



John P. Gray

PARTNER

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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 assessment. 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.

UNIQUELY NJ

- NAIOP New Jersey

Departments

Environmental

Practice Groups

Energy & Renewable Resources

Education

Seton Hall University School of Law, J.D., 2013

University of Scranton, B.S., 2000

Bar Admissions

New Jersey, 2015

- NJ Licensed Site Remediation Professionals Association (LSRPA)

PUBLICATIONS & ALERTS

Co-Author, 2026 Market Forecast

Real Estate New Jersey, 2026

Interviewed, Greenbaum Rowe Adds Enviro Expert From NJ Transit

Law360 Pulse, October 15, 2025

Author, NJDEP Seeks Public Comment on Proposed Revisions to Resilient Environments and Landscapes (REAL) Rules

Greenbaum, Rowe, Smith & Davis LLP Client Alert, September 8, 2025

NEWS

Greenbaum, Rowe, Smith & Davis Welcomes John P. Gray as Partner

October 14, 2025