



Steven Firkser

Counsel

 Roseland

T: 732.476.2388

F: 732.476.2389

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

Practice Areas

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

Industries

- Real Estate
- Public Entities
- Community Associations

Credentials

Bar Admissions

- New Jersey, 1983

Education

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

Experience

Representative Matters

- Represented a developer in a \$365 million sale-leaseback of a commercial office complex.
- Represented an affiliate of a multi-generational family-owned real estate firm in the development and \$83 million sale of two Class A multifamily buildings in Rahway, securing land use approvals, negotiating redevelopment and financial agreements, advising on environmental remediation, and managing complex regulatory, title, and permitting issues through closing.
- Representing L'Oréal USA in a national real estate and environmental engagement supporting acquisitions, leasing, development, and operation of manufacturing and research facilities, including ISRA compliance, renewable energy and power off-take agreements, sustainability initiatives, and tax assessment matters. The firm's recent work includes advising L'Oréal on the development and opening of its flagship New Jersey Research & Innovation facility, featuring an onsite solar microgrid, battery storage, EV charging infrastructure, and peak-shaving controls.
- The firm has represented Capodagli Property Company as the developer of numerous large-scale redevelopment matters and in land use litigation throughout New Jersey. Our representation has included \$40 million lost-profit litigation in Toms River, securing redevelopment approvals in Rahway, and builders-remedy and redevelopment litigation in multiple municipalities, involving projects exceeding \$300 million in aggregate value.
- Represented a New York based full-service real estate firm and its affiliates, with holdings throughout the country, in the redevelopment and approval of a \$75 million portfolio of industrial outdoor storage properties in Delanco, successfully challenging restrictive zoning through litigation, securing adoption of a redevelopment plan, and obtaining municipal approvals enabling implementation of the client's business model. The buildings totaled more than one million square feet leased to more than 80 tenants.
- Represented a major real estate investment firm in structuring a \$322 million mixed-use data center, residential, and commercial development project, drafting reciprocal easement and condominium governance documents to support multi-owner conveyances and future buildout.
- The firm is serving as New Jersey counsel to a leading sustainable infrastructure investment firm, in the acquisition, financing, and development of fuel cell, solar, and battery storage projects supporting high-demand data centers, with project investments exceeding \$200 million.

- Greenbaum’s team is representing the principals in the planning and development of a proposed AI data center and on-site energy generation facility in Gloucester County, providing regulatory, land use, environmental, and energy law counsel, and securing local, state, and utility approvals and permits for a large-scale, infrastructure-intensive development project.
- Represented a national REIT in the \$55 million acquisition of five industrial properties and land parcels in Newark, North Bergen, and Carlstadt.
- Represented two New Jersey municipalities in the resolution of affordable housing litigation, securing court-approved settlements addressing fair-share obligations and compliance requirements.
- The firm is advising a California-based national logistics and e-commerce real estate developer on environmental, land use, real estate, and insurance matters related to large-scale redevelopment projects in New Jersey, including the conversion of a former fossil-fuel power generation facility into a major distribution and logistics campus involving complex remediation, redevelopment, financing, and regulatory issues.

Affiliations

Memberships

- New Jersey State Bar Association: Finance and Operations Committee; Land Use Law Section, Board of Directors (former member); Local Government Law Section; Real Property, Trust and Estate Law Section

Insights & More

Client Alerts

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

3.26.24

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

1.23.24

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

1.25.23

[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