

**Kates Nussman Ellis, Farhi & Earle, L.L.P.**

**190 Moore Street – Suite 306**

**Hackensack, New Jersey 07601-7481**

**(201) 488-7211**

The Law Firm was founded in 1913 in Hudson County, and its principal partner was counsel to the Township of Weehawken during the construction of the third tube of the Lincoln Tunnel. For its first eighty years, the firm maintained offices in Hudson County and established a reputation as one of the premier law firms in the State of New Jersey. Three of the five present partners started their legal careers as associates of the firm. In 1982, the firm established a Bergen County branch office to serve its growing Bergen County clientele and its considerable litigation practice. In October 1993, the firm relocated to its present offices in Hackensack. The size of the law firm permits it to cover a wide range of legal specialties. Among them are corporate law, complex litigation (plaintiff and defendant), employment law, representation of condominium associations and cooperative corporations, municipal law, land use, development and redevelopment law, condemnations, real estate, representation of municipal governing bodies and boards, basic and complex business and real estate transactions, real estate tax appeals, entertainment law, personal injury law, commercial law, collections, professional licensing law, health care law, representation of non-profit institutions and estate planning and administration.

The firm's strength is the personal service it renders to its clients - beyond professional competence - and the loyalties that service has engendered. The firm has the highest rating in the *Martindale-Hubbell Law Directory*. Over the years, its members have included the first Chairman of the Securities and Exchange Commission and judges of various courts, including a presiding judge of the Appellate Division of the Superior Court of New Jersey and counsel to Governor Robert E. Meyner. Many of its past and present members have served on the Supreme Court Ethics Committee.

The philosophy of the firm is reflected in the following principles:

- **Commitment:** Dedication to the highest standards of professional expertise, with emphasis on excellence, timeliness and efficiency.
- **Focus:** A sharp focus on relationships with our clients and a responsive, flexible team approach to provide good value.
- **High standards:** Beyond diligence and expertise, we expect our lawyers to demonstrate sound business judgment, creativity, integrity, open-mindedness and accessibility.

**Website: [katesnussman.com](http://katesnussman.com)**

## Partners

### Michael B. Kates

Michael B. Kates is a partner of the firm. He specializes in municipal law, zoning and planning, representing municipalities, zoning and planning boards, a wide range of developer interests and environmental groups. He was Corporation Counsel for the City of Hoboken in 2010 and presently serves as counsel to the Zoning Boards of Alpine and Closter and the Planning Boards of Englewood and Englewood Cliffs. He is also special litigation counsel to the Township of Millburn and the Borough of Oradell. He sits on the prestigious Technical Review Committee of the New Jersey State League of Municipalities, which authored the Municipal Land Use Law in an advisory capacity to the New Jersey Legislature. He is also a contributor to the definitive text on the subject, Zoning and Land Use Administration by William M. Cox (deceased) and Stuart R. Koenig, and he is an adjunct professor of Rutgers University, Department of Government Services. He is also General Counsel emeritus of New Jersey Planning Officials, succeeding Michael Pane as well as Mr. Cox in that position.

Mr. Kates also specializes in chancery litigation, constitutional litigation and individual rights. He is general counsel to a consortium of mental health agencies in Bergen County which seeks supportive housing alternatives for the mentally ill.

Mr. Kates is the author of "An Ethical Lapse and its Effect on a Municipal Contract", Municipal Law Review, Volume 17, No. 2 (June 1994); "Pop Quiz: Spot the 'Poison Pill' Conflict of Interest", New Jersey Law Journal, January 25, 1993 (133 N.J.L.J. 236); "Civilian Complaint Review Boards - A Prototype", Municipal Law Review, Vol. 14, No. 1 (March 1992); "Private Clubs Which Discriminate: Can Liquor Licenses be Withheld by the Municipality?", Municipal Law Review, Vol. 12, No. 4 (December 1990); and "Public Relations and Public Information Services - To Bid or Not to Bid", Municipal Law Review, Vol. 12, No. 4 (December 1990).

A graduate of Colgate University (B.A. 1964), Mr. Kates received his Juris Doctor degree from Rutgers University, School of Law, in 1967. He served a legal clerkship in 1967-68 with the Hon. Theodore W. Trautwein, Superior Court of New Jersey. He served on the Ethics Committee, District VI (Hudson County), by appointment of the Supreme Court of New Jersey, 1988-92; and is a member of American Bar Association, New Jersey State Bar Association and Bergen County Bar Association. Mr. Kates is a member of the Bars of the Court of Appeals for the Third Circuit and the United States Supreme Court.

Mr. Kates is a past-president of Jewish Family Service of Bergen County, a past-president of UJA Association for Developmental Disabilities, and Past President and current Board member of Friendship House, a vocational training and counseling service for the disabled. He is recognized by Martindale-Hubbell, a national and international database for the legal community with its highest "AV" rating, has been a New Jersey "Super Lawyer" based upon peer reviews in the field of Land Use/Zoning from 2009 to 2013, and is listed as one of Bergen County's Top Lawyers in (201) MAGAZINE, in the field of Municipal Law.

### **Bruce L. Nussman**

Bruce L. Nussman specializes in estate planning and estate administration, representation of business entities and non-profit organizations and real estate and other complex transactional matters. Mr. Nussman has extensive experience in handling a wide range of commercial and business matters, including the purchase, sale and leasing of businesses, complex real estate and bank financing transactions. A significant part of Mr. Nussman's practice includes the representation of closely held corporations and family-owned businesses. These services include planning for generational transfers of businesses as well as advising the Board of Directors and officers of the companies on numerous legal issues relating to sales and purchases of inventory and equipment, corporate governance, employment, union negotiations, contracts, financing and collection matters. Mr. Nussman is also counsel to several non-profit entities and advises the Board of Trustees on a variety of legal matters including governmental and organizational compliance, personnel and transactional issues.

Another area of Mr. Nussman's expertise is Estate Planning and Estate Administration. For the past 35 years, he has handled many estates of varying size and complexity and has engaged in estate and tax planning for significant estates; drafting wills, insurance trusts, family limited partnerships and other instruments necessary to establish estate plans for a varied clientele.

Mr. Nussman is a graduate of Rutgers University (B.A. 1969) and received his law degree from Brooklyn Law School (J.D. 1972). He was admitted to practice in New Jersey and has been admitted to the United States Tax Court and the United States Custom Court in 1972. He is a member of the Bergen County and American Bar Associations. He joined the firm in 1973. Previously, Mr. Nussman served a legal clerkship with the Hon. Edward J. Van Tassell, Superior Court of New Jersey.

Mr. Nussman is the immediate past President of the New Jersey Federation of YMHA-YWHA Camps, the largest Jewish non-profit camping organization in the United States. He has been an active member of the Board of Trustees for over fifteen years. Mr. Nussman has been the Chair of the Scholarship Committee and is currently the Chair of the Nominating Committee.

### **Joel M. Ellis**

Joel M. Ellis concentrates his practice in cooperative and condominium law, real estate tax appeals, land use, corporate law, litigation relating thereto and mediations. He is admitted to practice in New Jersey (1967), New York, (1986) Massachusetts (1988) and Ohio (1967) and before the U.S. District Court New Jersey and the United States Supreme Court.

He has served as municipal attorney to the Borough of Fort Lee and the Borough of Waldwick and was appointed as special counsel to represent the Borough of Fort Lee and the Township of Teaneck in real estate tax appeals. Mr. Ellis has also had extensive experience in representing property owners for all classes of property throughout the state.

In addition, he has vast experience in all areas of community association representation, counseling cooperative corporations, condominium and homeowner associations. This has

involved a variety of legal services including assessment collection, document interpretation, rules enforcement, transition representation and all aspects of litigation, including claims against Sponsors involving construction defects and other financial claims. Mr. Ellis also successfully handled substantial class action litigation involving the validity of flip fees imposed by cooperative corporations.

Mr. Ellis was selected on several occasions as one of the as one of the New Jersey Super Lawyers as published in the *New Jersey Super Lawyers Magazine* in the field of real estate which encompasses representing cooperative corporations and condominium associations. Only 5% of the lawyers in the State are selected based on ethics, experience and reputation.

Mr. Ellis, a graduate of Rutgers University, earned his law degree from Western Reserve School of Law (1967). Prior to entering private practice, he was the judicial law secretary to the Hon. Theodore Rosenberg, Superior Court of New Jersey. Mr. Ellis joined the firm as a partner in 1990. Prior to 1990, he was a partner for many years in a Hackensack law firm.

Mr. Ellis is a member of the Community Association Institute and has served on its Legislative Action Committee. He has lectured in the field of condominiums and cooperatives and tax appeals. He participated as a panelist of the impact of the Cooperative Recording Act on lenders, sponsored by the New Jersey Institute for Continuing Legal Education, and as a speaker at a Condominium Cooperative seminar, sponsored by the New Jersey Department of Community Affairs and the Community Association Institute.

Mr. Ellis has authored an Article published by the Practising Law Institute in a handbook on cooperatives and condominiums relating to developments in the area of real estate valuation and authored an Op-Ed Article published in *The Record* on August 13, 2007 dealing with free speech rights of homeowners.

Mr. Ellis is certified and has been appointed by the New Jersey Superior Court as a mediator in civil contract actions. He also serves as a mediator in Community Association disputes. He also acts as an arbitrator for contract litigation under the auspices of the Bergen County Superior Court. Mr. Ellis previously served as co-chair of the Alternate Dispute Resolution Committee of the Bergen County Bar Association.

### **Michael Farhi**

Michael Farhi is a partner of the firm, specializing in employment law and business and complex litigation. His practice covers New Jersey and New York State and Federal courts, as well as governmental agencies (EEOC, EEO, Divisions of Civil and Human Rights and Office of Administrative Law).

He began helping small and medium sized businesses soon after graduating from Seton Hall University School of Law in 1978. Besides defending and also prosecuting claims of discrimination (sexual, age, ancestry, racial, national origin, nationality, marital status and physical or mental disability), he negotiates with unions, drafts severance, employment and non-

compete agreements and handles wage and hour, unemployment and other administrative claims. He also writes personnel policies and advises his clients on employee relations.

Another area of interest is helping startup businesses comply with state and federal employment laws. For those businesses, Mr. Farhi also writes personnel policies and consults on employee relations. He also handles business disputes between corporations, “broken” real estate transactions, insurance coverage claims and construction defect cases, in both state and federal courts.

Michael Farhi received his undergraduate degree at Ramapo College of New Jersey and his law degree at Seton Hall University School of Law. Mr. Farhi is a contributing editor, The Bergen Barrister, 1995— and publishes a newsletter, “Legalities,” offering clients and other attorneys advice and commentary on employment law issues. He has served as municipal prosecutor for the Borough of Waldwick (1984-88) and the Borough of Rochelle Park (1985), as well as special labor counsel for the County of Bergen (1983-85) and the Borough of Bogota (1985-86). He currently serves as Special Labor and Employment Counsel for the City of Hoboken and has been honored by the New Jersey Supreme Court and the New Jersey State Assembly for his pro bono work on behalf of victims of domestic violence.

He is a member of the Bergen County Bar Association, New York State Bar Association, the American Trial Lawyers Association and the New Jersey Society of Human Rights Managers; he is licensed to practice in both New Jersey and New York and in the United States District Courts of New Jersey and both the Eastern and Southern Districts of New York. Another accomplishment is his AV® rating from Martindale-Hubbell, which shows that his peers rank him at the highest level of professional excellence.

### **Matthew Z. Earle**

Matthew Z. Earle has been with the firm since April 2007. He concentrates his practice in the areas of community association law, construction defect litigation, general equity litigation, real estate tax appeals, international law, municipal land use, and commercial litigation in the state and federal courts of New Jersey and New York.

Mr. Earle provides a full range of legal services to the firm’s community association clients, including, among other things: assisting with the transition of developer to unit owner control; interpreting and amending governing documents; preparing rules, resolutions, and other corporate documents; providing advice regarding management of association risk; assisting with insurance coverage issues; advising boards on fiduciary duties; handling covenant enforcement issues; assisting with the collection of arrears; administering association elections; and, representing community associations and individual owners in diverse litigated matters in various practice areas including, among others, construction defects, breach of contract, elections, and covenant enforcement. Furthermore, Mr. Earle frequently serves as an instructor in courses for both other attorneys and association board members on various topics including community association law, community association elections, and construction law. He and the

firm are members of the New Jersey Chapter of the Community Association Institute (CAI-NJ). Mr. Earle is also a member of the CAI-NJ Legislative Action Committee, which is a committee that suggests changes to proposed laws to New Jersey elected officials in order to further the interests of community associations.

In addition to his experience in community association work, Mr. Earle has extensive experience handling complex litigation matters. He has handled, among other things, commercial contract claims, fraud claims, complex foreclosure claims, employment discrimination claims, defense of ADA claims against property owners, landlord-tenant matters, and civil rights claims. Also, Mr. Earle has represented clients in development applications before zoning and planning boards.

Representative matters include: successfully obtaining summary judgment dismissing various civil rights and tort claims while defending Township of Millburn municipal officials in the matter Haykell Development, LLC, et al. v. The Township of Millburn, et al., Docket No. ESX-L 6339-09; resolving multiple litigated and non-litigated condominium transition related matters with developers; successfully challenging the determination of a municipal zoning enforcement official; successfully resolving patent and trade secret litigation; and, successfully resolving various litigated matters involving community associations and their residents.

Mr. Earle, who is fluent in Mandarin Chinese, also has experience resolving disputes for Chinese based corporations and clients and in the United States, and assisting U.S. based clients resolve disputes in China.

Prior to joining the firm, Mr. Earle worked for a law firm in New York City that specialized in servicing Chinese speaking clients. Mr. Earle was a summer clerk for the Honorable M. Faith Angell, U.S. District Court, Eastern District of Pennsylvania.

Mr. Earle has published *A Tribute to Frederic L. Kirgis*, 62 Wash. & Lee L. Rev. 833 (2005). He has been listed as a "Rising Star" by *New Jersey Super Lawyers Magazine* from 2010 through 2018. Mr. Earle is a member of the New Jersey Bar Association and the Bergen County Bar Association, and serves on the Bergen County Bar Association General Equity and Construction Law Committees.

## **Associates**

### **Cara Landolfi**

Cara Landolfi is an associate of the firm, admitted to the New Jersey and Pennsylvania bars in 2012. She is experienced in all aspects of litigation, such as discovery, depositions, motions, hearings, and trials. Cara also is experienced in providing legal services to community associations such as contract review, general corporate advice, and collections, and handles landlord tenant matters for a number of clients.

Cara is a graduate of Franklin and Marshall College in Lancaster, Pennsylvania, where she earned a bachelor's degree with a double major in Public Policy and Psychology. While at Franklin and Marshall, Cara was a member and captain of the Women's Basketball team.

After college, Cara attended Duquesne University School of Law in Pittsburgh, Pennsylvania and graduated cum laude. During law school, Cara excelled at oral advocacy winning Duquesne's first year Outstanding Oral Argument award. Subsequently, she became a member of the Appellate Moot Court Board, which enabled her to further hone her advocacy skills. During her third year, Cara participated in an Electronic Discovery clinic and was awarded a Public Interest Fellowship.

Prior to entering private practice, Cara served as the judicial clerk in the Law Division to the Honorable John J. Langan, Jr., J.S.C., at the Bergen County Superior Court. She is currently a member of the Bergen County Bar Association, Young Lawyer's Division.

### **Sandra M. Barsoum**

Sandra M. Barsoum is an associate of the firm, admitted to the bars of New Jersey and New York in 2015. A graduate of New Jersey City University, formally the Teachers College of New Jersey, Sandra earned a Bachelor's Degree in Political Science. While at New Jersey City University, Ms. Barsoum sat on the Board of Trustees as the Student Representative and served as the Executive Vice President of the Student Government Organization. During her time in college, Sandra was the Lead Field Organizer for various political campaigns and also participated in several Mock United Nations Conferences. Sandra is a member of the Alpha Phi Omega fraternity. After college Sandra attended Michigan State University in Lansing, Michigan. As a first year law student, Sandra was a semi-finalist in the Mock Trial Competition, and won "Best Overall Advocate" in the Moot Court Competition. In her second year, Sandra externed for the Honorable Judge Curtis J. Bell of the Kalamazoo County 9th Circuit Court— Family Court Division in Kalamazoo, Michigan. In the third year, Sandra interned with the Legal Services of South Central Michigan, which provided legal advice and representation to low-income clients in areas such as consumer law, housing law, and family law. Prior to joining the firm, Sandra worked at Pension Evaluators at Troyan, where she drafted Domestic Relations Orders splitting assets in defined benefit and defined contribution plans — acquired during the marriage, pursuant to marital divorce agreements. Sandra is an active member of the New York State Bar Association, the New Jersey State Bar Association, and the Young Lawyers' Division in the State of New Jersey. **Education:** Michigan State University, Lansing, Michigan - J.D.

2014, New Jersey City University, Jersey City, New Jersey - B.A. in Political Science. **Honors and Awards:** Semi-Finalist, Mock Trial Competition, 2012, “Best Overall Advocate” in Moot Court Competition, July 2012. Fluent in Arabic.

### **Zachary M. Rosenberg**

Zach Rosenberg is an associate of the firm. He was admitted to the New Jersey bar in 2017. Zach’s practice is focused on providing legal services to the firm’s community association and real estate clients. In addition, he has handled, among other things, various commercial transactions and litigation matters.

Zach is a graduate of Rutgers Law School (Newark), where he served as Publication Editor for the Rutgers University Law Review. During his third year, Zach was a student attorney at the Community and Transactional Lawyering Clinic, providing corporate and transactional legal assistance to non-profit organizations and small start-up businesses. In addition, Zach completed judicial externships at the United States District Court for the District of New Jersey and the Superior Court of Essex County.

Zach earned his bachelor’s degree at McGill University in Montreal, Quebec. He is a dual citizen of the United States and Canada.

### **Of Counsel**

#### **Jack S. Zakim**

Jack Zakim is a graduate of the University of Cincinnati where he received his Bachelor of Arts degree in 1967. After enrolling in law school at the George Washington University National Law Center (GW) in Washington, D.C. for one year in 1967, Mr. Zakim spent the next 3 years (1968 through 1971) in the entertainment industry producing musical events in numerous venues before returning to G.W. law school where he received his juris doctor degree in 1973. Mr. Zakim was admitted to practice in New Jersey, inclusive of the United States District Court for the District of New Jersey in 1973, and has been a continuous member of the Bergen County and New Jersey Bar Associations ever since.

Jack Zakim came to the firm in an “of counsel” capacity in September 2005. He spent the first 25 years of his professional career running a successful solo practice with several associates. During the course of those 25 years Jack maintained a litigation and transaction practice with personal responsibility for a variety of disciplines. Thereafter he was a senior partner for seven years in a local Bergen County (New Jersey) firm where he concentrated on commercial transactions and commercial litigation, with an emphasis in commercial real estate.

In recent years Mr. Zakim has devoted a substantial portion of his practice to commercial real estate transactions including leasing, financing, foreclosure, tax appeals, development, condemnation, sales and acquisitions and counts among his clientele private and publicly held companies and local and regional real estate lenders, developers and brokers.

Mr. Zakim was an N.C.A.A. All-American swimmer and continues to foster his athletic prowess by competing in the United States Master Swimming Association meets, and is consistently ranked nationally in several events. He also competes as a tri-athlete, in local and regional events throughout the year. He has been active in many communal organizations and has served as a trustee in his synagogue in Wyckoff, New Jersey, the Jewish Federation of North Jersey, and the North Jersey YM/YWHA.

**Kelley J. Deere**

Kelley J. Deere is an experienced litigator, licensed in New Jersey and New York, with a broad range of commercial, bankruptcy and litigation skills. She is an adjunct professor at Seton Hall University, School of Law, teaching Legal Research and Writing to first year law students. Previously she has been a trial attorney for the Division of Legal Services in the Administration for Children's Services in New York, responsible for managing child abuse and neglect cases; and a supervising attorney for the GMHC, Inc. in New York City, where she managed a team of attorneys in a diverse clinical practice for the largest private AIDS organization, representing HIV clients in custody, guardianship, adoption proceedings, domestic violence, eviction proceedings and estate planning. Ms. Deere graduated Cornell University (B.S., 1989) and Northwestern University School of Law (J.D. 1992), receiving First Place in Oral Argument and Best Brief in the Julius H. Miner Moot Court Competition. She is a Trustee of the New Jersey Center for the Visual Arts in her hometown of Summit, NJ and a Trustee and Officer of the Children's Museum of New Jersey in Westfield, NJ.

**Matthew Z. Earle**  
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**Admissions**

Bar of the State of New Jersey; United States District Court, District of New Jersey; United States Court of Appeals for the Third Circuit; Bar of the State of New York; United States District Court, Southern District of New York; United States District Court, Eastern District of New York

**Legal Experience**

**Kates, Nussman, Ellis, Farhi & Earle, LLP**, Hackensack, NJ, April 2007-present

Mr. Earle has been a partner with the firm since March 2013. He primarily concentration his practice in the practice areas of community association law, complex litigation, chancery litigation, construction defect litigation, real estate tax appeals, and private international law.

Together with partner Joel Ellis, Mr. Earle manages the firm's community association practice and provides a full range of legal services to its condominium, co-op, and other community association clients. Representative community association clients include 1266 Apartment Corp. (Horizon House) in Fort Lee, The Lenox Condominium in Union City, 2077 Tenants Corp. (The Pembroke) in Fort Lee, Mediterranean West Towers in Fort Lee, Buckingham Towers in Fort Lee, Breckenridge at Wayne Condominium, Admiral's Walk Condominium in Edgewater, and the Whitehall in Hackensack.

Mr. Earle provides, among other things, the following services to community associations: assistance with the transition of developer to unit owner control; interpretation and amendment of governing documents; preparation of rules, resolutions, and other corporate documents; providing advice regarding management of association risk; assistance with insurance coverage issue; assistance with compliance with federal and state law; advising boards on fiduciary duties; resolving resident disputes and alternative dispute resolution procedures; collection of delinquent maintenance charges; handling annual meeting and election issues; and, providing legal representation on community association related litigation such as construction defects, election challenges, covenant enforcement, and real estate tax appeals. Mr. Earle also has acted as a mediator in community association disputes.

Mr. Earle and the firm currently serve as general counsel to the Fort Lee Condominium and Co-op Association, and are members of the New Jersey Chapter of the Community Associations Institute ("CAI"). Mr. Earle serves on the CAI Legislative Action Committee where he takes an active role in monitoring, reviewing, and lobbying with regard to legislation that impacts community associations. Mr. Earle also serves on the Bergen County Bar Association Construction Law and General Equity Committees.

In addition to providing services to community association clients, Mr. Earle has experience in the following practice areas: land use law (development applications and board representation); complex litigation; defense of municipal civil rights litigation; and, private international law generally relating to Mainland China.

Prior to association with the Kates, Nussman firm, Mr. Earle worked at a boutique litigation firm in Manhattan focusing on providing legal services to Chinese speaking clients. He is fluent in Mandarin Chinese. While in law school, Mr. Earle acted as a summer law clerk for the Federal Magistrate Judge Hon. M. Faith Angell.

### **Publications and Speaking Engagements**

Panelist at the 2014 Community Association Law Summit regarding community association elections and election challenges; Panelist with Wilkin & Guttenplan CPAs regarding association elections; Contributed to publication of A Tribute to Frederic L. Kirgis, 62 Wash. & Lee L. Rev 833 (2005); Presenter at Bergen County Bar Construction Committee CLE entitled “Condominium Construction Law”; Presenter at CAI Business Roundtable regarding changes to Fair Labor Standards Act; Presenter at various CAI events regarding legislative updates; An author of “Q&A” responses in the New Jersey Cooperator Magazine, <https://njcooperator.com/article/qa-amending-the-rules-sans-vote>

“Significant Differences Between Condominiums and Cooperative Community Associations,” Community Trends, September 2017, <https://user-cainj.cld.bz/September2017/46>

### **Honors**

Selected to New Jersey Super Lawyer “Rising Star” 2010-2018  
Selected as a Bergen County "Top Lawyer" by (201) Magazine in 2013 and 2017

### **Education**

**Washington and Lee University School of Law**, Lexington, VA, Juris Doctorate, May 2004

*Honors:* Recipient of the Frederic L. Kirgis Award for excellence in international law

**Duquesne University**, Beijing, China, June 2002  
Study abroad program focusing on Chinese law and arbitration

**Capital University of Economics and Trade**, Beijing, China, December 2000  
Successfully completed six month intensive Mandarin Chinese program

**Hamilton College**, Clinton, NY, Bachelor of Arts, May 2000

**Middlebury College**, Middlebury, VT, summer 1999  
Successfully completed two month intensive Mandarin Chinese program

**JOEL M. ELLIS**

**Kates Nussman Rapone Ellis & Farhi, LLP**  
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**EDUCATIONAL BACKGROUND**

**Rutgers University**, New Brunswick, New Jersey  
1959-1963, B.A. Degree

**Western Reserve School of Law**, Cleveland, Ohio  
1963-1966, Juris Doctor Degree

Member of the New Jersey, New York and Massachusetts Bar

**LEGAL EXPERIENCE**

Practicing Attorney for 42 years.

**KATES NUSSMAN RAPONE ELLIS & FARHI, LLP**

190 Moore Street, Suite 306, Hackensack, New Jersey

Partner since May, 1990 (previously, Ellis & Gartlan; Murphy, Ellis & Gartlan; and Murphy & Ellis). Specific municipal experience: Served as counsel to Borough of Fort Lee and Borough of Waldwick. Duties involved all facets of municipal law, including familiarity with conversion laws in connection with drafting and defense of moratorium ordinance on conversions, substantial zoning matters, labor negotiations, mediation and arbitration. Previously served as counsel to various Planning Boards, including Waldwick Planning Board and Fair Lawn Planning Board.

Appointed special tax counsel to Borough of Fort Lee and Township of Teaneck. Also, extensive experience representing property owners for all classes of property throughout the state, including major cooperative corporations and several hundred condominium unit owners in blanket appeals.

Counsel to Cooperative Corporations, Condominium Associations, and Homeowners Associations, over a period of many years. Performed a variety of legal services including, but not limited to, assisting in connection with the transition to control by the unit owners, review of and amendment to governing documents. Involved in all facets of litigation, including construction defect and class action litigation. Substantial collection work, including organization, formulation and implementation of collection procedures and appointment as special counsel on behalf of cooperative corporations to handle collection matters against delinquent shareholders. Also involved in the refinancing of underlying mortgages in cooperative corporations.

Selected as speaker in seminar sponsored by Wilkin & Guttenplan, PC on October 11, 2012 entitled "Enhancing Board Member Effectiveness." Focused on Board's fiduciary duties.

Previously selected as one of the New Jersey Super Lawyers as published in the New Jersey Super Lawyers Magazine in the field of real estate which encompasses representing cooperative corporations and condominium associations. Only 5% of the lawyers in the State are selected based on ethics, experience and reputation.

Participated as panelist on impact of Cooperative Recording Act on cooperatives sponsored by Institute For Continuing Legal Education. Selected as speaker on Tenants rights at condominium - Cooperative Seminar sponsored by Department of Community Affairs and Community Associations Institute.

Article published by practicing Law Institute in Handbook on Cooperatives and Condominiums entitled "Some Recent Developments in the Area of Real Estate Tax Valuation of Condominiums and Cooperatives and Buildings Converting to Such Form of Ownership."

Selected as speaker at Community Associations Institute's ("CAI") Annual Conference and EXPO of Community Associates on September 18, 1999 on topic "How Far Can You Go - Freedom of Speech." Authored an Op-Ed Article published in the Record on August 13, 2007 clarifying free speech rights of homeowners.

Member of Community Associations Institute ("CAI") and served as member of its Legislative Action Committee.

Previously counsel to major lender re: cooperative loans, advice on the development of cooperative loan forms.

Certified and appointed by New Jersey Superior Court as a mediator in civil contract actions; arbitrator for contract litigation under auspices of Bergen County Superior Court; mediator in Community Association disputes.

Substantial experience in excess of 30 years with land use representing municipalities, Planning Boards and developers throughout the State of New Jersey, including being appointed as Special Counsel in Bankruptcy Court to seek zoning approvals.

Selected as speaker before Fort Lee Chamber of Commerce on tax appeals.

***MARTINDALE-HUBBELL RATING - AV<sup>1</sup>***

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<sup>11</sup> *Martindale-Hubbell is a national and international database for the legal community, with ratings based upon peer reviews in the locality where the lawyer practices. Legal ability ratings are: "C" (from Good to High), "B" (from High to Very High) and "A" (from Very High to Preeminent). General ethical standards, if included, have only one rating "V" (Very High)*