



Michele G. Tarantino

Shareholder

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Michele G. Tarantino is chair of Flaster Greenberg's Environmental and Real Estate Law Departments and a member of the firm's Board of Directors. She concentrates her practice on sophisticated commercial real estate leasing, financing and acquisition matters and has extensive experience in commercial real estate purchase and sale, financing, construction, property management, development and leasing matters throughout New Jersey, New York and Pennsylvania. As an integral part of her practice, she regularly provides legal counsel to business owners in transactions ranging from the sale of small family-owned businesses to the acquisition and financing of a national business franchises. Her clients include property owners, institutional lenders, closely held businesses and individual investors, to whom she brings her excellent negotiating and project management skills and vast legal knowledge.

Expanding on her in-depth knowledge of the development process, Michele also represents major home builders and commercial property developers in connection with the drafting and negotiating of ground leases, developer's agreements, rights of way and easement agreements, conservation easements, restrictive covenants, remediation access agreements, property management agreements and condominium and homeowners association documents.

REPRESENTATIVE MATTERS

- Environmental cleanup and sale of property owned by a Fortune 500 company
- Preparation and negotiation of solar leases and easement agreements
- Drafted and negotiated ground leases, option agreements, purchase agreements, construction agreements and related acquisition documents for major home builders and commercial property developers
- Represented private clients and commercial lenders in development, acquisition and construction loan financing matters
- Assessed viability of real estate properties for development
- Represented a supplier of marketing, promotional and organizational products in the sale of its assets to a larger marketing company in a strategic acquisition, including the continued employment of the principal.

Practice Areas

Real Estate and Land Use Law
Construction Law
Business and Corporate Law

Industry Groups

Women's Advisory Group
Retail/Shopping Center
Restaurant & Hospitality
Nonprofit & Charitable Organizations

Admissions

New Jersey
New York

Education

- Fordham University School of Law, J.D.
- Villanova University, B.A., Psychology, *cum laude*

Clerkships

The Honorable Carol H. Arber, New York State Supreme Court

Continued

- Assisted client in obtaining crossed-collateralized loans to acquire business and real estate assets. Also, part of this transaction was obtaining approval from the town's Industrial Development Agency for the project, significantly reducing tax obligations.
- Represented a lumber supply company with respect to the leasing of commercial office, and retail and industrial warehousing spaces in Manhattan, New York, and Northern New Jersey as part of their acquisition of a competitor's business operations.
- Represented client in the sale of two industrial warehousing properties in the City of Philadelphia including reviewing and negotiating approximately 20 competitive offers for the properties.
- Negotiated project consulting contracting including architecture, landscape, civil engineering, market research, environmental and general contracting services
- Drafted municipal agreements, developers agreements, conservation easements and homeowners association documents transfers
- Represented clients in connection with the Dedication and Enrollment of Lands and transfers of Development Rights for multiple properties in Chesterfield Township
- Represented client in connection with the acquisition of industrial property in Gloucester County and the obtaining of financing from the New Jersey Economic Development Authority for such acquisition
- Represented client in connection with the acquisition of a portfolio of 17 commercial properties including formation of various ownership entities and property due diligence
- Assisted client in connection with obtaining \$18 million in financing for the acquisition of a commercial office park and structuring of the related joint venture and cross-indemnity agreements
- Represented client in connection with acquisition of a private golf course in Somerset County
- Represented client in connection with the sale of water or sewer facilities in southern New Jersey

HONORS & AWARDS

- Top Attorney List, *SJ Magazine*, 2014

A description of the standard or methodology on which the accolades are based can be found here. No aspect of this advertisement has been approved by the Supreme Court of New Jersey.

PROFESSIONAL AFFILIATIONS

- National Association of Women Business Owners (NAWBO)
- Commercial Real Estate Women (CREW)
- New Jersey Builders Association (NJBA)

COMMUNITY ACTIVITIES

- Special Olympics
- The Susan G. Komen Breast Cancer Foundation
- The Seeing Eye
- The American Heart Association–Go Red for Women

Continued

ARTICLES & ALERTS

NJEDA Establishes Diversity Finance Advisory Board
Legal Alert (September 28, 2023)