

DEVELOPMENT

Our Real Estate Group regularly represents developers, owners, landlords, tenants and contractors in a variety of transactions relating to construction of new projects and renovation of existing properties, including retail, office, industrial and hotel projects. With careful planning and thorough due diligence, we assist clients in navigating the complex issues and varied risks involved in such developments, and strive to guide each project smoothly to its conclusion.

Construction

We negotiate and draft construction contracts with general contractors and subcontractors, and understand how to protect our clients from unexpected costs, lien claims and other potential problems.

Development

New construction development deals often can yield some unpleasant surprises, such as discovering buried fuel tanks or hazardous materials on a property, poor soil conditions requiring the installation of piles or the presence of utility lines within a proposed building pad. It is our goal to offer creative solutions to mitigate these circumstances whenever possible. To that end we perform extensive due diligence, bringing in outside consultants when necessary and overseeing rigorous testing to ensure that any potential problems are brought to light.

Environmental

Resolving environmental issues is an integral and often costly part of the due diligence process. Our environmental legal team has the experience to find solutions to the complex problems that can arise, and to expedite the process if negotiations stall due to environmental concerns. We are well versed in dealing with all governmental agencies, and have a firm grasp of environmental insurance and its value in closing development deals.

Land Use

We are experienced in guiding clients through the entire land use approval process, including site plan approval, subdivision approval, building and sign permits, soil erosion permits and variances at all governmental levels. We understand what is possible, what is not and how to finalize the approvals.

Government Incentive Programs

We assist our clients in identifying and taking advantage of the various incentive programs offered periodically by federal, state and local government for which their particular transaction may qualify, including reimbursement of environmental clean-up costs and real estate tax credit programs.

DEVELOPMENT (Continued)

Team

Due to the many disciplines involved in developing a retail, commercial or industrial property, we often create a diverse development team to guide our clients through the process and oversee the transaction from inception to completion. We have the resources to work collaboratively with our clients to retain competent experts in all related areas, including environmental testing, geotechnical engineering, insurance (including title, environmental and liability insurance), surveying and architecture.

REPRESENTATIVE MATTERS

Represented a public real estate investment trust in the negotiation and execution of numerous projects involving the construction of single-tenant “big box” retail stores in New Jersey and Virginia.

Represented a national retailer in the development and construction of various retail stores throughout the United States, Puerto Rico and Canada.

Represented a national home improvement retailer in the development and construction of “big box” retail stores in various states throughout the northeast.

Represented a private real estate investment fund in the site plan approval, development and construction of a two-story office building in northern New Jersey.

Represented a regional retailer in the construction of a 750,000 square-foot distribution warehouse in central New Jersey, the tallest such facility in the state.

Represented a private real estate investment fund in the sale and development of a building pad for a national “big box” retailer in Nevada.

Represented an auto dealership in the site plan approval and subsequent construction financing for the dealership’s expansion of its sales facility and off-site service center in northern New Jersey.

Represented an auto dealership in the negotiation of a lease for space and subsequent construction financing for the dealership’s 55,000 square-foot service center in northern New Jersey.