



Partner

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Practices

Real Estate
Environmental

Education

J.D., Rutgers School of
Law - Camden, 1997
B.A., *cum laude*, Elmira
College, 1994

Bar Admissions

New Jersey, 1997
District Court of New
Jersey, 1997

Jennifer Cordes concentrates her practice in the areas of environmental counseling, litigation and real estate. She regularly assists business owners, home owners, developers, and nonprofit organizations, advising them on regulatory compliance issues and negotiating with state and federal agencies. Jennifer is skilled at representing clients involved in permit or enforcement actions, navigating their Industrial Site Recovery Act (ISRA) obligations, and in cost recovery matters under Superfund, the Resource Conservation and Recovery Act, and the Spill Act.

Jennifer also devotes significant time to negotiating and drafting agreements of sale, leases, easements, and similar documents, having been involved in numerous multi-million dollar corporate and real estate transactions. She frequently works with clients throughout the property acquisition process to ensure they are meeting due diligence deadlines and working with consultants to review data. Other aspects of Jennifer's practice include handling tax appeals on behalf of municipalities and taxpayers, as well as assisting clients with obtaining the necessary permits and approvals required for development.

Jennifer also has an extensive appellate practice, authoring numerous briefs and having appeared before the New Jersey Appellate Division. She has also petitioned for certification before the New Jersey Supreme Court.

Jennifer is a former Deputy Attorney General with the State of New Jersey, Office of the Attorney General, Department of Law and Public Safety, Division of Law, in the Cost Recovery/Natural Resource Damages section. She was a judicial law clerk for the Honorable Joseph P. Testa, J.S.C.

Representative Experience

- Represent real estate developer in refinance and defeasance of existing multimillion dollar loan.
- Represent applicant in prerogative writ action challenging municipality's issuance of parking variance and related approvals.
- Assist clients with formation of limited liability companies, corporations, partnerships, including

drafting of organizational documents, and in transfers/redemptions of stock.

- Defended a former landfill owner in a cost recovery action, in which the client owner was required to contribute less than 1% toward the overall settlement amount.
- Obtained a favorable defense verdict in a breach of contract action seeking specific performance and damages in excess of \$5.78 million against a developer.
- Negotiated and drafted documents required to effectuate the sale of assets, involving the transfer of a used automobile dealer’s license, the sale of a landscaping business, and the purchase of software and related equipment.
- Assisted manufacturing client with environmental and zoning issues in potential sale of real estate worth in excess of \$10 million.
- Defense of residential homeowner in contribution/subrogation action where insured alleged contamination of his real estate from client’s property on which an underground storage tank used to exist.
- Represented sellers of farm, equipment, and inventory; large apartment complexes; and of real estate formerly used as industrial establishment in compliance with ISRA.
- Defended small quantity generator of RCRA-empty drums in the settlement of a potential cost recovery action by the USDOJ.
- Drafted loan documents on behalf of a lender issuing loan to real estate developer.

Professional and Community Activities

- New Jersey State Bar Association
- New Jersey Society of Women Environmental Professionals/Society of Women Environmental Professionals of Greater Philadelphia
- New Jersey Builders Association, Environmental Committee
- Delaware Valley Environmental American Inn of Court, Alumni Member
- Tri-State Basset Hound Rescue, Volunteer
- Blind Dog Rescue Alliance, Volunteer

Speeches and Presentations

- “CERCLA Only Preempts State Statutes of Limitations on State-Law Cases,” co-authored with David Katzenstein, Esq., *New Jersey Law Journal*, November 2014.
- Panel Member – Legal Trends II: Environmental Law, Atlantic Builders Convention, 2011,



JENNIFER L. CORDES

2015, 2016.

NEWS / EVENTS

Press Releases

- Dilworth Paxson LLP Welcomes Jennifer L. Cordes to Firm
- Dilworth Paxson Promotes Five Attorneys to Partner

E-Alerts

- Dilworth Paxson's Jennifer Cordes Writes Tax Appeal Bulletin Titled "Is a Property Tax Appeal the Correct Decision for You?"
- COVID ALERT: Site Remediation Allowed Under New Jersey's New Construction Restrictions