



David J. Singer

Principal

Morristown, NJ

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David Singer guides clients through complex environmental, land use, and transactional matters with practical, business-focused solutions. By integrating compliance, permitting, and real estate strategy, he offers a seamless approach to issues that often span multiple legal disciplines. Known for simplifying multifaceted challenges, David helps clients minimize risk, reduce inefficiencies, and avoid the need to engage multiple attorneys for interconnected problems. His work regularly involves high-stakes regulatory approvals, redevelopment projects, and real estate transactions layered with technical and legal complexity.

Environmental

David provides comprehensive environmental counsel to companies facing regulatory compliance, permitting, and site remediation challenges under both state and federal frameworks. He regularly represents clients in environmental litigation, administrative law proceedings, and appeals before the New Jersey Appellate Division, including disputes involving agency decision-making.

He has deep experience navigating the Industrial Site Recovery Act (ISRA) and works closely with environmental consultants to manage the remediation and transactional impacts of contaminated sites. He is also the firm's go-to attorney for matters involving A901 licensing and Certificates of Public Convenience and Necessity (CPCN), including post-licensure compliance and agency approvals.

David stays at the forefront of emerging issues in environmental law, advising clients on evolving topics such as PFAS, microplastics, and other emerging contaminants—both those with established regulatory frameworks and those still in early stages of regulation. He also tracks and advises on key state legislative trends, including the anticipated revisions to the Site Remediation Reform Act (SRRA), updates to the New Jersey Site Remediation Funding Programs, and the expansion of State Climate Superfund Laws.

Land Use

David represents commercial and residential developers, property owners, and institutions in navigating New Jersey's ever-changing land use and land resource regulations. His experience spans the full spectrum of land use matters, including variances, brownfield redevelopment projects, condemnation proceedings, and land use appeals.

He frequently assists clients with state and local land use permitting, working with the New Jersey Department of Environmental Protection (NJDEP) on issues such as wetlands protection, coastal development approvals, and hardship

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waivers related to flood hazard areas. His integrated approach allows clients to move projects forward efficiently while maintaining full compliance with evolving land use policies.

Transactional

In addition to his regulatory work, David represents clients in complex real estate transactions across New Jersey and New York, particularly those involving environmental due diligence or compliance hurdles. He frequently serves as local counsel in multi-jurisdictional transactions, helping national and global companies navigate local permitting, zoning, and environmental requirements.

David also negotiates and drafts leases, purchase and sale agreements, and other real estate contracts—always with an eye toward risk mitigation, deal efficiency, and regulatory compliance.

Recognitions

No aspect of this or any advertisement has been approved by the Supreme Court of New Jersey. For ranking methodologies, please see [here](#).

- New Jersey Super Lawyers® (2021-2023)
- New Jersey Rising Stars® (2010-2019)

Memberships

- Bridgewater Professional Group - President
- Cook Community Alumni Association - Co-President
- Hillsborough Area Networking Group - Member
- Hillsborough Township, County of Somerset - Board Member, Board of Ethics
- Jewish Family Services of Somerset, Hunterdon, and Warren Counties - Member of the Claims Conference Holocaust Survivor Advisory Committee
- Justice Stewart G. Pollock Environmental American Inn of Court - Master
- New Jersey Bar Association - Member
- New York State Bar Association - Member
- Middlesex County Bar Association – Member
- Somerset County Business Partnership - Member
- Rutgers Alumni Association - Voting Member, Nomination Committee (2025-2028)
- Jewish Bar Association of New Jersey - Member

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News

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- David Singer Begins Term on Rutgers Alumni Association's Nominating Committee, 7/09/2025
- Twenty Porzio Attorneys Recognized in 2023 New Jersey Super Lawyers and Rising Stars Lists, 5/11/2023
- Porzio's David Singer to be Awarded George H. Cook Distinguished Alumni Award , 4/06/2023
- Porzio Expands Environmental & Land Use Practice with the Arrival of Attorneys David J. Singer and Lisa M. Leili, 9/28/2022

Articles

- Real Estate, Land Use & Environmental Newsletter - August 2025, 8/12/2025
- NJ Assembly to Vote on Packaging Legislation: Extended Producer Responsibility Program, 5/05/2025
- NJDEP's Proposed Site Remediation Reform Act of 2009 (SRRA) Amendments: Impact on Commercial Transactions & What You Need to Know, 4/24/2025
- Real Estate, Land Use & Environmental Newsletter - April 2025, 4/24/2025
- Navigating the New Jersey Ground Water Quality Standards Changes: Key Impacts and Considerations - *New Jersey Law Journal*, 4/14/2025
- Real Estate, Land Use & Environmental Newsletter - October 2024, 10/31/2024
- How the EPA's New PFAS Hazardous Substance Designation Under CERCLA Impacts You, 7/19/2024
- Real Estate, Land Use & Environmental Newsletter - July 2024, 7/19/2024
- New Jersey Implements Mandatory Recycled Content Requirements for Containers and Packaging Products, 3/19/2024
- New Jersey Flood Risk Disclosure Law To Take Effect March 20, 2024: Key Actions Sellers and Landlords Need To Take To Comply, 3/08/2024

Speaking Engagements

- "Land Resources Regulatory Update: The Ever Changing Landscape of New Jersey Land Resources Law," New Jersey State Bar Association, 2025 Environmental Law Forum, 6/20/2025
- "It's The REAL Regs: What's to Come," Justice Stewart G. Pollock Environmental American Inn of Court , 3/05/2025
- "Careers in Environmental Law," Careers in Environmental Policy, Institutions and Behavior, Rutgers University, 12/12/2023

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Practices

- Environmental
- Real Estate

Area of Focus

- Auditing
- Cleanup Cost and Insurance Recovery
- Commercial Real Estate Transactions and Leasing
- Compliance, Permitting, and Enforcement Defense
- Environmental Cases
- Environmental Representative Clients
- Land Use and Redevelopment
- Real Estate Litigation
- Real Property and Business Transactions
- Site Remediation and Brownfields Development
- Wetlands and Waterfront Development

Bar Admissions

- New Jersey, 2006
- New York, 2019

Court Admissions

- United States District Court, District of New Jersey, 2006

Education

- *Vermont Law School*
J.D., 2004
- *Rutgers University - Cook College*
B.S. in Environmental Policy, Institutions and Behavior, 2001