



Partner

1500 Market St., Suite 3500E
Philadelphia, Pennsylvania 19102
Phone (215) 575-7052
Fax (215) 575-7200
mferleger@dilworthlaw.com

Assistant:

Alicia Baldwin
Direct (215) 575-7173
abaldwin@dilworthlaw.com

Practices

Real Estate
Government Affairs
Zoning & Land Use

Education

J.D., *cum laude*,
Villanova University
School of Law, 2012

- Special Projects Editor, *Jeffrey S. Moorad Sports Law Journal*
- Dorothy Day Ward for Exemplary Pro Bono Service

M.B.A., Villanova
University School of
Business, 2012

B.S., *summa cum laude*, S.I. Newhouse
School of Public
Communications at
Syracuse University ,
2009

B.S., *summa cum laude*, Martin J.
Whitman School of
Management at
Syracuse University,
2009

Bar Admissions

Pennsylvania, 2012
New Jersey, 2012

Meredith Ferleger focuses on zoning, land use and real estate law, representing residential, commercial, financial and institutional clients. She has extensive experience navigating the development process including interacting with various City agencies and government stakeholders as well as seeking approval from the Zoning Board of Adjustment. Meredith has assisted in the formation of several condominiums and Planned Unit Developments across the City. She has also participated in pursuing and defending several appeals to the Philadelphia Court of Common Pleas of land use approvals involving landmark legal principles and development proposals.

Meredith successfully pursued real estate tax appeals resulting in the reduction in millions of dollars of assessed property value. She has also represented residential and commercial landlords throughout the City to comply with licensing and disclosure requirements as well as seeking tenant evictions through Municipal Court.

Meredith is a graduate of the Villanova University School of Law and School of Business where she earned her joint Law and Master of Business Administration degrees. She earned joint Bachelor of Science degrees from the S.I. Newhouse School of Public Communications and the Martin J. Whitman School of Management at Syracuse University.

Representative Experience

- Participated in the representation of a publicly traded REIT in its sweeping redevelopment proposal in West Philadelphia including securing novel legislation and all necessary land development approvals for the creation of millions of new square feet of office, commercial and residential space.
- Represented a property owner in negotiating for the reduction of municipal liabilities related to taxes, utilities, and municipal fines across its portfolio of real estate in Philadelphia.
- Represented a client in developing state-wide, site specific zoning analyses to assess the feasibility of opening business locations at each site and detailing the approval process for each municipality.
- Represented a developer in securing variance approval before the Philadelphia Zoning Board of Adjustment for a mixed-use proposal in the City's Kensington neighborhood that garnered

significant public interest.

- Represents landlords in handling the eviction process in Philadelphia Municipal Court.
- Successfully negotiated a 30% (\$3 million) reduction of a client's real estate assessment.
- Represented a developer in securing zoning and related approvals, including the creation of a Planned Unit Development, for a multi-phase housing development project.
- Pursued and defended several zoning appeals in Philadelphia Court of Common Pleas including drafting complex briefs and presenting oral argument.
- Represented an international retailer in securing land development approvals for the construction of several warehouse and distribution facilities across the Commonwealth.
- Represents property owners in transactional matters such as drafting easements, agreements of sale, and other land development-specific agreements.
- Represented medical marijuana provider in securing land use approvals to operate several dispensary locations around the Commonwealth.

Professional and Community Activities

- Member, Philadelphia Bar Association
- Commissioner, Ward 2, the Township of Upper Dublin
- Solicitor, Montgomery County Treasurer's Office

Speeches and Presentations

- Speaker, Philadelphia Real Estate Tax Briefing – 2018
- Speaker, Philadelphia Zoning & Land Use 2018: A Primer on Process, Tactics and Inner-Workings of Philadelphia Development - 2018

Professional Recognition

- Pennsylvania Super Lawyers Rising Star – 2019

NEWS / EVENTS

Press Releases

- Nineteen Dilworth Attorneys Named 2019 Pennsylvania Super Lawyers and Rising Stars

Articles



MEREDITH L. FERLEGER

- Meredith Ferleger Fills Ward 2 Vacancy on Upper Dublin Board
- Philadelphia Bar Association CLE: Community Considerations of Land-Use Law (Page 11)
- Latest Updates in Phila. Real Estate Taxation (PP. 13 & 17)

E-Alerts

- Dilworth Paxson's Darwin Beauvais and Meredith Ferleger Secure Next Phase of Philadelphia Housing Authority's Redevelopment Project
- Bills! Bills! Bills! — Important Real Estate News
- Landlords Beware: Philadelphia Municipal Court Modifies Rule 109 Concerning Filing Eviction Complaints
- Dilworth Paxson's Darwin R. Beauvais and Meredith L. Ferleger to Speak at Philadelphia Bar Association Zoning & Land Use CLE on April 19
- Dilworth Paxson's Darwin R. Beauvais and Meredith L. Ferleger to Speak at "Philadelphia Real Estate Tax Briefing 2018" CLE on August 29
- Deadline to Appeal 2019 Real Estate Tax Assessment in Philadelphia is October 1, 2018
- Dilworth Expands Land Use Practice