



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

- Criminal Defense & Regulatory Compliance
- 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
- Environmental Issues in Real Estate Transactions & Redevelopment
- Energy & Renewable Resources
- Environmental Issues in Real Estate Transactions & Redevelopment

Credentials

Bar Admissions

- New Jersey, 2015

Education

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

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

2026 Market Forecast
2026

Greenbaum Rowe Adds Enviro Expert From NJ Transit
10.15.25