

# PEOPLE • PROPERTY • PROGRESS

THE OFFICIAL NEWSLETTER OF THE LAW FIRM OF DAVISON EASTMAN MUNOZ PAONE, P.A.

## IN THE NEWS

- Firm Secures Some History: Fort Monmouth Golf Course and Officers Club
- Chris Olszak, Esq. delivers “Power of Attorney” informational webinar with SCAN
- Blake Laurence, Esq. attends Senior Citizens Activities Network event, shares Wills, Trusts, Estate Planning info
- Attorneys Brian Chabarek and Dennis Galvin deliver “Municipal Law” presentation at New Jersey State Bar Association
- Attorney Matt Blaine joins industry experts, speaks at NJBIA “Insights & Outlooks” event

## AROUND THE FIRM

- Partner Doug Widman shares “Is Your Case suited for Mediation?”
- Paralegal Louise Haas receives “Distinguished Service” award from NJLTA
- Find Us. Follow Us. NEW YouTube videos and more!

## FIRM SECURES FORT MONMOUTH GOLF COURSE AND GIBBS HALL FOR CLIENT

The expertise of Davison Eastman Muñoz Paone, P.A. was called upon to assist a longstanding client with the purchase and redevelopment of a large parcel of land located in what was formerly Fort Monmouth. With the closing of the Fort, the future of Gibbs Hall, a historic stone building that previously served as the Fort’s Officer’s Club, and the adjacent Sun Eagles Golf Course, was very much in question. Our client envisioned the transformation of Gibbs Hall into a high-end dining and catering showplace and the renovation and expansion of the Golf Course to create a world-class golf event facility. We were honored to assist our client in realizing this vision.

Gibbs Hall has since received a much-needed facelift with meticulous attention to the detail of the original structure. A patio was added which overlooks the golf course and provides a striking setting for corporate retreats, wedding receptions, and other events. It is anticipated that the extensive renovations to Gibbs Hall will be completed in time for a projected opening in Summer 2023.

Sun Eagles Golf Course was originally designed by A.W. Tillinghast, the noted golf course architect from the early 20<sup>th</sup> century. Tillinghast designed such notable golf courses as Winged Foot, Ridgewood, Bethpage Black and others that have hosted national and international championships. Our client’s goal was to preserve this gem and return the golf course to its former glory. The golf course has remained open throughout the construction. This season it will feature new green complexes and new and renovated tee box grounds and locker room.



James M. McGovern, Jr. Esq.  
Partner



Matthew K. Blaine, Esq.  
Partner



Sun Eagles Golf Course, Fort Monmouth, Eatontown, NJ



Gibbs Hall, Fort Monmouth, Eatontown, NJ

When Fort Monmouth was closed, its land and assets were transferred to a redevelopment authority. Our attorneys Matthew Blaine and Jay McGovern used their experience and expertise in dealing with governmental agencies and large commercial transactions, as well as lease negotiations and compliance with state and federal environmental and banking regulations, to close the deal and move the project forward.

Advised firm partner Jay McGovern, Esq., “Matt and I, and the entire firm, are proud to be involved in this Fort Monmouth project – preserving our country’s history and helping a valued client achieve their business goals.”



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**PARTNER CHRISTOPHER OLSZAK, ESQ. DELIVERS “POWER OF ATTORNEY” INFORMATIONAL WEBCAST TO MEMBERS OF MONMOUTH AND OCEAN COUNTY SENIOR CITIZENS ACTIVITIES NETWORK (SCAN)**

Senior Citizens Activities Network (SCAN) serves the 55+ community of Monmouth and Ocean Counties, NJ, enriching their lives with programming to promote healthy lifestyles, continuing education, and access to community and economic resources to keep them active, healthy and connected.

**SCAN** Senior Citizens Activities Network

*Keeping Seniors Active, Healthy & Connected Since 1988*



This past March 2023, Elder Law Certified attorney and firm partner Chris Olszak, Esq. delivered a 22-minute question-and-answer style webcast with SCAN Director, Andrea Tarr.

Chris covered Power of Attorney topics including:

- *I am married. Do I need a Power of Attorney?*
- *Can't I get a Power of Attorney for free online?*
- *My spouse (or child) is joint owner on my bank account. Isn't that good enough?*

**WATCH CHRIS'S PRESENTATION ON OUR YOUTUBE CHANNEL: [www.YouTube.com/@respondlaw](http://www.YouTube.com/@respondlaw)**

**PARTNER BLAKE LAURENCE, ESQ. JOINS SENIOR CITIZENS ACTIVITIES NETWORK EVENT AT SCAN HEADQUARTERS, MONMOUTH MALL, NJ**



Davison Eastman Muñoz Paone, P.A. partner Blake Laurence, Esq., joined multiple presenters and exhibitors on Friday March 17<sup>th</sup> at SCAN's Monmouth Mall headquarters to provide information and discuss an array of topics with SCAN's 50+ guest members including:

- Estate Planning & Administration
- Power of Attorney
- Wills and Trusts



*Firm partner, Blake Laurence, Esq., and SCAN members, presenters and exhibitors gather for informative event at SCAN's Monmouth Mall offices, Eatontown, NJ*

Blake is a well-experienced attorney who specializes in Tax, Estate Planning and Estate Administration, and is also well-versed in Corporate Transactions.

**WE HAVE AN AWARD-WINNING ELDER LAW, ESTATES & PLANNING GROUP. IF YOU HAVE ANY QUESTIONS ABOUT ESTATE PLANNING, GIFT GIVING, TAX, TRUST, WILLS, POWERS OF ATTORNEY, GUARDIANSHIPS AND MORE, CONTACT US TODAY.**



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**ATTORNEYS DENNIS GALVIN AND BRIAN CHABAREK JOIN NJ STATE BAR ASSOCIATION ICLE PANEL**



April 2023: Firm partners Dennis Galvin, Esq. and Brian Chabarek, Esq. are to join “Planning for a Great Big Beautiful Tomorrow” – a select panel of Masters in the Field of Local Government Law offering their perspective from their experience to an audience of NJ Municipal Attorneys.

This event is to be hosted by the New Jersey State Bar Association, headquartered in New Brunswick, NJ and marks NJSBA’s 57<sup>th</sup> annual Institute for Continuing Legal Education.

An excerpt from the program, “There are 564 municipalities in New Jersey. Some are small, some are minuscule, but all face multiple challenges in planning their futures. There are complex issues including planning for growth, housing, and business trends, improving infrastructure, and addressing contamination.



Attorney Dennis Galvin will address recent caselaw impact on municipalities and hot issues in municipal land use.

Attorney Brian Chabarek is to address municipal employment trends including the impact of legalized cannabis use.



Dennis M. Galvin, Esq.  
Partner



Brian J. Chabarek, Esq.  
Partner

**WHAT CASES MIGHT BE SUITED FOR MEDIATION? *An Informative Article by Douglas J. Widman, Esq.***

In mediation, the parties select a neutral third party to serve as their mediator. The role of the mediator is to assist and guide the parties, who are actively involved in the process, to a mutually acceptable conclusion of their dispute.



Douglas J. Widman, Esq.  
Partner

Mediation has been successful in a broad range of cases that exhibit characteristics such as:

- The parties have an ongoing business or personal relationship or have had a significant past relationship;
- Communication problems exist between the parties;
- The principal barriers to settlement are personal or emotional;
- Parties want to tailor a solution to meet specific needs or interests;
- Cases involve complex technical or scientific data requiring particular expertise;
- The parties wish to retain control over the outcome of the case;
- Or the parties seek a more private forum for the resolution of their dispute.

While all case types could potentially benefit from mediation, commercial, construction, employment, environmental and *Law Against Discrimination* (LAD) cases, as well as certain General Equity and Probate cases, are particularly suited to mediation because they tend to exhibit some of the characteristics described above.



**ATTORNEY MATTHEW K. BLANE SPEAKS AT NEW JERSEY BUSINESS AND INDUSTRY (NJBIA) EVENT**



March 2023, Pines Manor, Edison, NJ: Partner Matthew Blaine, Esq., joined an NJBIA group of expert speakers and business leaders from across New Jersey at “Forecasting the Future During Great Times of Change.”

A member of the firm’s corporate law group, Matt shared insights to commercial real estate in NJ as well as blockchain and cryptocurrency as it relates to commercial real estate, business ownership, transactions, and more.



**Matthew K. Blaine, Esq.**  
 Partner



Firm partner, Matt Blaine, Esq. (2<sup>nd</sup> from left) joins NJBIA expert panel at Pines Manor, Edison, NJ, March 2023

The hybrid, 5-hour event included a dozen speakers across an array of principals and covered topics from inflation to taxes to HR trends, commercial real estate, and cannabis.

Matt Blaine’s presentation was recorded and can be viewed via Matt’s Davison Eastman Muñoz Paone, P.A.’s Attorney Profile.



Firm partner, Matt Blaine, Esq. (on stage) addresses NJBIA audience at Pines Manor, NJ, March 2023

**TO WATCH ATTORNEY MATT BLAINE’S NJBIA PRESENTATION, VISIT:**

[RespondLaw.com/attorneys/matthew-blaine](https://RespondLaw.com/attorneys/matthew-blaine)

**PARALEGAL LOUISE HAAS RECEIVES DISTINGUISHED NJLTA AWARD**

An organization founded over 50 years ago, the New Jersey Land Title Association (NJLTA) is a member-based group of real estate professionals engaged in the field of evidencing title to real property and the American dream of home ownership. From purchase, sale and mortgaging, NJLTA is “advancing [the] common interest of real estate professionals and property owners.”



**Louise Haas**  
 Paralegal / Legal Assistant

A member of Davison Eastman Muñoz Paone, P.A. for over 30 years, paralegal Louise Haas has been notified by NJLTA she is to be the recipient of NJLTA’s 2023 Distinguished Service Award this Spring 2023. Impressively, Louise is the first NJLTA Distinguished Service Award recipient since 2014, and she is only the seventh (7<sup>th</sup>) recipient [since 2000](#).

Advises NJLTA, “The Association has had the honor of recognizing an individual who has given distinguished service to the industry and the Association. Honorees assisted the industry and the Association selflessly, with dignity and honor, with diligent determination to our mutual benefit.”

**Congratulations, Louise!**



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