

Real Estate

Greenbaum's real estate practice has been a fundamental keystone of the firm's DNA for decades. Our attorneys provide practical business guidance and legal expertise in areas including acquisitions, dispositions, leasing, traditional development, redevelopment, land use, financing, environmental issues, and litigation. With unrivaled experience across the full spectrum of the commercial, industrial, mixed-use and multi-family sectors, Greenbaum's real estate team is broadly recognized as experienced advocates, superior dealmakers, trusted advisors, and industry thought leaders. Throughout the years, our clients in the commercial real estate sector have included buyers, sellers, lenders, borrowers, property owners, landlords, tenants, investors, corporations, and real estate investment trusts (REITs). From transactional support to the resolution of disputes, we've addressed the needs and protected the interests of industry stakeholders through countless market cycles and economic fluctuations since the firm was founded, making the Greenbaum name synonymous with commercial real estate activity in New Jersey and beyond.

Areas of Focus

- Purchases, sales, leases and other transactions
- Real estate and commercial financing
- Real estate disputes and litigation
- Real property tax appeals
- Environmental issues in real estate transactions
- Redevelopment & traditional development
- Land use, zoning and permitting
- Sustainability and renewable energy initiatives
- Environmental permitting and due diligence
- Energy and utility matters
- Construction contracting and litigation
- Real estate brokerage

- Affordable housing
- Planned real estate development
- Community association law
- Employment matters

Practice Team



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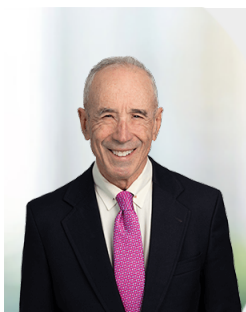
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Insights & More

Announcements

Jack Fersko Selected for Inclusion in the 2026 Lawdragon 500 Leading Real Estate Lawyers Guide

8.12.26

Steven G. Mlenak Installed as Secretary of NJBSA Land Use Law Section

5.14.26

Greenbaum Secures Significant Win as New Jersey Appellate Court Upholds Trial Court's Decision in Favor of Real Estate Brokerage Firm

4.28.26

Greenbaum, Rowe, Smith & Davis Named to 2026 NJBIZ Leaders in Real Estate, Construction and Design List

4.22.26

Greenbaum Prevails Before Clifton Planning Board on Behalf of the Islamic Center of Passaic County

3.18.26

Greenbaum Partner Robert S. Goldsmith Named to Governor-Elect Mikie Sherrill's Transition Team

12.02.25

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

11.12.25

Steven Nudelman Selected for Law360 2025 Real Estate Editorial Board

3.13.25

Greenbaum, Rowe, Smith & Davis Joins Circulate NJ Coalition

3.13.25

Greenbaum, Rowe, Smith & Davis Named 2024 Real Estate Firm of the Year by New Jersey Law Journal

10.30.24

Caroline Record Joins Greenbaum, Rowe, Smith & Davis as Real Estate Partner and Co-Chair of Community Association Practice Group

6.02.24

Steven G. Mlenak Elected Fellow of American College of Real Estate Lawyers

4.09.24

Steven Nudelman Selected for Law360 2024 Real Estate Authority Editorial Board

3.11.24

Client Alerts

The ABC Test: NJ Adopts New Regulations for Determining Independent Contractor Status

5.07.26

New Jersey's Permitting Dashboard Pilot Program: A New Avenue for Developers and Project Owners to Reduce Delays and Increase Transparency

5.06.26

Governor Sherrill Signs Executive Order 17 to Address Rising Housing Costs Statewide What You Need to Know
4.29.26

What Commercial Property Owners & Taxpayers Should Know About Filing a New Jersey Property Tax Appeal in 2026
2.05.26

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

A Review of the New Jersey Legislature's Latest Amendments to the New Jersey Aspire Program
1.09.25

New Jersey Releases Fourth Round Affordable Housing Calculations; Identifies Present and Future Need for 150,000 New Units Throughout State
10.21.24

NJ Appellate Division Rules that Municipal Ordinance Restricting Ownership to Individuals Over 55 Violates Fair Housing Act and NJ Law Against Discrimination
8.07.24

Garden State C-PACE Program Update: EDA Issues Updated Program Guidelines and Draft Supplemental Guidelines
7.08.24

New Jersey Enacts Landmark Legislation to Overhaul Affordable Housing Laws
3.26.24

New Jersey Imposes New Flood Hazard Disclosure Requirements on Sellers and Landlords
3.18.24

Proposed Amendments to Ground Water Quality Standards Could Significantly Impact Ongoing Remediation Projects in New Jersey
2.27.24

New Jersey Becomes Second State to Enact Legislation to Protect Structural Integrity of Residential Housing Structures Including Common Interest Communities
1.16.24

An Overview of Amendments to the New Jersey Aspire Program
7.10.23

New Jersey Cannabis Regulatory Commission Adopts Initial Rules to Govern Personal Use Cannabis Industry: Landlords, Tenants & Others Should Note Real Estate Implications
8.23.21

The New Jersey Economic Recovery Act of 2020: An Overview of the Relaunch of the Economic Redevelopment and Growth (ERG) Program

4.05.21

Statutory Water & Sewer Connection Fee Credit System Offers Significant Savings for New Jersey Redevelopers

3.19.19

Governor Murphy Signs Legislation Granting Sewer and Water Connection Fee Credits to Developers

August 2018

Proposed Legislative Changes to PILOT Programs May Negatively Impact Redevelopment in 2018

February 2018

Greenbaum Attorneys Successfully Influence EDA Policy Concerning Incentives for the Redevelopment of Historic Properties

July 2015

New Jersey Supreme Court Decision Expands Redevelopment Opportunities

April 2015

Publications

Toms River council vote to scrap downtown plan fell short, judge says

2.27.26

EDA approves \$68 million Aspire award to rehab 196-unit Trenton affordable housing tower

9.22.25

Real Estate Ownership: New Jersey

2025

Lions Group eyes 360-unit Journal Square rental tower with \$90 million Aspire award

9.02.25

Key deadlines loom as towns, builders digest new DCA affordable housing obligations

10.20.24

Towns can't restrict who buys houses in 55+ neighborhoods, N.J. court rules

8.12.24

Reports: Hartz scraps plan for logistics park, open space at sprawling Hercules site on I-80

7.31.24

Age Limits On Owning Senior Units Unlawful, NJ Panel Says

7.30.24

Huge Roxbury warehouse proposal in jeopardy as planning board pushes back. What happened.

6.05.24

Q&A: Eek, E-bikes!

5.24

Responding to Litigation

5.24

Redevelopment Matters: NJ Supreme Court Decision Signals Shift in Redevelopment Law

4.04.24

It's All About Evolving

3.19.24

Board Roles: Who Does What

February 2024

Cannabis Leases: Landlord and Tenant Considerations

Jan/Feb 2024

2024 Market Forecast

January 2024

Commercial Real Estate Transactions in New Jersey

2019

Developing Parking Facilities in the Modern Day: Preparing for the Future

April 2017

Exploring the Potential Application of “Credits” Towards Water or Sewer Connection Fees in New Jersey
Redevelopment Projects

Spring 2015

The Commercial Lease Formbook

2010

Brownfields – A Comprehensive Guide to Redeveloping Contaminated Property

2010

What Will Happen to Redevelopment In New Jersey When the Economy Recovers?

Fall 2009

Commercial Real Estate Transactions Handbook

1.01.09

Private Governments or Public Policy Tools? The Law and Public Policy of New Jersey's Special Improvements
Districts

2008

Parking Matters, Designing, Operating and Financing Structured Parking in Smart Growth Communities

July 2006

Condemnation: The Impact of Environmental Contamination on Property Valuation

2006

Mixed Use Is the Key to Downtown Success

February 2003

Downtown Living is on the Rise

Summer 2002

The Emerging Role of Environmental Insurance in Commercial Real Estate Transactions: Issues and Answers

2000

Seminars & Events

IOREBA Developer's Night

3.30.26

Affordable Housing

3.26.26

Multi-Family and Mixed-Use Trends

3.25.26

"Free Money" Making the Most of Government Incentive Programs

3.25.26

Redevelopment of Stranded Assets in 2025

12.11.25

The State of Redevelopment: Multifamily and Mixed-Use

12.09.25

Advanced Topics in Commercial Leasing 2025

11.20.25

Hot Topics in Residential Real Estate 2025

11.04.25

An Introduction to Redevelopment Law

10.29.25

Harnessing AI in Commercial Real Estate: Trends, Applications & What's Next

10.16.25

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

Attaining the American Dream: Solutions to the Affordable Housing Crisis

3.27.25

Legal Trends in Land Use Law

3.25.25

Redevelopment: The Legal and Practical Realities

3.25.25

NAIOP NJ's Annual Public Policy Symposium

3.18.25

2025 Redevelopment Law Institute

1.23.25

Site Remediation

3.19.24

Site Remediation

3.29.23

Redevelopment and Related Agreements between Municipalities and Private Parties: An Overview of Public Private Partnerships

4.26.22

Development Agreements Between Municipalities and Private Parties: Private Funding, Tax, and Infrastructure Issues for Long-Term Development Projects

2.22.22

Structuring Real Estate Development Agreements With Municipalities

5.05.21

Evolving Markets and Lagging Policies in Land Use and Redevelopment

1.25.18

2017 Governor's Conference on Housing and Economic Development: Successful Redevelopment Areas Case Studies

10.05.17

The Future of Parking, Today

3.10.17

From the Ground Up: The Development of a Commercial Real Estate Project

11.10.16

The Changing Roles, Rules and Regulation of New Jersey's Special Improvement Districts

11.19.15

Critical Issues in Drafting & Negotiating Office, Retail, Industrial & Ground Leases

12.12.13

Structuring Solar Development Financing, Leasing and Operating Agreements for Commercial Properties

9.19.13

Solar Panel Siting Negotiations: Leasing and Land Use Issues and Special Considerations for Government Property

5.03.13

Harvesting Income from Solar Development: Incentives, Documentation and Financing

4.25.13

Stick It Where The Sun Shines: Solar Development as the Next Real Estate Frontier

March 14-17, 2013