



Education

Rutgers University, MS City & Regional Planning, 1983
Eagleton Institute of Politics, Graduate Fellow, 1981-1982

Rutgers University, BA Political Science, 1981

Professional Registrations/Affiliations

Licensed Professional Planner in New Jersey
American Planning Association
New Jersey Planning Officials
American Institute of Certified Planners
Charrette System Certified by the National Charrette Institute

Years in the Industry

32

Areas of Expertise

Land Use Planning, Redevelopment, Affordable Housing, Policy Development, School Enrollment Projections

Awards

NJ Future Smart Growth Award: *Fanwood Block 64 Downtown Redevelopment Plan*

NJ Planning Officials Achievement in Planning Awards:

- Asbury Park Scattered Site Redevelopment Plan
- The Redevelopment Handbook
- Neptune Strategic Revitalization Plan
- Lakewood Smart Growth Plan

NJ Chapter of the American Society of Landscape Architects Honor Award: The Redevelopment Handbook
Governor's Excellence in Housing Award (Sustainable Redevelopment): *West Lake Avenue Redevelopment Plan*

Summary of Qualifications

Mr. Slachetka's background includes extensive experience in both the public and private sector. His areas of expertise include redevelopment, affordable housing and fiscal impact analysis. He has authored published reports and articles on these topics and a variety of other planning and development issues. He is co-author of The Local Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities, published jointly by the New Jersey Department of Community Affairs and New Jersey Chapter of the American Planning Association. A second edition of the Handbook, with updates on the law and recent court cases, was published in 2012. Mr. Slachetka is a former Chief of Housing Services and Principal Planner for the New Jersey Council on Affordable Housing (COAH) and has extensive experience in the preparation of housing elements and fair share plans.

Professional Experience

- Professional planning consultant to New Jersey municipalities
- Preparation of master plans, redevelopment plans and studies, housing plans, local zoning ordinances and development regulations
- Expert testimony before planning and zoning boards
- Recognized expert in redevelopment and affordable housing issues
- Superior Court testimony on affordable housing and planning issues
- Preparation of school enrollment projections for local school districts
- Preparation of policy reports and analyses
- Drafting of legislation
- Testimony before Committees of the New Jersey State Legislature

Key Projects

Redevelopment Studies and Plans and for Multiple Municipalities, NJ. Various planning services to municipalities including the Townships of Alexandria, Cranford, Harmony, Montclair, Neptune and Union; Milford Borough, Gloucester City the City of Hackensack, and the City of Asbury Park (Scattered Site Redevelopment Plan), NJ.

Neptune Township Strategic Revitalization Plan, Monmouth County, NJ. Assisting the Township in its efforts to revitalize the Midtown, Bradley Park and Shark River sections of the municipality. The plan addressed revitalization, redevelopment, housing rehabilitation and quality of life issues in targeted areas.

Scattered Site Redevelopment Plan, City of Asbury Park, Monmouth County, NJ. Provided services to develop a Scattered Site Redevelopment Plan for the City, which used municipally owned scattered site properties for the infill production of affordable single-family housing in residential neighborhoods.

Golden Triangle Visioning Study, Cherry Hill Township, Camden County, NJ. Provided services related to the development of an action-oriented plan to serve as a blueprint for the future development and redevelopment of the Golden Triangle, with an emphasis on using the existing Cherry Hill Train Station as a focal point for new development. The plan used an extensive public visioning process, which involved initial stakeholder interviews with public officials, local business owners and neighborhood groups, and two visioning sessions designed to solicit input from the citizens of the Township.



The public visioning sessions focused on identifying opportunities and constraints, examining existing land use patterns, and establishing future land use designations within the Golden Triangle. The final plan established standards designed to better integrate new development into the existing community fabric; restore, improve, and create transit and pedestrian linkages within the area; and make this area truly beneficial for stakeholders, local businesses, residents, and the whole community.

Jersey City Circulation Plan Element, Jersey City, NJ. Prepared an action-oriented Circulation Element, which was adopted into the City's Master Plan. The Circulation Element established goals, objectives, strategies, and actions, plans for the multimodal transportation network projected to the year 2050. It also addressed the movement of people and goods, and the link between land use and transportation, potential right-of-way needs, traffic calming, sidewalk maintenance, street amenities, to establish a functional classification system for Jersey City streets. The plans included a transportation network that is pedestrian-friendly, traffic-calmed, congestion-mitigated, and provides frequent and reliable mass transit service for business patrons, regional commuters and residents. Development of the plan involved extensive coordination with various community groups and city agencies. In 2009 the NJ Chapter of American Planning Association selected this project for the award of their "Outstanding Plan Award", which recognizes a plan of unusually high merit.

Block 64 Redevelopment Plan, Fanwood, NJ. Prepared a redevelopment plan amendment and conceptual development plan for an underutilized downtown block adjacent to the municipal train station. The plan includes zoning and design guidelines that extend the characteristics of the historic Victorian railroad station and provides for a mixed use and transit-oriented development with retail and residential uses, public open spaces, and pedestrian amenities. The plan incorporated a shared-parking analysis that established parking standards for the area. The Block 64 Redevelopment Plan was the recipient of a Smart Growth Award from NJ Future.

Lakewood Township Smart Growth Plan, Ocean County, NJ. Developed a Smart Growth Plan for this growing municipality that provides for future growth and development while preserving significant amounts of open space and the Township's natural resources. The Lakewood Smart Growth Plan is a comprehensive planning document that proposes an overall vision plan and center-based land use plan that promotes smart growth and sustainability. The Plan also balances development with an environmental preservation strategy that protects and preserves valuable open space and natural resources. The primary mechanism for open space and natural resource preservation is a non-contiguous clustering approach which allows clustering development in the growth areas and promotes preservation through the private market. The adopted plan received a 2010 Achievement in Planning Award from the New Jersey Planning Officials.

Strategic Recovery Planning Reports, Multiple Municipalities, NJ. Project Manager for preparation of SRPR Reports for Union County, Rumson, Union Beach, Keansburg, Ocean Twp. (Waretown), Little Egg Harbor, Deal, and Berkeley. The reports evaluate the impacts of the devastation caused by Superstorm Sandy on relevant community features, with a focus on planning goals, strategies and priorities leading to actions that are most urgently needed for public safety and economic recovery. The reports will also serve as a guide for future actions and recovery efforts, and will include detailed descriptions of the projects proposed, planned implementation dates, and proposed funding sources for related recovery projects in each municipality. The completed reports provide:

- A summary of storm-related vulnerabilities in the community and recommended an approach with consideration for storm-resistant rebuilding
- Priorities and recommendations for municipal actions to implement the approach
- Details of projects specifically related to an application for a NJ Department of Community Affairs' Post Sandy Planning Assistance Grant
- List(s) of critical infrastructure and their vulnerability
- Mapped areas of critical current and future vulnerability, including FEMA flood plain zones and elevation requirements.