

Sean R. McGowan

PARTNER / CO-CHAIR, REAL ESTATE DEPARTMENT

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As an amateur race car driver, one of the most critical skills I've honed is situational awareness, which requires being prepared for rapid changes in the surrounding environment that often come from every direction. I believe that the best lawyers should utilize similar skills, and must always be cognizant of the big picture context and potential pitfalls that surround a particular matter, while simultaneously keeping an eye on the smaller details that will equally impact the matter's outcome. I make this approach a priority, both behind the wheel and behind my desk.

Sean focuses his practice in the area of real estate law. His experience encompasses all aspects of development, redevelopment, land use and zoning, real property transactions, project financing, and the representation of clients on issues related to property management, landlord-tenant matters, and day-to-day business counseling. He also serves as counsel to one of the major sewerage authorities in the state and has previously served as counsel to other public entities.

In addition to his experience as an attorney in private practice, Sean previously served in an in-house legal capacity for a leading New Jersey based commercial developer. In his role as Vice-President of Development and Legal Affairs, he oversaw the development of numerous multi-family residential, retail and warehouse projects, and also assisted the company in navigating a broad range of legal and business challenges. Through this experience, he has acquired a unique perspective and deep understanding of the issues faced by commercial

Departments

Real Estate

Redevelopment & Land Use

Education

Seton Hall University School of Law, J.D., 2005

Rutgers, The State University of New Jersey, B.A., 2002

Bar Admissions

New Jersey, 2005

U.S. District Court, District of New Jersey, 2005

Clerkships

Former law clerk to The Honorable Harriet F. Klein, Superior Court of New Jersey, Essex County, Chancery Division (2005-2006)

real estate developers and redevelopers, enabling him to take a business-oriented approach to his work on behalf of clients.

Results may vary depending on your particular facts and legal circumstances.

HONORS & AWARDS

- Selected for inclusion in 2024 by *NJBIZ* on a list called "Leaders in Law"
- Listed in *The Best Lawyers in America*® (a trademark of Woodward/White, Inc.) in the Real Estate Law practice area (2026)

Please visit our Award Methodology page for a description of the standard or methodology on which these accolades are based. Attorney Advertising: No aspect of this advertisement has been approved by the Supreme Court of New Jersey.

UNIQUELY NJ

- New Jersey State Bar Association; Real Property, Trust and Estate Law Section, Board of Consultors
- NAIOP New Jersey
- New Jersey Builders Association
- Graduate Certificate in Construction Management from NJIT

PRESENTATIONS & SPEAKING ENGAGEMENTS

Panelist, The State of Redevelopment: Multifamily and Mixed-Use

Sponsor: *Real Estate New Jersey*, December 9, 2025

Presenter, Tax Law Update Lunch and Learn

Sponsor: *New Jersey Builders Association*, August 4, 2025

Panelist, Legal Trends in Land Use Law

Sponsor: *Atlantic Builders Convention*, March 26, 2025

Panelist and Lecturer, Land Use and Zoning in New Jersey: From Application to Appeal

Sponsor: *National Business Institute*, December 13, 2024

Panelist, Hot Topics in Commercial Real Estate

Sponsor: *New Jersey State Bar Association*, May 16, 2024

Panelist, 2024 Real Estate Conference

Sponsor: *New Jersey Institute for Continuing Legal Education*, April 18, 2024

Panelist, Financing Programs

Sponsor: *Atlantic Builders Convention*, March 21, 2024

Panelist, Legal Trends in Land Use Law

Sponsor: *Atlantic Builders Convention*, March 29, 2023

Presenter, Redevelopment and Related Agreements between Municipalities and Private Parties: An Overview of Public Private Partnerships

Sponsor: *Greenbaum, Rowe, Smith & Davis LLP*, April 27, 2022

Speaker, Development Agreements Between Municipalities and Private Parties: Private Funding, Tax, and Infrastructure Issues for Long-Term Development Projects

Sponsor: *Strafford*, February 23, 2022

Panelist, Legal Trends in Land Use Law

Sponsor: *Atlantic Builders Convention*, October 12, 2021

PUBLICATIONS & ALERTS

Author, 2025 Market Forecast

Real Estate New Jersey, 2025

Author, 2024 Market Forecast

Real Estate New Jersey, 2024

Co-Author, New Jersey Moves to Establish Database of Available Commercial Real Estate Properties

Greenbaum, Rowe, Smith & Davis LLP Client Alert, June 9, 2023

Interviewed, Greenbaum Rowe Real Estate Co-Chairs Talk Practice Goals

Law360 Pulse, February 10, 2023

Featured, Greenbaum Rowe Names New Real Estate Co-Chair In NJ

Law360 Pulse, January 11, 2023

NEWS

2026 Edition of *Best Lawyers* Recognizes 54 Attorneys in 41 Practice Areas: Eight Greenbaum Lawyers Recognized on "Ones to Watch" List

August 21, 2025

Sean R. McGowan & Stephanie G. Reckord Recognized by *NJBIZ* on 2023 List Called "Leaders in Law"

April 12, 2023

Jack Fersko and Sean R. McGowan Profiled in *Law360*

February 21, 2023

Sean R. McGowan Named Co-Chair of Real Estate Department

January 9, 2023