

Redevelopment, Land Use & Zoning

Greenbaum's redevelopment, land use and zoning practice is a cornerstone of our commitment to building the future of New Jersey. We focus on all aspects of traditional development, redevelopment, land use and zoning in the state, bringing to bear our extensive experience in navigating the political and economic issues that impact the state's development process. The firm's historic role in New Jersey's redevelopment sector goes back decades and continues with our ongoing participation in several of New Jersey's most innovative and high visibility redevelopment projects that are currently underway.

The firm's redevelopment team possesses a comprehensive understanding of New Jersey's legislative and regulatory structure as it relates to supporting and incentivizing development and economic growth while concurrently protecting and conserving open space and the state's unique natural resource profile. A long history of representing private and public entities, including developers, property owners, investors, and municipalities, facilitates a balanced and sophisticated perspective regarding critical issues on both sides of the process.

Our deep understanding of the New Jersey Municipal Land Use Law (MLUL), the Local Redevelopment and Housing Law (LRHL), and the unique dynamics of local boards and governing bodies allow us to efficiently guide complex projects from concept to completion. From the start, we work closely with a client's project team, including engineers, architects, planners, and environmental and financial consultants.

We deliver effective, strategic, and hands-on continuity of representation throughout the development process, and in projects of all sizes and levels of complexity throughout the state, including residential, industrial, retail, office and mixed-use development. Our experience as redevelopment counsel includes the representation of municipal governments and private entities before state, county and local boards, agencies and commissions. Our team is proud of its demonstrated track record of success in guiding clients through the approval, financing and building of projects in New Jersey, providing support and guidance from project inception to ribbon-cutting ceremony, and beyond.

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Insights & More

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, Rowe, Smith & Davis Recognized on 2026 “Best Law Firms” List by Best Lawyers](#)

11.06.25

[2026 Edition of Best Lawyers Recognizes 54 Attorneys in 41 Practice Areas: Eight Greenbaum Lawyers Recognized on “Ones to Watch” List](#)

8.21.25

Client Alerts

[A Review of the New Jersey Legislature's Latest Amendments to the New Jersey Aspire Program](#)

1.08.25

[New Jersey DEP's Resilient Environments and Landscapes \(REAL\) Regulations: An Overview of the Proposed Rulemaking and Its Impacts on Development](#)

10.27.24

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

3.25.24

Seminars & Events

[2026 Land Use Update – Session 1](#)

2.18.26

[Redevelopment of Stranded Assets in 2025](#)

12.11.25

The State of Redevelopment: Multifamily and Mixed-Use

12.09.25

An Introduction to Redevelopment Law

10.29.25

Demographic and Fiscal Modeling for Environmental Planning: New Tools from NSF-Funded Projects

4.21.25

2025 Land Use Update - Session 2

4.10.25

Legal Trends in Land Use Law

3.25.25

Redevelopment: The Legal and Practical Realities

3.25.25

2025 Redevelopment Law Institute

1.23.25