



Sean McGowan

Partner
Co-Chair, Real Estate Department

 Roseland

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- Representation in commercial real estate transactions, including the acquisition, disposition, leasing and financing of a comprehensive range of properties
- All aspects of development and redevelopment, land use and zoning, project financing and incentives, construction agreements, property management issues, landlord-tenant matters, day-to-day business counseling
- Previous in-house experience drives a sophisticated big picture perspective and business-focused approach to guiding clients to successful outcomes

Sean focuses his practice on assisting commercial property owners in reaching their business goals by providing the legal support required for success. His work encompasses the purchase, sale and leasing of commercial properties and providing guidance on land use matters, with a particular emphasis on obtaining approvals for multifamily apartment buildings and industrial facilities.

Sean has experience in all aspects of development, redevelopment, real property transactions, land use approvals and permitting, zoning issues, commercial project financing and incentives, and the representation of clients on issues related to property management, landlord-tenant matters, and day-to-day business counseling. He represents clients in the drafting and negotiation of redevelopment, financial (PILOT) and construction agreements, in real estate-related joint ventures, and in disputes and litigation involving real estate holdings. He also serves as counsel to one of the major sewerage authorities in the state and has previously served as counsel to other public entities.

Sean's clients include real estate investors, developers, commercial landlords and tenants, the owners of retail properties, and small businesses and corporate property owners. In addition to his experience as an attorney in private practice, Sean previously served in an in-house legal capacity for a leading New Jersey based commercial developer, assisting in the development of numerous multi-family residential, retail and warehouse projects. Through this experience, he has acquired a unique perspective and deep understanding of the issues faced by commercial real estate developers and redevelopers, enabling him to take a business-oriented approach to his work on behalf of clients.

Areas of Focus

Practice Areas

- Financial Incentives & Economic Development
- Condominium & Planned Real Estate Development
- Redevelopment, Land Use & Zoning
- Affordable Housing
- Land Use Approvals
- Parking Demand & Other Special Considerations
- Project Siting & Property Acquisition
- Redevelopment Plans & Agreements
- Real Estate
- Affordable Housing
- Commercial Real Estate Acquisitions & Dispositions
- Commercial Real Estate Leasing
- Real Estate Financing
- Land Use & Zoning Disputes
- Landlord & Tenant

Credentials

Bar Admissions

- New Jersey, 2005
- U.S. District Court, District of New Jersey, 2005

Education

- Seton Hall University School of Law, J.D., 2005
- Rutgers, The State University of New Jersey, 2002 B.A.,

Insights & More

Announcements

Greenbaum Prevails Before Clifton Planning Board on Behalf of the Islamic Center of Passaic County
3.18.26

2026 Edition of Best Lawyers Recognizes 54 Attorneys in 41 Practice Areas: Eight Greenbaum Lawyers Recognized on "Ones to Watch" List
8.21.25

Sean R. McGowan & Stephanie G. Reckord Recognized by NJBIZ on 2023 List Called "Leaders in Law"
4.11.23

Jack Fersko and Sean R. McGowan Profiled in Law360
2.20.23

Sean R. McGowan Named Co-Chair of Real Estate Department
1.08.23

Client Alerts

New Jersey Moves to Establish Database of Available Commercial Real Estate Properties
6.08.23

Published Articles

2024 Market Forecast
January 2024

Greenbaum Rowe Real Estate Co-Chairs Talk Practice Goals
2.09.23

Greenbaum Rowe Names New Real Estate Co-Chair In NJ
1.10.23

Seminars & Events

Multi-Family and Mixed-Use Trends
3.25.26

The State of Redevelopment: Multifamily and Mixed-Use
12.09.25

Tax Law Update Lunch and Learn
8.04.25

Legal Trends in Land Use Law
3.25.25

Land Use and Zoning in New Jersey: From Application to Appeal

12.12.24

Hot Topics in Commercial Real Estate

5.15.24

2024 Real Estate Conference

4.17.24

Financing Programs

3.20.24

Legal Trends in Land Use Law

3.28.23

Redevelopment and Related Agreements between Municipalities and Private Parties: An Overview of Public Private Partnerships

4.26.22

Development Agreements Between Municipalities and Private Parties: A, Private Funding, Tax, and Infrastructure Issues for Long-Term Development Projects

2.22.22

Legal Trends in Land Use Law

10.11.21