



JAAN M. HAUS

Practice Areas

Environmental Law

Areas of Emphasis

Business and Real Estate Transactions

Contaminated Site Remediation

Brownfields Cleanup and Redevelopment

Land Use/Environmental Permitting

Regulatory Compliance

Overview

Jaam M. Haus, a partner in Riker Danzig's Environmental Group, has a multifaceted practice assisting clients on a broad array of transactional, regulatory and litigation matters involving state and federal environmental law. Jaan takes a practical, business-oriented approach to his work counseling clients to efficiently and effectively resolve complex environmental issues. Jaan finds that the best way to provide value-added service is to truly understand a client's business and to work as an integral part of the client team in addressing its challenges and achieving its objectives.

Chambers USA: America's Leading Business Lawyers has included Jaan in its 2015 through 2021 publications for Environmental Law, calling him an "excellent environmental lawyer," lauded for his range of environmental



Partner

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work, and particularly recognized for his adept counsel on complex site remediation matters and as a noted authority on the New Jersey Site Remediation Reform Act (SRRA). Clients describe him as a "thoughtful, smart and detailed attorney, who applies a good, intellectual approach to his work." They also note that he is "great to work with, knows what's going on and always delivers," "frequently assists across litigation, transactional matters and regulatory compliance," and comment that "his work is exemplary." Best *Lawyers in America*®, a peer review of U.S. lawyers, has included Jaan on its "Best Lawyers" list in the field of Environmental Law for 2022. See [Awards and Honors Methodology](#).

No aspect of this advertisement has been approved by the Supreme Court of New Jersey.

Jaan advises clients from a wide range of industries including real estate developers, real estate investors, lenders, energy companies, commercial and industrial manufacturers, specialty chemical companies, aerospace companies, pharmaceutical companies, food distributors and small commercial businesses.

He has extensive experience assisting clients with environmental due diligence, contaminated site remediation, licensed site remediation professional (LSRP) issues, brownfields redevelopment, operational permitting, regulatory compliance, siting renewable energy projects, cost recovery actions (under CERCLA and the NJ Spill Act), procuring environmental insurance and pursuing insurance coverage claims. He is also adept at assessing development constraints and obtaining waterfront development, CAFRA, wetlands, flood hazard area and stormwater management approvals for his developer clients.

Environmental Transactional Work

Jaan advises clients on all types of business and real estate transactions, including buying and selling, leasing, financing and redevelopment of real property (particularly environmentally encumbered property), as well as corporate asset and equity transactions. He is particularly well-versed in identifying and analyzing environmental risks and developing risk

management strategies that include protective contractual mechanisms, insurance policies, and creative transaction structuring. He efficiently manages the due diligence process by identifying and effectively communicating potential material risks and has extensive experience negotiating all types of environmental issues and allocating environmental liabilities and responsibilities in complex transactions. Jaan also has particular knowledge of the New Jersey Industrial Site Recovery Act (ISRA) and routinely counsels clients on applicability and compliance issues.

Contaminated Site Remediation/Brownfields Redevelopment

Jaan frequently manages contaminated site remediation matters from start to finish, which includes overseeing environmental consultants, negotiating access and service agreements, managing relationships with regulatory agencies, developing cost-effective and business-practical cleanup strategies, and counseling clients on long-term management and disposition of properties. He has assisted numerous clients with cleaning up and developing brownfields sites, including obtaining regulatory approvals, negotiating liability transfer agreements, obtaining funding, and implementing risk management and mitigation strategies, particularly through obtaining environmental insurance. As a chairman of the New Jersey Licensed Site Remediation Professionals Association (LSRPA) Legal and Legislative Committee as well as the New York City Brownfields Partnership (NYCBP) Insurance and Risk Management Committee, Jaan is deeply immersed in the latest issues affecting site remediation and brownfields development, including vapor intrusion and indoor air quality issues, natural resource damages (NRD) and emerging contaminants (like PFAS).

Environmental Land Use Permitting

Clients regularly rely on Jaan for assistance in obtaining various state and federal permits and approvals for development and infrastructure projects in regulated coastal, waterfront, wetlands, riparian and flood hazard areas. In these matters he routinely engages with and appears before state and federal regulators, including the New Jersey Department of Environmental Protection (NJDEP) and U.S. Army Corps of Engineers. Jaan is also

experienced with addressing threatened and endangered species issues, climate change and flood resiliency considerations and developing mitigation strategies for project impacts, which at times involves contracting with mitigation banks, establishing conservation restrictions or negotiating turnkey mitigation contracts.

Regulatory Compliance

Jaan handles all types of environmental permitting and compliance matters, including defending clients when they are charged with violating environmental permitting requirements. He also is experienced in procurement, modification and renewal of operational permits of many kinds, including solid and hazardous waste management, groundwater, surface water, industrial and stormwater discharges (NJPDES and NPDES) and sewerage connections and treatment. Jaan frequently engages in legislative and regulatory stakeholder processes to assist his clients and to keep informed on the newest governmental initiatives and changes in regulation, including state and federal environmental justice programs.

Jaan earned his law degree *cum laude* from Pace University School of Law, where he also received a Certificate in Environmental Law.

Education

Pace University School of Law, J.D., 2008

University of Richmond, B.A., 2005

Bar Admissions

New Jersey

United District Court, District of New Jersey

New York

Professional Activities

Licensed Site Remediation Professional Association – Chair of Legal and Legislative Committee, Member of Steering Committee

New York City Brownfields Partnership – Co-Chair of Insurance and Risk Management Committee