

## WILLIAM F. WALDRON JR.

SHAREHOLDER



### AREAS OF PRACTICE

Miscellaneous Professional Liability  
Architectural, Engineering & Construction  
Defect Litigation  
Insurance Agents & Brokers Liability  
Disciplinary Board Representation  
Non-Profits D&O  
Real Estate E&O Liability

### CONTACT INFO

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### ADMISSIONS

New Jersey  
1993

### EDUCATION

Widener University School of Law  
(J.D., 1993)  
University of Scranton (B.A., 1990)

### ASSOCIATIONS & MEMBERSHIPS

Middlesex County Bar Association  
New Jersey Defense Association

### YEAR JOINED

2000

## OVERVIEW

William devotes his law practice to the defense of professionals including but not limited to architects, engineers, land surveyors, real estate appraisers and real estate and insurance agents and brokers. His matters involve construction defect litigation, real estate errors and omissions, insurance agents and brokers liability, disciplinary board representation and non-profit D&O.

William manages a complex case load of matters involving allegations of design deficiencies, delay damages, standard of care considerations, and breach of contract matters in which he directs and implements a case strategy from inception until conclusion. His practice also involves the representation of architects before the State of New Jersey Board of Architects and engineers and land surveyors before the New Jersey State Board of Professional Engineers and Land Surveyors. He has tried a number of bench and jury trials in which he has secured successful defense verdicts. Additionally, William is the Supervisor for the Northeast Professional Liability Group within our Professional Liability department and supervises and mentors associates who adhere to his proactive approach to the handling of matters to ensure that the interests of our clients are adequately protected at all times and the proper result is obtained.

In 1990 William was awarded his Bachelor of Arts from the University of Scranton. He entered the Widener University School of Law and received his *juris doctor* in 1993. Following graduation, he clerked for the Honorable Lawrence A. Eleuteri, Sr., Presiding Judge, Civil Division, Burlington County, New Jersey.

Before joining Marshall Dennehey, William was associated with an insurance defense firm for five years, during which time he managed a substantial case load of varying complexity. There he was responsible for all aspects of each case from the filing of the answer through resolution whether by settlement or trial.

## THOUGHT LEADERSHIP

### On 20th Anniversary, Affidavit of Merit Statute Gets New Direction

Roseland  
Miscellaneous Professional Liability  
March 22, 2016

## **CLASSES/SEMINARS TAUGHT**

*Ethics for Professional Engineers*, American Society of Civil Engineers (ASCE) 2021 Annual Meeting, Fairfield, NJ, October 2021

*Ethics for Professional Engineers*, American Council of Engineering Companies (ACEC) 2021 Fall Conference, Atlantic City, NJ, September 19, 2021

*Critical Considerations for the A/E Firm*, client webinar, July 2020

*Protecting Your Practice-Managing Your Risk of Being Sued*, New Jersey Society of Professional Land Surveyors, February 4, 2016

*Top 5 Concerns for Design Professionals*, client seminar, February 3, 2016

*New Jersey Architects, Engineering & Construction Defect Issues*, Marshall Dennehey Client Seminar, July 2015

*Risk Strategy*, Joint Meeting of the NJSPLS North Jersey Chapter and the Engineers and Surveyors Association of Bergen Passaic, May 2015

*Things You Never Learned in School About Working as a Designer: From Social Media Liability to Site Safety*, American Institute of Architects Convention, June 2014

*Minimizing Risk and Avoiding Consequences as a Design Professional in the State of New Jersey*, July 2009

## **PUBLISHED WORKS**

"On 20th Anniversary, Affidavit of Merit Statute Gets New Direction," *New Jersey Law Journal*, March 28, 2016

"Considerations for Collecting Your Fees Without Opening the Flood Gates of Litigation. The Importance of Maintaining Your Professional Liability Coverage," *A&E Newsletter: The Marquis Messenger*, Autumn 2010

"Limitation of Liability: The Message In The Text Of The Trial Court's Holding in West Essex v. CDT is No Laughing Matter," *A&E Newsletter: The Marquis Messenger*, Summer 2009

## **PRO BONO ACTIVITIES**

Councilman, Metuchen Borough Council 2008-2011

Board of Directors, Kamp Kiddie Keep Well, Edison, New Jersey, 2010-Present

## RESULTS

### Summary Judgment Secured Against Leading Construction Defect Law Firm

#### **Architectural, Engineering & Construction Defect Litigation September 29, 2023**

We obtained a summary judgment on behalf of our architectural client against one of the top construction/design defect law firms in New Jersey. After three separate argument appearances, the court granted summary judgment, holding that the plaintiff's expert's report failed to substantively establish a deviation from the architectural standard of care.

### Civil Rights Action Against Planning Board Engineer Dismissed.

#### **Public Entity & Civil Rights Litigation April 11, 2019**

The plaintiff, a sophisticated commercial real estate developer, brought constitutional claims against a New Jersey borough and its planning board's engineer, alleging inverse condemnation and violations of due process relating to a 14-acre property. The plaintiff intended to develop the property into residential units, retail and commercial structures, and a large parking deck.

### Homeowner's Case Against Architect Lacks Foundation

#### **Architectural, Engineering & Construction Defect Litigation February 16, 2015**

Obtained summary judgment dismissing a plaintiff's claims of professional negligence, breach of contract, unjust enrichment and fraud against an architect in the Superior Court of New Jersey. In the complaint, the plaintiff homebuyer asserted that the architect breached his contract with the developer/seller and deviated from accepted standards of architectural practice in connection with his professional design services relating to the repair and renovation of a fire damaged home.

#### **SIGNIFICANT REPRESENTATIVE MATTERS**

Successfully defended a construction manager for \$3.1 million dollar residential construction project against allegations of improper project management resulting in the alleged deficient installation of project finishes by the project contractors and subcontractors.

Successfully defended an architect against allegations that structural framing changes to a residential project were improperly authorized.

Successfully defended a mechanical engineer against allegations of professional malpractice in the design and specification of HVAC equipment for a renovation of a commercial property.

Successfully represented engineer and surveyor in defense of suit alleging failure to properly identify and disclose presence of wetlands on site of home development.

Successfully represented an architect against allegations of professional malpractice involving the design of improvements to an estate where mold subsequently developed. The court dismissed the complaint following consideration of our summary judgment motion.

Successfully defended a large general contractor against allegations of negligence involving work site safety and a severe injury suffered by the plaintiff. The matter settled extremely favorably following two days of trial.

Successfully defended a home inspector in a matter where the foundation walls at a residence collapsed due to the presence/increase in hydrostatic pressure. We demonstrated that the collapse could not have been reasonably foreseen at the time of the inspection and a duty to take any additional action on behalf of our client did not exist.