



Jacqueline Greenberg

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## Overview

**With a unique blend of deep construction industry knowledge and broad litigation experience, Jacky brings trusted counsel and formidable advocacy to guiding projects, resolving complex disputes, and protecting her clients' interests.**

### Construction Law

Jacky is a highly accomplished Attorney and Chair of the Construction Law Group at Mandelbaum Barrett PC.

With a passion for the construction industry, Jacky draws on her wide-ranging expertise to represent a diverse clientele, including owners, developers, investors, lenders, and contractors throughout every stage of the construction process.

From the initial conception and project planning phase to contract negotiations, bid preparation, and project delivery, Jacky brings a wealth of knowledge and experience to her clients. She is an advisor who understands her clients' businesses providing valuable guidance and strategic advice to mitigate risks and maximize project success.

Recognized as a formidable force in resolving construction-related disputes, Jacky's expertise extends to a wide array of construction-related issues. She adeptly handles payment disputes, lien claims, defective design and construction claims, delay claims, indemnity claims, personal injury claims, labor, and employment matters, as well as default and convenience terminations. Her comprehensive approach allows her to effectively advocate for her clients' interests, no matter the complexity of the dispute.

Jacky is also well-versed in litigating claims against surety bonds and construction insurance policies, ensuring her clients' rights and interests are protected. She also addresses creditors' rights and bankruptcy issues, offering a holistic perspective when navigating challenging financial circumstances.

Jacky's reputation for excellence is widely recognized in the legal community having achieved a ranking in Band 1 for Construction Law in Chambers USA, recognizing her as one of the top ten attorneys in the state. This accolade is a testament to her unparalleled commitment to her clients and her deep understanding of construction law. Jacky's dedication to professionalism and her commitment to delivering exceptional legal services have earned her the AV Preeminent rating from Martindale-Hubbell. This esteemed distinction represents the highest level of professional excellence as determined by her peers.

Jacky's impressive track record extends beyond accolades and rankings. She has successfully tried cases in state courts, administrative tribunals, and arbitration panels, showcasing her courtroom prowess and ability to advocate passionately for her clients' interests.

## **Litigation**

Jacky is a talented attorney with a diverse litigation practice, representing a wide range of business in complex legal matters. With a keen focus on partnership agreements, contract disputes, and employment issues involving non-compete agreements and other restrictive covenants, she provides strategic and effective representation to her clients. Jacky also handles a variety of trust and estates disputes including contested and uncontested probate, trust, and accounting proceedings.

Jacky's commitment to her clients and her passion for achieving justice extends beyond the courtroom. She regularly shares her knowledge and insights through speaking engagements, legal publications, and participation in industry conferences and seminars. By staying at the forefront of legal developments and industry trends, she ensures that her clients receive the most up-to-date advice and representation.

Beyond her Construction and Litigation practices, Jacky serves as one of the co-chairs of Mandelbaum Barrett PC's Women's Initiative. In this leadership role, she actively promotes diversity, inclusion, and the advancement of women within the firm and the legal profession. She is dedicated to creating a supportive and empowering environment for female attorneys, providing mentorship and resources to help them thrive in their careers.

With her comprehensive understanding of the construction industry, strong litigation skills, deep understanding of legal issues facing today's businesses, and dedication to empowering women in the legal profession, Jacky has become a highly sought-after attorney. Her ability to navigate complex legal issues and her unwavering commitment to her clients' success make her a trusted advocate and counselor.

\*No aspect of the advertisement or award(s) has been approved by the Supreme Court of any state or the American Bar Association. A description of the standard or methodology used can be found [here](#).



### Professional Affiliations

- Co-Chair, Essex County Bar Association Judicial Selection Committee (2025-2026)
- Member, Construction Panel of Arbitrators and Mediators for the American Arbitration Association
- Member, Professional Women in Construction New Jersey Chapter
- Member, New Jersey State Bar Association Construction Law Committee
- Member, New Jersey Women Lawyers Association Endorsement Committee
- Ranked Band 1 for Construction, New Jersey Chambers USA
- Chair, Mandelbaum Barrett PC's Women's Initiative Group
- Associate Mentor, Mandelbaum Barrett PC
- Co-Recording Secretary of NJSBA Construction Law Section
- Board Member, Rutgers School of Law – Newark, Alumni Board (2011-2013)
- Trustee, Essex County Bar Association (2000-2009)
- Master, The Justice William J. Brennan, Jr. Inn of the American Inns of Court
- Member, Association of the Federal Bar of New Jersey

### Community Involvement

- Chair, Steering Committee, Lake Valhalla Club, Montville, NJ (2016-2017)
- Assistant Coach, Montville Baseball and Softball Association, Montville, NJ (2016-2017)
- Member, Valhalla Civic Association, Montville, NJ

### Awards

JD Supra Readers Choice Awards 2026

Law360 Construction Group of the Year 2025

Ranked in Band 1 for Construction Law in Chambers USA

AV Preeminent rating from Martindale-Hubbell

New Jersey Super Lawyers, 2024 – 2026

The Best Lawyers in America, 2027

## Publications

- [The Use of AI in Construction Contracts: Do the Pros Outweigh the Cons?](#), Construction Executive, July 27, 2026
- [Construction Contract Must-Haves](#), Surety Bond Quarterly, December 4, 2025
- [How AI Is Transforming Collision and Mechanical Repair Shops](#), Thomas Greco Publishing, November 5, 2025
- [Ethical Considerations in Construction Contract Negotiations](#), Construction Executive, April 17, 2025
- [Avoid Costly Surprises When Building a Clinic](#), Today's Veterinary Business, February 1, 2025
- [Construction Chaos: Protecting Your Building From Contractor Woes](#), Habitat Magazine, December 1, 2024
- [From Clouded Titles to Clear Solutions: Defending Against Construction Liens](#), New Jersey Law Journal, April 23, 2024
- [5 Benefits of Arbitration for Construction disputes](#), Construction Dive, January 26, 2024
- [Surety Performance and Payment Bonds](#), Lexis+, December 2023
- [Jacqueline Greenberg Vogt, Esq. authors article for New Jersey Law Journal titled "The Lucky 7 – Construction Contract Must-Haves for Owners"](#), April 24, 2023
- [Jacqueline Greenberg Vogt, Esq. authors article for ROI-NJ titled "Sure thing: As construction market grapples with issues, more projects are relying on contractor bonds for safety"](#), roi-nj.com, September 9, 2022
- [Engaging Specialized Construction Counsel Is a Cost and Time Saver When Building or Renovating](#), New Jersey Law Journal, April 20, 2022
- [Fostering constructive collaboration in a post-COVID environment](#), NJBIZ, April 18, 2022
- [Why Private Construction Jobs are Requiring Surety Bonds, too](#), ConstructionDive, February 11, 2022
- [A "Paw"tionary Tale: Construction Counsel Can Save You Time and Money When Building or Renovating](#), October 2021
- [Construction Trends: Surety Bonds on Private Construction Projects](#), New Jersey Law Journal, April 2021
- [Navigating Surety Performance and Payment Bonds: What To Know](#), New York Law Journal, April 2021
- [If You're Building or Renovating Commercial Property in New York or New Jersey, You Need to Know About the Lien Laws and How Lien Funds Are Created](#), February 4, 2021
- [What Rights Do New York and New Jersey Landlords Have to Dispute Liens Filed by Contractors who Perform Work for Tenants?](#), January 2021
- [10 Steps to a Successful Biofuel Construction Project](#), Biofuels Digest November 2020
- [How to Plan a Successful Energy Construction Project](#), POWER Magazine November 2020
- [Defending Against Construction Delay Claims](#), New Jersey Law Journal October 2020
- [How to Minimize Construction Cost Overruns](#), Law.com July 2020
- [Liability for Catastrophic Construction Failures](#), Today's General Counsel Spring 2020
- [Adding Value. Reducing Risk: Peer Review for Construction Projects](#), Law.com December 2019
- [Ten Strategies for Guiding Your Clients Through a Successful Construction Project](#), Law360 October 2019
- [The Importance of Construction Project Management](#), Law.com March 2019
- [Using Expert Testimony in Construction Disputes](#), New Jersey Law Journal December 2018
- [Owners and Sureties: An Odd Couple, but It Works](#), Law.com April 2018
- [History Shows Infrastructure Plans Need Better Oversight](#), Law360 September 2017
- [Construction Defects: Who Is Responsible for What?](#), New Jersey Law Journal October 2016
- [Benefits Result from the Use of Bim Technology](#), Mid Atlantic Real Estate Journal, December 2015

## Published Decisions

### Representative Matters

- Represented a nationally recognized childcare and early education provider in connection with disputes arising out of the build out of one of its centers. In this matter, the litigated a payment dispute with an HVAC contractor over the quality of its performance of the work and the payment terms. We also defended claims by the contractor against the client's lender and landlord pursuant to indemnity agreements among them.
- Represented an association of a five story 100-year old masonry brick building in a multi-million dollar lawsuit with its façade contractor involving a payment dispute. Claims and counterclaims include competing issues of mutual mistake in the bid documents and for revision or enforcement of the executed construction contract. Also at issue were claims for defective and incomplete work.
- Represents an association of a pre-war historic school building which was converted to luxury condominiums in a multi-million dollar dispute with the Sponsor/Developer/General Contractor arising out of defective construction and breach of contract in the conversion process. The claim alleges deficient construction as well as breach of contract and deviations from the plans and specifications and the offering statement.
- Represents an owner/developer of a multi-family residential building in disputes with the general contractor regarding deviations from the specifications, change order claims and payment issues which resulted in the contractor's termination from the project, significant delays and increased project costs.
- Represents a major interior design firm in negotiating and drafting its design agreements on a variety of projects ranging from a 25-unit luxury private ski club to a New York City pied-à-terre.
- Represents a successful minority owned electrical contractor in all of its construction contracts. We provide advice and counselling on a wide range of issues ranging from negotiating efficient dispute resolution processes, protecting our client from labor disputes and addressing payment delays under the New Jersey Prompt Payment Act.
- Represents the owner of commercial property in a dispute with a contractor tenant including disputes regarding tenant's obligation to make repairs to the building.
- Our client, a commercial general contractor was required to commence an arbitration against a commercial real estate developer for nonpayment for its construction management services and construction work on a multifamily project. After we received an arbitration award for the contractor's full unpaid contract claim, the developer refused to make any payment, forcing us to file an action to enforce the arbitration award. The Superior Court of New Jersey confirmed the arbitration award and judgment was entered against the developer in our client's favor. We are currently pursuing execution of the judgment.
- Represented a commercial general contractor in its claims for non-payment in the development of a 170-unit luxury rental property in Long Branch, New Jersey. Multiple lawsuits arising out of the developers' defaults in its financing, lien claims and fraud claims against the developer, construction manager and other project stakeholders.
- Represented in negotiating and drafting construction contracts and related development agreements for a major multifamily project. We also handled the real estate transaction involving our client's sale of the property and the land use approvals.
- Represents the owner of a multifamily residential building in claims against its oil supplier for negligence and breach of contract in providing oil tank service which resulted in damaged tanks and environmental contamination.
- Represents the largest producer of long steel in the Americas. Their operations include metals recycling locations, steel mills and downstream facilities. In this matter, the client has been sued as a third-party defendant regarding the steel bars it supplied to a tie rod supplier. The tie rods were used to construct a marine bulkhead supporting a pool deck and pool of a high-rise residential building that failed. The lawsuit includes claims for defective design, defective construction and defective products.
- Counsel to Livingston, New Jersey based community organization in its relocation project. The project, which is the largest in the organization's history, includes the development of a brand new, state-of-the-art YMCA facility which will include a wellness center, pools, gym/fitness space, and a 4,300 square foot rooftop airnasium. A second building will house the Early Learning Center, childcare center, and office space.
- Counsel to a contractor in the single-family community space in its first foray into the multifamily space. We handled negotiation and drafting of the construction contracts, subcontracts and insuring agreements required for the development of a significant multifamily project in Neptune, New Jersey.
- Represented an international supplier of concrete forming and shoring equipment in its lawsuit seeking payment for hundreds of thousands of dollars in equipment rental, and shoring and forming design fees for

a high-rise apartment building in Jersey City, New Jersey. Our client's equipment was rented by a concrete subcontractor which was terminated, however, the replacement concrete subcontractor, the general contractor and the owner of the project refused to return the equipment or assume the rental agreement, instead retaining and using the equipment on the project for more than two years. To protect our client we filed suit for breach of the assumed contract, breach of implied contract, conversion, unjust enrichment, quantum meruit and negligence. We also asserted a construction lien against the property and are litigating to obtain foreclosure of the lien.

- Represented a significant commercial contractor in a dispute with its electrical subcontractor regarding payment for electrical work after the subcontractor defaulted and was terminated causing extended delays to the project. The subcontractor also filed procedurally improper lien claims including amounts for unperformed work. We are pursuing lien discharge and delay damages on our client's behalf.
- Represented an owner/developer of a major industrial property in Kearny, New Jersey which was being rehabilitated to usable space after being abandoned for many years. We negotiated and drafted the agreements with the general contractor and construction manager and handled the environmental abatement project contracts and approvals.
- Represented the Pennsylvania Department of Transportation in claims for construction defects in connection with its \$1 billion Rapid Bridge Replacement Project. The RBR Project is unique because it is the first of its kind in the nation to bundle the replacement of hundreds of bridges in a public-private partnership (P3) agreement. No other P3 project in the country has embarked on a multi-asset, multi-location undertaking of this magnitude.
- Representation of an international investment firm in connection with construction of a \$200 million ethanol plant. The construction project resulted in disputes and complex arbitration proceedings with the design/build contractor involving lien claims and claims of defective design, defective construction, unforeseen site conditions and project delays.
- Representation of a lender to an environmentally sensitive property in litigation with the general contractor and design engineer of an environmental remediation project involving claims of defective design, defective construction and contractor payment and lien claims. Representation of the Dormitory Authority of the State of New York in litigations arising from public construction projects.
- Advised major contractor on project closeout issues with respect to its role as Project Manager overseeing multiple contractors working on the NYC Rapid Repair Program which provided temporary repairs to restore heat, power and hot water to residences in NYC damaged by Hurricane Sandy.
- Counsel to school board defending claims of wrongful termination by contractor and delay claims by co-prime contractors.
- Counsel to developers of a luxury townhome community defending claims of construction defects.
- Counsel to owners of an industrial processing plant defending delay claims by contractor and prosecuting construction defect claims against it.
- Counsel to general contractor in AAA arbitration against school board for delay damages resulting from another contractor's delays during school construction project.
- Counsel to school board asserting claims against defaulted contractor's surety bond. Counsel to telecommunications company in construction delays/defect dispute with contractor over upgrades to an existing facility.
- Counsel to school board in major capital projects to expand and renovate schools.

## Areas of Practice

- [Construction Law \(Chair\)](#)
- [Litigation](#)
- [Healthcare](#)
- [Real Estate](#)
- [Veterinary Law](#)

## Admission

- New Jersey
- New York
- Pennsylvania
- Supreme Court of the United States
- U.S. Court of Appeals for the Third Circuit
- U.S. District Court for the District of New Jersey
- U.S. District Court for the Eastern District of Pennsylvania
- U.S. District Court for the Middle District of Pennsylvania
- U.S. District Court for the Southern District of New York
- U.S. District Court for the Northern District of New York
- U.S. District Court for the Eastern District of New York

## Education

- Rutgers University School of Law – Newark, J.D., 1992
- Skidmore College, B.S., 1988

## Speaking Engagements

NJSBA Construction Law Section CLE Meeting January 28, 2026

NJICLE The Fundamentals of Construction Law August 26, 2025

Construction Law Forum: Construction Contract Must-Haves September 9, 2025

Construction Law Forum: 10 Steps to a Successful Construction Project June 3, 2025

Strafford 30(b) Depositions in Construction: Plaintiff and Defense August 12, 2025

NJSBA Annual Meeting & Convention May 14, 2025

Construction Super Conference December 9, 2024

Construction Super Conference December 6, 2022