



Brooke E. Newborn

ASSOCIATE

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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. Recently, Brooke has taken 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, serving as a teaching assistant in its PREP program. Brooke also participates in charity walks and volunteers with Caring for Friends meal packing at Lenape Valley Church in New Britain, Bucks County.

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

Team Obermayer Participates in the 2025 Coldest Night of the Year Walk

February 27, 2025 by Stephanie A. Henrick, Brooke E. Newborn

Obermayer Advises Sadsbury Township Municipal Authority on Successful Acquisition of Wastewater System by Pennsylvania American Water

November 06, 2024 by Brooke E. Newborn, Thomas S. Wyatt, Kellie A. McGowan, Matthew S. Olesh, Kimberley A. Farmer

Hillary Moonay, Adam Tanker, and Brooke Newborn Honored for Pro Bono Service by BCBA

October 25, 2024 by Brooke E. Newborn, Adam H. Tanker, Hillary J. Moonay

Service Animals: Access to Your Business

July 02, 2024 by Brooke E. Newborn

Obermayer’s Doylestown Office Recognized in the Bucks County Bar 100% Club

June 04, 2024 by Hayley N. Purcell Sinkler, Brooke E. Newborn, Stephanie Steckclair Tarantino, Amanda C. Frett, Nathan D. Fox, Kellie A. McGowan, Michael A. Thom, Adam H. Tanker, Hillary J. Moonay

The New Act 54: Repudiating Discriminatory Restrictive Covenants in Deeds

April 15, 2024 by Brooke E. Newborn

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. She serves on the New Britain Township Parks & Recreation Advisory Board and was recently appointed to the Township’s Environmental Advisory Council for a one-year term, beginning on January 1, 2024.

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. The Bucks County Bar Association (BCBA) named Brooke a “2022 Bucks Key Stone Attorney.” She was recognized for serving 50 or more hours of Pro Bono work in 2022.

Some of Brooke’s most notable accomplishments include:

- Recipient of the 2023 Pennsylvania Bar Association’s (PBA) Pro Bono Award for Bucks County.
- Recognized by the Bucks County Bar Association as a Bucks Keystone Attorney for serving 50 or more hours of Pro Bono work in 2022 and 2023.
- 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.

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

CAPABILITIES

Business & Finance

Real Estate

Zoning & Land Use

Industry Focus

Individuals & Private Clients

Real Estate & Construction