Thomas M. Letizia

Partner

Princeton

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Developers and businesses look to Tom to help guide them through major real estate transactions and land development matters. He handles zoning and environmental regulatory issues, as well as details related to tax credits and other redevelopment financing vehicles.

OVERVIEW

Tom represents local, regional, and national developers, general businesses, energy companies, and pharmaceutical companies, in all aspects of real estate transactions and land development involving major shopping centers, office complexes, industrial facilities, residential developments, hotels, schools, and renewable energy projects, such as solar energy systems.

As part of his practice, Tom regularly appears before municipal, county, and state regulatory boards and agencies throughout New Jersey for zoning, subdivision, site plan, conditional uses, variances, and environmental approvals; negotiation of real estate acquisitions, sales, and leases; and performance of due diligence reviews.

Tom is experienced in handling legal issues arising from state environmental regulation of land development such as ISRA compliance, freshwater wetlands, stream encroachment, wastewater management planning, and underground storage tanks. He has lectured to business and lender trade groups and written several articles on these topics.

Tom also handles complex legal issues arising from redevelopment projects, including redeveloper agreements, brownfield remediation, affordable housing, tax credits, payments in lieu of taxes, bond financing, and other financing incentives.

In addition, Tom assists developers on community association law matters, including the formation of condominiums and other common interest projects for both residential and nonresidential owners and in obtaining regulatory approvals from the New Jersey Department of Community Affairs under the Planned Real Estate Development Full Disclosure Act.

REPRESENTATIVE MATTERS

- Represented the largest privately owned, Pennsylvania-based, real estate development company in the Northeast corridor in the redevelopment of a former industrial complex into a 370,000-square-foot, 33-acre Class “A” office park (Cherry Hill Township, NJ).

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- Represented the owner of a 700,000-square foot office complex in the prestigious Princeton Forrestal Center in obtaining approvals for the new U.S. corporate headquarters for an international pharmaceutical company (Plainsboro Township, NJ).
- Represented a regional developer in obtaining zoning changes and approvals for a new town center community consisting of 550 residential units and 225,000 square feet of commercial space (Robbinsville Township, NJ).
- Represented a national office developer in obtaining approvals for a five-building 800,000-square-foot, 72-acre office park within Princeton Forrestal Center (Plainsboro Township, NJ).
- Represented a national developer in obtaining land use approvals for a multibuilding 800,000-square-foot, 360-acre office-research park (Hopewell Township, NJ).
- Served as special counsel for a national developer in the acquisition of a five-story office building within the waterfront district of Jersey City, NJ.
- Represented a national developer in obtaining approvals for a 300,000-square-foot office park (West Windsor Township, NJ).
- Represented the owner of the 230,000-square-foot Princeton Shopping Center in obtaining various development approvals (Princeton, NJ).
- Represented the owner and developer of Palmer Square, a planned commercial development of upscale stores, offices, restaurants, and apartments (Princeton, NJ).
- Represented a hotel developer in obtaining approvals for a 150-room Marriott Courtyard and restaurant (Plainsboro Township, NJ).
- Represented a regional developer in obtaining approvals for a 500,000-square-foot industrial facility (Robbinsville Township, NJ).
- Represented a national developer in obtaining approvals for a 85,000-square-foot office building in the prestigious Carnegie Center office park (West Windsor Township, NJ).
- Represented a regional developer in obtaining approvals for a 222-unit age-restricted housing development (Plainsboro Township, NJ).
- Represented a regional developer in obtaining approvals for an age-restricted housing, mixed-use development (Montgomery Township, NJ).
- Represented the founders of a new community bank in obtaining zoning variance approvals for a branch office (Princeton, NJ).
- Represented a regional developer in the redevelopment of a former manufacturing facility into a residential and commercial project (Hightstown, NJ).
- Represented the owners of the historic Nassau Inn in obtaining approvals for an extensive rejuvenation and expansion project (Princeton, NJ).
- Represented the owner of a mixed-use historic commercial development in obtaining approvals for new office and retail uses (South Brunswick Township, NJ).
- Represented the world’s largest retailer in obtaining approvals for store expansions and new advertising features (Freehold, Cinnaminson, and Turnersville, NJ).
- Represented a private educational institution in obtaining approvals for a new performance arts center, gym, and classroom addition (Princeton, NJ).
- Represented a nonprofit organization in the construction of independent housing for the physically disabled (Lawrence Township, NJ).

AWARDS

- *Legal 500 United States:* Real Estate: Land Use/Zoning (2025-2026)
- *Chambers USA*, New Jersey, Real Estate: Zoning/Land Use (2025-2026)
- *Best Lawyers in America®:* Real Estate Law (2025-2027)
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TOP AREAS OF FOCUS

- Affordable Housing + Community Development
- Environmental + Natural Resources
- Land Use + Zoning
- Real Estate
- Real Estate Leasing

ALL AREAS OF FOCUS

- Affordable Housing + Community Development
- Environmental + Natural Resources
- Health Care Real Estate
- Investment, Acquisition + Disposition
- Land Use + Zoning
- Real Estate
- Real Estate Leasing
- Retail

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Appointed by the Supreme Court of New Jersey for membership and service on the District VII (Mercer County, NJ) Ethics Committee
- Member, Board of Directors of the Land Use Law Section, New Jersey State Bar Association
- Member, Environmental Law Section, New Jersey State Bar Association
- Member, Mercer County Bar Association
- Member, Princeton Bar Association
- Member, American Bar Association
- Associate member, Shore Builders Association of Central New Jersey
- Serves on the Legislative Affairs and Land Use Planning Committees of the New Jersey Builders Association, which monitor state policies, legislation, and regulations affecting the real estate development industry
- Member, New Jersey Chapter of NAIOP, serving on its Land Use and Regulatory Affairs committees
- Former chairman, New Jersey Supreme Court's District VII Fee Arbitration Committee

EDUCATION AND CERTIFICATIONS

EDUCATION

- Boston College Law School, J.D., *cum laude*, 1985
- The Catholic University of America, B.A., *summa cum laude*, 1982, politics and economics, Phi Beta Kappa

BAR ADMISSIONS

- New Jersey

COURT ADMISSIONS

- U.S. District Court, District of New Jersey

CLERKSHIPS

- Hon. Florence R. Peskoe, New Jersey State Superior Court, Monmouth Vicinage (Monmouth, NJ), 1985-1986

PUBLICATIONS

- Co-author, “New Jersey Increases Mansion Tax Rates and Shifts Payment Obligation to Sellers,” *Troutman Pepper Locke*, July 3, 2025.

MEDIA COMMENTARY

- Quoted, “Mixed-use Building Proposed for Griggs Corner,” *Central Jersey*, August 11, 2020.