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OF THE

SUPREME COURT OF NEW JERSEY

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October 18, 2010

Mark Neary, Clerk
Supreme Court of New Jersey
P.O. Box 970
Trenton, New Jersey 08625-0962

Re: In the Matter of Deborah T. Feldstein
Docket No. DRB 10-195
District Docket No. X-2007-0076E

Dear Mr. Neary:

The Disciplinary Review Board reviewed the motion for discipline by consent (reprimand) filed by the District X Ethics Committee (DEC), pursuant to R. 1:20-10(b). Following a review of the record, the Board determined to grant the motion. In the Board's view, a reprimand is the appropriate discipline for the combination of respondent's stipulated violations of RPC 1.7(a) and (b) and RPC 1.5(b). See, e.g., In re Berkowitz, 136 N.J. 148 (1994); In re Mott, 186 N.J. 367 (2006); In the Matter of Joel C. Seltzer, DRB 09-009 (June 11, 2009); In the Matter of Alfred V. Gellene, DRB 09-068 (June 9, 2009); and In the Matter of David W. Boyer, DRB 07-032 (March 28, 2007).

Specifically, in 2004, respondent and her law partner, Michael G. Pellegrino, represented Plantagenet, an entity formed by other clients of the law firm, to purchase tax-lien certificates.¹ Respondent engaged in a conflict of interest when

¹ The Board also considered a disciplinary matter involving co-respondent Pellegrino, based on the within facts.

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Plantagenet purchased tax-lien certificates from other persons or entities for which the law firm prosecuted tax-lien foreclosures.

One of Plantagenet's purchases pertained to 37 Phillips Avenue, Trenton. Respondent and Pellegrino handled the tax-lien foreclosure for the certificate owner, Robert Kosch, as well as the assignment to Plantagenet. After the assignment and disbursement of funds took place, a dispute arose between Plantagenet and Kosch over the disbursements.

Plantagenet also purchased a tax lien for 302-306 Mulberry Street, Trenton, from Rina Holdings, another client of the law firm. A defect in the title from Rina caused a diminution in the value of Plantagenet's lien, thereby creating conflicting interests between the parties.

Respondent admitted that she did not disclose to Plantagenet, Kosch or Rina the potential for conflicts of interest. Likewise, she did not seek written waivers of conflict from any of the persons or entities involved in the matters. Respondent admitted that the simultaneous representations of Plantagenet, Kosch, Rina "and possibly others" with conflicting interests violated RPC 1.7(a). She also stipulated that her failure to obtain written waivers of conflict from her clients and their entities violated RPC 1.7(b).

Finally, respondent conceded that her failure to set forth in writing the rate or basis of the legal fee for Plantagenet's representation, violated RPC 1.5(b).

In mitigation, the Board considered that respondent has no prior discipline, since her 1994 admission to the bar.

Enclosed are the following documents:

1. Notice of motion for discipline by consent, dated May 14, 2010.
2. Stipulation of discipline by consent, dated May 12, 2010.
3. Affidavit of consent, dated April 20, 2010.

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4. Ethics history, dated October 18, 2010.

Chair Pashman recused himself.

Very truly yours,



Julianne K. DeCore
Chief Counsel

JKD/sj

encls.

cc: Bonnie Frost, Vice-Chair, Disciplinary Review Board
(w/o encls.)
Charles Centinaro, Director, Office of Attorney Ethics
(w/o encls.)
Melissa Czartoryski, Deputy Ethics Counsel, Office of
Attorney Ethics (w/o encls.)
Gerard E. Hanlon, Respondent's Counsel (w/o encls.)
Eric S. Solotoff, Chair, District XB Ethics Committee
(w/o encls.)
Caroline Record, Secretary, District XB Ethics Committee
(w/o encls.)

SUPREME COURT OF NEW JERSEY
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IN THE MATTER OF : *AFFIDAVIT OF SERVICE*
: *WITH CERTIFICATION IN*
DEBORAH T. FELDSTEIN : *LIEU OF OATH (R.1:4-5)*
:
STATE OF NEW JERSEY :
: ss
COUNTY OF MERCER :
:

I, Tina M. Kellum, of full age, being duly sworn upon her oath deposes and says:

1. I am employed by the State of New Jersey as a Judiciary Secretary 2 with the Disciplinary Review Board.

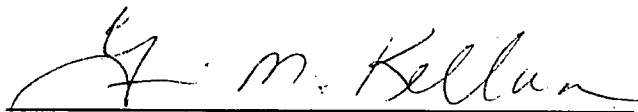
2. On October 18, 2010, I personally mailed a copy of the letter dated October 18, 2010, addressed to Mark Neary, Clerk of the Supreme Court of New Jersey to the following address:

Certified and Regular Mail

**Deborah T. Feldstein, Esq.
c/o Gerard E. Hanlon, Esq.
Hanlon, Dunn & Robertson
50 South Street
Morristown, New Jersey 07960**

I hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated: October 18, 2010



Tina Kellum, Judiciary Secretary 2
Disciplinary Review Board