



# Katharine A. Coffey

Partner

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## Overview

Katharine "Kate" Coffey is a dirt lawyer, with over fifteen years of experience representing developers and property owners in all aspects of commercial, industrial, and multi-family development and redevelopment, including land use and zoning; rezoning; acquisitions and dispositions; financing; financial incentives, such as long and short term tax exemptions and redevelopment area bonding; and leasing. This experience has afforded her hands-on knowledge of the many nuances that make development in New Jersey so challenging, including affordable housing litigation and compliance, Highlands compliance, liquor license transfers and real estate-related litigation. Kate also focuses on reciprocal easement agreements and condominium sponsorship and conversion, and she serves as outside general counsel to commercial and residential condominium associations. Kate currently serves as Vice-Chair of the Corporate Department and previously served as Co-Chair Real Estate, Environmental and Land Use practice.

## Experience

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

Represented national luxury fitness chain in variation of General Development Plan and Planning Board subdivision and site plan approval, and associated development approvals

Represented redeveloper in amendment to redevelopment plan, negotiation of redevelopment agreement and PILOT, site plan approval for luxury 160-unit multi-family development, Waterfront Development Permit, Tidelands License and Riparian Grant, and associated development approvals, joint venture agreement with equity partner, over \$40 million in financing, and acquisition of property

Represented redeveloper in negotiation of redevelopment plan; redevelopment agreement; and PILOT, site plan, subdivision and lot consolidation approvals for 140 multi-family units and acquisition of assemblage of over 10 lots with diverse ownership

Represented multi-family developer in negotiation of rezoning of property to permit multi-family development, site plan approval and associated development approvals

## Practices & Industries

[Commercial Real Estate](#)

[Corporate & Business Law](#)

[New Jersey Land Use & Zoning](#)

[Real Estate Litigation](#)

# Education and Credentials

## Education

Emory University School of Law, J.D., 2007

Washington & Lee University, B.A., *cum laude*, 2003

## Admissions

State of New Jersey

State of New York

## Affiliations

Morris County Bar Association, Land Use Committee, Co-chair, 2014-Present

New Jersey Builders Association, Highlands Committee, 2012-2017

Rutgers Real Estate Center Emerging Leaders Council, 2016-Present

Rutgers Center for Real Estate, Advisory Board, 2024-Present

# 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

Chosen for inclusion in *The Best Lawyers in America* (Woodward/White, Inc.) Real Estate Law, 2024-2025, Land Use and Zoning Law, 2025

Named PulteGroup's Land Consultant of the Year for the Northeast

Selected to "Forty under 40" by *NJBIZ* for "commitment to business growth, professional excellence and to the community," 2020

Selected to the list of "Recognized Practitioners" in *Chambers USA Legal Directory* (Chambers & Partners) for Real Estate: Zoning/Land Use in New Jersey, 2019

Chosen for inclusion in the *Chambers USA Legal Directory* (Chambers & Partners) of recognized practitioners for Real Estate: Zoning/Land Use in New Jersey, 2018-2024

Selected to the list of New Jersey *Super Lawyers* (Thomson Reuters), Land Use/Zoning, Real Estate, 2022-2024

Selected to the list of New Jersey *Super Lawyers* Rising Stars (Thomson Reuters), Land Use/Zoning, Real Estate, 2013-2021

Chosen as one of the *New Jersey Law Journal's* 2016 New Leaders of the Bar

Morris County Bar Association Young Lawyers Mock Trial Competition winner, 2008

## Community Involvement

Washington and Lee University Alumni Association, Northern New Jersey Chapter, President  
International Chapter P.E.O. Sisterhood, 2002-Present

## Insights

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

New Jersey Housing and Mortgage Finance Agency Adopts Interim Amendments to the Uniform Housing Affordability Control Rules  
Day Pitney Alert, January 6, 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

NJDEP Adopts Environmental Justice Rules  
April 21, 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

Appellate Division Affirms Dismissal of Inverse Condemnation on Private Beach Claim

February 1, 2023

Superior Court Upholds Statute for Contribution in Lieu of Property Tax Payment for Hospitals

January 17, 2023

NJ Supreme Court Clarifies Investor Rights in Tax Sale

November 21, 2022

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

New Jersey Appellate Court Denies Tolling by Tax Court Under Frivolous Litigation Statute

June 7, 2022

NJDEP Announces Emergency Rulemaking to Flood Hazard Area Control Act Rules

June 1, 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

New Jersey Legislature Considers Sweeping New Warehouse Bill

June 3, 2021

Governor Murphy Signs New Jersey Economic Recovery Act of 2020

January 13, 2021

COVID-19 May Make 2021 the Year to Consider Tax Assessment Appeals

January 12, 2021

COVID-19 and Its Impact on Real Estate

October 9, 2020

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

September 11, 2020

Real Property Tax Appeal Deadline Extended Due to COVID-19

June 2, 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 Executive Order No. 122 Mandates Stricter Protocols for Businesses During COVID-19 Pandemic

April 10, 2020

How COVID-19 Could Impact New Jersey Property Tax Assessments

April 7, 2020

New Jersey Economic Development Authority Promulgates New Programs to Assist Businesses Impacted by COVID-19 Outbreak

March 31, 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

Tax Appeals, Residential Evictions, Postponed Due to COVID-19

March 25, 2020

NJ Governor Signs COVID-19 Legislation

March 24, 2020

Executive Director of Women's Campaign School at Yale Addresses WWT and Guests

March 22, 2017

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

70th Annual Atlantic Builders Convention

April 3, 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 Jersey Poised to Legalize Recreational Cannabis Use, but Federal Criminal Prohibition Remains in Place

December 4, 2018

New Tools for Financing Redevelopment Projects

November 19, 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

NJ Real Estate Considerations After Cannabis Legalization

May 1, 2018

The Potential Legalization of Cannabis in New Jersey: Real Estate Considerations

March 20, 2018

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

March 13, 2018

Tax Court Denies Church's Property Tax Exemption

March 7, 2018

New Jersey's General 2018 Tax Assessment Appeal Deadlines Loom: Deadline Is April 1 for Majority of NJ Properties

February 21, 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

New Jersey Supreme Court Clarifies When Causes of Action for Construction Defects Accrue  
fall 2017

Arbitration Agreement Between Homeowners and Builder Does Not Bind Homeowner Association  
November 27, 2017

NJ Tax Court Holds Freeze Act Does Not Apply Unless Assessment Is Adjudicated  
October 30, 2017

NJ Tax Court Addresses the Strange Confluence of Adverse Possession and Property Taxation  
October 12, 2017

NJ Supreme Court Clarifies When Causes of Action for Construction Defects Accrue  
September 19, 2017

Appellate Division Clarifies State University's Qualified Immunity From Local Land Use Regulation  
August 28, 2017

Bankruptcy Sale Does Not Obviate Chapter 91 Compliance  
August 23, 2017

A Movement in New Jersey to Protect Land Use Applicants from Sham Litigation by Business Competitors  
August 7, 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

New Jersey Supreme Court Reverses Ban On Electronic Billboards  
January 27, 2017

Can Use Variance Grants Be 'Reasonably Probable'?  
November 2, 2016

\$8.1M Award for Taking Reversed Due to Error on Presumption of Use Variance and Road Dedication  
October 25, 2016

The Latest On Electronic Billboards In NJ  
September 26, 2016

Supreme Court Reverses Ban on Electronic Billboards  
September 21, 2016

Discovery Rule Resurrects Fraud Claim On NJ Property Sale  
August 24, 2016

The Discovery Rule Applies to Resurrect Consumer Fraud Claim on Property Sale  
August 23, 2016

NJ Time-Of-Application Rule Doesn't Bar A Permitted Use  
August 5, 2016

Time of Application Rule Does Not Apply to Bar a Permitted Use  
July 29, 2016

Permit Extension Act Extended in Superstorm Sandy Counties

July 5, 2016

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

June 9, 2016

Appellate Division Clarifies Standard for Property Nuisance Claims

April 29, 2016

Appellate Division Clarifies Standard for Property Nuisance Claims

July 29, 2016

NJDEP Proposes Controversial Amendments to the Flood Hazard Area Act Rules

December 22, 2015

## News

Day Pitney Announces Leadership Changes in Corporate Department

October 1, 2024

Chambers Recognizes Day Pitney with Elevated Rankings Across Practices and Attorneys

June 6, 2024

Comments on New Jersey Housing and Mortgage Finance Agency's Proposed Qualified Allocation Plan

June 29, 2023

Chambers USA 2023 Ranks 35 Day Pitney Attorneys and 13 Practices

June 1, 2023

Day Pitney Attorney Ashley Membrino Fote Recognized by Hartford County Bar Association

May 17, 2023

Day Pitney Land Use Team Represents Spring Grove Property in Approval of Expansion Plans for Nursing Home

April 24, 2023

Day Pitney Names New Co-Chairs of Real Estate and Environmental Practice

April 4, 2023

Chambers USA 2022 Ranks 34 Day Pitney Attorneys and 13 Practices

June 1, 2022

Day Pitney Partner Katharine Coffey Named PulteGroup's Land Consultant of the Year for the Northeast

December 3, 2021

Chambers USA 2021 Ranks 31 Day Pitney Attorneys and 13 Practices

May 21, 2021

Day Pitney Recognized in 2020 Working Mother Best Law Firms for Women

September 10, 2020

Katharine Coffey Honored as One of NJBiz Forty Under 40

August 18, 2020

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

Katharine Coffey and Rachel Gonzalez Selected as NJLJ 2016 New Leaders of the Bar

June 28, 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

NJLJ's On the Move and After Hours

New Jersey Law Journal, October 18, 2024

Day Pitney Names Leaders in Corporate Department

Law360 Pulse , October 3, 2024

Major CT Law Firm Names 3 to Corporate Department Leadership Team

Hartford Courant, October 1, 2024

Day Pitney's Coffey Named Co-Chair of Corporate Department

Real Estate NJ, October 1, 2024

Day Pitney Represents Developer Joint Venture in New Health and Wellness Center in Woodbridge, NJ

NJBiz, March 11, 2024

2024 Redevelopment Law Institute Seminar

January 24, 2024

"Commercial Real Estate – From Handshake to Closing," NJICLE

September 8, 2023

Day Pitney Names Real Estate, Environmental Co-Chairs in NJ

Law360, April 4, 2023

Coffey, Gianetti Named Co-Chairs of Day Pitney Real Estate and Environmental Group

Real Estate NJ, April 5, 2023

New Leadership Announced at Day Pitney

New Jersey Law Journal, April 4, 2023

"Real Estate Forum: Recent Trends in Land Use and Repositioning," Morris County Chambers of Commerce and Morris County Economic Development Corporation

March 7, 2023

Into the Weeds: Legal Aspects of NJ Cannabis Regulation

November 4, 2021

Morris County Bar Association Legalpalooza Webinar

November 18, 2020

Virus Creates Opening for Office Market In NJ Suburbs

Law360, August 18, 2020

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

The Legal Aspects of Electronic Billboards and Signs  
October 24, 2019

Redevelopment Planning Law  
October 23-24, 2019

Planning Board Grants Preliminary Approval for Assisted Living Facility  
centraljersey.com, March 12, 2019

Restrictive Covenants: Common Disclosures, Restrictions and Land Use Issues  
October 23, 2018

Recent Trends in Billboard Law  
October 18, 2018

Tax Abatements - Understanding Them and Examining Models That Work  
September 20, 2018

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

69th Annual Atlantic Builders Convention  
April 11-12, 2018

The Legal Aspects of Electronic Billboards and Signs  
November 21, 2017

Regulating Signs and Billboards: Siting Issues, Environmental Concerns and Revenue Sharing Opportunities  
November 8, 2017

Recent Trends in Electronic Billboards and Signs  
April 28, 2017

13th Annual Landlord-Tenant Law: Lease Agreements, Defaults, and Collections Seminar  
March 15, 2017

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

5th Annual Landlord-Tenant Law: From Lease to Eviction Seminar  
February 27, 2017

Rutgers real estate center names Emerging Leaders Council  
NJBIZ, June 7, 2016

Announcing the 2016 NJLJ New Leaders of the Bar  
Day Pitney Press Release, April 25, 2016

Atlantic Builders Convention  
March 30, 2016

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

12th Annual Residential Landlord-Tenant Law: Rentals and Remedies Seminar  
March 16, 2016

Commercial Landlord Tenant Law course  
February 10, 2016

Executive Moves: Who hired whom this week

NJBIZ, November 29, 2015

Financing Deals 101 and 102 Financing Basics, Public-Private Partnerships & Use of PILOTs

January 31, 2012

New Markets Tax Credits and New Jersey Tax Credit Programs

November 15, 2012

Economic Incentives to Get Across the Goal Line

May 10, 2013

Is There Hope for Hope Township and Other Highlands Municipalities

May 10, 2013

Business Etiquette and Ethics for Paralegals

November 5, 2010

Permit Extension Act and the Highlands

October 18, 2012

Ethical Considerations in Landlord-Tenant Law

March 20, 2013

Legal Strategies for Collecting Receivables in Challenging Times

June 10, 2011

Real Estate and Environmental Breakfast Roundtable - The Comeback: Starting the Conversation

June 6, 2012

Lorman Education Services Economic Development Financing in New Jersey Seminar

November 15, 2012

COAH Update

December 14, 2010

On The Scene

Real Estate Weekly, October 16, 2015

Financial Incentives and Public-Private Partnerships to get Across the Goal Line

February 26, 2013

Movers & Shakers

The Deal, October 9, 2015

Redeveloper Selection and Redevelopment Agreements | Fall 2015

October 1, 2015

Ethical Considerations in Landlord-Tenant Law | Spring 2014

March 19, 2014

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