



Jay Jaffe

Partner

Co-Chair, Environmental Department

 Roseland

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- Representation of developers, manufacturers and other business clients on a wide range of environmental transactional and administrative legal issues
- Evaluation and management of environmental liabilities under New Jersey state and federal law in real property and other business transactions
- Acquisition, cleanup and redevelopment of contaminated properties and brownfield sites, including pre-acquisition due diligence and project cost recovery

Jay is an environmental attorney with specialized expertise in the legal aspects of addressing environmental contamination and liabilities and related business issues. With a concentration in environmental transactional and administrative law, he represents developers, property and business owners, landlords and tenants, manufacturers and other clients on a broad range of environmental legal issues. This includes issues associated with environmental contamination and pollution related to the presence of hazardous substances and waste materials including per and polyfluoroalkyl substances (PFAS), chlorinated volatile organic compounds (CVOCs), including tetrachloroethene (PCE), and other contaminants.

Jay assists clients in the evaluation, allocation and avoidance of environmental liabilities in real property purchase and sale agreements, stock or membership interest purchase and sale agreements, and similar business transactions under federal and state environmental laws, including New Jersey's Industrial Site Recovery Act (ISRA) and Spill Compensation and Control Act (Spill Act), the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and Resource Conservation and Recovery Act (RCRA) statutes,

Underground Storage Tanks (UST) regulations, and the requirements of New Jersey's Site Remediation Reform Act and Licensed Site Remediation Professional (LSRP) program.

Highly knowledgeable regarding the acquisition, cleanup and redevelopment of contaminated properties and brownfield sites in New Jersey, Jay coordinates all aspects of compliance with requirements under the state's Brownfield and Contaminated Site Remediation Act and other statutes. He has extensive experience with retaining and overseeing the services of environmental consultants and engineers to perform pre-acquisition environmental due diligence, including Phase I Environmental Site Assessments, and environmental remediation activities in high-value real estate transactions. He negotiates on behalf of clients with regulatory agencies including the U.S. Environmental Protection Agency (EPA) and the New Jersey Department of Environmental Protection (NJDEP) and advises clients on potential cost recovery options.

Jay skillfully negotiates the environmental provisions in contracts, leases and loan documents, including purchase and sale agreements, environmental services agreements, as well as access agreements for the performance of environmental investigations and related mitigation and remediation activities. He assists in the pursuit of environmental insurance claims and in coordinating remediation expenses with insurance company representatives. He provides guidance on environmental conditions pertaining to the management of commercial properties, such as asbestos, mold and vapor intrusion. He also provides comprehensive counsel on compliance obligations, including those related to deed notice requirements, the use of institutional and engineering controls, remedial action permits, administrative consent orders (ACO), classification exception area (CEA) designations, and the biennial certification process.

Areas of Focus

Practice Areas

- Environmental
- Air Permitting
- Brownfield Cleanup & Redevelopment
- Contractual Allocation of Environmental Risks
- Environmental Compliance & EHS
- Environmental Due Diligence
- Environmental Insurance
- Environmental Issues in Lending Transactions
- Environmental Land Use Permitting
- Environmental Litigation & Dispute Resolution
- Federal & State Superfund & Lien Laws
- Environmental Government Enforcement Actions
- ISRA & Other Transaction-Triggered Environmental Laws

- Reimbursement & Financing of Cleanup Costs
- Remediation of Contaminated Properties
- Environmental Issues in Real Estate Transactions & Redevelopment
- Environmental Issues in Real Estate Transactions & Redevelopment

Credentials

Bar Admissions

- New Jersey, 1989

Education

- Georgetown University Law Center, J.D., 1988
- State University of New York at Binghamton, B.A., 1985

Insights & More

Announcements

36 Greenbaum Attorneys Selected for Inclusion in 2026 Edition of New Jersey Super Lawyers

3.20.26

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 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 18 Attorneys as Leading Individuals

6.04.25

Thirty-Five Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2025 Edition of New Jersey Super Lawyers

3.19.25

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 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 20 Attorneys as Leading Individuals

6.05.24

Thirty-Four Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2024 Edition of New Jersey Super Lawyers

3.25.24

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

Greenbaum, Rowe, Smith & Davis Recognized as Member of 2023 New Jersey Future Smart Growth Award-Winning Team for Downtown Westfield Redevelopment Project

8.03.23

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