

Peter J. Wolfson

Partner

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Overview

Peter Wolfson represents developers in land use and real estate development and redevelopment projects. His work representing private development interests is complemented by his experience representing municipal zoning and planning boards and serving as a municipal attorney for a rapidly redeveloping town and its redevelopment agency earlier on in his career. With his comprehensive understanding of land use law gained from "both sides of the table," Peter is able to spot issues and fashion solutions that otherwise would likely not be considered.

In addition to land use and real estate development and redevelopment, Peter is sought by clients to handle issues relating to real estate transactions, financing, taxation, and common interest ownership associations. When disputes arise in any of these areas, Peter counsels clients on litigation strategies and often argues appeals.

Peter frequently speaks on land use and development topics and has testified before the New Jersey Law Revision Commission regarding proposed statutes.

Practices & Industries

Academic Institutions & Higher Education

Commercial Real Estate

Corporate & Business Law

New Jersey Land Use & Zoning

Education and Credentials

Education

The Dickinson School of Law, J.D., 1983

Allegheny College, B.A., 1980

Admissions

State of New Jersey

U.S. District Court, District of New Jersey

Affiliations

Zufall Health Foundation, Trustee, 2021-Present; President, Board of Trustees, 2024-Present

Morris County Bar Association, Board of Trustees, 2000-2003; Nominating Committee, 2004; Member, Land Use Section, 2003-Present

Morris County Bar Foundation, Trustee, 2004-2007

New Jersey State Bar Association, Land Use Section, Member, Director, 2005-2008

American Bar Association, Member

New Jersey Builders Association, Legal Action Committee, 2003-2006

Community Builders Association, Director, 2005-2006; Co-Chair of the Legal Affairs and Legislative Affairs Committees, January 2005-2006

Community Associations Institute, Member

New Jersey Planning Officials, Member

The Dickinson School of Law Alumni Mentoring Program, Mentor

Morris County United Way, Advisory Council, Member; Commercial Real Estate Steering Committee, Former Member; Public Officials Forum, Chair

Morris Tomorrow, Board of Trustees, 2006-2010

International Council of Shopping Centers, Member

New Jersey Institute of Local Government Attorneys, Member

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

Honoree, 35th Annual Gala for Zufall Health Center, 2025

Recognized with a *NJBIZ* ICON Award, 2025

Selected as the Litigation - Real Estate Lawyer of the Year for the Newark Metro Area by *The Best Lawyers in America* (Woodward/White, Inc.), 2023

Chosen for inclusion in the *Chambers USA Legal Directory* (Chambers & Partners) of recognized practitioners for Real Estate: Zoning/Land Use attorney in New Jersey, 2019-2026

Chosen for inclusion in *The Best Lawyers in America* (Woodward/White, Inc.), Land Use & Zoning Law, 2013-2027; Litigation - Real Estate, 2013-2027; Real Estate Law, 2012-2027

Selected to the list of New Jersey *Super Lawyers*®, Real Estate: Business Land Use/Zoning 2005-2027

Recognized by *The Best Lawyers in America* (Woodward/White, Inc.) as the Newark Area Best Lawyers Land Use and Zoning Law Lawyer of the Year, 2015

AV Preeminent rated by Martindale-Hubbell (LexisNexis)

Recipient of the Scotty Award for service from Morris County Rides, Inc. (now TransOptions, Inc.), 1997

Insights

Appellate Division Affirms Broad Municipal Authority Under LRHL To Negotiate Redeveloper Payments
Day Pitney Alert, April 2, 2025

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 Flood Disclosure Requirements for New Jersey Landlords and Seller
March 22, 2024

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

New Jersey Appellate Division Upholds Decision on Electric Vehicle Parking Credits During Concept Review Phase
February 23, 2024

Failure to Timely Join Applicants Shuts Objectors Out of Court
January 3, 2024

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

Reaffirming Deference Owed to Municipal Planning Boards, Appellate Division Rejects Challenge to Liquor Store Approval
July 6, 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

NJ Supreme Court Issues Important Guidance on 'Area in Need of Redevelopment' Designations
March 24, 2023

"Real Estate Round Table," Day Pitney
February 8, 2023

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

NJ Economic Development Authority to Offer $300 Million in Tax Credits for Brownfields Redevelopment
September 20, 2022

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

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

New Jersey Legislature's Joint Budget Oversight Committee Approves $40 Million for In-Process Affordable Housing Projects
December 3, 2021

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 Governor Signs Into Law Bill Requiring Electric Vehicle Charging Stations
July 28, 2021

Generations Summer 2021 - Day Pitney's Real Estate Fund Investment Opportunities Roundtable
June 23, 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 Executive Order No. 128, Allowing Security Deposit To Be Used for Residential Rent During COVID-19
April 26, 2020

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

COVID-19 Impact on Commercial Real Estate
March 26, 2020

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

New Jersey Law Expands Eligibility Criteria for Designating Redevelopment Areas
August 15, 2019

Appellate Division Reverses Tax Court on Kean University Restaurant Tax Exemption
June 18, 2019

The Third Circuit Holds that Scheduled Segregation Violates the Fair Housing Act
April 30, 2019

Hoboken May Not Require Developer 'Givebacks' as a Condition to Ordinance Approval
April 15, 2019

When It Rains, It Pours: New Jersey's Proposed 'Rain Tax'
February 28, 2019

New Jersey Appellate Division Holds Variance Condition Requiring Owner Occupancy of Unit in Two-Family Dwelling Is Discriminatory Against Renters and Unenforceable
February 22, 2019

New Jersey Appellate Division Rules Public Notices in Land Use Cases Need Clear Description of All Uses Proposed
February 11, 2019

New Jersey Appellate Court Rules Hoboken May Not Retroactively Apply Municipal Ordinances to Invalidate Prior Land Use Approval
January 14, 2019

Nonprofit Permitted to Bring LAD Claim Against Objectors to Land Purchase
December 18, 2018

New Tools for Financing Redevelopment Projects
November 19, 2018

"Real Estate Investing: Challenges and Opportunities in a Rapidly Changing Landscape" Day Pitney Family Office Real Estate Investing Program
November 1, 2018

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

New Jersey Governor Signs Bill Modifying Sewer and Water Connection Fee Calculations Into Law
August 14, 2018

New Jersey Supreme Court Upholds Appellate Division Decision on "Time of Application" Rule
June 25, 2018

Day Pitney Hosts Family Office Real Estate Investing Series Program
April 25, 2018

Long-Awaited Decision Sets New Jersey Methodology for Municipal Affordable Housing Obligations
March 13, 2018

New Jersey Condominium Act Establishes Association's Duty to Residents
January 16, 2018

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

Appellate Division Clarifies State University's Qualified Immunity From Local Land Use Regulation
August 28, 2017

Appellate Division Allows Sham Land Use Litigation Claim to Proceed
July 27, 2017

New Jersey Expands the Rights of Common Interest Community Residents
July 21, 2017

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

Proposed Changes to New Jersey Housing and Mortgage Finance Agency Regulations
June 22, 2017

Redevelopment: Securing Approval Rights After Expiration of the Permit Extension Act
June 9, 2016

News

New Jersey Enacts FAIR Act to Prohibit Algorithmic Rent-Setting Practices
Day Pitney Alert, July 31, 2026

Day Pitney Partner Peter Wolfson Named a 2025 NJBIZ ICON Honoree
Day Pitney Press Release, April 1, 2025

Day Pitney Partner Peter Wolfson appointed President of the Board of Trustees for the Zufall Health Foundation
July 15, 2024

Chambers Recognizes Day Pitney with Elevated Rankings Across Practices and Attorneys
June 6, 2024

Chambers USA 2023 Ranks 35 Day Pitney Attorneys and 13 Practices
June 1, 2023

Chambers USA 2022 Ranks 34 Day Pitney Attorneys and 13 Practices
June 1, 2022

Chambers USA 2021 Ranks 31 Day Pitney Attorneys and 13 Practices
May 21, 2021

Chambers USA 2020 Ranks 34 Day Pitney Attorneys and 12 Practices
April 30, 2020

Chambers USA 2019 Ranks 38 Day Pitney Attorneys and 12 Practices
May 8, 2019

Chambers USA 2018 Ranks 39 Day Pitney Attorneys and 11 Practices
May 25, 2018

87 Day Pitney Lawyers Named to 2016 Super Lawyers List
November 10, 2016

71 Day Pitney Lawyers Named to 2017 Best Lawyers List
August 15, 2016

91 Day Pitney Lawyers Named to 2015 Super Lawyers List
October 30, 2015

Day Pitney Expands in New Jersey with the Addition of Five Attorneys to the Real Estate Practice
October 2, 2015

In The Media

Day Pitney Highlighted in List of Commercial Real Estate Law Firms in New Jersey
Real Estate NJ, March 25, 2025

"P3 Partnerships: A Path for Progressive Development," CoreNet NJ
May 20, 2022

New Jersey Governor Signs Permit Extension Act for the Duration of the COVID-19 Public Health Emergency
Day Pitney Alert, July 6, 2020

Redevelopment Planning Law
October 23-24, 2019

Over-Capacity Crowd for Madison Historic Preservation Commission's Hearing on Proposed Movie Theater Redevelopment
Tapinto.net, March 15, 2019

NJ Zoning: How To Use Zoning To Create The Desired Neighborhood
April 10, 2018

New Jersey Real Estate Authority’s Redevelopment Training Institute Seminar
October 5, 2016

New Partners Yearbook 2016
New Jersey Law Journal, March 11, 2016

Firm Split-Ups and Lateral Moves Highlight 2015
New Jersey Law Journal, December 22, 2015

The Ninth United Way of Northern New Jersey Public Officials Forum, with special guests Sen. Cory Booker and (Ret.) Governor Tom Kean
November 20, 2015

The Eighth United Way of Northern New Jersey Public Officials Forum, "Mentoring" with special guest speaker Newark Mayor Cory Booker
May 15, 2012

The Seventh United Way of Northern New Jersey Public Officials Forum, "Bridging the Workforce Divide" with special guest speaker Commissioner Harold J. Wirths
May 23, 2011

Close Up: Peter J. Wolfson of Day Pitney LLP
NJBIZ, November 22, 2015

Land Use Update CLE Program
October 27, 2010

Redevelopment Law in New Jersey
October 9, 2013

Creation & Adoption of a Redevelopment Plan
October 8, 2014

COAH Update
December 14, 2010

Redeveloper Selection and Redevelopment Agreements
October 5, 2011 and October 24, 2012

On The Scene
Real Estate Weekly, October 16, 2015

Movers & Shakers
The Deal, October 9, 2015

Rezone, Rehabilitate or Redevelop? | Fall 2015
October 1, 2015

Redeveloper Selection and Redevelopment Agreements | Fall 2013
October 16, 2013

Breakfast Roundtable Discussing Hot Topics in Real Estate and Environmental Law in New Jersey
May 10, 2013

Property Tax Appeals and Financial Opportunities Presented by a Challenging Market: Using the Tax Appeal Process and Understanding Tax Abatements and Incentives to Navigate a Down Market
February 26, 2013