



# Christopher John Stracco

## Of Counsel

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## Overview

Christopher Stracco practices in the areas of real estate, property, and general commercial litigation, including zoning, land use, and real property-related litigation, wireless and cellular telecommunications, ordinance challenges, prerogative writ, riparian rights, quiet title, deed restrictions, adverse possession, real property tax appeals, real property taxation consulting, tax foreclosures, condemnation, eminent domain, valuation litigation, and landlord-tenant litigation and lease disputes.

Christopher has been designated by the Supreme Court of New Jersey, Board on Attorney Certification, as a Certified Civil Trial Attorney.

His experience includes general commercial, tax and real property-related litigation and appeals before the courts of New Jersey; and before United States District Court for the District of New Jersey; United States District Courts for the Southern and Eastern Districts of New York (admitted pro hac vice); United States Court of Appeals for the Second and Third Circuits; United States Bankruptcy Court.

Christopher has handled cases in all 15 of New Jersey's Superior Court vicinages.

Christopher has appeared before land use boards, governing bodies, county planning boards, and chosen Freeholders in connection with land use disputes, and has served as the Chairman of the Zoning Board of Adjustment of Frelinghuysen Township. Christopher serves on the Township Committee of Frelinghuysen Township, served as Mayor from 2020-2021, and Deputy Mayor from 2015-2019 and 2022-2024. He also serves on the Frelinghuysen Township Land Use Board. In addition, he has been retained as an expert witness on real property and taxation issues with regard to legal malpractice claims.

Christopher has served as Special Property Tax and Litigation Counsel for Belleville Township.

Christopher was appointed to the 2003-2004, 2005-2006, 2007-2008, 2010-2011, 2012-2013 and 2013-2014 terms of the New Jersey Supreme Court Committee on the Tax Court.

Christopher has been appointed to the Appellate Practice Committee of the New Jersey State Bar Association.

Christopher has also served on the board of editors for the ABA's *Property Tax Deskbook*, published by the ABA's Section of Taxation.

## Practices & Industries

[Consumer Finance & Creditors' Rights](#)

[Litigation](#)

[Real Estate Litigation](#)

Christopher was appointed by the Supreme Court of New Jersey to a five year term on the Board of Trustees of the IOLTA Fund of the Bar of New Jersey in 2014. In 2017, he was elected to serve as Chairman of the Board and prior to that, he served a one-year term as Treasurer.

Christopher also served on the Supreme Court of New Jersey's Professional Responsibility Rules Committee.

In addition to his legal practice, Christopher serves as the firm's Conflicts Counsel.

*\* No aspect of these advertisements has been approved by the highest court of any state. See [Awards Methodology](#).*

## Experience

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Settled a real property tax appeal of a 200-acre corporate office site, which resulted in a reduction of the original assessment of \$120 million to \$85 million, as well as a subdivision of the property; a donation of a portion to the municipality resulting in an income tax deduction, the dedication of roads and reciprocal easements; and the rezoning of the property

Defended a Fortune 100 pharmaceutical company in connection with an easement claim involving millions of dollars in damages filed by one of New Jersey's largest development companies; a no-cause judgment was entered in favor of Day Pitney's client after a ten-day trial and the trial court's judgment was affirmed on appeal by the Appellate Division

Successfully prosecuted, on behalf of a Fortune 100 pharmaceutical company, a zoning challenge and takings claim due to a rezoning of approximately 200 acres by a municipality with the Court ruling that the rezoning by the municipality was improper after a five day trial; intrinsic development value lost by the rezoning was estimated at approximately \$20 million

Successfully defended a \$14 million real property tax assessment as special tax counsel on behalf of a client municipality involving a golf-course and country club after a four day trial, where the Court affirmed the tax assessment and refused to decrease the assessment as requested by the property owner

Successfully resolved a sewer allocation dispute on behalf of a Fortune 100 client, where a developer sought to force a municipality to recapture sewer capacity allocated to Day Pitney's client and the sewer capacity was tied to development approvals, which added millions of dollars of development value to the property; case ultimately was heard by the New Jersey Supreme Court, and on remand, our client prevailed on summary judgment, and settled on a counter-suit against the municipality for millions of dollars in compensation for the sewer capacity which was recaptured

Settled a real property tax assessment appeal seeking a reduction of a \$321 million assessment on behalf of one of the nation's largest financial institutions on the eve of trial; the real property assessment reductions negotiated were substantial, and resulted in tax savings to the client of approximately \$20 million over several years

Successfully settled a sewer easement dispute between a nationally recognized retail chain and plaintiff, an adjoining property owner, that challenged the efficacy of the easement, and if successful, would have resulted in the closure of the retail store during the busy holiday season

## Education and Credentials

### Education

Vanderbilt University Law School, J.D., 1988

Purdue University, B.A., 1985

## Admissions

State of New Jersey

State of Arizona

U.S. Court of Appeals for the Third Circuit

U.S. Court of Appeals for the Second Circuit

U.S. District Court, District of New Jersey

U.S. Supreme Court

U.S. Tax Court

## Affiliations

American Bar Association

National Italian American Bar Association

New Jersey State Bar Association

Morris County Bar Association

Hispanic Bar Association of New Jersey

## Recognition and Community

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## Recognitions

Chosen for inclusion in [The Best Lawyers in America](#) (Woodward/White, Inc.), Real Estate Law, 2023-2025; Commercial Litigation, 2025

Selected to the list of New Jersey [Super Lawyers](#) (Thomson Reuters), General Litigation, Real Estate, Tax, 2005, 2007, 2010-2017, 2021-2022

AV Preeminent rated by [Martindale-Hubbell](#) (LexisNexis)

Recipient of the Debevoise-Eakely Award by Legal Services of New Jersey, 2019

Honored by Joint Resolution of the New Jersey Legislature for Contributions to the Legal Profession in New Jersey, 2019

Listed as one of "40 Under 40" by the *New Jersey Law Journal*, August 26, 2002

## Community Involvement

Mayor, Frelinghuysen Township (2020-2021)

IOLTA Fund, Chairman (2017-2019)

Green Hill, Inc., Trustee (2016-2019)

Deputy Mayor, Frelinghuysen Township (2015-2019, 2022-2024)

Chairman, Frelinghuysen Township Zoning Board of Adjustment (2006-2012)

Tri-County Scholarship Fund, Trustee (2011-2015)

Day Pitney Diversity & Inclusion Committee

## Insights

The Property Tax Deskbook

January 31, 2024

Appellate Division Affirms Dismissal of Inverse Condemnation on Private Beach Claim

February 1, 2023

Superior Court Upholds Statute for Contribution in Lieu of Property Tax Payment for Hospitals

January 17, 2023

NJ Supreme Court Clarifies Investor Rights in Tax Sale

November 21, 2022

Tax Court Clarifies Exemption from Non-Residential Development Fee

August 3, 2022

New Jersey Appellate Court Denies Tolling by Tax Court Under Frivolous Litigation Statute

June 7, 2022

Supreme Court Clarifies Constitutional Analysis Regarding Municipal Commercial Sign Restrictions

May 9, 2022

Tax Court Holds That CAFRA Permit Is Not a Prima Facie Bar to Application of the Freeze Act

May 9, 2022

Tax Court Upholds Non-Residential Development Fee on Property Subject to the Long-Term Tax Exemption Law

February 7, 2022

COVID-19 May Make 2021 the Year to Consider Tax Assessment Appeals

January 12, 2021

COVID-19 and Its Impact on Real Estate

October 9, 2020

Real Property Tax Appeal Deadline Extended Due to COVID-19

June 2, 2020

New Jersey Executive Order No. 128, Allowing Security Deposit To Be Used for Residential Rent During COVID-19

April 26, 2020

Anticipating Case and Claim Deadlines in the Age of COVID-19

April 14, 2020

How COVID-19 Could Impact New Jersey Property Tax Assessments

April 7, 2020

Tax Appeals, Residential Evictions, Postponed Due to COVID-19

March 25, 2020

Appellate Division Reverses Tax Court on Kean University Restaurant Tax Exemption

June 18, 2019

When It Rains, It Pours: New Jersey's Proposed 'Rain Tax'

February 28, 2019

Nonprofit Permitted to Bring LAD Claim Against Objectors to Land Purchase

December 18, 2018

New Jersey Poised to Legalize Recreational Cannabis Use, but Federal Criminal Prohibition Remains in Place

December 4, 2018

New Jersey Supreme Court Moves Closer to *Daubert* Standard for Admissibility of Expert Testimony

August 3, 2018

New Jersey Supreme Court Upholds Appellate Division Decision on "Time of Application" Rule

June 25, 2018

NJ Real Estate Considerations After Cannabis Legalization

May 1, 2018

The Potential Legalization of Cannabis in New Jersey: Real Estate Considerations

March 20, 2018

Long-Awaited Decision Sets New Jersey Methodology for Municipal Affordable Housing Obligations

March 13, 2018

Tax Court Denies Church's Property Tax Exemption

March 7, 2018

New Jersey's General 2018 Tax Assessment Appeal Deadlines Loom: Deadline Is April 1 for Majority of NJ Properties

February 21, 2018

New Jersey Supreme Court Clarifies When Causes of Action for Construction Defects Accrue

fall 2017

Arbitration Agreement Between Homeowners and Builder Does Not Bind Homeowner Association

November 27, 2017

NJ Tax Court Holds Freeze Act Does Not Apply Unless Assessment Is Adjudicated

October 30, 2017

NJ Tax Court Addresses the Strange Confluence of Adverse Possession and Property Taxation

October 12, 2017

NJ Supreme Court Clarifies When Causes of Action for Construction Defects Accrue

September 19, 2017

Appellate Division Clarifies State University's Qualified Immunity From Local Land Use Regulation

August 28, 2017

Bankruptcy Sale Does Not Obviate Chapter 91 Compliance

August 23, 2017

A Movement in New Jersey to Protect Land Use Applicants from Sham Litigation by Business Competitors

August 7, 2017

Appellate Division Allows Sham Land Use Litigation Claim to Proceed

July 27, 2017

New Jersey Supreme Court Reverses Ban On Electronic Billboards

January 27, 2017

Can Use Variance Grants Be 'Reasonably Probable'?

November 2, 2016

[\\$8.1M Award for Taking Reversed Due to Error on Presumption of Use Variance and Road Dedication](#)

October 25, 2016

[What Will Become Of Jersey City's Tax Abatement Law?](#)

October 14, 2016

[The Latest On Electronic Billboards In NJ](#)

September 26, 2016

[Supreme Court Reverses Ban on Electronic Billboards](#)

September 21, 2016

[Third Circuit Overrules Dismissal of Suit Challenging Property Tax Breaks Conditioned on the Use of Union Labor](#)

September 20, 2016

[Discovery Rule Resurrects Fraud Claim On NJ Property Sale](#)

August 24, 2016

[The Discovery Rule Applies to Resurrect Consumer Fraud Claim on Property Sale](#)

August 23, 2016

[NJ Time-Of-Application Rule Doesn't Bar A Permitted Use](#)

August 5, 2016

[Time of Application Rule Does Not Apply to Bar a Permitted Use](#)

July 29, 2016

[Appellate Division Clarifies Standard for Property Nuisance Claims](#)

July 29, 2016

[Appellate Division Clarifies Standard for Property Nuisance Claims](#)

April 29, 2016

[Real Property Tax Uncertainty Remains for New Jersey Not-for-Profit Hospitals](#)

January 22, 2016

[When Land Use And Antitrust Collide](#)

December 9, 2015

[Tax Appeal Update: Mandatory E-Filing and Upcoming Filing Deadlines](#)

December 1, 2015

[NJ Tax Exemption Challenges Just Got Easier To Prosecute](#)

November 30, 2015

[New Jersey Investigates Failure of Towns to Initiate Property Tax Assessment Revaluations](#)

November 23, 2015

[When Land Use and Antitrust Collide: The Curious Case of Wegmans v. Shop Rite](#)

November 19, 2015

[Tax Court Places Burden of Proof on Princeton University in Tax Exemption Case](#)

November 13, 2015

[Nonprofit News - Summer 2015](#)

July 29, 2015

[1 Size Does Not Fit All NJ Hospital Property Tax Exemptions](#)

July 13, 2015

[To Reval or Not to Reval? Municipalities Face Legal and Budgetary Challenges Before and After Undertaking Revaluations](#)

March 2011

# News

Partner Chris Stracco Sworn in as Frelinghuysen Township Mayor

January 22, 2020

Day Pitney Pro Bono Team and Co-Counsel Win Favorable Decision in Property Tax Exemption Case

July 10, 2019

Christopher Stracco Honored by New Jersey Joint Legislative Resolution

July 8, 2019

Christopher Stracco Receives Award from Legal Services of New Jersey

June 3, 2019

Chris Stracco to Receive Equal Justice Award from Legal Services of New Jersey

March 27, 2019

Christopher Stracco Re-elected Chairman of IOLTA Fund

January 24, 2018

Christopher Stracco Elected Chairman of the IOLTA Fund

January 25, 2017

87 Day Pitney Lawyers Named to 2016 Super Lawyers List

November 10, 2016

Christopher Stracco Elected Treasurer of NJ IOLTA

March 9, 2016

Christopher Stracco Appointed to Green Hill Board of Trustees

February 11, 2016

Day Pitney Sponsors the South Asian Bar Association of New Jersey Annual Dinner

November 3, 2015

91 Day Pitney Lawyers Named to 2015 Super Lawyers List

October 30, 2015

Eighty-Four Day Pitney Attorneys Recognized by Super Lawyers for 2014

November 3, 2014

Eighty-eight Day Pitney Attorneys Recognized by *Super Lawyers* for 2013

October 22, 2013

Ninety-eight Day Pitney Attorneys Recognized by *Super Lawyers*

October 22, 2012

Thirty-three Day Pitney Attorneys Named New Jersey Super Lawyers

March 31, 2011

# In The Media

The Property Tax Deskbook

December 9, 2022

"Timely Topics for Assessors and Appraisers," Annual New Jersey Seminar of the Society of Professional Assessors

March 31, 2022

The Property Tax Deskbook

The Property Tax Deskbook , January 14, 2022

Developer Can't Arbitrate NJ Condo Owner's Fraud Suits

Law360, September 10, 2021

NJ Panel Upholds \$300M PSEG Nuclear Plant Subsidy

Law360, March 30, 2021

The Property Tax Deskbook

American Bar Association (ABA), December 15, 2020

Virus Creates Opening for Office Market In NJ Suburbs

Law360, August 18, 2020

Day Pitney's Pro Bono Tax Team Wins NJ Supreme Court Appeal Involving Religious Use

The Record, Law 360, July 16, 2020

The Legal Aspects of Electronic Billboards and Signs

October 24, 2019

The Property Tax Deskbook

American Bar Association Section of Taxation, October 24, 2019

NJ Office Complex Overvalued By \$15M, State Tax Court Says

Law360, June 10, 2019

Restrictive Covenants: Common Disclosures, Restrictions and Land Use Issues

October 23, 2018

Recent Trends in Billboard Law

October 18, 2018

The Legal Aspects of Electronic Billboards and Signs

November 21, 2017

Regulating Signs and Billboards: Siting Issues, Environmental Concerns and Revenue Sharing Opportunities

November 8, 2017

Chris Stracco Presents Special Achievement Award at Equal Justice Awards Reception

June 7, 2017

Labor Related Requirements in Redevelopment Related Agreements

February 10, 2017

Recent Trends in Electronic Billboards and Signs

April 28, 2017

Valuing Corporate Facilities – Past, Present and Future

April 7, 2017

New Jersey Property Tax

The Property Tax Deskbook, September 1, 2017

Recent Developments from the Tax Court

April 7, 2016

Day Pitney Lawyers Speak at Pro Bono Institute at Esai Inc. Conference

September 18, 2015

Will Veto Spark Litigation Over Nonprofit Hospitals' Tax Status?

New Jersey Law Journal, January 22, 2016



Should hospitals pay property taxes?

Asbury Park Press, December 12, 2015

NJ Court Says Officials Erred In OK'ing LG Office Tower

Law360, October 21, 2015

Christopher Stracco and Jen Capone Co-author Chapter in ABA Book

Property Tax Deskbook, October 16, 2015

Tri-County Lawyers Benefit for Freedom Scholars Program

The New Jersey Law Journal, July 2, 2015

Thanks to Dunes Case, Compensation for Partial Takings Will Likely Go Down

New Jersey Law Journal, October 14, 2013

New Jersey Property Tax

The Property Tax Deskbook, 18th Edition, September 1, 2013