

## Publications

[Overview](#)  
[Equal Opportunity](#)  
[History](#)  
[News](#)

[LinkedIn](#) [Twitter](#) [Facebook](#)

## Publications

Mar 26 2025

**Don't Punt: Land Use Boards Cannot Delegate to Skirt the TOA Rule** 03.26.2025 Donna M. Jennings and Jason A. Cherchia discuss how the TOA (Time of Application) rule prevents Land Use Boards and Municipalities from blocking developments by changing zoning laws after an application has already been filed.

Mar 26 2025

**Fourth Round UHAC Rules: What's New and What Remains** 03.26.2025 Stay up-to-date on New Jersey's fourth round of Uniform Housing Affordability Controls (UHAC) with the latest publication co-authored by Shareholder and Co-chair of the Land Use team, Donna M. Jennings, and Anthony J. Zarillo III, member of the Land Use team at Wilentz, Goldman & Spitzer, P.A.

Mar 26 2025

**Round Up: What Developers Should Know About The Latest UHAC Amendments** 03.26.2025 Donna M. Jennings and Anthony J. Zarillo III discuss how Governor Murphy's amendments to the Fair Housing Act are reshaping affordable housing in New Jersey. With the Fourth Round starting July 1, 2025, new processes are already in motion. Developers must understand changes, especially in inclusionary developments. In December 2024, the state revised UHAC rules, keeping many standards but adding key differences.

Mar 26 2025

## [At Arm's Length: Municipalities Are Given Greater Leeway to Negotiate the Payment of Fees](#)

[Under the LRHL](#) 03.26.2025 Donna M. Jennings and Anthony J. Zarillo III discuss how the New Jersey Superior Court, Appellate Division determined that the LRHL does not restrict municipal fees to only direct redevelopment costs, provided they are negotiated at arm's length and align with the LRHL's purpose and the municipality's Master Plan.

Mar 26 2025

[Time's Up! The Importance of Filing A Timely Land Use Board Appeal](#) 03.26.2025 Donna M. Jennings and Luke H. Policastro explain the importance of filing a timely land use board appeal. Interested parties can challenge a local land use board's decision in New Jersey Superior Court by filing an "Action in Lieu of Prerogative Writs" within 45 days. The appeal period begins when the decision notice is published in the municipality's official newspaper, not when the board votes. If both the applicant and the board publish notices, the first publication date starts the appeal period.

Jan 21 2025

[Michael F. Schaff and Jason J. Krisza Co-authored a Chapter in the Eighth Edition of the AHLA's Fundamentals of Health Law](#) 01.21.2025 Wilentz Shareholders Michael F. Schaff, and Jason J. Krisza co-authored Chapter 10 entitled "Representing Physicians" in the eighth edition of the American Health Law Association's Fundamentals of Health Law.

Nov 21 2024

[Representing Hospitals & Health Systems](#) 11.21.2024 Wilentz Shareholders Michael F. Schaff, co-chair of the Corporate, Health and Cannabis Law Teams, and Jason J. Krisza co-authored a chapter entitled "Financial Relationships with Physicians and Other Referral Sources" published in the American Health Law Association's Representing Hospitals and Health Systems, 2nd Edition.

Aug 26 2024

[Emerging Trends for Artificial Intelligence in the Copyright Space](#) 08.26.2024 New Jersey Lawyer Magazine (Reprinted with Permission) Artificial Intelligence continues to advance and impact business, industry, government, and society in the process. While AI holds immense potential, its emerging nature is testing current intellectual property laws and regulations. In the New Jersey Lawyer August 2024 Special Issue on Intellectual Property Law, Wilentz shareholder Brett R. Harris explores the intersection of AI and copyright law, with an emphasis on the viewpoints of the United States Copyright Office.

Jun 13 2024

[How Will the Federal Reclassification of Marijuana Affect New Jersey's Cannabis Industry?](#) 06.13.2024 New Jersey Law Journal (reprinted with permission) In their newest publication, Michael F. Schaff

and Jennie M. Miller detail the ongoing debate surrounding the reclassification of marijuana from a Schedule I to a Schedule III drug in the United States.

Mar 27 2024

[Private Equity Investment in Health Care Enterprises](#) 03.27.2024 Enterprise Risk Management for Health Care, 4th Edition Wilentz attorneys Michael F. Schaff and Jason J. Krisza co-authored a chapter entitled “Private Equity Investment in Health Care Enterprises” published in the American Health Law Association’s Enterprise Risk Management for Health Care, 4th Edition.

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[Firm News](#)

[Legal News](#)

[In the Press](#)

[Publications](#)

[Speaking Engagements](#)

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Keyword

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