

EMINENT DOMAIN UPDATE

Special & General Benefits, Access, and Other Hot Topics

January 13, 2014 • Hyatt Regency • New Brunswick



Location & Accommodations

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Dear Colleague:

The past two years have brought significant changes in New Jersey eminent domain law, and you can't afford to miss the only full-day Conference to focus specifically on the rapidly shifting legal landscape.

From Hurricane Sandy recovery and dune replenishment to the legislature's recently enacted statutory reforms, leading experts in the field will provide in-depth analysis of the issues, and give you answers to your eminent domain practice and policy questions.

- **Special and General Benefits After *Harvey Cedars***
- **Police Power Versus Taking in Access Issues**
- **Taking of Leases, Mortgages and Other Interests**
- **An Update on Relocation Benefits**
- **Net Opinion Challenges to Appraisal Reports**
- **Eminent Domain Reform in New Jersey**

We look forward to seeing you in January.



Timothy P. Duggan, Esq.
Program Co-Chair
Stark & Stark, Lawrenceville

Timothy P. Duggan is a shareholder and Chair of his firm's Eminent Domain and Real Estate Tax Appeal Groups. He represents individuals and businesses in negotiating and challenging eminent domain proceedings, and represents certain public entities in road widening projects. Mr. Duggan prosecutes real estate tax appeals for national builders, shopping centers, and commercial and retail property owners.



Jeffrey D. Gordon, Esq.
Program Co-Chair
Archer & Gernier, Princeton

Jeffrey D. Gordon is the managing partner of his firm's Princeton office. He is also Chairman of the firm's Real Estate Tax Appeal Group and Co-Chairman of the Condemnation Group. His practice involves the handling of complex commercial and industrial tax appeals in New Jersey, Pennsylvania, New York, and other East Coast states. Mr. Gordon also handles state tax matters and condemnation actions.

Monday, January 13

8:00 Registration and Continental Breakfast

8:30 **Welcome and Introduction**

Overview of the Day

Timothy P. Duggan, Esq., Program Co-Chair
Stark & Stark, Lawrenceville

Jeffrey D. Gordon, Esq., Program Co-Chair
Archer & Gernier, Princeton

8:45 **Eminent Domain Reform in New Jersey**

Did It Accomplish Anything?

Jacqueline L. Middleton, Esq.
Law Offices of John J. Curley, Jersey City

Timothy P. Duggan, Esq., Program Co-Chair

9:30 **Relocation Benefits**

Legal Update

Michael J. Ash, Esq.
DeCottis, FitzPatrick & Cole, Teaneck

Thomas M. Olson, Esq.
McKirdy & Riskin, Morristown

10:15 Networking Break

10:30 **Eminent Domain Takings**

Mortgages, Leases, and Other Interests

Anthony F. DellaPelle, CRE, Esq.
McKirdy & Riskin, Morristown

James M. Turteltaub, Esq.
Carlin & Ward, Florham Park

11:15 **Ethics**

For the Eminent Domain Practitioner

Gary S. Forshner, Esq.
Stark & Stark, Lawrenceville

Timothy P. Duggan, Esq., Program Co-Chair

12:15 Lunch Break

1:30 **Featured Presentation**

Special and General Benefits After *Harvey Cedars*

Peter H. Wegener, Esq.
Bathgate, Wegener & Wolf, Lakewood

Jeffrey D. Gordon, Esq., Program Co-Chair

2:30 Networking Break

2:45 **Police Power Versus Taking**

Access Issues

David R. Patterson, Esq., Attorney
State of New Jersey, Trenton

John J. Reilly, Esq.
Greenbaum, Rowe, Smith & Davis, Woodbridge

3:30 **Appraisal Reports**

Net Opinion Challenges

Paul V. Fernicola, Esq.
Paul V. Fernicola & Associates, Red Bank

Jeffrey M. Gradone, Esq.
Archer & Gernier, Princeton

William H. Steinhart, MAI, CRE
Appraisal Consultants Corp., Livingston

4:30 Evaluations and Adjourn

PROGRAM ATTORNEY:
Jennifer Winslow, jennifer@cle.com

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MEET YOUR DISTINGUISHED FACULTY

PROGRAM CO-CHAIRS

Timothy P. Duggan, Esq., Program Co-Chair
Stark & Stark, Lawrenceville

Jeffrey D. Gordon, Esq., Program Co-Chair
Archer & Gernier, Princeton

FEATURED PRESENTER

Peter H. Wegener is a founding member of his firm with an expertise in representing property owners in condemnation cases. Over the past 30 years, he has focused on representing property owners in eminent domain cases.

FACULTY

Michael J. Ash specializes in real estate value litigation, specifically, eminent domain and tax appeals. Much of his practice is also dedicated to right-of-way acquisition for public infrastructure projects, including condemnation litigation, environmental remediation oversight, expert coordination, relocation determinations, and right-of-way management.

Anthony F. DellaPelle practices exclusively in the area of eminent domain, condemnation, redevelopment law, and real estate tax appeals, representing a variety of small business owners. Mr. DellaPelle is also experienced in representing a variety of local government agencies as special counsel in condemnation, real estate tax appeal, and land use matters.

Paul V. Fernicola has extensive experience in the area of eminent domain proceedings, in which he has represented a state agency and a city as a taking authority, and numerous individual property owners throughout New Jersey whose properties had been acquired by a governmental entity.

Gary S. Forshner specializes in commercial real estate, land use, and real estate development. He represents owners and developers in a broad array of industries. Mr. Forshner regularly speaks on such topics as eminent domain, real estate transactions, post-storm rebuilding, and attorney and governmental ethics for numerous organizations.

Jeffrey M. Gradone concentrates his practice in the areas of local property taxation and eminent domain proceedings. He advises clients regarding property tax issues and liabilities. Mr. Gradone also handles a variety of complex condemnation matters on behalf of property owners and lenders.

Jacqueline L. Middleton is head of her firm's condemnation department. Her area of practice is in real estate law with a focus on eminent domain, redevelopment, and real estate development.

Thomas M. Olson has more than 25 years of experience assisting property owners faced with condemnation or real estate tax assessment disputes and appeals. With a practice that is exclusively focused on condemnation, eminent domain, and property tax, Mr. Olson works with his clients to maximize the outcome.

David R. Patterson is an attorney for the state of New Jersey. He provides representation and counsel across state government with respect to construction contracts, condemnation, and litigation related thereto.

John J. Reilly is chair of his firm's Condemnation & Eminent Domain Practice Group and concentrates his practice in condemnation, eminent domain, redevelopment, local property tax appeals, and environmental and real estate related litigation. Other areas of litigation in which Mr. Reilly has been involved include land use and commercial landlord-tenant matters.

William H. Steinhart has provided real estate valuation and related advisory services since 1979 for private and public sector clients. His practice focuses on forensic appraising, expert testimony, counseling, and litigation support for both complex and simple valuation problems/issues.

James M. Turteltaub focuses his practice on condemnation of property by eminent domain and real estate tax appeals. He has represented both governing bodies and private property owners in these types of matters.

4 EASY WAYS TO REGISTER

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Back in New Jersey!

EMINENT DOMAIN UPDATE

Recovery & Reform

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Featured Presentation

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Jeffrey D. Gordon, Esq., Program Co-Chair
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