

Luke S. Pontier

Partner

Parsippany, NJ | (973) 966-8714

lpontier@daypitney.com

Overview

Luke Pontier represents buyers, sellers and developers in a wide range of real estate and land use matters. He prepares and coordinates land use applications for subdivisions, site plans and variance applications, and represents applicants before municipal planning and zoning boards. He also assists clients with all aspects of the redevelopment process. Luke's practice includes drafting and negotiating purchase and sale agreements, leases, easements and loan documents. Additionally, Luke assists with the formation of commercial and residential condominiums, as well as special purpose entities and joint ventures.

Luke was a Day Pitney Summer Apprentice in 2015.

Experience

No aspect of this advertisement has been approved by the highest court of any state. Prior results do not guarantee a similar outcome.

Representation of borrower in connection with a $15 million credit refinancing secured by industrial warehouse

Representation of real estate investor in connection with formation of commercial and residential condominiums for luxury resort and residences in New Jersey

Representation of nationally recognized developers in connection with subdivision and site plan approvals

Pro bono representation of allegedly incapacitated individuals in guardianship proceedings

Representation of restaurant in connection with liquor license application and valet licensing and vendor agreements

Education and Credentials

Education

Brooklyn Law School, J.D., *magna cum laude*, 2016

Fordham University, B.S., *magna cum laude*, 2013

Practices & Industries

Acquisitions & Dispositions

Commercial Real Estate

Land Use, Zoning & Redevelopment

Leasing

New Jersey Land Use & Zoning

Admissions

State of New Jersey

Recognition and Community

No aspect of this advertisement has been approved by the highest court of any state. Prior results do not guarantee a similar outcome. See Awards Methodology.

Recognitions

Selected to the list of New Jersey *Super Lawyers*® Rising Stars, Land Use/Zoning, 2023-2027

Insights

New Jersey Enacts Energy and Water Reporting Requirements for Data Centers
Day Pitney Alert, September 14, 2026

NJDEP Formally Adopts Interim Standards and Expands Testing Requirements for Certain PFAS
Day Pitney Alert, July 14, 2026

Update on NJ Inactive Liquor License Transfers and Expirations
Day Pitney Alert, January 9, 2025

New Law Authorizes Intermunicipal Transfers and Expirations of Inactive Plenary Retail Consumption Licenses
September 9, 2024

New Jersey Appellate Division Invalidates Municipal Ordinance Regulating Ownership of Age-Restricted Residences
August 5, 2024

New Jersey Supreme Court Offers Guidance for Evaluating Emotional Support Animal Requests
March 25, 2024

New Jersey Appellate Division Reviews Regulations Regarding Election Procedures and Practices in Community Associations
March 7, 2024

Time for a Rain Check: New Jersey's Stricter Flood Notification Obligations
July, 21, 2023

NJ Highlands Council Announces New Policy Restricting Warehouse Developments
May 25, 2023

NJ Senate Passes Bill Expanding Flood Notice Obligations for Landlords and Sellers
April 11, 2023

Another Win for Dogs: Court Allows Emotional Support Dog Violating Association Pet Policy
March 29, 2023

"The 72nd Annual Atlantic Builders Convention Conference & Expo," New Jersey Builders Association
March 29, 2023

Appellate Division Affirms Dismissal of Inverse Condemnation on Private Beach Claim
February 1, 2023

New Jersey Creates $305 Million Fund to Complete Affordable Housing Projects
October 12, 2022

Tax Court Clarifies Exemption from Non-Residential Development Fee
August 3, 2022

New Jersey Extension of Time for Certain Claims Against Real Estate Developers
May 2, 2022

Appellate Division Says Denial of a Land Use Application Must Rest on Competent Evidence in the Record Rather Than on Unproven Concerns of Residents and Board Members
March 14, 2022

Tax Court Upholds Non-Residential Development Fee on Property Subject to the Long-Term Tax Exemption Law
February 7, 2022

Paving the Way: New Jersey New Concrete Mandate and Tax Incentives
November 19, 2021

New Jersey Protections for Virtual Land Use Approvals
October 4, 2021

NJEDA Releases Draft Rules for NJ Aspire Program
September 16, 2021

New Jersey Legislature Considers Sweeping New Warehouse Bill
June 3, 2021

Closed Entry: Special Provisions-Minimizing Risk With a Strong Cannabis-related Lease
April 12, 2021

Governor Murphy Signs New Jersey Economic Recovery Act of 2020
January 13, 2021

New Jersey Permit Extension Act Registration for Permits Open Until October 8, 2020
September 11, 2020

Second Bite at the Approvals Apple; New Jersey Appellate Court Rules Joint Land Use Board May Reconsider a Decision Before It Is Memorialized
May 29, 2020

New Jersey Extends Liquor License Renewal to September 30 Due to COVID-19 Pandemic
April 30, 2020

New Jersey Governor Announces Residential Mortgage Relief Amid COVID-19 Pandemic
March 30, 2020

New Jersey Issues Guidance on Municipal Building Code Departments' Operations During COVID-19 State of Emergency
March 26, 2020

NJ Governor Signs COVID-19 Legislation
March 24, 2020

New Jersey Adopts Several Pieces of Emergency Legislation to Address COVID-19 Concerns
March 24, 2020

A Cautionary Tale of Orphan Signature Pages
New Jersey Builders Association, fall 2019

Governor Murphy Announces New and Revamped Tax Incentive Programs
October 8, 2018

Appellate Division Upholds Municipal Ordinances Imposing Regulatory and Inspection Fees on Landlords
September 6, 2018

Appellate Division Reverses Trial Court to Reinstate Designation of Area in Need of Redevelopment
January 4, 2018

NJ Appellate Division Reverses Trial Court in Interpretation of MLUL Notice Requirements
July 7, 2017

News

Day Pitney Elects Seven New Partners in 2026 Class
Day Pitney Press Release, January 5, 2026

Day Pitney Land Use Team Represents Spring Grove Property in Approval of Expansion Plans for Nursing Home
April 24, 2023

Day Pitney Real Estate and Environmental Team Represents Merck in Sale of Kenilworth Headquarters
March 2, 2023

Day Pitney Successfully Represents The Richman Group in Obtaining Approval for Affordable Housing Project
August 28, 2019

Day Pitney Represents 1st Constitution Bancorp in its Acquisition of Shore Community Bank
June 24, 2019

Day Pitney Represents Omni America, LLC in its Acquisition & Financing of Two Newark-Based Public Housing Complexes
September 7, 2018

In The Media

On the Move and After Hours: Day Pitney; Genova Burns; Ballard Spahr; Capehart Scatchard
New Jersey Law Journal, February 27, 2026

Day Pitney Elevates Two Parsippany-Based Attorneys to 2026 Partner Class
Parsippany Focus , January 9, 2026

Conn. Firms Begin 2026 With Flurry of Promotions
Law360, January 8, 2026

Day Pitney Represents Developer Joint Venture in New Health and Wellness Center in Woodbridge, NJ
NJBiz, March 11, 2024

"2023 Cannabis Summit," Garden State Bar Association
May 16, 2023

Property Plays: Merck, Fannie, Denver Airport
Law360, March 5, 2023

Into the Weeds: Legal Aspects of NJ Cannabis Regulation
November 4, 2021