



## Michael J. Lipari

Partner

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### Overview

**Michael J. Lipari is a highly experienced attorney and Partner and Chair of the firm's Land Use, Zoning, and Redevelopment Practice Group.**

With a focus on complex **land use, zoning, redevelopment**, and **eminent domain** matters, Michael provides strategic counsel to developers, landowners, investors, and community associations throughout New Jersey. He has a proven track record of guiding clients through the intricacies of **real estate development**, from **due diligence** to project completion.

Michael's diverse client base includes multi-family **residential, commercial, mixed-use, transit-oriented, and industrial developers**, as well as **landlords, tenants, and redevelopment authorities**. His comprehensive legal services cover every phase of a project, from acquisition and zoning compliance to procurement of entitlements through post-construction legal concerns.

Michael is well-versed in all aspects of **redevelopment law**, including negotiating and drafting redevelopment agreements and **financial (PILOT) agreements** that maximize benefits for redevelopers. He has represented numerous builders and developers before local land use boards throughout New Jersey, obtaining project approvals in many municipalities.

Michael's extensive experience in the public sector includes serving as **Zoning Board Attorney** for the **Borough of Lincoln Park** and acting as **Special Redevelopment Counsel** for the **Borough of Atlantic Highlands** and **Township of Belleville**. In these roles, he advised municipal officials on redevelopment strategies, zoning issues, and legal compliance.

In addition to his real estate development practice, Michael is a trusted advisor to **community associations**, offering legal support on matters ranging from governance and compliance to complex land use issues. He has served as **general counsel** to **homeowners associations (HOAs)** of varying sizes, from small 5-unit condominiums to large 2,100+ unit communities. Michael is a skilled **Land Use Counsel**, handling the unique challenges that community associations face regarding zoning, land use, and redevelopment projects.

Michael brings invaluable **hands-on real estate development experience** to his practice. Before transitioning to law, he served as development **project manager** for a **real estate development firm**, where he oversaw the management and execution of large-scale **residential, commercial, and mixed-use development projects**. This background provides him with a practical understanding of the challenges developers face, enhancing his ability to offer practical, real-world solutions to clients.

Michael has also served as **developer-appointed trustee** for **homeowners associations** and as **president of a 400+ unit HOA**, further deepening his expertise in community association governance.

Michael earned his law degree from **Seton Hall University School of Law**, where he was actively involved in the **Appellate Advocacy Moot Court Board** and provided pro bono tax assistance to low-income individuals at the **Center for Social Justice**. After law school, he clerked for the **Honorable Mark A. Sullivan, Jr. (ret.)**, former presiding Judge and designated affordable housing Judge of the **Superior Court of New Jersey**, Monmouth Vicinage, gaining invaluable judicial insight into real estate and land use matters.

With extensive experience in both private real estate development and public sector advisory roles, Michael offers a **unique combination of legal expertise and practical development knowledge**. Whether you're a developer seeking to navigate zoning challenges, a community association in need of specialized legal counsel, or a municipality in search of redevelopment solutions, Michael provides **comprehensive, results-driven legal services** tailored to your specific needs.

#### **Key Areas of Expertise:**

- **Real Estate Development & Redevelopment**
- **Zoning & Land Use Law**
- **Eminent Domain & Property Rights**
- **Community Association Law**
- **Financial (PILOT) Agreements & Long Term Tax Exemptions (LTTE) Law**

## **Publications**

["As Vacancies Mount in N.J., Options are Available for Stagnant Properties."](#) ROI-NJ, April 21, 2023.

*"You Took the Bar Exam ... Now What?,"* New Jersey Law Journal, July 27, 2016.

*"The 'Uberization' of Law: The Case Against Limited Licenses,"* New Jersey Law Journal, November 18, 2015.

*"Recent Court Decisions Favor Redevelopment: A Reversal of Trends?"* Builder/Architect.

*"Vertical GDP Legislation Presents New Options and Long Term Certainty as to Development Projects,"* Builder/Architect.

*"Vertical GDP Legislation Adds Certainty for Developers Seeking Long Term Development Projects,"* New Jersey Builders Association Cutting Edge.

*"Are You Really a 'Green' Builder? Considerations before Calling Yourself 'Green',"* New Jersey Builders Association Cutting Edge.

*"New Legislation Governs Green Construction,"* Builder/Architect.

Contributing editor of, "New Jersey Land Use," 2<sup>nd</sup> Edition, Juris Publishing, 2007.

## **Notable Achievements**

- [Decision Update: Successful Stop Work Order Appeal Before the Passaic County Construction Board](#)
- [Land Use Alert: Michael J. Lipari secured final major subdivision approval from the Mendham Township Planning Board for a high-end single family residential development project](#)
- [Preliminary and Final Site Plan Approval Secured for Commercial Project in Newark, NJ by Real Estate Attorney Michael Lipari](#)
- [Real Estate Deal Alert: Michael Lipari, Esq. Recently Represented North Jersey Charter School in Expansion](#)

- [Site Plan Approval: Michael J. Lipari recently secured Preliminary and Final Major Site Plan Approval for the Metropolitan YMCA of the Oranges for a new state of the art YMCA campus in Livingston that will include a 54,000 square foot facility, indoor/outdoor recreation facilities, a 24,700 square foot early learning center/office building, and related site improvements](#)

## Areas of Practice

- [Land Use, Zoning and Redevelopment](#)
- [Real Estate](#)
- [Construction Law](#)
- [Veterinary Law](#)

## Admission

- New Jersey
- New York
- United States District Court for the District of New Jersey

## Education

- Seton Hall University School of Law, J.D.
- Monmouth University, B.S.