



DOUGLAS M. ANGOFF

ASSOCIATE

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Bar Admissions

State of New Jersey

Education

M.S. in Real Estate Development and Investment, New York University

Juris Doctor, Emory University School of Law

Bachelor of Arts in History, Syracuse University

BIOGRAPHY

Douglas M. Angoff is a seasoned real estate attorney and project management specialist with nearly four decades of experience directing complex commercial and residential real estate transactions, urban redevelopment projects, land use planning, environmental compliance, and corporate due diligence across New Jersey and nationally.

Throughout his career, Mr. Angoff has served as trusted legal counsel to developers, public entity partners, non-profit organizations, and commercial entities. His practice encompasses all stages of site acquisition, entitlement, environmental investigation, and municipal regulatory approvals. He brings particular expertise in negotiating Payment in Lieu of Taxes (PILOT) agreements, drafting complex redevelopment contracts, and structuring multi-million-dollar land contracts and financing facilities.

Prior to joining the firm, Mr. Angoff held senior legal and executive leadership positions across private law practice, corporate real estate, and non-profit organizations:

- **Real Estate Consulting & Senior Counsel Roles:** Most recently, as a Consultant and Real Estate Counsel at BOVIIN LLC, he formulated legal and negotiation strategies for the acquisition of a 1,000-acre California cattle ranch and livestock assets, coordinating cross-jurisdictional counsel and overseeing environmental, ground water, USDA slaughter permit, and local zoning compliance. As Senior Counsel at Souder Shabazz and Woolridge in Newark, NJ, he advised developers on large-scale urban redevelopment initiatives in Essex County—including a nine-phase 4,200-unit mixed-use project and a three-tower 949-unit development in Newark—while negotiating municipal PILOT programs and commercial leases for school boards and private clients.
- **Corporate In-House Counsel Leadership:** As In-House Development Counsel at StorageBlue, Mr. Angoff directed land contract drafting and due diligence for an \$80 million self-storage expansion portfolio, handling title, zoning, and environmental investigations alongside loan closings. As Vice President & Corporate Counsel at Diversified Properties, he managed multi-use urban redevelopment assets, coordinated

Douglas M. Angoff - Rainone Coughlin Minchello

traffic engineering for parking infrastructure, and resolved complex site title and environmental issues. As Corporate General Counsel for Fernmoor Homes, he oversaw due diligence and redevelopment agreements for a transit village project comprising 200 market-rate and affordable rental units, negotiated ground leases with Conrail and regional retail tenants, and managed condominium filings for a 500+ unit community.

- **Non-Profit & Community Development:** As Director of Real Estate and General Counsel for New Community Corporation in Newark, Mr. Angoff directed the legal strategy and property management portfolio for extensive residential and commercial holdings. During his tenure, he closed a \$64 million loan facility with the New Jersey Housing and Mortgage Finance Agency (NJHMFA) and Freddie Mac to rehabilitate 325 scattered-site housing units and eliminate long-term organizational debt. Additionally, he secured municipal and county HOME funds for a \$15 million, 25-unit shelter for homeless veterans, secured municipal PILOT approvals in Newark and Jersey City, and directed outside litigation and commercial counsel.
- **Development & Private Practice Background:** Earlier in his career, Mr. Angoff served as Corporate Counsel at P&F Management Company, LLC, and Kara Homes, where he directed land closings, environmental remediation strategies, homeowner associations, and municipal board presentations across New Jersey. He also served as Land Development Counsel at ARC Properties and Kushner Companies, following his early legal career as an associate at Jersey City law firms, including Chasan, Leyner, Tarrant & D'Italia.

A persuasive advocate before municipal planning boards and regulatory bodies, Mr. Angoff aligns legal strategy with practical business and development objectives.