

Craig M. Gianetti

Partner

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Overview

Craig Gianetti assists property owners, developers and institutional investors in all aspects of real estate development, from the initial transaction, to development approvals, financing and litigation. He helps clients with residential and commercial real estate development matters, including land use and zoning, affordable housing, redevelopment law, real estate transactions and litigation.

Craig has extensive experience in affordable housing matters related to developer and municipal compliance with affordable housing laws and has represented developers in affordable housing projects financed through the NJHMFA and the federal Low Income Housing Tax Credit Program. He has been involved in dozens of affordable housing cases through out New Jersey on behalf of developers.

In addition to his practice, Craig is an instructor of "Introduction to Zoning Enforcement and Administration" at Rutgers University's Center for Government Services, and has been a guest speaker at the Kislak Real Estate Institute at Monmouth University. He is a regular speaker on various panels and seminars concerning land use and affordable housing. He is also a past-Chair of the Land Use Section of the New Jersey State Bar Association.

Craig served as judicial clerk to the Honorable Eugene D. Serpentelli, Assignment Judge of the New Jersey Superior Court, Ocean County Law Division (retired), where he primarily assisted on land use and affordable housing matters in Ocean County.

Firm Leadership:

- Co-Chair, Real Estate, Environmental & Land Use Business Unit

Practices & Industries

Commercial Real Estate

Corporate & Business Law

Data Centers and Digital Infrastructure

Land Use, Zoning & Redevelopment

New Jersey Land Use & Zoning

Real Estate Litigation

Experience

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

Represented multiple Fortune 500 companies on the repurposing and redevelopment of corporate campuses in New Jersey

Represented a number of developer clients in obtaining rezoning for property as part of municipal affordable housing compliance plans, which in some instances involved litigation

Represent national pharmacy chain and regional convenience store chain in obtaining land use approvals throughout New Jersey

Recently represented both residential and commercial developers in redevelopment projects in New Jersey, including Morristown, Newark, Irvington, Wall Township, Atlantic City, Woodbridge, Moorestown and Old Bridge

Recently represented several affordable housing developers on the financing for projects in New Jersey using federal Low Income Housing Tax Credits

Represented several developers in obtaining rezoning or development approvals for over 3 million square feet of industrial space in New Jersey since 2021

Represented Fortune 100 Company on land use approvals for multiple parcel distribution centers throughout the state of New Jersey

Represent a large institutional real estate investment company in land use and affordable housing due diligence matters as part of various acquisitions and dispositions in New Jersey

Education and Credentials

Education

Quinnipiac University School of Law, J.D., *magna cum laude*, 2003, Associate Editor, *Quinnipiac Law Review*

Villanova University, B.S., 2000

Admissions

State of New Jersey

State of New York

U.S. District Court, District of New Jersey

Affiliations

New Jersey State Bar Association, Land Use Law Section, Former Chair

New Jersey Builders Association

Morris County Bar Association

Metropolitan Builders and Contractors Association, Inc.

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

Named to *Business in New Jersey's* 2026 Best Commercial Real Estate Leaders list

Chosen for inclusion in the *Chambers USA Legal Directory* (Chambers & Partners), of recognized practitioners for Real Estate: Zoning/Land Use in New Jersey, 2025-2026

Recipient of Land Consultant of the Year for the Northeast Corridor Division (PulteGroup), 2024

Chosen for inclusion in *The Best Lawyers in America* (Woodward/White, Inc.), Real Estate Law, 2023-2027

Selected to the list of New Jersey *Super Lawyers*®, Land Use/Zoning, 2017-2027

Selected to the list of New Jersey *Super Lawyers*® Rising Stars, Land Use/Zoning, 2012-2016

Recipient of the 2003 Connecticut Bar Association Real Property Award for article on affordable housing, "Third Time's The Charm? The Mount Laurel Solution To Exclusionary Zoning," Fall 2001

Insights

Data Center Webinar Series, Part II | From Concept to Construction: Environmental, Real Estate, and Land Use Considerations
December 1, 2026

NJ Appellate Division Affirms Dismissal of Associations' Objection for Lack of Standing
Day Pitney Alert, December 4, 2025

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 Housing and Mortgage Finance agency Adopts Interim Amendments to the Uniform Housing Affordability Control Rules
Day Pitney Alert, January 6, 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

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

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

NJDEP Adopts Environmental Justice Rules
April 21, 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

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

Day Pitney Hosts Tent at the 101st Far Hills Race Meeting
October 15, 2022

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

New Jersey's Outdated Sewer and Water Connection Fee Statute And Challenges to Municipal Calculations
spring 2022

New Jersey Appellate Court Denies Tolling by Tax Court Under Frivolous Litigation Statute
June 7, 2022

NJDEP Announces Emergency Rulemaking to Flood Hazard Area Control Act Rules
June 1, 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

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

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

Real Estate NJ 2021 Market Forecast
January 20, 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

New Jersey Executive Order No. 122 Mandates Stricter Protocols for Businesses During COVID-19 Pandemic
April 10, 2020

New Jersey Economic Development Authority Promulgates New Programs to Assist Businesses Impacted by COVID-19 Outbreak
March 31, 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

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

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

70th Annual Atlantic Builders Convention
April 3, 2019

An Update on Redevelopment and Pilots
winter 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

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

New Tools for Financing Redevelopment Projects
November 19, 2018

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

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

New Jersey Legislature Passes Bill Modifying Sewer and Water Connection Fee Calculations
January 10, 2018

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

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

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

NJ Supreme Court Rules That 'Gap Period' Must Be Included In Municipal Affordable Housing Obligations
January 19, 2017

The Latest On Electronic Billboards In NJ
September 26, 2016

Supreme Court Reverses Ban on Electronic Billboards
September 21, 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

Judge Wolfson Issues First Trial Court Decision on Affordable Housing Obligation Methodology; Sides Substantially With Fair Share Housing Center Expert
July 25, 2016

Appellate Division Rules Affordable Housing Obligations Should Not Include Separate Gap Period
July 12, 2016

What is your Affordable Housing Strategy?
summer 2016

The Sidewalk Contribution IS an Illegal Exaction
September 2, 2015

News

2026 Business in New Jersey's Best Commercial Real Estate List
August 12, 2026

Day Pitney Secures Appellate Victory Preserving Affordable Housing Development and Municipal Infrastructure Commitments
July 27, 2026

Day Pitney Announces Leadership Changes in Real Estate
Day Pitney Press Release, January 15, 2026

Craig Gianetti Named PulteGroup's Land Consultant of the Year for the Northeast Corridor Division
February 18, 2025

Day Pitney Names New Co-Chairs of Real Estate and Environmental Practice
April 4, 2023

Day Pitney Prevails in Overturning Zoning Board Denial of a Use Variance Application
July 11, 2022

Day Pitney Real Estate Team Obtains Site Plan Approval for Two Development Projects in the Same Night
February 8, 2022

Day Pitney Represents Hancock Family in Successful Rezoning Negotiations
August 2, 2021

Day Pitney Prevails in Invalidation of Sewer and Water Connection Fee Ordinance
June 17, 2020

Craig Gianetti Elected Chair of New Jersey State Bar Association Land Use Law Section
June 17, 2020

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

Craig Gianetti Elected Vice Chair of New Jersey State Bar Association Land Use Law Section
June 19, 2019

Day Pitney Represents Broad Hill Partners in Financing for City Hall Apartments Project in Newark, NJ
September 21, 2018

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

Craig Gianetti Elected Secretary of NJSBA Land Use Law Section
May 17, 2018

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

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

In The Media

Murphy's Legacy: Tackling Some of NJ's ‘Intractable' Issues
Law360, January 15, 2026

Residential Real Estate Cases To Watch In 2026
Law360, January 7, 2026

First phase of long-awaited ‘Power Station' project breaks ground in Allenhurst
Real Estate NJ Magazine, July 6, 2025

Day Pitney's New Jersey Real Estate Team Secures Approvals for Kushner Companies' Livingston Redevelopment Project
Real Estate NJ Magazine, June 27, 2025

Ripe For Revitalization, Owners Transform Class B Malls
Law360, April 30, 2025

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

Day Pitney Real Estate and Environmental Attorneys to Speak at the Atlantic Builders Convention
March 24, 2025

NJ Panel Denies Bid To Block Affordable Housing Complex
Law360, March 21, 2025

NJ affordable housing deadline: Here's what your town owes, and you might be eligible
Asbury Park Press, February 5, 2025

Upper Freehold Oks Warehouses After 10-Month Hearing, But Allentown Will Fight
Asbury Park Press, December 19, 2024

Morning Headlines, WNYC Radio
WNYC Radio, October 9, 2024

"The Basics of NJ Land Use Practice 2024", New Jersey State Bar Association
September 17, 2024

Affordable Housing Law 'Streamlines' Process for Cities
Law360 , August 27, 2024

Court Tells Wealthy NJ Town: We'll Decide Where You'll Put Affordable Housing
Gothamist , April 10, 2024

NJ Bill Paves An Aggressive Affordable-Housing Path
Law360, March 25, 2024

2024 Redevelopment Law Institute Seminar
January 24, 2024

NJ Towns Seek Revival of Affordable Housing Agency
Law360 Real Estate Authority, August 3, 2023

Day Pitney Names Real Estate, Environmental Co-Chairs in NJ
Law360, April 4, 2023

Coffey, Gianetti Named Co-Chairs of Day Pitney Real Estate and Environmental Group
Real Estate NJ, April 5, 2023

New Leadership Announced at Day Pitney
New Jersey Law Journal, April 4, 2023

"Land Use Update 2022," NJICLE
February 28, 2022

"Commercial Real Estate Transactions – From Fist Bump to Closing," NJICLE
September 8, 2021

Land Use Update 2021
March 17, 2021

REIT eyes plan to reposition South Jersey mall with 1,100 apartments, hotel
RE-NJ, January 21, 2021

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

COVID-19 Issues in the Building Industry
April 22, 2020

Craig Gianetti Featured in Real Estate New Jersey Market Forecast
Real Estate New Jersey, January 21, 2020

Low Income Housing Tax Credits and Opportunity Zones: Synergies and Conflicts
January 17, 2020

The Land Use Institute: Mt. Laurel and Other Hot Topics
December 11, 2019

NJICLE 2019 Land Use Update
March 20, 2019

Opportunity Zones and How They Affect Your Business
December 4, 2018

Developer Secures LIHTC Financing for 84-unit Newark Project, Day Pitney Says
Real Estate NJ, October 4, 2018

69th Annual Atlantic Builders Convention
April 11-12, 2018

NJICLE's 2018 Land Use Update
February 28, 2018

The Land Use Institute
December 13, 2017

Legal "Hot Topics" Seminar
October 20, 2017

Legal 'Hot Topics' Seminar
July 27, 2017

NJ Affordable Housing Trial May Signal Fate
Law360, June 5, 2017

Affordable Housing Developers Anxious amid Tax Uncertainty
Law360, May 11, 2017

Atlantic Builders Conference and Expo
April 5, 2017

NJICLE 2017 Land Use Update
March 29, 2017

Closed For Business: Is New Jersey Pushing out Small- And Medium-Sized Companies?
RegentAtlantic, June 2016

Introduction to New Jersey Land Use Practice
June 17, 2016

MCEDC Land Use Networking Event
April 27, 2016

Atlantic Builders Convention
March 30, 2016

110 affordable housing units proposed in Wall
The Asbury Park Press, February 4, 2016

Construction and Real Estate Clients Often Require Vigorous Advocacy
Commerce Magazine, December 17, 2015

Matheny threatened by council vote?
MyCentralJersey.com, October 1, 2015

NJ Facing Wave Of Affordable Housing Suits
Law360, July 7, 2015

Author, "The Sidewalk Contribution: An Illegal Exaction?," *NJBA Cutting Edge*, June 2012
June 1, 2012

Author, "But COAH Is Gone, Right?" *NJBA The Cutting Edge*, December 2011
December 1, 2011

Author, "Towns Need to be Pushed on Housing," *Asbury Park Press*, November 14, 2010
November 14, 2011

Author, "Discouraging Development Hurts New Jersey Economy," *Star Ledger*, December 8, 2010
December 8, 2010