

A portrait of Robert Goldsmith, a middle-aged man with grey hair, smiling. He is wearing a dark blue blazer over a light blue button-down shirt. The background is a soft, out-of-focus light green and white.

Robert Goldsmith
Partner
Co-Chair, Redevelopment & Land Use Department

 Roseland
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- Represents private and public sector clients in redevelopment projects throughout New Jersey
- Downtown and urban revitalization, transit-oriented development, special improvement districts, public-private partnerships, PILOT agreements
- Specialized expertise in critical parking issues within the context of redevelopment

Bob's practice is devoted to providing support in the redevelopment and revitalization of communities throughout New Jersey. As co-Chair of the firm's redevelopment practice, he brings decades of hands-on experience to the representation of private and public sector clients in countless redevelopment projects, including those related to downtown and urban revitalization efforts, transit-oriented development, sustainable building initiatives, special improvement districts (SIDs), and public-private partnerships (PPPs).

Bob provides guidance to builders, developers, real estate entrepreneurs, municipalities and other clients in redevelopment planning, including project siting and property acquisition. He assists with securing redevelopment area designations and land use approvals, and in the drafting and negotiation of redevelopment plans and redevelopment agreements. He counsels clients on project financing, including opportunities to leverage financial incentives such as Payment In Lieu of Taxes (PILOT) tax abatements.

Bob has specialized expertise in the redevelopment field related to population density and parking demand, design and construction issues, as well as condemnation and eminent domain actions and sustainable building

practices, including projects seeking LEED certification by the U.S. Green Building Council (USGBC). His experience also encompasses complex commercial litigation, construction litigation and appellate work before the Third Circuit, the New Jersey Supreme Court and the New Jersey Appellate Division.

Areas of Focus

Practice Areas

- Financial Incentives & Economic Development
- Higher Education
- Redevelopment, Land Use & Zoning
- Condemnation & Eminent Domain
- Land Use Approvals
- Parking Demand & Other Special Considerations
- Project Siting & Property Acquisition
- Public Private Partnerships
- Redevelopment Plans & Agreements
- Special Improvement Districts
- Energy & Renewable Resources
- Land Use & Zoning Disputes

Credentials

Bar Admissions

- New Jersey, 1977
- New York, 1989
- U.S. Supreme Court, 1994

Education

- Rutgers University School of Law-Newark, J.D., 1977
- New York University, B.A., *with honors*, 1973

Insights & More

Announcements

Robert S. Goldsmith Named to Newark Regional Business Partnership Real Estate Council
3.03.26

Greenbaum Partner Robert S. Goldsmith Named to Governor-Elect Mikie Sherrill's Transition Team

12.02.25

2026 Edition of Best Lawyers Recognizes 54 Attorneys in 41 Practice Areas: Eight Greenbaum Lawyers Recognized on "Ones to Watch" List

8.21.25

2025 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 18 Attorneys as Leading Individuals

6.04.25

Thirty-Five Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2025 Edition of New Jersey Super Lawyers

3.19.25

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

2025 Edition of Best Lawyers Recognizes 56 Attorneys in 39 Practice Areas: Ten Greenbaum Lawyers Recognized on "Ones to Watch" List; Three Selected for "Lawyer of the Year" Recognition

8.14.24

2024 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 20 Attorneys as Leading Individuals

6.05.24

Thirty-Four Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2024 Edition of New Jersey Super Lawyers

3.25.24

2024 Edition of Best Lawyers Recognizes 59 Attorneys in 38 Practice Areas: Twelve Greenbaum Lawyers Recognized on "Ones to Watch" List; Five Selected for "Lawyer of the Year" Recognition

8.16.23

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

2023 Edition of Best Lawyers Recognizes 51 Attorneys in 36 Practice Areas: Nine Greenbaum Lawyers Recognized on "Ones to Watch" List; Seven Selected for "Lawyer of the Year" Recognition

8.17.22

Client Alerts

Cheers to Supporting the Arts: New Jersey Makes Liquor Licenses Available to Nonprofit Theaters with 50 or More Seats

2.12.20

Published Articles

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

4.04.24

Seminars & Events

Redevelopment of Stranded Assets in 2025

12.11.25

An Introduction to Redevelopment Law

10.29.25

Demographic and Fiscal Modeling for Environmental Planning: New Tools from NSF-Funded Projects

4.21.25

2025 Redevelopment Law Institute

1.23.25

Navigating Redevelopment Law in NJ: What You Need to Know

10.28.24

Putting Parking in Its Place

6.06.24

2024 Redevelopment Law Institute

1.23.24

The Impact of Electric Vehicles on Commercial Real Estate

2.14.23

Hunterdon EV Municipal Ordinance Writing Workshop

6.27.22

Challenges and Opportunities for EV Charging Facilities

6.15.22

Structuring Real Estate Development Agreements With Municipalities

5.05.21

ABC's of Housing Development

11.11.20

Economy, Employment, & Transit Oriented Developments: Real Estate Trends for the New Year and New Decade

3.16.20

2020 Annual Redevelopment Institute

2.06.20