

Joseph M. Oriolo
PARTNER

99 Wood Avenue South
Iselin, New Jersey 08830
T: 732.476.2730
F: 732.476.2731
joriolo@greenbaumlaw.com



I appreciate that my clients view their businesses as one of the most important parts of their lives and I do my best every day to treat them with the respect and attention they deserve. From responding to their calls quickly, to resolving their legal and business issues in an efficient and effective manner, my clients know that in my practice their needs always come first.

Joe concentrates his practice on the representation of privately held businesses and individuals in various sectors of the economy including manufacturers, distributors, franchisees, technology companies, physician practices, real estate entities, transportation and service companies and liquor license holding entities. He has extensive experience in all aspects of corporate practice.

Joe brings solution-oriented business acumen and strong negotiating and drafting skills to his practice, with a primary focus on corporate mergers and acquisitions, general commercial law, business dissolutions, corporate governance, commercial leases for landlords and tenants, leveraged acquisitions, employment law, partnerships and joint ventures, commercial real estate transactions, asset and real estate based financing, management and employment agreements, employment and shareholder dispute resolutions, distribution and licensing agreements, business counseling, planning and organization, liquor license matters, including purchase and sales, violations and NJABC petitions.

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

Departments

Corporate
Employment Law

Practice Groups

Automotive Dealership &
Franchise Law
Real Estate & Commercial
Financing Transactions

Education

Rutgers University School of
Law, Camden, J.D., 1983
Georgetown University, B.S.,
1980

Bar Admissions

New Jersey, 1983
U.S. District Court, District of
New Jersey, 1983

HONORS & AWARDS

- Listed in *The Best Lawyers in America*® (a trademark of Woodward/White, Inc.) in the Corporate Law practice area (2022 - present)
- 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.

- Representation of a privately held real estate company and family trust in connection with the negotiation and sale of a commercial /industrial office building, valued at over \$3 million, with forty plus commercial tenants
- Representation of one of the leading QSR franchisees in the New Jersey/New York metropolitan area in connection with its continuing acquisition/roll-up of multiple store locations in a series of transactions valued at approximately \$20 million
- Representation of a large orthopaedic surgical group in connection with a redemption of the ownership interests of two founding physician members and post-closing employment agreements. The firm structured the transaction and counseled the client in connection with a multitude of corporate, employment, tax, financial and compliance issues
- Representation of the general partner of a company in connection with a complex litigation dispute resolution with other company members. Costly and timely litigation was avoided by a settlement which involved the \$4 million sale of the company's sole asset, a rehabilitation and nursing home, to the company's long time tenant
- Representation of an anesthesiology practice in connection with a corporate reorganization, buy-outs of a practice member, employment agreements, member disputes and general corporate matters
- Representation of one of the largest family-owned industrial production/services/supply chain companies in New Jersey in connection with the expansion of their industrial warehouse and office business relocations from Rahway/Linden, NJ to Cranbury, NJ. Representation of this client also encompasses asset purchase transactions and related financing in its acquisitions of industrial supply companies in Vermont and Long Island, NY, as well as refinancing and construction financing related to industrial site development
- Representation of a fast growing multi-million dollar international e-cigarette liquid manufacturer and wholesale distributor with three international brands in connection with various company operating agreements, employment counselling and tax planning

Joseph M. Oriolo (Cont.)

- Representation of a client in several bids by potential buyers and the ultimate \$1 million sale of a thirty year old dental practice and long term lease with purchase option and seller acquisition financing
- Representation of several buyers and sellers of Class D and Class C liquor licenses and real estate developers in connection with the sale and placement of a liquor license in a shopping center

UNIQUELY NJ

- New Jersey State Bar Association
- Middlesex County Bar Association: Corporate and Business Law Committee (past Chair)
- YMCA of Greater Monmouth County: former Chair, Board of Directors
- Monica K. Young Foundation Board of Trustees, a foundation dedicated to supporting families affected by ovarian cancer as well as larger ovarian cancer charitable organizations
- Shrewsbury Youth Athletic Committee (former Chair); Shrewsbury Recreation Committee (former Chair)

MORE ACTIVITIES & EXPERIENCE

- Joe is a member of the firm's Diversity, Equity & Inclusion Outreach & Community Engagement Focus Group
- Georgetown University Scholarship Program

PRESENTATIONS & SPEAKING ENGAGEMENTS

Panelist, How Rusty Is Your Boilerplate

An Examination of Recent Litigation Results Under Standard Provisions in Commercial and Consumer Contracts

Sponsor: *New Jersey Corporate Counsel Association*, September 19, 2014

PUBLICATIONS & ALERTS

Co-Author, Revised Liquor License Laws Provide New Potential Business Opportunities in New Jersey
Greenbaum, Rowe, Smith & Davis LLP Client Alert, January 23, 2024

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

Joseph M. Oriolo (Cont.)

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 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 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