



Jerry Zaro

Member



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New York, NY



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Jerry Zaro, Chair of Banking and Real Estate Services Department, focuses his practice on banking and finance, real estate, corporate and government relations matters. He began his law career as a judicial secretary to the Honorable Thomas F. Shebell, Jr. in the Superior Court of Monmouth County. Prior to joining Sills Cummis & Gross, Mr. Zaro was the President and Managing Partner of Ansell Zaro Grimm and Aaron for 25 years and served as the Chair of the Commercial Real Estate and Finance & Banking departments.

Mr. Zaro has served in a variety of leadership posts in the administrations of the last eight consecutive Governors of New Jersey—five Democrats and three Republicans. Mr. Zaro served as Commissioner of the New Jersey Highway Authority, Chairman of the New Jersey Highway Authority, Commissioner of the NJ Sports and Exposition Authority and as the Chief of the Office of Economic Growth for the State of New Jersey, a cabinet level position in the administrations of Governor Jon Corzine (D) and Governor Chris Christie (R). During his tenure as New Jersey’s “Economic Czar,” Mr. Zaro made multiple significant strides in promoting and improving the business environment in the State utilizing incentives offered by New Jersey. In this capacity, he had a hand in bringing thousands of jobs to New Jersey and helping retain jobs in danger of being relocated out of state.

On April 10, 2018, upon recommendation of New Jersey Governor Phil Murphy, Mr. Zaro was appointed as the New Jersey Trustee of the three member Gateway Development Corporation (GDC), to serve alongside the New York and Amtrak designated Trustees. Mr. Zaro served as Chairman of the GDC in 2019 and now serves as Treasurer. GDC oversees the Gateway Project, a \$30 billion infrastructure initiative to build a new rail tunnel under the Hudson River, a new Portal Bridge over the Hackensack River, an expansion of New York’s Penn Station, and other ancillary projects which would comprise the largest current infrastructure project in the United States. Following reconstitution of the Gateway Development Commission, Mr. Zaro continues to serve as one of its three New Jersey Commissioners.

Sills Cummis & Gross P.C.

In May 2020, Mr. Zaro was appointed as a Member of Governor Murphy's Restart and Recovery Advisory Council – Facilities and Construction Subcommittee. The Governor's Restart and Recovery Advisory Council brought together leaders throughout New Jersey to advise state leadership on economic matters impacted by COVID-19.

Mr. Zaro has also worked to make New Jersey a friendlier environment for all businesses. He helped to create and then lead the New Jersey Real Estate Advisory Board, comprised of the leaders in the industry, to identify and eliminate red tape, propose pro-business legislation and attract more businesses to locate in New Jersey. He worked to develop the widely praised Licensed Site Remediation Professionals Act, which outsources some Department of Environmental Protection applications to private licensed professionals and fast-tracks the application process.

Mr. Zaro is also engaged in numerous business and corporate entities. He was a founder of Ocean Independent Bank, where he served as chairman, a Member of the Board of Directors of First DeWitt Bank and Rumson-Fair Haven Bank, as well as Commerce of Bank Shore N.A., now part of TD Bank. He is also a principal in numerous real estate companies which acquire, develop, own, manage and operate various properties, consisting of several million square feet, located in eight states, including office, industrial, warehouse, residential and retail properties. Mr. Zaro also serves on the Board of Directors of Zaro's Bakery, a 90 year old, 4th generation, closely held family business operating in bus and train terminals in New York.

On February 9, 2022, New York Governor Kathy Hochul appointed Mr. Zaro to the New York Racing Association, Inc. (NYRA) Board of Directors. NYRA holds the exclusive franchise to conduct thoroughbred racing at Aqueduct Racetrack, Belmont Park and Saratoga Race Course. NYRA tracks are the cornerstone of New York State's thoroughbred industry, which is responsible for 19,000 jobs and more than \$3 billion in annual economic impact to New York State.

In addition to his involvement with a variety of businesses and corporate boards, Mr. Zaro has been engaged in numerous charitable, governmental organizations and civic affairs.

Mr. Zaro's experience has earned him recognition in numerous industry publications, including being ranked #9 on the 2021 *NJBIZ* "Law Power 50" ranking of the most influential individuals in New Jersey's legal profession. *See Award Methodology. No aspect of this advertisement has been approved by the Supreme Court of New Jersey.*

Practices

Corporate

Corporate Banking and Finance

Equipment Leasing and Finance

Newsroom

Press Releases

Jerold L. Zaro to receive Award of Courage Corporation's Humanitarian Award at Memorial Sloan-Kettering Cancer Center Benefit: Governor Chris Christie to Deliver Keynote

April 25, 2011

In the News

The 2022 NJBIZ Law Power 50

NJBIZ

July 25, 2022

NJBIZ ICON Honors 2022 - Jerry Zaro

NJBIZ

July 11, 2022

Introducing the 2022 NJBIZ ICON Honorees

NJBIZ

May 17, 2022

ROI Influencers Power List 2022

ROI-NJ

February 23, 2022

The 2022 NJBIZ Power 100

NJBIZ

February 21, 2022

ROI Influencers Real Estate 2021

ROI-NJ

December 2, 2021

The 2021 NJBIZ Law Power 50

NJBIZ

July 26, 2021

The 2021 NJBIZ Power 100

Sills Cummis & Gross P.C.

NJBIZ

February 22, 2021

ROI Influencers Power List 2021

ROI-NJ

February 22, 2021

Why Gateway Tunnel Project, Step Closer to Reality, Is More than Just Transportation Play

ROI-NJ

January 7, 2021

ROI Influencers Real Estate 2020

ROI-NJ

November 18, 2020

Zaro: Bridge Tweet from Trump Is Huge Step in Right Direction for Gateway Tunnel

ROI-NJ

June 15, 2020

The 2020 NJBIZ Law Power 50

NJBIZ

June 1, 2020

The ROI Influencers Power List 2020: Economic Development

ROI-NJ

February 27, 2020

The 2020 NJBIZ Power 100

NJBIZ

February 17, 2020

The NJBIZ Commercial Real Estate Power 50

NJBIZ

November 11, 2019

The ROI Influencers Real Estate 2019

ROI-NJ

November 11, 2019

New Jersey Trailblazers

New Jersey Law Journal

August 26, 2019

The 2019 NJBIZ Law Power 50

NJBIZ

June 24, 2019

Gateway's Zaro Welcomes House Transportation Funding Bill

NJBIZ

May 23, 2019

The National Economic Impact of the Gateway Tunnel Project

NJTV News

May 13, 2019

Gateway Chairman Makes Case for Hudson River Tunnel Replacement

NJBIZ

May 13, 2019

The 2019 NJBIZ Power 100

NJBIZ

March 25, 2019

Gateway Development Head Zaro Explains Why He's Still Confident Tunnels Will Be Built Despite Latest Setback

ROI-NJ

March 18, 2019

The ROI Influencers Power List 2019: Economic Development

ROI-NJ

February 28, 2019

Zaro Named Chairman of Gateway Program Development Corp.

NJBIZ

January 2, 2019

Portal Bridge Funding: Zaro Says \$600M in Bonds is Proof N.J. is All-in on Project

ROI-NJ

June 14, 2018

Gateway Development Corp. Announces Funding for Small Portion of Project, Welcomes Zaro to Board

ROI-NJ

May 18, 2018

New Gateway Trustee Zaro: It's Time to Look Beyond the First Move on the Chessboard

ROI-NJ

April 30, 2018

Roundtable: Navigating Ever-Changing Laws and Regulations

The Metropolitan Corporate Counsel

April 1, 2014

NJBIZ Power 100: The 100 Most Powerful People in New Jersey Business

Sills Cummis & Gross P.C.

NJBIZ

January 28, 2013

NJBIZ's Power 50: The Most Influential People in Real Estate

NJBIZ Real Estate Report (Fall 2011)

November 7, 2011

Public and Private Sector Experience in The Christie Era

The Metropolitan Corporate Counsel

May 1, 2011

Developers of Mall of America, Most Visited in the World, Sign Letter of Intent to Transform Meadowlands into Premier Entertainment and Retail Destination

Investment Weekly News

January 8, 2011

NJBIZ's Power 50: The Most Influential People in Real Estate

NJBIZ Real Estate Report (Fall 2010)

September 13, 2010

Experts Mixed on New Federal Financial Rules

NJBIZ

July 21, 2010

The Rewards of Public Sector Experience

The Metropolitan Corporate Counsel

July 1, 2010

Attorney Jerry Zaro Brings His Jersey Connections to the Job

The Record; The Star-Ledger

May 23, 2010

Presentations

Transportation Awards Breakfast

Newark Regional Business Partnership

May 13, 2019

Moving the Gateway Program Forward

NJBIZ

November 28, 2018

Transportation Summit 2018

Meadowlands Regional Chamber of Commerce

September 12, 2018

Sills Cummis & Gross P.C.

Young President's Organization

State of the Economy and a Discussion of Both the Christie and Corzine Administrations
May 5, 2010

Rankings and Recognition

Selected for inclusion in:

- *The Best Lawyers in America*®* 2012-2022, Corporate Law; Real Estate Law
- *New Jersey Super Lawyers*®* 2006-2007, 2013-2018, Real Estate: Business; Banking; Business/Corporate
- *New Jersey Law Journal*®* "New Jersey Trailblazers" 2019
- *ROI-NJ** "ROI Influencers Power List" 2019-2022, Economic Development, Transportation & Logistics (2021) and Economic Development (2019-2020, 2022)
- *ROI-NJ** "ROI Influencers: Real Estate - Icons" 2021; "ROI Influencers Real Estate" 2019-2020
- *NJBIZ*®* "ICON Honors" 2022
- *NJBIZ*®* "Power 100" 2013, 2019-2022
- *NJBIZ*®* "Law Power 50" 2019-2022
- *NJBIZ*®* "Commercial Real Estate Power 50" 2010-2011, 2019
- *Martindale-Hubbell*®* AV rating

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

Education

J.D., Boston College Law School

B.A., Boston University

Bar Admissions

New Jersey

New York

