

An Introduction to Redevelopment Law

Greenbaum partners **Robert S. Goldsmith** and **Steven G. Mlenak**, Co-Chairs of the firm's **Redevelopment, Land Use & Zoning** practice, will be on the faculty for "An Introduction to Redevelopment Law." The seminar, presented by the New Jersey Institute for Continuing Legal Education, will be held at the New Jersey Law Center on Wednesday, October 29, 2025, from 9:00am – 12:00pm., and will also be available for online viewing.

Bob will moderate and Steve will be a speaker for this comprehensive overview of the legal and practical aspects of redevelopment law in New Jersey. The presentation will provide a roadmap to navigating the fundamentals of redevelopment law, including practical strategies and insights for representing clients in redevelopment matters.

The seminar agenda is as follows:

- What is Redevelopment?
 - Constitutional and statutory authorities (LRHL)
 - Redevelopment versus rehabilitation
 - The toolbox
 - Redevelopment plan
 - Long-term tax exemptions
 - Condemnation (assistance in property assemblage)
 - When to consider redevelopment?
 - Seminal case law overview
- The Designation
 - Redevelopment area in need investigation process
 - Discussion of the standards
 - Challenges to AINR designations
- The Redevelopment Plan
 - Statutory elements of a redevelopment plan

- Legislative process
- Relationship to master plan
- Flexibility and greater control versus zoning ordinance
- The Redevelopment Agreement
 - When is one required?
 - What can it control?
 - Project details
 - Provisions regarding public improvements or community benefits to be offered
 - Prohibition on transfers
 - Declarations of covenants and restrictions
 - Property acquisition/condemnation
 - Affordable housing implications
 - Escrow details
 - Remedies
- The PILOT
 - What is it?
 - When is it available?
 - Statutory authority
 - Benefits to redevelopers
 - Benefits to municipality
 - The application process
 - Different structures
 - Legislative process to adopt
 - Auditing

Bob's practice focuses on redevelopment, downtown and urban revitalization, transit-oriented development, project financing and incentives, sustainable building initiatives and public-private partnerships. His experience encompasses counseling clients on specialized issues in redevelopment related to parking demand, design and construction. He also has broad experience in complex commercial litigation, construction litigation and appellate work.

Steve concentrates in the areas of redevelopment, land use, zoning, and real estate development. His clients include property owners and developers engaged in mixed use, residential, industrial, commercial, office, retail and affordable housing development projects. He provides guidance from the initial project concept through to construction, including land use planning and approvals, permits and variances and appearances before municipal, county and state planning and zoning boards and agencies.

Additional program information and registration on the [NJICLE website](#).

Related Attorneys



Robert S. Goldsmith

Partner

732.476.2620

Email



Steven G. Mlenak

Partner

732.476.2526

Email