



Steven Nudelman

Partner

Practice Leader | Construction

 Red Bank

T: 732.476.2428

F: 732.476.2429

snudelman@greenbaumlaw.com

- Comprehensive experience navigating all aspects of construction project lifecycles, from advising on project delivery systems to negotiating and drafting complex construction contracts, including contract administration
- Proactively manages risk and protects the interests of a diverse portfolio of clients, including owners, developers, design professionals, contractors, and condominium associations
- Effective advocacy in state and federal court disputes and local or international mediations and arbitrations, with expertise in matters including construction and design defects, professional malpractice, lien claims, and regulatory violations

Steve is a pragmatic, deeply experienced construction lawyer who represents clients in negotiating and drafting construction contracts and in prosecuting or defending construction-related claims. For over 30 years, he has represented members of the construction industry across a broad spectrum of matters.

On the transactional side, Steve works on behalf of owners and developers, construction managers, general contractors, subcontractors, and design professionals – including architects, engineers, and other licensed professions – to prepare and negotiate contract documents for commercial and residential construction projects in the New Jersey and New York metropolitan area. He has specific expertise advising condominium associations and unit owners on construction and renovation projects in condominiums and other common-interest communities.

Drawing on his experience with construction claims, Steve's construction contracting work helps clients manage the risks inherent in construction projects so they can adequately protect their interests and avoid disputes in the future. He drafts, modifies, and negotiates customized contracts, as well as contracts based on standard industry forms from groups such as the American Institute of Architects, ConsensusDocs, and the Design Build Institute of America.

Steve also advises developers and owners on the selection of appropriate project delivery systems and provides follow-up continuity on contract administration and, when necessary, claims management.

When claims and disputes are unavoidable, Steve represents clients in state and federal court litigation throughout the New Jersey/New York metropolitan area, as well as in local and international mediations and arbitrations. He has defended and asserted claims on behalf of owners, developers, condominium associations, general contractors, design professionals, subcontractors, vendors, and sureties involved in public and private construction projects.

Steve has targeted experience with disputes involving home improvement contractor claims, construction, condominium, and municipal mechanic's lien claims, construction defects, design and performance defects, and design professional errors & omissions and malpractice. His work includes disputes involving construction code violations and construction contract claims involving payment, acceleration, liquidated damages, delays, disruption, lost productivity, force majeure, site conditions, warranties, and payment and performance bonds.

He has represented clients in public contracting concerning violations under the New Jersey Consumer Fraud Act, in addition to clients who receive code violations lodged by state or local enforcement officials under the New Jersey Uniform Construction Code Act, defending them in proceedings in municipal court and before the Construction Board of Appeals and the Office of Administrative Law.

Areas of Focus

Practice Areas

- Construction
- Construction Contracting & Risk Management
- Construction Litigation
- Real Estate
- Construction Litigation
- Litigation
- Commercial Litigation
- Consumer Fraud
- Professional Negligence, Malpractice & Ethics
- Alternative Dispute Resolution
- Community Association

- Energy & Renewable Resources

Industries

- Construction
- Real Estate
- Community Associations
- Energy, Public Utilities & Solid Waste
- Healthcare

Credentials

Bar Admissions

- New Jersey, 1995
- New York, 1996
- U.S. District Court, District of New Jersey, 1995
- U.S. District Court, Southern and Eastern Districts of New York, 1996
- U.S. Court of Appeals, Second Circuit, 2000

Education

- Brooklyn Law School, J.D., *cum laude*, 1995
- Rensselaer Polytechnic Institute, B.S., *cum laude*, 1990

Recognition

- Construction Lawyers Society of America, Charter Fellow, Order of Equitas Barrister
- Litigation Counsel of America Fellow
- Listed in *Chambers USA* (a publication of Chambers and Partners) in the Construction practice area (2021 - present)
- Listed in *The Best Lawyers in America* (a trademark of Woodward/White, Inc.) in the Litigation - Construction practice area (2012 - present)
- Selected by *Best Lawyers* (a trademark of Woodward/White, Inc.) as Woodbridge "Lawyer of the Year" in Litigation - Construction (2013)
- Listed in *New Jersey Super Lawyers* (a Thomson Reuters business) in the Construction Litigation: Business, Business Litigation and Business/Corporate practice areas (2018 - present)
- Listed in *Lexology Index Thought Leaders: USA* (published by Law Business Research Ltd.) in the area of Construction
- Martindale-Hubbell Peer Review Rated AV Preeminent (a trademark of Internet Brands, Inc.)

- Selected for inclusion in 2022 by *NJBIZ* (a publication of Bridge Tower Media) on its “Leaders in Law” list
- Recipient of APEX Award for Publication Excellence in Feature Series Writing (2006)

Other Experience

- Former judicial intern to The Honorable Naomi R. Buchwald, United States District Court, Southern District of New York (former Chief U.S. Magistrate Judge)

Experience

Representative Matters

- The firm represents residential property owners in a multi-million-dollar construction defect and consumer fraud action arising from a high-end renovation project in Glen Ridge, asserting claims for cost overruns, defective workmanship, unauthorized changes, and violations of the New Jersey Consumer Fraud Act.
- Represented the New Jersey Institute of Technology (NJIT) as construction contracting counsel on the University’s Oak Hall residential hall facility. The Greenbaum team guided the University through procurement, contract development, and negotiations with the project’s design-build partner, helping ensure the project moved forward efficiently and on sound contractual footing. This project was recognized by the New Jersey Alliance for Action as one of New Jersey’s Leading Capital Construction Projects.
- Representing the owner of a large mixed-use residential development in Harrison in an appeal of a municipal withdrawing of a construction permit, challenging alleged construction delays and seeking to avoid substantial project harm and related damages.
- Defending a developer and general contractor in construction litigation brought by a specialty subcontractor on a six-story mixed-use project in Bayonne, asserting counterclaims and third-party claims for professional malpractice, breach of contract, fraudulent inducement, and Consumer Fraud Act violations.
- Representing a commercial property owner in connection with defective design and installation of a solar photovoltaic system, including termination of the Engineering, Procurement, and Construction (EPC) contractor and pursuit of damages against contractors, subcontractors, suppliers, and design professionals.
- Advising a national energy solutions provider on the resolution and defense of mechanic’s lien claims arising from EV charging station projects in the New York City metropolitan area, including discharging filed liens through bonding and developing lien avoidance strategies for future projects.
- Representing the largest healthcare system in New Jersey in drafting and negotiating design and construction agreements for capital projects across its hospital network, including interior renovations, specialty medical upgrades, equipment relocations, and large-scale parking garage construction.
- Represented the New Jersey Schools Development Authority in long-running condemnation and environmental remediation litigation, securing recovery of more than \$4 million in escrowed funds to reimburse cleanup costs incurred by the client.
- Prosecuted construction lien, Prompt Payment Act, bond, and contract claims on behalf of Merrick, a national engineering, architecture, surveying and geospatial firm, in connection with a biosolids gasification facility,

resolving claims exceeding \$1.1 million and defending against counterclaims alleging professional negligence.

Affiliations

Memberships

- American Bar Association: Forum on Construction Law (2024 Annual Meeting Session Coordinator; 2023 Mid-Winter Meeting Session Coordinator); Young Lawyers Division, (New Jersey Delegate to the Assembly, 2004 – 2005), Young Lawyers Division Newsletter (Editor, 2003 – 2004)
- New Jersey State Bar Association: Construction Law Section, Past Co-Chair (2022-2023)
- American Arbitration Association (AAA): Panel of Construction Arbitrators; Consumer Panel
- Diversity Law Institute
- Trial Law Institute



Committees

- District Fee Arbitration Committee (District VIII - Middlesex County): Secretary (2024- present); Chair (2020-2023); Vice Chair (2019-2020)
- New Jersey Supreme Court Committee on Complementary Dispute Resolution (2023-2025; 2021-2023; 2019-2021; 2017-2019)

Other Activities

- Law360 Real Estate Editorial Board (2024 – 2025); Real Estate Editorial Advisory Board (2023); Construction Editorial Advisory Board (2022)
- New Jersey State Board of Bar Examiners (appointed by New Jersey Supreme Court) (Bar Reader, 2007-2022)

Personal

- Regularly volunteers in educational and professional development programs, including delivering an annual lecture to the “Introduction to Law” class at George College & State University and judging competitions for the American Mock Trial Association, Middlesex County Bar Foundation, ABA-LSD National Appellate Advocacy Competition, and DECA-NJ

- Vigil Honor Member of the Boy Scouts of America's Order of the Arrow and Merit Badge Counselor for numerous subjects, including law, public speaking, citizenship, journalism, and entrepreneurship
- Rensselaer Club of New Jersey (Vice President, 2006 – 2012)
- While attending law school, served as Editor-in-Chief of the *Journal of Law and Policy* and was the recipient of the American Jurisprudence Award in Legal Writing

Insights & More

Announcements

Chambers USA 2026 Recognizes Greenbaum, Rowe, Smith & Davis Across 10 Practice Areas and 18 Individuals
6.04.26

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

Greenbaum's Work with NJIT Recognized as One of New Jersey's Leading Capital Construction Projects
2.17.26

Greenbaum Partner Steven Nudelman Named Outstanding Judge in 12th Annual International Mock Trial Tournament
10.08.25

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

2025 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 18 Attorneys as Leading Individuals
6.04.25

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

Steven Nudelman Selected for Law360 2025 Real Estate Editorial Board
3.13.25

Greenbaum Partner Steven Nudelman Serves as Presiding Judge at International Mock Trial (IMT) Tournament Finals
12.19.24

2025 Edition of Best Lawyers Recognizes 56 Attorneys in 39 Practice Areas: Ten Greenbaum Lawyers Recognized on "Ones to Watch" List; Three Selected for "Lawyer of the Year" Recognition
8.14.24

2024 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 20 Attorneys as Leading Individuals

6.05.24

Thirty-Four Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2024 Edition of New Jersey Super Lawyers

3.25.24

Steven Nudelman Selected for Law360 2024 Real Estate Authority Editorial Board

3.11.24

Steven Nudelman Appointed Secretary of District VIII Fee Arbitration Committee for Middlesex County

1.08.24

Steven Nudelman Named Fellow of Litigation Counsel of America

11.02.23

Who's Who Legal Recognizes Greenbaum Attorneys in 2023 Global Guides

9.18.23

Steven Nudelman Appointed to Fourth Term on New Jersey Supreme Court CDR Committee

9.11.23

2024 Edition of Best Lawyers Recognizes 59 Attorneys in 38 Practice Areas: Twelve Greenbaum Lawyers Recognized on "Ones to Watch" List; Five Selected for "Lawyer of the Year" Recognition

8.16.23

Steven Nudelman Appointed to AAA National Roster of Construction Arbitrators

3.09.23

Steven Nudelman Appointed by New Jersey Supreme Court to Third Term as Chair of District VIII Fee Arbitration Committee

9.25.22

Who's Who Legal Recognizes Greenbaum Attorneys in 2022 Global Guides

9.08.22

2023 Edition of Best Lawyers Recognizes 51 Attorneys in 36 Practice Areas: Nine Greenbaum Lawyers Recognized on "Ones to Watch" List; Seven Selected for "Lawyer of the Year" Recognition

8.17.22

Three Greenbaum Partners Selected for Law360 2022 Editorial Board Positions

3.24.22

Steven Nudelman Appointed to Third Term on New Jersey Supreme Court CDR Committee

9.16.21

Steven Nudelman Appointed to American Arbitration Association Consumer Panel

6.08.21

Client Alerts

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

1.16.24

Construction Litigation Update: NJ Appellate Division Requires Attorney-Fee Shifting in Enforcing the New Jersey Prompt Payment Act

6.13.22

Governor Murphy Signs Executive Order 142: Resumption of Non-Essential Construction, Curbside Pick-Up from Non-Essential Retail Stores, Gatherings in Vehicles

5.14.20

Administrative Order Extends "Essential Construction" To Religious Facilities

5.06.20

Governor Murphy Issues Executive Order 122 Shutting Down Non-Essential Construction Projects in New Jersey

4.09.20

COVID-19 Construction Alert: Force Majeure and Notice Provisions in Construction Contracts Take Center Stage in the Age of COVID-19

3.24.20

Publications

Lessons Learned from Differing Site Conditions Claims

12.02.25

The Limits of a Contractual Waiver of Consequential Damages

10.01.25

Construction Laws and Customs: New Jersey

2025

Courts Decline to Enforce Lopsided Dispute Resolution Clauses

4.01.25

Mutual Waiver of Subrogation in Prime Contract May Not Protect the Subcontractor

3.03.24

To Arbitrate or Not

12.03.23

Proximate Cause Required to State a Claim for Professional Negligence

10.01.23

Government Contracting Lessons Also Apply to Private Contracts

9.03.23

'No Magical Language' Required to Waive Rights in Arbitration Agreement

8.06.23

Implied vs. Express Contracts: Limited Recovery Based on Contract Terms

4.30.23

Subordination of a Mechanic's Lien: A Business and Legal Decision

3.06.23

Builder Beware: Disclaimer of Implied Warranties May Not Be Enforceable

January 2023

Contract for Arbitration With Care

12.04.22

The Shop Drawing Liability Debate

10.11.22

Consumer Protection Statutes Protect General Contractors, Too

9.22

Terminate with Care: Avoiding Contractual Liability for Wrongful Termination

8.22

Even Limitation of Liability Clauses Have Limits

July 2022

NJ Midyear Report: Disbarment Rethink, Record Access Wins

6.23.22

Lien Claimants, Beware of Bankruptcy

May 2022

Arbitrate with Care to Avoid 'Flimsy Post-Hoc Excuses'

3.31.22

Bar Report: Cross-examination -Construction Law Section tackles COVID, supply chain issues and Hurricane Sandy

1.30.22

Is the Claim Timely?

12.05.21

Design-Assist: The Good, The Bad & The Ugly

9.02.21

But I Didn't Agree to Arbitrate - Did I?

June 2021

How direct benefits estoppel may impact your commercial construction contracts.

5.31.21

The Miller Act Matters to Design Professionals

4.01.21

Delays Caused By a Pandemic: Are they Compensable or Excusable?

March 2021

The Spearin Doctrine: 100-Plus Years and Still Going Strong

December 2020

Certificate of Merit Failure May Result in Engineer's Success

11.30.20

Contract Claims and COVID-19

September 2020

My Office Is in Ohio. Can I Get Sued in Washington, D.C.?

8.30.20

A Current Look at Force Majeure

June 2020

Seminars & Events

AIA Provisions in Construction Contracts 2026

5.19.26

AI in Construction Arbitration

5.13.26

New Jersey Construction Law for Public Projects

4.10.26

Fee Disputes in New Jersey: Retainer Agreements, Billing Practices and the Arbitration Process

12.10.25

Handling Ethical Issues in Construction Contracting 2025

11.10.25

Construction Law Essentials: Key Contract Clauses for Negotiation

7.31.25

2025 Construction Law Symposium

6.25.25

Delegated Design: When a Contractor is More Than Just a Contractor

4.23.25

Solving Problems During the Construction Process: A Webinar for New York Building Professionals

1.30.25

Construction Law Essentials: Understanding the Latest AIA Contract Revisions

1.22.25

Liability & Damages for Engineers

1.07.25

Editing AIA Documents

10.28.24

Construction Law Fundamentals

10.27.24

Construction Contracting

10.14.24

Preventing and Addressing Construction Defects and Failures in New Jersey

10.07.24

Solving Problems During the Construction Process: A Webinar for New Jersey Building Professionals

8.15.24

Construction Law Symposium

6.25.24

Construction Contract Negotiation Techniques

6.02.24

Construction Contract Workshop

5.19.24

Handling Ethical Issues in Construction Contracting 2024

5.07.24

The Fee Dispute System: What Lawyers Need to Know

4.24.24

What Every Construction Lawyer Needs to Know About International Arbitration

4.11.24

Current Issues for New England Engineers

3.24.24

Making Changes to Construction Contracts

3.10.24

AIA Contract Document Workshop

1.22.24

Troubleshooting Guide to Construction Claims: How to Manage Changes and Delays

1.18.24

Construction Contract Workshop

10.31.23

Handling Ethical Issues in Construction Contracting 2023

9.19.23

Laws for New Jersey Architects

9.18.23

2023 Construction Law Forum

6.20.23

Due Diligence in the Construction Payment Process: From Performance to Payments to Releases

6.06.23

Trends in Construction Arbitration

5.16.23

"C.N.R." Liability for Fire Protection Engineers & Contractors: An Overview of Claims Based on Contract, Negligence and Regulations

5.09.23

Construction Contract Workshop

5.07.23

The Art of Prosecuting Construction Claims

3.07.23

Shifting Risks: Contract Time Provisions in Construction Contracts

3.01.23

Handling Ethical Issues in Construction Contracting 2023

2.21.23

Construction Defect Claims and Litigation: Managing Risks and Ensuring Best Practices

12.05.22

Construction Contract Workshop

11.30.22

2022 Community Association Law Summit

11.08.22

Construction Contract Workshop

8.22.22

Handling Ethical Issues Associated with Defects and Failures

8.08.22

Construction Claims and Exceptions to Limitation of Liability: Bad Faith, Fraud, Recklessness

7.20.22

2022 Construction Law Forum

6.27.22

Hot Topics for Successfully Resolving Your Dispute Using Mediation and Arbitration

6.13.22

Alternative Dispute Resolution in the Construction Industry: Emerging Trends and Developments

5.30.22

Legal Issues Involving COVID-19 and Construction Contracts

5.16.22

COVID & Construction

2.21.22

Construction Contract Workshop

2.09.22

Good and Workmanlike Manner in the Construction Industry: Duty, Fact, or Legal Fiction?

11.15.21

Laws Affecting Residential Real Estate Construction in New Jersey

11.14.21

New Jersey Construction Law

11.11.21

Handling Ethical Issues in Construction Contracting 2021

10.17.21

Construction Contracts and Liquidated Damage Provisions: Qualifying Factors, Unenforceable Penalties, Mutual Delays

10.12.21

Dispute Resolution and its Many Features - Limitless Possibilities for the 21st Century A Celebration of the Entire ADR Community

9.29.21

Key Clauses in Construction Contracts

9.21.21

Advanced Mediation Training Part 1 - Construction Litigation

7.19.21

2021 Construction Law Forum

6.15.21

Deep Dive into Understanding Construction Contract Essentials

6.13.21

Handling Ethical Issues Associated with Defects and Failures

5.20.21

Litigating and Arbitrating Construction Disputes: Tips, Tools and Strategies

5.03.21

How to Effectively Prevent Construction Disputes: Practical Tips and Strategies Explored

3.30.21

Handling Ethical Issues in Construction Contracting 2021

3.25.21

Handling Ethical Issues in Construction Contracting 2021

2.15.21

Preparing Your Workplace for Covid-19 and Other Risks

11.30.20

New Jersey Engineering Law and Ethics

11.17.20

All About the Fee Arbitration Process

10.21.20

Construction Disputes: A Comprehensive Guide on How to Avoid Settlement Table Risks

9.22.20

Construction Contract Workshop

8.05.20

AIA Contract Documents: 2017 Modifications, Insurance and Bond Exhibit, Owner-Contractor Documents, Owner-Architect Agreements

6.23.20

2020 Construction Law Forum

6.03.20

Architects & COVID-19: Conduct, Contracts & Claims

5.03.20

Construction Disputes: Strategies and Best Practices to Manage Complexities and Challenges

4.27.20

COVID-19 and Construction Contracts

4.27.20

Construction Law Issues in the Age of Coronavirus

4.22.20

Residential Construction Liens: Filing and Practice Strategies for Prosecution and Defense

3.22.20

Navigating the Use of Economic Loss Rule in Construction Litigation: Practical Tips and Strategies

2.12.20

Construction Law Claims and Disputes

1.21.20