

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING CONTRACT NO. 22-04-DJ10 TO THE LAW FIRM SCHENCK, PRICE, SMITH & KING, LLP TO PROVIDE SPECIAL LEGAL SERVICES IN ALL PROJECT AREAS

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) is a public body established by the City of Jersey City (the “City”) pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “Redevelopment Law”) with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires the services of firms to provide special legal services in connection with certain projects throughout the City (the “Special Legal Services”); and

WHEREAS, Schenck, Price, Smith & King, LLP (“SPSK”) possesses the skills and expertise to perform the Special Legal Services; and

WHEREAS, the Agency desires to enter into a professional services contract with SPSK (the “Contract”) to perform the Special Legal Services for a total amount not to exceed Fifty Thousand Dollars (\$50,000) to be paid in accordance with the terms and conditions on file with the Agency; and

WHEREAS, the Agency certifies that it has funds available to pay the costs of the Special Legal Services; and

WHEREAS, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, the Special Legal Services are professional services exempt from public bidding; and

WHEREAS, SPSK has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledges that the Contract will prohibit SPSK from making any reportable contributions through the term of the Contract; and

WHEREAS, notice of the award of the Contract shall be published in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

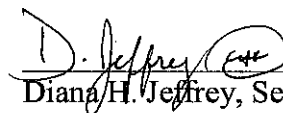
Section 2. The Board of Commissioners hereby awards a contract to SPSK for a term of one (1) year, payable in accordance with the terms and conditions on file with the Agency, and for a contract amount not to exceed Fifty Thousand Dollars (\$50,000), subject to the terms and conditions set forth in the Agency’s form professional services agreement, together with any such

additions, deletions and/or modifications as may be necessary and/or desirable in consultation with counsel to the Agency.

Section 3. The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute the professional services agreement authorized herein, together with such additions, deletions and/or modifications as may be deemed necessary in consultation with counsel, and to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of April 19, 2022.


Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Victor Negron, Jr.	✓			
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

SCHENCK PRICE SMITH & KING, LLP

PROPOSAL AND STATEMENT OF QUALIFICATION

FOR

REDEVELOPMENT ATTORNEY

TO

THE JERSEY CITY REDEVELOPMENT AGENCY

**TO: The Jersey City Redevelopment Agency
Attn: Diana Jeffrey, Executive Director
4 Jackson Square
Jersey City, New Jersey 07305**

SUBMITTED BY:

**SCHENCK PRICE SMITH & KING, LLP
220 Park Avenue
P.O. Box 991
Florham Park, NJ 07932-0991**

Dated: April 12, 2022

TABLE OF CONTENTS

	<u>Page</u>
1.0 EXECUTIVE SUMMARY	1
2.0 REDEVELOPMENT/LAND USE COUNSEL SERVICES	2
2.1 Redevelopment	2
2.2 Redevelopment Representative Matters and Clients	2
2.3 Team Structure/Key Team Member Experience and Qualifications	3
2.4 Understanding and Meeting the Jersey City Redevelopment Agency's Needs.....	5
3.0 RELATED SUBMISSION REQUIREMENTS	5
4.0 CONCLUSION	6
APPENDIX A – RESUMES OF KEY EMPLOYEES	7

1.0 EXECUTIVE SUMMARY

We are pleased to submit this proposal to provide redevelopment counsel services to the Jersey City Redevelopment Agency (hereinafter the "Redevelopment Agency"), which will include ongoing legal advice and legal representation in litigation when necessary.

Great success is often accompanied by a significant amount of redevelopment with a variety of parties, including, but not limited to business entities and individuals. To handle these matters, the Redevelopment Agency understands the need to procure the services of a high-quality, full-service law firm with tried and tested redevelopment/land use attorneys that understand the ins-and-outs of corporate America's boardrooms, the intricacies and complexities of the construction site, and the sensibilities and pragmatism of "Main Street" business owners and residents. Schenck, Price, Smith & King, LLP (hereinafter referred to as "Schenck Price" or the "Firm") is the best firm for that job.

Schenck Price is a proud New Jersey limited liability partnership and full-service law firm conveniently located at 200 Park Avenue, Florham Park, New Jersey 07932. Founded 107 years ago as the firm of King & Vogt, a two (2) person law firm in Morristown, Schenck Price has grown exponentially to approximately eighty (80) attorneys, all of whom pride themselves on superior client service and quality workmanship. Although we have experienced significant growth, we have been careful to never lose our small-firm charm. Schenck Price offers its clients a rare combination of comfortable size and a broad range of high-quality services that afford unique benefits to our clients.

Schenck Price provides high-quality legal services in numerous areas of law. The Firm has a long history of legal excellence in the areas of commercial litigation, labor and employment law, corporate governance, redevelopment, health care, education, construction, trust and estate planning, corporate law, real estate, insurance defense, banking, telecommunications, technology and environmental law.

This diversity of practice has also led to a diversity of clientele. Schenck Price services numerous public education institutions, public entities and municipalities, not-for-profits, Fortune 500 corporations, closely-held and family businesses, and individual clients. Among our public-sector clients are three (3) counties, two (2) cities, thirteen (13) towns and municipalities, forty-two (42) boards of education, and five (5) higher education institutions.

The members of the Firm's Redevelopment/Land Use practice group are highly-qualified attorneys that are well-versed in the numerous practice areas within our firm and adept at representing our diverse clientele. They also possess a commodity prized among Schenck Price's clients: years of experience trying, not merely litigating or managing, disputes.

Schenck Price's legal acumen and experience are not its only assets, however. The Firm is financially strong and observes the highest standards of ethics. Our attorneys have not been adjudicated liable for professional malpractice. The Firm has never been involved in a bankruptcy or re-organization proceeding. Additionally, Schenck Price abides by all local, state and federal

laws and regulations, including, but not limited to, affirmative action and equal opportunity requirements.

We believe that Schenck Price is a shining example of a highly-skilled, conscientious firm capable of meeting and exceeding the Redevelopment Agency's redevelopment needs. It is our competence, resources, experience and scrupulousness that make us the perfect candidate to represent the Redevelopment Agency in its redevelopment matters. We believe that our services can help the Redevelopment Agency continue to write its success story.

2.0 REDEVELOPMENT/LAND USE COUNSEL SERVICES

As discussed in detail below, our Firm has expertise in all aspects of redevelopment/land use law, and we have the resources to meet all required demands and deadlines. We take pride in our efficiency, which translates to cost savings for our clients. While the size of our Firm assures easy client access to our quality legal services and our expertise, we provide the personalized attention to our clients that is characteristic of smaller firms.

2.1 Redevelopment/Land Use Brand

Schenck Price's attorneys have appeared before most of the planning and zoning boards in New Jersey, as well as county planning boards. We help our clients navigate the often-challenging path through permits and approvals. In addition, we handle disputes with municipalities and have regular interaction with state regulatory agencies relating to land use, including the State of New Jersey Department of Environmental Protection and the Highlands Council. Our attorneys have the unique experience and perspective of representing many municipalities and planning and zoning boards. This allows us to understand the government's perspective, allowing us to find the most efficient way of handling approvals.

In recent years, a significant amount of our land use work also involves redevelopment applications. Our expertise in redevelopment applications includes short term PILOT programs, long term tax abatements, Garden State Growth Zone Incentives, and Redevelopment Area Bond financing. The relationships we have developed in the redevelopment area extend all over Northern, Central and Southern New Jersey.

2.2 Representative Matters and Clients

Schenck Price has a long history of providing land use and redevelopment services to municipalities and other public entities. We currently provide legal services to the three (3) counties, two (2) cities and thirteen (13) towns and municipalities. We also provide legal services to forty-two (42) boards of education, and five (5) higher education institutions.

We serve as land use and redevelopment counsel to several large corporations. Some of the noteworthy matters that our land use and redevelopment team has handled for Schenck Price's clients and representative matters include:

- Created numerous, successful redevelopment zones in northwestern New Jersey representing municipalities.
- Represented public and privately-owned real estate development companies in brownfield redevelopments in Kearny, New Jersey and Elizabeth, New Jersey.
- Represented an entrepreneur real estate developer in the redevelopment of a former manufacturing facility into a big box retail store in Orangeburg, New York.
- Represented residential real estate operator and a private equity firm in restructuring their condominium projects, including preparation of public offering statements and applications for registration as well as compliance with New Home Warranty and Builder Registration Act and regulations.
- Represented one of the nation's largest telecommunications companies in support of retail and wireless businesses including more than 250 leases for retail stores, wireless antenna facilities and offices; resolving disputes with landlords; due diligence, negotiation and implementation of real estate aspects of mergers and acquisitions; counseling on OSHA; marketing; eminent domain issues; and appealing land use approval decisions.
- Represented defense contractor in sale of surplus facilities including real estate and environmental issue.
- Represented regional manufacturing company in sale/leaseback of factory.
- Represented Morris Habitat for Humanity, Inc. in development of multi-family affordable housing projects in northern New Jersey, including acquisition of sites, use variance and site plan approvals, formation of condominiums and compliance with the Planned Real Estate Development Full Disclosure Act.
- Represented international food products company in acquisition of site and zoning approvals for 150,000 square foot manufacturing, warehouse and office facility.
- Retained to represent the City of Newark in connection with the breach of a redevelopment agreement entered into between the City and two redevelopers. The Firm has drafted a verified complaint for the City and assisted the City with drafting default notices issued to the redevelopers. If the redevelopers fail to cure their defaults or commence suit to prevent termination of the redevelopment agreements, this firm will represent the City in that litigation.

2.3 Team Structure/Key Team Member Experience and Qualifications

James E. Polles, Esq. will be a main contact for all general counsel, land use and redevelopment-related matters. Assisted by Mr. Polles John E. Ursin, Esq., as well as Sean Monaghan, Esq., of the Firm's Land Use and Redevelopment Practice Group.

Mr. Polles has the ability to provide guidance for public entity clients that is grounded in the acknowledgement that property owners are desirous of making the most productive use of their property. In so saying, there will be important policy considerations as to size and scope of redevelopment projects presented to a municipality at any time that will likely impact the goals and objectives of private property owners. It is Mr. Polles's ability to navigate crucial concerns of the community, coupled with the desires of private property owners, that validate the results of his representation of municipalities regarding successful projects that have lead to a "shovel in the ground," whether they be multi-family, mixed-use residential and retail projects in downtown corridors, or industrial warehousing and related facilities. Mr. Polles is experienced with complex business and real estate transactions and frequently appears before zoning and planning boards as well as the New Jersey Department of Environmental Protection concerning all types of development, zoning and use issues.

With nearly a decade of local government, redevelopment and land use experience, Mr. Polles has extensive experience in all aspects of the redevelopment process, including but not limited to guiding municipalities and redevelopment agencies throughout the redevelopment process from working with municipal officials to designate an area as in need of redevelopment, through the negotiation of redevelopment and financial agreements, developer's agreements, dispositions of municipal property by way of purchase and sale agreements, and negotiating easements, parking agreements and related access agreements. Mr. Polles previously served as redevelopment counsel for multiple municipalities and redevelopment agencies, including as Redevelopment Counsel to the Woodbridge Redevelopment Agency, as well as municipal attorney, and planning and zoning board attorney. Mr. Polles currently serves as the Zoning Board of Adjustment Attorney for the Borough of Florham Park.

Mr. Ursin has extensive experience in a wide range of legal specialties. This experience and background have allowed him to provide valuable and efficient representation as general counsel to corporations, small business, local government entities, non-profit organizations, and family offices. Mr. Ursin counsels municipalities, school boards, and other public entities and has extensive experience with administrative, governance, and legislative aspects of government, including the Open Public Meetings Act and Open Public Records Act. He advises clients on redevelopment, Council on Affordable Housing and water and sewer utility issues.

Mr. Monaghan has more than thirty (30) years of experience in real estate, environmental and business law. He started his practice as a real estate lawyer and after working on significant real estate transactions of all sorts, developed a specialty in environmentally impacted real estate and business transactions. His practice also includes counseling clients with regard to regulatory compliance before state and federal agencies, including the New Jersey Department of Community Affairs, the United States Environmental Protection Agency and the New Jersey Department of Environmental Protection.

See Appendix A for biographies/resumes of the team members.

2.4 Understanding and Meeting the Redevelopment Agency's Needs

Redevelopment and land use can be arduous and time-consuming. Schenck Price's particular expertise in this area of the law allows us to offer our clients prompt, reliable and efficient service and advice. We take pride in our efficiency, which translates to cost savings for our clients. Our goal is to provide easy client access and the personalized attention necessary to effectively and efficiently respond to the client's needs.

It is clear that the Redevelopment Agency has a sophisticated vision for redevelopment in Jersey City, while working in tandem with City Officials and other, required stakeholders. Schenck Price's breadth and depth of redevelopment, land use and general counsel services can act as a compliment to those services already available to the Redevelopment Agency, while also able to provide crucial insight and clear communication to the Redevelopment Agency with regard to the status and progress of any representative matters. We are confident that we can work with the Redevelopment Agency to articulate its goals, so that there is clear communication with redevelopers and that negotiation of redevelopment and related agreements are as fruitful as possible. Schenck Price's redevelopment and land use team has effectively represented the interests of public entities throughout the State of New Jersey, and we are confident that we can do the same for the Redevelopment Agency.

Schenck Price has the ability and resources (which includes more than eighty (80) attorneys and its paralegal staff) to handle all necessary deadlines, even the most complex of issues. The firm has handled extremely complicated land use and redevelopment matters. The Firm is particularly adept at properly managing all of its projects.

3.0 RELATED REQUIREMENTS

Schenck Price acknowledges that it will be an independent contractor and not an employee of the Redevelopment Agency, and Schenck Price will take such action as is reasonably necessary to ensure its independent contractor status. Schenck Price will not use any subcontractor(s) with regard to its duties.

Schenck Price has no immediate relatives of the principals of Schenck Price who are Redevelopment Agency employees or elected officials of the Redevelopment Agency.

Schenck Price, neither as a firm nor any individuals that would be assigned to the engagement as Redevelopment Agency's Counsel, are suspended, or otherwise prohibited from professional practice by any federal, state or local agency.

Any services billed to the Redevelopment Agency will be billed at a rate of One Hundred Seventy-Five Dollars (\$175.00) per hour for Associates, Counsels or Partners. Any services billed to the escrow account of a redeveloper will be billed at a blended rate of Three Hundred Twenty-Five Dollars per hour (\$325.00) for Associates, Counsels or Partners.

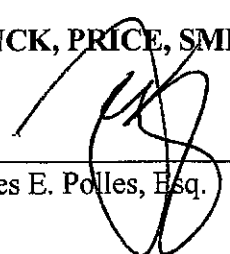
4.0 CONCLUSION

Schenck, Price, Smith & King, LLP is a full-service law firm, serving clients in redevelopment arena in a broad range of capacities as discussed above. Enclosed for your review are some additional materials about our firm and attorneys. While this information will certainly give you a good overview of our practice, we welcome the opportunity to meet and discuss our ability to serve your needs in person.

Thank you for your kind consideration of our qualifications.

Respectfully submitted,

SCHENCK, PRICE, SMITH & KING, LLP

By: 

James E. Polles, Esq.

Dated: April 12, 2022

APPENDIX A
RESUME OF KEY EMPLOYEES

Schenck Price

— SCHENCK PRICE SMITH & KING, LLP —



James E. Polles

Counsel

Florham Park, New Jersey
973-798-4948 direct dial
973-540-7300 fax
jep@spsk.com

Practice Areas

Land Use and Redevelopment
Environmental Law
Corporate and Business Law
Commercial Real Estate
Commercial Leasing
Government Law

Overview

James Polles concentrates his practice in real estate development, redevelopment and land use matters regarding industrial, commercial, residential and mixed-use real estate development projects. His extensive experience allows him to advise clients on both the planning elements of real estate development and all aspects of the redevelopment process, including but not limited to the negotiation of redevelopment agreements, developer's agreements, purchase and sale agreements, easements and related access agreements, and lease agreements, as well as representation of clients before various planning boards and agencies.

James's experience also includes the negotiation of short and long-term financial agreements governing payments in lieu of taxes and other incentive programs, in addition to representing borrowers in related financings and transactions.

James's knowledge of local government operation provides him a unique insight into the decision-making process of elected officials and key governmental employees, by way of his previous experience providing general and special counsel services for various municipalities and planning boards.

Professional Recognition

- Selected to the 2021 and 2022 New Jersey Rising Stars * list, featured in *New Jersey Monthly* magazine, in the field of Real Estate

Professional, Business & Civic Affiliations

- Florham Park Zoning Board of Adjustment Attorney, 2021-present
- Member, New Jersey State Bar Association
- Member, Essex County Bar Association
- Member, Morris County Bar Association

Publications & Presentations

- Speaker, NJICLE Land Use Update 2022, March 30, 2022
- Co-author, "Bergen County Improvement Authority Cannot Use the Local Redevelopment and Housing Law as a 'Shield' for the Local Public Contracts Law," July 22, 2024

- Author, "Recent Decision is a Warning for Real Estate Developers," July 13, 2021
- Author, " Governor Murphy Signs New Jersey Economic Recovery Act of 2020 Including Tax Credit Incentives for Real Estate Development," January 8, 2021

Admissions

- New Jersey, 2011
- United States District Court for the District of New Jersey, 2011

Education

- Ohio Northern University, J.D., 2011
 - Articles Research Editor, Ohio Northern University Law Review
- University of Scranton, B.S., *cum laude*, 2006

Schenck Price

— SCHENCK PRICE SMITH & KING, LLP —



John E. Ursin

Partner

Florham Park, New Jersey
Sparta, New Jersey
973-295-3673 direct dial
973-540-7300 fax
jeu@spsk.com

Practice Areas

Insurance Defense
Government Law
Corporate and Business Law
Land Use and Redevelopment

Overview

John E. Ursin is a rare corporate attorney, who has expertise in a wide range of legal specialties, including extensive first chair litigation experience. He provides value added, business focused and efficient representation as general counsel to corporations, small business, local government entities and non-profit organizations, including health care and senior living entities, as well as family offices.

John's transactional practice includes substantial commercial real estate, development, middle market mergers and acquisitions, and financing. He has represented some of the largest employers in Northwest New Jersey and has provided land use/redevelopment and financing guidance on some of the largest projects in the area and to client's interests regionally and nationally.

John leads a deal team that handles a wide range of mergers and acquisitions and financings, including private equity, peer-to-peer and succession transactions. These transactions range from local sole proprietors to significant corporate assets in New Jersey and nationally. In recent years alone, John has handled transactions totaling hundreds of millions of dollars.

It is unusual for an attorney with John's corporate experience and practice to also have experience in litigated matters. Yet John has been first chair on litigation representing individuals, companies and public entities in cases that involve premises liability, employment practices, director & officer issues, property issues, bidding and contractual disputes, and education issues. He has tried cases in these areas to verdicts, both in jury and bench trials. He continues to have an active insurance litigation practice, which includes defense and coverage. John represents local and regional banks and other financial institutions in litigation, foreclosure, commercial restructuring and workouts.

This diverse practice allows John to counsel businesses with a unique depth of confidence and conviction. Few attorneys who represent businesses can counsel their clients on employment, property, insurance and financing issues based upon their own litigation and trial experience. This experience also allows John to deeply understand risk management issues in transactions that relate to operational or litigation issues. He also has the advantage of a background in biochemistry, which allows him to be particularly adept at counseling companies in scientific and technology fields.

John is a member of the Firm's Corporate Practice, Insurance Defense, and Banking and Finance Practice Groups. He chairs Schenck Price's Government Law Practice Group, and the Firm's Land Use and Redevelopment Practice Group.

John counsels municipalities, school boards and other public entities and has extensive experience with administrative, governance and legislative aspects of government, including OPMA, OPRA and elections. He advises clients on redevelopment, highlands issues, plan conformance, COAH and water and sewer utilities. He is also involved with contractual disputes, union negotiations, employee discipline, civil service and PERC issues.

John's clients include multiple family offices, private equity entities, real estate developers, health care and senior living facilities, manufacturers, material suppliers, sports-related businesses, insurance companies, banks and government entities.

John is a member of Schenck Price's Management Committee.

Representative Matters

- Achieved three jury trial victories in two years, including two in employment discrimination/New Jersey Law Against Discrimination lawsuits
- Represented a large multi-national corporate client in the acquisition of real estate for a new corporate headquarters, including all land use approvals and the resolution of significant utility issue saving the client in excess of two million dollars in municipal fees
- Represented a multi-national corporation in the purchase of a New Jersey company with a complex financing structure and significant environmental issues
- Represented a technology manufacturing company in a multi-national distribution agreement addressing all of the Intellectual Property issues
- Represented a start up company in a private stock placement
- Counseled one of New Jersey's largest landowners on purchases, corporate structure governance and preservation efforts
- Represented a regional bank in complex workouts, including related litigation and sale
- Represented local government in two of the largest and most complex tax appeals in northwest New Jersey involving a ski area and a quarry

Professional Recognition

- Top 40 Attorneys Under 40 by *New Jersey Law Journal* 2007*
- Repeatedly selected to the New Jersey Super Lawyers list, featured in *New Jersey Monthly* magazine, in the field of State/Local/Municipal Law*

**No aspect of this advertisement has been approved by the Supreme Court of New Jersey. Click here to read Awards & Honors Methodology.*

Publications & Presentations

- Presenter, "3 Ways to Protect Your Client's Greatest Asset," 2020 International DI Conference, October 20, 2020
- Webisode moderator, "The PANDEMIC: Today's Tragedy, Tomorrow's Liability," May 18, 2020
- Contributing author, June 2019 Legal Updates for Businesses
- Author, Financial Relief for Nonprofits under the CARES Act
- Contributing author, December 2017 Legal Updates for Businesses

Professional, Business & Civic Affiliations

- President, Pope John High School's Endowment Board
- Chairman of the Board, Birth Haven
- Past Member, Board of Directors and General Counsel, Project Self-Sufficiency
- Past President of Sussex County Bar Association
- Past Chairman of the District X Fee Arbitration Committee
- Former Co-Chairman of the Perona Farm's Sussex County Game Dinner Committee
- Chairman, Finance Committee, Good Shepherd Church

Fact

John is a trusted advisor to companies and families, delivering thoughtful, business-oriented legal advice with a value-added service.

Admissions

- New Jersey, 1994
- United States Court of Appeals, Third Circuit, 1995
- United States District Court of New Jersey, 1994
- United States Supreme Court, 2000

Education

- Rutgers Law School, J.D., 1993
- University of Scranton, B.S., 1990

Schenck Price

SCHENCK PRICE SMITH & KING, LLP



Sean Monaghan

Partner
973-631-7856 direct dial
973-540-7300 fax
sm@spsk.com

Practice Areas
Commercial Real Estate
Environmental Law
Land Use and Redevelopment

Overview

Sean Monaghan has more than thirty years of experience in real estate, environmental and business law. He started his practice as a real estate lawyer and after working on significant real estate transactions of all sorts, developed a specialty in environmentally impacted real estate and business transactions. His practice also includes counseling clients with regard to regulatory compliance before state and federal agencies, including the New Jersey Department of Community Affairs, the United States Environmental Protection Agency and the New Jersey Department of Environmental Protection.

Representative Matters

- Represented public and privately-owned real estate development companies in brownfield redevelopments in Kearny, New Jersey and Elizabeth, New Jersey.
- Represented an entrepreneur real estate developer in the redevelopment of a former manufacturing facility into a big box retail store in Orangeburg, New York.
- Represented residential real estate operator and a private equity firm in restructuring their condominium projects, including preparation of public offering statements and applications for registration as well as compliance with New Home Warranty and Builder Registration Act and regulations.
- Represented one of the nation's largest telecommunications companies in support of retail and wireless businesses including more than 250 leases for retail stores, wireless antenna facilities and offices; resolving disputes with landlords; due diligence, negotiation and implementation of real estate aspects of mergers and acquisitions; counseling on OSHA; marketing; eminent domain issues; and appealing land use approval decisions.
- Represented defense contractor in sale of surplus facilities including real estate and environmental issues.
- Represented regional manufacturing company in sale/leaseback of factory, acquisition of new headquarters and factory and disposition of former facility.
- Represented Morris Habitat for Humanity, Inc. in development of multi-family affordable housing projects in northern New Jersey, including acquisition of sites, use variance and site plan approvals, formation of condominiums and compliance with the Planned Real Estate Development Full Disclosure Act.
- Represented international food products company in acquisition of site and zoning approvals for 150,000 square foot manufacturing, warehouse and office facility.

Professional Recognition

- Recognized in Chambers USA since 2010 as a leading New Jersey Lawyer in Environmental Law*

- Repeatedly selected to the New Jersey Super Lawyers list, featured in *New Jersey Monthly* magazine, in the field of Environmental Law*
- Included on the list of Morris/Essex Health & Life magazine's 2018, 2019, 2020 and 2021 "Top Lawyers" in Land Use and Environment*

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Publications & Presentations

- Author, "Permit Extension and Regulatory Deadline Extension," September 24, 2020
- Panelist, Brownfields Law at Morris County Economic Development Corporation Municipal Council Meeting, April 10, 2018
- Contributing author, March 2018 Legal Updates for Businesses
- Contributing author, December 2017 Legal Updates for Businesses
- Contributing author, June 2017 Legal Updates for Businesses
- Author, "The Death of the No Further Action Letter" *New Jersey Lawyer*, No. 305, April 2017
- Author, "Lead in Drinking Water -- Are We Looking in the Right Places?" *New Jersey Lawyer*, No. 302, October 2016, NJSBA
- Author, "A Potential ISRA Pitfall for the Unwary Buyers of a Business", NJSBA Business Law Section Newsletter, Vol. 38, No. 2, October 2014
- Lecturer and Panelist, Sophisticated Techniques for Solving Challenging Environmental Issues in Commercial Real Estate Transactions, NJICLE, September 30, 2014
- Lecturer and Panelist, Addressing Transactional Issues for the Environmental Lawyer, NJSBA Environmental Law Section Forum, June 21, 2014
- Author, Chapter 56 "New Jersey" in *Brownfields: A Comprehensive Guide to Redeveloping Contaminated Property*, Davis & Sherman, editors, 3rd Edition 2010, American Bar Association
- Author, "A Borrower's Guide to Lowering Corporate Environmental Liability," *The Journal of Corporate Accounting Finance*, Volume 4, No. 3, Spring, 1993, Executive Enterprises Publications Code, Inc.
- Author, CERCLA, RCRA., EPA and Lender Liability, *New Jersey Lawyer*, Volume I, No. 41, November 2, 1992, The New Jersey Lawyer, Inc.

Professional, Business & Civic Affiliations

- Former Board member, chairman Policy Committee, pro bono attorney for environmental, land use and condominium law, Morris Habit for Humanity, Inc.

Fact

Sean has worked at five law firms over the last 40 years and likes Schenck Price the best.

Admissions

- New Jersey, 1983
- United States District Court of New Jersey, 1983

Education

- Seton Hall University School of Law, J.D., *with honors*, 1983
- University of Pennsylvania, B.A., 1979