

A professional headshot of Thomas McGowan, a man with short brown hair and a light beard, wearing a blue suit jacket, a white shirt, and a yellow striped tie. He is smiling and looking directly at the camera. The background is a soft, out-of-focus light blue and white.

**Thomas McGowan**  
Associate

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 Roseland  
T: 973.577.1910  
F: 973.577.1911  
[tmcgowan@greenbaumlaw.com](mailto:tmcgowan@greenbaumlaw.com)

 Iselin

- Provides support in land use, redevelopment, and transactional real estate matters
- Assists in the representation of developers and sponsors of planned real estate developments
- While attending law school, gained experience as a summer associate at the firm

Tom assists in the firm's representation of clients in land use, redevelopment, transactional real estate, and condominium and planned real estate matters. His work includes the drafting of redevelopment and financial agreements, including PILOT agreement applications, as well as land use and zoning applications, settlement agreements, and contractor agreements.

In the area of planned real estate development, Tom has provided support related to the registration of developments with the New Jersey Department of Community Affairs, including the preparation of public offering statements, declarations, master deeds, and other governing documents.

Prior to joining Greenbaum, Tom was a judicial intern to the Honorable Lisa Rose, a judge of the New Jersey Superior Court, Appellate Division, a summer legal intern in the Queens District Attorney's Office, and a Senior Associate at the London Stock Exchange Group.

## Areas of Focus

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## Practice Areas

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- Redevelopment, Land Use & Zoning
- Affordable Housing
- Land Use Approvals
- Redevelopment Plans & Agreements
- Special Improvement Districts
- Real Estate
- Commercial Real Estate Acquisitions & Dispositions
- Commercial Real Estate Leasing
- Real Estate Financing
- Condominium & Planned Real Estate Development

### Industries

- Real Estate
- Community Associations

### Credentials

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#### Bar Admissions

- New Jersey, 2025

#### Education

- Rutgers University School of Law-Newark, J.D., *magna cum laude*, 2025
- Boston College, B.A., 2019

### Affiliations

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#### Memberships

- Community Associations Institute New Jersey Chapter

#### Personal

- Recipient of an academic merit scholarship at Rutgers Law School
- While attending law school, Tom served as Business Editor of the *Rutgers Business Law Review* and participated in the Community and Transactional Lawyering Clinic

### Insights & More

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#### Announcements

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Thomas A. McGowan Joins Greenbaum, Rowe, Smith & Davis as Real Estate Associate

11.12.25

### **Client Alerts**

Governor Sherrill Signs Executive Order 17 to Address Rising Housing Costs Statewide What You Need to Know

4.29.26

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