Justine A. DelVecchio

Associate

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- Supports clients in the acquisition, sale and financing of commercial real estate properties
- Redevelopment project work includes coordinating land use and site plan applications and the procurement of economic incentives to address project financing gaps
- General representation of community associations throughout New Jersey

Justine's practice encompasses the acquisition, sale and financing of commercial real estate properties, as well as redevelopment and land use matters. Her efforts help the firm's clients maintain a clear path toward meeting their project objectives and operational goals.

She has significant involvement in the full lifecycle of a transaction, handling the preparation of foundational documents and helping manage the due diligence process through to the closing of the deal. She plays a key role in the structuring and closing of loans for commercial transactions, managing the preparation of complex financing documentation and ensuring all lender requirements are met throughout the due diligence process.

On the redevelopment front, Justine is involved with the coordination of site plan and other land use applications and related representation before governing bodies. She serves as a resource for projects requiring specialized gap financing through the procurement of economic incentives, assisting clients in navigating the administrative complexities and compliance hurdles of the New Jersey Economic Development Authority's (EDA) Aspire Program and other state incentive programs.

In the area of community association law, Justine serves as a resource for associations throughout New Jersey on a variety of general representation matters. She is dedicated to meeting the operational needs of her clients, drafting and negotiating vendor contracts and modernizing governing documents, including master deeds, bylaws, and resolutions.

Areas of Focus

Practice Areas

- Redevelopment, Land Use & Zoning
- Affordable Housing
- Land Use Approvals
- Redevelopment Plans & Agreements
- Real Estate
- Commercial Real Estate Acquisitions & Dispositions
- Real Estate Financing
- Community Association
- Financial Incentives & Economic Development
- Construction
- Construction Contracting & Risk Management

Industries

- Real Estate
- Community Associations
- Public Entities
- Construction

Credentials

Bar Admissions

- New Jersey, 2020
- New York, 2021

Education

- New York Law School, J.D., *cum laude*, 2020
- University of Maryland, B.A., , 2016, Government & Politics
- University of Maryland, B.A., , 2016, American Studies

More Background

- Justine earned a Certificate of Advanced Study in Commercial Real Estate Development and a Certificate of Advanced Study in Real Estate Finance from the Commercial Real Estate Development Association (CREDA) and the CREDA Center for Education. (2026)

Recognition

- Listed in *Best Lawyers: Ones to Watch* (a trademark of Woodward/White, Inc.) in the Real Estate Law practice area (2027)
- Listed in *Super Lawyers - New Jersey Rising Stars* (a Thomson Reuters business) in the Real Estate practice area (2025-present)

Experience

Representative Matters

As an associate, Justine provides essential support in the firm's representation of clients in numerous matters, including the following:

- Representing The Lions Group, a family-owned real estate development, construction and property management firm, in connection with its transformational redevelopment project at Journal Square in Jersey City, projected to contain 360 residential units over 34 stories, retail space and a public thoroughfare to the Journal Square train station. Our representation includes preparation of applications to the New Jersey Economic Development Authority for up to $90 million in tax credits under the Aspire Program and more than $13 million dollars more in LIHTC from the New Jersey Housing and Mortgage Finance Agency. The firm's work further involves environmental remediation oversight, residential master lease preparation, financing for approximately $300 million dollars with one of the largest financial institutions in the world and preparation of condominium formation documents. Read more about this project.
- Representing The Ramani Group and its affiliates in the phased redevelopment of a $500 million, 1,300-unit mixed-use residential and retail project in Plainfield, including multi-site acquisitions, redevelopment agreements, planning approvals, and complex financing. The firm's work includes securing $26 million in permanent financing, structuring a $60 million construction loan for Phase II, and advising on entity restructuring to satisfy lender collateral requirements.
- Represented a New York-based full-service real estate firm and its affiliates, with holdings throughout the country, in the redevelopment and approval of a $75 million portfolio of industrial outdoor storage properties in Delanco, successfully challenging restrictive zoning through litigation, securing adoption of a redevelopment plan, and obtaining municipal approvals enabling implementation of the client's business model. The buildings totaled more than one million square feet leased to more than 80 tenants.
- Represented the owner of an aging and dilapidated motel in Woodbridge in the redevelopment of the property into a multifamily community with an affordable housing component. The representation included negotiating

redevelopment and financial agreements with tax abatements, construction and bridge financing, and affordable housing compliance, including a novel municipal arrangement and a rent control exemption for market-rate units. In the final phase of the project, the firm advised on permanent financing collateralized for securitization, enabling the client to retain its existing corporate structure and achieve substantial cost savings.

- Successfully represented the Islamic Center of Passaic County in securing municipal and county approvals for a $25 million community center in Paterson and the expansion of its mosque in Clifton, prevailing before the Clifton Planning Board following protracted hearings and testimony and overcoming significant neighborhood opposition. Read more about this matter.
- Retained by Soojian Brothers Construction, a family-owned general contracting firm specializing in commercial projects related to its redevelopment of a blighted former gas station in Pompton Lakes into a 23-unit mixed-income multifamily project. Our work included the negotiation of amendments to an existing redevelopment plan, a redevelopment agreement, a tax exemption/financial agreement, and an off-site parking license agreement, as well as the negotiation of easements with a neighboring property owner and the County of Passaic.
- The firm is advising the prospective developer of an iconic building in downtown Trenton on a transformative adaptive reuse redevelopment. Our work includes a redevelopment plan to preserve the building's historic façade and the negotiation of a PILOT agreement.

Affiliations

Memberships

- American Bar Association: Real Property, Trust & Estate Law Section, Young Lawyers Division
- Community Associations Institute New Jersey Chapter: Editorial Committee, 2026 Vice Chair
- Commercial Real Estate Development Association, New Jersey (CREDA NJ)

Personal

- While attending New York Law School, Justine received a merit-based Dean's Scholarship, served on the Dean's Leadership Council and Mock Trial team, earned an Intellectual Property Law Certificate through the Innovation Center for Law and Technology, and participated in the USPTO Patent Clinic.

Insights & More

Announcements

Thirty-One Greenbaum Attorneys Selected for Inclusion in 2027 Edition of New Jersey Super Lawyers
10.12.26

2027 Edition of Best Lawyers Recognizes 50 Attorneys in 38 Practice Areas
8.20.26

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

Greenbaum Attorney Justine DelVecchio to Serve as Vice Chair of CAI-NJ 2026 Editorial Committee
10.29.25

Thirty-Five Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2025 Edition of New Jersey Super Lawyers
3.19.25

Greenbaum, Rowe, Smith & Davis Welcomes New Partner and Promotes Three Associates to Partnership: New Counsel and Associates Also Join Firm
2.09.22

Client Alerts

The Impact of Fannie Mae's Updated Lending Guidelines for Condominium & Cooperative Associations on Project Reviews and Reserve Funding
8.12.26

New Jersey Enacts Legislation to Amend Capital Reserve Funding Requirements for Planned Real Estate Developments
10.06.25

A Review of the New Jersey Legislature's Latest Amendments to the New Jersey Aspire Program
1.09.25

New Jersey Becomes Second State to Enact Legislation to Protect Structural Integrity of Residential Housing Structures Including Common Interest Communities
1.16.24

An Overview of Amendments to the New Jersey Aspire Program
7.10.23

Revisions to Uniform Construction Code Provide Expedited Inspections
1.25.23

Publications

Real Estate Ownership: New Jersey
2025

Redevelopment Matters: NJ Supreme Court Decision Signals Shift in Redevelopment Law
4.04.24

Seminars & Events

Making Changes to Construction Contracts
3.10.24