



Ann Waeger

Of Counsel

Iselin

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- Provides counsel related to the purchase, sale, leasing and financing of commercial and industrial real property
- Recognized expertise related to environmental issues in the transactional setting and the use of environmental insurance policies as a risk management tool
- Serves as New Jersey local counsel in connection with a broad range of real estate transactions

Ann is a responsive and deeply experienced transactional lawyer whose practice encompasses the purchase, sale, leasing and financing of commercial and industrial real estate and business assets. She is recognized for her expertise related to environmental issues in the transactional setting, including leases and sale agreements, and the use of environmental insurance policies as a risk management tool.

She handles the oversight and negotiation of environmental insurance claims in connection with cost recovery under commercial general liability policies and pollution legal liability policies. She provides support in the review, analysis, and negotiation of environmental insurance policies for use in connection with the purchase, sale or redevelopment of contaminated properties and brownfields, as well as in connection with overall risk management programs. She has also assisted clients with insurance coverage for regulated contaminants and hazardous substances, including emerging contaminants of concern such as Per- and polyfluoroalkyl (PFAS) substances and ethylene oxide.

Ann has played a prominent role in the negotiation and settlement of numerous insurance claims involving cost-recovery for investigative and remedial activities. She has also served as New Jersey local counsel in connection with a broad range of transactions.

Areas of Focus

Practice Areas

- Contractual Allocation of Environmental Risks
- Environmental Insurance
- Environmental Issues in Lending Transactions
- Federal & State Superfund & Lien Laws
- Reimbursement & Financing of Cleanup Costs
- Real Estate
- Commercial Real Estate Acquisitions & Dispositions

Credentials

Bar Admissions

- New Jersey, 1984
- New York, 1984

Education

- Fordham University School of Law, J.D., 1983
- State University of New York at Oneonta, B.S., 1974

Insights & More

Announcements

[2026 Edition of Best Lawyers Recognizes 54 Attorneys in 41 Practice Areas: Eight Greenbaum Lawyers Recognized on "Ones to Watch" List](#)

8.21.25

[2025 Edition of Best Lawyers Recognizes 56 Attorneys in 39 Practice Areas: Ten Greenbaum Lawyers Recognized on "Ones to Watch" List; Three Selected for "Lawyer of the Year" Recognition](#)

8.14.24

[2024 Edition of Best Lawyers Recognizes 59 Attorneys in 38 Practice Areas: Twelve Greenbaum Lawyers Recognized on "Ones to Watch" List; Five Selected for "Lawyer of the Year" Recognition](#)

8.16.23

2023 Edition of Best Lawyers Recognizes 51 Attorneys in 36 Practice Areas: Nine Greenbaum Lawyers Recognized on "Ones to Watch" List; Seven Selected for "Lawyer of the Year" Recognition
8.17.22

Client Alerts

COVID-19 Insurance Update: Companies Should Evaluate Risk Management Tools in Place, Including Pollution Legal Liability (PLL) Insurance Policies
3.20.20

Seminars & Events

Environmental Insurance: Latest Developments and Emerging Issues
11.02.21