



## Frank J. Vitolo

Member



Newark, NJ



(973) 643-5081



[fvitolo@sillscummis.com](mailto:fvitolo@sillscummis.com)

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Frank J. Vitolo, a Member of the Sills Cummis & Gross Real Estate Department, is a recognized leader in planning, zoning and redevelopment law. He served as lead development counsel for many of the region's major real estate projects, including the planning and redevelopment of M-Station Morristown - Deloitte's new headquarters in New Jersey.

Mr. Vitolo has also obtained favorable outcomes for clients involved in complex partnership and real estate disputes, and won dismissal of product liability and consumer fraud actions in federal and state courts.

He has practiced law in New Jersey and New York for over twenty years. Before returning to New Jersey in 2003, where Mr. Vitolo was born and raised, he practiced law at a prominent Washington, D.C. law firm.

### Practices

Real Estate

## Representative Matters

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### Land Use

- Obtained redevelopment and site plan approvals for SJP Properties to construct M-Station in downtown Morristown. Deloitte is the anchor tenant in this 275,000 sq. ft. mixed-use office complex that includes a new traffic roundabout, on-site parking and pedestrian amenities. In

# Sills Cummis & Gross P.C.

2020, the M-Station project was awarded “Office Deal of the Year” by NAIOP New Jersey.

- Obtained redevelopment approvals and long-term tax abatement (a/k/a PILOT) for Restoration Hardware to restore the historic Alnwick Hall in Morris Township, and construct a new RH furniture gallery, restaurant and wine bar.
- Obtained redevelopment and site plan approvals for the Hampshire Companies to construct in Morristown an 85-unit “Live-Work” apartment building that will incorporate movable walls which will allow apartment owners to transform their work spaces into residences and vice versa.
- Obtained approvals for other multi-family and commercial projects in Morristown, Morris Township, Hoboken, Rockaway and Jersey City.

## **Litigation**

- Lead trial counsel for aircraft engine manufacturer Continental Motors in defense of a suit alleging breach of contract/warranty and defective manufacture. Following a two-week trial, the jury returned a defense verdict in CMI’s favor (zero Plaintiffs’ recovery). He was also successful in defeating each of Plaintiffs’ appeals.
- Lead counsel on behalf of software-as-a-service provider in multi-million dollar AAA Arbitration proceeding in which client alleged breach of contract and fraud.
- Lead counsel in prerogative writ action on behalf of developer that resulted in “whispering woods” settlement entitling client to construct apartment project over existing retail center.
- Outside counsel for well-known New York software developer in contract litigations and intellectual property matters.

## **Court Admissions**

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U.S. District Court, District of New Jersey

## **Newsroom**

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### **In the News**

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#### **Cohome to Celebrate Disability Rights**

*Morristown Green*

July 12, 2023

#### **ROI Influencers: Real Estate 2022**

*ROI-NJ*

# Sills Cummis & Gross P.C.

December 5, 2022

## **ROI Influencers Real Estate 2021**

*ROI-NJ*

December 2, 2021

## **Sills Cummis Adds New Practice Chair, Real Estate Atty**

*Law360*

August 9, 2021

## **Sills Cummis Brings On Two Members**

*NJBIZ*

August 4, 2021

## **Presentations**

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### **The Next Five Years of NJ Real Estate Development: Peering into the Crystal Ball**

*Morris County Economic Development Corporation*

April 14, 2023

### **Atlantic Builders Convention 2023**

*New Jersey Builders Association*

March 28, 2023

### **The Art of Creating Place: Community Spaces in Real Estate Development**

*Morris Arts*

March 2, 2023

### **Greater Morristown Commercial Real Estate Update**

*Morristown commercial and multifamily real estate development - past, present and future*

*Morris County Chamber of Commerce*

October 4, 2022

### **The Art of Adaptive Reuse: Why Repurposing Old Properties Matters to the Community, Environment and the Economics of Development**

*Morris Arts*

March 16, 2022

### **Atlantic Builders Convention 2021**

*New Jersey Builders Association*

October 11, 2021

### **2021 New Jersey Planning and Redevelopment Conference**

*How Next-Gen Office Space Can Help Downtowns Recover Post-Pandemic*

*New Jersey Future and APA New Jersey*

June 10, 2021

# Sills Cummis & Gross P.C.

## **Controlling the Narrative**

*NAIOP New Jersey*  
February 25, 2020

## **Publications**

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### **New Jersey Enacts Significant Economic Development Legislation Targeting Businesses and Commercial Real Estate**

*The Real Estate Finance Journal*  
April 1, 2021

## **Rankings and Recognition**

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Selected for inclusion in:

- *ROI-NJ*\* “ROI Influencers: Real Estate” 2020-2022
- *New Jersey Super Lawyers*®\* “Rising Stars” 2009-2015, Real Estate Law

Received Office Deal of the Year, M-Station, Land Use Counsel Award from NAIOP NJ in 2020.

Received Exemplary Private Sector Leader Non-Profit Excellence Award from the Morris County Chamber of Commerce in 2015.

Received Advocate in Action Award from Cohome in 2023.

\* See [Award Methodology](#). No aspect of this advertisement has been approved by the Supreme Court of New Jersey.

## **Affiliations**

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*Advisory Board Member, Rutgers Center for Real Estate*

*President of the Board of Trustees, Morris Arts (2012–Present)*

*Chairman of the Board of Trustees, Morristown Partnership, (2013-2019)*

*Vice Chairman of the Board of Trustees, Spring Street CDC (a/k/a the Table of Hope) (2014-2019)*

*Board Member, Morristown Beautiful (2016-2018)*

*Commissioner, Morristown Housing Authority (2012-2016)*

*Candidate for Morristown Town Council (2009)*

## **Education**

J.D., George Washington University Law School

B.A., Boston College, *magna cum laude*, *Phi Beta Kappa*

## **Bar Admissions**

New Jersey

New York