

## Michael J. Coskey

PARTNER

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*I pride myself on my ability to bring timely and creative solutions to the table when difficult legal issues must be aligned with both the law and my client's business objectives. As a real estate and land use attorney, providing guidance on the acquisition, development, ownership, or sale of real property is both challenging and rewarding work.*

Mr. Coskey represents clients in a broad range of real estate transactions, litigation, and land use matters. He concentrates his practice in the acquisition, disposition and leasing of commercial and multi-family residential properties, and the development and redevelopment of real estate. He routinely represents clients before municipal land use boards and governing bodies and has experience overseeing and coordinating title disputes and drafting easements, restrictive covenants, and other operational and organizational documents on behalf of business and property owners.

Mr. Coskey also has significant experience representing litigants in complex property tax appeals, including those involving casinos, office complexes, corporate headquarters, industrial facilities, oil refineries, gas stations, warehouses, hotels, banks, telecommunication facilities, assisted living facilities, nursing homes, apartment buildings and condominiums. He routinely advises clients on issues regarding valuation, exemptions, abatements, and farmland assessment qualifications.

### Departments

Real Estate  
Redevelopment & Land Use

### Practice Groups

Financial Incentives &  
Economic Development

### Education

Widener University -  
Delaware Law School, J.D.,  
2011

Villanova University, B.A.,  
2008

### Bar Admissions

New Jersey, 2011

Pennsylvania, 2011

U.S. District Court, District of  
New Jersey, 2013

### Clerkships

Former law clerk to The  
Honorable Raymond A.  
Batten, Superior Court of New  
Jersey, Atlantic-Cape Vicinage  
(2011-2012)

Prior to joining the firm, Mr. Coskey worked for a mid-sized New Jersey law firm counseling governmental entities on a variety of issues arising under Title 40 and 40A, the Municipal Land Use Law (MLUL), the Open Public Records Act (OPRA), the Open Public Meetings Act (OPMA), the New Jersey Tort Claims Act, the Green and Blue Acres Open Space programs, and compliance under New Jersey Department of Environmental Protection (DEP) regulations. He began his legal career as an Assistant County Counsel in the Atlantic County Counsel's Office, where he provided guidance and advice on a wide range of legal issues affecting county government.

Mr. Coskey has also represented mortgage lenders and servicers in foreclosure, loan restructuring, and lien priority disputes, and defended against affirmative claims brought under the Truth in Lending Act (TILA), Real Estate Settlement Procedures Act (RESPA), Fair Credit Reporting Act (FCRA), and the Fair Debt Collection Practices Act (FDCPA).

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

#### **UNIQUELY NJ**

- Atlantic County Bar Association
- Cape May Bar Association
- Avalon NJ Planning and Zoning Board (2015 - 2018)

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

Presenter, Seven Things to Know About Filing a Commercial Property Tax Appeal This Year  
Sponsor: *Greenbaum, Rowe, Smith & Davis LLP*, March 1, 2023

Faculty, New Jersey Land Use and Zoning from Start to Finish  
Sponsor: *National Business Institute*, February 14, 2023

Speaker, Reducing Property Tax Liability for Commercial Real Estate in 2022  
Sponsor: *Greenbaum, Rowe, Smith & Davis LLP*, March 8, 2022

#### **PUBLICATIONS & ALERTS**

Author, New Jersey Local Property Taxation Update: An Overview of Material Depreciation in Value Post-Valuation Date  
*Greenbaum, Rowe, Smith & Davis LLP Client Alert*, December 18, 2023

Co-Author, *Changing Places: The Tips and Traps of Converting Existing Projects to a Different and New Use*

*American Bar Association Forum on Construction Law*, February 1, 2023

Author, *The New Jersey Economic Recovery Act of 2020: NJ EDA Approves Rules to Implement Historic Property Reinvestment Program, Announces Program Application Availability and Deadline Dates*

*Greenbaum, Rowe, Smith & Davis LLP Client Alert*, March 18, 2022

## NEWS

Greenbaum, Rowe, Smith & Davis Promotes Six Attorneys to Partnership and Two Associates to Counsel  
January 8, 2024

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

Michael J. Coskey Promoted to Counsel  
January 5, 2023

Greenbaum, Rowe, Smith & Davis Welcomes New Partner and Promotes Three Associates to Partnership: New Counsel and Associates Also Join Firm  
February 10, 2022