



Robert W. Gundlach Jr.

Partner, Co-Chair of Real Estate Department and Zoning & Land Use Practice

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Rob's practice areas include transactional and zoning/land use work. In addition, Rob counsels businesses on a wide variety of legal-related matters. Rob is a recognized authority in real estate law. He is Co-Chair of the firm's Real Estate Department and Co-Chair of the firm's Zoning and Land Use Group.

As to his real estate transactional work, Rob represents clients with the following types of work:

- Agreements of sale for the sale and acquisition of real estate.
- Landlord and tenant leasing for shopping centers, office buildings, industrial complexes and all types of commercial properties.
- Financing matters – both as to lenders and borrowers.
- Planned community and condominium documents.
- Conveyance documents including easements, deeds and declarations of covenants, as well as title insurance matters.
- Formation of corporations, partnerships and limited liability companies.
- Construction and development agreements.
- 1031 tax free exchanges and conservation easements.
- All types of real estate and business related contracts.

As to his zoning/land use work, Rob represents developers, builders and property owners in Philadelphia and the surrounding PA and NJ suburbs with the following work:

- Applications to zoning hearing boards and boards of adjustment for variances, special exceptions and zoning interpretations.
- Subdivisions to create new building lots and site plan/land development approvals for new projects, as well as SALDO waivers.
- Rezoning—both map and text amendments.
- Curative amendments and validity challenges—both substantive and procedural.
- Expansions to existing commercial and industrial buildings.

Rob's work with loan representation includes the following:

- Representation of banks with a variety of conventional or more complicated loan transactions, including tax-free loans, construction loans and commercial loans secured by real estate in a number of states.

- Review of bank loan documentation and the rendering of opinions as to the bank's ability to pursue enforcement and execution thereunder.
- Assisting borrowers and banks in the negotiation and preparation of forbearance agreements.
- Prosecuting and defending amicable and contested mortgage foreclosure actions, as well as deficiency judgment claims against borrowers and guarantors.
- The sale of real estate properties for lenders and performing due diligence work as to the status of permits and approvals.

Finally, Rob handles real estate litigation work involving:

- Zoning and land use appeals and related litigation.
- Landlord/tenant disputes and under lease agreements.
- Mortgage foreclosures.
- Tax assessment appeals and condemnation.
- Dedications under the Municipalities Planning Code.
- Preliminary injunctions and other emergency actions.
- Specific performance claims under Agreements of Sale and *Lis Pendens* filings.
- Contract enforcement.

Services

- Real Estate
- Zoning & Land Use
- Construction
- Corporate
- Property Tax
- Eminent Domain, Condemnation & Real Estate Valuation
- Real Estate Litigation

Before Fox Rothschild

In law school at Temple University, Rob was a member of the *Temple Law Review*, graduated with honors and received the Arthur L. Berns Memorial Prize for outstanding work in real estate law.

Beyond Fox Rothschild

Rob is a frequent lecturer and author on real estate subjects in the Commonwealth of Pennsylvania, including annual updates on zoning and land use cases and legislation. Rob is the organizer for Pennsylvania Bar Institute's preeminent biannual Land Use Institute program. In Bucks County, Rob has served as a board member on the Bucks County Planning Commission and Bucks County's Open Space Task Force; a presenter for the Bucks County Small Business Conference; and a board member of the Bucks County Community College Authority and the Bucks County Housing Group.

Bar Admissions

- Pennsylvania
- New Jersey

Education

- Temple University School of Law (J.D.)
- Indiana University of Pennsylvania (B.A.)

Memberships

- Home Builders Associations of Philadelphia, and Bucks, Chester, Delaware and Montgomery Counties, PA
- International Council of Shopping Centers
- NAIOP and Urban Land Institute
- Society of Industrial & Office Realtors (SIOR)

Publications

September 15, 2025

Applicants for Pennsylvania RACP Funding Face September 23 Deadline

July 28, 2025

Deadline to File Property Tax Appeals Approaches as Pennsylvania Increases Common Level Ratios

Fall 2024

Municipalities Must Act in Good Faith, Court Rules

Fall 2024

Court Clarifies Limits on Zoning Authority in Conditional Use Cases

Summer 2024

Appellate Court Allows Exclusion of All Protest Testimony by the ZBA

Spring 2024

Objector Refuses to Quit, But Court Dismisses As Moot

Spring 2024

Billboard Denial Ruling Points to Lessons for Landowners

December 15, 2023

Homeowners' Zoning Appeal Rejected as Untimely

December 2023

Condominiums Didn't Need Subdivision or Land Development Approval, PA Appeals Panel Rules

December 2023

Third Circuit Green Lights Cell Tower in PA Under Federal Telecommunications Act

December 2023

PA Appellate Court Clarifies Role of Zoning Officer in Redevelopment Plan

September 6, 2023

Tax Appeal Filing Deadline Approaching: Review Your Philadelphia Property Tax Assessment

Summer 2023

Pennsylvania Commonwealth Court Upholds Grant of Site-Specific Relief For Billboard

Winter 2023

Pennsylvania Commonwealth Court Finally Resolves the Pending Ordinance Doctrine and Subdivision/Land Development Applications

Spring 2022

Landlords – Beware of New Commercial Lease Disclosure Law in Philadelphia

Spring 2022

Appellate Court Denies Zoning Relief to Build House on a Non-Conforming Lot

Spring 2022

Site-Specific Relief Granted in Billboard Cases

December 2021

Site-Specific Relief Granted for New Billboard by Chester County Court

December 2021

Pennsylvania's Opportunity Zones Harness Tax Breaks to Revitalize Communities

July/August 2021

Commonwealth Court Strikes Down Ordinance Banning Digital Billboards

July/August 2021

Commonwealth Court Rejects Property Owner's Attempt to Set Aside PennDOT Condemnation

July/August 2021

Court Allows Property Owner to Present Expert Evidence of 'Highest and Best Use' in Condemnation Proceedings

April 2021

Fox Land Use Team Obtains Significant Victory for Upper Darby School District

April 2021

ALTA Land Survey Standards Have Been Revised for 2021 - Here is What You Need to Know

April 2021

House Bill Would Exempt Some Subdivisions for Family Members

April 2021

Hotel Lacks Standing to Object to Competitor, Commonwealth Court

April 2021

PA Decennial Report Filings Due by End of 2021

April 2021

Billboards and Conflicting Zoning Ordinance Provisions

April 2021

PA Land Use Legislation Facilitates 'Agritourism' Activities

January 8, 2021

Respect the Philadelphia Planning Commission

January 2021

Navigating the Zoning and Land Use Permit and Approval Process for Commercial Development in The PA Suburbs

January 2021

Township's Duty of Good Faith

January 2021

Who Is An Aggrieved Party?

January 2021

City of Philadelphia – Update as to Tax Abatements and Construction Taxes

January 2021

Bankruptcy Basics for Real Estate Professionals

July 23, 2020

Deadlines to Appeal Property Tax Assessments Loom as PA Releases Common Level Ratios

June 4, 2020

Will the COVID-19 Outbreak Impact Your Pennsylvania Real Estate Tax Assessments?

May 27, 2020

What Protection Does Title Insurance Offer Pennsylvania Lenders When Modifying Collateralized Loans?

May 8, 2020

City of Philadelphia Allows Some Construction to Resume

May 4, 2020

Pennsylvania Landlord Rights and Remedies for Tenant Defaults During COVID-19

April 21, 2020

PA Law Authorizes Remote Notarization and Municipal Meetings, Property Tax Deadline Flexibility

April 1, 2020

How to Reply to Tenant Requests for Rent Relief

In the Zone



Rob's newsletter is for an audience of developers and professionals in the commercial real estate sector in Southeast Pennsylvania and New Jersey. It includes important legal updates on zoning and land use law, as well as news about Rob's team and industry trends and events.

[In the Zone – Spring 2025](#)

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