



John M. Marmora

Partner

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OVERVIEW

John Marmora concentrates his practice of over 35 years in all aspects of real estate law, with an emphasis on zoning and land use matters, including commercial, industrial, Brownfields, and retail projects, as well as residential and affordable housing developments. He is also engaged in commercial and retail leasing, conveyance and financing transactions, and real estate-related litigation. The latter includes zoning appeals, brokerage claims, lease disputes, commercial mortgage foreclosures, and eminent domain. He has appeared before various governmental agencies for development projects in both New Jersey and New York and served as general counsel to the Holmdel Township Planning Board from 1994 to 1999.

ACHIEVEMENTS

- *Best Lawyers in America*, Land Use and Zoning Law, 2013-2021
- *New Jersey Super Lawyers*, Land Use and Zoning, 2006-2009

PROFESSIONAL / CIVIC ACTIVITIES

- New Jersey Institute for Continuing Legal Education (Speaker)
- New Jersey State Bar Association (Director – Land Use Law Section, 1999 - 2009)
- Interfaith Neighbors, Inc., Board of Advisors and Pro Bono Counsel (2002 to present)

EDUCATION

- LL.M., New York University School of Law, 1987 (*Taxation*)
- J.D., Fordham University School of Law, 1984
- B.A., Seton Hall University, 1981

ADMISSIONS

- Bar of New Jersey
- Bar of New York
- United States District Court for the District of New Jersey
- United States District Court for the Eastern District of New York
- United States District Court for the Southern District of New York
- United States Tax Court

THOUGHT LEADERSHIP POWERED BY HUB

- 28 May 2020, Seller Beware: Coordinating Brownfields Redevelopment With Remediation (*Alerts/Updates*)
- 21 May 2020, The "Zoning Lot Development Agreement": A New York Concept Long Overdue In New Jersey (*Alerts/Updates*)
- 11 November 2019, "Clogging" and the Dual Collateral Loan: An Update (*Alerts/Updates*)
- 22 July 2019, Upgrading The Pre-existing Nonconforming Use: Subtleties and Land Mines (*Alerts/Updates*)
- 23 April 2019, New Jersey Eminent Doman After Grassboro v. Grossman and CRDA v. Birnbaum (*Alerts/Updates*)
- 15 April 2019, Court Establishes New Procedure for Redevelopment Condemnations: "The Glassboro Hearing" (*Alerts/Updates*)
- 10 April 2019, Condemnation of Contaminated Property In The New Regulatory Environment (*Alerts/Updates*)

OTHER PUBLICATIONS

- "Clogging and the Dual Collateral Loan: An Update," *Real Estate & Construction Law Special Supplement of the New Jersey Law Journal*, October 26, 2020
- "Seller Beware: Coordinating Brownfields Redevelopment with Remediation," *New Jersey Law Journal*, (co-author) May 18, 2020
- "Closing Opinions for Dual Collateral Loans: The Issue of Clogging," *Opinions Matter Newsletter*, American Bar Association Real Property, Trust and Estate Law Section, 2019
- "Clogging' and the Dual Collateral Loan: Modern Finance Meets English Common Law," *Real Estate & Construction Law Special Supplement of the New Jersey Law Journal*, October 21, 2019.
- "Upgrading the Pre-Existing Nonconforming Use: Subtleties and Land Mines," *New Jersey Law Journal*, July 8, 2019.

- “Area in Need of Redevelopment Designations since *62-64 Main v Hackensack*,” *NJICLE Redevelopment Law Institute*, February 8, 2019
- “The Redevelopment Plan and the Zoning Ordinance: A Quick Primer,” *NJICLE Redevelopment Law Institute*, 2006 (co-author).
- “Commercial Lease Negotiations Should Include All Land Use Issues,” *Real Estate Special Supplement of the New Jersey Law Journal*, March 18, 1996.
- “How to Avoid the Pitfalls of Cross Easements,” *Real Estate Special Supplement of the New Jersey Law Journal*, March 13, 1995.
- “Must a Municipality Follow Its Own Zoning Ordinance,” *Land Use Section Newsletter, New Jersey State Bar Association*, April 1994.
- “Planning Board Approval Resolution: An Overlooked But Often Critical Transition Document,” *Community Trends*, October 1992.
- “Should the Association Advise Prospective Purchasers of Serious Construction Defects?,” *Community Trends*, April 1992.

NEWS & EVENTS

- 19 August 2021, Nearly 300 K&L Gates Lawyers Named Among 2022 Best Lawyers in America, Ones to Watch (*Rankings & Recognitions*)

AREAS OF FOCUS

- Real Estate
- Commercial Ownership, Leasing, and Management
- Land Use, Planning, and Zoning
- Real Estate Acquisitions and Dispositions
- Real Estate Development and Construction