

David C. Scott

PARTNER

75 Livingston Avenue
Roseland, New Jersey 07068
T: 732.476.2626
F: 732.476.2627
dscott@greenbaumlaw.com



As an environmental attorney, it's important to find creative ways to address complex problems. I often find myself thinking ten steps down the line to ensure that my clients' business needs and objectives will be fully satisfied, both now and in the future.

David's environmental law practice emphasizes transactions, permitting, and regulatory compliance. He primarily provides counsel on environmental risks associated with real estate and business transactions, methods for mitigating those risks, and strategies for addressing environmental issues when they do arise, including the presence of hazardous substances in soil and groundwater, discharges from underground storage tanks, and the cleanup and remediation of contaminated sites. He also assists solid waste service vendors in obtaining the required A-901 licenses and Certificates of Public Convenience and Necessity required under New Jersey law.

David has played a significant role in the representation of private equity firms, manufacturers, retailers, lenders, and developers in mergers, divestitures, acquisitions, and the purchase and sale of commercial and industrial real estate properties. He has assisted in brownfield redevelopment projects and transactions at former industrial and commercial facilities, gas stations and other contaminated properties, including conducting pre-acquisition environmental due diligence. As part of his practice, he negotiates the environmental provisions in purchase and sale, stock purchase, access, and environmental indemnity agreements, and evaluates the viability of each redevelopment project. David also provides guidance related to the unique environmental compliance aspects of these transactions, including reporting obligations

Departments

Environmental

Practice Groups

Environmental

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

Bar Admissions

New Jersey, 2015

New York, 2017

District of Columbia, 2017

and analyzing remedial options.

His background also encompasses the analysis and management of environmental, health and safety (EHS) risks, the oversight of environmental compliance audits, and compliance with the New Jersey Spill Compensation and Control Act, the New Jersey Industrial Site Recovery Act (ISRA), the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), the Resource Conservation Recovery Act (RCRA), and other federal and state environmental statutes.

David has developed strong relationships with the New Jersey environmental regulatory community and 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 accordance with applicable environmental laws and regulations. Building on these relationships, David assists clients in developing strategies for addressing compliance concerns, ensuring workplace and product safety, and responding to government inspections and inquiries.

David also guides clients through all phases of environmental permitting and the coordination of remedial activities in connection with redevelopment activities. His work in this area encompasses obtaining required approvals, modifications and renewals of New Jersey Pollutant Discharge Elimination System Permits, Remedial Action 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.

Results may vary depending on your particular facts and legal circumstances.

HONORS & AWARDS

- 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* on a list called "Leaders in Law"
- 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 and practicing in New Jersey
- While attending law school, recipient of Academic Excellence Award in Legal Analysis and Writing (2012)
- As an undergraduate, member of Alpha Xi Sigma Honors Society (2009 - 2012)

Please visit our Award Methodology page for a description of the standard or methodology on which these accolades are based. Attorney Advertising: No aspect of this advertisement has been approved by the Supreme Court of New Jersey.

UNIQUELY NJ

- New Jersey State Bar Association; Environmental Law Section, Officer-at-Large; Board of Directors (2022-2025)
- 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
- NAIOP New Jersey; Developing Leaders Committee and Regulatory Affairs Committee

MORE ACTIVITIES & EXPERIENCE

- Industrial and Office Real Estate Brokers Association
- *Vermont Journal of Environmental Law*; Articles Editor (2014 - 2015); Staff Editor (2013 - 2014)

PRESENTATIONS & SPEAKING ENGAGEMENTS

Panelist, Site Remediation

Sponsor: *Atlantic Builders Convention*, March 27, 2025

Faculty, Obtaining Phase 1 and Phase 2 Environmental Site Assessments

Sponsor: *Halfmoon Education*, June 10, 2024

Panelist, Site Remediation

Sponsor: *Atlantic Builders Convention*, March 20, 2024

Panelist, PFAS Update

Sponsor: *Associated General Contractors of America*, February 8, 2024

Faculty, Commercial Real Estate – From Handshake to Closing

Sponsor: *New Jersey Institute for Continuing Legal Education*, September 8, 2023

Panelist, Site Remediation

Sponsor: *Atlantic Builders Convention*, March 30, 2023

PUBLICATIONS & ALERTS

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

New Jersey Environmental Law Handbook, Tenth Edition, 2025

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

Greenbaum, Rowe, Smith & Davis LLP Client Alert, April 23, 2024

Co-Author, EPA Finalizes Ban and Phase-Out of Chrysotile Asbestos

Greenbaum, Rowe, Smith & Davis LLP Client Alert, March 28, 2024

Author, NJDEP Anticipates Significant Updates to Surface Water Quality Standards

Greenbaum, Rowe, Smith & Davis LLP Client Alert, September 12, 2023

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

Greenbaum, Rowe, Smith & Davis LLP Client Alert, June 5, 2023

Author, EPA Publishes Final Rule on Conducting Phase I Environmental Site Assessments

Greenbaum, Rowe, Smith & Davis LLP Client Alert, December 19, 2022

Co-Author, NJDEP Publishes Interim Soil Remediation Standards for PFAS

Greenbaum, Rowe, Smith & Davis LLP Client Alert, October 17, 2022

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

Greenbaum, Rowe, Smith & Davis LLP Client Alert, August 31, 2022

Author, NJDEP Issues New Guidance for Contaminants of Emerging Concern

Greenbaum, Rowe, Smith & Davis LLP Client Alert, August 12, 2021

Co-Author, An Update on Pending Revisions to the Phase I Environmental Site Assessment Standard

Greenbaum, Rowe, Smith & Davis LLP and FalconRE Group Client Alert, March 25, 2021

Co-Author, DEP Issues Guidance Regarding Compliance Challenges Arising from COVID-19

Greenbaum, Rowe, Smith & Davis LLP Client Alert, April 27, 2020

Contributor, Commercial Real Estate Transactions in New Jersey

New Jersey Institute for Continuing Legal Education, 4th Edition, 2019

Co-Author, SRRA 2.0: New Jersey Introduces Legislation to Amend Site Remediation Reform Act

Greenbaum, Rowe, Smith & Davis LLP, June 10, 2019

Author, Recent NJ Appellate Division Ruling Expands Eligible Parties for Innocent Party Grants Under the Brownfield Act

Greenbaum, Rowe, Smith & Davis LLP Client Alert, October 11, 2017

NEWS

2026 Edition of *Best Lawyers* Recognizes 54 Attorneys in 41 Practice Areas: Eight Greenbaum Lawyers Recognized on “Ones to Watch” List
August 21, 2025

Greenbaum Partner David C. Scott Elected as Officer-at-Large of NJSBA Environmental Law Section
June 13, 2025

Thirty-Five Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2025 Edition of New Jersey Super Lawyers
March 20, 2025

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
August 15, 2024

Thirty-Four Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2024 Edition of New Jersey Super Lawyers
March 26, 2024

Kersten Kortbawi and David C. Scott Recognized by *NJBIZ* on 2024 List Called “Leaders in Law”
March 22, 2024

Greenbaum, Rowe, Smith & Davis Promotes Six Attorneys to Partnership and Two Associates to Counsel
January 8, 2024

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
August 17, 2023

Greenbaum, Rowe, Smith & Davis Recognized as Member of 2023 New Jersey Future Smart Growth Award-Winning Team for Downtown Westfield Redevelopment Project
August 4, 2023

Jessica M. Carroll & David C. Scott Recognized by *New Jersey Law Journal* on 2023 “New Leaders of the Bar” List
July 19, 2023

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
August 18, 2022

Greenbaum Attorneys Monica P. Schroeck & David C. Scott Assume New Leadership Roles in NJSBA Environmental Law Section
August 10, 2022