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

Announcement

3.18.26

After months of hearings and testimony, Greenbaum partner and Real Estate practice lead **Sean R. McGowan** secured approval from the Clifton Planning Board for the Islamic Center of Passaic County to expand its mosque, allowing the controversial project to move forward.

As lead attorney in the matter, Sean guided the client through a lengthy and highly scrutinized site plan approval process, which required the Board to address complex land use, zoning, and religious use considerations. The application drew substantial public attention and brought forward some sincerely held and emotional arguments from local objectors, requiring the careful and strategic presentation of both planning evidence and the legal protections afforded to religious institutions under federal and state law.

Despite community opposition, Greenbaum's team successfully demonstrated that the application satisfied all applicable land use requirements, and that denial would raise significant legal concerns. The Board ultimately voted to approve the expansion, allowing the Islamic Center to move and noting that the Board is not able to deny an application when conditional uses are being met, as they were in this case, and despite public concerns.

This matter received media coverage in the *Clifton Times* and the *Bergen Record*.

Related Attorneys

Sean R. McGowan

Partner

973.577.1852

Email