



Steven Mlenak

Partner

Co-Chair, Redevelopment & Land Use
Department

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Areas of Focus

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

Credentials

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

Client Alerts

[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](#)
4.26.21

[The New Jersey Economic Recovery Act of 2020: An Overview of the New Jersey Emerge Program](#)
3.31.21

[The New Jersey Economic Recovery Act of 2020: An Overview of the New Jersey Community-Anchored Development Program](#)
3.03.21

[The New Jersey Economic Recovery Act of 2020: An Overview of the New Jersey Aspire Program](#)
2.24.21

[First Look: The New Jersey Economic Recovery Act of 2020](#)
1.07.21

[NJ Governor Phil Murphy Signs Executive Order 153 Permitting Outdoor Swimming Pools, Outdoor Recreation and Entertainment Facilities to Open](#)
6.11.20

[Department of Community Affairs Issues Substantial Regulations Affecting Common Interest Communities](#)
5.20.20

[Governor Murphy Signs Executive Order Allowing Tenants to Use Security Deposit to Pay Rent](#)
4.27.20

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

4.12.20

Press Releases

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

Published Articles

President's Corner
2025

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

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