



## **Megan E. Sassaman**

Ms. Sassaman is active in all aspects of civil litigation for public and private clients for local property taxation, eminent domain and real estate valuation-based issues. Ms. Sassaman has served as local property tax counsel for multiple municipalities handling various property types including offices, casinos, hotels, warehouses, high density residential properties, industrial and retail properties. Ms. Sassaman also represents private taxpayers involving appeals of data centers, office parks, reservoirs and hospitals. She advises clients on matters regarding property tax issues, liabilities and exemptions. As part of her local property taxation work she regularly appears before numerous County Boards of Taxation as well as the New Jersey Tax Court.

A great deal of Ms. Sassaman's practice also focuses on infrastructure planning and implementation where her work includes the coordination of property assemblage for right of way corridors, utility projects and roadway improvements. Her work includes counseling to private and public entities with regard to due diligence and property valuation for the procurement of purchase and sale agreements, right of entry permits, temporary workspace licenses, and easements, for partial and full takings.

Prior to joining Zipp Tannenbaum & Caccavelli, LLC, Ms. Sassaman was a partner at DeCotiis, FitzPatrick & Cole, LLP. She also worked at the National Hockey League and Seton Hall's Center for Policy and Research, where she remains a senior fellow. Her collaborative research and authorship at the Center for Policy and Research has been internationally recognized and has been cited by and included in the Congressional Record of the House Armed Services Committee, the Senate Armed Services Committee and the Senate Judiciary Committee. Ms. Sassaman holds a B.S. in Sports Management from New York University, where she graduated cum laude, and a J.D. from Seton Hall University School of Law, where she was a Chancellor's Scholar.

### **Education**

New York University, B.S.  
Seton Hall University, J.D.

### **Bar Admissions**

New Jersey (2008)  
New York (2008)  
United States District Court for the District of New Jersey

### **Representative Matters**

Local Property Tax Counsel on behalf of the City of Passaic, Borough of Paramus, City of Rahway and the City of Newark



Trial Counsel on behalf of corporate office park real estate investment trust for real estate tax appeal trials

Trial Counsel on behalf of Atlantic City in defense of the real estate tax appeal by the Borgata Hotel and Casino

Counsel for multiple data centers wherein municipality filed reverse-increase appeals

Assisted Counsel for Town of Morristown against AHS Hospital Corp. (d/b/a Morristown Memorial Hospital) resulting in the Tax Court ruling that portions of the hospital were not entitled to tax exemption

Counsel for New Jersey Turnpike Authority against Township of Monroe resulting in the Tax Court ruling that property acquired for mitigation purposes as part of a widening project were entitled to tax exemption

Worked as Condemnation Counsel for the State of New Jersey to acquire approximately 120 easements for the Army Corps of Engineers storm hazard mitigation project in Bay Head, Longport and Ocean City, New Jersey

Worked on acquiring rights of way for 37 mile-long interstate natural gas pipeline from New Jersey to Connecticut

Acquired over 100 properties by condemnation of approximately 300 total properties required for the New Jersey Turnpike Authority 6-9 Widening Program

Acquired a property in Camden over opposition of property owners for the development of the Rutgers School of Nursing and Science

## **Decisions**

New Jersey Turnpike Authority v. Township of Monroe, 29 N.J. Tax 55 (Tax 2016)

City of Newark v. ORR Investments, Inc., No. A-1072-13T3, 2015 WL 10580522 (N.J. Super. Ct. App. Div. Apr. 6, 2016)

## **Speaking Engagements**

New Jersey State Bar Association's Annual Meeting- Panelist on "Advanced Topics in Property Taxation"— May 2016