



Meryl A.G. Gonchar

Member



Newark, NJ



(609) 227-4639



mgonchar@sillscummis.com

Meryl A.G. Gonchar is Co-Chair of the Sills Cummis & Gross Land Use Practice Group. Her practice encompasses all aspects of land use, redevelopment, zoning and related litigation. She represents property owners and developers in appearances before planning and zoning boards throughout the state, in connection with obtaining land use approvals for residential, retail, office, industrial, hospitality and mixed-use projects. She represents clients in the negotiation of redevelopment agreements and drafting redevelopment plans. She also represents clients in land use and related litigation before the Superior Court of New Jersey. Ms. Gonchar's diversified experience enables her to provide clients with continuity throughout the often long and complicated land development or redevelopment process.

Ms. Gonchar is a former instructor at Monmouth University Kislak Real Estate Institute where she taught real estate law and real estate development. She regularly guest lectures at Rutgers Graduate School of Business and Rutgers Business School on the topic of land use.

Practices

Real Estate

Representative Matters

- Obtained preliminary and final site plan approval for mixed-use redevelopment project including 424 residential units, 25,000 square feet of retail space and structured parking with extensive park and open space.

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- Obtained minor subdivision approval and preliminary and final site plan approval for a 45 acre 380,540 square foot warehouse building.
- Obtained site plan approval and use variance for a six-story mixed-use building comprised of five stories of residential units over a first floor containing commercial space in Hoboken. The project was approved for 44 residential units, 44 parking spaces and commercial use to be occupied by a local theater company for studio and children's theater space as well as a small retail area. The building will be developed to achieve LEED Platinum accreditation.
- Obtained preliminary and final major site plan approval together with a use and bulk variances to permit modifications to an existing vacant industrial building in Hoboken to permit the building to be used for retail, commercial recreational, and commercial/office uses. The proposed commercial recreational use is a three-story rock climbing gym facility and retail and office are proposed for other portions of the building.
- As part of a leading real estate industry association's acquisition of a parcel of property in central NJ to be used as the group's new headquarters, handled an application for preliminary and final site plan approval and variance relief to construct a mixed-use structure in a designated municipal redevelopment area. The project comprises a 20,850 square foot three-story building with leasable commercial space on the ground floor and offices on the second and third floors.
- Obtained preliminary and final site plan approval for a mixed-use commercial and residential project in Atlantic Highlands, to be comprised of 18 residential units and commercial space.
- Obtained preliminary and final site plan approval and "d" height variance for a new football stadium to be built on the campus of a leading New Jersey university.
- Negotiated a redevelopment plan and redevelopment agreement, and obtained subdivision approval to create four building lots and site plan approval for a 2,500+ parking space structured parking facility on the ON3 campus in Nutley.
- Obtained preliminary and final site plan approval for a 250,000 square foot office and laboratory facility with a parking space structured parking facility on the ON3 campus in Clifton.

Court Admissions

U.S. District Court, District of New Jersey

Newsroom

In the News

ROI Influencers: Women in Business 2023

ROI-NJ

March 8, 2023

Rutgers Hillel Announces Spring Gala Honorees

The Jewish Link

March 16, 2022

Virtual Reality: Land use, zoning approvals enter uncharted waters as in-person meetings are forced online by COVID pandemic

ROI-NJ

May 8, 2020

NAIOP NJ Seeks Directive for Virtual Planning & Zoning Board Meetings

NAIOP NJ WeekEnder Brief

March 27, 2020

NAIOP Panelists: Regulatory Changes, Court Actions Reshaping Development

GlobeSt.com

July 30, 2018

Coalition Sends Murphy Its Plan to Find Land

NJBIZ

December 11, 2017

High-powered Industry Coalition Seeks to Provide a Roadmap for New Governor and Legislature

Real Estate NJ

December 5, 2017

Developing a Plan: Smart Growth Economic Development Coalition offers Phil Murphy a blueprint for how to grow the state's economy and add jobs

ROI-NJ

November 13, 2017

NAIOP NJ Reviews CRE Regulatory, Legislative and Environmental Trends

GlobeSt.com

August 4, 2017

Rutgers' Center for Real Estate Announces 2017 Advisory Board, Emerging Leaders Council

NJBIZ

August 1, 2017

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MLUL Reform Bill Advances

The WeekENDER Brief – a publication of NAIOP New Jersey

March 10, 2017

Presentations

Atlantic Builders Convention 2023

New Jersey Builders Association

March 28, 2023

Adaptive Reuse: Tackling the Challenges

Planning

NAIOP New Jersey

December 6, 2022

2022 Land Use Update

New Jersey Institute for Continuing Legal Education

March 30, 2022

The 2021 Land Use Institute: Land Use, Covid and the Economy, Affordable Housing, and Ethics

New Jersey Institute for Continuing Legal Education

December 8, 2021

Eminent Domain: 2021 Update

New Jersey Institute for Continuing Legal Education

November 15, 2021

Atlantic Builders Convention 2021

New Jersey Builders Association

October 11, 2021

Advanced Topics in Land Use IX: Is it time for MLUL Reform?

New Jersey Institute for Continuing Legal Education

June 22, 2021

2021 Land Use Update

New Jersey Institute for Continuing Legal Education

March 17, 2021

Legal Trends in Land Use Law & Environmental Law

New Jersey Builders Association

September 22, 2020

Legislative and Regulatory Update

New Jersey Builders Association

Sills Cummis & Gross P.C.

September 14, 2020

COVID Issues in the Building Industry

New Jersey Builders Association

April 22, 2020

2019 New Jersey State Bar Association Annual Meeting and Convention

New Jersey State Bar Association

May 15, 2019

Atlantic Builders Convention 2019

New Jersey Builders Association

April 3, 2019

2019 Land Use Update

New Jersey Institute for Continuing Legal Education

March 20, 2019

Legislative and Regulatory Update

Performance Guarantee Reform Law

New Jersey Builders Association

September 21, 2018

Building a Better NJ: Regulatory, Legislative & Legal Update

NAIOP New Jersey

July 12, 2018

2018 New Jersey State Bar Association Annual Meeting and Convention

New Jersey State Bar Association

May 16, 2018

Atlantic Builders Convention 2018

New Jersey Builders Association

April 11, 2018

Legislative, Legal & Regulatory Update

New Jersey Builders Association

February 23, 2018

The Land Use Institute

New Jersey Institute for Continuing Legal Education

December 13, 2017

Gubernatorial Transition: Public Policy Update

NAIOP New Jersey

December 5, 2017

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Real Estate Development

Rutgers Business School - Center for Real Estate
November 27, 2017

Legal “Hot Topics” Seminar

New Jersey Builders Association
October 20, 2017

New Jersey Real Estate Law

Rutgers Business School - Center for Real Estate
September 13, 2017

Regulatory, Legislative & Legal Issues Impacting CRE: Annual Update to Focus on Water Quality Management and Site Remediation

NAIOP New Jersey
July 13, 2017

Inherently Beneficial Uses

New Jersey Association of Planning and Zoning Administrators
June 8, 2017

2017 New Jersey State Bar Association Annual Meeting and Convention

New Jersey State Bar Association
May 17, 2017

Atlantic Builders Convention 2017

New Jersey Builders Association
April 5, 2017

2017 Land Use Update

New Jersey Institute for Continuing Legal Education
March 29, 2017

NJBA Affordable Housing Update

New Jersey Builders Association
February 22, 2017

Real Estate Conference: The Mount Laurel Doctrine; Where We Are & What Happens Now?

What are the challenges? After decades of court decisions, legislation and litigation, what are the successes and what are the failures? How did we get to where we are?
Rutgers Center for Real Estate
December 15, 2016

Redevelop NJ - Navigating the Growing Redevelopment Trend - CLE Seminar

New Jersey Builders Association

Sills Cummis & Gross P.C.

June 16, 2016

An Introduction to New Jersey Land Use Practice

New Jersey Institute for Continuing Legal Education

June 15, 2016

Atlantic Builders Convention 2016

New Jersey Builders Association

March 29, 2016

2nd Annual Land Development Summit

How to Effectively Work With Municipalities

Mid Atlantic Real Estate Journal

March 18, 2016

2016 Land Use Update

New Jersey Institute for Continuing Legal Education

March 16, 2016

Indispensable Topics in Commercial Real Estate

New Jersey Institute for Continuing Legal Education

December 16, 2015

Regulatory, Legislative & Legal Update

NAIOP New Jersey

June 24, 2015

79th Annual Princeton Conference

Real Estate Development from the Ground Up

Appraisal Institute - Metro New Jersey Chapter

April 24, 2015

Risk and Reward: Successful Women in Commercial Real Estate

CREW NJ

April 16, 2015

1st Annual NJ Land Development Summit

Mid Atlantic Real Estate Journal

April 2, 2015

Atlantic Builders Convention 2015

Legal Trends I - Land Use Law (Meryl Gonchar); Site Remediation Regulatory Updates (Andrew Robins)

New Jersey Builders Association

March 25, 2015

2015 Land Use Update

Sills Cummis & Gross P.C.

New Jersey Institute for Continuing Legal Education
March 18, 2015

NJ Industrial Real Estate & Development Summit

The Power of Collaboration - City/Counties partnering on economic development projects
Mid Atlantic Real Estate Journal
February 12, 2015

Legislative/Land Use Update

New Jersey Builders Association
February 4, 2015

New Jersey Planning Conference

So, You Want to Be an Expert Witness?
American Planning Association - New Jersey Chapter
January 29, 2015

13th Annual RealShare New Jersey Conference

Town Hall: Economic Growth Update
GlobeSt.com
September 11, 2014

Regulatory, Legislative & Legal Updates

NAIOP New Jersey
July 30, 2014

Land Use Basics

New Jersey Institute for Continuing Legal Education
June 13, 2014

New Jersey Opportunities Breakfast

Development Update
RealShare
May 29, 2014

65th Annual Atlantic Builders Convention

Legal Trends I - Land Use Law (Gonchar); Site Remediation Regulatory Updates (Robins); Legal Trends II - Environmental Law (Robins); Presenting Development Applications to Local Boards - Ethical and Professional Considerations (Moore)
New Jersey Builders Association
March 26, 2014

RealShare New Jersey Conference

Power Panel
RealShare
September 17, 2013

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Members Only Update

New Jersey Builders Association

September 11, 2013

The Economic Opportunity Act of 2013 and Late-Breaking Policy Issues

NAIOP NJ

August 14, 2013

2013 Atlantic Builders Convention

Legal Trends I - Land Use Law (Gonchar); Site Remediation Regulatory Updates (Robins); Growth in Mixed Use Developments (Moore) ;and Ethics in Government Relations (Robins)

New Jersey Builders Association

April 10, 2013

New Jersey Planning Conference

Land Use Update

American Planning Association New Jersey Chapter

January 31, 2013

Publications

Moving Towards Consistency: Amendments to the Municipal Land Use Law, N.J.S.A. 40:55d-53, Bond Requirements

Dimensions Magazine

March 13, 2018

Appellate Division Intervention Concerning Municipal Affordable Housing Development Fees Presents Opportunities for Developers

Dimensions

July 1, 2015

Highlands Law Impacts Development

New Jersey REALTOR®

March 1, 2005

Client Alerts

NJDCA Issues Guidelines Clearing the Way for Virtual Zoning & Planning Board Hearings

Land Use/Real Estate

April 3, 2020

Rankings and Recognition

Selected for inclusion in:

- *Chambers USA: America's Leading Lawyers for Business*®* 2005-2023, New Jersey Real Estate: Zoning/Land Use
- *The Best Lawyers in America*®* 2007-2024, Real Estate Law, Land Use & Zoning Law; Litigation: Real Estate and Litigation: Land Use & Zoning
- *The Best Lawyers in America*®* Newark "Lawyer of the Year" 2022 and 2024, Land Use and Zoning Law
- *The Best Lawyers in America*®* Princeton "Lawyer of the Year" 2019, Real Estate Law
- *The Best Lawyers in America*®* Princeton "Lawyer of the Year" 2018 and 2020, Land Use and Zoning Law
- *The Best Lawyers in America*®* Woodbridge "Lawyer of the Year" 2016, Land Use and Zoning Law
- *The Best Lawyers in America*®* Newark "Lawyer of the Year" 2015 and 2023, Litigation: Land Use and Zoning
- *New Jersey Super Lawyers*®* 2008-2023, Land Use/Zoning
- *New Jersey Super Lawyers*®* "Top 50 Women Super Lawyers" 2010-2022
- *New Jersey Super Lawyers*®* "Top 100 Super Lawyers" 2014, 2017-2022
- *Martindale-Hubbell*®* AV rating
- *NJBIZ*®* "Top 50 Women in Business" 2008
- *ROI-NJ** "ROI Influencers: Women in Business" 2023

Included in the *Real Estate Forum* "Women of Influence" list in 2010.

Included in the *Real Estate NJ* "Women of Influence" list in 2009.

Received Cornerstone Award from the New Jersey Builders Association in 2019.

Received Chairman's Award from the New Jersey Builders Association in 2015, 2017 and 2018.

Received Industry Service Award from NAIOP NJ in 2023.

Received Pillar Award from NAIOP NJ in 2013.

Received Women's Initiatives Award from Garden State Woman in 2011.

Received Transactional (Non-Litigation) Attorney Practice Award from Middlesex County Bar

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Association in 2010.

* See [Award Methodology](#). No aspect of this advertisement has been approved by the Supreme Court of New Jersey.

Affiliations

Fellow, American College of Real Estate Lawyers (ACREL)

Former Member, Advisory Board, Center for Real Estate, Rutgers Business School

Member, Board of Directors and *Trustee*, NAIOP NJ

— *Co-Chair*, NAIOP 2019 Gala

— *Former Vice President*, Associates Affairs

Member, Board of Directors, New Jersey Builders Association

— *Former Chair*, Master Sponsor Program

— *Member*, Legislative Committee

Member, Commercial Real Estate Women (CREW NJ)

— *Past President*, CREW-NJ Chapter (1998)

— *Former Chapter Delegate*, national CREW Network

Member, New Jersey State Bar Association

— *Past Chair* and *Emeritus Member*, Board of Trustees, Land Use Law Section

— *Former Member*, Board of Trustees, Women in the Profession Section

— *Member*, Legislative Committee

— *Member*, CLE Committee

Former Member, American Bar Association

— *Former Member*, Forum on Affordable Housing and Community Development Law

— *Former Member*, State and Local Government Law Section

Former Member, Board of Trustees, Middlesex County Bar Association

Member, ICSC

Member, Metropolitan Builders & Contractors Association of New Jersey

Member, Urban Land Institute Northern New Jersey Chapter

Former Member, Executive Women of New Jersey, Board of Directors

Member, Monmouth University Kislak Real Estate Institute Program Advisory Committee

— *Member*, Leadership Excellence Award Dinner Planning Committee

Former Member, Board of Trustees, Jewish Federation in the Heart of New Jersey (Middlesex and Monmouth Counties)

Sills Cummis & Gross P.C.

— *Former President, Women’s Philanthropy*

Former Vice President, New Jersey State Association of Jewish Federations

Former Member, Board of Directors, George Street Playhouse, New Brunswick

Education

J.D., Rutgers Law School

B.A., Rutgers University, *cum laude*

Bar Admissions

New Jersey