



Michael J. Lipari

Partner

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Overview

Michael J. Lipari is a Partner in Mandelbaum Barrett's real estate department, where he focuses his practice on redevelopment, land use, zoning, eminent domain, and community association law. Michael's clients include developers, redevelopers, landowners, landlords and tenants involved in the development and use of various types of projects that include residential, commercial, mixed-use, transit-oriented, industrial, commercial, office and retail development projects. Michael counsels clients throughout all aspects of the development project starting with due diligence prior to acquisition.

Michael has successfully represented builders, developers, and community associations before land use boards throughout New Jersey. He routinely reviews, drafts, and negotiates redevelopment agreements and financial (PILOT) agreements on behalf of redevelopers. Michael currently serves as the Zoning Board Attorney for the Borough of Lincoln Park and was previously appointed as Special Redevelopment Counsel for the Borough of Atlantic Highlands and the Township of Belleville where he advised the Mayor and Council on all redevelopment matters.

Michael also has significant experience representing Community Associations having served as general counsel to many associations ranging in size from 5-unit condominiums to 2,100+ unit Homeowners Associations. Additionally, Michael serves as Land Use Counsel to community associations assisting with complex and unique issues that require specialized knowledge in land use and zoning laws.

Michael's practice is further enhanced by the practical, hands-on real estate experience that he brings to the firm. Earlier in his career, Michael served as project manager for a real estate development firm, where he managed large residential, commercial, and mixed-use development projects. In addition, he served as a developer appointed trustee for homeowners associations and served many years as president of a 400+ unit homeowners association.

Michael received his law degree from Seton Hall University School of Law, where he was served on the Appellate Advocacy Moot Court Board and provided pro bono tax assistance to low-income individuals at the Center for Social Justice. Following law school, Michael served as a judicial clerk to the Honorable Mark A. Sullivan, Jr. of the Superior Court of New Jersey, Monmouth Vicinage.

Publications

["As Vacancies Mount in N.J., Options are Available for Stagnant Properties."](#) ROI-NJ, April 21, 2023.

"You Took the Bar Exam ... Now What?," New Jersey Law Journal, July 27, 2016.

"The 'Uberization' of Law: The Case Against Limited Licenses," New Jersey Law Journal, November 18, 2015.

"Recent Court Decisions Favor Redevelopment: A Reversal of Trends?" Builder/Architect.

"Vertical GDP Legislation Presents New Options and Long Term Certainty as to Development Projects," Builder/Architect.

"Vertical GDP Legislation Adds Certainty for Developers Seeking Long Term Development Projects," New Jersey Builders Association Cutting Edge.

"Are You Really a 'Green' Builder? Considerations before Calling Yourself 'Green'," New Jersey Builders Association Cutting Edge.

"New Legislation Governs Green Construction," Builder/Architect.

Contributing editor of, "New Jersey Land Use," 2nd Edition, Juris Publishing, 2007.

Notable Achievements

- [Decision Update: Successful Stop Work Order Appeal Before the Passaic County Construction Board](#)
- [Land Use Alert: Michael J. Lipari secured final major subdivision approval from the Mendham Township Planning Board for a high-end single family residential development project](#)
- [Preliminary and Final Site Plan Approval Secured for Commercial Project in Newark, NJ by Real Estate Attorney Michael Lipari](#)
- [Real Estate Deal Alert: Michael Lipari, Esq. Recently Represented North Jersey Charter School in Expansion](#)
- [Site Plan Approval: Michael J. Lipari recently secured Preliminary and Final Major Site Plan Approval for the Metropolitan YMCA of the Oranges for a new state of the art YMCA campus in Livingston that will include a 54,000 square foot facility, indoor/outdoor recreation facilities, a 24,700 square foot early learning center/office building, and related site improvements](#)

Areas of Practice

- [Real Estate](#)
 - Land Use and Zoning
- [Construction Law](#)
- [Veterinary Law](#)

Admission

- New Jersey
- New York
- United States District Court for the District of New Jersey

Education

- Seton Hall University School of Law, J.D.
- Monmouth University, B.S.