



# NAIOP

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DEVELOPMENT ASSOCIATION

NEW JERSEY CHAPTER



## 37th Annual Commercial Real Estate Awards

# Gala



May 16, 2024 | The Palace at Somerset Park



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**STEVEN DENHOLTZ**, Denholtz Properties - *Charles Klatskin Lifetime Achievement Award*  
**BETHANN ROONEY**, Port Authority of New York and New Jersey - *Impact Award*  
**CSG LAW**, CSG Law - *Impact Award*  
**MICHAEL G. MCGUINNESS**, - *Industry Service Award*  
**MAYOR DANIEL J. REIMAN**, Borough of Carteret - *Caren S. Franzini Public Partner Award*



- SITWORK**
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*Elberon Development Group  
congratulates Michael G. McGuinness, Steven Denholtz,  
Bethann Rooney, Mayor Daniel J. Reiman, the team at  
CSG Law, and all of the nominees of the  
37th Annual NAIOP Gala*



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# *Program*

## *Welcome to the* **NAIOP NJ 37th Annual Awards Gala**

**NAIOP NJ President**  
**Mark Shearer**  
Rockefeller Group

### *Awards Presentations*

**INDUSTRY SERVICE AWARD**

**Michael G. McGuinness**

**IMPACT AWARD**

**CSG Law**

**IMPACT AWARD**

**Bethann Rooney**  
Port Authority of New York and New Jersey

**CAREN S. FRANZINI PUBLIC PARTNER AWARD**

**Mayor Daniel J. Reiman**  
Borough of Carteret

**CHARLES KLATSKIN LIFETIME ACHIEVEMENT AWARD**

**Steven Denholtz**  
Denholtz Properties

### **Deal of the Year Awards**

Closing Remarks and Door Prize Drawing



## Steven Denholtz

DENHOLTZ PROPERTIES

The NAIOP New Jersey Chapter of NAIOP is proud to recognize Steven Denholtz as the recipient of the Charles Klatskin Lifetime Achievement Award. Under Steven's leadership Denholtz Properties has experienced explosive growth—doubling its portfolio to almost seven million square feet.

As a Chapter member since 1995, Steven helped lead New Jersey's commercial real estate industry as a member of the NAIOP NJ Board of Trustees, setting an example of service that others at Denholtz Properties have followed by also serving on the Board of the Trustees and entering future leadership roles as developing leaders.

A recipient of NAIOP NJ's Impact Award in 2000, Steven has selflessly shared his leadership skills with the Kislak Real Estate Institute at Monmouth University, the Meridian Health Affiliated Foundations, the New Jersey Economic Development Authority, Monmouth Conservation Foundation, and the Count Basie Center for the Arts.

Steven guides the strategic direction of Denholtz Properties, a privately held, vertically integrated commercial real estate investment and development company with a diversified portfolio of assets. Under Steven's leadership, his team of more than 100 full-time employees are singularly focused on capitalizing on ground-up multifamily and industrial/flex acquisition and development opportunities in strategic markets across the nation.

For nearly four decades, Steven's vision has been instrumental in the growth trajectory of the organization, doubling its portfolio across a diverse array of property types in New Jersey and the southeastern United States. Looking ahead, Steven's work to oversee the firm's robust development pipeline and spearhead new business development has positioned Denholtz Properties for long-term success at the forefront of a competitive market.

Steven graduated from the University of Pennsylvania Law School and earned a B.A. and M.A. from Northwestern.

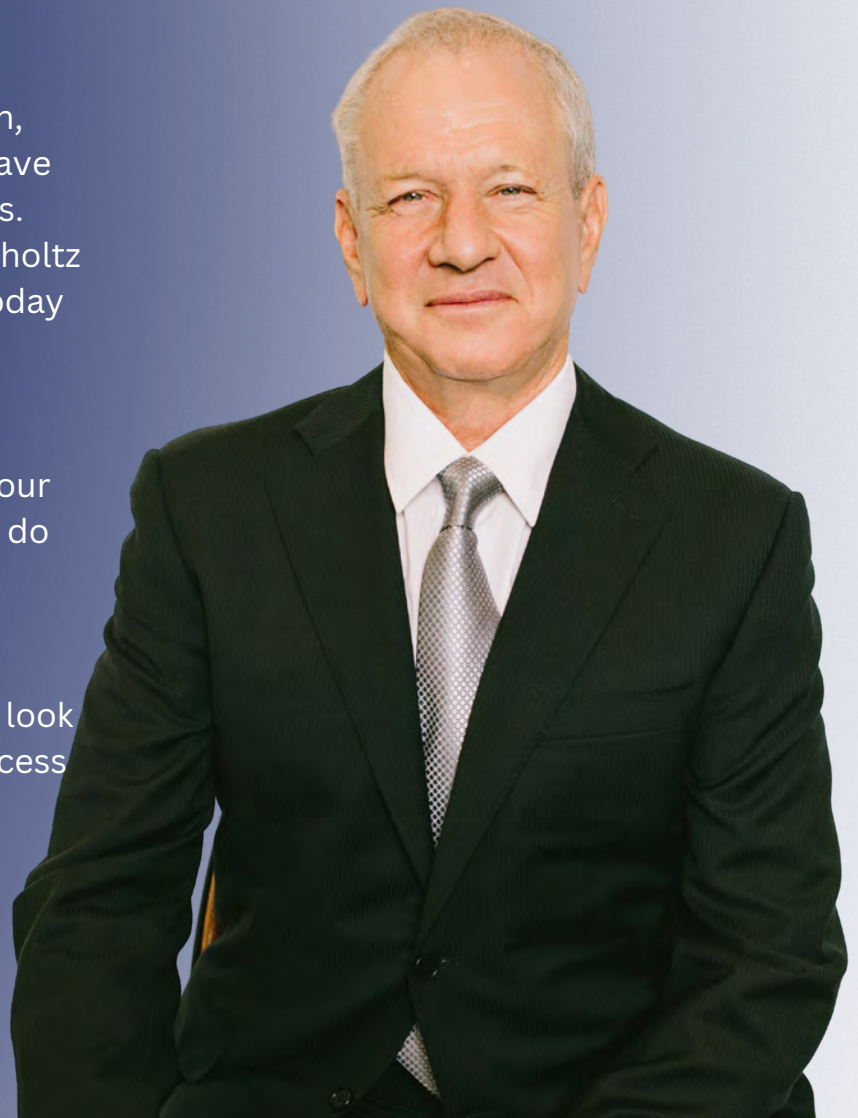


Steven, your dedication, innovative vision, and tireless commitment to excellence have been the driving force behind our success. Your leadership has not only shaped Denholtz Properties into the industry leader it is today but has also inspired every one of us.

Under your guidance, we have achieved remarkable milestones. Your passion for our industry comes through in everything we do and create.

As the Denholtz Properties team, we are honored to have you at the helm, and we look forward to continuing this journey of success under your leadership.

Congratulations, Steven, on this well-deserved recognition!







## Bethann Rooney

PORT AUTHORITY OF NEW YORK AND NEW JERSEY

Bethann Rooney is a nationally renowned expert with more than three decades of leadership in the maritime and transportation industries. Appointed as the Port's new director in 2022, Bethann has continued to grow productivity and efficiency of the Port Authority of New York and New Jersey. Harnessing the energy of one of the largest access points, she and her team have ensured continuity of one of the largest economic contributors in the state. Continued access and growth demonstrate the large impact Bethann and the Port Authority of New York and New Jersey have on our Industry.

Bethann was the architect behind the Port's Council on Port Performance—the first forum of its kind in America to identify and solve challenges to Port efficiency and service reliability.

Bethann led the effort to develop and manage Port-wide performance management and quality improvement, using data to set priorities for improvements aligned with strategic imperatives.

Immediately after the attacks on the World Trade Center, the Port turned to Bethann as its first ever manager of port security, a role she served in for more than thirteen years.

Bethann started at the Port Authority in 1993 and has held a series of progressively higher-level management positions since then. She was appointed Deputy Port Director in April 2019 after serving as the Port's Assistant Director overseeing policy, planning, legislative and regulatory affairs, as well as environmental sustainability, performance, and efficiency. She is the architect and coordinator of the Port's Council on Port Performance – the first forum of its kind in the nation that was established as a framework for Port constituents to identify challenges to Port efficiency and service reliability and develop recommended solutions. She has managed and coordinated Port-wide efforts to ensure that performance management and quality improvement efforts are developed and managed using a data-driven focus that sets priorities for improvements aligned to ongoing strategic imperatives. Prior to that, she was the Agency's first ever Manager, Port Security, having been tapped to take on that role on September 12, 2001, and serving in that capacity for more than 13 years.

Beth began her career as a port captain/vessel agent for General Steamship Corporation. She is a graduate of the State University of New York Maritime College with a master's in international transportation and a bachelor's in marine transportation with qualifications as a Third Mate. She is also an Accredited Marine Port Executive from the International Association of Maritime and Port Executives.



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# CSG law

Members of the CSG Law team are frequent and selfless panelists and featured subject authorities at NAIOP NJ's educational programs. Multiple CSG Law Chapter members have served on the NAIOP New Jersey Board of Trustees for the past decade while contributing to many other committees on a legislative, regulatory, and organizational capacity. In addition, the firm's associates are regularly a partner in our annual Deal of the Year competition, including a finalist in the competition this evening.

Dennis Toft, a member of CSG Law and chair of its environmental law practice, was the 2004 recipient of NAIOP NJ's Industry Service Award and was inducted into the Hall of Fame in 2018. Many additional CSG Law attorneys are longtime NAIOP NJ members that contribute expertise and energy on many critical issues.

For more than 50 years, Chiesa Shahinian & Giantomasi PC ("CSG Law"), a full-service regional law firm with offices in New Jersey and New York, has assisted a broad spectrum of clients in achieving their objectives by offering a comprehensive array of legal services. Recognized as a Regional Powerhouse by Law360 and the Law Firm of the Year by the New Jersey Law Journal for the firm's involvement in high profile matters throughout the region, CSG Law attracts private enterprises, governmental entities and individual clients seeking to benefit from practical, value-added counsel – the type of representation that leads to innovative and enduring results.

Respected problem solvers, CSG Law's more than 185 attorneys play a key role on clients' advisory teams – providing strategic guidance to individuals and organizations ranging from Fortune 10 corporations to municipalities and family-run businesses. CSG Law is uniquely positioned to maximize results through collaboration among firm members, counsel, associates, and staff, each dedicated to sharing years of wisdom, knowledge, and judgment to benefit the firm's collective capabilities and client base. CSG Law's workplace culture values the contributions of the team above all else, and employee feedback has earned the firm a ranking among the Best Places to Work in New Jersey since 2020.

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# CELEBRATES

NAIOP NJ and their 37<sup>th</sup> Annual Commercial Real Estate Awards Gala.

We admire and respect NAIOP NJ's dedication and long-established mission of advancing responsible, sustainable development benefiting our surrounding communities.

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*Prior results do not guarantee  
a similar outcome.*

CHIESA SHAHINIAN & GIANTOMASI PC



## Michael McGuinness

For almost three decades, Michael McGuinness served as NAIOP NJ's Chief Executive Officer, leading the organization's growth to more than 800 members statewide. He oversaw tremendous growth in the association's Developers Political Action Committee, helping it become among the most influential PACs in New Jersey.

Mike McGuinness advanced our industry's interests as a member of the Council on Port Performance, as a founding member of the Smart Growth Economic Development Coalition, as a trustee and past environmental chair of the New Jersey Society for Environmental, Economic Development, as a co-chair the Economic Competitiveness Committee for the North Jersey Sustainable Communities Consortium, and as a member of the New Jersey Commerce and Economic Growth Commission. All these accomplishments were achieved while simultaneously being a champion for CRE and mentor to many long serving Chapter staff members.

One of McGuinness' greatest accomplishments is the founding of NAIOP New Jersey's Community Action Committee. Over a 10-year period, the committee helped build parks and playgrounds in economically challenged areas, including Newark, Paterson, Trenton, Elizabeth, Perth Amboy, and Asbury Park.

Mike has more than 30 years of experience advancing environmental and land use laws, regulatory reform, economic development, and other business resilience initiatives.

NAIOP NJ's members represent developers, owners, asset managers and investors of commercial real estate including office, industrial, mixed-use, multi-family residential, hospitality, and retail properties. He oversaw the Chapter's daily operations and programs, directed its government affairs effort, and managed the Developers Political Action Committee (DPAC). Prior to joining NAIOP NJ in 1997, McGuinness was acting director for Governor Christine Todd Whitman's Office of the Business Ombudsman in the New Jersey Department of State. In this capacity, McGuinness co-authored the 1995 and 1996 STARR (Strategy to Advance Regulatory Reform) Reports for Governor Whitman and her cabinet. The STARR Reports identified priorities for action and guiding principles to increase the effectiveness and efficiency of state government and enhance business activities.

McGuinness received a master's degree in Environmental and Forest Science from Yale University in 1982, and a bachelor's degree in Biology from Saint Peter's College in 1977. He resides in Hamilton with his wife Susan and his three daughters.

Congratulations

# Michael McGuinness

on receiving the 2024 Industry Service Award

Thank you  
for your  
**service,**  
**inspiration,**  
**leadership,**  
and  
**advocacy**  
to the  
commercial  
real estate  
industry.



NAIOP NJ INDUSTRY SERVICE AWARD



## **Daniel J. Reiman**

MAYOR, BOROUGH OF CARTERET

Caren S. Franzini was one of New Jersey's greatest economic development advocates, evidenced by her leadership of the New Jersey Economic Development Authority and her work with Greater Trenton. In 2017, NAIOP New Jersey established the Caren S. Franzini Public Partner Award, to be presented in her memory and to honor local champions of development that inspires and transforms our communities.

Mayor Daniel J. Reiman's successful efforts to revitalize and redevelop the Borough of Carteret has attracted more than two billion dollars in private investment and growth. Mayor Reiman has also delivered major Fortune 100 and Fortune 500 companies to Carteret, providing valuable job opportunities for borough's citizens. Securing more than \$250 million in competitive federal, state and county grants, Mayor Reiman has transformed Carteret with the construction of the RWJ Health & Wellness Center, The Carteret Municipal Marina, The Carteret Performing Arts & Events Center, and the soon to be completed Carteret Ferry & Intermodal Transportation Center.

Mayor Reiman was elected to his first term as Mayor in 2002, becoming the youngest Mayor in the history of the borough and the youngest ever in New Jersey at the time. He is the only Mayor in Carteret to be elected to six consecutive four year terms.

Prior to being elected, Mayor Reiman served as a Borough Councilman ('01-'03), Planning Board member from 1999-present, and on various other committees and municipal agencies.

Mayor Reiman was re-elected in 2006, 2010, 2014, 2018, and most recently in 2022. He graduated from Carteret High School in 1994 and studied Political Science at Seton Hall University.

Mayor Reiman oversees a workforce of more than 200 employees and a \$60 million annual budget. He heads the Borough Administration, which is comprised of thirteen departments, including Administration, Personnel, Purchasing, Finance, Tax Collection, and Economic and Community Development. He directs the borough's operations and policies through the department directors and is responsible for the oversight of the borough's annual operating budget, labor contract negotiations, and redevelopment agreements.

Mayor Reiman also serves as Chairman of the nonprofit Carteret Business Partnership, Inc., and the Mayor's Charity Trust Fund. He belongs to the following civic, professional, and volunteer associations:

- New Jersey Conference of Mayors
- New Jersey League of Municipalities
- New Jersey Planning Officials Association
- Carteret Planning Board
- Redevelopment Authority, ex-officio
- US Conference of Mayors
- Carteret ABC Commission, Chairman
- NJRDA, Past Member
- Theodore Roosevelt Lodge #22 F&AM

Mayor Reiman serves on the Board of Directors of United Roosevelt Savings Bank and as the Employer Trustee to the International Brotherhood of Teamsters Local 97 Health Benefits Fund.

Mayor Reiman is licensed in New Jersey and Florida as an insurance producer/broker for accident, health and sickness, life, property, and casualty lines of insurance.

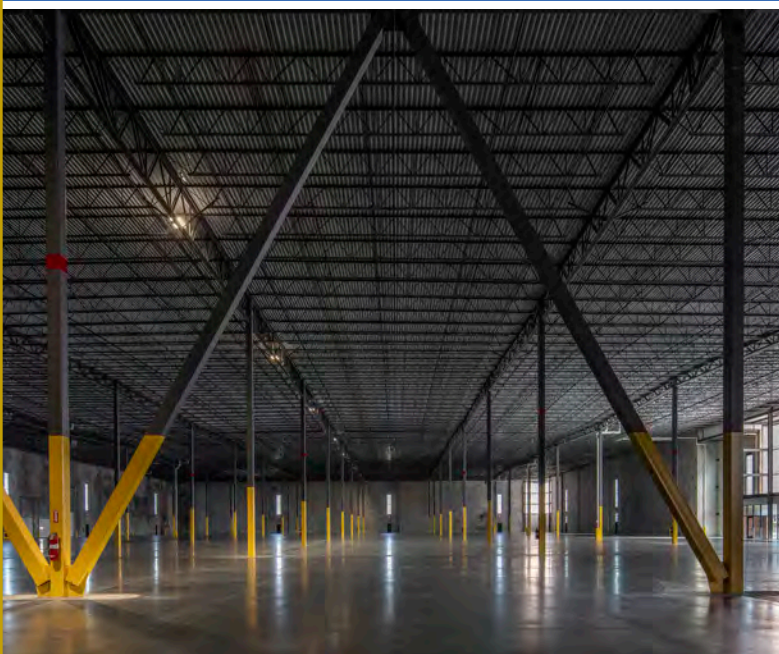
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# CROW HOLDINGS

DEVELOPMENT



*Crow Holdings Development congratulates  
Mayor Daniel J. Reiman, Michael G. McGuinness, and CSG Law  
for their accomplishments and support of the  
New Jersey real estate community.*





— WINNER —

# OFFICE DEAL OF THE YEAR

## **BANK OF AMERICA LEASE AT NEWPORT TOWER**

JERSEY CITY, NJ

With strategic foresight and a multi-million-dollar reinvestment, Newport Tower in Jersey City was transformed to support a return-to-the-office strategy and secure a blockbuster tenant, illustrating the future direction and viability of the sector. Bank of America's commitment represents New Jersey's only renewal/expansion lease over 500,000 SF in the past decade.

### **INVOLVED IN THE DEAL**

Cushman & Wakefield  
BGO  
Caryl Communications



— WINNER —

# MIXED USE DEAL OF THE YEAR

## HARBORSIDE PORTFOLIO \$524MM SALE

JERSEY CITY, NJ

As Exchange Place's centerpiece, Harborside 1-2-3-4-6 garnered a collective \$524MM in three separate sales transactions that set the district's reactivation into motion. Poised to realize its full potential as the Jersey City Waterfront's newest, most-dynamic live/work/play neighborhood, Harborside's premier assemblage presented one of the most exceptional repositioning opportunities nationwide.

### INVOLVED IN THE DEAL

Cushman & Wakefield • CBRE, Inc. • Veris Residential, Inc. • American Equity Partners, LLC  
Panepinto Properties • Related Companies • 601W Companies



— FINALIST —

# INDUSTRIAL DEAL OF THE YEAR

## CENTERPOINT AT LINDEN

LINDEN, NJ

CenterPoint at Linden is a unique, in-fill redevelopment success story that transformed the former site of a functionally obsolete retail power center, into a modern 321,675 square foot industrial distribution center. The project met environmental, sustainability, and community goals while also delivering all the amenities that today's logistics tenants demand.

### INVOLVED IN THE DEAL

CenterPoint Properties • Cushman & Wakefield • KSS • Langan • Property Solutions • KBS Advisors  
CSG Law • RC Anderson • City of Linden • Solar Landscape



— FINALIST —

# INDUSTRIAL DEAL OF THE YEAR

## CENTRAL 9 LOGISTICS PARK

OLD BRIDGE, NJ

Central 9 Logistics Park in Old Bridge is a state-of-the-art industrial park spanning 800 acres and creating over 2,000 jobs while enhancing the regional economy. The park fosters innovation, commerce, and sustainable growth, epitomizing forward-thinking development. In 2023, Paragon Packaging, an innovative woman-owned business, signed the inaugural lease.

### INVOLVED IN THE DEAL

2020 Acquisitions • Cushman & Wakefield • Giordano, Halleran & Ciesla, P.C. • Bohler Engineering  
Alston Construction • M+H Architects



— FINALIST —

# INDUSTRIAL DEAL OF THE YEAR

## SEAGIS NEWARK AIRPORT LOGISTICS CENTER

NEWARK, NJ

United Airlines re-evaluated its Newark portfolio and determined relocation from Newark Airport was required. They needed a creative solution due to zero availability of Class A buildings near the airport. CBRE identified an off-market build-to-suit opportunity with Seagis, and in collaboration with local officials, United Airlines was able to relocate their Newark operations.

### INVOLVED IN THE DEAL

Seagis Property Group LP • Cushman & Wakefield • CBRE • North Star Construction Management, Inc. Cole Schotz, Ecolsciences, Inc. • VRH Construction • Alliance Architecture • SM Design & Consulting, PC Dolan and Dean Consulting Engineers • Melick-Tully & Associates • GZA GeoEnvironmental Inc. Dynamic Survey, LLC • Pearlman & Miranda, LLC • Barack Ferrazzano Kirschbaum & Nagelberg LLP ELIACA



# AWARD CRITERIA

## The 2024 Awards Committee

**Mark Shearer** | Rockefeller Group, NAIOP NJ President

**Lt. Gov. Kim Guadagno** | Connell Foley, Gala Co-Chair

**Peter J. Coccoziello, Jr.** | Advance Realty Investors, Gala Co-Chair

**Robert C. Kossar** | JLL, Gala Co-Chair

**Matt Schindwein** | Greek Real Estate Partners, Gala Co-Chair

## The Award Criteria

Nominations were solicited from NAIOP New Jersey's members for each award. The Awards Committee made its selections using the criteria below.

### Charles Klatskin Lifetime Achievement Award

Presented in memory of an industry titan, NAIOP NJ's highest honor recognizes an individual who has a distinguished and longstanding record of exemplary service to the industry and community, as well as significant personal accomplishments.

### Impact Award

Recognizes firms and/or individuals that have had a significant impact on New Jersey's commercial and industrial real estate development industry. This award is intended for distinguished industry trendsetters. Criteria include service to the industry and community, professionalism and integrity, and overall impact on the commercial and industrial real estate industry.

### Industry Service Award

Recognizes firms or individuals that have made substantial contributions to the commercial and industrial real estate industry in support of the industry's goals.

### Caren S. Franzini Public Partner Award

Presented in memory of one of New Jersey's greatest economic development advocates, this award recognizes champions of economic development that inspires and transforms our communities.

## Deal of the Year Judges

### Anne Strauss-Wieder

#### Dr. James W. Hughes

Dean Emeritus, Edward J. Bloustein School of Planning & Public Policy, Rutgers, The State University of New Jersey

#### Dr. Joseph Nicholson

Associate Professor, Department of Accounting and Finance, Feliciano School of Business, Montclair State University

### Michael Allen Seeve

President, Mountain Development Corp.

### Tom Beversluis

Partner, Assurance Services, Ernst & Young LLP

### Caroline Ehrlich

Chief of Staff, Woodbridge Township and Executive Director, Woodbridge Township Redevelopment Agency

The Deal of the Year judges evaluated submissions for: impact on the community and marketplace; degree of complexity and/or uniqueness involved; and innovative strategies or creative problem solving. Finalists met with the judges for in person presentations before the winning deals were selected.

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# We support NAIOP New Jersey and congratulate the 2024 honorees.

JLL has a passion for connecting people to the causes and organizations they care about. We support and see value in these connections and empower people to give back to their communities.

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## CONGRATULATIONS

Rockefeller Group is a proud member of NAIOP NJ and would like to congratulate this year's 2024 Gala honorees and Deal of the Year awardees:

**STEVEN DENHOLTZ**  
Charles Klatskin Lifetime Achievement Award

**BETHANN ROONEY**  
Impact Award

**CSG LAW**  
Impact Award

**MICHAEL G. MCGUINNESS**  
Industry Service Award

**MAYOR DANIEL J. REIMAN**  
Caren S. Franzini Public Partner Award





**We join NAIOP NJ in recognizing  
all of the 2024 Commercial Real Estate  
Award honorees.**



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Prologis NJ/NY is proud to support NAIOP New Jersey and congratulate all gala honorees.

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# solarlandscape

**Congratulations to Michael G. McGuinness, Steven Denholtz, the Honorable Mayor Daniel J. Reiman, and all the 2024 Honorees.**

**Good luck to CenterPoint Properties and all other Deal of the Year award nominees**

*We celebrate all commercial real estate leaders who make solar energy part of their sustainability commitment.*



**SOLARLANDSCAPE.COM | 844.765.2769**



The Hampshire Companies would like to offer our sincere congratulations to the 2024 Award Recipients:

**Steven Denholtz**

*Denholtz Properties*

Charles Klatskin Lifetime Achievement Award

**Bethann Rooney**

*Port Authority of New York and New Jersey*

Impact Award

**CSG Law**

Impact Award

**Michael G. McGuinness**

Industry Service Award

**Mayor Daniel J. Reiman**

*Borough of Carteret*

Caren S. Franzini Public Partner Award



Real estate through a different lens

**Hartz Mountain Industries, Inc.**

New Jersey's largest commercial real estate company

*Joins in honoring the NAIOP Award Honorees*

**Steven Denholtz**

Denholtz Properties

**CHARLES KLATSKIN**

**LIFETIME ACHIEVEMENT AWARD**

**Bethann Rooney**

Port Authority of New York and New Jersey

**IMPACT AWARD**

**CSG Law**

**IMPACT AWARD**

**Michael G. McGuinness**

**INDUSTRY SERVICE AWARD**

**Mayor Daniel J. Reiman**

Borough of Carteret

**CAREN S. FRANZINI PUBLIC PARTNER AWARD**

*and Deal of the Year Awardees*



**Congratulations and Best Wishes  
to NAIOP NJ Chapter for a Successful 2024 Gala**

**Best Wishes  
for a  
Successful  
2024  
From  
Your  
Friends at  
Hartz Mountain**

*Building a  
Better New Jersey*



**HARTZ**

Hartz Mountain Industries, Inc.

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**Cushman & Wakefield**  
is proud to support  
**NAIOP and the**  
**37<sup>th</sup> Annual Commercial**  
**Real Estate Awards Gala**

Congratulations to the  
Deal of the Year Award Finalists,  
Winners and all honorees

---

David Bernhaut  
Frank DiTommaso II  
H. Gary Gabriel  
Andrew Merin  
Kyle Schmidt

//////////

**WE MAKE AN IMPACT**

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### | **Michael G. McGuinness**

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### | **Mayor Daniel J. Reiman**

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Steve,

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We love you and we are so happy for you on this much deserved honor.



Love,

**The Maultasch Family**

Jayne, Erica, Hayley, Landon and Caroline Maultasch  
Brandon, Michele, Albie and Goldie Maultasch  
Lara, Micah, Stiry and Pascal Schipior

Dad,

You have without a doubt always been our greatest supporter. Throughout our lives, you have consistently met every idea with the most enthusiasm and support and helped to solve every challenge with the most optimism and confidence. As our families have grown to include husbands and kids, you have supported each of them in this same way. Now it is our turn to support you on this special night since after all, we are your biggest fans. Your accomplishments are inspiring, and watching them through the years is the reason we have always had big dreams and goals of our own. You are so special to each of us — we love you Dad, Pa, Stevie D! Congratulations on this well-deserved honor!

*With love,*

*Ashley, Dan, Bradley, Natalie, Scarlett, Hayley, Ami, Everett, Ryan*





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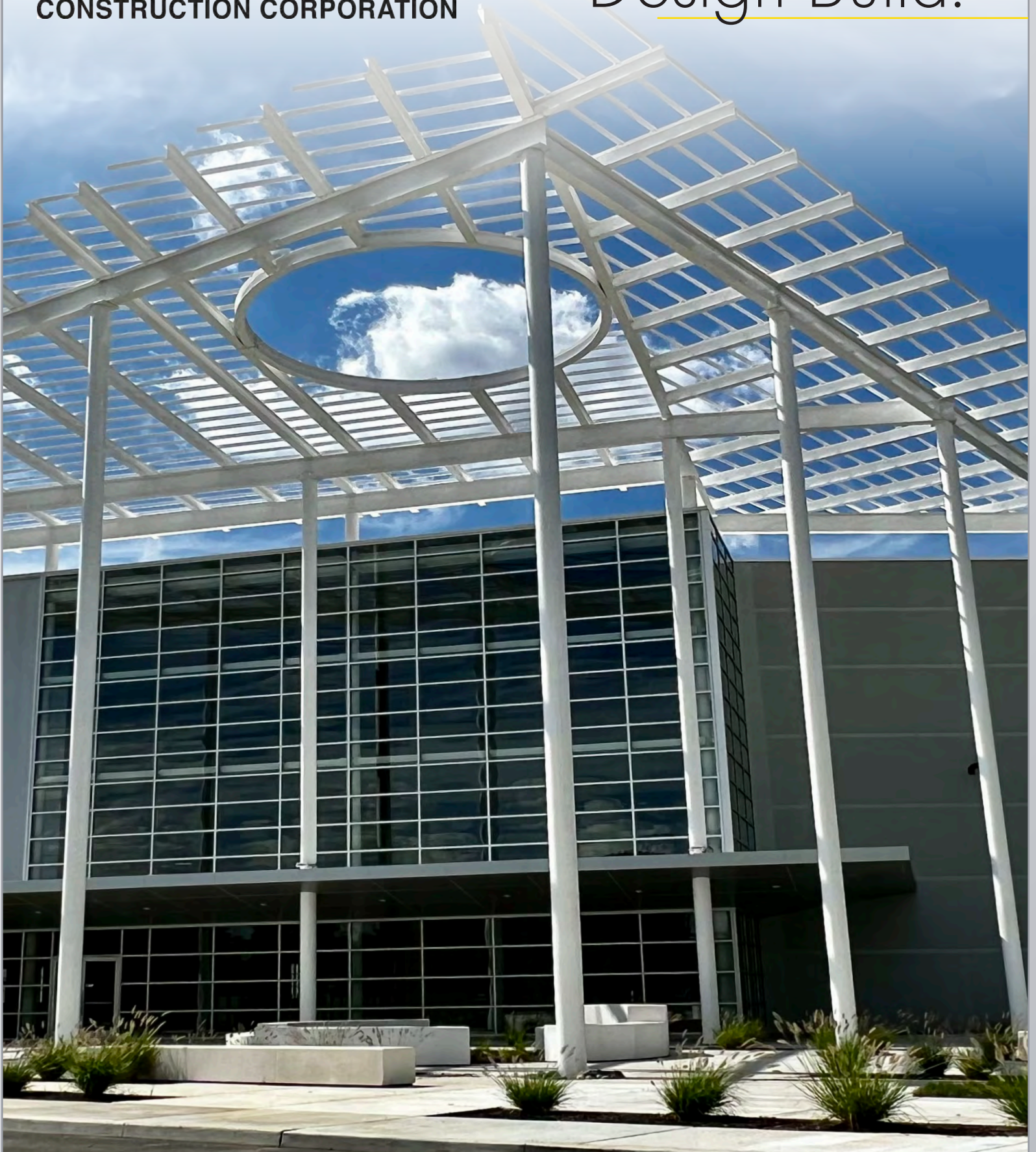


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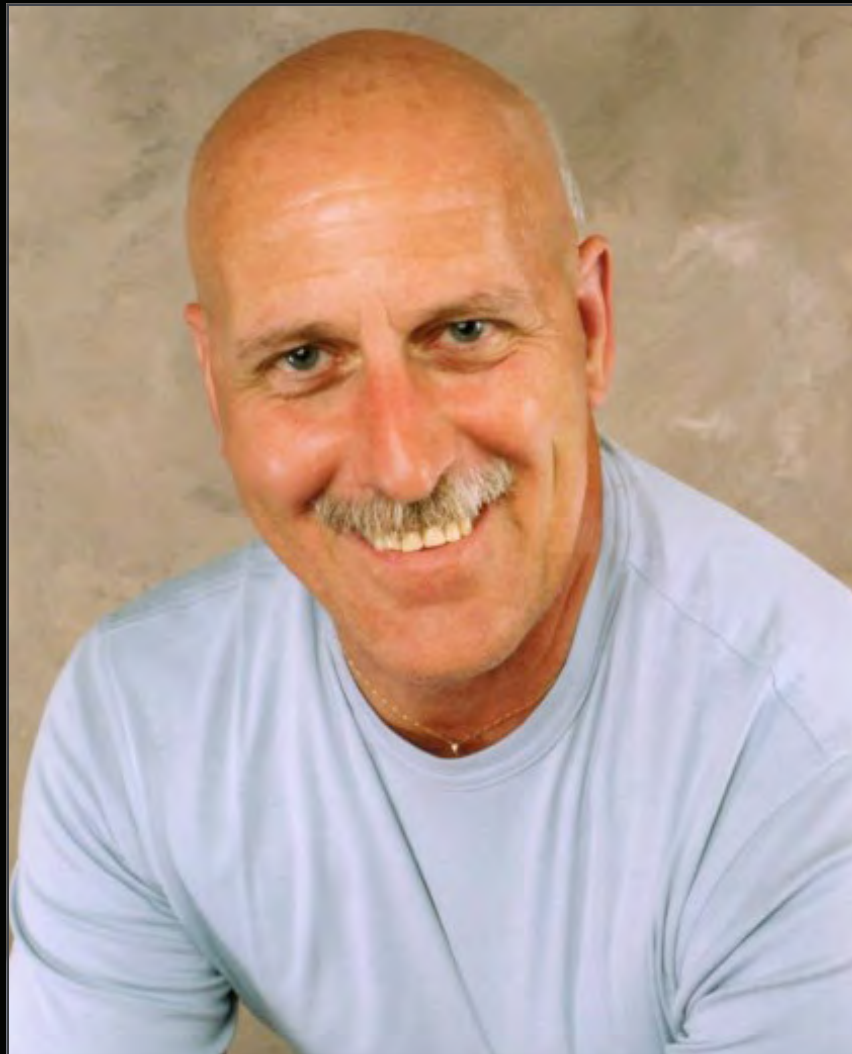
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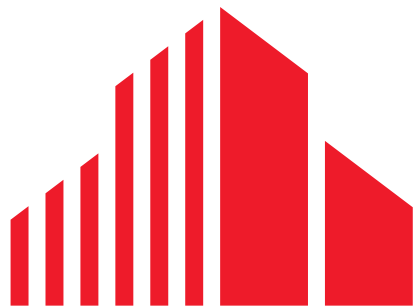
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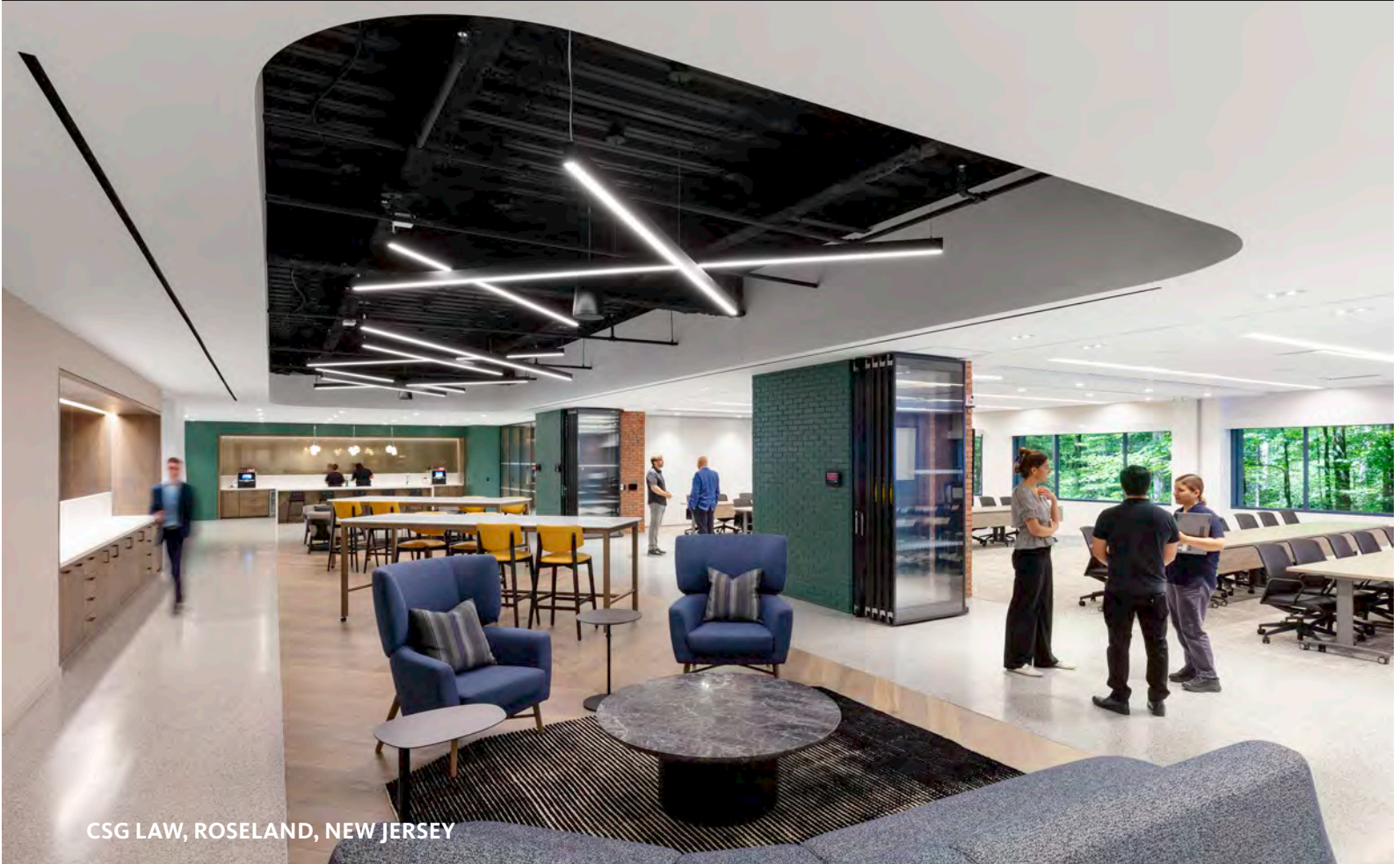
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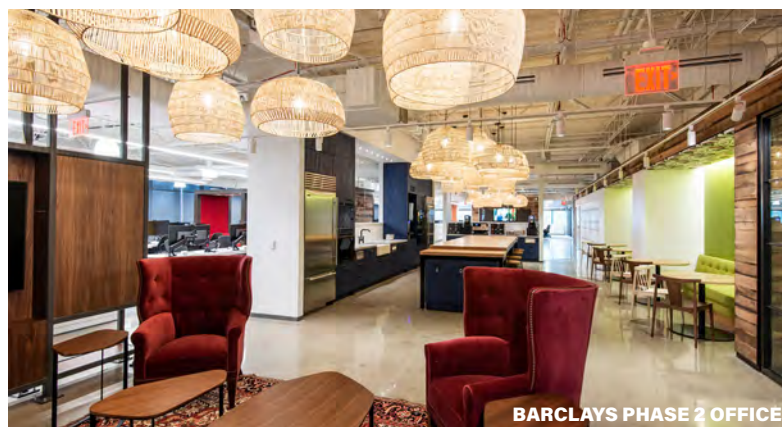
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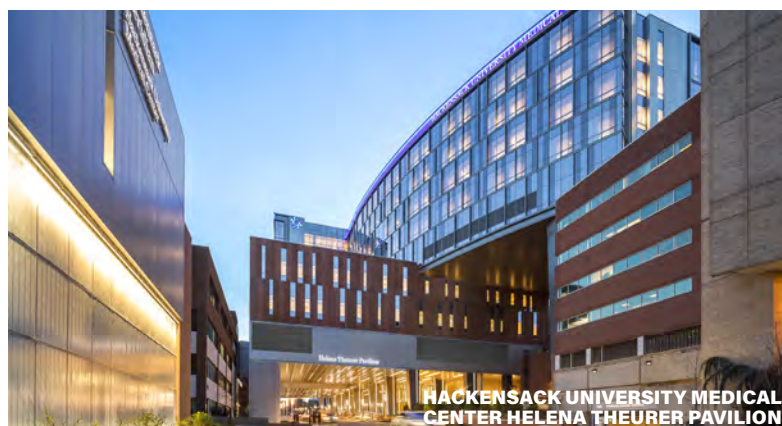
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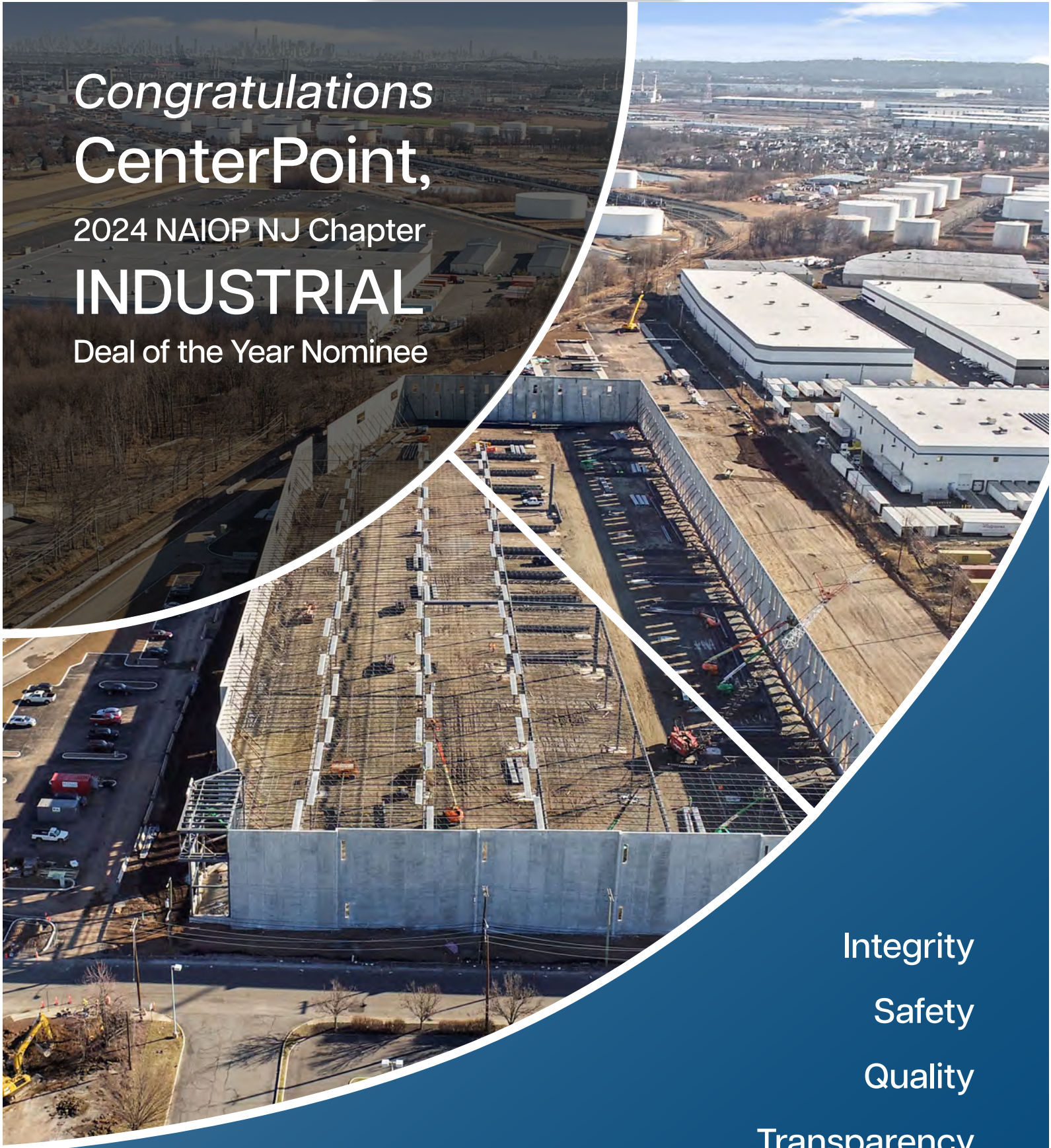


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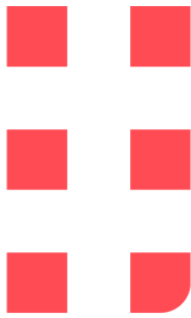
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INDUSTRY SERVICE AWARD

**Michael G. McGuinness**

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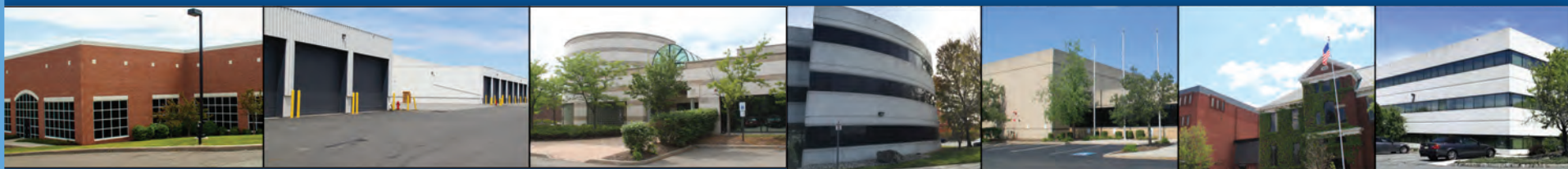
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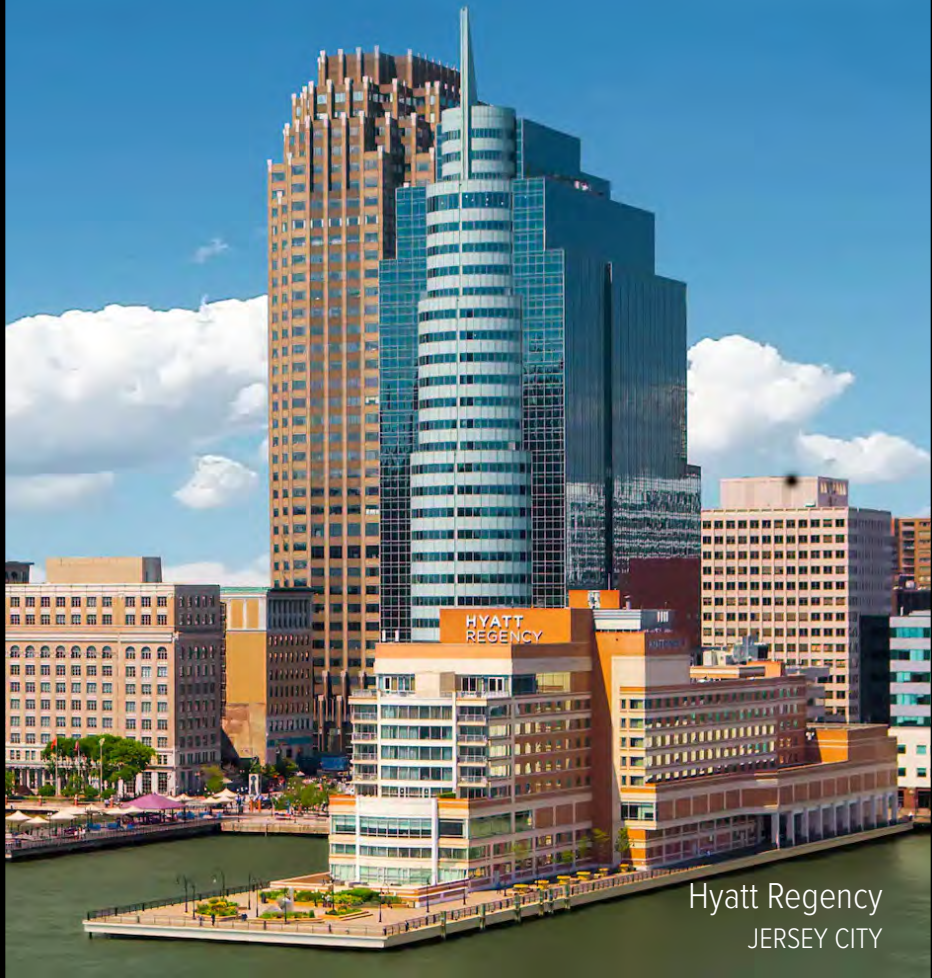


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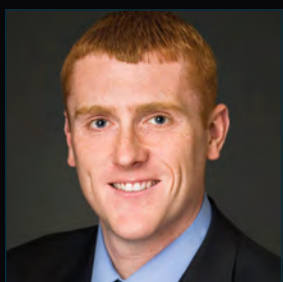
**Lt. Gov. Kim Guadagno**

Connell Foley



**Robert C. Kossar**

JLL



**Matthew G. Schlindwein**

Greek Development

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