

Paul N. Ricci, AICP, PP

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Education

RUTGERS UNIVERSITY

- Master of City and Regional Planning (1997)
- Specialization: Land Use, Economic Development and GIS

UNIVERSITY OF RHODE ISLAND

- Bachelor of Arts (1993)
- Major: Marine Affairs (Coastal Zone Management)
- Minor: Biology

Accreditation

- Licensed Professional Planner in New Jersey
- American Institute of Certified Planners
- New Jersey Planning Officials Instructor

Expertise

- Land Use
- Economic Development
- Master Planning
- Expert Testimony
- Fiscal Impact Analysis and Rezoning
- Zoning and Permitting
- Wireless Photo Simulations
- Redevelopment
- Affordable Housing
- Open Space and Recreation
- Sustainability (Environmental)
- Ordinance Preparation
- Environmental Regulations
- Geographic Information Systems (GIS)

Summary

Licensed Professional Planner (PP) and member of the American Institute of Certified Planners (AICP) with 20 years of planning experience in the public and private sectors. Guided municipalities through all aspects of the community planning and decision-making processes.

Qualifications

- Prepared and implemented a broad range of municipal planning documents, including: comprehensive master plans; redevelopment plans and studies; fiscal impact reports; affordable housing plans; historic preservation plans; and, open space and recreation inventories and plans
- Works with communities to target and redevelop underutilized properties, brownfields and to implement transit-oriented development
- Reviews site plan and subdivision applications for various municipalities
- Testified before approximately 200 planning and zoning boards to obtain land use approvals in 20 out of the 21 counties in New Jersey
- Provides expertise and guidance to municipalities during affordable housing mediation and land use litigation
- Wrote successful grant applications
- Managed a four-member, long-range planning team

Experience

RICCIPLANNING CLARK, NEWARK & NAVESINK, NJ

- Principal, August 2010 to Present

PHILLIPS PREISS GRYGIEL LLC NEW YORK CITY/HOBOKEN, NJ

- Associate, September 2008 – September 2010
- Formerly operated as Phillips Preiss Shapiro Associates, Inc.

T&M ASSOCIATES MIDDLETOWN, NJ

- Supervising Planner, January 2003 – September 2008

HEYER, GRUEL & ASSOCIATES NEW BRUNSWICK, NJ

- Senior Planner, March 2001 – January 2003

KARABASHIAN EDDINGTON PLANNING GROUP, LLC ATLANTIC CITY, NJ

- Project Manager, November 1999 – March 2001
- Formerly operated as Peter P Karabashian & Associates

SULLIVAN COUNTY MONTICELLO, NY

- Land Use Planner, May 1997 – November 1999

PAULUS, SOKOLOWSKI & SARTOR WARREN, NJ

- Staff Planner/Intern, September 1996 – May 1997

NJDEP, LAND USE REGULATION PROGRAM TRENTON, NJ

- Intern, Summer 1996

Projects

- **Alexandria:** Curtis Paper Mill Redevelopment Study; TDR Feasibility Study
- **Berkeley Heights:** Park-and-Go Study
- **Bradley Beach:** Master Plan Reexamination Report
- **Byram:** Smart Growth Plan; Round II Affordable Housing Plan; NJDOT Context Sensitive Design Program
- **Clark:** Esposito Park Master Plan

Projects (Continued)

- **Cranford:** 555 South Ave East Redevelopment Plan; Master Plan Reexamination Report; Recreation and Open Space Inventory (ROSI) Analysis; South Avenue Corridor Study; Western Gateway Redevelopment Plan; Zoning Ordinance Overhaul
- **Fanwood:** TDR Program; Master Plan Reexamination Report; Staggard Place Land Use Study; Oversized Home Ordinance; Housing Plan and Fair Share Plan; Master Plan Reexamination Report; North Martine Avenue Land Use Study and Ordinance Revisions
- **Frenchtown:** Ceramics Plant Redevelopment Study
- **Glen Ridge:** Housing Plan; Sustainability Plan
- **Highlands:** Master Plan (Including Round II Affordable Housing Plan); Open Space and Recreation Plan; GIS Parcel Creation
- **Holmdel:** Round III Affordable Housing Plan
- **Keyport:** Borough wide rehabilitation area study; 75 Manchester Draft Redevelopment Plan
- **Lincoln Park:** Downtown Rehabilitation Study, Downtown Rehabilitation Plan (active project); Lincoln Park Station Redevelopment Study and Plan
- **Linden:** West Elizabeth Avenue Rezoning Study; Transit Oriented Development Plan; 2008 Master Plan Reexamination Report; South Wood Avenue Redevelopment Plan; Land Use Plan Amendment; Zoning Ordinance Overhaul; JTG Redevelopment Study & Plan; W. Elizabeth Redevelopment Study; Pathmark Redevelopment Study; Cantor Redevelopment Study & Plan (active project); Walmart Redevelopment Study & Plan
- **Manchester:** Recreation and Open Space Plan
- **Middlesex:** Lincoln Boulevard Redevelopment Plan Amendments; Master Plan Reexamination Report; Lincoln Boulevard Redevelopment Study (Phases I-III); Housing and Fair Share Plan
- **Montclair:** Conservation Plan Element
- **Montvale:** Round III Affordable Housing Plan
- **North Arlington:** Ridge Road Redevelopment Plan; Bethlehem Steel Site RFP
- **Nutley:** Master Plan Reexamination Report; Round III Affordable Housing Plan; Master Plan; Sustainability Plan
- **Ocean:** Plan Endorsement Petition; Amended Land Use Plan; Phase I – Route 9 Redevelopment Study and Plan; Gateway Redevelopment Plan; Skipper's Lane Redevelopment Plan; Economic Redevelopment Plan Amendments; Ocean Commons Redevelopment Plan
- **Orange:** Open Space & Recreation Plan; Historic Preservation Plan; Conservation & Recycling Plan
- **Passaic County:** County Transportation Master Plan Element
- **Prospect Park:** Master Plan Reexamination Report; Land Development Ordinance Overhaul; Round III Affordable Housing Plan; Tilcon Quarry Redevelopment Study; Quarry Redevelopment Plan
- **Rumson:** Stormwater Management Master Plan; Zoning revisions
- **Tinton Falls:** Seabrook Village Fiscal Impact/Highest Best Use Analysis
- **Union:** Schaefer SALT Redevelopment Study and Plan; Master Plan Reexamination Report; SID Redevelopment Study
- **Union Beach:** Master Plan; IFF Redevelopment Study; IFF and Natco Lake Area Plan
- **Union City:** Land Development Ordinance Overhaul
- **Vineland:** Master Plan; U-Pull-It Redevelopment Study; GIS Buildout Analysis
- **Wallington:** Round III Affordable Housing Plan
- **Washington (Morris):** USR Optonix Campus Fiscal Impact Analysis and Rezoning Report

Boards Served

- **Alexandria:** Planning and Zoning Board
- **Asbury Park:** Zoning Board
- **Byram:** Land Use Board
- **Cranford:** Planning and Zoning Board
- **Egg Harbor City:** Planning Board
- **Fanwood:** Land Use Board
- **Hammonton:** Planning and Zoning Board
- **Keyport:** Unified Planning Board
- **Knowlton:** Planning and Zoning Board
- **Linden:** Planning and Zoning Board
- **Lincoln Park:** Planning Board
- **Middlesex:** Planning and Zoning Board
- **Nutley:** Planning & Zoning Board
- **Summit:** Planning & Zoning Board