



Jessica Sweet is the founder and principal of J.L. Sweet, LLC, a law firm specializing in the procurement of land use and environmental regulatory entitlements on behalf of property owners and real estate developers. She has extensive experience project-managing the pre-construction phases of commercial, residential, industrial and energy-related development, and regularly represents clients before municipal land use boards around the State and in litigation matters involving challenges to administrative agency action in the New Jersey and Federal Courts.

In addition, Ms. Sweet frequently represents clients before the New Jersey Department of Environmental Protection throughout the permit review and approval process for the development affecting environmentally sensitive properties, including those subject to Freshwater Wetlands, Air Compliance and Enforcement, CAFRA/Waterfront Development, and Green Acres regulations, as well as the investigation and remediation of contaminated sites. She also has worked extensively with the State Historic Preservation Office. Most recently, she coordinated the relocation and preservation of two historically significant structures, obtaining all State and Local approvals necessary to move the buildings from the site of the former U.S. Life Saving Station in Long Branch, New Jersey to privately-owned property where they will be fully restored to their original condition and adapted for reuse.

Selected for inclusion to the 2010 and 2011 lists of New Jersey Super Lawyers Rising Stars, Ms. Sweet is admitted to practice in New Jersey, Pennsylvania, and in the U.S. District Court for the District of New Jersey. She is the current Chair of the Northern New Jersey District Council of the Urban Land Institute (ULI), an international education and research institute representing the entire spectrum of land use and real estate development disciplines in private enterprise and public service. Prior to that, she served as chair of both the ULI-NNJ Programs Committee and the Young Leaders Group.

Ms. Sweet also serves on the Board of Directors of the Land Use Section of the New Jersey Bar Association, and is a frequent lecturer for the Institute of Continuing Legal Education. A contributing author of "Commercial Real Estate Transactions in New Jersey," (ICLE 2006, 2010), Ms. Sweet obtained her B.A. from Vanderbilt University and her J.D. from Rutgers School of Law – Newark. Before starting her own firm, she practiced with the firm of Wilentz, Goldman and Spitzer in Woodbridge and served as law clerk to the Honorable Arthur N. D'Italia, Assignment Judge of the Superior Court, Hudson County.