ECKERT SEAMANS

Land Use

OVERVIEW

Attorneys in Eckert Seamans' Land Use Group have the technical knowledge and practical experience to efficiently and cost-effectively deliver quality legal services. Our attorneys assist clients in a wide range of land use matters, drawing on diverse experience to apply innovative and creative solutions to serve public and private entities across a number of industries.

Eckert Seamans attorneys represent private and public clients in matters involving zoning, subdivision, land development, and planned residential development provisions and ordinances. We have handled all aspects of regulation including federal, state, and local permitting for stormwater management; erosion and sedimentation control; wetlands mitigation; impact fees; planning for water and sewer; transportation improvements; and environmental, scenic, historic and open space preservation and acquisition. We also practice in the expanding area of landowner rights and relief under state and federal statutes.

We have extensive experience in representing clients at zoning hearing boards and other administrative hearings; representing public and private clients in eminent domain litigation; and participating in all aspects of land development including negotiations, acquisition, development, leasing, and financing. Eckert Seamans attorneys have been involved in projects spanning industrial parks, warehouses, quarries, shopping malls, commercial centers, communication towers, and residential developments. We handle financing issues for lenders and borrowers, help develop commercial and residential condominiums, and deal with complicated real estate development issues.

In addition, Eckert Seamans attorneys have played a leading role in legal matters involving public-private partnerships and cooperation on major economic development projects. They are in demand as instructors in land use law to local governmental officials and continuing education programs for lawyers and judges, and frequently lecture to various professional associations and other interested groups on growth management issues.

REPRESENTATIVE MATTERS

- Represent private and public clients in matters involving zoning, subdivision, land development, and planned residential development provisions and ordinances.
- Handle all aspects of regulation including federal, state, and local permitting for stormwater management; erosion and sedimentation control; wetlands mitigation; impact fees; planning for water and sewer; transportation improvements; and the preservation and acquisition of environmental, scenic, historic and open-space lands.
- Represent public and private clients in administrative, litigation, and general advisory capacities, and serves as special counsel or solicitor to numerous local governments and governmental authorities.
- Represent clients at zoning hearing boards and other administrative hearings.
- Represent public and private clients in eminent domain litigation; and participating in all aspects of land development including negotiations, acquisition, development, leasing, and financing.
- Our attorneys have been involved in projects spanning industrial parks, warehouses, quarries, shopping malls, commercial centers, communication towers, and residential developments. We handle financing issues for lenders and borrowers, help develop commercial and residential condominiums, and deal with complicated real estate development issues.
- Represented publicly traded developer client to obtain approval of a General Development Plan for a 596 fee simple active adult community located in Monroe Township, Middlesex County, New Jersey, including extended (12 years) vesting.
- Assisted a client in obtaining approvals for four warehouse buildings totaling approximately 4,000,000-square-feet of warehouse and office space, on two sites in Cranbury Township, Middlesex County, New Jersey. The client is family owned and owns and manages approximately 6,000,000-square-feet of offices located in central and northern New Jersey.
- Assisted client in obtaining approval to renovate historic industrial buildings into 190 loft units,

26,637-square-feet of retail and restaurant space, and 86,000-square-feet of commercial offices. Renovation was said to be a “game changer” for the City of Trenton.