Luke J. Kealy

Partner

Practice Leader | Litigation

Iselin

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- Commercial litigator and trial attorney with a primary focus on the resolution of commercial real estate related disputes
- Leasing and tenancy matters, lease and contract disputes, real estate brokerage claims, environmental remediation and cost recovery actions, general business conflicts and estate contests
- Representation in state, federal and appeals courts, arbitrations and mediations, and regulatory agency proceedings

Luke is a versatile commercial litigator and trial attorney who handles a wide range of business disputes, with a primary focus on the commercial real estate industry. His diverse experience includes disputes involving landlords and tenants, leases, contracts, real estate brokerage, partnerships, and community and homeowner associations. He represents a wide array of clients including warehouse, industrial, retail and office landlords, commercial tenants, real estate brokers, and business owners located throughout New Jersey.

Luke has represented clients in the defense of consumer fraud claims and has extensive knowledge related to the laws impacting construction disputes, including the interpretation and enforcement of contracts, as well as insurance issues. He has successfully resolved hundreds of business disputes in proceedings before the District Court of New Jersey, the Superior Court of New Jersey and the Appellate Division, and in appearances before various federal and state regulatory agencies, and in arbitration hearings and mediations.

Luke's litigation experience encompasses representing property and business owners, operators and remediating parties in environmental cost recovery actions under the New Jersey Spill Act and assisting clients in pursuing potential responsible parties (PRPs) and recovering cleanup costs under the federal CERCLA statute.

In addition, Luke has advocated for clients in complex estate disputes, including will contests, estate and trust litigation, and disputes over asset distribution.

Areas of Focus

Practice Areas

- Litigation
- Real Estate Litigation
- Condominium Litigation
- Construction Litigation
- Landlord & Tenant
- Real Estate Contract Disputes
- Specific Performance
- Title Litigation
- Real Estate
- Commercial Real Estate Leasing
- Real Estate Brokerage
- Environmental Litigation & Dispute Resolution
- Trust & Estate Litigation
- Commercial Litigation
- Fiduciary Relationships
- Restrictive Covenant/Trade Secret/Unfair Competition
- Shareholder & Partnership Disputes
- Alternative Dispute Resolution
- Community Association
- Construction

Industries

- Real Estate
- Construction
- Private Clients
- Community Associations

Credentials

Bar Admissions

- New Jersey, 1992
- New York, 1993
- Colorado, 1994
- U.S. District Court, District of New Jersey, 1992
- U.S. Court of Appeals, Third Circuit, 1995
- Supreme Court of the United States, 2010

Education

- New York University School of Law, J.D., 1992
- University of Southern California, M.S., 1986
- U.S. Air Force Academy, B.S., 1982

Experience

Representative Matters

- Secured a substantial victory for a New Jersey commercial real estate brokerage firm following an eight-day bench trial involving unpaid commissions under an exclusive leasing agreement for an industrial warehouse. The court awarded commissions on multiple lease tranches totaling approximately 168,000 square feet, plus interest and attorneys' fees, resulting in a recovery of approximately $2 million.
- Secured summary judgment in New Jersey Superior Court on behalf of an accountant accused of defamation, civil conspiracy, tortious interference, and emotional distress, arising from his audit of an international company that uncovered alleged financial misconduct. The firm's representation resulted in all claims against the accountant being dismissed.
- Representing a multinational manufacturing and technology company in a multi-party CERCLA cost-recovery and contribution action involving alleged contamination of a Northern New Jersey waterbody and surrounding wetlands.
- Representing a multinational environmental services company in a complex NJDEP matter arising from a decades-old fuel oil discharge, securing site access for remediation and pursuing a technical impracticability determination designed to significantly reduce long-term regulatory obligations and remediation costs.

Affiliations

Memberships

- New Jersey State Bar Association: Business and Commercial Litigation Special Committee; Equity Jurisprudence Special Committee
- Middlesex County Bar Association

Personal

- Holmdel Theater Company: Board of Directors
- Hackensack Meridian Health Hospitals Corporation: Treasurer, Board of Trustees
- Meridian Health Board of Trustees (former member)
- Bayshore Community Hospital Board of Trustees (former member)
- Holmdel Foundation for Educational Excellence Board of Trustees (past Chair)
- Retired Colonel, U.S. Air Force Reserve. Commissioned following graduation from the U.S. Air Force Academy, Luke served as an aircraft commander, instructor, flight examiner, squadron commander, and wing vice commander. He deployed to the Persian Gulf during Operations Desert Storm, Enduring Freedom, and Iraqi Freedom, accumulating more than 400 combat hours. His military honors include three Air Medals, four Meritorious Service Medals, and the New Jersey Distinguished Service Medal.

Insights & More

Announcements

Greenbaum Secures Significant Win as New Jersey Appellate Court Upholds Trial Court's Decision in Favor of Real Estate Brokerage Firm
4.28.26

Seminars & Events

Advanced Topics in Commercial Leasing 2026
11.19.26

Small Businesses and the Impact of COVID-19
4.14.20

COVID-19 FALLOUT: How Does My Business Survive?
4.07.20