



Peter Wertz

Associate

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Services and sector groups

- Real Estate
- Zoning and Land Use
- Real Estate Litigation
- Real Estate Development

Peter represents businesses and individuals in real estate, land use, and transactional matters. He advises clients in Pennsylvania real estate projects, focusing on strategic guidance, favorable outcomes, and collaboration with municipalities, neighbors, and other key stakeholders.

Zoning, subdivision, and land development

Peter conducts comprehensive zoning and code reviews of land use proposals and works with his clients to develop a strategic plan to achieve their goals. This involves preparing and presenting applications for conditional uses, special exceptions, variances, appeals from zoning determinations, and petitions to amend zoning ordinances and maps.

Peter is an effective negotiator who works with municipal staff to secure favorable zoning determinations, thereby expediting the process for clients. He also has extensive experience facilitating approvals for subdivision and land development projects while ensuring his clients' rights are protected under the Pennsylvania Municipalities Planning Code, the Municipality Authorities Act, and other applicable ordinances and regulations.

Other land use issues

Peter provides solutions for private landowners and developers in matters involving agency permitting, temporary and permanent easements, stormwater concerns, sewer and water issues, adverse possession, boundary disputes, personal licenses, agricultural programs, street openings, dedications, and vacations, among others.

Real estate transactions

Peter is experienced with real estate transactions and regularly negotiates agreements of sale and related documents on behalf of sellers and purchasers of residential, commercial, institutional, and industrial real property. He also conducts title reviews of real property to identify and eliminate adverse easements, deed restrictions, and other encumbrances of record.

Real estate dispute resolution

Peter represents clients in land use and zoning litigation. He has successfully appealed municipal

zoning, subdivision, and/or land development decisions in court on behalf of private landowners. He has also defended private landowners against appeals of land use decisions by municipalities and other landowners. Additionally, Peter has litigated quiet title actions (e.g., adverse possession/boundary disputes), ejectment actions, and deemed approvals for zoning, subdivision, and land development applications.

Peter is a frequent contributor to the McNees Land Use Blog. He is also an active member of his church, St. Lawrence, where he serves on the finance committee.

Education

- University of Alabama School of Law, J.D.
- DeSales University, B.A., political science, *summa cum laude*

Admissions

- Pennsylvania
- Alabama

Recognition

- The Best Lawyers in America: Ones to Watch, Best Lawyers, 2026-2027
- Rising Stars for Pennsylvania, Super Lawyers, 2026

Professional and community involvement

- Lancaster Chamber