



Robert S. Goldsmith

Partner

Practice Leader | Redevelopment, Land Use & Zoning

 Roseland

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- Represents private and public sector clients in redevelopment projects throughout New Jersey
- Downtown and urban revitalization, transit-oriented development, special improvement districts, public-private partnerships, Payment in Lieu of Taxes agreements
- Specialized expertise in critical parking issues within the context of redevelopment

Bob's practice is devoted to providing support in the redevelopment and revitalization of communities throughout New Jersey. As co-Chair of the firm's redevelopment practice, he brings decades of hands-on experience to the representation of private and public sector clients in countless redevelopment projects, including those related to downtown and urban revitalization efforts, transit-oriented development, sustainable building initiatives, special improvement districts (SIDs), and public-private partnerships (PPPs).

Bob provides guidance to builders, developers, real estate entrepreneurs, municipalities, and other clients in redevelopment planning, including project siting and property acquisition. He assists with securing redevelopment area designations and land use approvals, and in the drafting and negotiation of redevelopment plans and redevelopment agreements. He counsels clients on project financing, including opportunities to leverage financial incentives such as Payment In Lieu of Taxes (PILOT) tax abatements.

Bob has specialized expertise in the redevelopment field related to population density and parking demand, design and construction issues, as well as condemnation and eminent domain actions and sustainable building practices, including projects seeking LEED certification by the U.S. Green Building Council (USGBC). His experience also encompasses complex commercial litigation, construction litigation and appellate work before the Third Circuit, the New Jersey Supreme Court and the New Jersey Appellate Division.

Areas of Focus

Practice Areas

- Redevelopment, Land Use & Zoning
- Condemnation & Eminent Domain
- Land Use Approvals
- Parking Demand & Other Special Considerations
- Project Siting & Property Acquisition
- Public-Private Partnerships
- Redevelopment Plans & Agreements
- Special Improvement Districts
- Financial Incentives & Economic Development
- Land Use & Zoning Disputes
- Energy & Renewable Resources
- Data Center Development & Infrastructure

Industries

- Real Estate
- Public Entities
- Construction
- Energy, Public Utilities & Solid Waste

Credentials

Bar Admissions

- New Jersey, 1977
- New York, 1989
- U.S. Supreme Court, 1994

Education

- Rutgers University School of Law-Newark, J.D., 1977
- New York University, B.A., *with honors*, 1973

Recognition

- Listed in *Chambers USA* (a publication of Chambers and Partners) in the Real Estate: Zoning/Land Use practice area (2006 – present)
- Listed in *The Best Lawyers in America* (a trademark of Woodward/White, Inc.) in the Real Estate Law and Land Use and Zoning Law practice areas (2007 – present)
- Selected by *Best Lawyers* (a trademark of Woodward/White, Inc.) as 2019 Woodbridge "Lawyer of the Year" in Land Use and Zoning Law
- Listed in *New Jersey Super Lawyers* (a Thomson Reuters business) in the Real Estate: Business, Zoning/Land Use and Eminent Domain practice areas (2010 – 2025)
- Martindale-Hubbell Peer Review Rated AV Preeminent (a trademark of Internet Brands, Inc.)
- Recipient of the Associate of the Year Award from the New Jersey Builders Association (2019)
- Recipient of the Committee Chair Award as Mixed Use Developers Affiliate from the New Jersey Builders Association (2017)
- Recipient of the Chairman's Award from the New Jersey Builders Association for exemplary service on the NJBA's Land Use & Redevelopment Committee (2016)
- Recipient of a Smart Growth Award from New Jersey Future (2009)
- Recipient of the President's Award for Distinguished Leadership in Planning from the New Jersey Chapter of the American Planning Association (2007)

Clerkships

- Former law clerk to The Honorable Milton B. Conford, presiding judge of the Appellate Division (1977-78); former law clerk to the Superior Court, Appellate Division and Supreme Court of New Jersey

Experience

Representative Matters

- Provided counsel to SIDs throughout New Jersey, including those located in Newark (Downtown District, Greater Newark Convention and Visitors Bureau, Bergen Lyons Clinton SID, and Ironbound), Teaneck, Bayonne, Atlantic City, Westfield, Keyport, Collingswood, Jersey City (both Central Avenue and McGinley Square), Haddon Township, Bergenfield, Gloucester City, Teaneck, the Highlands, West Orange, Red Bank, Bound Brook, Seaside Heights, Ocean City, Summit, Rahway, Montclair, Bunker Hill, Hackensack, Freehold, Spring Lake, Boonton, Toms River, Washington, Pompton Lakes, Newton, Cranford, North Wildwood, Wildwood, Millburn, Gloucester City, Hackettstown, Livingston and Springfield.

- Served as special redevelopment counsel to municipalities throughout New Jersey, including Morristown, Woodbridge, Princeton, Westfield, Millville, Netcong, North Wildwood, Park Ridge, Robbinsville, Chatham Borough, Belmar, and Harding.
- Served as special counsel for redevelopment projects throughout New Jersey, including those located in Woodbridge, Rahway, South Amboy, Jersey City, Morristown, South Bound Brook, Matawan, Dover, Wildwood, Stanhope, Linden, Netcong, Phillipsburg, Trenton, Aberdeen, East Brunswick, West Orange, Long Branch, Passaic, Park Ridge, Pompton Lakes, Bloomfield, Hoboken, Newark, Pompton Lakes, South Orange, Linden and Cranford.
- Counseled Amazon on large-scale retail and commercial developments totaling millions of square feet across multiple New Jersey locations, advising on redevelopment approvals, PILOT agreements, environmental remediation, land use and zoning, construction permitting, and leasing matters.
- Representing a major property owner in negotiations with the City of Hoboken for a \$500+ million transit-oriented redevelopment, including planning, public benefits structuring, and anticipated redevelopment and financial agreements for a premier site adjacent to NJ Transit, PATH, and ferry terminals.
- Advised on a joint venture between developer Jonathan Rose Companies and JP Morgan Chase on a mixed-use redevelopment project in South Orange, including title matters, redevelopment implementation, and negotiation of a \$38.5 million construction loan. The high-profile project, a 215-unit LEED certified apartment building, retail space and a 500+ space parking facility, represented a significant milestone in the revitalization of the municipality's downtown.
- Served as long-standing redevelopment counsel in Morristown, advising the Morristown Parking Authority for over four decades and leading legal strategy for more than \$400 million in downtown redevelopment, including the \$100 million Headquarters Plaza project and the \$300+ million Epstein mixed-use redevelopment portfolio.
- Serving as redevelopment counsel to the Town of Westfield on multiple major initiatives, including the \$500+ million transformation of its downtown core, advising on redevelopment agreements, land disposition, public improvements, financial agreements, bond-financed infrastructure, and public-private partnerships across several concurrent projects.
- Represented the City of Millville in establishing New Jersey's first Revenue Allocation District, laying the groundwork for modern tax-increment financing and serving as a model for future economic redevelopment initiatives statewide. Also represented Millville in the creation of Thunderbolt and Lightning Raceways.
- The firm is advising the prospective developer of an iconic building in downtown Trenton on a transformative adaptive reuse redevelopment. Our work includes including a redevelopment plan to preserve the building's historic façade and the negotiation of a PILOT agreement.
- In the firm's capacity as Special Redevelopment Counsel to a South Jersey municipality, we provide representation related to the proposed \$294+ million redevelopment of a former port and rail terminal into a major energy-storage and logistics facility. Our role includes advising on redevelopment and financial agreements with the redeveloper and providing counsel on regulatory issues and public-engagement strategy for a large-scale cryogenic storage and infrastructure project with regional economic and environmental

implications.

- Represented Thorlabs, Inc. in negotiating redevelopment and financial agreements for the transformation of a brownfield site in Newton into a multi-million dollar corporate headquarters and advanced manufacturing facility.
- As part of the firm's ongoing representation of Hartz Mountain Industries in various matters throughout the years, assisted this leading national real estate developer on land use approvals for a \$500+ million master-planned project in Roxbury Township, encompassing nearly 2.5 million square feet of industrial development, residential units, public amenities, infrastructure improvements, and dedication of over 400 acres of open space.
- Represented Matzel & Mumford in the redevelopment of the former GAF manufacturing site in South Bound Brook into Canal Crossing, a 152-unit townhome community.
- Represented the redeveloper of 217 Brook Avenue, Passaic, a transformative project at the former Passaic Metalware and Continental Can manufacturing facility.
- Representing the Township of Harding on an \$80 million mixed-use affordable housing and senior-living redevelopment and the \$20+ million restoration of the historic Glen Alpin property, utilizing the provisions of New Jersey redevelopment law to satisfy the Township's affordable housing obligations while preserving the landmark site. The engagement has included the negotiation of redevelopment and financial agreements, the resolution of Green Acres restrictions, securing municipal ownership of the property, and advancing a financially viable plan that integrates affordable housing, senior living, historic restoration, and long-term public access.
- Represented a leading real estate owner/operator on the \$163 million acquisition of a multi-parcel, mixed-use redevelopment in Wood-Ridge with more than 400 residential units and retail space. Our team's efforts enabled the assumption of existing redevelopment agreements and multiple PILOT agreements, addressed affordable-housing compliance and condominium ownership issues, and cleared municipal approvals critical to completing the acquisition and advancing the project.
- Served as counsel to the Morristown Partnership, a Special Improvement District established in Morristown in 1994.
- Served as Special Counsel to the City of Long Branch with respect to the oceanfront developments of Pier Village and Beachfront North.
- Represented KHovnanian Homes in the redevelopment of The Villages at Delaware Run in Trenton and the site of the former Essex County Psychiatric Hospital in Cedar Grove, Hilltop at Cedar Grove, an inclusionary luxury townhome community of 460 homes.

Published Cases

- In *Gallenthin Realty Development, Inc. v. Borough of Paulsboro* (2007), Bob argued before the New Jersey Supreme Court on behalf of leading municipal and planning organizations, including the New Jersey State League of Municipalities, Downtown New Jersey, Inc., and the New Jersey Chapter of the American Planning Association, in a precedent-setting redevelopment case that clarified the statutory limits on municipal redevelopment

designations and shaped statewide land use and planning policy.

- In *2nd Roc-Jersey Associates v. Town of Morristown* (1999), successfully argued before the New Jersey Supreme Court on behalf of a municipal redevelopment partner in a landmark case defining the lawful scope of Special Improvement District assessments, providing critical guidance on the financing and operation of downtown redevelopment districts statewide.

Affiliations

Memberships

- New Jersey Governor Mikie Sherrill's Interdisciplinary Advisory Task Force member
- Downtown New Jersey Board of Directors; Past President
- New Jersey Future Board of Trustees
- Regional Plan Association: New Jersey Committee
- The Counselors of Real Estate New Jersey Chapter
- Commercial Real Estate Development Association, New Jersey (CREDA NJ): Legislative Committee (past co-Chair)
- New Jersey Builders Association
- Newark Regional Business Partnership: Real Estate Council
- New Jersey State Bar Association
- The American Downtown Revitalization Review: Advisory Editorial Board member

Committees

- New Jersey Department of Community Affairs Ad Hoc committee focused on Special Improvement Districts (former member)
- New Jersey Supreme Court Committee on Civil Practice and Procedure (former member)

Personal

- Alzheimer's New Jersey, Inc. Board of Directors: Chair
- Rutgers School of Law-Newark Alumni Association (Past President)
- *New Jersey Lawyer*; Editorial Board (former member)
- Recipient of a 2021 Good Scout Award from the Patriots' Path Council Boy Scouts of America in recognition of community service

Insights & More

Announcements

Chambers USA 2026 Recognizes Greenbaum, Rowe, Smith & Davis Across 10 Practice Areas and 18 Individuals
6.04.26

Greenbaum, Rowe, Smith & Davis Named to 2026 NJBIZ Leaders in Real Estate, Construction and Design List
4.22.26

Robert S. Goldsmith Named to Newark Regional Business Partnership Real Estate Council
3.03.26

Greenbaum Partner Robert S. Goldsmith Named to Governor-Elect Mikie Sherrill's Transition Team
12.02.25

2026 Edition of Best Lawyers Recognizes 54 Attorneys in 41 Practice Areas: Eight Greenbaum Lawyers
Recognized on "Ones to Watch" List
8.21.25

2025 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 18
Attorneys as Leading Individuals
6.04.25

Thirty-Five Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2025 Edition of New
Jersey Super Lawyers
3.19.25

Robert S. Goldsmith to Lecture at Book Launch, Symposium and Networking Reception for The Redevelopment
Handbook: A Guide to Rebuilding New Jersey's Communities
10.09.24

2025 Edition of Best Lawyers Recognizes 56 Attorneys in 39 Practice Areas: Ten Greenbaum Lawyers
Recognized on "Ones to Watch" List; Three Selected for "Lawyer of the Year" Recognition
8.14.24

2024 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 20
Attorneys as Leading Individuals
6.05.24

Thirty-Four Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2024 Edition of New
Jersey Super Lawyers
3.25.24

2024 Edition of Best Lawyers Recognizes 59 Attorneys in 38 Practice Areas: Twelve Greenbaum Lawyers
Recognized on "Ones to Watch" List; Five Selected for "Lawyer of the Year" Recognition
8.16.23

Greenbaum, Rowe, Smith & Davis Recognized as Member of 2023 New Jersey Future Smart Growth Award-
Winning Team for Downtown Westfield Redevelopment Project
8.03.23

2023 Edition of Best Lawyers Recognizes 51 Attorneys in 36 Practice Areas: Nine Greenbaum Lawyers Recognized on "Ones to Watch" List; Seven Selected for "Lawyer of the Year" Recognition
8.17.22

Client Alerts

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

Cheers to Supporting the Arts: New Jersey Makes Liquor Licenses Available to Nonprofit Theaters with 50 or More Seats
2.12.20

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

Redevelopment Matters: NJ Supreme Court Decision Signals Shift in Redevelopment Law
4.04.24

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

What Will Happen to Redevelopment In New Jersey When the Economy Recovers?
Fall 2009

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

Mixed Use Is the Key to Downtown Success
February 2003

Downtown Living is on the Rise
Summer 2002

Seminars & Events

Redevelopment of Stranded Assets in 2025
12.11.25

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 Redevelopment Law Institute
1.23.25

Navigating Redevelopment Law in NJ: What You Need to Know
10.28.24

Putting Parking in Its Place
6.06.24

2024 Redevelopment Law Institute
1.23.24

The Impact of Electric Vehicles on Commercial Real Estate
2.14.23

Hunterdon EV Municipal Ordinance Writing Workshop
6.27.22

Challenges and Opportunities for EV Charging Facilities
6.15.22

Structuring Real Estate Development Agreements With Municipalities
5.05.21

ABC's of Housing Development
11.11.20

Economy, Employment, & Transit Oriented Developments: Real Estate Trends for the New Year and New Decade

3.16.20

2020 Annual Redevelopment Institute

2.06.20

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

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

11.19.15