



Redevelopment Law

Overview

Archer has actively participated in many of the most challenging and innovative redevelopment projects of all sizes and types throughout New Jersey. The firm has extensive experience as counsel to public and private clients, as well as public redevelopment entities and state agencies involved in such projects. The firm has represented landowners, developers and builders of all sizes through the development and redevelopment processes. Our group advises on all aspects of project structuring, financings, land use approvals, real estate transactional matters, mortgage subsidies, and government grants and provides support for the complete life cycle of projects.

We have drafted or assisted in creating numerous redevelopment plans and agreements throughout the state successfully resulting in, among other things, the redevelopment of various residential projects, the establishment of downtown historic districts, and a host of commercial and industrial facilities. Our attorneys have worked on virtually every type of development project, from residential site plans and subdivisions, to commercial and industrial parks and shopping centers, to specialized heavy industrial facilities, electrical generation and cogeneration facilities, liquefied natural gas distribution facilities, and even offshore wind farms. We specialize in coordinating and working as a team with other professionals – the architects, planners, engineers, environmental consultants, traffic engineers, sound impact experts, hydrologists, geologists and economists whose work is essential to many projects.

The Redevelopment Group capitalizes on the firm's other practice areas to complement our services, including regulatory compliance, land use, real estate, tax appeals, environmental law, and condemnation and eminent domain. As a full-service firm, Archer brings together the resources and experience needed by clients, giving clients access to skills and resources in these other areas, all of which are often part of redevelopment projects. We tailor our teams to meet our clients' specific project requirements. Our pragmatic approach and deep project finance capabilities have proven key to our clients' success, and our broad client base benefits from our experience across a variety of industries.

Our years of working with clients on a myriad of revitalization and redevelopment plans has provided us with unparalleled knowledge of the legal issues and factual circumstances relating to redevelopment projects. We are well-versed in the provisions of the New Jersey Local Redevelopment and Housing Law and have represented redevelopment entities in the negotiation and drafting of redevelopment agreements with redevelopers. We

have also represented redevelopers in negotiations with local redevelopment entities, and have also represented municipalities and redevelopers in negotiating long- and short-term tax exemptions under financing agreements.

Archer also has in-depth knowledge of real estate finance laws, regulations, policies and procedures, as well as extensive experience with economic and housing development project financing, including Historic Preservation Credit projects under Section 47 of the Tax Code. Additionally, the firm has served as bond counsel on more than \$200 million in revenue bond issuances in recent years to finance a variety of multi- and single-family housing developments.

Primary Contacts



Jeffrey M. Gradone

Partner

✉ jgradone@archerlaw.com

☎ 609.580.3708



Michael P. Supko, Jr.

Partner

✉ msupko@archerlaw.com

☎ 732.859.5432



David A. Weinstein

Partner

✉ dweinstein@archerlaw.com

☎ 856.857.2787



Michael F. Floyd

Partner

✉ mfloyd@archerlaw.com

☎ 856.616.6140



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Related People



Clint B. Allen

Partner

✉ callen@archerlaw.com

☎ 856.354.3017



Robert W. Bucknam, Jr.

Partner

✉ rbucknam@archerlaw.com

☎ 856.354.3025



John M. Cantalupo

Partner

✉ jcantalupo@archerlaw.com

☎ 732.268.8009



Michael F. Floyd

Partner

✉ mfloyd@archerlaw.com

☎ 856.616.6140





Alex Paul Genato

Partner

✉ agenato@archerlaw.com

☎ 609.580.3706



Jeffrey D. Gordon

Partner

✉ jgordon@archerlaw.com

☎ 609.580.3713



Jeffrey M. Gradone

Partner

✉ jgradone@archerlaw.com

☎ 609.580.3708



James M. Graziano

Partner

✉ jgraziano@archerlaw.com

☎ 856.354.3090



Niall J. O'Brien

Partner

✉ nobrien@archerlaw.com

☎ 856.616.2696



Jason N. Sena

Of Counsel

✉ jsena@archerlaw.com

☎ 732.268.8007





Michael P. Supko, Jr.

Partner

✉ msupko@archerlaw.com

☎ 732.859.5432



David A. Weinstein

Partner

✉ dweinstein@archerlaw.com

☎ 856.857.2787

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