Conor J. Hennessey

Partner

Red Bank

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- Complex commercial litigation, contractual disputes and high-value personal injury matters
- Represents real estate brokers, salespersons, and brokerages in business, commission and contract disputes and ethics matters
- Experience handling matters before the New Jersey Supreme Court, the Appellate Division, New Jersey Superior Courts and the Office of Administrative Law

Conor focuses his practice on real estate brokerage law and complex civil litigation. He advises and defends brokers, salespersons, and brokerage firms in contract, commission, and regulatory disputes. Conor has been involved in significant matters before New Jersey's highest courts, giving him insight into the issues that shape the real estate brokerage industry across the state.

In addition to his work involving the real estate brokerage industry, Conor routinely litigates commercial matters, contract disputes, consumer fraud act claims, construction claims and significant personal injury cases. He represents both plaintiffs and defendants and brings a strategic, results-driven approach to every matter.

Areas of Focus

Practice Areas

- Real Estate Brokerage
- Real Estate Litigation
- Real Estate Contract Disputes
- Landlord & Tenant
- Specific Performance
- Title Litigation
- Commercial Litigation
- Consumer Fraud
- Fiduciary Relationships
- Litigation
- Public Entity Liability
- Negligence, Malpractice & Ethics in Healthcare

Industries

- Real Estate
- Construction
- Healthcare

Credentials

Bar Admissions

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

Education

- Rutgers University School of Law - Newark, J.D., 2016
- Rutgers University, B.A., 2012

Recognition

- Listed in *Super Lawyers – New Jersey Rising Stars* (a Thomson Reuters business) in the Business Litigation practice area (2026)
- Listed in *Best Lawyers: Ones to Watch* (a trademark of Woodward/White, Inc.) (2026)

Clerkships

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

Experience

Representative Matters

- Representing the State of New Jersey, Department of Military and Veterans' Affairs in multiple investigations and civil litigation arising from hundreds of COVID-related veteran deaths at state-operated long-term care facilities. This engagement also includes representation in the defense of dozens of employees who contracted COVID, as well as the defense of alleged civil rights violations in connection with the deaths of residents in these facilities, with claims totaling more than $69 million.
- Represented a New Jersey county in a $6 million contract dispute arising from a pre-development agreement for a proposed central energy facility intended to serve a county jail and adjacent state prison, defending against breach-of-contract and reimbursement claims and pursuing resolution through mediation and settlement negotiations.
- As a member of the firm's litigation team, played a significant role in the successful representation of the plaintiff by obtaining a favorable verdict after a bench trial in a litigation involving the New Jersey Oppressed Shareholder Statute.
- Represented a commercial data and analytics company in a contract and collections dispute arising from a customer's alleged data-usage overages and related counterclaims, successfully defeating disqualification and dismissal efforts, and securing a favorable settlement following the customer's acquisition.
- Successfully obtained a favorable settlement for a client in a dispute concerning the acquisition of an automotive repair business and the related real property, where the opposing party claimed that the oral agreement between the parties was contradicted by their written agreement.

Published Cases

- In *New Jersey REALTORS® v. Township of Berkeley* (2024), supported lead counsel in obtaining a precedential New Jersey Appellate Division decision that a requirement in an age-restricted community that an owner be 55 or older violates the federal Fair Housing Act and NJLAD, both of which include an exception to familial status discrimination permitting communities for residents age 55 and older to require that eighty percent of units be occupied by at least one person age 55 or older, but do not include any such exception concerning ownership.
- In *Kennedy v. Weichert Co.* (2023), supported lead counsel in the representation of amicus curiae New Jersey REALTORS® before the New Jersey Supreme Court in a landmark worker-classification case in which the court held that the independent contractor agreements between Weichert and its salespersons were dispositive under the New Jersey Real Estate Brokers and Salespersons Act when determining if they are employees or independent contractors. This precedential ruling preserved long-standing industry practices statewide, eliminated significant misclassification exposure for brokers, and provided definitive guidance after five years of litigation.

- In *Sullivan Grantor Retained Income Tr. v. Max Spann Real Estate & Auction Co.* (2022), secured a published New Jersey Supreme Court ruling clarifying that the attorney-review requirement does not apply to "without reserve" real estate auctions, providing auctioneers, sellers, and buyers with transactional certainty and eliminating a procedural hurdle that could otherwise disrupt time-sensitive auction sales.

Affiliations

Memberships

- New Jersey State Bar Association

Personal

- While attending law school, Conor was an Associate Editor of the *Rutgers Business Law Review* and served as a legal intern at a New Jersey firm.

Insights & More

Announcements

36 Greenbaum Attorneys Selected for Inclusion in 2026 Edition of New Jersey Super Lawyers
3.20.26

2026 Edition of Best Lawyers Recognizes 54 Attorneys in 41 Practice Areas: Eight Greenbaum Lawyers Recognized on "Ones to Watch" List
8.21.25

Greenbaum, Rowe, Smith & Davis Promotes Six Attorneys to Partnership and Two Associates to Counsel
1.07.24

Greenbaum Litigators Prevail in Consequential Ruling Involving Force Majeure and Doctrines of Impossibility and Impracticability in Commercial Lease Agreements
10.18.20

Client Alerts

Protecting Your Business: Unfair Competition Under New Jersey Law
6.10.26

NJ Appellate Division Rules that Municipal Ordinance Restricting Ownership to Individuals Over 55 Violates Fair Housing Act and NJ Law Against Discrimination
8.07.24

NJ Supreme Court Holds That NJ Wage Payment Law is Inapplicable to Real Estate Salesperson Who Has Independent Contractor Agreement with Broker
5.21.24

Seminars & Events

The Ten Hottest Issues You Have to Understand to Avoid Lawsuits
9.25.26

NJ Legal Update
12.10.25

Hot Topics in Residential Real Estate 2025
11.04.25

Hot Topics in Residential Real Estate 2024
12.17.24

NAR Settlement & the New Real Estate Consumer Protection Act
9.22.24

Real Estate Broker Commission Settlement
6.26.24

Presentation on the NAR Settlement Agreement
5.13.24

2024 Real Estate Conference
4.17.24

2023 Community Association Law Summit
11.14.23

2023 Real Estate Conference
4.18.23