

CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

No. 26-254

AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT TO M. JAMES MALEY, JR., ESQ. OF MALEY GIVENS, P.C. TO SERVE AS SPECIAL LEGAL COUNSEL TO REPRESENT THE CITY COUNCIL OF THE CITY OF OCEAN CITY IN THE MATTER OF THE REDEVELOPMENT OF 600 BOARDWALK

WHEREAS, the City Council of Ocean City requires an experienced legal professional to assist in litigation in the matter of the redevelopment of 600 Boardwalk; and

WHEREAS, a contract for Professional Services may be entered into without competitive bidding pursuant to N.J.S.A. 40A:11-5(1)(a)(i); and

WHEREAS, it has been determined to be in the best interests of the City Council of Ocean City to have M. James Maley, Jr., Esq. of Maley Givens, P.C. to perform these services; and

WHEREAS, M. James Maley, Jr., Esq. of Maley Givens, P.C. has agreed to provide litigation representation and support; and

WHEREAS, M. James Maley, Jr., Esq. of Maley Givens, P.C. has completed and submitted a Business Entity Disclosure Certification which certifies that M. James Maley, Jr., Esq. of Maley Givens, P.C. has not made any reportable contribution to a political or candidate committee for an elected office in the City of Ocean City, New Jersey in the previous one year period, and that the contract will prohibit M. James Maley, Jr., Esq. of Maley Givens, P.C. from making any reportable contributions through the term of the contract; and

WHEREAS, M. James Maley, Jr., Esq. of Maley Givens, P.C. has been advised that this award does not guarantee that the services described will be required during the contract period and are subject to the actual need as established by the City Council of the City of Ocean City, and that the City Purchasing Manager shall issue purchase orders for services as they are required. No services shall be performed for City Council prior to the issuance of a purchase order therefor; and

WHEREAS, Thomas R. Mahar, Purchasing Assistant; Michael Rossbach Jr., QPA, City Purchasing Manager have reviewed all terms and conditions of the contract and recommend the award of a professional service contract to M. James Maley, Jr., Esq. of Maley Givens, P.C. for litigation in the matter of the redevelopment of 600 Boardwalk; and

WHEREAS, the contract with M. James Maley, Jr., Esq. of Maley Givens, P.C. is being awarded through an alternative, non-advertised process pursuant to N.J.S.A. 19:44A-20.5; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ocean City, New Jersey that it does hereby appoint M. James Maley Jr. as follows:

<u>Item</u>	<u>Description</u>	<u>2026 Hourly Rate</u>
1.	Service Fees Shall be Charged & Paid as Invoiced.....	\$245.00
2.	The term of the contract shall be one (1) year beginning on the date of adoption hereof	
3.	A copy of their Pay-to-Play certification and the New Jersey Business Registration Certificate (BRC) has been submitted and shall be placed on file in the City's Purchasing Division Office	
4.	A copy of this resolution shall be available for inspection in the Ocean City Clerk's Office and shall be published on one (1) occasion in the Ocean City Sentinel.	

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CAPE MAY COUNTY, NEW JERSEY

RESOLUTION

No. 26-254

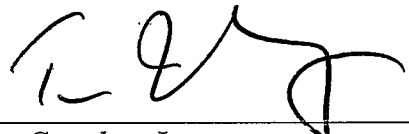
BE IT FURTHER RESOLVED by the City Council of the City of Ocean City that the City Purchasing Manager is hereby authorized to enter into a formal contract agreement with M. James Maley, Jr., Esq. of Maley Givens, P.C. to provide legal representation for the City Council of Ocean City in the matter of the redevelopment of 600 Boardwalk

The Director of Financial Management certifies that funds are available and shall be charged to Operating Account #6-01-20-310-212 as Purchase Orders are issued.

CERTIFICATION OF FUNDS



Frank Donato III, CFO
Director of Financial Management



Terry Crowley, Jr.
Council President

Files: RPS Maley Givens PC.docx

I HEREBY CERTIFY THAT the foregoing resolution was duly adopted by the City Council of the City of Ocean City, New Jersey at a Council Meeting held on Thursday, September 10, 2026, with the voting record as indicated below.

NAME	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAINED
Barnes		✓	✓			
Crowley	✓					
Hartzell			✓			
Kelly			✓			
Levchuk			✓			
Polcini			✓			
Winslow			✓			



Melissa G. Rasner, City Clerk

MALEY GIVENS

A PROFESSIONAL CORPORATION

Counsellors at Law

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108

www.maleygivens.com

M. James Maley, Jr.*

Emily K. Givens

Erin E. Simone

M. Michael Maley*

Nicholas M. Ranieri*

Nathan L. Milholin**

P 856.854.1515

F 856.858.2944

* Admitted in PA & NJ

** Admitted in PA only

PROPOSAL

Firm Profile

Maley Givens, P.C. is a law firm concentrating its practice in the areas of land use, government and economic development law. This firm is recognized as an expert in the field of redevelopment and has over forty (40) years of experience representing private and public entities in economic development projects. Mr. Maley also has extensive experience as a local public official conducting economic development projects and brings the ability to assist strategic decision-making with creative remedies under the law.

The attorneys of Maley Givens, P.C. have a broad range of experience crossing various disciplines involved in today's local government. With experience in government, land use, bankruptcy, litigation, public financing, environmental, civil service and collective bargaining issues, eminent domain and other practice areas, the attorneys at Maley Givens have a reputation of being accessible and getting great results for clients.

Maley Givens currently serves, or has served, as Special Redevelopment Counsel to the Counties of Camden and Gloucester, the Townships of Galloway, Middle, Woodbridge, Mount Holly and Upper, the Cities of Gloucester City, Atlantic City and Cape May, and the Boroughs of Stratford, Metuchen, Glassboro, Magnolia and Paulsboro and various other public and private entities. The Firm also acts as Solicitor to the Borough of Paulsboro and Planning Board Solicitor in Haddonfield and Pilesgrove. We have also represented Rowan University in connection with property acquisition, campus redevelopment and eminent domain.

Our firm operates as a team to carefully avoid overlapping of responsibilities and yet provide a comprehensive, full range of service to public entities to achieve a beneficial redevelopment. Mr. Maley will be the primary contact for all City redevelopment activities and will provide complete reports at any interval chosen by the City.

Our office has a special expertise from adept knowledge of the law combined with practical experience in the public process of redevelopment.

Major Redevelopment Projects

We pride ourselves in actually achieving redevelopment success. In addition to many smaller projects, these are a few redevelopments of significant size:

MALEY GIVENS
A PROFESSIONAL CORPORATION

Paulsboro Port

Since 2000, Maley Givens has acted as Redevelopment Counsel to the Borough of Paulsboro. Most notable of the Borough's redevelopment activities have been the negotiation and consummation of a transfer of the former BP Oil Refinery to the Borough – at no cost to the Borough and while retaining BP responsibility for ongoing environmental remediation.

The BP transfer enabled the Borough to enter into a transaction with The South Jersey Port Corporation for the construction and operation of a Port. The transaction's structure maintains the Borough's proper controls of land use and operational issues so as to ensure a minimal intrusion on the adjoining residential neighborhoods. A long-term PILOT and other financial arrangements ensure a continual revenue source to the Borough for decades to come.

*Rowan Boulevard
Borough of Glassboro*

Serving as Redevelopment Counsel since 1999, Maley Givens has been involved in every aspect of the \$350 million redevelopment of Glassboro's downtown. Beginning with the initial planning, acquisition of properties, environmental remediation, search for, and selection of, redevelopers, agreements, land use approvals, financing and operation regulation, the firm has been an integral member of the Borough redevelopment team.

Acquisition of over 100 properties was accomplished without use of eminent domain. Development relationships were created and cultivated with Rowan University for a diverse mixed-use development, built during the recent economic recession.

The development has strong ties to Rowan University and all of the development transactions have been structured to maintain Borough control over municipal land use and other regulation and the provision of steady revenue streams to the Borough for the benefit of all residents.

*Borough of Glassboro
Other Redevelopment Projects*

Over the last 15 years, there have been numerous redevelopment projects within the Borough: development of a Walgreens on Delsea Drive; construction of a 400 unit mixed residential project combining age-restricted, single family and multi-family housing and development of numerous smaller projects.

Each of these "other" projects have been structured with Borough oversight of land use and operational regulation and the maintenance of continuous revenue streams to the Borough.

MALEY GIVENS
A PROFESSIONAL CORPORATION

American Metro
Hamilton, New Jersey

As you stand on the Hamilton train platform, you look across the train tracks at a beautiful, modern office complex - that was once a toilet factory. The former American Standard Factory was transformed from a contaminated abandoned industrial structure into a modern office complex, built with a preservationists' eye to the history of the site.

Overcoming environmental issues, litigation with the local School Board over PILOT payments, and other administrative obstacles, Maley Givens represented the Project and acted as an integral part of the development team.

The Gardens
Mt. Holly, New Jersey

The 300 unit housing project known as "The Gardens" had become the center for crime, housing violations and Township attention when the Township began its redevelopment focus in the early 2000's. Today, construction has begun on new housing in a new mixed-use development.

Over more than a decade, the Township acquired over 250 properties without the use of eminent domain. Maley Givens represented the Township in every facet of the redevelopment from planning, property acquisition and resident relocation through developers search and selection and agreement.

This redevelopment was affected by a decade long litigation where Maley Givens defended the Township. With successes in all State courts and at the Federal trial level, a decision in the Federal Appellate courts left the Township seeking relief from The United States Supreme Court. Maley Givens successfully obtained judicial review from the highest court where review is granted to only 1% of the Supreme Court's applications. Weeks before argument at The Supreme Court, the case settled, allowing the development to move forward.

MALEY GIVENS
A PROFESSIONAL CORPORATION



Maley Givens, P.C.
COST PROPOSAL

The undersigned individual, firm, or corporation hereby proposes to serve as **Special Counsel for**
~~Redevelopment - 2026~~ for the City of Ocean City, N.J. based upon the following compensation:

On a reduced "government rate" hourly basis as follows:

M. James Maley, Jr.	\$245.00
Emily K. Givens	\$245.00
Erin Simone	\$220.00
Michael Maley	\$220.00
Nicholas M. Ranieri	\$220.00
Nathan L. Milholin	\$220.00
Paralegal/Law Clerk	\$125.00

In addition to the hourly rate for services, reasonable expenses will be billed for photocopies, long-distance telephone charges, automated legal research, experts, court costs and other expenses reasonably incurred in representing the City's interests.

In the event funds for services are paid through an escrow from a private party or redevelopment project, then, with the City's approval, the firm will charge its usual billing rates.

In the event funds for services are paid through an escrow from a private party or redevelopment project, then the firm will charge as follows:

M. James Maley, Jr.	\$310.00
Emily K. Givens	\$310.00
Erin Simone	\$280.00
Michael Maley	\$280.00
Nicholas M. Ranieri	\$280.00
Nathan L. Milholin	\$280.00
Paralegal/Law Clerk	\$125.00

ATTORNEY PROFILES

M. James Maley, Jr.

email: jmaley@maleygivens.com

M. James Maley, Jr. is a Partner at Maley Givens, P.C. Mr. Maley regularly represents New Jersey municipalities, County agencies and private developers in the redevelopment of commercial, industrial and residential areas in projects utilizing public and private lands and funds. He regularly counsels governments and business interests on a broad spectrum of issues.

Since 1989, Jim Maley has served as a Commissioner in the Borough of Collingswood, where he served as Mayor from 1997 to 2025. In 2012, Collingswood was named "One of America's Most Transformed Communities" by Forbes Magazine. His experience as a local elected official, combined with a keen understanding of the law, has proven an invaluable resource in the counseling of government and business clients on a wide range of issues.

He is a frequent lecturer and speaker on redevelopment law. He serves as Special Counsel to a broad range of New Jersey municipalities, has acted as Special Counsel to county economic development offices and has served as Solicitor for New Jersey municipalities.

Mr. Maley has extensive litigation and trial experience in commercial and environmental matters. He has acted as trial counsel in employment, environmental, admiralty, insurance and general contract actions, including complex toxic tort and class action litigation. His trial experience is in the State and Federal Courts of New Jersey and Pennsylvania.

Mr. Maley is a member of the Executive Committee of the Camden County Municipal Joint Insurance Fund. He serves as the Chairman of the New Jersey League of Municipalities Economic Development Committee. Mr. Maley is also a member of the Maritime Law Association and the Camden County Bar Association.

Published Cases

Cerkes v. Gloucester City, 479 N.J. Super. 174 (App. Div. 2024)
Shark River Cleanup Coal. v. Twp. of Wall, 47 F.4th 126, 128 (3d Cir. 2022)
Borough of Glassboro v. Grossman, 457 N.J. Super. 416 (App. Div. 2019)
Borough of Westville v. City of Phila., 89 F. Supp. 3d 636 (D.N.J. 2015)
Cona v. Twp. of Washington, 456 N.J. Super. 197 (App. Div. 2018), cert. denied, 236 N.J. 556 (2019), and cert. denied, 236 N.J. 572 (2019), and cert. denied, 236 N.J. 605 (2019)
Mount Holly Citizens in Action v. Township of Mount Holly, 658 F.3d 375 (3d Cir. 2011), cert. granted, 133 S. Ct. 2848 (2013)
Borough of Paulsboro v. Essex Chemical Corp., 2012 WL 2873629 (2012)
Navillus Group v. Accutherm Inc., 422 N.J. Super. 169 (2011)
In re Project Authorization Under New Jersey Register of Historic Places Act, 408 N.J. Super. 540 (2009)
Gallenthin Realty Development, Inc. v. Borough of Paulsboro, 191 N.J. 344 (2007)
Hopkins v. City of Gloucester, 358 N.J. Super. 271 (App. Div. 2003)
Winters v. Township of Voorhees, 320 N.J. Super. 150 (1998)
Dolente v. Borough of Pine Hill, 313 N.J. Super. 410 (1998)
Intervine Outdoor Adver., Inc. v. City of Gloucester City Zoning Bd. of Adjustment, 290 N.J. Super. 78 (App. Div. 1996), certif. denied, 146 N.J. 68, cert. denied, 519 U.S. 1090, 117 S. Ct. 764, 136 L. Ed. 2d 711 (1997)

Bankers Trust Co. v. Bethlehem Steel Corp., 761 F.2d 943 (3d Cir. 1985)
In the Matter of Bankers Trust Co., 775 F.2d 545 (3d Cir. 1985)
In the Matter of Complaint of Bankers Trust Co., 752 F.2d 874 (3d Cir. 1984)
Fid. Bank v. Commonwealth Marine & Gen. Assur. Co., Ltd., 581 F. Supp. 999 (E.D. Pa. 1984)
Fid. Bank v. Com. Marine & Gen. Assur. Co., Ltd., 592 F. Supp. 513 (E.D. Pa. 1984)
Tidewater Grain Co. v. S.S. Point Manatee, 614 F. Supp. 29 (E.D. Pa. 1984)
Chas. Kurz Co. v. Lombardi, 595 F. Supp. 373 (E.D. Pa. 1984)

Education: St. Joseph's College, B.A. in Politics 1979; James A. Finnegan Fellowship
National Law Center, George Washington University (1979-1980)
Rutgers University School of Law – Camden, J.D. 1982

Bar Admission: State of New Jersey, 1982
Commonwealth of Pennsylvania, 1982
United States Supreme Court, 1986
United States Court of Appeals for the Third Circuit, 1984
United States Claims Court, 1985
United States District Court for the Eastern District of Pennsylvania, 1982
United States District Court for the District of New Jersey, 1982

PUBLIC ENTITIES SERVED BY
MALEY GIVENS, P.C.

Special Counsel

Borough of Beach Haven Mayor Nancy Davis 300 Engleside Avenue Beach Haven, New Jersey 08008	2017 - present
Borough of Paulsboro John Giovannitti, Mayor 1211 Delaware Street Paulsboro, New Jersey 08066	2000 - present
Galloway Township Chris Johansen, Administrator 300 E. Jimmie Leeds Road Galloway, NJ 08205	2012 - present
Borough of Swedesboro Thomas W. Fromm, Mayor 1500 Kings Highway Swedesboro, New Jersey 08085	2008 - present
Township of Harrison Adam Wingate, Mayor 114 Bridgeton Pike Mullica Hill, NJ 08062	2010 - present
Township of Hamilton Carl Pitale, Mayor 6101 Thirteenth Street Mays Landing, NJ 08330	2018 - present
Borough of Metuchen Jonathan Busch, Mayor 500 Main Street Metuchen, NJ 08840	2018 - present
City of Gloucester City Brian Morrell, Administrator 512 Monmouth Street Gloucester City, NJ 08030	2019 - present
Middle Township Kimberly Osmundsen, Business Administrator 33 Mechanic Street Cape May Court House, NJ 08210	2018 - present

MALEY GIVENS
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REFERENCES

Sherry Mason, Borough Manager
Borough of Beach Haven
300 Engleside Avenue
Beach Haven, New Jersey 08008
(609) 492-0111 ext. 216

Adam Wingate, Mayor
Township of Harrison
114 Bridgeton Pike
Mullica Hill, New Jersey 08062
(856) 478-4111

Chris Johansen, Manager
Galloway Township
300 E. Jimmie Leeds Road
Galloway, New Jersey 08205
(609) 652-3700 x230

John Giovannitti, Mayor
Borough of Paulsboro
1211 Delaware Street
Paulsboro, New Jersey 08066
(856) 423-1500

Jonathan Busch, Mayor
500 Main Street
Metuchen, New Jersey 08840
(732) 632-8540

Middle Township
Kimberly Osmundsen, Business Administrator
33 Mechanic Street
Cape May Court House, NJ 08210
(609) 465-8732

Emily K. Givens**email:** egivens@maleygivens.com

Emily Givens is a Partner at Maley Givens, P.C. Ms. Givens concentrates her practice in Land Use, Redevelopment Law and Real Estate Redevelopment for municipalities and private developers; commercial development applications to local Zoning and Planning Boards; and local government law. Emily also has experience litigating land use and redevelopment cases in State and Federal courts.

Emily has represented developers and builders before many Land Use Boards throughout the State, as well as successfully processed all Federal and State development approvals for wetland and environmental issues, coastal regulation. Emily has experience with commercial, industrial and residential site plan and subdivision applications, use variances, and complicated and controversial applications such as assisted living facilities, solar facilities and billboards. Emily has provided counsel to municipal Governing Bodies and Land Use Boards during the Redevelopment designation and implementation process, including adoption of Redevelopment Plans and negotiation of Redevelopment Agreements. Emily served as Solicitor to the Township of Logan from 1994 through 2003.

Ms. Givens is an active member of the Camden County Bar Association and the New Jersey State Bar Association. She is also an active member of her community. She is a founding member of the Haddon Heights Neighbors Night Out Committee.

Published Cases

Mount Holly Citizens in Action v. Township of Mount Holly, 658 F.3d 375 (3d Cir. 2011), cert. granted, 133 S. Ct. 2824 (2013)

Borough of Paulsboro v. Essex Chemical Corp., 2012 WL 28736

Navillus Group v. Accutherm Inc., 422 N.J. Super. 169 (2011)

Gallenthin Realty Development, Inc. v. Borough of Paulsboro, 191 N.J. 344 (2007)

Education: Rutgers University – Camden, B.A. in English 1990
Rutgers University School of Law – Camden, J.D. 1993
Recipient of Judge Francis J. Bloustein & William S. Kulp, Jr.
Memorial Scholarship

Bar Admission: State of New Jersey 1994
Commonwealth of Pennsylvania 1994
United States District Court for the District of New Jersey 2004
United States Supreme Court 2015

Erin E. Simone

email: esimone@maleygivens.com

Erin E. Simone is an Associate at Maley Givens, P.C. Ms. Simone concentrates her practice in Land Use, Local Government, Appellate Practice, Redevelopment Law and Real Estate Redevelopment, and Commercial Litigation. Erin has experience in every aspect of litigation and trial on issues ranging from toxic tort to condemnation and zoning appeals. She has litigated matters in New Jersey and Pennsylvania State and Federal trial and appellate courts, as well as on cases pending before the United State Supreme Court.

Ms. Simone served as the New Jersey Department of Agriculture's Legal and Legislative Affairs Specialist prior to joining Maley Givens. She also sat as a representative on the New Jersey Brownfields Redevelopment Task Force.

Published Cases

Cerkes v. Gloucester City, 479 N.J. Super. 174 (App. Div. 2024)
Shark River Cleanup Coal. v. Twp. of Wall, 47 F.4th 126, 128 (3d Cir. 2022)
Borough of Glassboro v. Grossman, 457 N.J. Super. 416 (App. Div. 2019)
Cona v. Twp. of Washington, 456 N.J. Super. 197 (App. Div. 2018), cert. denied, 236 N.J. 556 (2019), and cert. denied, 236 N.J. 572 (2019), and cert. denied, 236 N.J. 605 (2019)
Mount Holly Citizens in Action v. Township of Mount Holly, 658 F.3d 375 (3d Cir. 2011), cert. granted, 133 S. Ct., 2824 (2013)
Borough of Paulsboro v. Essex Chemical Corp., 2012 WL 2873629 (2012)
Navillus Group v. Accutherm Inc., 422 N.J. Super. 169 (2011)
In re Project Authorization Under New Jersey Register of Historic Places Act, 408 N.J. Super. 540 (2009)
Gallenthin Realty Development, Inc. v. Borough of Paulsboro, 191 N.J. 344 (2007)
ERETC, L.L.C. v. City of Perth Amboy, 381 N.J. Super. 268 (App. Div. 2005)
Deegan v. Perth Amboy Redevelopment Agency, 374 N.J. Super. 80 (App. Div. 2005)
Mintz v. Twp. of Millstone, 374 N.J. Super. 396 (App. Div. 2005)

Education: Siena Heights University, B.A. in Psychology, Summa Cum Laude, 2000
Rutgers University School of Law - Camden, J.D. 2003

Bar Admission: State of New Jersey, 2003
Commonwealth of Pennsylvania, 2003
United States District Court for the District of New Jersey, 2008
United States Supreme Court, 2012

M. Michael Maley

email: mmaley@maleygivens.com

M. Michael Maley is an Associate at Maley Givens, P.C. Mr. Maley concentrates his practice in Land Use, Local Government, Appellate Practice, Redevelopment Law and Real Estate Redevelopment, and Commercial Litigation. He also has experience in State and Federal courts with issues related to local government and land use.

Prior to joining the firm, Mr. Maley served as Legislative Aide to the late Congressman John H. Adler working extensively on the New Jersey Smoke-Free Air Act. He brought with him nearly ten years of prior work experience, including areas of corporate regulatory compliance.

Mr. Maley has provided counsel to municipal Governing Bodies in the areas of redevelopment, the Abandoned Properties Act, and property acquisition. Mr. Maley has also served as Special Prosecutor to the City of Camden focusing on areas of property maintenance, including compliance and enforcement.

Mr. Maley received the Richard Barbour Memorial Award from Rutgers University-Camden in 2008 in recognition of his dedication to the pursuit of justice through public service. He is also the recipient of the Charles Richter Memorial Scholarship and the Pro Bono Publico Award. Mr. Maley is the founder and CEO of iTri4Kids, a New Jersey based non-profit, benefiting children with chronic or life-threatening medical conditions, and serves on the Board of Trustees of the Knights Education Foundation. Mr. Maley is also a member of the New Jersey State and Camden County Bar Association.

Published Cases

Cona v. Twp. of Washington, 456 N.J. Super. 197 (App. Div. 2018), cert. denied, 236 N.J. 556 (2019), and cert. denied, 236 N.J. 572 (2019), and cert. denied, 236 N.J. 605 (2019)

Mount Holly Citizens in Action v. Township of Mount Holly, 658 F.3d 375 (3d Cir. 2011), cert. granted, 133 S. Ct. 2824 (2013)

Navillus Group v. Accutherm Inc., 422 N.J. Super. 169 (2011)

Education: Drew University, B.A. in Political Science, 2002
Rutgers University School of Law - Camden, J.D. 2008

Bar Admission: Commonwealth of Pennsylvania 2009
State of New Jersey 2010
United States District Court of New Jersey 2010
United States Court of Appeals for the Third Circuit 2011

Nicholas M. Ranieri

email: nranieri@maleygivens.com

Nicholas M. Ranieri is an Associate at Maley Givens, P.C. He concentrates his practice in Land Use, Local Government, Redevelopment Law and Real Estate Redevelopment, Appellate Practice, and Commercial Litigation.

Prior to joining the firm, Mr. Ranieri served as In-house Counsel and Chief Compliance Officer to a mortgage lender and had previously worked for several years in compliance for a global financial institution, specifically in the areas of consumer and commercial banking and financial crimes compliance.

In addition, Mr. Ranieri has experience with real estate finance law, commercial and real estate contracts, consumer protection law, bankruptcy law, and collections practice. He is licensed to practice law in Pennsylvania and New Jersey and is an active member of the Camden County Bar Association and the Pennsylvania Bar Association.

Education: University of Pittsburgh, -B.A. in Political Science and Communications, 2010
Duquesne University, J.D., 2013

Bar Admission: State of New Jersey, 2013
Commonwealth of Pennsylvania, 2013

Nathan L. Milholin

Email: nmilholin@maleygivens.com

Nathan L. Milholin is an Associate at Maley Givens, P.C. He concentrates his practice in land use, local government law, redevelopment law and real estate redevelopment.

Prior to joining the firm Mr. Milholin worked as an Associate in a small firm in Ocean City, NJ concentrating on real estate transactions and land use and as an assistant attorney to a labor grievance arbitrator. He is licensed to practice in Pennsylvania and awaiting admission to practice in New Jersey.

Before his legal career, Mr. Milholin pursued a career as an opera singer, performing with opera companies and symphonies across the United States.

Education: University of North Carolina School of the Arts, *Bachelor of Music in Vocal Performance* 2011
Yale University School of Music, *Master of Music in Opera Performance* 2013
Temple University Beasley School of Law, *Juris Doctor and Certificate in Business Law* 2021

Bar Admission: Commonwealth of Pennsylvania 2021
State of New Jersey 2024