Environmental Land Use Permitting

New Jersey's dense population, extensive coastline, and unique natural resources make environmental land use permitting in the state one of the most complex regulatory permitting landscapes in the country. The vast majority of significant developments or construction projects in New Jersey are impacted by the state's environmental regulations, often in conjunction with local zoning and planning requirements. The firm has long-standing expertise in navigating these intricate requirements on behalf of both public and private entities. Our strategic objectives in handling these matters are focused on maximizing our client's ability to use land to its fullest potential while minimizing environmental liability and permit requirements.

The Greenbaum team is highly skilled at navigating the complexities of state and federal environmental laws and regulatory requirements that govern land use, working closely with environmental consultants, engineers and state agencies on a broad range of issues generated by the regulation of development in New Jersey. We assist clients in obtaining Coastal Area Facility Review Act (CAFRA) permits, freshwater wetlands permits, Flood Hazard Area (FHA) permits, waterfront development permits, stormwater management permits, Highlands Water Protection and Planning Act approvals, Pinelands Comprehensive Management Plan approvals, and Tidelands instruments including riparian grants, leases and licenses.

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Experience

Representative Matters

- Serving as lead counsel, represented a west-coast based national renewable power company in securing New Jersey's first waiver permitting solar development in the Pinelands Preservation Area, enabling construction of a landfill-based solar and storage facility following NJBPU, NJDEP, and Pinelands Commission approval.

Insights & More

Client Alerts

NJDEP Seeks Public Comment on Proposed Revisions to Resilient Environments and Landscapes (REAL) Rules
9.08.25

New Jersey DEP's Resilient Environments and Landscapes (REAL) Regulations: An Overview of the Proposed Rulemaking and Its Impacts on Development
10.28.24

NJDEP Publishes Draft Rules for Implementation of New Jersey's Environmental Justice Law
6.28.22

NJDEP Publishes Details on Registration of Permits and Approvals Tolled by Permit Extension Act of 2020
9.10.20

New Jersey Enacts Permit Extension Act of 2020 to Address Delays Caused by COVID-19 Pandemic
7.10.20