



# Nicole M. Magdziak

## Partner

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## Overview

Nicole Magdziak assists developers, property owners and corporations with residential, commercial, industrial and multi-family development and redevelopment, including land use and zoning, rezoning, affordable housing, redevelopment law, real estate acquisitions and dispositions and financial incentives, such as long and short-term tax exemptions. She works with developers and property owners from the inception of their project, beginning with negotiation and drafting of purchase agreements and leases, and sees a project through its approvals and entitlements from local planning boards, zoning boards and state agencies. This includes appearing before municipal authorities to secure regulatory approvals, such as site plan, subdivision, bulk variances and use variances. Nicole also assists clients with condominium sponsorship and conversion and reciprocal easement agreements.

Prior to joining Day Pitney, Nicole interned with the Office of Regional Counsel of the Environmental Protection Agency, Region 2, and the Honorable Denise Cobham, New Jersey Superior Court. She was a summer apprentice with Day Pitney in 2013.

## Experience

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

Represents multi-family developers in negotiation of redevelopment of property to permit multi-family development, PILOT, site plan approval and associated development approvals

Represents and assists national pharmaceutical company obtain development approvals for retail stores throughout the state

Represents private country clubs in connection with the development and redevelopment of recreational and clubhouse facilities

Represents providers of senior living facilities in connection with the acquisition, development and expansion of such facilities, including nursing facilities, assisted living facilities, independent living units and continuing care retirement communities

Represents individual landowners in connection with the development of real property for residential and commercial uses, including applications for use and bulk variances

## Practices & Industries

[Acquisitions & Dispositions](#)

[Commercial Real Estate](#)

[Land Use, Zoning & Redevelopment](#)

[New Jersey Land Use & Zoning](#)

Assisted developer to create condominium associations for luxury condominium and resort development

## Education and Credentials

### Education

Seton Hall University School of Law, J.D., *cum laude*, 2014, *Seton Hall University School of Law Legislative Journal*, Symposium Editor

University of North Carolina, B.S., *with Distinction*, 2010

### Admissions

State of New Jersey

State of New York

### Affiliations

Morris County Bar Association, Land Use Committee, Co-Chair

New Jersey State Bar Association, Land Use Law Section, Board of Directors

## 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](#)<sup>®</sup>, Land Use/Zoning, 2026

Selected to [The Best Lawyers in America](#) list of Ones to Watch (Woodward/White, Inc.) for Real Estate Law, 2021-2025; Land Use and Zoning Law, 2021-2025

Chosen for inclusion in the [Chambers USA Legal Directory](#) (Chambers & Partners) of recognized practitioners for Real Estate: Zoning/Land Use attorney in New Jersey, 2021-2023

Selected to the list of New Jersey [Super Lawyers](#)<sup>®</sup> Rising Stars, Land Use & Zoning, 2022-2024

### Community Involvement

United Way, Commercial Real Estate Steering Committee

## Insights

NJDEP's REAL Rules: What Developers Need to Know  
Day Pitney Alert, March 20, 2026

Superior Court Dismisses Municipal Challenge to 2024 Fair Housing Act

Day Pitney Alert, October 9, 2025

Appellate Division Affirms Broad Municipal Authority Under LRHL To Negotiate Redeveloper Payments

Day Pitney Alert, April 2, 2025

New Jersey's Fourth Round Affordable Housing Numbers Released

October 24, 2024

New Jersey Appellate Division Invalidates Municipal Ordinance Regulating Ownership of Age-Restricted Residences

August 5, 2024

"Women Working Together: Take a Swing With Us," Day Pitney

June 17, 2024

New Jersey Appellate Division Upholds Decision on Electric Vehicle Parking Credits During Concept Review Phase

February 23, 2024

UPDATED: Fourth Round Affordable Housing Legislation Makes Its Way Through New Jersey Legislature

February 21, 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

Day Pitney Sponsors United Way of Northern New Jersey's United Way Legacy Event

June 2, 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

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

March 29, 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

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

New Jersey Governor Signs Into Law Bill Requiring Electric Vehicle Charging Stations

July 28, 2021

New Jersey Legislature Considers Sweeping New Warehouse Bill

June 3, 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 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

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

New Jersey Law Expands Eligibility Criteria for Designating Redevelopment Areas

August 15, 2019

An Update on Redevelopment and Pilots

winter 2019

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

February 11, 2019

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

New Jersey Legislature Passes Bill Modifying Sewer and Water Connection Fee Calculations

January 10, 2018

NJ Appellate Division Reverses Trial Court in Interpretation of MLUL Notice Requirements

July 7, 2017

Redevelopment: Securing Approval Rights After Expiration of the Permit Extension Act

June 9, 2016

Recent Developments in NJ Condominium Case Law

October 2, 2015

## News

Chambers USA 2023 Ranks 35 Day Pitney Attorneys and 13 Practices

June 1, 2023

Eleven Day Pitney Attorneys Elevated to Firm Partnership for 2023

January 3, 2023

Nicole M. Magdziak

January 3, 2023

Chambers USA 2022 Ranks 34 Day Pitney Attorneys and 13 Practices

June 1, 2022

Day Pitney Real Estate Team Obtains Site Plan Approval for Two Development Projects in the Same Night

February 8, 2022

Chambers USA 2021 Ranks 31 Day Pitney Attorneys and 13 Practices

May 21, 2021

Day Pitney Represents USPF Chatham LP in its \$35 Million Acquisition of Chatham Village Apartments

October 11, 2019

Day Pitney Successfully Represents The Richman Group in Obtaining Approval for Affordable Housing Project

August 28, 2019

Day Pitney Advises Ibis Plaza Office Suites in Acquisition of Mount Laurel Office Building

September 16, 2015

## In The Media

Day Pitney Highlighted in List of Commercial Real Estate Law Firms in New Jersey

Real Estate NJ, March 25, 2025

Day Pitney Represents Kushner in Land Use Approval for Long Branch, NJ Mixed Use Development

Real Estate NJ, March 28, 2024

New Partners Yearbook 2023, New Jersey Law Journal

New Jersey Law Journal, March 2, 2023

Day Pitney Elevates 11 To Partner

Law360 Pulse, January 3, 2023

Day Pitney Real Estate, Land Use Lawyer in New Jersey Named Partner  
Real Estate NJ, January 4, 2023

Eleven Day Pitney Attorneys Elevated to Firm Partnership in 2023  
The Boca Raton Tribune, January 4, 2023

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

Author, "The Debate Over Regulation Alternatives for Cooling Water Intake Structures is Heating Up," Seton Hall University  
School of Law Legislative Journal, Vol. 38, Issue 2, 2014  
January 1, 2014