

Joseph A. Paparo

Principal

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Joseph Paparo guides clients through the complexities of land use, zoning, and redevelopment with a sharp focus on advancing projects in highly regulated and fast-evolving sectors. With particular strength in representing multi-family residential and industrial developers, he offers deep industry knowledge and strategic foresight to every stage of the development process.

His clients include private developers, national retailers, franchise operators, non-profit housing organizations, and cannabis-related businesses. Whether assisting a large-scale warehouse and logistics project in an industrial corridor or securing approvals for a downtown mixed-use redevelopment project, Joseph combines practical insight with a nuanced understanding of local and state land use and redevelopment regulations to keep projects moving forward.

He provides comprehensive counsel from initial local zoning and entitlement diligence reviews, to development application filings, to securing approvals from planning and zoning boards and is also well-versed and experienced in resolving disputes related to land use decisions.

As chair of the firm's Real Estate, Land Use, and Environmental Practice Group, Joseph also oversees the team's transactional real estate work including commercial lending and financing, as well as the environmental and real estate litigation capabilities of the team.

His prior experience as a zoning board attorney gives him a valuable, multi-dimensional, insider's perspective on municipal land use considerations, helping clients anticipate obstacles and streamline the approval process.

In addition to his legal practice, Joseph also serves as a board member of Porzio Compliance Services, a subsidiary of Porzio, Bromberg & Newman, which helps businesses navigate complex regulatory environments through practical, compliance-focused solutions tailored to their operational needs.

Recognitions

*No aspect of this or any advertisement has been approved by the Supreme Court of New Jersey. For ranking methodologies, please see **here**.*

- *The Best Lawyers in America®* - Land Use and Zoning Law (2023-2027); Litigation - Land Use and Zoning (2023-2027); Real Estate (2026 and 2027)

- "Lawyer of the Year," Newark Area - Land Use and Zoning (2026)

Memberships

- NAIOP – Member, New Jersey Chapter
- Morris County Chamber of Commerce – Member
- The Greater Elizabeth Chamber of Commerce - Member
- New Jersey State Bar Association – Member, Land Use Section

News

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- 33 Porzio, Bromberg & Newman Attorneys Recognized by *Best Lawyers® 2027*, Including Two "Lawyer of the Year" Recipients, 8/20/2026
- Porzio, Bromberg & Newman Highlights Leadership Continuity and Strategic Strength Following Annual Principals' Meeting, 5/28/2026
- 26 Porzio Attorneys Recognized in *The Best Lawyers in America®* 2026 Edition; 6 Listed as *Best Lawyers: Ones to Watch®*, 8/21/2025
- Porzio, Bromberg & Newman Announces Leadership Changes Following Annual Principals' Meeting, 5/28/2025
- 26 Porzio Attorneys Recognized in *The Best Lawyers in America® 2025 Edition*; 6 Listed as *Best Lawyers: Ones to Watch®*, 8/15/2024
- 27 Porzio Attorneys Recognized in *The Best Lawyers in America®*; *Best Lawyers: Ones to Watch®*, 8/17/2023
- 24 Porzio Attorneys Recognized in The Best Lawyers ® in America, 2023 Edition, 8/18/2022
- Joseph Paparo Joins Porzio as Principal in the Real Estate Practice Group, 7/24/2017

Articles

- New Jersey Senate Resolution 106 Invalidates NJDEP PACT Rules, 5/20/2026
- Real Estate, Land Use & Environmental Newsletter - August 2025, 8/12/2025
- Navigating New Challenges Along the Road to Warehouse Development in New Jersey, 8/11/2025
- Preparing for Round 4: What Developers and Property Owners Need to Know About New Jersey's Latest Affordable Housing Obligations, 8/11/2025
- Real Estate, Land Use & Environmental Newsletter - April 2025, 4/24/2025
- Real Estate, Land Use & Environmental Newsletter - October 2024, 10/31/2024

- Significant Change in Sidewalk Liability Law for Commercial Property Owners, 7/19/2024
- Major Changes to Open Public Records Act: What Real Estate Professionals Need to Know, 7/19/2024
- Real Estate, Land Use & Environmental Newsletter - July 2024, 7/19/2024
- New Jersey Flood Risk Disclosure Law To Take Effect March 20, 2024: Key Actions Sellers and Landlords Need To Take To Comply, 3/08/2024
- The New Jersey Roadway & Traffic Permitting Guide, 4/25/2019

Speaking Engagements

- "Tax Incentives and Project Funding Opportunities," Porzio's Puerto Rico Legal & Compliance Summit, 2/04/2025

Media Mentions

- “Amazon revises plan for Atlantic City Race Course site, shifts to single-story facility,” *Shore Local Newsmagazine*, 4/30/2026
- "Top New Jersey Cases Of 2023," *Law360*, 12/21/2023

Practices

- Real Estate

Area of Focus

- Land Use & Redevelopment
- Real Estate Litigation

Industries

- Cannabis
- Warehousing & Storage

Bar Admissions

- New Jersey, 1998
- New York, 2001

Court Admissions

- United States District Court, District of New Jersey, 1998
- United States District Court, District of New York, 2001

Education

- *Seton Hall Law School*
  J.D., 1998
- *The College of New Jersey*
  B.A., 1995
  cum laude