

Dennis A. Estis

PARTNER

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In 1977, I handled my first complex condominium construction case on behalf of an association and had the opportunity to develop my skills in the areas of condominium law and construction law. After taking every deposition personally and spending nine months on trial, my client recovered more than \$3 million. From that point forward, I felt confident in my ability to handle any matter of this nature.

Dennis concentrates his practices on condominium and community association law and complex commercial litigation, with a particular focus on construction law, public entity law and alternative dispute resolution. His practice also encompasses real estate and business disputes and general equity matters. He has served as counsel to numerous condominiums and cooperatives, developers, New Jersey municipalities, and one of the major sewerage authorities in the state. He has served as an arbitrator and mediator for numerous private and public entities, and has participated as both an advocate and as a neutral in hundreds of mediation proceedings. He is an American Arbitration Association trained mediator and arbitrator and sits on the AAA's national panel.

Dennis has played a prominent role in a number of high-visibility cases. He was lead public entity counsel in one of the largest landfill cases ever conducted in New Jersey. He served as lead counsel in New Jersey for more than 100 associations and developers involved in numerous law suits in connection with defects related to fire retardant treated (FRT) plywood, helping draft New Jersey's FRT Plywood regulations after

Departments

Litigation

Practice Groups

Alternative Dispute Resolution
Community Association
Construction Contracting &
Risk Management
Construction Disputes

Education

New York University School of
Law, J.D., 1972
Johns Hopkins University,
B.A., 1969

Bar Admissions

New Jersey, 1972
New York, 1983
U.S. District Court, District of
New Jersey, 1972
U.S. Court of Appeals, Third
Circuit, 1981
U.S. Supreme Court, 1982

Clerkships

Former law clerk to The
Honorable Samuel Allcorn,
Judge of the Appellate
Division of the New Jersey

Dennis A. Estis (Cont.)

spearheading successful efforts to overturn the then existing FRT regulations in order to obtain greater funding for the replacement of FRT plywood.

Dennis has presented and moderated programs on a broad range of topics, including alternate dispute resolution, trial practice, training and handling of experts, condominium and community association law, construction law, and real estate law. He has addressed various groups including the American Bar Association, the New Jersey State Bar Association, the New Jersey Institute for Continuing Legal Education, the Litigation Counsel of America and the Community Associations Institute.

Results may vary depending on your particular facts and legal circumstances.

HONORS & AWARDS

- Litigation Counsel of America Senior Charter Fellow
- American Bar Foundation Fellow
- College of Community Association Lawyers Fellow
- National Conference of Bar Presidents Fellow
- Construction Lawyers Society of America Charter Fellow
- Recipient of the Middlesex County Bar Association Arthur H. Miller Lawyer Achievement Award (2013)
- Recipient of the Middlesex County Bar Association Robert J. Cirafesi Chancery Practice Award (2012)
- Recipient of the Middlesex County Bar Association David Pavlovsky Service to the Bar Award (2009)
- Listed in *Chambers USA* (a publication of Chambers and Partners) in the Construction practice area (2020 – present)
- Listed in *The Best Lawyers in America*® (a trademark of Woodward/White, Inc.) in the Construction Law, Municipal Law, Commercial Litigation, Litigation - Real Estate, Litigation - Municipal, Litigation - Construction, and Community Association Law practice areas (2005 – present)
- Selected by *Best Lawyers*® (a trademark of Woodward/White, Inc.) as 2024 Woodbridge "Lawyer of the Year" in Construction Law; as 2019 Woodbridge "Lawyer of the Year" in Litigation-Real Estate; as 2018

Superior Court

Woodbridge "Lawyer of the Year" in Construction Law; as 2016 Woodbridge "Lawyer of the Year" in Construction Law; as 2014 Woodbridge "Lawyer of the Year" in Litigation-Construction; as 2013 Woodbridge "Lawyer of the Year" in Construction Law; as 2010 Newark "Lawyer of the Year" in Construction Law

- Listed in *New Jersey Super Lawyers* (a Thomson Reuters business) in the Construction Litigation: Business, Alternative Dispute Resolution, Environmental and Business Litigation practice areas (2005 – present); listed by *Super Lawyers* as one of the Top 100 Lawyers in New Jersey (2011, 2016)
- 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.)

Please visit our Award Methodology page for a description of the standard or methodology on which these accolades are based. Attorney Advertising: No aspect of this advertisement has been approved by the Supreme Court of New Jersey.

REPRESENTATIVE MATTERS

Results may vary depending on your particular facts and legal circumstances.

- *Nobrega v. Edison Glen Associates*, 167 N.J. 520 (2001) — Case clarified when newly adopted statute undercut vesting rights of individuals
- *Horosz v. Alps Estates*, 132 N.J. 134 (1994) — Case clarified when Statute of Repose might restart running
- *Lamb v. Global Landfill*, 111 N.J. 134 (1988) — Case clarified under what circumstances an injured party was able to extend the time for filing a Notice of Tort Claim
- *In re Request for Solid Waste Utility Customer Lists*, 106 N.J. 508 (1987) — Case clarified when a customer list may or may not be protected given the public interest considerations
- *Tung v. Briant Park Homes, Inc.*, 287 N.J. Super. 232 (App. Div. 1996) — Case clarified when and under what circumstances a purchaser of the condominium unit could assert a claim for breach of the Planned Real Estate Development Full Disclosure Act, N.J.S.A. 45:22A-21 et seq.
- *First National State Bank v. Commonwealth Savings & Loan*, 610 F.2d 164 (3rd 1980) - Case holds that specific performance is a proper remedy against the permanent lender in order for the lender to be certain and honor its standby loan commitment
- *Carlyle Towers Condo Association v. CrossLand Savings*, 944 F. Supp. 341 (D.N.J. 1996) – Case clarifies the standards by which a law firm was not required to withdraw from representation where the firm had previously represented a subsidiary of the bank, which was the primary defendant in an action
- *Cardell Inc. v. Piscatelli*, 277 N.J. Super. 149 (App. Div. 1994) – Case clarifies when a court is determined to have abused its discretion in not permitting the filing of an amended counter- claim

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- *Appeal of Adoption of N.J.A.C. 5:25A-1.1*, 266 N.J. Super. 625 (App. Div. 1993) – Case limited the ability of an administrative department to adopt regulations when they were contrary to the legislative intent behind the subject statute
- *Jersey City v. Roosevelt Stadium Arena*, 210 N.J. Super. 315 (App. Div. 1986), certif. den., 110 N.J. 152 (1988) – Case held that formal governmental action was required in order to approve a settlement where a municipality is a party to the action
- *Vines v. Orange Memorial Hospital*, 192 N.J. Super. 496 (App. Div. 1984) – Case established that failure to issue summons for a lengthy period of time still did not justify dismissal of the action unless prejudice can be shown
- *Fidelity Land Development v. Reider & Sons Building & Development Co.*, 151 N.J. Super. 502 (App. Div. 1977) – Case provided that mere paper transfer of title by mortgagor to its principal stockholder did not cause the note to accelerate

UNIQUELY NJ

- Superior Court of New Jersey List of Civil Mediators (1998 – present)
- New Jersey State Bar Association: Construction Law Section; Dispute Resolution Section (former Board of Directors); Nominating Committee (past Member); Equity Jurisprudence Committee (past Chair)
- Middlesex County Bar Association: President (2003-2004)
- Middlesex County Bar Foundation: Board of Trustees (past Member)
- New Jersey Institute of Local Government Attorneys: Senior Trustee
- New Jersey Builders Association
- Community Associations Institute
- Jewish Federation of Central New Jersey: Board of Directors (past Member)
- New Jersey Chapter of the NYU Law School Alumni Association (past President)
- New Jersey Alumni Chapter of the Johns Hopkins University (past Co-Chair)
- Democratic Party of Union County, New Jersey (past Chair)
- The Discovery Orchestra Board of Trustees (past President)

MORE ACTIVITIES & EXPERIENCE

- American Bar Association: Construction Litigation Committee of the Litigation and Dispute Resolution Sections (past Co-Chair); Forum on Construction Law
- American Arbitration Association (AAA)

- Diversity Law Institute
- Trial Law Institute
- Editorial Board of the *Journal of Community Association Law* (past Member)
- Board of Directors of the NYU Law School Alumni Association (past Member)

PRESENTATIONS & SPEAKING ENGAGEMENTS

Speaker, 2025 ADR Day – Proven Strategies to Get Better Results in Mediation and Settlement

Sponsor: *New Jersey Institute for Continuing Legal Education*, November 6, 2025

Panelist, Navigating the Complex Business Litigation Program - A Bench-Bar Perspective

Sponsor: *New Jersey State Bar Association*, May 14, 2025

Moderator, Advanced Mediation Training Part 1 – Construction Litigation

Sponsor: *Middlesex County Bar Association*, July 20, 2021

Speaker, 2019 Construction Law Forum: Handling the Construction Defect Case

Sponsor: *NJ Institute for Continuing Legal Education, NJ State Bar Association Construction Law and Insurance Law Sections*, June 6, 2019

Chair and Moderator, New Jersey Construction Claims: Mediation & Arbitration

Sponsor: *HB Litigation Conferences*, September 12, 2016

Chair, Civil Rights Symposium

Sponsor: *Middlesex County Bar Association*, February 20, 2013

Moderator, Delay Damages - What's Hot, What's Not?

Sponsor: *ABA Forum on the Construction Industry Mid-Winter Meeting*, January 31, 2013

Speaker, Panel Discussion, The Ins and Outs of Arbitration: Getting it Right

Sponsor: *Litigation Counsel of America 2010 Fall Conference & Induction of Fellows*, October 2010

Speaker, Fall Conference and Induction of Fellows

Sponsor: *Litigation Counsel of America*, October 30-31, 2008

PUBLICATIONS & ALERTS

Contributor, *Construction Laws and Customs: New Jersey*

Practical Law (Thomson Reuters), 2025

Co-Author, *New Jersey Condominium and Community Association Law*

(Smith, Estis & Li, Gann Law Books: 2025)

Co-Author, NJ Appellate Division Reverses Certain Radburn Regulations Impacting Community Associations

Greenbaum, Rowe, Smith & Davis LLP Client Alert, February 29, 2024

Co-Editor, New Jersey Chapter

CPI Lien Law Online (Construction Publications, Inc., 2018)

Co-Author, Construction Laws and Customs: New Jersey

Practical Law (Thomson Reuters, 2018)

Co-Author, The Elusiveness of the Doctrine of Manifest Disregard under the Federal Arbitration Act and the New Jersey Arbitration Act

New Jersey Lawyer, December 2017

Co-Author, Construction Laws and Customs: New Jersey

Practical Law (Thomson Reuters, 2017)

Quoted, Building a Better New Jersey: From Infrastructure to Housing to Commercial Real Estate Properties

Commerce Magazine, January 2017

Quoted, Construction & Real Estate Clients Often Require Vigorous Advocacy

Commerce Magazine, January 2016

Co-Author, An Overview of the Power of Eminent Domain

Authority View, Fall 2015

Co-Author, Defending the Developer

Chapter 8 of Condominium and Homeowner Litigation (John Wiley & Sons)

Co-Author, Lining Toward Clarity: Amendments to The Construction Lien Law

Greenbaum, Rowe, Smith & Davis LLP, January 2011

Author, Resolving Problems and Creating Solutions: Successful Construction Litigation

Winning Legal Strategies for Construction Law (Inside the Minds), (Aspatore 2006)

NEWS

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

August 21, 2025

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

June 5, 2025

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

March 20, 2025

Greenbaum Attorneys Co-Author 2025 Edition of "New Jersey Condominium and Community Association Law" Treatise

October 23, 2024

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

August 15, 2024

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

June 6, 2024

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

March 26, 2024

Greenbaum Attorneys Co-Author 2024 Edition of "New Jersey Condominium and Community Association Law" Treatise

November 29, 2023

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

September 19, 2023

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

August 17, 2023

2023 *Chambers USA* Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 22 Attorneys as Leading Individuals

June 9, 2023

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

September 9, 2022

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

August 18, 2022