

Representative Projects

Environmental and Land Use, Development/Redevelopment

Scarinci Hollenbeck has been involved in some of the largest and most prestigious development and redevelopment projects in the New Jersey / New York metropolitan area. The in-depth knowledge and extensive experience of our attorneys has placed us in the forefront of the surging development of industrial, commercial and residential properties, including brownfield redevelopment.

Our practice is comprehensive and covers every phase of the development and redevelopment process, including zoning and planning, land use, real estate development, and taxation. The firm is also involved in numerous projects where our attorneys handle land use and/or environmental matters for the rehabilitation of abandoned or obsolete properties, where buildings are either demolished or renovated for residential or commercial mixed uses. The firm also coordinates the environmental remediation of these sites, often to allow for their unrestricted use in the future. Representative projects that Scarinci Hollenbeck has been involved with include:

- Representing the designated developer of Xanadu, a major redevelopment project at the Meadowlands Sports Complex, consisting of an entertainment/retail complex, Class A office space and a hotel. Our representation has been focused on necessary improvements to rail and vehicular transportation systems related to the project.
- Coordinating development and permitting counsel on one of the largest projects undertaken on the Hudson River, including a mixed use development of several thousand housing units and supporting commercial and commuter ferry facilities in the West New York/Guttenberg area.
- Representation of a national development company on various redevelopment projects, including the redevelopment of the Curtiss Wright airplane engine factory in Wood-Ridge, New Jersey. Phase 1 covers some 67 acres for a multi-use, mixed residential and commercial development with over 1200 residential units and over 75,000 square feet of retail, commercial and office space.
- Coordinating land use counsel for the Pier Village in Long Branch, a 20 acre site. The site at full build out will provide over 800 residential apartment units, over 150,000 square feet of boutique retail space, a 68 unit waterfront hotel and will also involve the rebuilding of a significant section of the boardwalk and other public amenities along the oceanfront.
- Representing Vineland Construction in turning a once contaminated industrial site into a valuable retail destination. The successful development of a Wal-Mart in Kearny, NJ involved a myriad of permitting and approval involving the Meadowlands Commission, the Town of Kearny, the County of Hudson, the New Jersey Department of Environmental Protection, the Tidelands Resource Council and the New Jersey Department of Transportation.
- Redevelopment counsel to The Morris Companies on the redevelopment of the Chevron/Texaco site in Perth Amboy, NJ. The firm secured a redevelopment agreement and land use approvals to allow for the construction of two warehouses approximating 1.1 million square feet on a 70 acre site that was formerly a tank farm supporting, refining and processing facilities. The redevelopment site has brought new jobs and clean ratables to this community.
- Development/redevelopment counsel on a significant project in Jersey City, where a dilapidated factory has been converted into apartments, while preserving much of the distinctive architectural elements of the old building.
- Serving for over 15 years as counsel to the Elizabeth Planning and Zoning Boards, the firm has played a significant role with regard to many of the city's large development and redevelopment projects.
- Representing Hackensack University Medical Center as development counsel before the City of Hackensack land use boards to obtain approvals to construct a 150,000 square foot outpatient cancer care center and parking garage next to the Medical

- Representing the Applied Companies and the Alpert Group as land use counsel before the City of East Orange Planning Board to obtain approvals for 51 single family homes and seventeen townhouses on the former campus of Upsala College in East Orange, the largest single family home development in that City in a generation and part of the substantial overall redevelopment efforts of the City.
- Representing the Applied Companies and the Pegasus Group as land use counsel to obtain approvals to construct over 500 residential units and a large parking garage adjacent to the PATH station in Harrison, as part of the major redevelopment efforts taking place in that community.
- We represented Avalon Bay Communities in the redevelopment of a brownfield site in Lyndhurst that had been vacant for over 15 years. We represented them before the NJ Meadowlands Commission in securing a new redevelopment plan and requisite land use approvals which facilitated the construction of 352 residential units and structured parking.
- We represented Vornado Realty in the remediation and redevelopment of a large warehouse site in Garfield. Phase One included a Wal-Mart, restaurants and associated retail; Phase 2 will include a Marshall's and an additional 30,000 sq. ft of retail space.
- We represent a regional developer of industrial and warehouse space concerning a brownfield site formerly occupied by the Sherwin Williams Company in Newark along the Passaic River. We have negotiated the redevelopment agreement with the City, are managing the ongoing site remediation work, and secured site plan approval for the redevelopment of the site with a building containing approximately 350,000 square feet of warehouse and ancillary office space.
- The firm represents the owners of a major shopping center in Wayne Township as environmental permitting counsel. We have obtained necessary NJDEP permits for a substantial redevelopment of the plaza.
- We represent the owners of a parcel of approximately 50 acres along the waterfront in South Amboy that are working with the City to redevelop it with approximately 1300 residential units, associated mixed uses, all within walking distance of an existing train station with convenient service to New York City.
- The firm represents Hudson Transmission Partners, the developers of a \$1 billion electric transmission project originating in Ridgefield and traveling under the Hudson River to New York City. Scarinci Hollenbeck obtained all state and regional land use and environmental permits for the project and negotiated a development agreement with the Borough of Ridgefield to address financial and construction-related impacts of the project.
- The firm represents Berkeley College as its land use and permitting counsel. In that capacity, we accomplished a major rezoning of the College's 24+ acre Woodland Park campus and obtained land use approvals for a new student center, student housing, roadway improvements and other additions to the campus.
- The firm is serving or has served as land use counsel for the developers of a wide variety of other projects, including warehouses, retail centers, housing, fitness centers, facilities for the disabled, and the first grocery store in the South Ward of Newark in a generation.
- We also have considerable experience with the State programs related to energy efficiency and renewable energy, so that we can assist public and private clients with incorporating those components into redevelopment projects.

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