

Jennifer Phillips Smith

Partner

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Industries

Energy

Consumable Goods

Manufacturing

Renewables

Practice Areas

Real Estate

Land Use & Zoning

Shopping Center & Retail Development

Solutions

Data Centers

Bar Memberships

New Jersey

New York

Jen counsels clients on complex redevelopment, land use, and regulatory matters. She represents clients seeking site plan approval and variances from numerous planning and zoning boards in connection with mixed use, multi-family residential, restaurant, retail, office, financial, medical, and educational projects. She also represents clients in redevelopment areas and has experience drafting and reviewing redevelopment documents, including redevelopment agreements, redevelopment plans, financial agreements (PILOTs), and special assessment agreements. Jen has extensive experience in land use litigation, including challenges involving municipal land use approvals and affordable housing matters. She has also appeared before the Office of Administrative Law concerning challenges to state agency decisions. Jen represents liquor licensees and has counseled clients on a wide variety of issues, including required corporate disclosures for complex corporate structures, disclosure of past misconduct, and local ordinance restrictions on hours of operation and locations of licensed establishments. She also represents hotels and clubs seeking the issuance of new plenary retail consumption licenses. In addition, Jen is on FBT Gibbons' Board of Directors and provides counsel on regulatory compliance, enforcement actions, minor employment permits, special event permits, BYOB, and

concessionaire permits.

Other Info About Jennifer

Experience

Applications for Development
Represented a property owner in securing planning board approvals for nearly 1,000 residential units in a redevelopment area

Represented an international manufacturer in connection with its expansion of industrial facilities in New Jersey

Represented an international restaurant chain in connection with various applications for zoning and development approvals at multiple locations in New Jersey

Represented various retailers, financial institutions, and lenders in performing zoning reviews and prosecuting numerous applications for zoning and development approvals at numerous locations in New Jersey and New York

Redevelopment
Represents redevelopers involved in complex, transformational redevelopment projects in Sayreville, Asbury Park, Newark, Atlantic City, and communities throughout New Jersey.

Represented various retail and residential developer clients in negotiating and drafting redevelopment agreements and financial agreements

Represented clients seeking designation of property as an “area in need of redevelopment” or an “area in need of rehabilitation”

Represented clients seeking the adoption or amendment of redevelopment plans

Litigation
Represented a property owner in connection with litigation concerning the applicability and enforceability of an outdated affordable housing ordinance

Represented a property owner in connection with a challenge to the rezoning of nearby property

Represented a developer in connection with a challenge to the rezoning of its property

Represented interested parties in connection with challenges to redevelopment plans, redevelopment designations, and zoning and planning approvals

Defended a property owner against a challenge to the development approvals granted to the property owner

Represented interested parties in connection with claims involving violations of the Open Public Meetings Act and the Open Public Records Act

Liquor Licensing and Alcoholic Beverage Control

Represented retail licensees in New Jersey in securing annual license renewals and place-to-place and person-to-person transfers, obtaining off-premises records storage permits and minor employment permits, and seeking waivers from certain disclosure requirements

Represented a franchisee of a well-known casual dining restaurant in connection with the purchase and transfer of a plenary retail consumption license

Represented a hotel in connection with the issuance of a new plenary retail consumption license

Represented various clients in connection with enforcement proceedings involving the New Jersey Division of Alcoholic Beverage Control

Sought advisory opinions on behalf of clients from the New Jersey Division of Alcoholic Beverage Control

Represented a client in challenging the person-to-person and place-to-place transfers of a plenary retail consumption license to a neighboring business

Education

Law School

Seton Hall University School of Law, J.D., magna cum laude

- Law Chancellor Scholar
- Order of the Coif
- Recipient, Chicago Title Insurance Company Award
- *Seton Hall Law Review*

Undergraduate School

Georgetown University, Edmund A. Walsh School of Foreign Service, B.S., cum laude

- Omicron Delta Epsilon, International Economics Honor Society

Clerkships

Law clerk to the Honorable Jaynee LaVecchia, New Jersey Supreme Court, 2006-2007

Courts

State of New Jersey, State of New York, United States District Court for the District of New Jersey

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Recognition

Included on the BINJE "Best Commercial Real Estate Leaders" list, 2025

Included on the *NJBIZ* "Law Power" list, 2025

Included on the *NJBIZ* "Leaders in Real Estate, Construction and Design" list, 2025

Included on the *ROI-NJ* "Influencers: Women in Business" list, 2025

Received "Enterprising Women in Commerce" Platinum Award from the *Commerce & Industry Association of New Jersey*

Included on the *Chambers USA Guide to America's Leading Lawyers for Business* list, Real Estate: Zoning/Land Use

Included on the *New Jersey Super Lawyers* list, Land Use/Zoning

Included on the *ROI-NJ* "Influencers: Women in Business" list, 2023

Included on the *NJBIZ* "Best 50 Women in Business" list, 2022

Included on the *Profiles in Diversity Journal* "Women Worth Watching" list, 2021

Included on the *NJBIZ* "100 Most Powerful People in New Jersey Business" list, 2020

Included on the *New Jersey Law Journal* "New Leaders of the Bar" list, 2018

Included on the *New Jersey Super Lawyers Rising Stars* list, Land Use/Zoning, 2012-2016

Professional Affiliations

National Association of Licensing & Compliance Professionals (NALCP)

NAIOP New Jersey Chapter

New Jersey State Bar Association
Board of Directors, Land Use Section, 2019-2021

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