



Maura Blau

Counsel

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- Environmental issues in real estate transactions, including public-private partnerships and the remediation of contaminated properties and brownfield redevelopment
- Regulatory interpretation and compliance, environmental due diligence, air and water permitting, underground storage tank issues
- Provides guidance on renewable energy initiatives including the review of solar Power Purchase Agreements and Energy Service Agreements

Maura represents clients in environmental and energy related matters. She provides guidance on environmental issues associated with complex real estate transactions, including public-private partnerships and projects involving the remediation of environmentally contaminated properties and brownfield redevelopment under New Jersey's Site Remediation Reform Act and Licensed Site Remediation Professional (LSRP) program.

With a focus on New Jersey's commercial and industrial real estate sectors, Maura's practice encompasses environmental assessments, environmental due diligence and document review, and advising clients on regulatory interpretation and compliance under New Jersey's Industrial Site Recovery Act (ISRA) and other environmental statutes. She has strong expertise in air and water permitting requirements, underground storage tank (UST) issues, and the management of risk and financial liability with environmental insurance coverage.

Maura has significant experience in shepherding environmental cleanups through all aspects of New Jersey's complex regulatory framework, assisting clients in their interactions with the New Jersey Department of

Environmental Protection (NJDEP) from the initial preliminary assessment phase through receipt of a Response Action Outcome (RAO) closure document. Her work includes responding on behalf of clients to enforcement documents from NJDEP and other agencies, including notices of violation and notices of technical deficiency. She works closely with environmental consultants and engineers to identify potential environmental risks, and in the preparation of technical reports and regulatory submissions.

With degrees in environmental science and mechanical engineering as well as law, Maura is conversant in energy, environmental and sustainability issues from the micro to the macro level. She understands energy, building operational systems and the tools of sustainability from the technical perspective and assists clients with the task of interpreting complex technical data to achieve project objectives. Earlier in her career, Maura played a role in crafting the New Jersey Master Plan as an engineer with the former New Jersey Department of Energy. Her hands-on experience within the energy sector encompasses both solar and cogeneration/combined heat and power (CHP) projects. She provides legal guidance on solar energy agreements including Power Purchase Agreements (PPAs) and Energy Service Agreements and negotiates with renewable energy service providers on behalf of client energy buyers.

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
- Federal & State Superfund & Lien Laws
- Environmental Government Enforcement Actions
- ISRA & Other Transaction-Triggered Environmental Laws
- Reimbursement & Financing of Cleanup Costs
- Remediation of Contaminated Properties
- Energy & Renewable Resources
- Environmental Issues in Real Estate Transactions & Redevelopment

Industries

- Real Estate
- Energy, Public Utilities & Solid Waste
- Higher Education

Credentials

Bar Admissions

- New Jersey, 1989

Education

- Rutgers University School of Law - Newark, J.D., 1989
- City University of New York, City College, B.E.M.E., 1984
- State University of New York at Purchase, B.A., 1979

Experience

Representative Matters

- The firm represents L'Oréal USA, providing support in the development and operation of large-scale renewable energy projects, including negotiation of long-term energy services agreements, community solar arrangements, and utility compliance for facilities in multiple states, including a flagship New Jersey microgrid and solar generation facility with battery storage and EV infrastructure.
- Supported lead counsel in representing a west-coast based national renewable power company in securing 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.
- The firm represented a national real estate company on environmental aspects of property acquisition and redevelopment, including negotiations with redevelopment agencies, for a multi-parcel mixed-use redevelopment project in Jersey City involving complex remediation and land use considerations.
- 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.
- The firm's ongoing representation of a powerhouse entity in New Jersey and New York's commercial real estate sectors includes negotiating rooftop solar leases and transmission easements for community solar projects and advising on regulatory compliance and project development across the client's significant commercial portfolio.

- Counseled Montclair State University in the evaluation of environmental issues and associated environmental contract provisions related to the university's development of a new cogeneration facility and the cessation of existing cogeneration operations.

Affiliations

Memberships

- New Jersey State Bar Association: Environmental Law Section (past Chair), Newsletter (former Editor); Corporate Sustainability, Cleantech, and Climate Change Special Committee (co-founder and former Co-Chair)
- Justice Stewart G. Pollock Environmental American Inn of Court (former Master)
- Union County Hub of Municipal Environmental Commissions (former Co-Chair)

Committees

- NJDEP Site Remediation Program Steering Committee (former member)

Personal

- Environmental Commission of Township of Springfield, NJ
- Mental Health Association of Essex and Morris, Inc. (former member, Board of Directors)

Insights & More

Client Alerts

[Garden State C-PACE Program Update: EDA Issues Updated Program Guidelines and Draft Supplemental Guidelines](#)

7.08.24

[An Overview of the New Jersey BPU's New Energy and Water Benchmarking Annual Reporting Requirements](#)

9.28.23

[Garden State C-PACE Program Update: EDA Issues Draft Assessment Documents and Municipal Opt-In Ordinance](#)

8.21.23

[Garden State C-PACE Program Update: EDA Issues Preliminary Draft Program Guidelines](#)

4.25.23

[NJDEP Publishes Interim Soil Remediation Standards for PFAS](#)

10.17.22

[New Jersey Establishes C-PACE Program to Finance Eligible Commercial Renewable Energy Projects](#)

3.24.22

Connecticut Enacts Transfer Act Amendments Including Eventual Transition from Transaction-Triggered to Release-Based Program

11.17.20

Climate Change Takes Center Stage as NJDEP Schedules February/March Stakeholder Meetings to Address Critical Regulatory Reform

2.18.20

Seminars & Events

Weather Climate Change and the Law

4.27.21