



The Winners of the 2023 osCRE Awards!



**CRE EXECUTIVE
OF THE YEAR**

John Mathew

Executive Director, Global Real Estate & Master Planning, Charles River Laboratories

John was the head of Real Estate Strategy and Master planning at Merck (2016-2021) and Head of Real Estate for Organon (2021-2023).

During his term at Merck, he brought master planning capability and led real estate optimization within the Merck Fortify Strategy. He also prompted Merck's Flexible Office Strategy, where the UK and Asia Pacific Headquarters moved into custom-designed spaces.

For Organon, John teamed with WeWork and IWG to create the most flexible global footprint and was instrumental in assembling a team of experts to build the state-of-the-art facility in Jersey City. In partnership with WeWork and Yardi, John designed a new workplace app to manage the space and enhance the employee experience at Organon. In collaboration with Archibus, he built Organon's real estate data management infrastructure.



**DEI LEADER
OF THE YEAR**

Jennifer Ramos

Business Development, Turner Construction Company

Jennifer has been an integral part of various college recruiting activities to bring in diverse candidates. Her efforts have resulted in a significant increase in the hiring of diverse candidates, from 67% in 2020 to an impressive 83% in 2023.

Jennifer is also part of the newly formed Diversity Action Plan (DAP) team at Turner Construction. This team is dedicated to creating a comprehensive strategy to promote workplace diversity, equity, and inclusion. Jennifer focuses on implementing initiatives to revitalize the college recruiting strategy and enhance early outreach efforts.

Jennifer is passionate about reaching out to diverse students at an earlier stage in their academic journey. She believes that by establishing stronger connections with these students, Turner Construction can create a robust intern pipeline that reflects the company's commitment to diversity and provides opportunities for underrepresented talent.



**YOUNG LEADER
OF THE YEAR**

Wendy Ceron

Senior Interior Designer, HLW International, New Jersey

During her extensive tenure at HLW, Wendy's dedication to fostering the growth of the next generation of professionals stands out prominently. As the firm expanded from a small team to a thriving workforce of nearly forty, Wendy played a pivotal role in establishing robust relationships with academic institutions, such as the New Jersey Institute of Technology and Kean University. These partnerships have not only enriched the educational experience for students but have also resulted in a continuous stream of internship opportunities at HLW. Some of these interns have seamlessly transitioned into full-time employees, contributing significantly to the firm's growth and capacity to undertake a diverse portfolio of projects in New Jersey.

Moreover, Wendy has cultivated an innovative platform at HLW that facilitates engagement with industry stakeholders, including manufacturers, real estate brokers, and vendors. Her initiatives encompass a spectrum of activities, from product fairs to educational 'lunch and learns' and off-site events. However, it is Wendy's meticulous cultivation of personal relationships that has truly set HLW apart as a formidable force in the New Jersey market.



**VOLUNTEER
OF THE YEAR**

Lisa Brinkman

Client Relationship Manager, JLL

Lisa is a valuable JLL team member supporting the BP account. With over 30 years of experience, she has been instrumental in driving Strategic Real Estate Planning, Facilities, Project Management, Procurement, and Operational Support. She profoundly understands corporate culture and is skilled in fostering communication for successful project outcomes.

Lisa has also worked with one of the largest global banks, where she was responsible for major initiatives in New York, Chicago, and Dallas. She developed Master Plans that optimized regional portfolios of several million square feet.

Lisa has been a dedicated member of the CoreNet community for many years. She has served on multiple committees and has mentored numerous young leaders.



**VOLUNTEER
OF THE YEAR**

Justin Brzostowski

Director of Sales, AIS

Justin has been an active member of CoreNet New Jersey since 2016, and he recently extended his membership to New York City in 2023. While in the New Jersey chapter, he was involved in the Young Leaders and Special Events committees as a committee co-chair and member.

Networking is a crucial aspect of Justin's professional life, and he believes in paying it forward. As

part of the Young Leaders committee, he regularly presents to college students the importance of developing their network and personal brand. The positive feedback and relationships developed from these engagements have been the most rewarding for him. Additionally, Justin has completed three leadership development classes this year, including a Leadership Training for Managers class from Dale Carnegie.

Within AIS, Justin participates in executive strategy and decision-making sessions.



**SUSTAINABLE
PROJECT
OF THE YEAR**

Audible

Newark, New Jersey Design Firm - HLW International

With a solid commitment to their people and local environment, Audible's One Washington Headquarters attained three rating systems: LEED v4 ID+C Gold, WELL Health-Safety Rating, and Fitwel 2 Stars.

Letter from the President

Dear CoreNet NJ Members,

Welcome to 2024! I hope you had the opportunity to relax and unwind after the big year we had.

As we kick off 2024, I want to say thank you to Mary Beth Sullivan for her leadership over the past two years, to our outgoing Executive Committee, Brooke Dubinski and Christie Mullen, to the ACG team that keeps everything running smoothly, to our sponsors that continue to support the chapter providing us the ability to fund the 20+ events we had in 2023, and finally a special thanks to our Board and all Committee members for your hard work and dedication to make all of this possible. We wouldn't be where we are today without you!

Because of all the contributors mentioned above, we've increased our membership by 9% over the past two years, maintained our End-User percentage at 28% of total membership, and increased our social media followers by 20%! Wow, what an accomplishment! Your hard work continues to drive our mission forward which is to advance the practice of corporate real estate through professional development and networking events and champion the profession's development and maturity in New Jersey.

In looking forward, I would like to extend a warm welcome to our incoming Executive Committee and Board members and to express my excitement for the year ahead which has been thoughtfully discussed and planned in our Strategic Planning session held in December which included our outgoing and incoming leaders.

On behalf of the Executive Committee, we are looking forward to a great year ahead. We are looking forward to seeing you at an upcoming

event. Please feel free to reach out to me at any time. We welcome your feedback and ideas!

May we all SOAR in 2024!

Warm Regards,
Marianne Zeller



PROJECT OF THE YEAR AWARD

Audible, Newark NJ

In 2019, Audible relocated its corporate headquarters to Newark, NJ. The project sought to provide employees with a sustainable, healthy campus while maintaining the Newark community's cultural and historical identity. Tasked with renovating 71,352 sf of commercial office space at One Washington, HLW's goal was to combine technology and sustainability with diverse space types to encourage users to interact with their space in various ways.

Audible and HLW worked together to establish a framework for providing this variety across each scale of the project: all-hands areas to engage the entire community, gathering spaces to connect business units and groups, huddle spaces for smaller groups or one-on-ones, and focus areas for solo work.

Audible's primary new workspace objectives were sustainability and wellness. Dedicated to pursuing the LEED Gold level, the project prioritized strategies to achieve credits in the Indoor Environmental Quality, Energy & Atmosphere, and Indoor Water Use categories.



Sustainable strategies utilized as follows:

- Selected a central, accessible, and walkable location in Newark to reduce the need for personal car use in commuting.
- Repurposed over 75% of office furniture from Audible’s previous space to reduce project waste and supply chain-derived emissions.
- Prioritized products with material health transparency and optimization documentation - EPDs (Environmental Product Declarations) and low VOC emissions to promote healthy and sustainable materials.
- Installed CO2 sensors, MERV 13 filtration, and exhaust for restrooms and janitors’ closets to ensure high air quality.
- Designed for daylight and quality views.

With a solid commitment to their people and local environment, Audible’s One Washington Headquarters attained three rating systems: LEED v4 ID+C Gold, WELL Health-Safety Rating, and Fitwel 2 Stars.

Audible’s space achieved:

- A 35% reduction in water use from the LEED baseline.
- A lighting power density reduction of 25% from ASHRAE.
- A 25% reduction in GWP (CO2e/sf) compared to the baseline following a LCA.
- 55% SDA (spatial daylight autonomy), following a daylight analysis.



Thomas McGovern

Tom has always had a keen focus on creative real estate strategies and cost savings initiatives. Looking at industry trends for space utilization, Tom embarked on a journey to change the way the office is used. In partnership with leadership, operations and HR, the end-result was a collaborative environment that provided a variety of space types. Truly embracing the hybrid model, the HQ is free-address including investment in technology and branding that make the office feel like a community to all brands/businesses. These changes have inspired people to come back to the office in the post-covid world by providing space that can be used and enjoyed for in-person meetings, virtual meetings and collaboration. With Tom’s focus on fiscal responsibility, this project represented a \$60M reduction in costs which is turn was reinvested in the business.



Nicolas Decotiis

With over 5years at JLL, Nicolas is a real estate professional specializing in all facets of office leasing. Since joining CoreNet New Jersey, he has been an active member, participating on multiple committees including membership committee and Young Leaders committee.

Nicolas plans to take financial intelligence courses to better understand the numbers and analytics within his organization to help his clients the best as well as expand his own personal knowledge.

Meet Our 2024 Board of Directors
Executive Committee Officers



President:
Marianne Zeller
ServiceNow



Treasurer:
Lisa Brinkman
JLL



Secretary:
Jodie Matthews
JLL



Past President:
Mary Beth Sullivan
Teknion

The 2023 osCRE Awards

It was a night of celebration at the Park Avenue Club as CoreNet Global New Jersey Chapter hosted the 2023 osCRE Awards honoring the Chapter's exceptional members in the categories of Volunteer of the Year, Young Leader of the Year, DEI Leader of the Year, CRE Executive of the Year, and Sustainable Project of the Year.

The event also acknowledged the students from Project Destined x Rutgers University Real Estate Academy. The Chapter sponsored

five students from this program, providing them with a unique opportunity to learn from industry professionals, attend workshops to develop soft and technical skills, and network with members of the CoreNet New Jersey Chapter. Upon completion of the program, these talented and diverse students were awarded student memberships to the Chapter.

Enjoy the photos.



The 2023 OsCRE Awards



The 2023 OsCRE Awards



Member Voices:

We already know you are a leader in the CRE world, what aspect about CRE drives you?



JOHN MATHEW

What drives me as a corporate real estate leader is the opportunity to make Real Estate solutions as a differentiator for an organization. Whether it is Access to talent, proximity to Customers, Employee experience/ productivity, or effective capital planning, real estate

footprint can play a vital role in an organization's ability to perform by being at the right location and creating a fulfilling environment. Every organization needs a real estate master plan and a network strategy, that is based on Organization's desired business outcomes.



JENNIFER RAMOS

What truly drives me in the realm of CRE is the multifaceted nature of the industry. The transformative impact that commercial real estate can have on communities is a significant motivator. I am particularly driven by the opportunity to champion Diversity, Equity,

and Inclusion within the CRE space. Embracing diversity not only fosters innovation but also ensures that the spaces we create are reflective of the rich fabric of our society. I am passionate about cultivating a culture of equity in every aspect of my work, from transactions to partnerships, with the aim of contributing to a more inclusive and sustainable future.



JUSTIN BRZOSTOWSKI

My favorite part of CRE is it is a very personal business and is driven by relationships. As trends evolve, it provides an inspiring opportunity to get creative within our solutions and how we add value to our clients. In terms of furniture, it's about crafting environments

that seamlessly blend aesthetics with functionality, fostering productivity and well-being. The challenge lies in understanding organizational dynamics, user experience, and design principles to curate spaces that inspire creativity and collaboration. Understanding how furniture influences the workspace, enhances collaboration, and promotes well-being fuels my enthusiasm.



LISA BRINKMAN

As CRE leaders it is important for us to assure that the places where people work are there to facilitate their business and solving for that is what drives me. That might be the design, the operations or the overall experience.



WENDY CERON

In a single word, the essence is community. CRE fosters a close-knit environment where each individual's contribution is crucial. My role as a designer at HLW has been enriched by CoreNet, enabling me to forge significant connections that have evolved into professional colleagues, mentors, and friends.

DIRECTORS

Membership

Chair:

Nicholas DeCotiis, JLL

Sponsorship

Co-Chairs:

Tami Pegos, Gensler

Michael DeVries, WB Wood

Special Events

Co-Chairs:

Melissa Strickland, HLW

Michael Blau, CFI

Communications

Co-Chairs:

Kelley Douglass, CRL

Karen Ehrenworth, JLL

Education

Co-Chairs:

Andrew Kolen, Cresa

Emily Ulrick, Gensler

Young Leaders

Co-Chairs:

Tyler Conley, Turner Construction

Justin Brzostowski, AIS

Women's Group

Co-Chairs:

Alex Goggin, Century Group

Brooke Dubinski, Turner Construction

Community Outreach

Co-Chairs:

James Brandt, AMA Consulting Engineers

Kyle Golombos, Consolidated Floors

DE&I

Co-Chairs:

Matthew Negron, Dauphin

Wendy Ceron, HLW

Make the Most of Your Membership... Volunteer Today!

Active members of the New Jersey Chapter will tell you that peer-to-peer networking and gaining value from the chapter starts at the committee level. There are many opportunities to participate no matter how much (or how little) time you have to give. View an active list of Committees and Committee Members [here](#).

If you are interested in joining a committee, please fill out the form [here](#). A Committee Chair will reach out to you and let you know how to get started.



Upcoming Events

Volunteer at the Polar Bear Plunge

Benefitting Special Olympics of New Jersey
Saturday, February 24, 2024
7:30am – 2:30am
The Boardwalk at Seaside Heights, NJ

Annual Golf Outing

Tuesday, June 25, 2024
Morris County Golf Club
11:00am - 8:00pm
Morristown, NJ

Cheers to 2024

CoreNet NJ Communication Committee



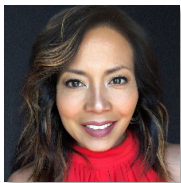
Committee Co-Chair:
Kelley Douglass



Committee Co-Chair:
Karen Ehrenworth



Committee Member:
Banafsheh Soltani



Committee Member:
Veronica Stampfl



Committee Member:
Joey DeVries

Welcome New Members

Kevin Andreasen	• The Furniture X-Change
Amanda Collado	• Rutgers University
Michael Compton	•
Matt Crocitto	• Sunrise Office Services, Inc.
Alex Erdos	• SJP Properties
Melissa Fischetti	• Studio TK
Jennifer Jaskot	• Teknion Corp
Jeffrey Jones	• IMEG Corp.
Robert Koncelik	• AlianzaDuffy
Craig Levine	• HITT Contracting
Kenneth Manke	• Colliers
Can Ozturk	• Garden on the Wall
Matthew Polo	• Rutgers University
Marc Reissman	• JRM Construction Management
Jennifer Schoenig	• Guardian Life Insurance Company of America
Kristie Stark	• HDR, Inc.
Luciana Toller	• JLL Work Dynamics
Brand van Zyl	• Unispace Group
Margaret Zamudio	• Accenture
Alexander Zarwi	• RELX Inc.



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