

## Redevelopment Plans & Agreements

Greenbaum has extensive experience related to the complex landscape of legal and regulatory issues associated with redevelopment plans and redevelopment agreements, and their pivotal role as the primary blueprints for transformative redevelopment projects throughout New Jersey. Our legal services support both municipalities and private redevelopers in the drafting and negotiation of these critical documents, which represent the foundational elements of Public Private Partnerships (PPP) in the redevelopment context.

A redevelopment plan sets forth the approved land uses, bulk standards (heights, setbacks), and design characteristics for a specific area designated as an “area in need of redevelopment” under the Local Redevelopment and Housing Law (LRHL). The adoption of a redevelopment plan is a multi-step process in which a municipality’s governing body directs its local planning board to make recommendations based on investigation and public input prior to formally adopting the plan by ordinance. The firm has advised dozens of municipalities throughout New Jersey on the legal issues associated with designating an area and adopting a plan, ensuring that all public hearing and other statutory requirements are fulfilled, and then drafting and negotiating a redevelopment agreement that reflects the community’s vision for the project. In representing private developers, the firm’s team assists the client in interpreting a redevelopment plan’s requirements and how it relates to their project objectives. Our experience includes representing developers in applications to amend or clarify an existing plan to accommodate their project’s needs while ensuring their proposal remains consistent with the municipality’s vision.

The redevelopment plan establishes the legal framework for a project, while the redevelopment agreement solidifies the partnership and secures the rights and obligations of each party. Once a redevelopment plan is in place, the redevelopment agreement serves as a binding contract between the municipality and the designated redeveloper. The Greenbaum team has deep expertise in drafting and negotiating these agreements, working on behalf of developers to secure exclusive development rights, document project parameters and timelines, and leverage financial incentives including Payment In Lieu of Taxes (PILOT) tax abatements. When representing municipalities, we ensure that redevelopment agreements contain the necessary provisions to safeguard the public interest and hold the redeveloper accountable. The interests of all parties are protected when the redevelopment agreement establishes clear, legally enforceable milestones and timelines for project approvals, construction, and completion, providing a clear path forward for both public and private partners.

## Practice Team

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