



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

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

Industries

- Real Estate

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

Experience

Representative Matters

- The firm is advising a California-based national logistics and e-commerce real estate developer on environmental, land use, real estate, and insurance matters related to large-scale redevelopment projects in New Jersey, including the conversion of a former fossil-fuel power generation facility into a major distribution and logistics campus involving complex remediation, redevelopment, financing, and regulatory issues.
- Represented Veris Residential, Inc. in three transactions involving the sale of three Class A office buildings, a mixed-use retail/commercial building, and a commercial development site in Jersey City. We served as real

estate counsel on the mixed-use property and as NJ local counsel on the remaining assets. The firm also acted as environmental counsel across all transactions, negotiating provisions and facilitating the transfer of permits. The deals were collectively recognized by NAIOP NJ as the 2024 “Mixed-Use/Commercial Deal of the Year.”

- The firm serves as environmental and land use counsel to the owners of a substantial portfolio of commercial and industrial properties in New Jersey and surrounding areas. We are advising on environmental compliance, leasing and transactional issues involving regulated materials, and environmental litigation affecting property operations and redevelopment.
- Supporting the representation of a multinational climate-control manufacturer in long-running regulatory proceedings with the New Jersey Department of Environmental Protection (NJDEP), including negotiating settlements, overseeing Industrial Site Recovery Act (ISRA) compliance, and pursuing insurance coverage for environmental liabilities.

Affiliations

Memberships

- Commercial Real Estate Women (CREW Network) (1997 – present); Professional Mentor, Leadership Certificate Program (2018, 2016, 2014); Recognition Committee (2018, 2016); Inductee, CREW Network Foundation Women of Vision Program (2016); Chapter Resources Task Force (2015 - 2016); Recognition Committee (2016); Board of Directors (2010 – 2013); Chair, Chapter Communications Task Force (2012); Board Liaison to Communication and Editorial Committee (2013) and Industry Research Committee (2011); Chair, Member Education Committee (2008 – 2009)
- CREW-NJ (1997 – present); past President (2006); former Director (2002-2010)
- American Bar Association: Section of Business Law
- New Jersey State Bar Association: Business Law Section Emeritus Director and past Chair
- New York State Bar Association: Environmental Law Section; Environmental Insurance Committee

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