



Thomas Denitzio , Jr.

Of Counsel

 Iselin

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- Representation in commercial real estate sales, acquisitions, leasing and mortgage financing transactions
- Commercial property tax appeals including the defense of reverse tax appeals
- Clients include lenders, borrowers, developers, investors and closely held businesses

Tom represents clients in commercial real estate transactions, including the sale, acquisition, leasing and mortgage financing of commercial and industrial properties. He also provides representation in commercial property tax appeals, mortgage foreclosures and workouts, tax sale certificate foreclosures and condemnation valuation hearings.

Throughout his career, Tom has counseled local and regional lenders, borrowers, developers, investors, and business owners/operators including closely held business entities on a wide range of legal issues that arise in the transactional context. His experience includes structuring transactions, resolving title and survey issues, analyzing real estate appraisals, implementing Section 1031 like kind exchanges, and negotiating leases, including ground leases, lease extensions and renewals, complex mortgage loans and loan modifications.

Tom assists clients in real estate tax appeals involving commercial properties, including the defense of reverse tax appeals brought by municipalities to increase assessments. He has successfully challenged and reduced property tax liability for numerous commercial property owners throughout New Jersey.

Areas of Focus

Practice Areas

- Section 1031 Exchanges
- Transactional Tax Issues
- Real Estate
- Commercial Real Estate Acquisitions & Dispositions
- Commercial Real Estate Leasing
- Real Estate Financing
- Property Tax Appeals

Credentials

Bar Admissions

- New Jersey, 1975
- U.S. Supreme Court, 1981

Education

- Cornell University School of Law, J.D., 1975
- Lafayette College, A.B., *cum laude*, 1972

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

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

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

Client Alerts

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

2.05.26

New Jersey Enacts Legislation Imposing Annual Community Service Contributions on Nonprofit Hospitals

3.01.21

New Paycheck Protection Program Flexibility Act Provides Significant Relief to Borrowers

6.08.20

Governor Murphy Signs Legislation Setting New Deadlines for Filing and Deciding Real Estate Tax Appeals

6.01.20

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

New Jersey Extends Filing Deadline for Real Estate Tax Appeals Due to COVID-19

3.25.20

Published Articles

Real Estate Ownership: New Jersey

2025

Seminars & Events

Reducing Property Tax Liability for Commercial Real Estate in 2022

3.07.22

18th Annual Recent Developments in Real Estate Law

2.03.21

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

11.09.20

The CARES Act - Paycheck Protection Program

4.15.20

17th Annual Recent Developments in Real Estate Law

1.29.20