



# Peter J. Wolfson

## Partner

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## Overview

Peter Wolfson represents developers in land use and real estate development and redevelopment projects. His work representing private development interests is complemented by his experience representing municipal zoning and planning boards and serving as a municipal attorney for a rapidly redeveloping town and its redevelopment agency earlier on in his career. With his comprehensive understanding of land use law gained from "both sides of the table," Peter is able to spot issues and fashion solutions that otherwise would likely not be considered.

In addition to land use and real estate development and redevelopment, Peter is sought by clients to handle issues relating to real estate transactions, financing, taxation, and common interest ownership associations. When disputes arise in any of these areas, Peter counsels clients on litigation strategies and often argues appeals.

Peter frequently speaks on land use and development topics and has testified before the New Jersey Law Revision Commission regarding proposed statutes.

## Education and Credentials

### Education

The Dickinson School of Law, J.D., 1983

Allegheny College, B.A., 1980

### Admissions

State of New Jersey

U.S. District Court, District of New Jersey

### Affiliations

Zufall Health Foundation, Trustee, 2021-Present

Morris County Bar Association, Board of Trustees, 2000-2003; Nominating Committee, 2004; Member, Land Use Section, 2003-present

Morris County Bar Foundation, Trustee, 2004-2007

## Practices & Industries

[Academic Institutions & Higher Education](#)

[Commercial Real Estate](#)

[Corporate & Business Law](#)

[New Jersey Land Use & Zoning](#)

Pennsylvania Bar Association, Member

New Jersey State Bar Association, Land Use Section, Member, Director, 2005-2008

American Bar Association, Member

New Jersey Builders Association, Legal Action Committee, 2003-2006

Community Builders Association, Director, 2005-2006; Co-Chair of the Legal Affairs and Legislative Affairs Committees, January 2005-2006

Community Associations Institute, Member

New Jersey Planning Officials, Member

The Dickinson School of Law Alumni Mentoring Program, Mentor

Morris County United Way, Advisory Council, Member; Commercial Real Estate Steering Committee, Former Member; Public Officials Forum, Chair

Morris Tomorrow, Board of Trustees, 2006-2010

International Council of Shopping Centers, Member

New Jersey Institute of Local Government Attorneys, Member

## Recognition and Community

*No aspect of this advertisement has been approved by the highest court of any state. Prior results do not guarantee a similar outcome. See Awards Methodology.*

### Recognitions

Selected as the Litigation - Real Estate Lawyer of the Year for the Newark Metro Area by *The Best Lawyers in America* (Woodward/White, Inc.), 2023

Chosen for inclusion in the *Chambers USA Legal Directory* (Chambers & Partners) of recognized practitioners for Real Estate: Zoning/Land Use attorney in New Jersey, 2019-2024

Chosen for inclusion in *The Best Lawyers in America* (Woodward/White, Inc.), Land Use & Zoning Law, 2013-2025, Litigation - Real Estate, 2013-2025, Real Estate Law, 2012-2025

Selected to the list of New Jersey *Super Lawyers* (Thomson Reuters), Real Estate: Business Land Use/Zoning 2005-2024

Recognized by *The Best Lawyers in America* (Woodward/White, Inc.) as the Newark Area Best Lawyers Land Use and Zoning Law Lawyer of the Year, 2015

AV Preeminent rated by Martindale-Hubbell (LexisNexis)

Recipient of the Scotty Award for service from Morris County Rides, Inc. (now TransOptions, Inc.), 1997

## Insights

Update on NJ Inactive Liquor License Transfers and Expirations  
Day Pitney Alert, January 9, 2025

New Law Authorizes Intermunicipal Transfers and Expirations of Inactive Plenary Retail Consumption Licenses  
September 9, 2024

New Jersey Appellate Division Invalidates Municipal Ordinance Regulating Ownership of Age-Restricted Residences  
August 5, 2024

New Jersey Supreme Court Offers Guidance for Evaluating Emotional Support Animal Requests  
March 25, 2024

New Flood Disclosure Requirements for New Jersey Landlords and Seller  
March 22, 2024

New Jersey Appellate Division Reviews Regulations Regarding Election Procedures and Practices in Community Associations  
March 7, 2024

New Jersey Appellate Division Upholds Decision on Electric Vehicle Parking Credits During Concept Review Phase  
February 23, 2024

Failure to Timely Join Applicants Shuts Objectors Out of Court  
January 3, 2024

Time for a Rain Check: New Jersey's Stricter Flood Notification Obligations  
July, 21, 2023

Reaffirming Deference Owed to Municipal Planning Boards, Appellate Division Rejects Challenge to Liquor Store Approval  
July 6, 2023

NJ Highlands Council Announces New Policy Restricting Warehouse Developments  
May 25, 2023

NJ Senate Passes Bill Expanding Flood Notice Obligations for Landlords and Sellers  
April 11, 2023

Another Win for Dogs: Court Allows Emotional Support Dog Violating Association Pet Policy  
March 29, 2023

NJ Supreme Court Issues Important Guidance on 'Area in Need of Redevelopment' Designations  
March 24, 2023

"Real Estate Round Table," Day Pitney  
February 8, 2023

New Jersey Creates \$305 Million Fund to Complete Affordable Housing Projects  
October 12, 2022

NJ Economic Development Authority to Offer \$300 Million in Tax Credits for Brownfields Redevelopment  
September 20, 2022

Tax Court Clarifies Exemption from Non-Residential Development Fee  
August 3, 2022

Supreme Court Clarifies Constitutional Analysis Regarding Municipal Commercial Sign Restrictions  
May 9, 2022

Tax Court Holds That CAFRA Permit Is Not a Prima Facie Bar to Application of the Freeze Act  
May 9, 2022

New Jersey Extension of Time for Certain Claims Against Real Estate Developers  
May 2, 2022

Appellate Division Says Denial of a Land Use Application Must Rest on Competent Evidence in the Record Rather Than on Unproven Concerns of Residents and Board Members

March 14, 2022

Tax Court Upholds Non-Residential Development Fee on Property Subject to the Long-Term Tax Exemption Law

February 7, 2022

New Jersey Legislature's Joint Budget Oversight Committee Approves \$40 Million for In-Process Affordable Housing Projects

December 3, 2021

Paving the Way: New Jersey New Concrete Mandate and Tax Incentives

November 19, 2021

New Jersey Protections for Virtual Land Use Approvals

October 4, 2021

NJEDA Releases Draft Rules for NJ Aspire Program

September 16, 2021

New Jersey Governor Signs Into Law Bill Requiring Electric Vehicle Charging Stations

July 28, 2021

Generations Summer 2021 - Day Pitney's Real Estate Fund Investment Opportunities Roundtable

June 23, 2021

New Jersey Legislature Considers Sweeping New Warehouse Bill

June 3, 2021

Closed Entry: Special Provisions-Minimizing Risk With a Strong Cannabis-related Lease

April 12, 2021

Governor Murphy Signs New Jersey Economic Recovery Act of 2020

January 13, 2021

New Jersey Permit Extension Act Registration for Permits Open Until October 8, 2020

September 11, 2020

Second Bite at the Approvals Apple; New Jersey Appellate Court Rules Joint Land Use Board May Reconsider a Decision Before It Is Memorialized

May 29, 2020

New Jersey Extends Liquor License Renewal to September 30 Due to COVID-19 Pandemic

April 30, 2020

New Jersey Executive Order No. 128, Allowing Security Deposit To Be Used for Residential Rent During COVID-19

April 26, 2020

New Jersey Governor Announces Residential Mortgage Relief Amid COVID-19 Pandemic

March 30, 2020

COVID-19 Impact on Commercial Real Estate

March 26, 2020

New Jersey Issues Guidance on Municipal Building Code Departments' Operations During COVID-19 State of Emergency

March 26, 2020

New Jersey Law Expands Eligibility Criteria for Designating Redevelopment Areas

August 15, 2019

Appellate Division Reverses Tax Court on Kean University Restaurant Tax Exemption

June 18, 2019

The Third Circuit Holds that Scheduled Segregation Violates the Fair Housing Act

April 30, 2019

Hoboken May Not Require Developer 'Givebacks' as a Condition to Ordinance Approval

April 15, 2019

When It Rains, It Pours: New Jersey's Proposed 'Rain Tax'

February 28, 2019

New Jersey Appellate Division Holds Variance Condition Requiring Owner Occupancy of Unit in Two-Family Dwelling Is Discriminatory Against Renters and Unenforceable

February 22, 2019

New Jersey Appellate Division Rules Public Notices in Land Use Cases Need Clear Description of All Uses Proposed

February 11, 2019

New Jersey Appellate Court Rules Hoboken May Not Retroactively Apply Municipal Ordinances to Invalidate Prior Land Use Approval

January 14, 2019

Nonprofit Permitted to Bring LAD Claim Against Objectors to Land Purchase

December 18, 2018

New Tools for Financing Redevelopment Projects

November 19, 2018

"Real Estate Investing: Challenges and Opportunities in a Rapidly Changing Landscape" Day Pitney Family Office Real Estate Investing Program

November 1, 2018

Governor Murphy Announces New and Revamped Tax Incentive Programs

October 8, 2018

Appellate Division Upholds Municipal Ordinances Imposing Regulatory and Inspection Fees on Landlords

September 6, 2018

New Jersey Governor Signs Bill Modifying Sewer and Water Connection Fee Calculations Into Law

August 14, 2018

New Jersey Supreme Court Upholds Appellate Division Decision on "Time of Application" Rule

June 25, 2018

Day Pitney Hosts Family Office Real Estate Investing Series Program

April 25, 2018

Long-Awaited Decision Sets New Jersey Methodology for Municipal Affordable Housing Obligations

March 13, 2018

New Jersey Condominium Act Establishes Association's Duty to Residents

January 16, 2018

Appellate Division Reverses Trial Court to Reinstate Designation of Area in Need of Redevelopment

January 4, 2018

Appellate Division Clarifies State University's Qualified Immunity From Local Land Use Regulation

August 28, 2017

Appellate Division Allows Sham Land Use Litigation Claim to Proceed

July 27, 2017

New Jersey Expands the Rights of Common Interest Community Residents

July 21, 2017

NJ Appellate Division Reverses Trial Court in Interpretation of MLUL Notice Requirements

July 7, 2017

Proposed Changes to New Jersey Housing and Mortgage Finance Agency Regulations

June 22, 2017

Redevelopment: Securing Approval Rights After Expiration of the Permit Extension Act

June 9, 2016

## News

Day Pitney Partner Peter Wolfson appointed President of the Board of Trustees for the Zufall Health Foundation

July 15, 2024

Chambers Recognizes Day Pitney with Elevated Rankings Across Practices and Attorneys

June 6, 2024

Chambers USA 2023 Ranks 35 Day Pitney Attorneys and 13 Practices

June 1, 2023

Chambers USA 2022 Ranks 34 Day Pitney Attorneys and 13 Practices

June 1, 2022

Chambers USA 2021 Ranks 31 Day Pitney Attorneys and 13 Practices

May 21, 2021

Chambers USA 2020 Ranks 34 Day Pitney Attorneys and 12 Practices

April 30, 2020

Chambers USA 2019 Ranks 38 Day Pitney Attorneys and 12 Practices

May 8, 2019

Chambers USA 2018 Ranks 39 Day Pitney Attorneys and 11 Practices

May 25, 2018

87 Day Pitney Lawyers Named to 2016 Super Lawyers List

November 10, 2016

71 Day Pitney Lawyers Named to 2017 Best Lawyers List

August 15, 2016

91 Day Pitney Lawyers Named to 2015 Super Lawyers List

October 30, 2015

Day Pitney Expands in New Jersey with the Addition of Five Attorneys to the Real Estate Practice

October 2, 2015

## In The Media

"P3 Partnerships: A Path for Progressive Development," CoreNet NJ

May 20, 2022

New Jersey Governor Signs Permit Extension Act for the Duration of the COVID-19 Public Health Emergency  
Day Pitney Alert, July 6, 2020

Redevelopment Planning Law  
October 23-24, 2019

Over-Capacity Crowd for Madison Historic Preservation Commission's Hearing on Proposed Movie Theater Redevelopment  
Tapinto.net, March 15, 2019

NJ Zoning: How To Use Zoning To Create The Desired Neighborhood  
April 10, 2018

New Jersey Real Estate Authority's Redevelopment Training Institute Seminar  
October 5, 2016

New Partners Yearbook 2016  
New Jersey Law Journal, March 11, 2016

Firm Split-Ups and Lateral Moves Highlight 2015  
New Jersey Law Journal, December 22, 2015

The Seventh United Way of Northern New Jersey Public Officials Forum, "Bridging the Workforce Divide" with special guest speaker Commissioner Harold J. Wirths  
May 23, 2011

The Ninth United Way of Northern New Jersey Public Officials Forum, with special guests Sen. Cory Booker and (Ret.) Governor Tom Kean  
November 20, 2015

The Eighth United Way of Northern New Jersey Public Officials Forum, "Mentoring" with special guest speaker Newark Mayor Cory Booker  
May 15, 2012

Close Up: Peter J. Wolfson of Day Pitney LLP  
NJBIZ, November 22, 2015

Redeveloper Selection and Redevelopment Agreements  
October 5, 2011 and October 24, 2012

Land Use Update CLE Program  
October 27, 2010

COAH Update  
December 14, 2010

Creation & Adoption of a Redevelopment Plan  
October 8, 2014

Redevelopment Law in New Jersey  
October 9, 2013

On The Scene  
Real Estate Weekly, October 16, 2015

Movers & Shakers  
The Deal, October 9, 2015

Rezone, Rehabilitate or Redevelop? | Fall 2015  
October 1, 2015

Redeveloper Selection and Redevelopment Agreements | Fall 2013

October 16, 2013

Breakfast Roundtable Discussing Hot Topics in Real Estate and Environmental Law in New Jersey

May 10, 2013

Property Tax Appeals and Financial Opportunities Presented by a Challenging Market: Using the Tax Appeal Process and Understanding Tax Abatements and Incentives to Navigate a Down Market

February 26, 2013