

CURRICULUM VITAE

Stephen Hankin, Esquire
of
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EDUCATION

Dickinson College (B.A., 1966); Washington College of Law of American University, graduated as salutatorian (J.D., 1969); Recipient of the **American Jurisprudence** Award for Constitutional Law and Distinguished Achievement by International Academy of Trial Lawyers.

ADMISSIONS

Admitted to the Bar, New Jersey (1969); United States District Court, District of New Jersey (1969); United States Third Circuit Court of Appeals (1993); United States District Court, District of Columbia (1971); United States Supreme Court (1979); Member, American, New Jersey and Atlantic County Bar Associations.

BACKGROUND

Starting in 1969 and for over the half century that has followed, Mr. Hankin's career has been as varied as it has been lengthy, including trial co-counseling with famed F. Lee Bailey, trials in Florida and North Carolina and first-degree homicide trials. His clients have included Mercedes Benz, Tropicana Hotel and Casino, Caesars Boardwalk Regency Hotel-Casino, Stockton University, major vessel manufacturers and automobile dealerships.

After a year of practice with two former New Jersey Superior Court judges, Mr. Hankin started his own practice in Atlantic City, at first concentrating in criminal law. After 10 years in the criminal field, which included the successful conclusion of first-degree homicide trials, Mr. Hankin focused his practice upon, and remains focused upon, complex commercial real estate and other contractual transactions, partnership and corporate disputes, condominium conversions and development, waterfront development, general land use(zoning), environmental, and related trial and appellate matters. Mr. Hankin has also been engaged as an expert witness in legal malpractice defense.

Mr. Hankin is the founding and senior member of the firm now known as Hankin Palladino Weintrob Bell & Labov with offices in Atlantic City and Avalon, New Jersey, as well as in New York City. The firm's members each focus upon different areas.

PUBLICATIONS

Mr. Hankin has authored the following published articles that reflect his diverse areas of practice and experience. To examine any of the following Articles, see Law.com author Stephen Hankin

1. "Remedies -- Wife's Right to Consortium -- The Equal Protection Issue", Volume 18, No. 3, The American University Law Review (June 1969).

2. “On the Waterfront: Marinas Go Dockominium”, 123 New Jersey Law Journal 1358 (June 1989).
3. “Using Use Variances To The Maximum”, 167 New Jersey Law Journal 11 (March 18, 2002).
4. “Securing a Coastal Development Permit”, 183 New Jersey Law Journal 394 (February 6, 2006).
5. “Protecting Developers from Recission”, 188 New Jersey Law Journal 1176 (June 25, 2007).
6. “Deal or No Deal: Proving Oral Real Estate Contracts”, 191 New Jersey Law Journal 1009 (March 24, 2008).
7. “Home Sweet Home: Residential Site Plan Immunity”, 193 New Jersey Law Journal 107 (July 14, 2008).
8. “Preventing the Enforcement of a Deed Restriction”, 195 New Jersey Law Journal 209 (January 26, 2009).
9. “The Science of the General Release”, 197 New Jersey Law Journal 659 (August 24, 2009).
10. “Guidelines for Discovery End-Date Extensions”, 203 New Jersey Law Journal 42 (January 3, 2011).
11. “Defeating Pet Restrictions in Residential Developments”, 206 New Jersey Law Journal 763 (November 28, 2011).
12. “New Jersey’s Environmental Rights Act”, 215 New Jersey Law Journal 580 (March 3, 2014).
13. “A New Cause of Action Exists under 1983”, 219 New Jersey Law Journal 810 (March 9, 2015).
14. “Diminished Value in Automobile Damage Cases”, 222 New Jersey Law Journal 46 (January 4, 2016).
15. “The Uninsured Motorist Scam”, 223 New Jersey Law Journal 351 (January 30, 2017).
16. “Interstate Parties and New Jersey’s Consumer Fraud Act”, 224 New Jersey Law Journal 2015 (July 12, 2018).
17. “Defending Municipal Noise Complaints Against Outdoor Facilities”, 226 New Jersey Law Journal, 2020 (March 16, 2020).
18. “Title Insurance Coverage for the Right of Vehicular Access”, 227 New Jersey Law Journal, 2021 (May 31, 2021).
19. “New Jersey’s Newly Enacted Open Container Statute”, New Jersey Law Journal, 2021 (May 25, 2022).

UNPUBLISHED AND PUBLISHED DECISIONS

Mr. Hankin has served as the sole counsel in a number of unpublished trial and appellate court decisions which have included the invalidation of a: (i) Permit granted by the New Jersey Department of Environmental Protection under New Jersey's Coastal Area Facility Review Act in a decision thus far cited in nearly 100 cases restricting the right of the Department to waive Regulations; (ii) Avalon, New Jersey's Dune Protection Ordinance; (iii) municipal anti-condominium conversion ordinances; and (iv) Mount Laurel, New Jersey's attempt to regulate carnival amusement ride lighting as preempted under New Jersey's Carnival Amusement Ride Act (discussed in "Big Wheel To Keep on Turning", 173 New Jersey Law Journal 6 (July 7, 2003)). In one edition of the New Jersey Law Journal, (190 New Jersey Law Journal 135 (October 2009)), two of Mr. Hankin's unpublished decisions were noted as being among a total of 10 of New Jersey's "most requested" opinions that year.

In addition to numerous unpublished trial and appellate decisions, the most recent of which was successful in the enforcement of a beachfront deed restriction (Gallo v. Hafner 2025 WL 3228 181 (NJ App. Div. November 19, 2025).) Mr. Hankin has both authored the briefs and conducted oral argument in the following published decisions which have either made new law or clarified the state of the law in diverse areas.

Margate Civil Ass'n . V. Board of Com'r of Margate, 132 N.J. Super 58 (App. Div. 1975), (construction of state liquor law statute).

McBride v. Atlantic City, 146 N.J. Super 406 (App. Div. 1975) (employment).

Margate Tavern Owner's Association v. Brown, 144 N.J. Super. 435 (App. Div. 1976) (construction and application of municipal initiative and referendum laws).

City of Atlantic City v. Block C-11, Lot 11, 74 N.J. 34 (1977) (constitutional attack upon the notice provisions of New Jersey's Tax Foreclosure Act).

Zaid v. Island House Condominium Association, 170 NJ. Super. 206 (Ch. Div. 1979) (prohibiting condominium associations under the New Jersey Real Estate Licensing Act from directly or indirectly engaging in the business of real estate brokerage by renting or selling condominium units).

Plaza Joint Venture v. City of Atlantic City, 174 N.J. Super. 231 (1980) (invalidating Atlantic City's attempt to prohibit condominium conversions based upon preemption doctrine).

Brechman v. Adamar of New Jersey, Inc., 182 NJ. Super. 259 (Ch. Div. 1981) (successful application of the parol evidence rule and the statute of frauds in invalidating a written lease agreement on behalf of the Tropicana Hotel & Casino).

Fogel v. S.S.R. Realty Associates, 190 N.J. Super 47 (App. Div. 1983) (mortgagor's failure to accede to demand for higher interest rates does not justify mortgagee's refusal to consent to sale).

Hilton Hotel Corp. v. Piper Co., 214 N.J. Super. 328 (Ch. Div. 1986), (setting forth the rights of a buyer to place a lien on land pending a specific performance suit).

Avalon Home and Land Owners v. Borough of Avalon, 111 N.J. 205 (1988), (establishing the lawful boundaries of municipal ordinances permitting the extension of non-conforming uses).

Goldstein v. Planning Bd. of Borough of Barnegat Light, 272 N.J. Super. 359 (Law Div. 1988) (limiting the rights of a Planning Board to deny subdivision approval).

Schuran, Inc. v. Walnut Hill Associates, 256 N.J. Super. 228 (Law Div. 1991) (defining usury in the commercial context).

Lundy v. Adamar of New Jersey, Inc. 34 F.3d 1179 (3d Cir., NJ. 1994)(successful defense of Tropicana Hotel& Casino in a Good Samaritan case).

Kuhn v. Mercedes-Benz of North America, Inc., 94 N.J.A.R.2d (1994)(successfully representing Mercedes Benz automobile lemon law decision).

N.J. D.E.P. v. Grossman, 94 N.J.A.R.2d 236 (1994)(environmental law).

Mangel v. N.J.D.E.P., 95N.J.A.R.'2d(1995) (environmental law).

Meehan v. K.D. Partners, LP., 317 N.J. Super. (App. Div. 1998) (limiting the right to intervene in the settlement of land use litigation).

Boardwalk Regency Corp. v. NJ Casino Control Commission, 352 NJ. Super. 285 (App. Div. 2002) (construction and application of state administrative agency powers).

IMO The Joint Petition of Boardwalk Regency Corp. and DiBartolomeo v. NJ. Casino Control commission. 352 NJ. Super 285 (App. Div. 2002) (casino law).

Dragon v. New Jersey Dept. of Environmental Protection, 405 NJ. Super. 478 (App. Div. 2009), cert den. 199 NJ. 517 (2009) (successful challenge to a New Jersey Department of Environmental Protection third party settlement).

Seven Mile Island, L.L.C. v. Planning Board of Borough of Avalon, 2009 WL (N.J. App. Div. June 23, 2009) (challenging beach protection ordinance prohibiting swimming pools).

Falls Group, LLC v. Tp. of Mt. Laurel, 2011 WL 55967 (N.J. App. Div. January 10, 2011) (compelling Mt. Laurel to adopt an ordinance declaring a “reorganized amusement part” under New Jersey’s Amusement Games Licensing Laws).

Sea Village Marina, LLC v. Best 2012 WL 382201 (N.J. App. Div. September 5, 2012) (successfully reversing and, on remand, disqualifying a biased trial judge).

Stockton University v. KK Ventures, 2017 WL 931388 (N. J. App. Div. March 9, 2017) (successful affirmance on behalf of Stockton University of trial court order terminating contract for sale of Showboat Casino property)

Gross v. Iannuzzi, 459 N.J. Super 296 (App. Div. 2019), cert. den.2019 WL 5849843(November 4, 2019) (successful reversal of Assignment Judge’s enforcement of a restrictive covenant).