.

**REDEVELOPMENT** | PPGLH's knowledge of current case law, application of statutory criteria and attention to detail have made it one of the region's foremost experts on using the redevelopment planning process to catalyze economic development, downtown revitalization and smart growth projects. Our experience includes numerous high-profile and contentious redevelopment area investigations and several award-winning – and implemented – redevelopment plans.

**DEVELOPMENT REVIEW** | PPGLH reviews development applications ranging from complex large-scale planned communities to minor residential additions on behalf of planning and zoning boards, private property owners and community groups in numerous municipalities in New Jersey and New York.





Clockwise: Planning and Zoning Advisory Services for Village of Roslyn, NY; Princeton Nurseries Land Use Planning & General Development Plan, Princeton University, Plainsboro Township, NJ; Planning & Redevelopment Services, Millburn Township, NJ; CBD Redevelopment Plan, Borough of Highlands, NJ; 2022 Master Plan, Township of Berkeley Heights, NJ

## REAL ESTATE SERVICES

**DEVELOPMENT STRATEGIES** | PPLGH assists private and public property owners in devising development and redevelopment strategies based on an evaluation of economic, market, physical and policy factors. Examples include repositioning aging commercial properties for mixed-use redevelopment, assessing the adaptive reuse potential of historic structures and advising property owners on the feasibility of obtaining a rezoning or variance.

**MARKET FEASIBILITY** | PPLGH performs feasibility assessments to help clients identify market opportunities and evaluate the viability of specific projects, plans and economic development strategies. These studies help ensure that clients' plans and projects are realistic.



CONCEPT PLAN FOR KNIGHTS' FIELD BOROUGH OF NEW MILFORD, NEW JERSEY



**Vision: Areas of Focus**

- 1 Active, high-quality gateways will demarcate the entrances into Town from Old Route 22 and West Main Street to welcome visitors.
- 2 Modern public realm amenities and a clear, recognizable identity will energize Downtown Clinton and reinforce its reputation as a regional destination and gathering place.
- 3 Downtown property owners, proprietors, and residents will be empowered and incentivized to collaborate and connect with the Town to achieve mutual benefits.
- 4 The Town will promote sustainable economic development through supportive land use policies that can adequately respond to market conditions, while remaining sensitive to the Clinton's unique fabric.
- 5 Clinton's reach and capacity will be amplified throughout the region through strategic partnerships with Hunterdon County, the Highlands Council, and regional municipalities and entities.



Clockwise from top: Conceptual Plan for Knights Field, Borough of New Milford, NJ; Sustainable Economic Development Plan, Town of Clinton, NJ; Stevens Institute of Technology Campus Rezoning, City of Hoboken, NJ; Redevelopment Planning Services, Borough of Seaside Heights, NJ



# LEADERSHIP

Our innovative planning work is distinguished by a sound understanding of the market forces which drive development and the legal framework which controls it.



## PAUL PHILLIPS, AICP, PP

Mr. Phillips joined the firm in 1977 and became its managing principal in 1983. In addition to his land use planning and master plan work, Mr. Phillips directs Phillips Preiss' real estate, redevelopment and condemnation-related assignments. For over 30 years, he has served as the planning consultant to various municipal boards and governing bodies, and has also obtained approvals for hundreds of private development projects.

As a highly regarded expert witness, Mr. Phillips displays an outstanding knowledge of New Jersey zoning, redevelopment and condemnation law. He has testified on numerous occasions as an expert in New Jersey Superior Court and was the planning witness in several landmark rulings by the Appellate Division/Supreme Court. Mr. Phillips is widely recognized as one of New Jersey's prominent redevelopment planners, advising such public sector clients as Bloomfield, Fort Lee, Hoboken, Millburn, Montclair, Morristown, Newark and Woodbridge, New Jersey. He has been a featured panelist on redevelopment issues, including recent case law, at conferences organized by the New Jersey Chapter of the American Planning Association, New Jersey Future and the New Jersey League of Municipalities. His work has won awards from the NJ Chapter of the American Planning Association, New Jersey Future, New Jersey Planning Officials and Downtown New Jersey. Mr. Phillips has a master's degree in urban planning from Hunter College.



## PAUL GRYGIEL, AICP, PP

Mr. Grygiel joined the firm in 2000 and became a principal in 2002. He specializes in comprehensive and neighborhood planning, development review and zoning analysis. Mr. Grygiel is an experienced expert witness who has appeared before planning and zoning boards in over 120 municipalities throughout New Jersey, as well as in Superior Court. He also regularly presents at planning conferences and seminars, and is a member of the New Jersey Planning Officials' Board of Planning Advisors.

Mr. Grygiel directed the preparation of the City of Hoboken Master Plan, which won the New Jersey Chapter of the American Planning Association (APA-NJ) Outstanding Comprehensive Plan Award. His recent projects include preparation of a master plan update and zoning amendments for Maplewood, New Jersey, a new land development ordinance for Union City, New Jersey and multiple redevelopment studies for Newark, New Jersey. He also is the Borough Planner for New Milford, New Jersey, has reviewed complex development applications on behalf of land use boards in municipalities including Waldwick, New Jersey and Mineola, New York, and is currently serving as the consulting Planning Director for the Township of West Orange, New Jersey. Mr. Grygiel received a Master of Regional Planning degree from the University of North Carolina at Chapel Hill and a Bachelor of Arts in Urban Studies from Rutgers University in New Brunswick, New Jersey.



## ELIZABETH LEHENY, AICP, PP

Ms. Leheny joined Phillips Preiss Grygiel Leheny Hughes, LLC in March 2005. Ms. Leheny has expertise in master planning, zoning, affordable housing compliance, expert testimony, redevelopment, and historic preservation. In addition to private sector work on behalf of developers, Ms. Leheny has also worked as a consulting planner for a number of municipalities throughout New Jersey providing services such as development review, writing of master plans and zoning ordinances, and affordable housing compliance. Ms. Leheny authored historic preservation plans for the City of Bethlehem, PA and Fort Monmouth, worked on an overhaul of the zoning code for the City of Newark and prepared studies and plans for redevelopment sites in Fort Lee, Netcong, and Cranbury. She is the co-author of the Fort Monmouth land use rules and has worked closely with FMERA on the redevelopment of the former fort. Ms. Leheny holds an M.S. in Historic Preservation from Columbia University and a Master of City Planning from the Massachusetts Institute of Technology.





**KEENAN HUGHES, AICP, PP, LEED AP, CRE**

Mr. Hughes joined Phillips Preiss in 2008 and became a principal of the firm in 2011. He provides a variety of planning and zoning consulting services to his governmental and private sector clients, including economic and fiscal impact studies, redevelopment studies and plans, development reviews and preparation of master plans and development regulations. Keenan frequently provides expert testimony before land use boards throughout New Jersey. He has also been an expert witness in Superior Court and provides litigation support and expert witness services in condemnation, zoning and other land use litigation matters. Keenan holds a M.S. in Historic Preservation from Pratt Institute and a B.A in History from Kenyon College. He is a licensed Professional Planner in the State of New Jersey and a member of the American Institute of Certified Planners. In 2018 Keenan was awarded the CRE® designation by the Counselors of Real Estate®, an international group of real estate professionals recognized as leading advisors in complex real property matters with approximately 1,000 members worldwide. He currently serves as Chair of the CRE Consulting Corps Committee and Secretary of the CRE NJ Chapter.



**KATE KELLER, AICP, PP**

Ms. Keller joined Phillips Preiss as a planner in 2012 and became a principal at the end of 2021. She is experienced in local zoning review and land use planning, and has a comprehensive academic background that includes economic development, real estate market analysis, and site planning skills. Ms. Keller, whose work with Phillips Preiss has included preparation of redevelopment studies, reviewing development applications and advising planning and zoning boards, is a licensed Professional Planner in New Jersey and a member of the American Institute of Certified Planners. She holds a master's degree in planning with a concentration in urban development from the University of Pennsylvania, from where she also earned an undergraduate degree.



**RICHARD PREISS, PP, PRINCIPAL EMERITUS**

Mr. Preiss joined the firm in 1981 and served as a partner from 1984 until his retirement in 2021. In his 40 year career at the firm, Mr. Preiss became a highly regarded expert in the field of land use planning working for both public and private sector clients. In 2012 the New Jersey Planning Officials recognized Mr. Preiss' contribution to the planning profession by awarding him the Achievement in Planning Award. He also found time to co-author the Illustrated Book of Development Definitions (4th edition), which is the authoritative resource on planning and zoning terms for planning, development, and design professionals.



## PAUL GRYGIEL, AICP, PP

Mr. Grygiel has been with PPGLH since 2000 and became a principal in 2002. He specializes in comprehensive and neighborhood planning, development review and expert witness testimony, and has managed a variety of assignments in a wide range of urban, suburban and rural communities. Mr. Grygiel integrates economic development, transportation and market considerations into his land use planning projects in order to help create actionable plans.

Mr. Grygiel's work with PPGLH has included directing the preparation of master plans for Hoboken, New Jersey (winner of the APA-NJ Outstanding Comprehensive Plan Award) and Mineola, New York and overseeing PPGLH's work on a neighborhood plan in Wilmington, Delaware and a corridor study in Washington, DC. He also assists municipal land use boards with the review of development applications and has appeared as an expert planning witness before over 150 planning and zoning boards.

### PROFESSIONAL EXPERIENCE

Phillips Preiss Grygiel Leheny Hughes LLC  
Principal, 2002 - present  
Associate, 2001 - 2002  
Senior Planner, 2000 - 2001  
Michael F. Kauker Associates  
Associate Planner, 1996 - 2000

### EDUCATION

University of North Carolina at Chapel Hill,  
Department of City and Regional Planning  
Master of Regional Planning, 1996  
Rutgers University, Rutgers College  
Bachelor of Arts in Urban Studies, 1994

### PROFESSIONAL LICENSES AND MEMBERSHIPS

American Institute of Certified Planners  
American Planning Association  
Licensed Professional Planner, State of New Jersey

### PROFESSIONAL ACTIVITIES

American Planning Association – New Jersey Chapter,  
First Vice-President, 2001 - 2003  
Second Vice-President, 1999 - 2001  
Lecturer, AICP exam review program  
Panelist and moderator, chapter conferences  
New Jersey Planning Officials  
Board of Planning Advisors  
Panelist, New Jersey State League of Municipalities  
Conference Sessions  
Presenter, Board Member Training  
American Planning Association National Planning Conference  
Local Host Committee, 2000  
Mobile Workshop Presenter, 2000 and 2007  
Rutgers University, Bloustein School of Planning & Public Policy  
Guest Lecturer  
Community Preservation Corporation  
Panelist, Hudson Valley Main Street Summit  
Lorman Education Services  
Presenter, "Advanced Zoning and Land Use in  
New Jersey" and "The Development Approval  
Process in New Jersey"  
Bergen County Bar Association  
Presenter, Land Use Symposium and Planning Training  
Hoboken Chamber of Commerce Economic Development Council





## ELIZABETH LEHENY, AICP, PP

Ms. Leheny joined PPGLH in March 2005. Ms. Leheny has expertise in community planning and economic development, downtown revitalization, and historic preservation. She is prime author of the Comprehensive Plan and Zoning Code revisions for the Village of Ossining, NY as well as a market and sensitivity analysis for the Village's formerly industrial waterfront area; co-author for a downtown preservation plan in Saddle River, NJ; co-author of the Township of Cranbury's Open Space and recreation plan; co-author of the open space and housing plan for Rhinebeck, NY; and is in the process of writing the Historic Preservation Element for the Borough of Saddle River, NJ. Her previous work experience includes permitting large real estate projects in Boston, MA for local, state and national review. In addition, Ms. Leheny has a wide variety of work experience in historic preservation in New York City. Her combined background in urban planning and historic preservation provides her with insight into both the economic and advocacy approaches to shaping the built environment.

### PROFESSIONAL EXPERIENCE

Phillips Preiss Grygiel Leheny Hughes LLC  
Principal, 2011 - present  
Associate, 2007 - 2011  
Planner, 2005 - 2007  
Epsilon Associates, Inc.  
Project Planner, 2004 - 2005  
DoCoMoMo  
Planner, 2001  
New York Landmarks Conservancy  
Planner, 2000

### EDUCATION

Massachusetts Institute of Technology  
Master of City Planning, 2003  
Columbia University School of Architecture,  
Planning and Preservation,  
Master of Science in Historic Preservation, 2001  
Bachelor of Arts in History, 1996

### PROFESSIONAL LICENSES AND MEMBERSHIPS

American Institute of Certified Planners,  
American Planning Association  
Licensed Professional Planner, State of New Jersey

### PROFESSIONAL ACTIVITIES

American Planning Association National Planning Conference,  
Mobile Workshop Presenter, 2007



Planning & Real Estate Consultants

## SPACH TRAHAN, AICP, PP

Ms. Trahan joined Phillips Preiss Grygiel Leheny Hughes LLC in 2019 with primary experience in land use planning and environmental analysis in New Jersey, New York City, and the Hudson Valley. At PPGLH, Ms. Trahan prepares development reviews, master plans, redevelopment plans/studies, and development regulations for public and private clients. Prior to joining PPGLH, Ms. Trahan gained experience in preparing development reviews, site suitability analyses, environmental impact analyses, and transportation planning. She has previous experience at a community development organization and has performed international economic development work in the clean technology sector. Ms. Trahan has a Bachelor of Arts degree from the University of Richmond and a Master of Science degree in City & Regional Planning from the Edward J. Bloustein School at Rutgers University. She is proficient in Esri ArcGIS, the Adobe Creative Suite, and Spanish.

### PROFESSIONAL EXPERIENCE

Phillips Preiss Grygiel Leheny Hughes LLC  
Associate, 2023  
Senior Planner, 2019 - 2022

Sam Schwartz  
Planner I & II, 2017 - 2019

Harbor Consultants, Inc.  
Graduate Planning Intern, 2016 - 2017

Environmental Analysis & Communications Group,  
Rutgers, The State University of New Jersey  
GIS Analyst, 2016

Consulate General of Canada in New York & San Francisco  
International Business Development Intern,  
2015 - 2016

South Bronx Overall Economic Development Corporation  
Development Assistant (2012 - 2013)  
Grant Specialist (2013 - 2014)  
Senior Grant Specialist (2014 - 2015), 2012 - 2015

### EDUCATION

Edward J. Bloustein School of Planning & Public Policy,  
Class of 2017

Rutgers, The State University of New Jersey  
Master of City and Regional Planning,  
Bloustein Excellence Scholar

University of Richmond, Class of 2012  
Bachelor of Arts: magna cum laude, Dean's List

Pontificia Universidad Católica Argentina, 2011

### PROFESSIONAL LICENSES AND MEMBERSHIPS

American Institute of Certified Planners  
Licensed Professional Planner, State of New Jersey  
American Planning Association – NY and NJ Chapters

# CLIENTS



## ATTORNEYS

Ansell Grimm & Aaron, PC  
 Beattie Padovaano, LLC  
 Chiesa Shahinian & Giantomasi  
 Cole Schotz P.C.  
 Connell Foley LLP  
 Day Pitney LLP  
 Decotiis, FitzPatrick & Cole, LLP  
 Drinker Biddle & Reath LLP  
 Florio Perrucci Steinhardt and Fader, LLC  
 Fox Rothschild LLP  
 Gibbons P.C.  
 Giordano, Halleran & Ciesla, P.C.  
 Greenbaum Rowe Smith & Davis LLP  
 Kaufman, Semeraro & Leibman, LLP  
 McCarter & English, LLP  
 McManimon, Scotland & Baumann, LLC  
 McKirdy & Riskin, P.A.  
 Price, Meese, Shulman & D'Arminio, P.C.  
 Riker Danzig Scherer Hyland & Perretti, LLP  
 Sills Cummis & Gross P.C.  
 Waters, McPherson, McNeill, P.C.  
 Wilentz, Goldman & Spitzer, P.A.  
 Windels Marx Lane & Mittendorf, LLP  
 Winne Banta Basralian & Kahn, P.C.

## CORPORATIONS

Amazon  
 BASF  
 Bloomberg  
 BMW  
 ExxonMobil  
 JPMorgan Chase  
 KPMG  
 Merck  
 Novartis  
 PNC Bank  
 Prudential Financial  
 7-Eleven  
 Starbucks  
 Urban Outfitters  
 Wawa  
 Wells Fargo

## INSTITUTIONS, FOUNDATIONS AND CIVIC GROUPS

Atlantic Health  
 Columbia University  
 Fairleigh Dickinson University  
 Hackensack University Medical Center  
 JFK Health  
 MacArthur Foundation  
 Monmouth University  
 Peddie School  
 Radburn Association  
 Seton Hall University  
 Stevens Institute of Technology  
 Trust for Public Land

## DEVELOPERS

Advance Realty Development  
 CareOne Management  
 Edison Properties  
 Forest City Realty Trust  
 Garden Homes Development  
 Hartz Mountain Industries  
 Howard Hughes Corporation  
 Ironstate Development Company  
 iStar  
 Lincoln Equities Group  
 Matrix Development Group  
 National Realty & Development Corp.  
 Normandy Real Estate Partners  
 Rockefeller Group International  
 Russo Development  
 Simon Property Group  
 SJP Properties  
 Sunrise Senior Living  
 Toll Brothers  
 Westfield Corp

## NEW JERSEY MUNICIPALITIES

Borough of Bernardsville  
 Borough of Bogota  
 Borough of East Rutherford  
 Borough of Fort Lee  
 Borough of Harrington Park  
 Borough of Hillsdale  
 Township of Long Hill  
 Borough of Morris Plains  
 Borough of Mountain Lakes  
 Borough of New Milford  
 Borough of Netcong  
 Borough of Seaside Heights  
 Borough of Waldwick  
 Borough of Woodcliff Lake  
 City of Rahway  
 Township of Bloomfield  
 Township of Cranbury  
 Township of Freehold  
 Township of Maplewood  
 Township of Millburn  
 Township of Montclair  
 Township of Morris  
 Township of Teaneck  
 Township of West Orange  
 Township of Woodbridge

## OTHER MUNICIPALITIES

City of Bethlehem, PA  
 Town of Islip, NY  
 Town of Southampton, NY  
 Village of Dobbs Ferry, NY  
 Village of Hastings-on-Hudson, NY  
 Village of Larchmont, NY  
 Village of Mineola, NY  
 Village of Ossining, NY  
 Village of Scarsdale, NY

## CITY/COUNTY/REGIONAL/STATE AGENCIES

Delaware Department of Natural Resources and Environmental Control  
 Fort Monmouth Economic Revitalization Authority  
 Metropolitan Transportation Authority  
 New Jersey Sports and Exposition Authority  
 New Jersey Transit  
 New Jersey Turnpike Authority  
 New Jersey Water Supply Authority  
 New York City Economic Development Corporation (NYCEDC)  
 New York City Housing Preservation and Development (NYCHPD)  
 New York State Department of Transportation (NYSDOT)  
 Regional Plan Association (RPA)  
 Roosevelt Island Operating Corporation  
 Somerset County, NJ Planning Division

Clockwise: Redevelopment Study and Plan for University Medical Center of Princeton Campus, Township of Plainsboro, NJ; Planning Reviews and Consulting Services, Township of Cranbury, NJ; Seymour Street Redevelopment Plan, Township of Montclair, NJ



# AWARDS



- 2023 Vision Long Island Smart Growth Award – **Mineola Historic Downtown & Jericho Turnpike Overlay Districts, Village of Mineola, NY**  
New Jersey Planning Officials Achievements in Planning Award – **AT&T Land Use Study, Bedminster Township**
- 2022 New Jersey Planning Officials Achievement in Planning Award – **2022 Township of Berkeley Heights Master Plan**
- 2021 New Jersey Chapter of the American Planning Association, Great Places in New Jersey – **Wellmont Arts Plaza, Township of Montclair** (created through Seymour Street Redevelopment Plan)  
Somerset County Planning Board, Excellence in Planning Award – **Raritan Sustainable Economic Development Plan**, with the Borough of Raritan, North Jersey Transportation Planning Authority, FHI Studio (Lead Consultant), Phillips Preiss  
New Jersey Chapter of the American Planning Association Budd Chavooshian Award for Outstanding Professional Planner – **Paul A. Phillips**
- 2018 ROI-NJ List of Influencers, Real Estate 2018 – **Paul A. Phillips**
- 2017 New Jersey Planning Officials Achievement in Planning Award – **Honeywell International Rezoning, Township of Morris**  
New Jersey Planning Officials Achievement in Planning Award – **Seymour Street Redevelopment Plan, Township of Montclair**  
ROI-NJ List of Influencers, Real Estate 2017 – **Paul A. Phillips**
- 2016 New Jersey Planning Officials Achievement in Planning Award – **Supporting Priority Investment in Somerset County Phase I and II**  
New Jersey Chapter of the American Planning Association, Outstanding Implemented Plan Award – **City of Newark Zoning and Land Use Regulations**
- 2015 New Jersey Planning Officials Achievement in Planning Award – **Historic Preservation Design Guidelines for Fort Monmouth**  
New Jersey Chapter of the American Planning Association, Outstanding County or Regional Plan Award – **Supporting Priority Investment in Somerset County**  
New Jersey Chapter of Associated Builders and Contractors, Excellence in Construction Award – **Siemens Healthcare Diagnostics Expansion Project, Township of Mount Olive, NJ**
- 2014 New Jersey Planning Officials Achievement in Planning Award – **Supporting Priority Investment in Somerset County Through Access and Mobility Improvements**  
New Jersey Future Smart Growth Award – **Supporting Priority Investment in Somerset County through Access and Mobility Improvements**
- 2013 New Jersey Planning Officials Achievement in Planning Award – **Redevelopment Plan for the Princeton Health Care System, Township of Plainsboro, NJ**
- 2012 New Jersey Planning Officials Achievement in Planning Award – **Richard M. Preiss**

- 2010 Westchester Municipal Planning Federation Achievement Award – **Village of Ossining Comprehensive Plan and Amendments to the Zoning Code**
- 2009 Vision Long Island Smart Growth Award – **Glen Cove Master Plan, City of Glen Cove, NY**
- 2008 New Jersey Planning Officials Achievement in Planning Award – **From Fort to Village: A Vision for Oceanport's Fort Monmouth, Oceanport, NJ**
- 2007 New Jersey Chapter of the American Planning Association Award for Smart Growth – **Somerville TOD Visioning and Redevelopment Plan**  
New Jersey Chapter of the American Planning Association Award for Community Planning – **Doo Wop Motel Preservation, Wildwood Crest, NJ**  
New Jersey Future Smart Growth Plan – **Creative Downtown Redevelopment Strategy: Epstein's Rehabilitation Plan, Morristown, NJ**
- 2006 Somerset County Planning Board Excellence in Planning Award – **Borough of Somerville, NJ Train Station Area & Landfill Visioning Process**  
Monmouth County Merit Award – **Holmdel Township Hamlet and Rural Conservation Master Plan Amendments**  
New Jersey Chapter of the American Planning Association Outstanding Smart Growth Plan – **Epstein's Rehabilitation Plan, Morristown, NJ**  
The Downtown New Jersey Excellence in Downtown Award in New Construction – **Epstein's Rehabilitation Plan, Morristown, NJ**  
New Jersey Planning Officials Award for Innovative Design – **Epstein's Rehabilitation Plan, Morristown, NJ**  
Vision Long Island Revitalizing Communities Award – **Village of Mineola Comprehensive Master Plan, Mineola, NY**
- 2005 Vision Long Island Smart Growth Award – **Riverhead Master Plan, Town of Riverhead, NY**
- 2004 New Jersey Chapter of the American Planning Association Outstanding Comprehensive Plan Award – **Hoboken Master Plan, Hoboken, NJ**  
New York Metro Chapter of the American Planning Association Meritorious Achievement Award – **Rebuild Chinatown Initiative, New York City**
- 2003 American Civil Engineering Council Silver Award for Engineering Excellence – **Farmington Avenue Study, Hartford, CT**  
Connecticut Chapter of the American Planning Association – **Stamford Growth Management Plan**
- 1999 American Society of Landscape Architects – **Beaufort County, South Carolina Master Plan**
- 1997 Connecticut Community Development Association – **Stamford Enterprise Zone Plan**  
The Waterfront Center Annual Award – **Excellence on the Waterfront: Yonkers Recreational Pier**
- 1996 First Presidential Award of the National American Planning Association – **South Bronx Comprehensive Community Revitalization Program, Six Neighborhood Plans**
- 1992 New York State Preservation League – **Harlem Valley Economic Development Strategy**

Left to right: Planning Consultant Services, Town of Morris, NJ; Planning Services for Ford Avenue Redevelopment Area Condemnation, Borough of Milltown, NJ

# CURRENT AND RECENT MUNICIPAL CLIENTS



MUNICIPALITY	COUNTY	MASTER PLANNING/ZONING	REDEVELOPMENT	PLAN REVIEW	COAH	OTHER
BERKELEY HEIGHTS	UNION	•	•	•		
BLOOMFIELD	ESSEX		•	•		
BOGOTA	BERGEN	•	•	•	•	
BRIDGEWATER	SOMERSET	•				•
CRANBURY	MIDDLESEX	•	•	•		
EAST RUTHERFORD	BERGEN	•	•		•	
ENGLEWOOD CLIFFS	BERGEN	•				
FANWOOD	UNION		•			
FORT LEE	BERGEN	•	•	•	•	
FREEHOLD TWP.	MONMOUTH			•		•
EAST BRUNSWICK	MIDDLESEX			•		•
HARRINGTON PARK	BERGEN	•		•	•	
HILLSDALE	BERGEN			•		
LONG HILL	MORRIS	•		•		
MAPLEWOOD	ESSEX	•	•			
MILLBURN	ESSEX	•	•	•	•	
MORRIS TWP.	MORRIS	•	•	•	•	•
MORRIS PLAINS	MORRIS	•		•	•	
MOUNTAIN LAKES	MORRIS	•		•	•	
NETCONG	MORRIS	•	•		•	
NEWARK	ESSEX	•	•			
NEW MILFORD	BERGEN	•		•	•	•
NORTH BERGEN	HUDSON	•	•			
NORTH PLAINFIELD	SOMERSET	•	•	•	•	
PARAMUS	BERGEN		•		•	
RAHWAY	UNION	•	•	•		
RARITAN BOROUGH	SOMERSET		•			
SEASIDE HEIGHTS	OCEAN		•			
SPRINGFIELD	UNION	•	•	•		
TEANECK	BERGEN	•	•	•	•	
WALDWICK	BERGEN	•		•	•	
WEST ORANGE	ESSEX	•	•	•		•
WOODBRIIDGE	MIDDLESEX		•			•
WOODCLIFF LAKE	BERGEN	•	•	•	•	