



## *Professional Spotlight 2020*

### **TOP LAW FIRMS IN NEW JERSEY COMMERCIAL REAL ESTATE**



SPECIAL ADVERTISING SECTION



**SCARINCI | HOLLENBECK**  
ATTORNEYS AT LAW

### TELL US ABOUT A CREATIVE SOLUTION THAT YOUR FIRM PROVIDED TO A REAL ESTATE CLIENT.

One of the firm's development clients agreed to dedicate land and construct what is to be a significant public park as a condition of the approval for a 1,170-unit market-rate project in Jersey City. However, because the park and surrounding roads were below base flood elevation, the roads would have to be raised and existing sewer and water infrastructure would need to be relocated at a substantial cost before the park could be constructed. Through creative problem solving, and with the help of the City, we established a Special Improvement District to fund the project using redevelopment area bonds backed by real property tax dollars generated by the surrounding properties, which preserved the timeline for construction, yielded immense savings for the client and provided the City with a new public park and some much-needed infrastructure improvements.

### WHY SHOULD A CLIENT CHOOSE YOU OVER THE COMPETITION?

Developers and REITs continue to choose us because of our reputation, experience and proven abilities to handle complex real estate projects. We pride ourselves and distinguish our practice by integrating our legal skills with the business model of the project, the community and political facets that may be in play, and the regulatory environment that will drive the permits and approvals process. This integrated approach has given us the opportunity to assist our clients develop tens of millions of square feet of industrial space and tens of thousands of residential units.



A digital rendering by Elkus Manfredi Architects of Mack-Cali Realty Corp.'s Harborside project in Jersey City.



### WHAT IS A NOTEWORTHY TRANSACTION OR PROJECT THAT YOUR FIRM HAS WORKED ON RECENTLY?

Over the past year, we have assisted our clients with the development, redevelopment and/or remediation of the following notable projects:

- a 780-unit high-rise tower on the Hudson River waterfront in Jersey City which, when completed, will be the fourth-tallest building in the state;
- two major sites in Kearny: one to accommodate eight warehouses and 30,000 square feet of retail, residential and office space, the other to accommodate 2 million square feet of port-related warehouses;
- a site in Woodbridge, which will include a 1.2 million-square-foot Class A, green, LEED-compliant warehouse distribution center, school and proposed healthcare facility;
- a mall in Monmouth County
- a beachfront property in Long Branch, which will include 268 condos, a boutique hotel and over 50,000 square feet for retail and commercial uses, three restaurants and other beachfront amenities;
- a former industrial property in Newark which will support an approximately 900,000-square-foot warehouse

### AT A GLANCE...

**HEADQUARTERS:** 1100 Valley Brook Ave.,  
Lyndhurst, NJ 07071

**YEAR FOUNDED:** 1988

**TOTAL NUMBER OF ATTORNEYS:** 74

**NUMBER OF REAL ESTATE ATTORNEYS:** 17

**AREAS OF EXPERTISE IN REAL ESTATE:** We assist clients in all aspects of their Realty Assets such as Acquisition/Sales, Construction, Development, Environmental, Financing, Land Use/Zoning, Leasing/Disposition and Management.

Photo Courtesy: Elkus Manfredi Architects

# WE HELP OUR CLIENTS SUCCEED

## WHY? BECAUSE IT'S WHAT WE DO.

### VISION, STRATEGY & TEAMWORK CREATES SUCCESS

Let Scarinci Hollenbeck's team of attorneys with decades of experience in all aspects of acquisition, development and management of realty assets help you get your complex Industrial, Residential, Commercial, Retail, Pipeline Development, and Redevelopment projects a "YES."

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ATTORNEYS AT LAW

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## 2020 SCHEDULE

APRIL ENGINEERS  
MAY ACCOUNTANTS  
JUNE ARCHITECTS  
JULY TAX APPEAL ATTORNEYS  
SEPTEMBER LENDERS  
OCTOBER CONTRACTORS  
NOVEMBER COMMERCIAL BROKERS  
DECEMBER TITLE INSURANCE AGENTS