

Real Estate

Greenbaum’s real estate practice is a foundational element of our firm’s history and its future. Successfully navigating the complexities of New Jersey’s commercial real estate sector requires an intimate understanding of the market, including the drivers within each market sector. The firm’s deep knowledge of New Jersey’s unique real estate landscape, and involvement in countless sophisticated and high-value transactions across all sectors of the market, has earned us a position of prominence, as well as trust and respect, within the state’s real estate and business communities.

Our team represents clients in the acquisition, disposition, leasing, financing, construction, renovation and “greening” of commercial, industrial, and residential real estate throughout New Jersey. Our work on behalf of buyers, sellers, lenders, borrowers, landlords, tenants, investors, entrepreneurs, and public and private REITS encompasses the full range of issues related to both routine and highly complex real estate deals. Our seamlessly integrated approach to land use, zoning, redevelopment and environmental issues – including the transactional structuring and contractual allocation of environmental risk – ensures that every transaction is executed efficiently, risks are mitigated, and value is maximized.

The firm’s experience encompasses individual property and portfolio transactions, as well as membership and stock purchase and sale transactions. Our work covers all sectors of the commercial market including warehouse and storage facilities, multifamily and mixed-use projects, shopping centers, healthcare facilities, data centers, restaurants, hotels, and all ownership forms including fee ownership, ground leases, condominiums and cooperatives, and planned real estate communities. Many transactions include solar and other alternative energy installations, adding an additional level of complexity that the firm is able to address due to the depth of its alternative energy practice. Our real estate team blends a wide-ranging knowledge of transactional issues with a focused and business-oriented problem-solving perspective.

Practice Team



Kenneth T. Bills

Partner
732.476.2640
kbills@greenbaumlaw.com



Michael J. Coskey

Partner
732.476.2690
mcoskey@greenbaumlaw.com



Martin E. Dollinger

Partner
732.476.2460
mdollinger@greenbaumlaw.com



Jack Fersko

Partner
732.476.3354
jfersko@greenbaumlaw.com



Barry S. Goodman

Partner
732.476.2560
bgoodman@greenbaumlaw.com



Luke J. Kealy

Partner
732.476.3240
lkealy@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



Steven Nudelman

Partner
732.476.2428
snudelman@greenbaumlaw.com



Caroline Record

Partner
973.577.1884
crecord@greenbaumlaw.com



Regina E. Schneller

Partner
732.476.2404
rschneller@greenbaumlaw.com



Judah Skoff

Partner
732.476.2396
jskoff@greenbaumlaw.com



Fay L. Szakal

Partner
732.476.3204
fszakal@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



Thomas J. Denitzio Jr.

Of Counsel
732.476.2610
tdenitzio@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



Justine A. DelVecchio

Associate
973.577.1830
jdelvecchio@greenbaumlaw.com



Thomas A. McGowan

Associate
973.577.1910
tmcgowan@greenbaumlaw.com



Joseph A. Natale

Associate
973.577.1782
jnatale@greenbaumlaw.com

Insights & More

Announcements

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

Greenbaum Prevails Before Clifton Planning Board on Behalf of the Islamic Center of Passaic County
3.18.26

Robert S. Goldsmith Named to Newark Regional Business Partnership Real Estate Council
3.03.26

Thomas A. McGowan Joins Greenbaum, Rowe, Smith & Davis as Real Estate Associate
11.12.25

Greenbaum, Rowe, Smith & Davis Recognized on 2026 “Best Law Firms” List by Best Lawyers
11.06.25

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

Steven Nudelman Selected for Law360 2025 Real Estate Editorial Board
3.13.25

Client Alerts

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

10.06.25

New Jersey DEP's Resilient Environments and Landscapes (REAL) Regulations: An Overview of the Proposed Rulemaking and Its Impacts on Development

10.27.24

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

7.07.24

New Jersey Enacts Landmark Legislation to Overhaul Affordable Housing Laws

3.25.24

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

3.17.24

Seminars & Events

IOREBA Developer's Night

3.30.26

Multi-Family and Mixed-Use Trends

3.25.26

Advanced Topics in Commercial Leasing 2025

11.20.25

Hot Topics in Residential Real Estate 2025

11.04.25

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

10.16.25

NAIOP NJ's Annual Public Policy Symposium

3.18.25