



ARTHUR M. NEISS
Member

 aneiss@beattielaw.com
 (201) 799-2114

Arthur M. Neiss has had “first chair” responsibility in an extensive breadth of litigation matters. Arthur conducts trials, appeals, arbitrations and mediations in cases and claims that span commercial/contract/business disputes, construction, corporate real estate conveyancing matters, discrimination cases, estate and trust litigation, employment law, election law cases, personal/property injury matters, matrimonial, insurance coverage and defense, as well as a host of administrative matters such as attorney and dentist licensing matters.



Arthur practices regularly before the state, federal and bankruptcy courts of New Jersey and New York, as well as the highly regarded arbitral forums of the AAA and JAMS. Several decisions in which Arthur has been counsel have been published in the official reporters of both states, and in the federal reporters.

He has successfully represented municipal and county governmental entities in areas related to contracts, employment, union actions and constitutional questions. In the capacity of acting Borough attorney for several Bergen County municipalities, Arthur has handled a wide array of municipal issues, negotiations and municipal applications.

Arthur currently serves as outside general counsel to the condominium board of a large residential complex and has represented unit owners in other communities in claims and actions against their associations and sponsors.

Arthur’s practice also focuses on issues in land use. Arthur currently serves as the Planning Board Attorney for the Essex County Township of Montclair. In addition to his routine duties on site plan and subdivision applications, Arthur assists boards as they address and develop their community’s master plans, amendments, areas in need of redevelopment, PILOT’s, land-use ordinance creation and changes, and board operations. On the developer side, Arthur’s experience ranges from representing a national shopping center company developing a 43-acre site with county and state developmental, environmental and transportation impacts, to small developers pursuing minor subdivisions. He has served as the planning board attorney for the Boroughs of River Edge, New Milford and Demarest, in Bergen County, and has served as special litigation counsel for land use boards of New Milford and Fort Lee. As a municipal land use representative, Arthur interfaces extensively with county, state and utility entities in the areas of condemnation, road widening and utility placement.



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Arthur authored the “Enforcement of Money Judgments” chapter in Ostertag, Benson, et al. (ed.), General Practice in New York (West Group, 1998) and was an instructor in the Department of Continuing Legal Education at Fordham University School of Law during 1993-1996.

Arthur is a current and long-standing member of the New Jersey State and Bergen County Bar Associations.

REPRESENTATIVE MATTERS

- *New Jersey Citizen Action, Inc. v. County of Bergen*, 391 N.J. Super. 596 (App. Div. 2007), *cert. denied* 192 N.J. 597 (2007)
- *Edward Tempesta, et al. v. City of Jersey City, et al.*, 2006 WL 2346008 (N.J. Super. 2006)
- *Estate of Marsh*, 265 A.D.2d 253; 697 N.Y.S.2d 25 (1st Dept. 1999); appeal denied by *In re Marsh*, 95 N.Y.2d 755, 712 N.Y.S.2d 447, 734 N.E.2d 759 (2000)
- *Hadges v. Yonkers Racing Corporation*, 918 F.2d 1079 (2d Cir. 1990), *cert. denied* 449 U.S. 960, 111 S.Ct. 1583 (1991)
- *Epstein v. Haas Securities Corp.*, 731 F.Supp. 1166 (S.D.N.Y. 1990)

PRACTICE AREAS

- Litigation
- Land Use and Environmental Law
- Local Government Law
- Construction Services

EDUCATION

- Fordham University School of Law, J.D. (1985)
- The Graduate Faculty of Political and Social Science, New School for Social Research, M.A. (1980)
- University of Bridgeport, B.A. (1974)

BAR ADMISSIONS

- New Jersey, 1986
- New York, 1986
- United States District Court, District of New Jersey, 1986
- United States Court of Appeals, Third Circuit, 2000
- United States District Court, Southern District of New York, 1986
- United States District Court, Eastern District of New York, 1986



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- United States District Court, Northern District of New York, 1987
- United States Supreme Court, 2009

MEMBERSHIPS

- New Jersey State Bar Association
- Bergen County Bar Association
- Morris Pashman Inn of Court (Barrister)