



## Steven Firkser

Counsel

 Roseland

T: 732.476.2388

F: 732.476.2389

[sfirkser@greenbaumlaw.com](mailto:sfirkser@greenbaumlaw.com)

- Represents clients in transforming dirt into development through acquisition, financing and land use/zoning approvals
- Handles all aspects of commercial real estate deals, including multi-property portfolio transactions
- Experience encompasses industrial, commercial and residential properties, affordable housing projects, condominiums and planned real estate development

Steve's practice centers on the acquisition, sale, financing and development of commercial and industrial real estate in New Jersey. His versatility as a transactional attorney, combined with his extensive land use expertise, enables him to represent clients in all aspects of the real estate development process. He provides support to developers, lenders, borrowers, REITs, and municipalities across a broad range of business and commercial real estate transactions, including multi-property portfolio transactions, from contract to closing, including due diligence and the review and analysis of title and zoning issues.

Steve assists clients in the preparation and negotiation of commercial leases, contracts and agreements and represents both lenders and borrowers in financing transactions. He represents developers in redevelopment projects, including obtaining and defending approvals for land development for industrial, commercial, residential and educational facilities. His experience in this area includes researching ordinances for development potential, preparing and presenting site plan and variance applications, defending approvals from court challenges and appealing denials of applications for development rights.

Steve has presented actions defending the development of affordable housing, pursuing exclusionary zoning lawsuits and builder's remedy actions to provide affordable housing opportunities. In addition, he has experience in the registration of condominiums and other planned real estate developments with the New Jersey Department of Community Affairs (DCA), providing counsel on compliance with New Jersey's Planned Real Estate Development Full Disclosure Act (PREDFDA).

As a commercial litigator, Steve has handled consumer fraud disputes, condemnation actions, real estate tax appeals, land use and redevelopment matters, title insurance claims, and complex property insurance coverage disputes. He has also authored expert reports for community associations engaged in litigation with the sponsors of the communities.

## Areas of Focus

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### Practice Areas

- Financial Incentives & Economic Development
- Condominium & Planned Real Estate Development
- Redevelopment, Land Use & Zoning
- Affordable Housing
- Condemnation & Eminent Domain
- Land Use Approvals
- Project Siting & Property Acquisition
- Public Private Partnerships
- Redevelopment Plans & Agreements
- Healthcare
- Healthcare Private Equity
- Healthcare Transactions
- Real Estate
- Affordable Housing
- Commercial Real Estate Acquisitions & Dispositions
- Commercial Real Estate Leasing
- Real Estate Brokerage
- Real Estate Financing
- Land Use & Zoning Disputes

## Credentials

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### Bar Admissions

- New Jersey, 1983

## Education

- University of Pennsylvania Law School, J.D., 1983
- Rutgers University, B.A., *summa cum laude*, 1980

## Insights & More

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### Client Alerts

[New Jersey Enacts Landmark Legislation to Overhaul Affordable Housing Laws](#)

3.25.24

[Revised Liquor License Laws Provide New Potential Business Opportunities in New Jersey](#)

1.22.24

[Revisions to Uniform Construction Code Provide Expedited Inspections](#)

1.24.23

[The New Jersey Economic Recovery Act of 2020: An Overview of the New Jersey Ignite Program](#)

4.08.21

[Paycheck Protection Program Update: Coronavirus Response and Relief Supplemental Appropriations Act Allows Second Round of PPP Funding and Brings Significant Changes to PPP Loan Process](#)

1.06.21

[Paycheck Protection Program Update: SBA Streamlines Forgiveness Application for PPP Loans Under \\$50K, Confirms Deferral Period for Loan Repayment](#)

10.12.20

[Paycheck Protection Program Update: SBA Issues New FAQs on PPP Loan Forgiveness](#)

8.11.20

[SBA Releases Revised PPP Loan Forgiveness Applications](#)

6.18.20

[Revised SBA Rules Clarify Repayment and Loan Forgiveness Terms for PPP Loans](#)

6.12.20

[New Paycheck Protection Program Flexibility Act Provides Significant Relief to Borrowers](#)

6.08.20

[Paycheck Protection Program Update: SBA Releases Rules to Clarify Loan Forgiveness and Loan Review](#)

5.27.20

[Paycheck Protection Program Update: SBA Releases Loan Forgiveness Application](#)

5.19.20

SBA Issues New Guidance Providing Safe Harbor for Paycheck Protection Program Loans Under \$2 Million; Extends Repayment Deadline to May 18, 2020

5.14.20

Governor Murphy Signs Executive Order 142: Resumption of Non-Essential Construction, Curbside Pick-Up from Non-Essential Retail Stores, Gatherings in Vehicles

5.14.20

Second Emergency Stimulus Bill Provides Additional Funding for SBA EIDL Program; Takes Steps to Direct PPP Loan Funds to More Small Businesses

4.29.20

New Emergency Legislation in NJ Permits Notarization of Documents Through Remote Communications

4.15.20

An Overview of Recent Land Use Guidance and Legislation in New Jersey in Response to COVID-19

4.13.20

SBA Announces Rule Governing Paycheck Protection Program

4.06.20

### **Published Articles**

Deadline Extended for New PPP Loan Applications

7.08.20

### **Seminars & Events**

Affordable Housing

3.26.26

New Jersey Land Use and Zoning from Start to Finish

2.13.23

Land Use Update 2021

3.02.21

The CARES Act - Paycheck Protection Program

4.15.20