



Christopher John Stracco

Of Counsel

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Overview

Christopher Stracco practices in the areas of real estate, property, and general commercial litigation, including zoning, land use, and real property-related litigation, wireless and cellular telecommunications, ordinance challenges, prerogative writ, riparian rights, quiet title, deed restrictions, adverse possession, real property tax appeals, real property taxation consulting, tax foreclosures, condemnation, eminent domain, valuation litigation, and landlord-tenant litigation and lease disputes.

Christopher has been designated by the Supreme Court of New Jersey, Board on Attorney Certification, as a Certified Civil Trial Attorney.

His experience includes general commercial, tax and real property-related litigation and appeals before the courts of New Jersey; and before United States District Court for the District of New Jersey; United States District Courts for the Southern and Eastern Districts of New York (admitted pro hac vice); United States Court of Appeals for the Second and Third Circuits; United States Bankruptcy Court.

Christopher has handled cases in all 15 of New Jersey's Superior Court vicinages.

Christopher has appeared before land use boards, governing bodies, county planning boards, and chosen Freeholders in connection with land use disputes, and has served as the Chairman of the Zoning Board of Adjustment of Frelinghuysen Township. Christopher serves on the Township Committee of Frelinghuysen Township, served as Mayor from 2020-2021, and Deputy Mayor from 2015-2019 and 2022-2024. He also serves on the Frelinghuysen Township Land Use Board. In addition, he has been retained as an expert witness on real property and taxation issues with regard to legal malpractice claims.

Christopher has served as Special Property Tax and Litigation Counsel for Belleville Township.

Christopher was appointed to the 2003-2004, 2005-2006, 2007-2008, 2010-2011, 2012-2013 and 2013-2014 terms of the New Jersey Supreme Court Committee on the Tax Court.

Christopher has been appointed to the Appellate Practice Committee of the New Jersey State Bar Association.

Christopher has also served on the board of editors for the ABA's *Property Tax Deskbook*, published by the ABA's Section of Taxation.

Practices & Industries

[Consumer Finance & Creditors' Rights](#)

[Litigation](#)

[Real Estate Litigation](#)

Christopher was appointed by the Supreme Court of New Jersey to a five year term on the Board of Trustees of the IOLTA Fund of the Bar of New Jersey in 2014. In 2017, he was elected to serve as Chairman of the Board and prior to that, he served a one-year term as Treasurer.

Christopher also served on the Supreme Court of New Jersey's Professional Responsibility Rules Committee.

In addition to his legal practice, Christopher serves as the firm's Conflicts Counsel.

** No aspect of these advertisements has been approved by the highest court of any state. See Awards Methodology.*

Experience

Settled a real property tax appeal of a 200-acre corporate office site, which resulted in a reduction of the original assessment of \$120 million to \$85 million, as well as a subdivision of the property; a donation of a portion to the municipality resulting in an income tax deduction, the dedication of roads and reciprocal easements; and the rezoning of the property

Defended a Fortune 100 pharmaceutical company in connection with an easement claim involving millions of dollars in damages filed by one of New Jersey's largest development companies; a no-cause judgment was entered in favor of Day Pitney's client after a ten-day trial and the trial court's judgment was affirmed on appeal by the Appellate Division

Successfully prosecuted, on behalf of a Fortune 100 pharmaceutical company, a zoning challenge and takings claim due to a rezoning of approximately 200 acres by a municipality with the Court ruling that the rezoning by the municipality was improper after a five day trial; intrinsic development value lost by the rezoning was estimated at approximately \$20 million

Successfully defended a \$14 million real property tax assessment as special tax counsel on behalf of a client municipality involving a golf-course and country club after a four day trial, where the Court affirmed the tax assessment and refused to decrease the assessment as requested by the property owner

Successfully resolved a sewer allocation dispute on behalf of a Fortune 100 client, where a developer sought to force a municipality to recapture sewer capacity allocated to Day Pitney's client and the sewer capacity was tied to development approvals, which added millions of dollars of development value to the property; case ultimately was heard by the New Jersey Supreme Court, and on remand, our client prevailed on summary judgment, and settled on a counter-suit against the municipality for millions of dollars in compensation for the sewer capacity which was recaptured

Settled a real property tax assessment appeal seeking a reduction of a \$321 million assessment on behalf of one of the nation's largest financial institutions on the eve of trial; the real property assessment reductions negotiated were substantial, and resulted in tax savings to the client of approximately \$20 million over several years

Successfully settled a sewer easement dispute between a nationally recognized retail chain and plaintiff, an adjoining property owner, that challenged the efficacy of the easement, and if successful, would have resulted in the closure of the retail store during the busy holiday season

Education and Credentials

Education

Vanderbilt University Law School, J.D., 1988

Purdue University, B.A., 1985

Admissions

U.S. Tax Court

U.S. Supreme Court
U.S. District Court, District of New Jersey
U.S. Court of Appeals for the Second Circuit
U.S. Court of Appeals for the Third Circuit
State of Arizona
State of New Jersey

Affiliations

American Bar Association
National Italian American Bar Association
New Jersey State Bar Association
Morris County Bar Association
Hispanic Bar Association of New Jersey

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, 2023-2025; Commercial Litigation, 2025
Selected to the list of New Jersey *Super Lawyers* (Thomson Reuters), General Litigation, Real Estate, Tax, 2005, 2007, 2010-2017, 2021-2022
AV Preeminent rated by Martindale-Hubbell (LexisNexis)
Recipient of the Debevoise-Eakely Award by Legal Services of New Jersey, 2019
Honored by Joint Resolution of the New Jersey Legislature for Contributions to the Legal Profession in New Jersey, 2019
Listed as one of "40 Under 40" by the *New Jersey Law Journal*, August 26, 2002

Community Involvement

Mayor, Frelinghuysen Township (2020-2021)
IOLTA Fund, Chairman (2017-2019)
Green Hill, Inc., Trustee (2016-2019)
Deputy Mayor, Frelinghuysen Township (2015-2019, 2022-2024)
Chairman, Frelinghuysen Township Zoning Board of Adjustment (2006-2012)
Tri-County Scholarship Fund, Trustee (2011-2015)

Insights

The Property Tax Deskbook

January 31, 2024

Appellate Division Affirms Dismissal of Inverse Condemnation on Private Beach Claim

February 1, 2023

Superior Court Upholds Statute for Contribution in Lieu of Property Tax Payment for Hospitals

January 17, 2023

NJ Supreme Court Clarifies Investor Rights in Tax Sale

November 21, 2022

Tax Court Clarifies Exemption from Non-Residential Development Fee

August 3, 2022

New Jersey Appellate Court Denies Tolling by Tax Court Under Frivolous Litigation Statute

June 7, 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

Tax Court Upholds Non-Residential Development Fee on Property Subject to the Long-Term Tax Exemption Law

February 7, 2022

COVID-19 May Make 2021 the Year to Consider Tax Assessment Appeals

January 12, 2021

COVID-19 and Its Impact on Real Estate

October 9, 2020

Real Property Tax Appeal Deadline Extended Due to COVID-19

June 2, 2020

New Jersey Executive Order No. 128, Allowing Security Deposit To Be Used for Residential Rent During COVID-19

April 26, 2020

Anticipating Case and Claim Deadlines in the Age of COVID-19

April 14, 2020

How COVID-19 Could Impact New Jersey Property Tax Assessments

April 7, 2020

Tax Appeals, Residential Evictions, Postponed Due to COVID-19

March 25, 2020

Appellate Division Reverses Tax Court on Kean University Restaurant Tax Exemption

June 18, 2019

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

February 28, 2019

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

New Jersey Poised to Legalize Recreational Cannabis Use, but Federal Criminal Prohibition Remains in Place
December 4, 2018

New Jersey Supreme Court Moves Closer to *Daubert* Standard for Admissibility of Expert Testimony
August 3, 2018

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

NJ Real Estate Considerations After Cannabis Legalization
May 1, 2018

The Potential Legalization of Cannabis in New Jersey: Real Estate Considerations
March 20, 2018

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

Tax Court Denies Church's Property Tax Exemption
March 7, 2018

New Jersey's General 2018 Tax Assessment Appeal Deadlines Loom: Deadline Is April 1 for Majority of NJ Properties
February 21, 2018

New Jersey Supreme Court Clarifies When Causes of Action for Construction Defects Accrue
fall 2017

Arbitration Agreement Between Homeowners and Builder Does Not Bind Homeowner Association
November 27, 2017

NJ Tax Court Holds Freeze Act Does Not Apply Unless Assessment Is Adjudicated
October 30, 2017

NJ Tax Court Addresses the Strange Confluence of Adverse Possession and Property Taxation
October 12, 2017

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

Bankruptcy Sale Does Not Obviate Chapter 91 Compliance
August 23, 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

New Jersey Supreme Court Reverses Ban On Electronic Billboards
January 27, 2017

Can Use Variance Grants Be 'Reasonably Probable'?
November 2, 2016

\$8.1M Award for Taking Reversed Due to Error on Presumption of Use Variance and Road Dedication
October 25, 2016

What Will Become Of Jersey City's Tax Abatement Law?

October 14, 2016

The Latest On Electronic Billboards In NJ

September 26, 2016

Supreme Court Reverses Ban on Electronic Billboards

September 21, 2016

Third Circuit Overrules Dismissal of Suit Challenging Property Tax Breaks Conditioned on the Use of Union Labor

September 20, 2016

Discovery Rule Resurrects Fraud Claim On NJ Property Sale

August 24, 2016

The Discovery Rule Applies to Resurrect Consumer Fraud Claim on Property Sale

August 23, 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

Appellate Division Clarifies Standard for Property Nuisance Claims

July 29, 2016

Appellate Division Clarifies Standard for Property Nuisance Claims

April 29, 2016

Real Property Tax Uncertainty Remains for New Jersey Not-for-Profit Hospitals

January 22, 2016

When Land Use And Antitrust Collide

December 9, 2015

Tax Appeal Update: Mandatory E-Filing and Upcoming Filing Deadlines

December 1, 2015

NJ Tax Exemption Challenges Just Got Easier To Prosecute

November 30, 2015

New Jersey Investigates Failure of Towns to Initiate Property Tax Assessment Revaluations

November 23, 2015

When Land Use and Antitrust Collide: The Curious Case of Wegmans v. Shop Rite

November 19, 2015

Tax Court Places Burden of Proof on Princeton University in Tax Exemption Case

November 13, 2015

Nonprofit News - Summer 2015

July 29, 2015

1 Size Does Not Fit All NJ Hospital Property Tax Exemptions

July 13, 2015

To Reval or Not to Reval? Municipalities Face Legal and Budgetary Challenges Before and After Undertaking Revaluations

March 2011

News

Partner Chris Stracco Sworn in as Frelinghuysen Township Mayor

January 22, 2020

Day Pitney Pro Bono Team and Co-Counsel Win Favorable Decision in Property Tax Exemption Case

July 10, 2019

Christopher Stracco Honored by New Jersey Joint Legislative Resolution

July 8, 2019

Christopher Stracco Receives Award from Legal Services of New Jersey

June 3, 2019

Chris Stracco to Receive Equal Justice Award from Legal Services of New Jersey

March 27, 2019

Christopher Stracco Re-elected Chairman of IOLTA Fund

January 24, 2018

Christopher Stracco Elected Chairman of the IOLTA Fund

January 25, 2017

87 Day Pitney Lawyers Named to 2016 Super Lawyers List

November 10, 2016

Christopher Stracco Elected Treasurer of NJ IOLTA

March 9, 2016

Christopher Stracco Appointed to Green Hill Board of Trustees

February 11, 2016

Day Pitney Sponsors the South Asian Bar Association of New Jersey Annual Dinner

November 3, 2015

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

Ninety-eight Day Pitney Attorneys Recognized by *Super Lawyers*

October 22, 2012

Thirty-three Day Pitney Attorneys Named New Jersey Super Lawyers

March 31, 2011

In The Media

The Property Tax Deskbook

December 9, 2022

Developer Can't Arbitrate NJ Condo Owner's Fraud Suits

Law360, September 10, 2021

NJ Panel Upholds \$300M PSEG Nuclear Plant Subsidy
Law360, March 30, 2021

The Property Tax Deskbook
American Bar Association (ABA), December 15, 2020

Virus Creates Opening for Office Market In NJ Suburbs
Law360, August 18, 2020

Day Pitney's Pro Bono Tax Team Wins NJ Supreme Court Appeal Involving Religious Use
The Record, Law 360, July 16, 2020

The Property Tax Deskbook
American Bar Association Section of Taxation, October 24, 2019

NJ Office Complex Overvalued By \$15M, State Tax Court Says
Law360, June 10, 2019

Chris Stracco Presents Special Achievement Award at Equal Justice Awards Reception
June 7, 2017

New Jersey Property Tax
The Property Tax Deskbook, September 1, 2017

Will Veto Spark Litigation Over Nonprofit Hospitals' Tax Status?
New Jersey Law Journal, January 22, 2016

Should hospitals pay property taxes?
Asbury Park Press, December 12, 2015

NJ Court Says Officials Erred In OK'ing LG Office Tower
Law360, October 21, 2015

Christopher Stracco and Jen Capone Co-author Chapter in ABA Book
Property Tax Deskbook, October 16, 2015

Tri-County Lawyers Benefit for Freedom Scholars Program
The New Jersey Law Journal, July 2, 2015