



Matthew N. Korenoski

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Matt Korenoski is a senior associate who practices Zoning and Land Use, Real Estate and Commercial Litigation, and Municipal Law. Matt has represented government bodies, including townships, boroughs, zoning hearing boards, and other local authorities, in matters involving zoning, land use, Right to Know Law, tax assessments, eminent domain, and sewage and water issues. He has prepared ordinances that regulate emerging uses like medical marijuana, drones, short-term rentals, and emotional support animals. He also represents individuals in similar public sector-related matters, including preparing and presenting applications for variances, special exceptions, and conditional uses, filing and defending land use appeals, and other miscellaneous development initiatives. Matt has argued on behalf of municipalities, businesses, and individual clients in various court proceedings, including successful oral arguments before the Pennsylvania Commonwealth Court.

In the litigation context, Matt has represented clients in various matters including real estate, land use and zoning, boundary disputes, construction issues, contracts, fraud, misrepresentation, restrictive covenants, consumer rights, UTPCPL, insurance and annuities, landlord-tenant, breach of fiduciary duty, and other business disputes. He also served as first chair at a federal jury trial and has experience with bench trials, depositions, hearings, arbitrations, and motions practice.

Prior to joining Unruh Turner Burke & Frees, Matt worked at two full-service, mid-size law firms in Philadelphia and Pittsburgh. He graduated from Duquesne University School of Law in June 2016, cum laude. While there, he served as an Associate Editor/Team Lead for the Duquesne Law Review, and his article *O'Bannon vs. the NCAA: An Antitrust Assault on the NCAA's Dying Amateurism Principle* was selected for publication in Volume 54, Issue 2.

While in law school, Matt also served as a judicial extern for the Honorable Thomas M. Hardiman at the U.S. Court of Appeals for the Third Circuit. He also interned in-house at two large Pittsburgh corporations, where he researched issues including international franchising, intellectual property, and privacy rights, and reviewed contracts with vendors and independent contractors.

Matt has been selected for the prestigious Pennsylvania Super Lawyers Rising Stars list for Land Use/Zoning since 2023, for Land Use/Zoning, earned recognition from Best Lawyers in America: Ones to Watch^(TM) for 2023 and 2024 for Land Use and Zoning Law and Municipal Law, was named a "Top Lawyer" in Municipal Law by Main Line Today since 2021, and received the Daily Local's Top Lawyers of Chester County Reader Choice Award since 2021.

Clients value Matt's strong analytical skills and the clarity and precision of his legal writing, which he uses to craft persuasive

arguments and navigate complex issues for his public and private clients. He is known for being extremely detail-oriented, responsive, and personable, with an eye towards solving his clients' problems. In addition, in the public context, Matt remains keenly aware of how his advice to municipal clients might resonate with the public and key stakeholders. These strengths enable Matt to advocate for his clients with focus, insight, and credibility.

Outside of his legal practice, Matt enjoys playing tennis, traveling, and spending time with his wife, son and friends. Originally from Johnstown, PA, he also enjoys rooting for his Pittsburgh Steelers, Penguins, Pirates, and Panthers.

A selection of Matt's recent representative matters have included:

- Obtaining summary judgment in a contentious boundary dispute case.
- Opposing an application for zoning relief for a vehicle repair shop in a residential neighborhood, and obtaining a favorable decision from a zoning hearing board denying such relief.
- Resolving various commercial contract disputes, both in and out of court.
- Representing municipalities in the enforcement of municipal codes in magistrate court hearings.
- Representing individual and commercial clients in various zoning matters.
- Representing clients in restrictive covenant matters.
- Obtained summary judgment for a municipality in a public vs. private road dispute.
- Obtained increased payout from insurance company who initially failed to pay client due proceeds after her husband passed away suddenly.
- Sat first chair in federal jury trial, representing a pro bono client.
- Argued before and obtained successful relief from the Pennsylvania Commonwealth Court in various contexts.
- Obtaining summary judgment for an automobile dealership in a case in which a plaintiff alleged odometer fraud.

Practice Areas

- Zoning and Land Use
- Litigation
- Appeals
- Municipal Law

Education

- Law School: Duquesne University School of Law (2016)
 - J.D., cum laude
 - Duquesne Law Review
 - Associate Editor/Team Lead
 - CALI Excellence for the Future Awards
 - Contracts II
 - Administrative Law
- Undergraduate Degree: University of Pittsburgh (2012)
 - B.A. English Writing and History, cum laude
 - Certificate in Public and Professional Writing

Admissions

- Supreme Court of Pennsylvania (2016)
- Supreme Court of New Jersey (2016)
- United States District Court for the Western District of Pennsylvania (2016)
- United States District Court for the Eastern District of Pennsylvania (2019)

Memberships

- Chester County Bar Association
 - Civil Litigation Section
 - Municipal and Land Use Section
 - Young Lawyers Division
- Pennsylvania Bar Association
 - Municipal Law Section
- Duquesne Law Alumni Association
- Friends Association for Care and Protection of Children
 - Board of Directors

Presentations and Publications

- Author, *Real Property Case Law and Legislative Update*, Pennsylvania Bar Association, Real Property, Probate & Trust Law Section Newsletter (Winter/Spring 2024)
- Author, *NCAA v. Alston: a Milestone Victory for College Athletes Seeking Fair Compensation*, Chester County Bar Association: New Matter (2021)
- Author and Presenter, *Zoning for Medical Marijuana*, Pennsylvania Association of Township Officials (2018)
- Author, "O'Bannon v. NCAA: an Antitrust Assault on the NCAA's Dying Amateurism Principle", 54 Duq. L Rev. 493 (2016)