



# Craig M. Gianetti

Partner

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## Overview

Craig Gianetti, co-chair of the firm's Real Estate, Environmental and Land Use practice, assists property owners, developers and institutional investors in all aspects of real estate development, from the initial transaction, to development approvals, financing and litigation. He helps clients with residential and commercial real estate development matters, including land use and zoning, affordable housing, redevelopment law, real estate transactions and litigation.

Craig has extensive experience in affordable housing matters related to developer and municipal compliance with affordable housing laws and has represented developers in affordable housing projects financed through the NJHMFA and the federal Low Income Housing Tax Credit Program. He has been involved in dozens of affordable housing cases through out New Jersey on behalf of developers.

In addition to his practice, Craig is an instructor of "Introduction to Zoning Enforcement and Administration" at Rutgers University's Center for Government Services, and has been a guest speaker at the Kislak Real Estate Institute at Monmouth University. He is a regular speaker on various panels and seminars concerning land use and affordable housing. He is also a past-Chair of the Land Use Section of the New Jersey State Bar Association.

Craig served as judicial clerk to the Honorable Eugene D. Serpentelli, Assignment Judge of the New Jersey Superior Court, Ocean County Law Division (retired), where he primarily assisted on land use and affordable housing matters in Ocean County.

## 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 multiple Fortune 500 companies on the repurposing and redevelopment of corporate campuses in New Jersey

Represented a number of developer clients in obtaining rezoning for property as part of municipal affordable housing compliance plans, which in some instances involved litigation

Represent national pharmacy chain and regional convenience store chain in obtaining land use approvals throughout New Jersey

## Practices & Industries

[Commercial Real Estate](#)

[Corporate & Business Law](#)

[Land Use, Zoning & Redevelopment](#)

[New Jersey Land Use & Zoning](#)

[Real Estate Litigation](#)

Recently represented both residential and commercial developers in redevelopment projects in New Jersey, including Morristown, Newark, Irvington, Wall Township, Atlantic City, Woodbridge, Moorestown and Old Bridge

Recently represented several affordable housing developers on the financing for projects in New Jersey using federal Low Income Housing Tax Credits

Represented several developers in obtaining rezoning or development approvals for over 3 million square feet of industrial space in New Jersey since 2021

Represented Fortune 100 Company on land use approvals for multiple parcel distribution centers throughout the state of New Jersey

Represent a large institutional real estate investment company in land use and affordable housing due diligence matters as part of various acquisitions and dispositions in New Jersey

## Education and Credentials

### Education

Quinnipiac University School of Law, J.D., *magna cum laude*, 2003, Associate Editor, *Quinnipiac Law Review*

Villanova University, B.S., 2000

### Admissions

State of New Jersey

State of New York

U.S. District Court, District of New Jersey

### Affiliations

New Jersey State Bar Association, Land Use Law Section, Former Chair

New Jersey Builders Association

Morris County Bar Association

Metropolitan Builders and Contractors Association, Inc.

## 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

Recipient of Land Consultant of the Year for the Northeast Corridor Division (PulteGroup), 2024

Chosen for inclusion in *The Best Lawyers in America* (Woodward/White, Inc.), Real Estate Law, 2023-2025

Selected to the list of New Jersey *Super Lawyers* (Thomson Reuters), Land Use/Zoning, 2017-2024

Selected to the list of New Jersey *Super Lawyers* Rising Stars (Thomson Reuters), Land Use/Zoning, 2012-2016

Recipient of the 2003 Connecticut Bar Association Real Property Award for article on affordable housing, "Third Time's The Charm? The Mount Laurel Solution To Exclusionary Zoning," Fall 2001

## Insights

New Jersey Housing and Mortgage Finance Agency Adopts Interim Amendments to the Uniform Housing Affordability Control Rules

Day Pitney Alert, January 6, 2025

New Jersey's Fourth Round Affordable Housing Numbers Released

October 24, 2024

New Jersey Appellate Division Invalidates Municipal Ordinance Regulating Ownership of Age-Restricted Residences

August 5, 2024

New Flood Disclosure Requirements for New Jersey Landlords and Seller

March 22, 2024

New Jersey Appellate Division Upholds Decision on Electric Vehicle Parking Credits During Concept Review Phase

February 23, 2024

UPDATED: Fourth Round Affordable Housing Legislation Makes Its Way Through New Jersey Legislature

February 21, 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

"The 72nd Annual Atlantic Builders Convention Conference & Expo," New Jersey Builders Association

March 29, 2023

"Real Estate Round Table," Day Pitney

February 8, 2023

Appellate Division Affirms Dismissal of Inverse Condemnation on Private Beach Claim

February 1, 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

New Jersey's Outdated Sewer and Water Connection Fee Statute And Challenges to Municipal Calculations

spring 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

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 Legislature Considers Sweeping New Warehouse Bill

June 3, 2021

Real Estate NJ 2021 Market Forecast

January 20, 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

New Jersey Executive Order No. 122 Mandates Stricter Protocols for Businesses During COVID-19 Pandemic

April 10, 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

New Jersey Issues Guidance on Municipal Building Code Departments' Operations During COVID-19 State of Emergency  
March 26, 2020

NJ Governor Signs COVID-19 Legislation  
March 24, 2020

New Jersey Adopts Several Pieces of Emergency Legislation to Address COVID-19 Concerns  
March 24, 2020

New Jersey Law Expands Eligibility Criteria for Designating Redevelopment Areas  
August 15, 2019

Hoboken May Not Require Developer 'Givebacks' as a Condition to Ordinance Approval  
April 15, 2019

70th Annual Atlantic Builders Convention  
April 3, 2019

An Update on Redevelopment and Pilots  
winter 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

Nonprofit Permitted to Bring LAD Claim Against Objectors to Land Purchase  
December 18, 2018

New Tools for Financing Redevelopment Projects  
November 19, 2018

Governor Murphy Announces New and Revamped Tax Incentive Programs  
October 8, 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

Long-Awaited Decision Sets New Jersey Methodology for Municipal Affordable Housing Obligations  
March 13, 2018

New Jersey Legislature Passes Bill Modifying Sewer and Water Connection Fee Calculations  
January 10, 2018

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

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

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

NJ Supreme Court Rules That 'Gap Period' Must Be Included In Municipal Affordable Housing Obligations  
January 19, 2017

The Latest On Electronic Billboards In NJ  
September 26, 2016

Supreme Court Reverses Ban on Electronic Billboards  
September 21, 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

Judge Wolfson Issues First Trial Court Decision on Affordable Housing Obligation Methodology; Sides Substantially With Fair Share Housing Center Expert  
July 25, 2016

Appellate Division Rules Affordable Housing Obligations Should Not Include Separate Gap Period  
July 12, 2016

What is your Affordable Housing Strategy?  
summer 2016

The Sidewalk Contribution IS an Illegal Exaction  
September 2, 2015

## News

Craig Gianetti Named PulteGroup's Land Consultant of the Year for the Northeast Corridor Division  
February 18, 2025

Day Pitney Names New Co-Chairs of Real Estate and Environmental Practice  
April 4, 2023

Day Pitney Hosts Tent at the 101st Far Hills Race Meeting  
October 15, 2022

Day Pitney Prevails in Overturning Zoning Board Denial of a Use Variance Application  
July 11, 2022

Day Pitney Real Estate Team Obtains Site Plan Approval for Two Development Projects in the Same Night  
February 8, 2022

Day Pitney Represents Hancock Family in Successful Rezoning Negotiations  
August 2, 2021

Day Pitney Prevails in Invalidation of Sewer and Water Connection Fee Ordinance

June 17, 2020

Craig Gianetti Elected Chair of New Jersey State Bar Association Land Use Law Section

June 17, 2020

Day Pitney Successfully Represents The Richman Group in Obtaining Approval for Affordable Housing Project

August 28, 2019

Craig Gianetti Elected Vice Chair of New Jersey State Bar Association Land Use Law Section

June 19, 2019

Day Pitney Represents Broad Hill Partners in Financing for City Hall Apartments Project in Newark, NJ

September 21, 2018

Day Pitney Represents Omni America, LLC in its Acquisition & Financing of Two Newark-Based Public Housing Complexes

September 7, 2018

Craig Gianetti Elected Secretary of NJSBA Land Use Law Section

May 17, 2018

87 Day Pitney Lawyers Named to 2016 Super Lawyers List

November 10, 2016

91 Day Pitney Lawyers Named to 2015 Super Lawyers List

October 30, 2015

Eighty-Four Day Pitney Attorneys Recognized by Super Lawyers for 2014

November 3, 2014

Eighty-eight Day Pitney Attorneys Recognized by *Super Lawyers* for 2013

October 22, 2013

## In The Media

NJ affordable housing deadline: Here's what your town owes, and you might be eligible

Asbury Park Press, February 5, 2025

Upper Freehold Oks Warehouses After 10-Month Hearing, But Allentown Will Fight

Asbury Park Press, December 19, 2024

Morning Headlines, WNYC Radio

WNYC Radio, October 9, 2024

"The Basics of NJ Land Use Practice 2024", New Jersey State Bar Association

September 17, 2024

Affordable Housing Law 'Streamlines' Process for Cities

Law360 , August 27, 2024

Court Tells Wealthy NJ Town: We'll Decide Where You'll Put Affordable Housing

Gothamist , April 10, 2024

NJ Bill Paves An Aggressive Affordable-Housing Path

Law360, March 25, 2024

2024 Redevelopment Law Institute Seminar

January 24, 2024

NJ Towns Seek Revival of Affordable Housing Agency

Law360 Real Estate Authority, August 3, 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

"Land Use Update 2022," NJICLE

February 28, 2022

"Commercial Real Estate Transactions – From Fist Bump to Closing," NJICLE

September 8, 2021

Land Use Update 2021

March 17, 2021

REIT eyes plan to reposition South Jersey mall with 1,100 apartments, hotel

RE-NJ, January 21, 2021

New Jersey Governor Signs Permit Extension Act for the Duration of the COVID-19 Public Health Emergency

Day Pitney Alert, July 6, 2020

COVID-19 Issues in the Building Industry

April 22, 2020

Craig Gianetti Featured in Real Estate New Jersey Market Forecast

Real Estate New Jersey, January 21, 2020

Low Income Housing Tax Credits and Opportunity Zones: Synergies and Conflicts

January 17, 2020

The Land Use Institute: Mt. Laurel and Other Hot Topics

December 11, 2019

NJICLE 2019 Land Use Update

March 20, 2019

Opportunity Zones and How They Affect Your Business

December 4, 2018

Developer Secures LIHTC Financing for 84-unit Newark Project, Day Pitney Says

Real Estate NJ, October 4, 2018

69th Annual Atlantic Builders Convention

April 11-12, 2018

NJICLE's 2018 Land Use Update

February 28, 2018

The Land Use Institute

December 13, 2017

Legal "Hot Topics" Seminar

October 20, 2017

Legal 'Hot Topics' Seminar

July 27, 2017



NJ Affordable Housing Trial May Signal Fate

Law360, June 5, 2017

Affordable Housing Developers Anxious amid Tax Uncertainty

Law360, May 11, 2017

Atlantic Builders Conference and Expo

April 5, 2017

NJICLE 2017 Land Use Update

March 29, 2017

Closed For Business: Is New Jersey Pushing out Small- And Medium-Sized Companies?

RegentAtlantic, June 2016

Introduction to New Jersey Land Use Practice

June 17, 2016

MCEDC Land Use Networking Event

April 27, 2016

Atlantic Builders Convention

March 30, 2016

110 affordable housing units proposed in Wall

The Asbury Park Press, February 4, 2016

Construction and Real Estate Clients Often Require Vigorous Advocacy

Commerce Magazine, December 17, 2015

Matheny threatened by council vote?

MyCentralJersey.com, October 1, 2015

NJ Facing Wave Of Affordable Housing Suits

Law360, July 7, 2015

Author, "The Sidewalk Contribution: An Illegal Exaction?," *NJBA Cutting Edge*, June 2012

June 1, 2012

Author, "But COAH Is Gone, Right?" *NJBA The Cutting Edge*, December 2011

December 1, 2011

Author, "Towns Need to be Pushed on Housing," *Asbury Park Press*, November 14, 2010

November 14, 2011

Author, "Discouraging Development Hurts New Jersey Economy," *Star Ledger*, December 8, 2010

December 8, 2010