



David C. Scott

Partner

 Roseland

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- Provides strategic environmental risk guidance in real estate and business transactions, including the assessment, mitigation and allocation of environmental liabilities for clients including property owners, developers, manufacturers, lenders, and private equity firms
- Comprehensive regulatory and permitting expertise supporting federal and state compliance and essential permits for air, water, wetlands, and site remediations
- Pre-acquisition environmental due diligence, negotiation of environmental provisions in agreements, and oversight of environmentally impacted site cleanups including brownfields, manufacturing facilities, gas stations, drycleaners, and other industrial properties

David is an environmental lawyer whose practice emphasizes transactions, permitting, and regulatory compliance. He assists clients in assessing the environmental risks associated with real estate and business transactions and in developing strategies for the mitigation and allocation of those risks. He provides critical guidance on addressing environmental issues when they do arise, including the presence of hazardous substances and emerging contaminants in soil and groundwater, discharges from underground storage tanks, and the cleanup and remediation of contaminated sites.

Clients rely on David's ability to navigate the compliance requirements associated with a broad range of federal and state environmental statutes, including the New Jersey Spill Compensation and Control Act (Spill Act) and

the Industrial Site Recovery Act (ISRA), as well as the federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the Resource Conservation and Recovery Act (RCRA). His experience also encompasses the analysis and management of environmental, health and safety (EHS) risks, and the oversight of environmental compliance audits, and responses to government inspections, inquiries, and enforcement actions.

David guides clients through all phases of environmental permitting and the coordination of remedial activities in connection with redevelopment activities including obtaining access to off-site properties to conduct environmental delineation and remediation. His work in this area encompasses obtaining required approvals, modifications and renewals of Remedial Action Permits, New Jersey Pollutant Discharge Elimination System Permits, Coastal Area Facility Review Act Permits, Coastal and Freshwater Wetlands Permits, and the reporting and permitting requirements related to the operation and closure of underground storage tanks.

He is deeply involved in the representation of private equity firms, manufacturers, retailers, lenders, and developers in mergers, acquisitions, divestitures, and the purchase and sale of commercial and industrial real estate properties. This experience includes brownfield redevelopment projects and transactions at former industrial and commercial facilities, gas stations and other contaminated properties. David plays a key role in pre-acquisition environmental due diligence, the negotiation of environmental provisions in purchase and sale, stock purchase, access, and environmental indemnity agreements, and evaluating the viability of each redevelopment project. David also provides guidance related to the unique environmental compliance aspects of these transactions, including reporting obligations and analyzing remedial options.

Having developed strong relationships with the New Jersey environmental regulatory community, David frequently interacts with the New Jersey Department of Environmental Protection and Licensed Site Remediation Professionals (LSRPs) to ensure that the firm's clients are properly and efficiently conducting the remediation of contaminated sites in compliance with applicable environmental laws and regulations. He regularly tracks market trends, emerging issues, and regulatory activity including proposed legislation and regulations that are likely to impact his clients.

Areas of Focus

Practice Areas

- Environmental
- A-901 Solid Waste Permitting
- 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
- Environmental Issues in Real Estate Transactions & Redevelopment

Industries

- Real Estate

Credentials

Bar Admissions

- New Jersey, 2015
- New York, 2017
- District of Columbia, 2017

Education

- Vermont Law School, J.D., *cum laude*, 2015
- State University of New York College of Environmental Science and Forestry, B.S., *magna cum laude*, 2012

Recognition

- Listed in *Best Lawyers: Ones to Watch* (a trademark of Woodward/White, Inc.) in the Environmental Law practice area (2021 - present)
- Listed in *Super Lawyers – New Jersey Rising Stars* (a Thomson Reuters business) in the Environmental practice area (2022 - present)
- Selected for inclusion in 2024 by *NJBIZ* (a publication of Bridge Tower Media) on its “Leaders in Law” list
- Selected for inclusion by the *New Jersey Law Journal* on the 2023 list of "New Leaders of the Bar," the publication's annual listing of outstanding attorneys under the age of 40 in New Jersey

Experience

Representative Matters

- Defended a U.S. stainless steel manufacturer against alleged violations of the Emergency Planning and Community Right-to-Know Act, successfully responding to an EPA Notice to Show Cause and securing dismissal of approximately \$250,000 in proposed penalties.
- Representing a client as environmental counsel in matters arising from historical dry cleaner contamination, including regulatory compliance and remediation of chlorinated solvent impacts to soil, groundwater, and indoor air.
- Representing a multinational manufacturing and technology company in a multi-party CERCLA cost-recovery and contribution action involving alleged contamination of a Northern New Jersey waterbody and surrounding wetlands.
- Representing the world's largest pest control company in proceedings before the NJDEP arising from historical fuel oil contamination, including negotiating site access, pursuing litigation to obtain remediation rights, developing remedial strategies, and advocating for a technical impracticability determination to reduce long-term regulatory obligations and costs.
- Representing a leader in innovative water solutions in compliance with the ISRA at a former manufacturing facility, including vapor intrusion and remediation program issues.
- Assisted in representing Veris Residential, Inc. in transactions involving the sale of three Class A office buildings, a mixed-use retail/commercial building, and a commercial development site in Jersey City. The firm served as real estate counsel on the mixed-use property and as New Jersey local counsel on the remaining assets, and 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."
- Supporting lead counsel in serving as environmental counsel to an outdoor products manufacturer in facility compliance, real estate matters, and the environmental decommissioning and remediation of a major New Jersey manufacturing operation.
- Supporting the representation of the country's largest ready-mix concrete supplier in environmental and ISRA compliance matters related to real estate and stock acquisitions, including oversight of remediation obligations for acquired properties.
- Represented a global medical equipment manufacturer in environmental permitting, ISRA compliance, and international corporate reorganizations, including resolution of Clean Water Act disputes resulting in \$20–\$50 million in avoided compliance costs.
- Supporting lead counsel in serving as New Jersey environmental counsel to a multinational specialty coatings manufacturer in connection with ISRA compliance, remediation liability allocation, operating permits, and the acquisition and disposition of environmentally complex properties.
- Assisting in advising a national media and information company on ISRA compliance and PFAS-related contamination issues at multiple New Jersey facilities, including pursuing claims against former owners and managing environmental issues in property dispositions.
- Supporting lead counsel in representing one of the largest Dunkin' franchisees in the New Jersey/New York metropolitan area and the U.S. in connection with multi-store development, franchise compliance, acquisitions,

real estate and asset-based financing, complex lease negotiations, environmental matters, employment counseling, and shareholder redemption.

Affiliations

Memberships

- Commercial Real Estate Development Association, New Jersey (CREDA NJ): Developing Leaders Committee; Regulatory Affairs Committee
- Industrial and Office Real Estate Brokers Association
- New Jersey Builders Association: Environmental Affairs Committee
- Commerce & Industry Association of New Jersey (CIANJ): Manufacturing Forum Steering Committee; Environmental Business Council, Contaminants of Emerging Concern Working Group
- New Jersey State Bar Association: Environmental Law Section, Secretary; Board of Directors (2022-2025)

Personal

- *Vermont Journal of Environmental Law*; Articles Editor (2014 - 2015); Staff Editor (2013 - 2014)
- While attending law school, recipient of Academic Excellence Award in Legal Analysis and Writing
- As an undergraduate, member of Alpha Xi Sigma Honors Society

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

Greenbaum Partner David C. Scott Elected as Officer-at-Large of NJSBA Environmental Law Section
6.13.25

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

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

3.25.24

Kersten Kortbawi and David C. Scott Recognized by NJBIZ on 2024 List Called "Leaders in Law"

3.21.24

Greenbaum, Rowe, Smith & Davis Promotes Six Attorneys to Partnership and Two Associates to Counsel

1.07.24

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

Greenbaum Attorneys Monica P. Schroeck & David C. Scott Assume New Leadership Roles in NJSBA Environmental Law Section

8.09.22

Client Alerts

EPA's Designation of Two "Forever Chemicals" as Hazardous Substances Brings Potential Impacts to Manufacturers, Commercial/Industrial Facilities & Property Owners

4.23.24

EPA Finalizes Ban and Phase-Out of Chrysotile Asbestos

3.28.24

NJDEP Anticipates Significant Updates to Surface Water Quality Standards

9.12.23

NJDEP Publishes New Interim Remediation Standards for GenX Chemicals (a PFOA Substitute)

6.05.23

EPA Publishes Final Rule on Conducting Phase I Environmental Site Assessments

12.19.22

NJDEP Publishes Interim Soil Remediation Standards for PFAS

10.17.22

EPA Proposed Designation of New CERCLA Hazardous Substances Would Significantly Impact Business Facilities, Manufacturers and Property Owners

8.31.22

NJDEP Issues New Guidance for Contaminants of Emerging Concern

8.12.21

An Update on Pending Revisions to the Phase I Environmental Site Assessment Standard

3.25.21

DEP Issues Guidance Regarding Compliance Challenges Arising from COVID-19

4.27.20

Publications

Health and Safety, Prevention, and Right-to-Know Reporting

2025

Commercial Real Estate Transactions in New Jersey

2019

Seminars & Events

Site Remediation

3.25.26

Site Remediation

3.26.25

Obtaining Phase 1 and Phase 2 Environmental Site Assessments

6.09.24

Site Remediation

3.19.24

PFAS Update

2.07.24

Commercial Real Estate - From Handshake to Closing

9.07.23

Site Remediation

3.29.23