



John Gray

Partner

 Iselin

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- Representation of clients in environmental and agency approvals and strategic planning for development projects, including alternative energy initiatives
- Regulatory compliance, claims resolution, risk management counseling
- Significant roles at NJDEP and NJ TRANSIT prior to entering private practice

John brings a wealth of expertise to assisting the firm's clients, particularly in navigating the complexities of environmental and agency approvals for development projects. His practice is characterized by a commitment to innovative problem-solving and strategic foresight.

With nearly 24 years of experience, including significant roles at the New Jersey Department of Environmental Protection (NJDEP) and NJ TRANSIT, John has honed his skills in regulatory compliance and strategic planning. At NJDEP, he led efforts in permitting complex projects such as electric generation, major remediation, and large-scale infrastructure, demonstrating his ability to manage intricate regulatory landscapes. His role as a legislative liaison underscores his experience managing regulatory matters, constituent issues, and policy formulation across often competing interests.

In addition to his environmental expertise, John is adept at assisting clients with regulatory compliance, claims resolution, and risk management. His tenure at NJ TRANSIT involved managing legal services, overseeing compliance with federal and state funding requirements, and responding to audits and inquiries from agencies such as the U.S. Department of Justice. John successfully led the formulation of public-private partnerships,

oversaw risk management activities for over \$3 billion in active capital projects, and helped advance the nation's largest statewide capital construction program for public transportation. This experience enables him to provide insightful counsel to clients facing regulatory challenges and adapting to uncertain financial conditions.

Areas of Focus

Practice Areas

- Environmental
- A-901 Solid Waste Permitting
- Air Permitting
- Brownfield Cleanup & Redevelopment
- Environmental Compliance & EHS
- Environmental Due Diligence
- Environmental Land Use Permitting
- Environmental Government Enforcement Actions
- Reimbursement & Financing of Cleanup Costs
- Remediation of Contaminated Properties
- Energy & Renewable Resources
- Environmental Issues in Real Estate Transactions & Redevelopment

Industries

- Energy, Public Utilities & Solid Waste
- Real Estate
- Regulated Products

Credentials

Bar Admissions

- New Jersey, 2015

Education

- Seton Hall University School of Law, J.D., 2013
- University of Scranton, B.S., 2000

Experience

Representative Matters

- As in-house counsel, led legal and procurement strategy for NJ TRANSIT's \$577 million post-Superstorm Sandy resiliency microgrid project to ensure continuous rail operations during major power. John oversaw federal grant documentation securing more than \$400 million in funding and managing statewide procurement for generation and infrastructure development.
- Supported lead counsel in representing a west-coast based national renewable power company to secure New Jersey's first waiver permitting solar development in the Pinelands Preservation Area, enabling construction of a landfill-based solar and storage facility following NJBPU, NJDEP, and Pinelands Commission approval.
- Represented a North American developer of utility-scale solar power plants as New Jersey counsel in connection with regulatory approvals for utility-scale solar projects on brownfields and landfills, including proceedings before the NJBPU, related trial and appellate litigation concerning renewable energy incentives, and legislative and regulatory compliance matters for projects totaling approximately \$38 million in capital expenditures.
- Greenbaum's team is representing the principals in the planning and development of a proposed AI data center and on-site energy generation facility in Gloucester County, providing regulatory, land use, environmental, and energy law counsel, and securing local, state, and utility approvals and permits for a large-scale, infrastructure-intensive development project.

Affiliations

Memberships

- NAIOP New Jersey
- NJ Licensed Site Remediation Professionals Association (LSRPA)

Insights & More

Announcements

[Greenbaum, Rowe, Smith & Davis Welcomes John P. Gray as Partner](#)

10.14.25

Client Alerts

[NJDEP Seeks Public Comment on Proposed Revisions to Resilient Environments and Landscapes \(REAL\) Rules](#)

9.08.25

Published Articles

[Greenbaum Rowe Adds Enviro Expert From NJ Transit](#)

10.15.25

Seminars & Events

Managing the Boom: Planning Tools for Data Center Impacts in New Jersey

6.11.26