



Michael Coskey

Partner

 Red Bank

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- Provides representation to clients including commercial and industry property owners and developers on issues related to redevelopment, land use, and property tax appeals
- Development and redevelopment projects
- Complex commercial property tax appeals

Mike represents clients in a broad range of real estate and land use matters and litigation, including the development and redevelopment of real estate and the acquisition, disposition and leasing of commercial and multi-family residential properties. He appears on behalf of clients before municipal land use boards and governing bodies in land use and zoning disputes and has experience overseeing complex title issues and drafting easements, restrictive covenants, and other operational and organizational documents on behalf of business and property owners.

Mike provides counsel on the implementation of redevelopment law, and on challenges to redevelopment designations including condemnation actions, under New Jersey's Local Redevelopment and Housing Law (LRHL). He assists clients in obtaining development approvals and land use variances under New Jersey's Municipal Land Use Law (MLUL). He negotiates and drafts financial agreements (Payment in Lieu of Taxes, or PILOT agreements) under New Jersey's Long Term Tax Exemption Law.

Mike has significant expertise in complex property tax appeals, guiding clients in full compliance with all procedural requirements and aggressively advocating for a fair and equitable valuation. He advises on valuation and revaluation, exemptions, abatements and farmland assessment qualifications, and in responses to Chapter 91

income and expense requests from municipal tax assessors to the owners of income-producing properties. Mike has successfully negotiated significant reductions in assessments and tax liability on behalf of numerous commercial property owners. He appears on behalf of clients at hearings before the County Board of Taxation and in trials before the New Jersey Tax Court and represents clients in the defense of reverse tax appeals. His experience includes municipal tax appeals involving casinos, office complexes, corporate headquarters, industrial facilities, oil refineries, gas stations, warehouses, hotels, banks, telecommunication facilities, assisted living facilities, nursing homes, apartment buildings and condominiums.

Mike's experience also encompasses the representation of mortgage lenders and servicers in foreclosure, loan restructuring, and lien priority disputes, and in the defense of affirmative claims brought under the Truth in Lending Act (TILA), Real Estate Settlement Procedures Act (RESPA), Fair Credit Reporting Act (FCRA), and the Fair Debt Collection Practices Act (FDCPA).

Areas of Focus

Practice Areas

- Financial Incentives & Economic Development
- Transactional Tax Issues
- Redevelopment, Land Use & Zoning
- Condemnation & Eminent Domain
- Land Use Approvals
- Project Siting & Property Acquisition
- Public Private Partnerships
- Redevelopment Plans & Agreements
- Special Improvement Districts
- Real Estate
- Commercial Real Estate Acquisitions & Dispositions
- Land Use & Zoning Disputes
- Property Tax Appeals

Credentials

Bar Admissions

- New Jersey, 2011
- Pennsylvania, 2011
- U.S. District Court, District of New Jersey, 2013

Education

- Widener University - Delaware Law School, J.D., 2011
- Villanova University, B.A., 2008

Insights & More

Announcements

Robert S. Goldsmith to Lecture at Book Launch, Symposium and Networking Reception for The Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities

10.09.24

Greenbaum, Rowe, Smith & Davis Promotes Six Attorneys to Partnership and Two Associates to Counsel

1.07.24

Greenbaum, Rowe, Smith & Davis Recognized as Member of 2023 New Jersey Future Smart Growth Award-Winning Team for Downtown Westfield Redevelopment Project

8.03.23

Michael J. Coskey Promoted to Counsel

1.04.23

Greenbaum, Rowe, Smith & Davis Welcomes New Partner and Promotes Three Associates to Partnership: New Counsel and Associates Also Join Firm

2.09.22

Client Alerts

What Commercial Property Owners & Taxpayers Should Know About Filing a New Jersey Property Tax Appeal in 2026

2.05.26

New Jersey Local Property Taxation Update: An Overview of Material Depreciation in Value Post-Valuation Date

12.17.23

The New Jersey Economic Recovery Act of 2020: NJ EDA Approves Rules to Implement Historic Property Reinvestment Program, Announces Program Application Availability and Deadline Dates

3.18.22

Published Articles

Redevelopment Matters: NJ Supreme Court Decision Signals Shift in Redevelopment Law

4.04.24

Changing Places: The Tips and Traps of Converting Existing Projects to a Different and New Use

1.31.23

Seminars & Events

Redevelopment: The Legal and Practical Realities

3.25.25

Navigating Redevelopment Law in NJ: What You Need to Know

10.28.24

Seven Things to Know About Filing a Commercial Property Tax Appeal This Year

2.28.23

New Jersey Land Use and Zoning from Start to Finish

2.13.23

Reducing Property Tax Liability for Commercial Real Estate in 2022

3.07.22