



Julie L. Von Spreckelsen



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Practice Areas

Real Estate
Municipal Law
Land Use and Zoning

Biography

Julie Von Spreckelsen is a member of the firm's Land Use and Zoning and Real Estate Law practice groups. She has extensive experience in real estate law, including transactions, zoning, subdivision, land development and municipal-related issues. Julie is the editor of the firm's popular Pennsylvania Real Estate and Municipal Law blog, www.pazoninglawyers.com.

Julie provides clients with a full-range of legal services regarding residential and commercial real estate matters, with an emphasis on land use issues - and those that may require litigation. She also works on behalf of several local municipalities and zoning hearing boards. Julie's recent accomplishments in land use matters include:

- On behalf of one real estate developer, twice successfully argued in two different counties - Bucks and Montgomery County Courts of Common Pleas that outdated zoning ordinances unconstitutionally excluded convenience stores with fuel dispensing facilities and was granted site specific relief for client. These decisions are yet another example of the courts' ruling that municipalities cannot use outdated and unduly restrictive zoning regulations to prevent this type of use from locating in their municipalities.
- On behalf of a commercial real estate developer, successfully secured zoning ordinance text and map amendment and conditional use approvals to permit the redevelopment of a property to include a convenience store with fuel dispensing facilities, a pharmacy, and three restaurants.
- Assisted client in the purchase of a blighted property in Camden County, New Jersey. Obtained zoning and land use approvals to construct a church on the property.
- Filed an emergency petition for injunctive relief to protect a lessee from a township's efforts to impede and prevent the business from its permitted use of property. Worked with the client to identify an adjacent property for business use. In addition to securing zoning and land use approvals for this site, successfully negotiated and secured a lease for that property.
- Obtained township approval to amend the zoning ordinance to permit a highly-regarded, family owned and operated auto retailer to expand its business operations at a new location.
- Through the use of historical legal precedent, Julie was able to save a national religious institution thousands of dollars in carrying and construction costs and legal fees. In doing so, she enabled the church to erect a new building in a township and block further appeal.
- Obtaining zoning approvals for the addition of a significant expansion to an ice skating rink allowing the rink to double its

size and income.

- Obtaining land development approvals on behalf of a large shipping company client in need of a parking lot expansion that was critical to staying in business at that location; skilled negotiation of the provisions of an agreement also significantly reduced expenses relating to the site development.

Julie offers a well-rounded and thorough approach to her work. Her clients include notable individuals, government bodies and corporate clients in Montgomery, Philadelphia, Chester, Delaware, and Bucks counties, as well as in New Jersey.

Memberships

Julie is a member of the Pennsylvania and Montgomery Bar Associations. She is an appointed member of the Pennsylvania Bar Association Commission on Women in the Profession.

Bar Admission

Julie is admitted to practice in Pennsylvania, New Jersey, the United States District Court for the Eastern District of Pennsylvania, and the United States District Court for the Middle District of Pennsylvania.

Education

Julie earned her law degree from the Dickinson School of Law, where she was awarded the Monroe E. Trout Law and Medicine Award. She earned her undergraduate degree from the University of Delaware.

Honors and Awards

- Selected by peers for inclusion in *The Best Lawyers in America*®, 2021 - present
- Selected as a "Recognized Practitioner" in Real Estate/Land Use law by *Chambers USA: America's Leading Lawyers for Business*, 2019 - present
- Selected as a "Noted Practitioner" in Real Estate/Land Use law by *Chambers USA: America's Leading Lawyers for Business*, 2016 - 2018
- Named a "Top Attorney" by DelVal Media, Publishers of *Suburban Life Magazine* and *Philadelphia Life Magazine*, 2013 - present

Volunteer and Community Work

Julie is an active member of PWC, Professional Women in Construction, a national nonprofit organization that seeks to advance women and minorities in the construction and related industries.

Personal Data

Julie lives in Eastern Montgomery County with her two sons.