

Real Estate, Land Use & Environmental Newsletter - August 2025

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In our latest Real Estate, Land Use & Environmental newsletter, we cover essential updates for developers, property owners, and contractors. Learn how developers can navigate the growing challenges of warehouse development in New Jersey, from evolving zoning laws to proposed legislation. We also break down what property owners and developers need to know about the state's latest affordable housing obligations as Round 4 compliance begins.

Latest Updates

- [Navigating New Challenges Along the Road to Warehouse Development in New Jersey](#)
- [Preparing for Round 4: What Developers and Property Owners Need to Know About New Jersey's Latest Affordable Housing Obligations](#)

Recent Transactions & Land Use



PORZIO Bromberg & Newman

TRANSACTION HIGHLIGHTS **Q2 2025**

\$1,495,000

Purchase of a residential
condominium in
Mountainside, NJ

\$4,300,000

Sale of property for an
approved private school for
children with disabilities in
North Bergen, NJ

165,000 SF

Negotiation of a 10-year lease
for an industrial facility in
Randolph, NJ

\$40,000,000

Sale of a retail shopping
center in South Plainfield, NJ

**ARBITRATION
WIN**

Against municipality in land
ownership dispute

**FAST-TRACKED
LICENSE**

Secured A-901 license in 8
months, enabling early launch

In Q2 2025, Porzio's Real Estate, Land Use & Environmental team:

- Represented buyers in the \$1.495 million purchase of a residential condominium in Mountainside, NJ.
- Represented the owner in the \$4.3 million sale of property used by an approved private school for children with disabilities in North Bergen, NJ.
- Represented a global manufacturer of environmentally friendly cleaning products in negotiating a 10-year lease for a 165,000-square-foot industrial facility in Randolph, NJ.
- Represented the seller in the \$40 million sale of a retail shopping center in South Plainfield, NJ.
- Successfully obtained an arbitration award in favor of a client after four years of litigation against a municipal defendant on adverse possession and ownership grounds. The municipality declined to appeal and agreed to confirm the award in court.
- Secured a solid waste A-901 license for a client in just 8 months—well ahead of the typical 12–18 month timeline—enabling the client to launch operations months earlier than expected.
- Represented a commercial property owner in the \$850,000 sale of a mixed-use building in North Bergen, NJ.