



James P. Rhatican

Partner, Roseland Office

Telephone: (973) 535-0500

Facsimile: (973) 535-9217

E-mail: jrhatican@connellfoley.com

James P. Rhatican represents primarily developers of real estate, both in the acquisition and sale of properties and in the permitting, financing and development process. He is experienced in acquiring, selling and developing properties of all sorts. Mr. Rhatican has represented parties impacted by adverse environmental conditions at a property, including Superfund sites and the due diligence and ISRA issues associated therewith. He has represented numerous redevelopers of blighted properties and has assisted clients in obtaining tax abatements and public financing for such projects.

Mr. Rhatican also has worked with various other state and local regulatory agencies on a variety of projects, including those impacted by Highlands, wetlands, Meadowlands, CAFRA and waterfront development and other regulations. He also has obtained subdivision, site plan and related permits and approvals for projects of nearly every size and character throughout the State. In this regard, Mr. Rhatican has represented projects ranging from industrial to retail and office uses, as well as housing projects and others. He is also a litigator, specializing in disputes arising from real estate transactions, regulatory takings and eminent domain.

In 2007, Mr. Rhatican was listed as one of the *New Jersey Law Journal's* "40 Under 40" list for 2007. Additionally, Mr. Rhatican was named to *Real Estate New Jersey Magazine's* 2007 "40 Under 40" list of real estate professionals. He has written several articles and lectured on a variety of real estate and related topics.

While in law school, he served as Articles Editor of the *Rutgers Law Review*. Upon graduation in 1995 he served as Law Clerk to the Honorable Steven Kleiner of the Superior Court of New Jersey's Appellate Division.

Representative Experience:

- Representation of major retail chain in state-wide re-branding and expansion project requiring site plan approvals for multiple stores;
- Representation of major oil company in site planning and environmental permitting for construction and subsequent expansion of innovative rail facility to accommodate delivery and processing of ethanol and gasoline products, as well as trans-mix unit and holding tanks;
- Representation of owner in sale of portfolio of multi-tenanted industrial sites in Union County for \$93 million, including counseling on ISRA compliance;
- Representation of investor/developer in assemblage and sale of former industrial sites for redevelopment in Hudson County, totaling in excess of \$100 million, including counseling on ISRA compliance;

Practice Areas:

Real Estate Law and Land Use
Environmental Law
Business Litigation

Admitted to Practice:

State of New Jersey
State of New York
Commonwealth of Pennsylvania
United States District Court for the
District of New Jersey

Education:

University of Notre Dame (B.A.,
Government and Public Policy, 1992)
Rutgers University School of Law -
Newark (J.D., 1995)

Affiliations:

New Jersey State Bar Association
American Bar Association
Essex County Bar Association
NJSBA, Board of Trustees, Land Use
Section
New Jersey Builders Association,
Environmental Policy Committee
National Association of Industrial and
Office Parks, Educational Committee

ROSELAND

85 Livingston Avenue
Roseland, NJ 07068
Tel (973) 535-0500 Fax (973) 535-9217

JERSEY CITY

Harborside Financial Center
2510 Plaza Five, Jersey City, NJ 07311
Tel (201) 521-1000 Fax (201) 521-0100

NEW YORK CITY

888 Seventh Avenue, Suite 3401
New York, NY 10106
Tel (212) 262-2390 Fax (212) 262-0050

PHILADELPHIA

1500 Market Street, 12th floor, East Tower
Philadelphia, PA 19102
Tel (215) 246-3403 Fax (215) 665-5727

- Represented purchaser of office complex in Somerset County for \$28 million, including handling financing;
- Represented bus company in purchase of Jersey City facility for bus terminal;
- Representation of developer in negotiation and completion of joint utility construction and dedication agreement among multiple developers for service of multiple adjacent development projects;
- Representation of owner of one million square foot industrial facility in negotiation of tenant leases;
- Representation of national homebuilder in suit by homeowner alleging fraud;
- Representation of owner of former industrial facility in suit against town arising from redevelopment project;
- Representation of owner of tax liens on former industrial facility in foreclosure action in which mortgage holder sought to intervene;
- Represented real estate broker in defense of fraud claims relating to purchase of large industrial complex in Harrison.

Publications:

- Author, "LEED and the Lawyer" published in *Mid-Atlantic Real Estate Journal* (April 2009)
- Author, "Portfolio Buyer Beware" published in *Real Estate New Jersey* (January/February 2009)
- Author, "Court Puts Redevelopment on Ice: Pitfalls encountered by a municipality" published in *New Jersey Law Journal* (December 2008)
- Author, "Supreme Court Limits Municipalities' Redevelopment Powers" published in *New Jersey Realtor* (October 2007)

Professional Activities:

- Board of Trustees, Land Use Section of the New Jersey State Bar Association
- Environmental Policy Committee, New Jersey Builders Association
- Educational Committee, National Association of Industrial and Office Parks
- Moderator, "Government Legislation & Programs for Eco-Friendly Buildings Construction" 3rd Annual Green Buildings Summit 2011 (June 2011)
- Moderator, "Public Funding Opportunities for Sustainable Design and Construction" RealShare New Jersey Conference (October 2009)
- Moderator, "Government Legislation & Programs for Eco-Friendly Buildings Construction" Green Buildings Summit 2009 (April 2009)
- Moderator, "The Landlord Panel" Law & Office New Jersey Conference (March 2009)
- Speaker, CLE program on Commercial Real Estate Transactions (2007)
- Speaker, Environmental Impact, New Jersey Chemistry Council (2007)
- Speaker, Real Estate Investment, Rutgers Business School (2007)
- Moderator, panel on Eminent Domain, RealShare New Jersey Conference (2006)

ROSELAND

85 Livingston Avenue
Roseland, NJ 07068
Tel (973) 535-0500 Fax (973) 535-9217

JERSEY CITY

Harborside Financial Center
2510 Plaza Five, Jersey City, NJ 07311
Tel (201) 521-1000 Fax (201) 521-0100

NEW YORK CITY

888 Seventh Avenue, Suite 3401
New York, NY 10106
Tel (212) 262-2390 Fax (212) 262-0050

PHILADELPHIA

1500 Market Street, 12th floor, East Tower
Philadelphia, PA 19102
Tel (215) 246-3403 Fax (215) 665-5727