



Robert W. Gundlach Jr.

Partner, Co-Chair of Real Estate Department and Zoning & Land Use Practice

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Rob's practice areas include transactional and zoning/land use work.

In addition, he counsels businesses on a wide variety of legal-related matters. Rob is a recognized authority in real estate law. He is Co-Chair of the firm's Real Estate Department and Co-Chair of the firm's Zoning and Land Use Group.

As to his real estate transactional work, Rob represents clients with the following:

- Agreements of sale for the sale and acquisition of real estate
- Landlord and tenant leasing involving shopping centers, office buildings, industrial complexes and all types of commercial properties
- Financing matters – both as to lenders and borrowers
- Planned community and condominium documents
- Conveyance documents including easements, deeds and declarations of covenants, as well as title insurance matters
- Formation of corporations, partnerships and limited liability companies
- Construction and development agreements
- 1031 tax free exchanges and conservation easements
- All types of real estate and business related contracts

As to his zoning/land use work, Rob represents developers, builders and property owners in Philadelphia and the surrounding PA and NJ suburbs with the following:

- Applications to zoning hearing boards and boards of adjustment for variances, special exceptions and zoning interpretations
- Subdivisions to create new building lots and site plan/land development approvals for new projects, as well as SALDO waivers
- Rezoning—both map and text amendments
- Curative amendments and validity challenges—both substantive and procedural
- Expansions to existing commercial and industrial buildings

Rob's work with lender representation includes the following:

- Representation of banks with a variety of conventional or more complicated loan transactions, including tax-free loans, construction loans and commercial loans secured by real estate in a number of states

- Review of bank loan documentation and the rendering of opinions as to the bank's ability to pursue enforcement and execution thereunder
- Assisting borrowers and banks in the negotiation and preparation of forbearance agreements
- Prosecuting and defending amicable and contested mortgage foreclosure actions, as well as deficiency judgment claims against borrowers and guarantors
- The sale of real estate properties for lenders and performing due diligence work as to the status of permits and approvals

Finally, Rob handles real estate litigation work involving:

- Zoning and land use appeals and related litigation
- Landlord/tenant disputes and under lease agreements
- Mortgage foreclosures
- Tax assessment appeals and condemnation
- Dedications under the Municipalities Planning Code
- Preliminary injunctions and other emergency actions
- Specific performance claims under Agreements of Sale and *Lis Pendens* filings
- Contract enforcement

Services

- Real Estate
- Zoning & Land Use
- Construction
- Corporate
- Property Tax
- Eminent Domain/Condemnation
- Real Estate Litigation

Before Fox Rothschild

In law school at Temple University, Rob was a member of the *Temple Law Review* and received the Arthur L. Berns Memorial Prize for outstanding work in real estate law. Rob was also a licensed real estate agent.

Beyond Fox Rothschild

Rob is a frequent lecturer and author on real estate subjects in the Commonwealth of Pennsylvania, including annual updates on zoning and land use cases and legislation. Rob is the organizer for Pennsylvania Bar Institute's preeminent biannual Land Use Institute program. In Bucks County, Rob has served as a board member on the Bucks County Planning Commission and Bucks County's Open Space Task Force; a presenter for the Bucks County Small Business Conference; and a board member of the Bucks County Community College Authority and the Bucks County Housing Group.

Bar Admissions

- Pennsylvania
- New Jersey

Education

- Temple University School of Law (J.D.)
- Indiana University of Pennsylvania (B.A.)

Memberships

- Home Builders Associations of Philadelphia, and Bucks, Chester, Delaware and Montgomery Counties, PA
- International Council of Shopping Centers
- NAIOP and Urban Land Institute
- Society of Industrial & Office Realtors (SIOR)