



Kenneth Bills

Partner

 Iselin

T: 732.476.2640

F: 732.486.2641

kbills@greenbaumlaw.com

- Represents clients in all aspects of commercial real estate transactions
- Commercial mortgage financing, tax abatements, redevelopment area bond financing, credit tenant lease financing, long term permanent financing, and more
- Negotiation and drafting of commercial leases, financial agreements, construction contracts, developer agreements

Ken is a commercial real estate attorney who focuses on sophisticated commercial transactions. He provides support to commercial property owners, developers, redevelopers, builders, landlords, tenants, REITS, municipal entities and financial institutions in the sale, acquisition, leasing, financing and redevelopment of real property in New Jersey.

Ken counsels clients on transactions involving both developed properties and land for future development. He advises on issues related to commercial mortgage financing, redevelopment and related tax exemption (Payment in Lieu of Taxes, or PILOT) agreements, redevelopment area bond financing, credit tenant lease financing, construction financing, and permanent financing.

With experience encompassing all types of commercial, industrial and residential properties, Ken brings specialized expertise to the negotiation and preparation of commercial leases, financial agreements, loan documents, AIA and other construction and design contracts, and redevelopment agreements, including those related to shopping centers, office and apartment buildings, and warehousing facilities. He assists clients in

addressing transactional tax and title issues, as well as providing skilled analysis of legal issues in opinion letters for lenders and other stakeholders.

Ken delivers personalized and hands-on representation to his clients. His approach is focused, collaborative, pragmatic and results oriented.

Areas of Focus

Practice Areas

- Real Estate
- Commercial Real Estate Acquisitions & Dispositions
- Commercial Real Estate Leasing
- Real Estate Brokerage
- Real Estate Financing
- Redevelopment, Land Use & Zoning
- Public Private Partnerships
- Redevelopment Plans & Agreements
- Special Improvement Districts
- Construction
- Construction Contracting & Risk Management
- Energy & Renewable Resources
- Financial Incentives & Economic Development
- Section 1031 Exchanges

Industries

- Construction
- Real Estate
- Public Entities
- Financial Services & Insurance
- Energy, Public Utilities & Solid Waste

Credentials

Bar Admissions

- New Jersey, 1979
- U.S. District Court, District of New Jersey, 1979
- U.S. Court of Appeals, Third Circuit, 1981

Education

- Rutgers University School of Law-Newark, J.D., *with high honors*, 1979
- Haverford College, B.A., *magna cum laude*, 1976

Insights & More

Announcements

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

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

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

Greenbaum, Rowe, Smith & Davis Recognized as Member of 2023 New Jersey Future Smart Growth Award-Winning Team for Downtown Westfield Redevelopment Project

8.03.23

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

Published Articles

Real Estate Ownership: New Jersey

2025