

## Land Use Approvals

The firm's attorneys serve as a single, strategic point of contact for clients navigating New Jersey's land use approval process throughout the entire approval lifecycle, from initial consultation through final resolution. They represent clients before local, county, and state administrative and regulatory agencies, including municipal and regional planning boards and zoning boards of adjustment, and are highly skilled at addressing the complex, and often adversarial issues associated with securing approvals for new developments and the renovation or adaptive reuse of existing properties.

The team's expertise encompasses advising on project design and strategy to minimize potential opposition, and representation in applications for the approval of site plans and subdivisions, conditional use permits, and bulk and use variances, and extends to related environmental and regulatory matters encompassing state and federal compliance and enforcement. We coordinate all aspects of the application process, including the submission of expert reports from engineers, architects, and planners, and compliance with statutory notice requirements and deadlines.

Throughout the years, Greenbaum has represented clients in appearances before boards throughout New Jersey and in hundreds of municipalities. Our land use attorneys are widely recognized as knowledgeable professionals and strong advocates for our clients in zoning, condemnation and other land use-related litigation in state and federal courts, and in prerogative writ actions, appeals of unfavorable land use decisions and defense of approvals

### Practice Team

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