

Alison T. Saling

Counsel

Newark
+1.973.848.4051

alison.saling@klgates.com

OVERVIEW

Alison Saling's environmental practice includes representing clients in connection with environmental aspects of real estate and corporate transactions, including due diligence and compliance with the New Jersey Industrial Site Recovery Act. Alison also provides common counsel representation for multiparty groups in Superfund and Spill Fund matters, negotiates remediation and redevelopment agreements for brownfield sites, advises clients regarding permitting applications and compliance under various federal and state environmental laws, and represents clients in regulatory enforcement and real estate litigation matters.

PROFESSIONAL BACKGROUND

Prior to joining K&L Gates, Alison was an associate in the environmental law group of a major New Jersey law firm; she was also previously associated with two major New York City law firms where she focused on commercial litigation and arbitration, including environmental toxic torts, real estate, securities and general contract matters. She has also served as counsel to a film production company.

PROFESSIONAL / CIVIC ACTIVITIES

- Urban League of Essex County, Member, Board of Trustees

SPEAKING ENGAGEMENTS

- “New Jersey Regulatory and Enforcement Update for Asphalt, Concrete, Quarry and Road Construction Industry”, presentation to New Jersey Asphalt Pavement Association and New Jersey Concrete and Aggregates Association, March 5, 2019

EDUCATION

- J.D., Harvard Law School, 1988
- B.A., Princeton University, 1984 *(Princeton School of Public and International Affairs; cum laude)*

ADMISSIONS

- Bar of New Jersey
- Bar of New York
- United States Court of Federal Claims
- United States District Court for the Eastern District of New York
- United States District Court for the Southern District of New York

LANGUAGES

- French

THOUGHT LEADERSHIP *POWERED BY HUB*

- 28 May 2020, Seller Beware: Coordinating Brownfields Redevelopment With Remediation
- 29 April 2019, Rights and Liabilities When Contaminated Property Is Taken in Condemnation
- 10 April 2019, Condemnation of Contaminated Property In The New Regulatory Environment

OTHER PUBLICATIONS

- "Seller Beware: Coordinating Brownfields Redevelopment with Remediation," *New Jersey Law Journal*, (co-author) May 18, 2020
- "Condemnation of Contaminated Property In The New Regulatory Environment," J. Marmora and A. Saling, New Jersey Law Journal, February 11, 2019

AREAS OF FOCUS

- Environment and Energy
- Real Estate Acquisitions and Dispositions

INDUSTRIES

- Corporate Sustainability
- Energy

REPRESENTATIVE EXPERIENCE

- Counseled a leading lender in negotiating environmental indemnity for financing of New Jersey construction projects.
- Represent PRP Groups and individual industrial users in obtaining and complying with water allocation permits, water use registrations and NPDES discharge permits.
- Represents one of the world's largest chemical manufacturing companies in the sale and remediation of New Jersey properties, including negotiations with redevelopers and municipalities.
- Counseled the world's largest commercial real estate servicing firm in the negotiation of environmental provisions in sale and lease transactions, and ISRA compliance for three New Jersey properties.
- Advised a leading chemical manufacturer in complex ISRA compliance for sale of a New Jersey facility.
- Represented fuel terminal in sale of New Jersey assets and negotiated transfer of environmental liabilities under Consent Judgment.
- Counsels major laboratory services provider in negotiation of leases of remediated properties and facility expansion, including qualification for redevelopment grant funding.
- Represented a leading self storage facility developer in acquisitions of New Jersey properties, including due diligence and management of environmental liability.
- Represented a major wholesale club retailer in a negotiated agreement in lieu of condemnation for the installation of a utility easement.
- Advise a government agency in negotiating easements in lieu of condemnation for rail line construction projects on contaminated properties.
- Serves as Common Counsel for a 35+ party PRP Group in the remediation and redevelopment of a former drum reconditioning site, including negotiating access, contractor agreements, permits and required USEPA and local agency remediation approvals.
- Serves as Common Counsel for a 50+ party PRP Group in the off-site investigation of groundwater contamination and the ongoing on-site remediation of a former chemical recycling facility, including negotiating access from adjacent property owners, contractor agreements, consent decrees and administrative orders with USEPA, and settlements with non-party companies to resolve their liability at the site.
- Represented a major personal products and cosmetics manufacturer in resolving air permitting issues with the NJDEP.
- Advised a Fortune 500 chemical specialty products manufacturer in obtaining all required NJDEP air permits for an unpermitted facility and in developing a discharge prevention and countermeasure plan for another New Jersey facility.

- Advised a quarry and construction services company in Title V and Subchapter 8 air permitting for numerous New Jersey facilities, and defended company in administrative proceedings with the NJDEP to resolve alleged violations of air, recycling, and water permits.
- Advise one of the world's largest chemical manufacturing companies in negotiations with NJ Board of Public Utilities regarding provision of services for planned office park.
- Defended a quarry and construction company in real estate litigation with a property owner, including claims regarding environmental contamination and remediation, and quarry reclamation obligations.