

Planned Real Estate

The firm's Planned Real Estate Practice Group is focused in the representation of the developers and sponsors of planned real estate communities. We provide comprehensive counseling and sophisticated guidance related to all aspects of this specialized and closely regulated segment of New Jersey's real estate industry. The broad scope of the firm's experience encompasses the structuring and registration of planned developments, compliance with regulatory requirements, the management of land use and environmental concerns, project financing, construction-related issues, and the ultimate transition of control to owners.

Our involvement in planned developments often begins during the initial and formative stages of bringing the project to fruition under a condominium, cooperative, homeowner association or timeshare format. We represent the developers of newly constructed residential condominiums and fee-simple subdivided lot communities governed by homeowner associations, as well as the sponsors of the conversion of residential, commercial and industrial properties to the condominium form of ownership. The attorneys in this practice area have experience with single-family detached units, townhomes, duplexes and high-rises, which is vital to ensure that the interests of all owners are protected when structuring communities that feature a combination of building styles and uses.

The group advises clients on the unique and often complex issues that arise from commercial mixed-use and high-rise developments, golf course and resort communities, hotels, timeshares, professional and commercial office complexes, industrial parks, and cooperatives. Our experience also extends to mobile home parks, campgrounds, marinas and parking structures. As part of the structuring of these developments, we commonly address and integrate municipal land use requirements including those pertaining to active adult and retirement housing subject to age restrictions, affordability controls and open space requirements.

Our attorneys have extensive experience with project registration with the New Jersey Department of Community Affairs (DCA) on behalf of developers and project sponsors, and also handle the registration of projects situated outside of New Jersey with the New Jersey Real Estate Commission. We advise on regulatory issues arising within the

Practice Contact

Christine F. Li
T. 732.476.2680
cli@greenbaumlaw.com

Attorneys

Dennis A. Estis
Wendell A. Smith

Practices (Cont.)

jurisdiction of the DCA including public disclosure compliance, conversion and eviction laws, builder registration and new home warranty problems, community association regulations, and building or housing code violations. Our expertise includes serving successor developers and sponsors, lenders and associations on the regulatory issues resulting from distressed communities.