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How will New Jersey Meet the Infrastructure Demands of the Population Boom?

by Max Pizarro, *Editor, InsiderNJ*



Governor Phil Murphy welcomed 2025 by celebrating the year-over-year population growth rate in New Jersey, where the number of residents climbed to an estimated 9,500,851, according to the latest data from the U.S. Census Bureau, an increase of 1.3% or 121,209 from 2023.

According to the Governor's Office, "New Jersey experienced a 2.3% population increase — or 211,837 new residents — since April 2020, which marked the release of the Decennial Census data. This con-

sistent growth highlights New Jersey's ongoing upward population trend."

"We are incredibly proud to see that New Jersey is among the top 10 states for population growth," said Murphy. "We are also thrilled to have reached our largest number of jobs and employers in Garden State history. This Census data is a testament to the important work being done each and every day across the Administration to support our workers and continue building a stronger, fairer New Jersey."

Not everyone agrees with Murphy's assessment of the Garden State's population boom as a positive development. At the very least, more people in New Jersey place greater burdens on state resources. According to *The Bergen Record*, "A 2023 report from the U.S. Environmental Protection Agency estimated that New Jersey will need \$31.6 billion for water infrastructure improvements over the next 20 years. Housing, transportation and energy systems are also under strain."

At the 116th annual Building Trades Council Convention in 2021, the organization's president reminded members of a salient organizing principle: Don't get distracted by causes outside the core mission of the Building Trades. What is the core mission? Building. "All we do is build," said President William "Bill" Mullen.

What will the building look like and ultimately who will it serve?

InsiderNJ composed the following list as a way of identifying those players on the front lines of New Jersey's infrastructure and development expansion, which promises to get even more complex in the coming years amid the ongoing population influx.



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1. JON HANSON

Chairman and Founder, the Hampshire Companies

Heads the privately held, fully integrated real estate firm and real estate investment fund manager. Chairman of the New Jersey Hall of Fame, and chairman of AC DEVCO. Top adviser to then-Governor Chris Christie.



2. SALVATORE FRASSETTO

Chairman, Saddlebrook Real Estate Developers

Owner and manager of over two million square feet of commercial property. In addition, a managing member along with S. Lloyd Tulp of Tulfra Management Co., LLC, which owns and/or manages over 1.5 million square feet of commercial property. Got his start in the Frassetto Construction company, a family business specializing in highway and heavy construction.



3. EMANUEL KLEIN

Managing Partner, PEEK Properties

Based in West Orange, specialties include single, multifamily real estate, and land development. This year launched the second phase of Orange Crossing, a 99-unit midrise multifamily property.

CONGRATULATIONS DAVID BROGAN!

Inaugural InsiderNJ Real Estate List



Thank you for 10 years of visionary leadership as Executive Director and CEO.

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4. CHRIS PALADINO

Chief Executive Officer, HELIX NJ

He is also president of the New Brunswick Development Corporation (DEVCO). Paladino has managed approximately \$1.5 billion in residential, commercial, and institutional development activities, including public private partnerships with Rutgers University.



5. NATHANIEL DISKINT

CEO and Founder, Cohome

Heads a 501(c)3 not-for-profit organization aimed at improving the lives of adults with disabilities through value-add public and private partnerships as well as Journey Services housing for people with disabilities.



6. DAVID J. SAMUEL

Chief Executive Officer, CME Associates

The engineering firm with deep South Jersey roots offers municipal engineering services, county consulting services, transportation, wastewater, recreation, environmental, redevelopment, and structural engineering.

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7. CHARLES H. SARLO

General Counsel and Partner, DMR Architects

Real estate and development expert at one of the state's leading firms in the areas of architecture, planning, and interior design. Brother of state Senator Paul Sarlo (D-36).



8. JOSEPH M. SANZARI

Founder and Owner, Joseph M. Sanzari, Inc.

The Hackensack-based leader in highway and heavy construction. Started his career as a heavy equipment operator with Operating Engineers Local 825.



9. EMMA CORRADO

Chief-of-Staff, New Jersey Economic Development Authority (NJEDA)

Former projects specialist for U.S. Senator Cory Booker (D-NJ), Corrado oversees NJEDA communications, marketing and public affairs, diversity equity and inclusion, economics and data analytics, and intergovernmental affairs.

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10. TIM SULLIVAN

Chief Executive Officer, New Jersey Economic Development Authority (NJEDA)

Pragmatic, low drama, and results-driven, Sullivan oversees New Jersey's principal agency for driving economic growth and making New Jersey a national model for inclusive and sustainable economic development.



11. KEN URANOWITZ

President, Gebroe Hammer Associates

Founded in 1975 by Mel Grobe and Morris Hammer, the Livingston-based commercial real estate investment brokerage firm specializes in urban garden-apartment, high-rise and townhome-style communities as well as urban low and mid-rise buildings.



12. ARA HOVNANIAN

Chairman and CEO, Hovnanian Enterprises

With homebuilding in his blood, Ara Hovnanian learned the trade from his late father, who learned it from his father, a family forged by home life, literally. Overseer of the home construction behemoth, Hovnanian sold \$4 million in company stocks this year while hitting Q3 revenues of \$723 million.

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13. RON SIMONCINI

President, Axiom Communications

The North Jersey-based lobbyist specializes in public relations and marketing communications in the areas of development and the environment, energy, and professional services. Heavily involved in Hudson County Gold Coast development. Former chair of the Meadowlands YMCA.



14. CHARLIE CARLEY

Owner, Delaware-Raritan Engineering, Inc.

Rutgers University-educated professional engineer and professional planner. Mayor of South Brunswick.



15. PAUL AND ERIC SILVERMAN

Principals of SILVERMAN



The Jersey City-based company specializes in residential, commercial, retail and industrial real estate in New Jersey, including restoration of historic buildings, renovation of existing buildings and new construction.

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16. JARED KUSHNER

Principal, Kushner Companies

Son-in-law of President Donald J. Trump, former presidential senior advisor, son of Trump's pick, Charles Kushner, to serve as ambassador to France. Originally from Livingston, Kushner heads one of this area's leading intergenerational real estate development and management firms.



17. MURRAY KUSHNER

Founder and CEO, KRE Group

Heads the family-owned real estate investment and management company with expertise in planning and acquisitions, development – both commercial and residential – construction, leasing and management.



18. SAMIR HANINI

Partner, Hanini

Overseer of multiple Newark-based residential, retail, commercial and corporate projects redefining New Jersey's biggest city. A leader in sustainable urban development, historic building renovation, smart design, and property management.

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19. ADENAH BAYOH

Principal, Adenah Bayoh and Companies

Cutting edge Irvington-based leader and overseer of several major residential and mixed-use urban redevelopment projects across northern New Jersey. Projects include Newark Southside affordable housing. She is also a restaurant owner.



20. DAVID BARRY

President, Ironstate Development Company

Hoboken-based leader in the development of mixed-use redevelopment of urban centers, Ironstate actively oversees over \$1 billion of residential and hospitality real estate.



21. JOE CAULFIELD

Managing Director of Development,
Pegasus Partners LLC

The Gold Coast-focused, Hoboken-based firm of Mark Villamar and Hany Ahmed specializes in converting and repurposing office, retail, entertainment, residential and land development into larger mixed-use developments.

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PSC

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22. MATTHEW B. JARMEL

President, Jarmel Kizel Architects and Engineers, Inc.

Architect and real estate developer with expertise in commercial design, including office design (new buildings and interiors), multifamily housing and early education/childcare centers. In addition, specializes in land entitlement strategies and real estate financing.



23. JOHN JAHR

Principal, Brightview Engineering

Roseland-based traffic, transportation and parking consultant, and NJDOT Permitting Specialist.



24. NICHOLAS J. NETTA

President and CEO, Netta Architecture

Headquartered in New York, New Jersey, and Florida, state-of-the-art projects include the West Essex Campus of Essex County Community College, and the New Jersey Institute of Technology Rise Development in Newark. Son of a builder / contractor, founder of his firm in 1993, former director of architecture from New Jersey Transit, Netta serves on the NJ State Board of Architects.



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25. STEVE BOSWELL

Vice Chairman, Board of Directors,
Boswell Engineering

Scion of an intergenerational firm with roots in the 1920s, Boswell, along with Chairman Antonio Bevilacqua, operates a multi-disciplinary, nationally rewarded engineering firm headquartered in South Hackensack, which offers professional consulting services to public and private sector clients.



26. PAUL SARLO

State Senator, LD-36, Mayor of Wood-Ridge

The veteran chairman of the Senate Budget and Appropriations Committee, Sarlo of South Bergen serves as Chief Operating Officer, Joseph M. Sanzari, Inc.



27. JACK KLUGMAN

President and CEO, Accurate Builders

The founder of Accurate, with offices in Edison and Lakewood, Klugman strives for construction dominance across all real estate sectors.

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28. DEB TANTLEFF

Principal, Tantum Real Estate

Leader of the Jersey City-based boutique development and advisory firm focused on multi-family and mixed-use communities all over the New Jersey region. Former Vice President of Development at Roseland Property Company, Tantleff serves as Chair of the New Jersey Builders Association (NJBA) and sits on the Board of Trustees for the Meadowlands 2040 Foundation and the Board of Directors for Downtown New Jersey.



29. BILL MULLEN

President, New Jersey Building Trades

Don't forget the admonition of former Assemblyman Tom Giblin (D-34) to New Jersey Democrats regarding their reluctance to prioritize Building Trades Labor. With Steve Sweeney an announced 2025 candidate for governor, Mullen occupies a critical position in the developing race.



30. ALLISON LADD

Deputy Mayor and Director, Economic Housing Development for the City of Newark

Overseer of the city's housing and development efforts for Mayor Ras Baraka, Ladd proved integral to converting a skid row corner on Clinton Avenue into the \$9 million South Ward's Gant-Gilbert Arts Collective.

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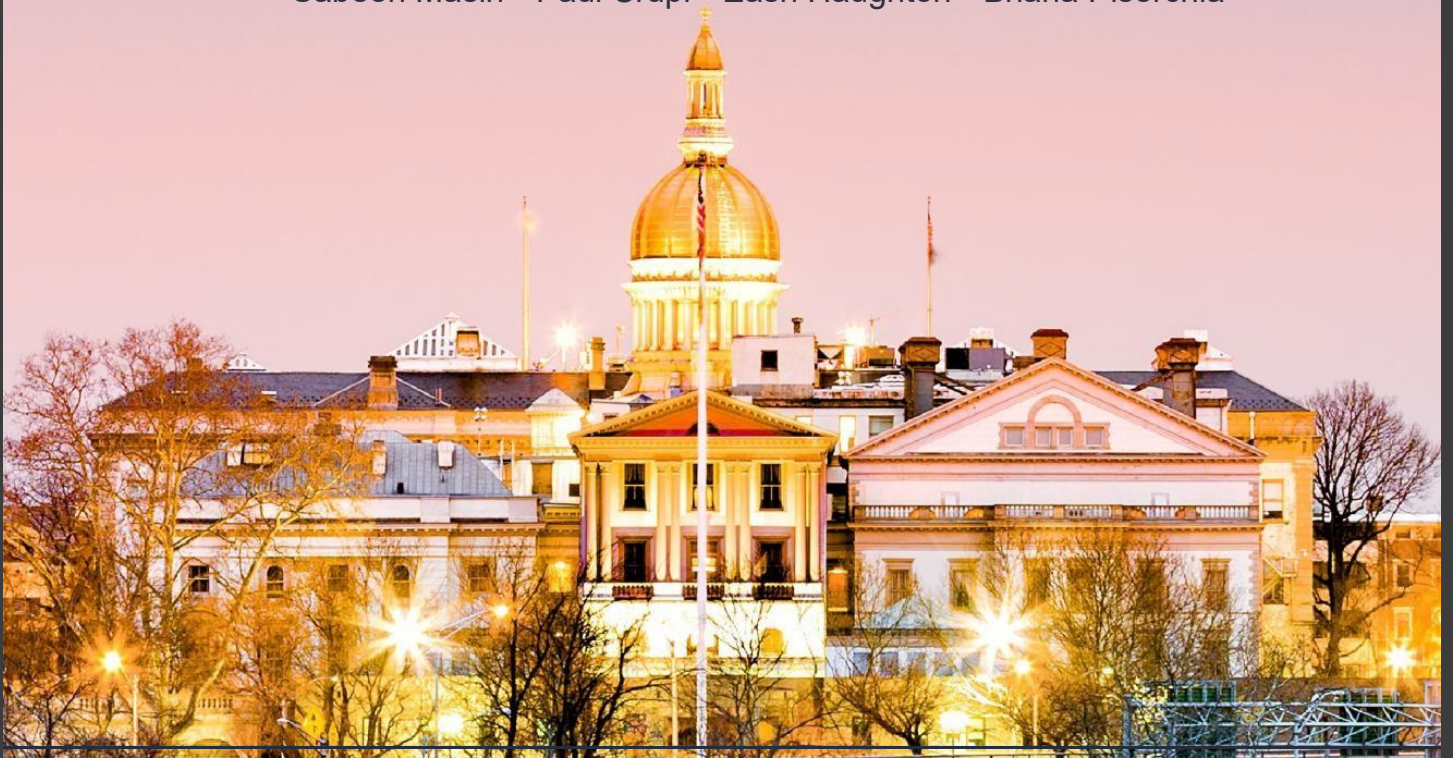
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31. PAUL FIREMAN

Businessman

Owner of Liberty National Golf Club in Jersey City, Fireman incurs the ire of environmentalists and the Friends of Liberty State Park who are worried about his private development incursions into a precious natural public resource.



32. JOE ALPERT

President, The Alpert Group

Head of the intergenerational, family owned full-service real estate development and property management company based in Fort Lee.



33. WILLIAM F. HARRISON

Partner, Genova Burns, LLC.

Chair of Genova Burns' Environmental Law and Land Use & Approvals Practice Specialties, expert on all phases of the real estate development process, with extensive experience in navigating complexities of acquiring zoning, planning, environmental and other regulatory approvals.



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34. GREG LALEVEE

Business Manager, International Union of Operating Engineers Local 825

Started working as a crane operator in 1984, elected business manager of the 7K-strong men and women in 2010. Maintains strong political ties around the state of New Jersey; prevailed on Governor Murphy to include roads and bridges in PLA agreements totaling over \$5 million, a boon to his union. Like Mullen, ever alert to the off-the-reservation messaging by both parties, Lalevee retains the right to go with whichever party most immediately or consistently serves his members' needs.

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ELEC825 is the labor management fund of Operating Engineers Local 825



35. JONATHAN SCHWARTZ

Partner, BNE Real Estate Group

Leader of the company's acquisition and asset management activities, the company point man on sourcing, negotiating, and executing new development opportunities. Project planning and approval processing expert.



36. RON LADELL

Senior Vice President, AvalonBay Communities, Inc.

Based in the company's Westfield office, Ladell focuses on developing residential and mixed-use communities as part of a team that has communities throughout the state. AvalonBay is currently building communities located in Somerville, Montville, Princeton and West Windsor and has purchased communities located in Aberdeen, East Rutherford, Hoboken, Plainsboro and Watchung. Ladell also serves as the Chair of the Rutgers Center for Real Estate Executive Committee.



37. ELNARDO J. WEBSTER II

Partner, Connell Foley

Former NFL player, close to U.S. Senator Cory Booker, Webster specializes in real estate and regulatory matters, and government affairs. Public clients have included the Department of Health, the Casino Control Commission, the Department of Insurance, the Economic Development Authority, the Board of Regulatory Commissioners, the Department of Transportation, the Department of Environmental Protection and Energy, the Army Corp of Engineers.

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CWA DISTRICT 1 VICE PRESIDENT

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CWA NJ AREA DIRECTOR



38. FRANCIS "FRANK" J. GIANTOMASI

Executive Committee, CSG Law

Essex-based leader of CSG's Redevelopment, Land Use & Zoning Group, with expertise in all aspects of real estate acquisitions, sales, development, complex commercial transactions and Chancery litigation. Successfully argued before the New Jersey Appellate Division and the New Jersey Supreme Court, and served as Chief Development Counsel for some of the region's major real estate projects, including the planning and development of Prudential Insurance Company's Newark Headquarters.



39. REGINALD JENKINS

Partner, Trenk Isabel Siddiqi Shahdanian

Chair of the Essex-based firm's Land Use & Real Estate group, with a concentration on all aspects of redevelopment, real estate, land use, and zoning for government, corporate and private clients. Especially active in Orange, East Orange, and Montclair.



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40. JOSEPH PANEPINTO

Founder and CEO, Panepinto Properties

Formerly Jersey City's Planning Board attorney and later the Jersey City Redevelopment Agency's legal counsel, Panepinto concentrates on real estate development, long-term property and asset management, and fine art curation services for residential, office, and hospitality projects.



41. MAURICE AND LEE ZAKARIA

Principals, Paramount Realty

The real estate company out of Lakewood, with 150 properties, specializes in shopping center, single tenant medical office, mixed use, and self-storage development.



42. JACK BINDER

Broker Salesperson, The Jack Binder Group

South Jersey-based, the firm specializes in helping vacationers find the right fit for their Jersey Shore escape, especially on Avalon and Stone Harbor Island.



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43. DONALD WITMONDT

Chairman, Woodmont Properties

Formerly Jersey City's Planning Board attorney and later the Jersey City Redevelopment Agency's legal counsel, Witmond concentrates on real estate development, long-term property and asset management, and fine art curation services for residential, office, and hospitality projects.



44. ANTHONY ABRANTES

Assistant Executive Secretary-Treasurer, Eastern Atlantic State Regional Council of Carpenters

Representing approximately 43,000 Union Carpenters across New Jersey, Maryland, Delaware, Pennsylvania, Washington D.C., Virginia, and West Virginia, Abrantes plays a pivotal role in managing the day-to-day operations of the regional council, overseeing the council's departments, 18 training centers, 200 staff members, 25 local unions, and 15 regional offices.



45. GERALD T. KEENAN

President, New Jersey Alliance for Action

Formerly the association's Executive Vice President, Keenan interfaces with business, government, labor, utility, education and other New Jersey leaders to grow the state's economy and, according to the NJAA, "to ensure its infrastructure keeps pace with the needs of our residents and corporate neighbors."



Pictured above:
Sean M. Spiller, President (center)
Steve Beatty, Vice President (left)
Petal Robertson, Secretary-Treasurer (right)

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46. DAVID SMITH

Architect

Working with Major Renovation Management, Smith envisioned and designed D’Boathaus on Greenwood Lake in Hewitt, realized in 2023 as a destination for boaters and food enthusiasts throughout the region. The \$1.8 million project created 15 construction jobs and has since led to full-time employment for 16 people.



47. LAWRENCE J. SCOZZARI

President, Scozzari Builders

Working with architect Clarke Caton Hintz, Mercer-based Scozzari Builders in 2023 completed the new Trenton-based headquarters of Switik, a manufacturer of inflatable safety and survival products for the aviation, marine, and military/government markets. The 40,000-square-foot building, constructed with a crew of 30 workers for \$4.8 million, “represents another step forward for this family-owned business that has been a fixture in Trenton since 1920,” according to a release.



48. BALPREET GREWAL-VIRK

New Jersey Commissioner & Co-Chair, Gateway Development Commission

Grewal-Virk of Bergen chairs the commission overseeing one of the country’s most vital – and longest delayed – rail infrastructure projects. Vice President of Community Engagement for the Northern Region at Hackensack Meridian Health.



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Major funding for *NJ Spotlight News* and the *NJ Spotlight News with Briana Vannozi* newscast is provided by the Robert Wood Johnson Foundation, the William Penn Foundation, PSEG Foundation, the Fund for New Jersey, RWJBarnabas Health, NJM Insurance Group, New Jersey Education Association, Horizon Blue Cross Blue Shield of NJ, New Jersey Realtors and Wyncote Foundation.



49. KEVIN CODEY

Principal, Danbro Properties

Son of former Governor Richard Codey, former representative of JMF Properties, North Jersey redeveloper.



50. CURTIS BASHAW

Founder and Managing Partner, Cape Resorts

Hotel entrepreneur, and preservationist, overseer of the renovation of Cape May's legendary Congress Hall, Bashaw ran unsuccessfully for the United State Senate in 2024 as the Republican nominee.



51. DAVID BROGAN

Executive Director and CEO of the NJ Apartment Association (NJAA)

Oversees all operations of the NJAA, according to the organization's website, "ensuring the financial stability and growth of the organization, providing value to members, and overseeing and implementing all Government Affairs and Political Action Committee (PAC) strategies. The NJAA represents all facets of the multifamily housing industry in New Jersey."



52. DAVID GREEK

Chair of Circulate NJ and Managing Partner at Greek Real Estate Partners

Greek chairs Circulate NJ, a new organization seeking to educate the public on the benefits of the logistics industry and is Managing Partner at Greek Real Estate Partners, one of New Jersey's leading fully integrated developer, owner and operators of industrial real estate.

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53. DAN KENNEDY

CEO of NAIOP New Jersey

Kennedy serves as CEO of the New Jersey Chapter of NAIOP where he oversees the daily operations and programs of the association. He frequently meets with and testifies before New Jersey legislative committees and regulatory agencies on matters of importance to the industrial and commercial real estate development industry. Previously, Kennedy worked at the Utility and Transportation Contractors Association and also served as Assistant Commissioner for Water Resources Management and the New Jersey Department of Environmental Protection.



54. THOMAS WRIGHT

Chair, President & CEO of Regional Plan Association

A member of the State Planning Commission, Wright serves as president and chief executive officer of Regional Plan Association (RPA), the nation's oldest independent metropolitan research, planning and advocacy organization. A private, non-profit corporation, RPA improves the prosperity, infrastructure, sustainability, health and quality of life of the New York-New Jersey-Connecticut metropolitan region by researching and preparing long-range plans and advocating for their implementation, according to the association's website.



55. SHANEL Y. ROBINSON

Chair, President & CEO of Regional Plan Association

The veteran director of the Somerset County Commission serves as government representative to the State Planning Commission.