



Jack Fersko

Partner

Practice Leader | Real Estate

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- Industrial, commercial and retail real estate transactions including acquisition, disposition and leasing, including build to suit and ground leasing, and alternative energy initiatives
- Representation in portfolio acquisitions and dispositions, complex development transactions, and debt and equity financing transactions
- Specialized experience in the impact of environmental issues on commercial real estate transactions in New Jersey

As a leader of the firm's real estate practice, Jack's work reflects his extensive experience as a commercial real estate and general business lawyer, which has enabled him to develop a highly analytical perspective on transactions by pinpointing the significant business and legal issues that are critical to a client's success. His legal services emphasize industrial, commercial and retail real estate activities, with a particular concentration on the acquisition, disposition and leasing of industrial properties, development and redevelopment projects, financing, environmentally impacted transactions, landlord-tenant issues, and alternative energy initiatives.

Clients seeking representation in sophisticated transactions – such as large-scale acquisitions, specialized assets or highly technical facilities such as data centers, mixed-use multi-class developments, or deals requiring complex financing structures utilizing a layered capital stack – leverage Jack's depth of knowledge and pragmatic approach to deal-making to realize both short-term goals and long-range business objectives. He is highly regarded, both in and beyond New Jersey, for his business insight and legal acumen by clients including real

estate developers, real estate investment trusts (REITs), commercial and industrial property owners/operators, commercial tenants, hospitals and healthcare systems, and real estate entrepreneurs and investors.

Jack has notable expertise related to the impact of environmental laws on commercial real estate transactions and New Jersey's transaction-triggered Industrial Site Recovery Act (ISRA), which requires owners and operators of certain industrial and commercial properties to investigate and clean up any environmental contamination prior to the sale or transfer of the property or cessation of business operations. His involvement in the acquisition and redevelopment of environmentally contaminated sites includes the successful negotiation of real estate agreements involving complex environmental transactional issues that impact both pre- and post-closing rights and obligations and related insurance agreements.

Jack also counsels clients on transactional issues and funding options related to alternative energy and solar development and the impact of these initiatives on leases and other agreements, including the negotiation and drafting of Engineering, Procurement and Construction Agreements (EPCs), Power Purchase Agreements (PPAs), contracts, rooftop leases, easement agreements and access agreements.

Areas of Focus

Practice Areas

- Financial Incentives & Economic Development
- Construction
- Construction Contracting & Risk Management
- Environmental Issues in Real Estate Transactions & Redevelopment
- Redevelopment Plans & Agreements
- Energy & Renewable Resources
- Healthcare
- Healthcare Private Equity
- Healthcare Transactions
- Real Estate
- Commercial Real Estate Acquisitions & Dispositions
- Commercial Real Estate Leasing
- Environmental Issues in Real Estate Transactions & Redevelopment
- Real Estate Brokerage
- Landlord & Tenant

Credentials

Bar Admissions

- New Jersey, 1979
- U.S. Supreme Court, 1986
- U.S. Court of Appeals, Third Circuit, 1995

Education

- Ohio Northern University, J.D., 1978
- Marietta College, B.A, 1975

Insights & More

Announcements

36 Greenbaum Attorneys Selected for Inclusion in 2026 Edition of New Jersey Super Lawyers
3.20.26

2026 Edition of Best Lawyers Recognizes 54 Attorneys in 41 Practice Areas: Eight Greenbaum Lawyers
Recognized on "Ones to Watch" List
8.21.25

2025 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 18
Attorneys as Leading Individuals
6.04.25

Thirty-Five Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2025 Edition of New
Jersey Super Lawyers
3.19.25

2025 Edition of Best Lawyers Recognizes 56 Attorneys in 39 Practice Areas: Ten Greenbaum Lawyers
Recognized on "Ones to Watch" List; Three Selected for "Lawyer of the Year" Recognition
8.14.24

2024 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 20
Attorneys as Leading Individuals
6.05.24

Thirty-Four Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2024 Edition of New
Jersey Super Lawyers
3.25.24

Jack Fersko Receives 2023 Legacy Award from NAIOP NJ
11.05.23

Who's Who Legal Recognizes Greenbaum Attorneys in 2023 Global Guides
9.18.23

2024 Edition of Best Lawyers Recognizes 59 Attorneys in 38 Practice Areas: Twelve Greenbaum Lawyers Recognized on "Ones to Watch" List; Five Selected for "Lawyer of the Year" Recognition

8.16.23

Jack Fersko and Sean R. McGowan Profiled in Law360

2.20.23

Who's Who Legal Recognizes Greenbaum Attorneys as 2023 Thought Leaders in Real Estate

1.16.23

Who's Who Legal Recognizes Greenbaum Attorneys in 2022 Global Guides

9.08.22

2023 Edition of Best Lawyers Recognizes 51 Attorneys in 36 Practice Areas: Nine Greenbaum Lawyers Recognized on "Ones to Watch" List; Seven Selected for "Lawyer of the Year" Recognition

8.17.22

Jack Fersko Elected a Fellow of the American Bar Foundation

7.13.22

Client Alerts

Will Rescheduling Cannabis Open the Industry to Increased Financing, Real Estate and Banking Opportunities?

6.04.24

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

3.17.24

New Jersey Moves to Establish Database of Available Commercial Real Estate Properties

6.08.23

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

President Trump Signs Second Emergency Stimulus Bill Allocating Additional Funding for Paycheck Protection Program

4.24.20

SBA Announces Rule Governing Paycheck Protection Program

4.06.20

Critical Update to CARES Act Paycheck Protection Program

4.01.20

Title I of the CARES Act: The Paycheck Protection Program and Loan Forgiveness Provisions

3.30.20

COVID-19 Insurance Update: Companies Should Evaluate Risk Management Tools in Place, Including Pollution Legal Liability (PLL) Insurance Policies

3.20.20

Published Articles

It's All About Evolving

3.19.24

Cannabis Leases: Landlord and Tenant Considerations

Jan/Feb 2024

The Challenge of Leasing to a Cannabis Facility

March 2023

Greenbaum Rowe Real Estate Co-Chairs Talk Practice Goals

2.09.23

Approvals for Cannabis Grow, Processing Sites Unleash New Demand for Already-Scarce Industrial Space

4.27.22

2022 Market Forecast

1.11.22

The Impacts of the Coronavirus Pandemic on Real Estate Contracts: Force Majeure, Frustration of Purpose, and Impossibility

January/ February 2021

NJ Real Estate Deals In Chokehold Amid COVID-19 Lockdown

3.26.20

Seminars & Events

IOREBA Developer's Night

3.30.26

Advanced Topics in Commercial Leasing 2025

11.20.25

Advanced Commercial Leasing

11.13.24

Counseling Cannabis: Legal Essentials and Opportunities

6.11.24

Advanced Topics in Commercial Leasing: 2023

11.15.23

2023 Cannabis & Real Estate Conference

4.19.23

2023 ACREL Mid-Year Meeting

3.15.23

Negotiating Commercial Leases 2023

2.22.23

Advanced Topics in Commercial Leasing: 2022

11.16.22

2022 Real Estate Conference

4.12.22

Real Estate Legal Update

3.16.22

Negotiating Commercial Leases 2022

2.23.22

Latest Developments in Cannabis Law

10.27.21

Impact of the Pandemic on Commercial Leasing

4.21.21

Negotiating Commercial Leases 2021

2.24.21

Advanced Commercial Leasing and COVID-19: 2020/21 Update

12.02.20

Healthcare, Real Estate & COVID-19: Impacts, Challenges and Opportunities

11.09.20

The Impacts of the Coronavirus Pandemic on Commercial Leases

10.27.20

The Impacts of the Coronavirus Pandemic on Real Estate Contracts: Frustration of Purpose, Impossibility, Impracticability and Force Majeure

10.20.20

The Impacts of the Coronavirus Pandemic on Real Estate Contracts: Frustration of Purpose, Impossibility, Impracticability and Force Majeure

7.08.20

Small Businesses and the Impact of COVID-19

4.14.20

COVID-19 FALLOUT: How Does My Business Survive?

4.07.20