

Michael J. Coskey

PARTNER

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I pride myself on my ability to bring timely and creative solutions to the table when difficult legal issues must be aligned with both the law and my client's business objectives. As a real estate and land use attorney, providing guidance on the acquisition, development, ownership, or sale of real property is both challenging and rewarding work.

Mike represents clients in a broad range of real estate transactions, litigation, and land use matters. He concentrates his practice in the acquisition, disposition and leasing of commercial and multi-family residential properties, and the development and redevelopment of real estate. He routinely represents clients before municipal land use boards and governing bodies and has experience overseeing and coordinating title disputes and drafting easements, restrictive covenants, and other operational and organizational documents on behalf of business and property owners.

Mike also has significant experience representing litigants in complex property tax appeals, including those involving casinos, office complexes, corporate headquarters, industrial facilities, oil refineries, gas stations, warehouses, hotels, banks, telecommunication facilities, assisted living facilities, nursing homes, apartment buildings and condominiums. He routinely advises clients on issues regarding valuation, exemptions, abatements, and farmland assessment qualifications.

Prior to joining the firm, Mike worked for a mid-sized New Jersey law firm counseling governmental entities on a variety of issues arising under Title 40 and 40A, the Municipal Land Use Law (MLUL), the Open Public

Departments

Real Estate

Redevelopment & Land Use

Practice Groups

Financial Incentives &
Economic Development

Education

Widener University -
Delaware Law School, J.D.,
2011

Villanova University, B.A.,
2008

Bar Admissions

New Jersey, 2011

Pennsylvania, 2011

U.S. District Court, District of
New Jersey, 2013

Clerkships

Former law clerk to The
Honorable Raymond A.
Batten, Superior Court of New
Jersey, Atlantic-Cape Vicinage
(2011-2012)

Records Act (OPRA), the Open Public Meetings Act (OPMA), the New Jersey Tort Claims Act, the Green and Blue Acres Open Space programs, and compliance under New Jersey Department of Environmental Protection (DEP) regulations. He began his legal career as an Assistant County Counsel in the Atlantic County Counsel's Office, where he provided guidance and advice on a wide range of legal issues affecting county government.

Mike has also represented mortgage lenders and servicers in foreclosure, loan restructuring, and lien priority disputes, and defended against affirmative claims brought under the Truth in Lending Act (TILA), Real Estate Settlement Procedures Act (RESPA), Fair Credit Reporting Act (FCRA), and the Fair Debt Collection Practices Act (FDCPA).

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

UNIQUELY NJ

- Cape May County Chamber of Commerce
- Avalon NJ Planning and Zoning Board (2015 - 2018)

PRESENTATIONS & SPEAKING ENGAGEMENTS

Panelist, Redevelopment: The Legal and Practical Realities

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

Panelist, Navigating Redevelopment Law in NJ: What You Need to Know

Sponsor: *New Jersey Institute for Continuing Legal Education*, October 29, 2024

Presenter, Seven Things to Know About Filing a Commercial Property Tax Appeal This Year

Sponsor: *Greenbaum, Rowe, Smith & Davis LLP*, March 1, 2023

Faculty, New Jersey Land Use and Zoning from Start to Finish

Sponsor: *National Business Institute*, February 14, 2023

Speaker, Reducing Property Tax Liability for Commercial Real Estate in 2022

Sponsor: *Greenbaum, Rowe, Smith & Davis LLP*, March 8, 2022

PUBLICATIONS & ALERTS

Co-Author, What Commercial Property Owners & Taxpayers Should Know About Filing a New Jersey Property Tax Appeal in 2026

Greenbaum, Rowe, Smith & Davis LLP Client Alert, February 5, 2026

Contributor, *The Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities*, 3rd Edition

October 2, 2024

Co-Author, *Redevelopment Matters: NJ Supreme Court Decision Signals Shift in Redevelopment Law Downtown New Jersey*, April 5, 2024

Author, *New Jersey Local Property Taxation Update: An Overview of Material Depreciation in Value Post-Valuation Date*

Greenbaum, Rowe, Smith & Davis LLP Client Alert, December 18, 2023

Co-Author, *Changing Places: The Tips and Traps of Converting Existing Projects to a Different and New Use*

American Bar Association Forum on Construction Law, February 1, 2023

Author, *The New Jersey Economic Recovery Act of 2020: NJ EDA Approves Rules to Implement Historic Property Reinvestment Program, Announces Program Application Availability and Deadline Dates*

Greenbaum, Rowe, Smith & Davis LLP Client Alert, March 18, 2022

NEWS

Robert S. Goldsmith to Lecture at Book Launch, Symposium and Networking Reception for *The Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities*

October 10, 2024

Greenbaum, Rowe, Smith & Davis Promotes Six Attorneys to Partnership and Two Associates to Counsel

January 8, 2024

Greenbaum, Rowe, Smith & Davis Recognized as Member of 2023 New Jersey Future Smart Growth Award-Winning Team for Downtown Westfield Redevelopment Project

August 4, 2023

Michael J. Coskey Promoted to Counsel

January 5, 2023

Greenbaum, Rowe, Smith & Davis Welcomes New Partner and Promotes Three Associates to Partnership: New Counsel and Associates Also Join Firm

February 10, 2022