

# TOD in Your Downtown *Forum Series* Rethinking the Right-of-Way



## **Spencer K. Gober, AICP**

*Associate Manager, Office of Community and Economic Development, DVRPC*

Spencer manages much of the agency's work related to community resilience, including management of DVRPC's Transportation and Community Development Initiative (TCDI) grant program. Recently, Spencer conducted an analysis of geolocated cell phone data to better understand the COVID-19 pandemic's impact on the local retail districts of Greater Philadelphia, and has worked to assist communities in planning for a post-pandemic economic recovery. Spencer also has extensive experience as a municipal planner, which equipped him with an understanding of how state and federal policies and trends can impact local decision making.



## **Dave Lustberg, LLA, PP**

*CEO & Managing Principal, Arterial LLC*

Dave is a Landscape Architect, Planner and Urban Designer with more than 20 years of diverse professional experience. This experience ranges from street and plaza design to bicycle/pedestrian planning and redevelopment consulting. David is the founding partner of Arterial and under his leadership the firm has become recognized as a leader in the field of planning, design and implementation of High Performance Streets - Streets That Do More™.



## **Jay Muldoon**

*Director of Special Projects, Borough of Metuchen*

Jay is an accomplished professional with significant achievements and success in the for-profit, nonprofit, and local government fields. His diverse career includes senior management positions at AT&T, Brand Strategy Consultant at Interbrand New York, Executive Director of nonprofit Literacy Volunteers of Somerset County, Metuchen Borough Councilman for seven years, and Metuchen Borough Administrator. Jay is currently Director of Special Projects in Metuchen, NJ, where he leads the significant redevelopment and infrastructure initiatives underway in Metuchen. Jay has played a leadership role in transforming Metuchen's downtown and leveraging the town's significant assets to ensure its position as a desirable place to live and visit in central New Jersey.



## **Carolyn "Cally" Zebrowski**

*Treasurer, Washington Street Mall Management Company*

Cally is originally from Chester County, PA. She was a "lifer" at the Episcopal Academy and is a graduate of the College of Charleston with a BS in International Business. She has been a full-time resident of the Cape May, NJ area since 2010 working in the hospitality and retail industries. She was elected to the Washington Street Mall Management Company Board of Trustees in 2017 and has served as the Treasurer since joining the Board. Cally enjoys spending time with her family, traveling, and enjoying the great outdoors.



## **Celeste Alsina**

*Facilities Planner, Transit Friendly Planning Program, NJ TRANSIT*

Celeste helps create resources, develop partnerships, and provide local technical assistance. She has contributed to a range of transportation projects aimed at promoting transit-oriented development and improving access and mobility for all users. Celeste has a Master of Urban Planning from NYU Robert F. Wagner Graduate School of Public Service.

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### **Stephanie DiPetrillo**

*Senior Research Specialist, Alan M. Voorhees Transportation Center*

Stephanie's research focuses on the intersection of transportation and land use. Using mixed methods approaches, she examines ways to improve transit access and service quality for all users and investigates ways to promote the use of public and community transportation through improvements in the built environment, Transit-Oriented Development (TOD), and service design. This work has been undertaken for Federal Transit Administration, metropolitan planning organizations, state-level departments of transportation and human services, and transit agencies. She serves on the American Public Transportation Association (APTA) Workforce Development Committee, Sustainable Jersey Land Use Task Force, and as friend to the Economic Development and Land Use Committee (AMS50) and Standing Committee on Accessible Transportation and Mobility (AME50) Transportation Research Board committees.



### **Courtenay Mercer, PP, AICP**

*Executive Director, Downtown New Jersey*

Capitalizing on her non-profit leadership experience, organizational management skills, and planning background, Courtenay serves as Executive Director of Downtown New Jersey - a non-profit education and advocacy organization centered around downtown revitalization. Courtenay is also the Principal of Mercer Planning Associates, a boutique land use planning firm specializing in comprehensive planning and strategic community engagement. With substantial public and non-profit sector experience, Courtenay has overseen diverse and complex projects within all types of communities.