

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.

Firm Leadership:

- Leadership Team, Day Pitney Women Working Together

Practices & Industries

Acquisitions & Dispositions

Commercial Real Estate

Land Use, Zoning & Redevelopment

New Jersey Land Use & Zoning

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 re-development 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

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

Chosen for inclusion in *The Best Lawyers in America* (Woodward/White, Inc.), Real Estate Law, 2027

Selected to the list of New Jersey *Super Lawyers*®, Land Use/Zoning, 2026-2027

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*® 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