



Partner

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908 788-4305

Princeton, NJ

Practice Areas

Land Use, Environmental Permitting & Compliance
Environmental Law

Admitted

New Jersey

Education

Rutgers University (B.A., Community Development, 1975)

Rutgers University (M.C.R.P., Urban Planning, 1978)

Rutgers Law School (J.D., 1979, Joint Degree Program)

Guliet concentrates her practice in the area of land use law in local planning/zoning boards and in the state and federal courts. She previously served as in-house corporate counsel for The Hills Development Co. and H. Hovnanian Industries. She has significant experience in pre-acquisition analyses for development potential and constraints, contractual and other legal support for land acquisition, and for all government approvals including:

- Municipal development approvals for complex planned development and condominium projects;
- DOT access permits;
- Homeowners association documents and DCA registration;
- State and county environmental approvals;
- COAH approvals and exclusionary zoning litigation ;
- Highlands Council reviews and litigation;
- Sewer and water approvals ;
- Historic preservation approvals

Representative Experience

- General Counsel and Vice President, The Hills Development Company (development of large planned developments in Bedminster, Bernards and Morris Township)
- General Counsel to H. Hovnanian Industries (development / management of large retirement communities in Ocean County, nursing homes, assisted living facilities, shopping centers, along with related litigation.)
- Private practice, representing property owners and builders in local land use boards and in subsequent successful appeals.

Professional And Community Involvement

- New Jersey Builder's Association, Highlands Committee
- Hunterdon County YMCA, Strong Kids Campaign

Awards And Recognition

- N.J. Monthly, Super Lawyers, Land Use / Zoning
- Top 50 Female Super Lawyers
- Named as "Super Lawyer" by New Jersey Monthly Magazine, 2005 - 2006, 2008 - 2011, 2013, 2014

Articles

- "[SMART GROWTH IN THE HIGHLANDS REGION](#)", Dimensions Newsletter, New Jersey Builders Association, February/March 2014.
- "[Cluster Development Law Offers New Opportunities For Flexible Planned Development](#)", *Dimensions Newsletter*, New Jersey Builders Association, November 2013.
- "[Development Moratoria Resurrected in the Highlands](#)", *New Jersey Law Journal*, June 2013.
- Author of [Municipal Land Use, 2004 Edition](#), published by New Jersey Institute for Continuing Legal Education.
- "Public Costs Reallocated: New Jersey to Require Developers to Pay for Schools, Parks, Police and Fire Stations", N.J. State Bar Association, Land Use Law Section Newsletter.
- "The Wolf in Sheep's Clothing: Innocent Questions Which Can Bury a Land Use Application", *New Jersey Lawyer*
- "The Highlands Model Ordinance: A Template For Regulation in the Highlands Region", published by N.J. Chapter of the American Planning Assoc.
- "The Highlands Build-Out Reports Project Deflated Growth", *Cutting Edge Newsletter*, New Jersey Builders Association.
- "Highlands Conformance: 21 Down, 38 To Go!", *Cutting Edge Newsletter*, New Jersey Builders Association.