

## Robert S. Goldsmith

PARTNER / CO-CHAIR, REDEVELOPMENT & LAND USE DEPARTMENT

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*I've loved practicing law for the past 40 years. That devotion has been enhanced by the endearing relationship I shared with my partner and friend Arthur Greenbaum. His father, who founded our firm 100 years ago, told Arthur to 'master what you do' and Arthur, in both word and deed, passed that on to me as part of his enduring legacy to our firm.*

Mr. Goldsmith's practice focuses on redevelopment, downtown and urban revitalization, transit-oriented development, project financing and incentives, sustainable building initiatives and public-private partnerships. His experience encompasses counseling clients on the specialized issues in redevelopment related to parking demand, design and construction. Mr. Goldsmith also has broad experience in complex commercial litigation, construction litigation and appellate work.

*Results may vary depending on your particular facts and legal circumstances.*

### HONORS & AWARDS

- 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

### Departments

Redevelopment & Land Use

### Practice Groups

Energy, Renewable Resources  
& Sustainable Development

Environmental

Financial Incentives &  
Economic Development

Higher Education

### Education

Rutgers University School of  
Law-Newark, J.D., 1977

New York University, B.A.,  
with honors, 1973

### Bar Admissions

New Jersey, 1977

New York, 1989

U.S. Supreme Court, 1994

### 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

- Listed in *New Jersey Super Lawyers* (a Thomson Reuters business) in the Real Estate: Business, Zoning/Land Use and Eminent Domain practice areas (2010 – present)
- Martindale-Hubbell® Peer Review Rated AV® Preeminent (a trademark of Internet Brands, Inc.) (2001 – present)
- 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 his exemplary service on the NJBA's Land Use & Redevelopment Committee (2016)
- Recipient of a New Jersey Future Smart Growth Award (2009)
- Recipient of the President's Award for Distinguished Leadership in Planning from the New Jersey Chapter of the American Planning Association (2007)

*Please visit our Award Methodology page for a description of the standard or methodology on which these accolades are based. Attorney Advertising: No aspect of this advertisement has been approved by the Supreme Court of New Jersey.*

## REPRESENTATIVE MATTERS

*Results may vary depending on your particular facts and legal circumstances.*

- New Jersey Supreme Court Cases:
  - *Gallenthin Realty Development, Inc. v. Borough of Paulsboro*, 191 N.J. 344 (N.J. 2007)
  - *2nd Roc-Jersey Associates v. Town of Morristown*, 158 N.J. 581 (N.J. 1999)
- Mr. Goldsmith was a member of the firm's team that advised an international Fortune 500 retailer with regard to millions of square feet of development in various locales, including redevelopment areas, tax abatement (PILOT) agreements, environmental remediation, redevelopment plans, state, regional, county and local approvals, zoning permits and certifications, miscellaneous agreements, construction permitting, and assisted in drafting leasing provisions.
- Counseled a joint venture between developer Jonathan Rose Companies and JP Morgan Chase on title and construction loan closings for a mixed use redevelopment project in South Orange, NJ. The project will consist of a 215 unit LEED certified apartment building, retail space and a 500+ space parking facility, a portion of which will be available for public use. The firm advised on the transfer of property to our client pursuant to a Redevelopment Agreement previously negotiated by our team, and also negotiated a \$38,500,000 construction mortgage loan for the project. The deal represents a major milestone for the project and a significant step forward for South Orange's downtown redevelopment.

Robert S. Goldsmith (Cont.)

- Mr. Goldsmith has served as Counsel to the Morristown Parking Authority since 1983, leading to broad-based involvement in numerous downtown redevelopment projects in the Town of Morristown. That representation has included involvement in three structured parking facilities creating more than 2,000 parking spaces and leveraging more than \$500,000,000 in private sector investment.
- Involved in the development of the “Epstein’s project” in Morristown from 2002 to the present. The project now includes the properties known as 40 Park, the Metropolitan, the 14 Maple Avenue Office Building, Metropolitan Lofts and the DeHart Street Garage, with an approximate value in excess of \$300,000,000. Mr. Goldsmith’s services included declaration of the Area in Need of Rehabilitation, creation of the Redevelopment Plan, negotiation of tenant leases, negotiation of complex agreements for parking, access, development and allocation of costs between the Morristown Parking Authority and the private redeveloper, negotiation of contracts for the construction of the DeHart Street Garage and 14 Maple Avenue office building, and the Gold LEED certification for those properties.
- Serves as counsel to Morristown Partnership, a Special Improvement District established in Morristown in 1994.
- From 1978 – 1990, served as special counsel for the Headquarters Plaza Project, a then \$100,000,000 redevelopment venture in Morristown, handling all aspects of the negotiations, contracts and litigation relating to the project.
- Served as special counsel to the City of Long Branch with respect to the oceanfront developments of Pier Village and Beachfront North.
- Served as counsel to Matzel and Mumford on the redevelopment project in South Bound Brook, now known as Canal Crossing, consisting of 152 townhomes on the former GAF manufacturing site.
- Represented Thorlabs, Inc. in negotiating the terms for the Redevelopment Agreement, Financial Agreement and financing for the redevelopment of a brownfield site in Newton for its \$25,000,000 corporate headquarters and production facility.
- Represented Somerset Development and Avalon Bay in negotiation of complex Financial Agreements for payments in lieu of taxes for residential developments in Wood-Ridge, New Jersey.
- Represented Landmark Properties in the development of the Landmark at Rahway redevelopment project which was sold to Roseland Mack Cali.
- Represented KHovnanian in the redevelopment project of the villages at Delaware Run in Trenton, New Jersey.
- Represented KHovnanian in the redevelopment of the site of the former Essex County Psychiatric Hospital in Cedar Grove, New Jersey.
- Represented Somerset Development in successful negotiation of reduction of sewer and water connection fees at former Anchor-Hocking glass manufacturing site in Aberdeen Township, New Jersey, based on former sewer and water usage on site.
- Represented the City of Millville, New Jersey in the creation of the first and only Revenue Allocation District in the State of New Jersey, the precursor to tax increment financing or what is now an ERG

Grant.

- Provided pro bono counsel to the Discovery School, a charter school in Newark, in relation to its lease and occupancy in Teachers Village, a dynamic redevelopment project in the heart of downtown Newark. Mr. Goldsmith has been proud to represent this school, which changes the lives of inner city children.
- Served as special counsel for redevelopment to the municipalities of Morristown, Woodbridge, Princeton, Westfield, Millville, Netcong, North Wildwood, Park Ridge, Robbinsville, Chatham Borough, Belmar, and Harding.
- Provided counsel with respect to redevelopment projects in Woodbridge, Rahway, South Amboy, Jersey City, Morristown, South Bound Brook, Matawan, Dover, Wildwood, Stanhope, Linden, Netcong, Phillipsburg, Trenton, Aberdeen, East Brunswick, West Orange, Bloomfield, Hoboken, Newark, Pompton Lakes, South Orange, Linden and Cranford.
- Guided Newark in the creation of the Newark Downtown District SID, the Bergen Lyons and Clinton SID and the SID funding mechanism for the Greater Newark Convention and Visitors Bureau.
- Provided counsel to Special Improvement Districts in Newark (both Downtown District and Ironbound), 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, among others.

## UNIQUELY NJ

- 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
- NAIOP New Jersey; Legislative Committee (past co-Chair)
- New Jersey Builders Association; Mixed-Use Developers
- New Jersey State Bar Association
- Main Street New Jersey Board of Advisors (Former Member)
- Alzheimer's New Jersey, Inc. Board of Directors
- Rutgers School of Law-Newark Alumni Association (Past President)
- 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)
- *New Jersey Lawyer*; Editorial Board (Former Member)

#### **MORE ACTIVITIES & EXPERIENCE**

- The American Downtown Revitalization Review Advisory/Editorial Board
- Interviewed by NJTOD on the issue of home rule in the state and how it affects the implementation of Transit Oriented Development on August 19, 2019.

#### **ACADEMIC APPOINTMENTS**

- Developed and taught a redevelopment law course at Rutgers University School of Law, Newark
- Taught redevelopment law course at the Kislak Real Estate Institute at Monmouth University
- Served as an adjunct professor of environmental law in the Graduate Department of Urban Planning and Policy Development at Rutgers University
- Taught environmental law in the Master's degree program for environmental engineering at the New Jersey Institute of Technology

#### **PRESENTATIONS & SPEAKING ENGAGEMENTS**

Presenter, Putting Parking in Its Place

Sponsor: *New Jersey Planning and Redevelopment Conference*, June 7, 2024

Lecturer, 2024 Redevelopment Law Institute

Sponsor: *New Jersey Institute for Continuing Legal Education*, January 24, 2024

Moderator, The Impact of Electric Vehicles on Commercial Real Estate

Sponsor: *NAIOP New Jersey*, February 15, 2023

Panelist, Hunterdon EV Municipal Ordinance Writing Workshop

Sponsor: *goHunterdon*, June 28, 2022

Panelist, Challenges and Opportunities for EV Charging Facilities

Sponsor: *2022 NJ Planning and Redevelopment Conference*, June 16, 2022

Panelist, Structuring Real Estate Development Agreements With Municipalities

Sponsor: *Strafford*, May 6, 2021

Presenter, ABC's of Housing Development

Sponsor: *American Society of Appraisers and the National Association of Insurance and Financial Advisors*, November 12, 2020

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

Sponsor: *Association for Corporate Growth New Jersey Chapter*, March 17, 2020

Panelist, 2020 Annual Redevelopment Institute

Sponsor: *New Jersey Institute for Continuing Legal Education*, February 7, 2020

Speaker, Legislative and Regulatory Update

Sponsor: *New Jersey Builders Association*, September 25, 2019

Speaker, Mixed Use Development: What's Driving the Suburban and Urban Revitalization?

Sponsor: *2019 Atlantic Builders Convention, New Jersey Builders Association*, April 3, 2019

Speaker, Opportunity Zones – Learn How to Invest, Earn Capital Gains Credits and Stimulate Economic Development

Sponsor: *New Jersey Future*, March 15, 2019

Presenter, Ignite! Presentation – New Jersey Future 2019 Redevelopment Forum

Sponsor: *New Jersey Future*, March 8, 2019

Speaker, Opportunity Zones: Opportunities and Challenges Explored

Sponsor: *The Knowledge Group*, December 11, 2018

Moderator, Legislative and Regulatory Update

Sponsor: *NJBA Conference Area*, September 21, 2018

Speaker, 2018 Atlantic Builders Convention

Sponsor: *New Jersey Builders Association*, April 11-12, 2018

Panelist, EVS, AVS, and the Future of Urban Growth and Redevelopment

Sponsor: *New Jersey Future*, March 9, 2018

Speaker, Evolving Markets and Lagging Policies in Land Use and Redevelopment

Sponsor: *American Planning Association New Jersey Chapter*, January 25, 2018

Speaker, Addressing Opportunities and Challenges in Public-Private Partnerships

Sponsor: *The Knowledge Group*, October 25, 2017

Speaker, 2017 Governor's Conference on Housing and Economic Development

Sponsor: *New Jersey Department of Community Affairs, New Jersey Housing & Mortgage Finance Agency, New Jersey Economic Development Authority*, October 5 - 6, 2017

Panelist, Redevelopment Tools: PILOTs

Sponsor: *NAIOP NJ*, April 27, 2017

Speaker, 2017 Atlantic Builders Convention

Sponsor: *New Jersey Builders Association*, April 4-6, 2017

Lecturer, The Future of Parking, Today

Sponsor: *New Jersey Future*, March 10, 2017

Moderator/Panelist, 2017 New Jersey Planning Conference

Sponsor: *American Planning Association New Jersey Chapter*, 1.26-27.17

Panelist, Redevelopment Planning Law Institute

October 5-6, 2016

Moderator, Redevelop NJ – Navigating the Growing Redevelopment Trend

Sponsor: *New Jersey Builders Association*, June 16, 2016

Panelist, Planning Law Workshop

Sponsor: *TransAction 2016: NJ Transportation Conference and Expo*, April 12-14, 2016

Panelist, The Growing Trend of Mixed-Use Developments

Sponsor: *Atlantic Builders Convention*, March 30, 2016

Speaker, The eCommerce Traffic eVolution/Roundtables with Industry Experts

Sponsor: *NAIOP New Jersey*, March 22, 2016

Panelist, Redevelopment Law Update

Sponsor: *New Jersey Future Redevelopment Forum*, March 11, 2016

Moderator, Housing: What Would a Housing Commission Be Thinking About If We Had One?

Sponsor: *American Planning Association, New Jersey Chapter*, January 28, 2016

Lecturer, Land Use

Sponsor: *New Jersey Judicial College*, November 24, 2015

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

Sponsor: *100th Annual New Jersey State League of Municipalities Conference*, November 19, 2015

Presenter, Redevelopment Training Institute – Redevelopment Planning Law Course

Sponsor: *New Jersey Redevelopment Authority*, October 1, 2015

Panelist, The Growing Trend of Mixed-Use Developments

Sponsor: *Atlantic Builders Convention*, March 25, 2015

Panelist, Getting Started With Downtown Revitalization

Sponsor: *New Jersey Future*, March 13, 2015

Speaker, The Future of Downtown

Sponsor: *Regional Plan Association, February 27, 2015*

Guest Lecturer, Urban Development Class

Sponsor: *Edward J. Bloustein School of Planning and Public Policy at Rutgers, The State University of New Jersey, September 24, 2014*

Speaker, 2014 Governor's Conference on Housing and Economic Development

"Redevelopment in New Jersey – Legal Challenges and New Resources to Achieve Success"

Sponsor: *New Jersey Housing & Mortgage Finance Association, September 22, 2014*

Welcome Address, Annual Conference: How to Get Feet on the Street – in Your Downtown!

Sponsor: *Downtown New Jersey, September 12, 2014*

Speaker, Downtown Development– How to Ensure Success through SID Best Practices

Sponsor: *Downtown New Jersey, May 16, 2014*

Panelist, The Growing Trend of Mixed-Use Developments

Sponsor: *Atlantic Builders Convention, March 26, 2014*

Presenter, Redevelopment Concepts

Sponsor: *Regional Plan Association New Jersey Committee, February 27, 2014*

Panelist, Redevelopment 2014: New Tools to Achieve Results

American Planning Association New Jersey Chapter

January 23, 2014

Panelist, Step One: The Area 'In Need of Redevelopment'

Sponsor: *New Jersey Redevelopment Authority Redevelopment Planning Law conference, October 16, 2013*

Panelist, Planning and Redevelopment Tools for Rebuilding the Jersey Shore

Sponsor: *Downtown New Jersey Annual Conference, May 16, 2013*

Moderator, Newark Master Plan and Zoning Roundtable

Sponsor: *Newark Regional Business Partnership, sponsored by Greenbaum, Rowe, Smith & Davis, April 24, 2013*

Moderator, Growth in Mixed Use Developments

Sponsor: *Atlantic Builders Convention -- New Jersey Builders Association, April 10, 2013*

Panelist, Planning and Redevelopment Tools for Rebuilding the Jersey Shore

Sponsor: *New Jersey Future Redevelopment Forum, March 1, 2013*



Presenter, Financial Considerations, Challenges and Opportunities of Redevelopment Projects

Sponsor: *Redevelopment Training Institute*, October 24, 2012

Presenter, Urban Revitalization and Redevelopment

Sponsor: *National Association of Independent Fee Appraisers National Conference*, October 17-18, 2012

Presenter, Growth in Mixed Use Developments

Sponsor: *Atlantic Builders Convention*, March 28, 2012

Speaker, From Planning to Construction - Hits and Misses: Downtown Redevelopment - What Works and What Does Not

Sponsor: *Downtown New Jersey*, June 17, 2011

Moderator, Implementation, Financial Issues and New Energy Plan

Sponsor: *Greenbaum, Rowe, Smith & Davis LLP 5th Annual Real Estate Conference*, May 3, 2011

Moderator, The Future of Redevelopment

Sponsor: *Atlantic Builders Convention*, April 6, 2011

Panelist, The Legal and Business Aspects of Building Green

Sponsor: *Atlantic Builders Convention*, April 14, 2010

Presenter, Impact and Opportunities: The New Jersey Economic Stimulus Act of 2009

Sponsor: *Greenbaum, Rowe, Smith & Davis LLP Webinar*, June 2009

Panelist, Land & Power: The Impact of Eminent Domain in Urban Communities

Sponsor: *University of Pennsylvania Institute for Urban Research and the Policy Research Institute for the Region at Princeton University's Woodrow Wilson School of Public and International Affairs*, November 9, 2007

## **PUBLICATIONS & ALERTS**

Co-Author, Cheers to Supporting the Arts: New Jersey Makes Liquor Licenses Available to Nonprofit Theaters with 50 or More Seats

*Greenbaum, Rowe, Smith & Davis LLP Client Alert*, February 12, 2020

Co-Author, Statutory Water & Sewer Connection Fee Credit System Offers Significant Savings for New Jersey Redevelopers

*Greenbaum, Rowe, Smith & Davis LLP 2019 Real Estate Update: Trending Issues & Topics of Interest*, March 19, 2019

Co-Author, Greenbaum Team Assists in the Submission of Application For Medicinal Marijuana Alternative Treatment Center License

*Greenbaum, Rowe, Smith & Davis LLP Client Alert*, September 2018

Co-Author, Governor Murphy Signs Legislation Granting Sewer and Water Connection Fee Credits to Developers

*Greenbaum, Rowe, Smith & Davis LLP Client Alert*, August 2018

Co-Author, Investment Incentives in New Jersey's Newly Designated "Opportunity Zones" Are One Step Closer to Reality

*Greenbaum, Rowe, Smith & Davis LLP Client Alert*, May 2018

Co-Author, Proposed Legislative Changes to PILOT Programs May Negatively Impact Redevelopment in 2018

*Greenbaum, Rowe, Smith & Davis LLP Client Alert*, February 2018

Contributor, 2018 Real Estate Update: Trending Issues & Topics of Interest

*Greenbaum, Rowe, Smith & Davis LLP Client Alert*, February 2018

Co-Author, Developing Parking Facilities in the Modern Day: Preparing for the Future

*Real Estate Issues*, published by *The Counselors of Real Estate*, April 2017

Co-Author, How Self-Driving Cars, Uber, and the Urbanization of America Are Changing the Way Structured Parking Facilities Are Designed, Built and Financed

*Dimensions*, Winter 2017

Co-Author, Greenbaum Attorneys Successfully Influence EDA Policy Concerning Incentives for the Redevelopment of Historic Properties

*Greenbaum, Rowe, Smith & Davis LLP Client Alert*, July 2015

Quoted, Downtown conference takes a closer look at how special districts can help business

*NJBIZ.com*, June 15, 2015

Co-Author, Exploring the Potential Application of "Credits" Towards Water or Sewer Connection Fees in New Jersey Redevelopment Projects

*Dimensions*, newsletter of the *New Jersey Builders Association*, Spring 2015

Co-Author, New Jersey Supreme Court Decision Expands Redevelopment Opportunities

*Greenbaum, Rowe, Smith & Davis LLP Client Alert*, April 2015

Co-Author, Make New Friends ... But Keep the Old: Important Perspective on New Jersey's Economic Opportunity Act of 2013

*New Jersey Builders Association*, March 2014

Co-Author, NJBA-Backed Legislation Could Facilitate Post-Sandy Rebuilding Efforts By Amending Existing NJ Redevelopment Law (S2447)

*Cutting Edge*, newsletter of the New Jersey Builders Association, June 2013

Robert S. Goldsmith - Publications & Alerts prior to 2011

## NEWS

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

March 26, 2024

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

August 17, 2023

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

August 4, 2023

2023 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 22 Attorneys as Leading Individuals

June 9, 2023

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

August 18, 2022