

Land Use, Real Estate & Construction

**People
Performance
Perspective**



Porzio's Land Use, Real Estate and Construction Law Department Offers Distinctive Services, Solutions

We represent clients in the creation of contract documents that clearly allocate risk, responsibility and rewards for proper performance.

In New Jersey's tightly regulated land use and real estate development arena, Porzio has established a reputation for helping clients bring their projects to fruition.

Attorneys in our Land Use, Real Estate, and Construction Law practice help clients navigate the maze of required governmental approvals related to local, state and federal land use requirements and environmental restrictions, as well as represent their interests in complex commercial development matters:

- Land use approvals
- Real estate transactions
- Financing agreements
- Contracts with architects, engineers and design professionals
- Building and construction scheduling and oversight
- Construction claims handling
- Property sales and leasing agreements.

Our clients are buyers and sellers, real property developers, public and private owners, contractors, subcontractors, suppliers, construction managers and design professionals. We also represent various municipalities, often in matters having to do with land use restrictions and environmental controls.

Our firm's experience representing government agencies ensures that our private clients receive a balanced, realistic assessment of development issues and the best strategies for achieving success. Additionally, our relationships with lenders and financial institutions in New Jersey and elsewhere offer clients access to financing solutions they otherwise may not have had.

Community Association Law

We represent developers of residential condominium, cooperative and homeowner communities in obtaining necessary New Jersey Department





of Community Affairs approvals for Public Offering Statements and Registrations and in meeting other regulatory requirements. We also represent numerous homeowner-controlled associations in all aspects of the governance and administration of their communities.

Construction Law, Litigation and Arbitration

We represent clients in the creation of contract documents that clearly allocate risk, responsibility and rewards for proper performance. This is essential to a successful project and part of our strategy to avoid costly litigation. If disputes arise involving payments, allegations of defective design or construction, changed or unforeseen conditions, delays or other claims, we seek to achieve a practical resolution of contract disputes without the expense and disruption of litigation or arbitration. If settlement is not possible, we have extensive experience litigating complex construction claims.

Redevelopment Law

Our attorneys are experts in the Local Redevelopment and Housing Law, and provide creative alternatives for developers and municipalities seeking to expedite and realize difficult projects.

Real Estate Litigation

We have successfully prosecuted real property tax assessment appeals through the New Jersey Tax Court and County Boards of Taxation. We also have successfully litigated prerogative writ actions involving planning board denials, as well as disputes arising out of the sale and purchase of real estate, property right disputes, Mt. Laurel developments, leasehold disputes and redevelopment issues.

Our clients also benefit from the knowledge and experience of retired judges who are members of our firm. Their decades of collective service at the trial and appellate level include the handling of land use, prerogative writ and complex construction cases in Morris and Essex Counties. They are an excellent resource for strategizing and pursuing litigation and alternative dispute resolution.



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