



## Brooke E. Newborn

ASSOCIATE

267.742.3363

Brooke.Newborn@obermayer.com

LOCATED IN

Doylestown, PA

### MEET BROOKE

*"I enjoy helping people. There is something so satisfying when I can see how my hard work has improved somebody's life."*

— Brooke E. Newborn

Brooke is an attorney in Obermayer's Business and Finance department. Her practice focuses on real estate transactions, zoning, and land use. Brooke represents private clients, as well as real estate developers and investors, in a wide range of matters, including sales, sale-leaseback transactions, construction and permanent financings, leasing, and structuring multi-layered equity ownership provisions.

Brooke has strong ties to Bucks County, where she has lived her entire life and considers it her home. She hopes to develop her career here and is dedicated to helping it create a better future. Besides her genuine commitment to helping people, Brooke chose to be an attorney, because she likes the puzzle-solving aspect of the legal profession.

In her free time, Brooke likes to exercise and to read, with biography/history, fantasy, and mystery being her favorite genres. When the world returns to normal after the coronavirus pandemic, Brooke hopes to take on some of the volunteer work that her mother – who died of lymphoma in 2020 – used to do at St. Jude Church and Shrine in Chalfont, Bucks County, especially anything involved with teaching children.

### EXPERIENCE

Prior to joining Obermayer, Brooke was a law clerk at the Superior Court of Pennsylvania, where she published opinions and memorandum decisions, including "majority flips," as well as dissents. Subject matter of published opinions includes automobile accidents, Dram Shop Act matters, easements, personal injury, and the presence of comfort dogs in courtrooms. Brooke also reviewed motions and

circulating decisions from other judges, wrote interoffice memoranda, and gave voting recommendations.

Brooke also has broad experience as a lead attorney at arbitrations, judicial hearings, and trials, in a variety of matters, including housing, landlord-tenant disputes, property litigation, appeals from zoning board decisions, ARD, and breach of contract.

Brooke's most notable accomplishments include:

- While serving as law clerk to the Honorable Carl A. Solano of the Superior Court of Pennsylvania, Brooke drafted over a hundred decisions, with notable opinions including *Heldring v. Lundy Beldecos & Milby, P.C.*, 151 A.3d 634 (Pa. Super. 2016), concerning the insufficiency of facts to plead a cause of action, *Estate of Victor Newell v. Montana West, Inc.*, 154 A.3d 819 (Pa. Super. 2017), about the liability of abutting property owners in negligence actions, and *In re J.M.*, 166 A.3d 408 (Pa. Super. 2017), reversing a finding of dependency and paving the way for a child to be returned to his mother.
- While serving as law clerk for the Honorable James Gardner Colins of the Superior Court of Pennsylvania, Brooke drafted over 200 decisions, with notable opinions including *Commonwealth v. Purnell*, 233 A.3d 824 (Pa. Super. 2020), affirming the presence of comfort dogs in courtrooms, and *Pineda v. Perry*, 244 A.3d 1240 (Pa. Super. 2020), concerning property owners' rights to easements to roads in subdivision plans.

## NEWS & INSIGHTS

### Pennsylvania Courts Expand Who May Live in a "Single-Family Dwelling"

June 14, 2021

## ACTIVITIES & HONORS

Brooke is a member of the Bucks County Bar Association. Her work has been published in *The Pennsylvania Bar Association Quarterly*, *The WRITS* of the Bucks County Bar Association, and *New Jersey Law Journal*.

Brooke's volunteer work includes the representation of multiple clients in protection from abuse (PFA) matters where she managed case files, subpoenaed police records, and negotiated agreements without admission.

Some of Brooke's most notable accomplishments include:

- Valedictorian of her graduating class at Central Bucks High School – West in Doylestown.
- Graduating summa cum laude, with Distinction in History, and repeatedly being on the Dean's List at the University of Pennsylvania.
- Being a member of the Bar in New Jersey, Pennsylvania, and the District of Columbia, as well as the federal bars for the District of New Jersey and the Eastern District of Pennsylvania.

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## EDUCATION

Washington and Lee University School of Law – J.D.

University of Pennsylvania – B.A.

## ADMISSIONS

New Jersey

Pennsylvania

United States District Court for the District of New Jersey

District of Columbia

United States District Court for the Eastern District of Pennsylvania

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## CAPABILITIES

### **Business & Finance**

Real Estate

Zoning & Land Use

### **Industry Focus**

Individuals & Private Clients

Real Estate & Construction