



AAA Mediation.org™

FN-1798002 MN-1798002 LN-1798002, Esq.

Iselin, New Jersey



Current Employer-Title	Greenbaum, Rowe, Smith & Davis LLP - Partner
Profession	Attorney
Work History	Partner, Greenbaum, Rowe, Smith & Davis LLP, 1973-Present; Law Secretary, Judiciary - State of New Jersey, 1972-1973.
Experience	<p>Served as lead counsel for over one hundred builders and numerous condominium associations related to fire retardant treated (FRT) plywood roof sheathing, drafted NJ's FRT plywood statute, and lead the successful effort to overturn the FRT regulations promulgated by the NJ Department of Community Affairs. Served as special counsel to the New Jersey Builders Association.</p> <p>Represented numerous developers/contractors/corporations, including D.R. Horton, Heller Industrial Park, Hovnanian Enterprises, Inc., Orleans Homebuilders, Inc., the Slattery Group, Orleans Homebuilders, Torcon, Inc., American Properties, Inc., Wardlaw-Hartridge School, City of Orange Township (NJ), and First Baptist Church of Lincoln Gardens (NJ). Served as counsel to several New Jersey municipalities including the Boroughs of Roselle Park, Fanwood and Keansburg, and the City of Orange Township and serves as counsel to one of the major sewage authorities in the State of New Jersey. Have represented a significant number of condominium associations including: Dixon Mills Condominium Association, Carlyle Towers Condominium Association, Atrium Palace Condominium Association, Island House Condominium Association, Ocean Cove Condominium Association, Parker Imperial Condominium Association, Versailles Cooperative Corporation, Edison Glen Condominium Association, and Sharon Gardens Condominium Association.</p>
Mediator Experience	Have served as a mediator in a variety of cases: 1) Construction cases - 1-2 dealing with complex delay claim issues, at least 4-5 relating to construction defects in condominiums, 2-3 relating to disputes between architects and contractors; 3-4 disputes relating to claims by subcontractors for lack of payment; 4-5 disputes involving non-payment by owner; 2) disputes between doctors in a medical practice; 3) 3-4 relating to disputes between condominium associations and unit owners and between unit owners; 4) 5-6 business disputes between buyers and sellers of an existing business; 5) 8-10 disputes between partners and/or shareholders in existing businesses as to their mutual rights; 6) 1-2 disputes between municipality and owner of land regarding condemnation action; 7) 2-3

disputes relating to freight forwarding; and 8) 2-3 insurance coverage disputes.

**Representative Issues
Handled as a Mediator**

Construction; Contract; Condominiums; Co-ops.

**Mediator Style & Process
Preferences**

I believe that the mediator should play an active role in the mediation process and not just serve as a "messenger" between the parties. I am not a "potted plant" in this process. The mediator must be able to raise questions and issues that the parties can consider in determining whether to settle and how to do so. I have been a strong advocate of mediation for the past 20 years, stressing to many parties and other counsel that demonstrating a willingness to participate in mediation is not a sign of weakness but rather a sign that one recognizes that neither litigation nor arbitration are perfect methods for resolving disputes and in the long run are likely to create more problems and, of course, expand the overall cost of resolving the disputes.

Education

The Johns Hopkins University (BA, Political Science-1969); New York University School of Law (JD-1972).

Professional Licenses

Admitted to the Bar: New Jersey (1972); New York (1983); Federal District of New Jersey (1972); Third Circuit Court of Appeals (1981); United States Supreme Court (1983).

Professional Associations

New Jersey State Bar Association; American Bar Association (Litigation Section; Dispute Resolution Section); College of Community Association Lawyers; Litigation Counsel of America, Founding Fellow.

**Recent Publications &
Speaking Engagements**

Co-author, NJ Condominium and Community Association Law, GANN, 1985 (and published every year or other year since); chapter author, "Defending the Developer," chapter 8, CONDOMINIUM AND COMMUNITY ASSOCIATION LAW, John Wiley & Son 1987; various articles in the ABA Section of Litigation and ABA Forum on the Construction Industry, 1993-2005; co-author of the NJ chapter of lienlawonline, an online website concerning lien laws around the country.

SPEAKING ENGAGEMENTS: Lectured on construction law and ADR for the ABA's Forum on the Construction Industry, the ABA Litigation Section, the ABA Dispute Resolution Section, the Community Associations Institute, the NJ State Bar Association, and the NJ Institute of Continuing Legal Education; and the Litigation Counsel of America.

Mediation Rate

\$500 Per Hour

Languages

English

Citizenship

United States of America

Locale

Iselin, NJ

The AAA's Rules provide the AAA with the authority to administer a mediation including, mediator appointment, general oversight and billing. Accordingly, mediations that proceed without AAA administration are not considered AAA mediations, even when the parties select an mediator who is on the AAA's Roster.

The information contained in this resume has been supplied solely by the individual mediator and may, or may not, be a complete recitation of their experience. The AAA assumes no responsibility for the content, completeness, accuracy, or reliability of the information contained in a mediator's resume. If you have any questions about a mediator's experience or background, you are encouraged to contact your case manager.

Mediators on the AAA Roster are not employees or agents of the AAA.