

## Real Estate

Greenbaum's real estate practice has been a fundamental keystone of the firm's DNA for decades. Our attorneys provide practical business guidance and legal expertise in areas including acquisitions, dispositions, leasing, traditional development, redevelopment, land use, financing, environmental issues, and litigation. With unrivaled experience across the full spectrum of the commercial, industrial, mixed-use and multi-family sectors, Greenbaum's real estate team is broadly recognized as experienced advocates, superior dealmakers, trusted advisors, and industry thought leaders. Throughout the years, our clients in the commercial real estate sector have included buyers, sellers, lenders, borrowers, property owners, landlords, tenants, investors, corporations, and real estate investment trusts (REITs). From transactional support to the resolution of disputes, we've addressed the needs and protected the interests of industry stakeholders through countless market cycles and economic fluctuations since the firm was founded, making the Greenbaum name synonymous with commercial real estate activity in New Jersey and beyond.

### Areas of Focus

- Purchases, sales, leases and other transactions
- Real estate and commercial financing
- Real estate disputes and litigation
- Real property tax appeals
- Environmental issues in real estate transactions
- Redevelopment & traditional development
- Land use, zoning and permitting
- Sustainability and renewable energy initiatives
- Environmental permitting and due diligence
- Energy and utility matters
- Construction contracting and litigation
- Real estate brokerage

- Affordable housing
- Planned real estate development
- Community association law
- Employment matters

## Practice Team

---



**Darren C. Barreiro**

Partner  
732.476.2424  
dbarreiro@greenbaumlaw.com



**Kenneth T. Bills**

Partner  
732.476.2640  
kbills@greenbaumlaw.com



**David L. Bruck**

Partner  
732.476.2440  
dbruck@greenbaumlaw.com



**Michael J. Coskey**

Partner  
732.476.2690  
mcoskey@greenbaumlaw.com



**Martin E. Dollinger**

Partner  
732.476.2460  
mdollinger@greenbaumlaw.com



**Dennis A. Estis**

Partner  
732.476.2510  
destis@greenbaumlaw.com



**David B. Farer**

Partner  
732.476.2476  
dfarer@greenbaumlaw.com



**W. Raymond Felton**

Partner  
732.476.2670  
rfelton@greenbaumlaw.com



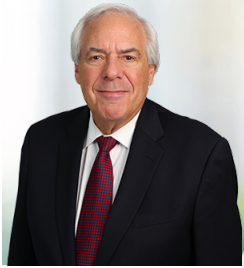
**Jack Fersko**

Partner  
732.476.3354  
jfersko@greenbaumlaw.com



**Robert S. Goldsmith**

Partner  
732.476.2620  
rgoldsmith@greenbaumlaw.com



**Barry S. Goodman**

Partner  
732.476.2560  
bgoodman@greenbaumlaw.com



**John P. Gray**

Partner  
732.476.2556  
jgray@greenbaumlaw.com



**Conor J. Hennessey**

Partner  
732.476.2482  
chennessey@greenbaumlaw.com



**Jay A. Jaffe**

Partner  
732.476.2418  
jjaffe@greenbaumlaw.com



**Luke J. Kealy**

Partner  
732.476.3240  
lkealy@greenbaumlaw.com



**Barbara J. Koonz**

Partner  
973.577.1894  
bkoonz@greenbaumlaw.com



**Christine F. Li**

Partner  
732.476.2680  
cli@greenbaumlaw.com



**Sean R. McGowan**

Partner  
973.577.1852  
smcgowan@greenbaumlaw.com



**Steven G. Mlenak**

Partner  
732.476.2526  
smlenak@greenbaumlaw.com



**Alan S. Naar**

Partner  
732.476.2530  
anaar@greenbaumlaw.com



**John D. North**

Partner  
732.476.2630  
jnorth@greenbaumlaw.com



**Steven Nudelman**

Partner  
732.476.2428  
snudelman@greenbaumlaw.com



**Joseph M. Oriolo**

Partner  
732.476.2730  
joriolo@greenbaumlaw.com



**Alan S. Pralgever**

Partner  
973.577.1818  
apralgever@greenbaumlaw.com



**Stephanie G. Reckord**

Partner  
732.476.2504  
sreckord@greenbaumlaw.com



**Caroline Record**

Partner  
973.577.1884  
crecord@greenbaumlaw.com



**Olivier Salvagno**

Partner  
732.476.2426  
osalvagno@greenbaumlaw.com



**Regina E. Schneller**

Partner  
732.476.2404  
rschneller@greenbaumlaw.com



**David C. Scott**

Partner  
732.476.2626  
dscott@greenbaumlaw.com



**Meredith C. Sherman**

Partner  
732.476.2672  
msherman@greenbaumlaw.com



**Judah Skoff**

Partner  
732.476.2396  
jskoff@greenbaumlaw.com



**Fay L. Szakal**

Partner  
732.476.3204  
fszakal@greenbaumlaw.com



**Maura E. Blau**

Counsel  
732.476.2754  
mblau@greenbaumlaw.com



**George W. Crimmins**

Counsel  
973.577.1772  
gcrimmins@greenbaumlaw.com



**Steven Firkser**

Counsel  
732.476.2388  
sfirkser@greenbaumlaw.com



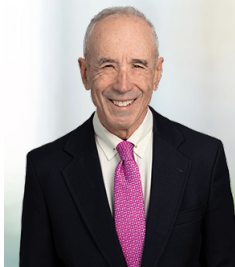
**Maureen E. Montague**

Counsel  
732.476.2380  
mmontague@greenbaumlaw.com



**Lauren A. Perrella**

Counsel  
973.577.1836  
lperrella@greenbaumlaw.com



**Glenn Berman**

Of Counsel  
732.476.3260  
gberman@greenbaumlaw.com



**Thomas J. Denitzio Jr.**

Of Counsel  
732.476.2610  
tdenitzio@greenbaumlaw.com



**Donald A. Kessler**

Of Counsel  
973.577.1872  
dkessler@greenbaumlaw.com



**Hal W. Mandel**

Of Counsel  
732.476.2550  
hmandel@greenbaumlaw.com



**Lydia C. Stefanowicz**

Of Counsel  
732.476.3330  
lstefanowicz@greenbaumlaw.com



**Ann M. Waeger**

Of Counsel  
732.476.3230  
awaeger@greenbaumlaw.com



**Amory R. Blank**

Associate  
732.476.2386  
ablank@greenbaumlaw.com



**Alexandra H. Cavanaugh**

Associate  
732.476.2466  
acavanaugh@greenbaumlaw.com



**Justine A. DelVecchio**

Associate  
973.577.1830  
jdelvecchio@greenbaumlaw.com



**Emmalise Earl**

Associate  
732.476.2524  
earl@greenbaumlaw.com



**Thomas A. McGowan**

Associate  
973.577.1910  
tmcgowan@greenbaumlaw.com



## Joseph A. Natale

Associate

973.577.1782

[jnatale@greenbaumlaw.com](mailto:jnatale@greenbaumlaw.com)

## Insights & More

---

### Announcements

Steven G. Mlenak Installed as Secretary of NJBSA Land Use Law Section

5.14.26

Greenbaum Secures Significant Win as New Jersey Appellate Court Upholds Trial Court's Decision in Favor of Real Estate Brokerage Firm

4.28.26

Greenbaum, Rowe, Smith & Davis Named to 2026 NJBIZ Leaders in Real Estate, Construction and Design List

4.22.26

Greenbaum Prevails Before Clifton Planning Board on Behalf of the Islamic Center of Passaic County

3.18.26

Greenbaum Partner Robert S. Goldsmith Named to Governor-Elect Mikie Sherrill's Transition Team

12.02.25

Thomas A. McGowan Joins Greenbaum, Rowe, Smith & Davis as Real Estate Associate

11.12.25

Steven Nudelman Selected for Law360 2025 Real Estate Editorial Board

3.13.25

Greenbaum, Rowe, Smith & Davis Joins Circulate NJ Coalition

3.13.25

Greenbaum, Rowe, Smith & Davis Named 2024 Real Estate Firm of the Year by New Jersey Law Journal

10.30.24

Caroline Record Joins Greenbaum, Rowe, Smith & Davis as Real Estate Partner and Co-Chair of Community Association Practice Group

6.02.24

Steven G. Mlenak Elected Fellow of American College of Real Estate Lawyers

4.09.24

Steven Nudelman Selected for Law360 2024 Real Estate Authority Editorial Board

3.11.24

## Client Alerts

The ABC Test: NJ Adopts New Regulations for Determining Independent Contractor Status

5.07.26

New Jersey's Permitting Dashboard Pilot Program: A New Avenue for Developers and Project Owners to Reduce Delays and Increase Transparency

5.06.26

Governor Sherrill Signs Executive Order 17 to Address Rising Housing Costs Statewide What You Need to Know

4.29.26

What Commercial Property Owners & Taxpayers Should Know About Filing a New Jersey Property Tax Appeal in 2026

2.05.26

New Jersey Housing and Mortgage Finance Agency Launches \$500M Tax Credit Auction

10.15.25

New Jersey Enacts Legislation to Amend Capital Reserve Funding Requirements for Planned Real Estate Developments

10.06.25

A Review of the New Jersey Legislature's Latest Amendments to the New Jersey Aspire Program

1.09.25

New Jersey Releases Fourth Round Affordable Housing Calculations; Identifies Present and Future Need for 150,000 New Units Throughout State

10.21.24

NJ Appellate Division Rules that Municipal Ordinance Restricting Ownership to Individuals Over 55 Violates Fair Housing Act and NJ Law Against Discrimination

8.07.24

Garden State C-PACE Program Update: EDA Issues Updated Program Guidelines and Draft Supplemental Guidelines

7.08.24

New Jersey Enacts Landmark Legislation to Overhaul Affordable Housing Laws

3.26.24

New Jersey Imposes New Flood Hazard Disclosure Requirements on Sellers and Landlords

3.18.24

Proposed Amendments to Ground Water Quality Standards Could Significantly Impact Ongoing Remediation Projects in New Jersey

2.27.24

New Jersey Becomes Second State to Enact Legislation to Protect Structural Integrity of Residential Housing Structures Including Common Interest Communities

1.16.24

An Overview of Amendments to the New Jersey Aspire Program

7.10.23

New Jersey Cannabis Regulatory Commission Adopts Initial Rules to Govern Personal Use Cannabis Industry: Landlords, Tenants & Others Should Note Real Estate Implications

8.23.21

The New Jersey Economic Recovery Act of 2020: An Overview of the Relaunch of the Economic Redevelopment and Growth (ERG) Program

4.05.21

### **Published Articles**

Toms River council vote to scrap downtown plan fell short, judge says

2.27.26

EDA approves \$68 million Aspire award to rehab 196-unit Trenton affordable housing tower

9.22.25

Real Estate Ownership: New Jersey

2025

Lions Group eyes 360-unit Journal Square rental tower with \$90 million Aspire award

9.02.25

Key deadlines loom as towns, builders digest new DCA affordable housing obligations

10.20.24

Towns can't restrict who buys houses in 55+ neighborhoods, N.J. court rules

8.12.24

Reports: Hartz scraps plan for logistics park, open space at sprawling Hercules site on I-80

7.31.24

Age Limits On Owning Senior Units Unlawful, NJ Panel Says

7.30.24

Huge Roxbury warehouse proposal in jeopardy as planning board pushes back. What happened.

6.05.24

Q&A: Eek, E-bikes!

5.24

## Responding to Litigation

5.24

## Redevelopment Matters: NJ Supreme Court Decision Signals Shift in Redevelopment Law

4.04.24

## It's All About Evolving

3.19.24

## Board Roles: Who Does What

February 2024

## Cannabis Leases: Landlord and Tenant Considerations

Jan/Feb 2024

## 2024 Market Forecast

January 2024

## Seminars & Events

### IOREBA Developer's Night

3.30.26

### Affordable Housing

3.26.26

### Multi-Family and Mixed-Use Trends

3.25.26

### "Free Money" Making the Most of Government Incentive Programs

3.25.26

### Redevelopment of Stranded Assets in 2025

12.11.25

### The State of Redevelopment: Multifamily and Mixed-Use

12.09.25

### Advanced Topics in Commercial Leasing 2025

11.20.25

### Hot Topics in Residential Real Estate 2025

11.04.25

### An Introduction to Redevelopment Law

10.29.25

### Harnessing AI in Commercial Real Estate: Trends, Applications & What's Next

10.16.25

Demographic and Fiscal Modeling for Environmental Planning: New Tools from NSF-Funded Projects

4.21.25

2025 Land Use Update - Session 2

4.10.25

Attaining the American Dream: Solutions to the Affordable Housing Crisis

3.27.25

Legal Trends in Land Use Law

3.25.25

Redevelopment: The Legal and Practical Realities

3.25.25

NAIOP NJ's Annual Public Policy Symposium

3.18.25

2025 Redevelopment Law Institute

1.23.25

Site Remediation

3.19.24

Site Remediation

3.29.23

Redevelopment and Related Agreements between Municipalities and Private Parties: An Overview of Public Private Partnerships

4.26.22

Development Agreements Between Municipalities and Private Parties: Private Funding, Tax, and Infrastructure Issues for Long-Term Development Projects

2.22.22

Structuring Real Estate Development Agreements With Municipalities

5.05.21