

Conor J. Hennessey
PARTNER

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The most important aspect of my job is to guide clients through the stressful and often confusing litigation process. At the start of every case, I work closely with the client to determine a reasonable outcome that will work for them, and to then set a course to achieve that goal.

Mr. Hennessey concentrates his practice in commercial litigation involving real estate transactions, real estate brokerage law, business disputes, commercial contract actions, consumer fraud act claims, and professional malpractice cases. His practice also encompasses high stakes personal injury cases involving premises liability and medical malpractice.

In the specialized area of real estate brokerage law, Mr. Hennessey has significant experience including the litigation and mediation of business disputes on behalf of brokerages and claims brought against real estate licensees. He represents brokers and salespersons before the New Jersey Real Estate Commission and local real estate boards and provides guidance to clients on general brokerage issues. He has been involved in matters brought before the New Jersey Supreme Court, the New Jersey Appellate Division, and the Office of Administrative Law with broad-based impacts on New Jersey's real estate brokerage industry.

Results may vary depending on your particular facts and legal circumstances.

Departments

Litigation

Practice Groups

Real Estate Brokerage

Education

Rutgers University School of Law - Newark, J.D., 2016

Rutgers University, B.A., 2012

Bar Admissions

New Jersey, 2017

New York, 2017

U.S. District Court, District of New Jersey, 2017

Clerkships

Former law clerk to The Honorable James R. Paganelli, Superior Court of New Jersey, Essex County (2016-2017)

REPRESENTATIVE MATTERS

Results may vary depending on your particular facts and legal circumstances.

- *Sullivan Grantor Retained Income Tr. v. Max Spann Real Estate & Auction Co. (2022)*, a published decision in which the New Jersey Supreme Court found that the attorney review requirement applicable to broker-prepared contracts for the sale of real property does not apply to "without reserve" auctions
- *Kennedy v. Weichert Co. (2023)*, a published decision in which the New Jersey Appellate Division found that the ABC Test is inapplicable to fully commissioned real estate licensees for purposes of the New Jersey Wage Payment Act
- Assisted in drafting appellate briefs which resulted in the Appellate Division upholding the trial court's grant of summary judgment in a matter involving a trip and fall on public property
- Assisted in drafting appellate briefs which resulted in the Appellate Division upholding the trial court's grant of summary judgment in respect to a New Jersey municipality's denial of reimbursement for health insurance premiums
- Assisted in the representation of nursing home facilities in connection with 8-figure settlement of multiple COVID-related wrongful death claims and ongoing representation with 42 consolidated employee claims

UNIQUELY NJ

- New Jersey State Bar Association
- Middlesex County Bar Association

MORE ACTIVITIES & EXPERIENCE

- While attending law school, Mr. Hennessey was an Associate Editor of the *Rutgers Business Law Review*
- As a legal intern during law school, Mr. Hennessey gained experience in the areas of local government law, commercial law, real estate law and personal injury litigation

PRESENTATIONS & SPEAKING ENGAGEMENTS

Presenter, Presentation on the NAR Settlement Agreement
Sponsor: *Mercer County Bar Association*, June 27, 2024

Presenter, Presentation on the NAR Settlement Agreement
Sponsor: *North Central Jersey Association of Realtors® Brokers Meeting*, May 14, 2024

Panelist, 2024 Real Estate Conference

Sponsor: *New Jersey Institute for Continuing Legal Education*, April 18, 2024

Panelist, 2023 Community Association Law Summit

Sponsor: *New Jersey Institute for Continuing Legal Education*, November 15, 2023

Panelist, 2023 Real Estate Conference

Sponsor: *New Jersey Institute for Continuing Legal Education*, April 19, 2023

NEWS

Greenbaum, Rowe, Smith & Davis Promotes Six Attorneys to Partnership and Two Associates to Counsel
January 8, 2024

Greenbaum Litigators Prevail in Consequential Ruling Involving Force Majeure and Doctrines of
Impossibility and Impracticability in Commercial Lease Agreements
October 19, 2020