



## Steven Mlenak

Partner

Practice Leader: Redevelopment, Land Use & Zoning | Community Association

 Roseland

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- Representation in all aspects of redevelopment and land use law, with a strategic understanding of issues at the intersection of law, policy and local government and a particular focus on securing approvals and offsetting project costs through local tax exemptions and state tax credits
- Assists in the negotiation and drafting of PILOT financial agreements, and in obtaining economic development incentives through Aspire and other programs
- Provides compliance support and general counseling to condominium and homeowners association clients across a broad range of legal issues

Steve co-chairs the firm's redevelopment and land use practice. He guides clients, including developers, property owners and municipalities, through the intricate regulatory landscape of New Jersey's redevelopment process. From initial project concept to final construction, he offers the strategic oversight necessary to obtain project approvals and maximize project viability across the state's real estate sector, providing support on mixed use, residential, industrial, commercial, office, retail and affordable housing development projects.

Steve's practice is defined by his ability to move those projects forward. He represents clients in all aspects of redevelopment and land use law, with a particular focus on offsetting project costs through local tax exemptions and state tax credits and securing land use approvals.

Steve assists redevelopers and municipalities in the negotiation and drafting of financial agreements (PILOTs) under New Jersey's Long Term Tax Exemption Law. He has played a key role in helping numerous clients secure funding through various Economic Development Authority (EDA) programs, including incentives under the EDA's Aspire Program for projects that utilize low-income housing tax credits (LIHTC).

His work encompasses the negotiation and drafting of complex redevelopment agreements, the review of redevelopment area studies and redevelopment plans, the drafting of redevelopment-related ordinances and resolutions, and appearances before redevelopment entities and governing bodies. This includes representing clients before municipal, county, and state planning and zoning boards to secure essential permits, variances, and approvals.

Steve's approach is informed by a deep understanding of New Jersey's legislative process, gained from hands-on experience dating back to his tenure as Chief of Staff for a member of the state's General Assembly. This unique background allows him to offer clients a sophisticated perspective on the intersection of law, policy, and local government.

Beyond redevelopment, Steve maintains a strong practice in community association law, providing strategic guidance and general counseling to condominium and homeowners association clients across a broad range of legal issues. He supports common interest communities throughout New Jersey in the interpretation and amendment of governing documents and by-laws, drafting contracts, the collection of delinquent assessments, the enforcement of rules and regulations, operational and maintenance issues, the fiduciary responsibilities of board members, transition negotiations and litigation, and Municipal Services Act compliance. When disputes arise, he represents associations in alternative dispute resolution proceedings, construction defect litigation, Fair Housing matters, and landlord-tenant disputes, ensuring his clients remain compliant and protected.

## Areas of Focus

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### Practice Areas

- Community Association
- Financial Incentives & Economic Development
- Construction
- Construction Contracting & Risk Management
- Higher Education
- Redevelopment, Land Use & Zoning
- Affordable Housing
- 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
- Healthcare
- Real Estate
- Affordable Housing
- Condominium Litigation
- Land Use & Zoning Disputes

## Industries

- Community Associations
- Construction
- Public Entities
- Real Estate
- Energy, Public Utilities & Solid Waste
- Higher Education

## Credentials

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### Bar Admissions

- New Jersey, 2011
- New York, 2013

### Education

- Rutgers University School of Law-Newark, J.D., 2011
- University of Connecticut, B.A., 2008

## Insights & More

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### Announcements

[36 Greenbaum Attorneys Selected for Inclusion in 2026 Edition of New Jersey Super Lawyers](#)  
3.20.26

[Greenbaum Secures Significant Win as NJ Court Upholds Toms River Redevelopment Plan in Favor of Developer Meridia Toms River 40 Urban Renewal](#)  
3.18.26

Greenbaum's Work with NJIT Recognized as One of New Jersey's Leading Capital Construction Projects

2.17.26

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

8.21.25

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

Steven G. Mlenak Elected Fellow of American College of Real Estate Lawyers

4.09.24

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

3.25.24

Steven G. Mlenak to Receive 2024 President's Award from New Jersey Chapter of Community Associations Institute

2.13.24

Steven G. Mlenak Elected President-Elect of CAI-NJ

1.15.24

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 Partner Steven G. Mlenak Recognized by NJBIZ as a "Forty Under 40" Honoree

8.09.23

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

Steven G. Mlenak Elected Vice President of CAI-NJ

1.05.23

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

Steven G. Mlenak Named Co-Chair of Redevelopment & Land Use Department

1.09.22

### **Client Alerts**

New Jersey's New E-Bike Law: What Community Associations Need to Know – and Do

2.24.26

New Jersey Housing and Mortgage Finance Agency Launches \$500M Tax Credit Auction

10.15.25

New Jersey Enacts Legislation to Amend Capital Reserve Funding Requirements for Planned Real Estate Developments

10.06.25

A Review of the New Jersey Legislature's Latest Amendments to the New Jersey Aspire Program

1.08.25

New Jersey Releases Fourth Round Affordable Housing Calculations; Identifies Present and Future Need for 150,000 New Units Throughout State

10.20.24

New Jersey Becomes Second State to Enact Legislation to Protect Structural Integrity of Residential Housing Structures Including Common Interest Communities

1.15.24

The New Jersey Economic Recovery Act of 2020: An Overview of the New Jersey Film & Digital Media Tax Credit Program

4.27.21

The New Jersey Economic Recovery Act of 2020: An Overview of the New Jersey Emerge Program

4.01.21

The New Jersey Economic Recovery Act of 2020: An Overview of the New Jersey Community-Anchored Development Program

3.04.21

The New Jersey Economic Recovery Act of 2020: An Overview of the New Jersey Aspire Program

2.25.21

First Look: The New Jersey Economic Recovery Act of 2020

1.08.21

NJ Governor Phil Murphy Signs Executive Order 153 Permitting Outdoor Swimming Pools, Outdoor Recreation and Entertainment Facilities to Open

6.12.20

Department of Community Affairs Issues Substantial Regulations Affecting Common Interest Communities

5.21.20

Governor Murphy Signs Executive Order Allowing Tenants to Use Security Deposit to Pay Rent

4.28.20

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

4.13.20

## Published Articles

Toms River council vote to scrap downtown plan fell short, judge says

2.27.26

Succession Planning for Community Associations

January 2026

EDA approves \$68 million Aspire award to rehab 196-unit Trenton affordable housing tower

9.22.25

Lions Group eyes 360-unit Journal Square rental tower with \$90 million Aspire award

9.02.25

President's Corner

7.05.25

Key deadlines loom as towns, builders digest new DCA affordable housing obligations

10.20.24

Reports: Hartz scraps plan for logistics park, open space at sprawling Hercules site on I-80

7.31.24

Huge Roxbury warehouse proposal in jeopardy as planning board pushes back.Ã

6.05.24

Q&A: Eek, E-bikes!

5.24

Responding to Litigation

5.24

Board Roles: Who Does What

February 2024

Powering E-Devices Safely

12.07.23

Q&A: President Bully

7.31.23

Legal Q & A: Handling Harassment

Winter 2022

A Starting Point: Insiders see growing (but measured) demand for new, more targeted state incentive program

October 2021

Radburn's Election Requirements for Smaller Communities

June 2021

The New Jersey Economic Recovery Act of 2020: An Overview of the New Jersey Community-Anchored Development Program

Spring 2021

Greenbaum's Financial Incentives Chair on the Economic Recovery Act and 'Market Responsive' Niche Practice Groups

3.16.21

2021 Market Forecast

January 2021

What Happens When a Management Company Fails to Comply?

5.20

## **Seminars & Events**

"Free Money" Making the Most of Government Incentive Programs

3.25.26

2026 Land Use Update – Session 1

2.18.26

An Introduction to Redevelopment Law

10.29.25

Harnessing AI in Commercial Real Estate: Trends, Applications & What's Next

10.16.25

New HMFA Rules: What They Mean for New Jersey's Community Associations

9.03.25

2025 Land Use Update - Session 2

4.10.25

Attaining the American Dream: Solutions to the Affordable Housing Crisis

3.27.25

NAIOP NJ's Annual Public Policy Symposium

3.18.25

2025 Lunch with LAC - Legislative Update

2.03.25

Community Association Conference 2024

11.12.24

Joint Best Practices Roundtable

10.07.24

Are you Blighting our Town? How Municipal Officials Navigate the Politics of Redevelopment

6.06.24

2024 Land Use Update - Session 2

3.26.24

Mixed-Use Development/Redevelopment

3.20.24

2024 NJSBA Virtual Spring Conference

3.06.24

Oh, "Tutti Frutti", Rock Your Understanding of Fiduciary Duty!

10.18.23

Administrative & Policy Resolutions Every Association Should Consider

9.12.23

Land Use Institute 2022

12.06.22

Homeowner Leader Best Practices Roundtable Discussion

9.19.22

Right-Sizing It: The Challenges and Opportunities of Parking for Redevelopment Projects

6.15.22

Community Association / PRED Seminar

4.06.22

Legislative & Regulatory Update

3.03.22

Land Use Update 2022

2.22.22

Sailing Through Annual Elections & Membership Voting

10.20.21

Mixed Use Development/Redevelopment

10.12.21

The New Jersey Economic Recovery Act: A Strategic Look at New Jersey's New Incentives

9.29.21

Cannabis is Coming, Are You Ready?

6.17.21

Planning for Parking

5.25.21

Land Use Update 2021

3.02.21

Redevelop NJ - Navigating Current Redevelopment Trends

2.25.21

Virtual Expo Live Stream Session

1.20.21

Advanced Topics in Land Use - Permits, Parking, Pot, Standing and Design

11.22.20

Community Associations Seminar

11.12.20

ABC's of Housing Development

11.11.20

Healthcare, Real Estate & COVID-19: Impacts, Challenges and Opportunities

11.09.20

Executive Order 192

11.03.20

A Conversation About PILOT Programs and Redevelopment

11.02.20

Latest Legal Resources and Forms

10.25.20

Don't Sign the Proposal!

9.22.20

Legal Trends in Land Use Law & Environmental Law

9.21.20

Legislative and Regulatory Update

9.13.20

What is the "New Norm" for CAI-NJ Members? Virtually Navigating the the Good, the Bad & the Ugly of the World after COVID

6.11.20

Ignite! Redevelopment: Understanding New Jersey's New Land Bank Law

3.05.20

2020 Land Use Update

2.25.20