



# Luke S. Pontier

## Senior Associate

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

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

### Admissions

State of New Jersey

## Practices & Industries

[Acquisitions & Dispositions](#)

[Commercial Real Estate](#)

[Land Use, Zoning & Redevelopment](#)

[Leasing](#)

[New Jersey Land Use & Zoning](#)

# 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 (Thomson Reuters), Land Use/Zoning, 2023-2024

## Insights

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 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

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