

Frances B. Stella

Member

Environmental and Land Use, Cannabis Industry, Litigation, Real Estate

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> Having an experienced environmental lawyer like Francie Stella...on your side is essential in today's day and age. I am very happy with my experiences and I would recommend her to all of my business associates!
>
> **~ Harold L.**
>
> **Results may vary depending on your particular facts and legal circumstances.*

Chair, Environmental and Land Use Practice

Frances Stella has over 25 years of experience in federal and state environmental litigation, site remediation and environmental regulatory compliance and permitting, counseling in real estate redevelopment and transactions. Her environmental practice includes handling CERCLA, RCRA, CWA and associated state laws and regulations, including New Jersey Spill Act and ISRA claims and compliance issues, NYSDEC and NYSDOH site remediation and compliance issues, natural resource damage claims, cost recovery/contribution litigation and mediation, environmental insurance coverage litigation, environmental enforcement defense, defense of toxic torts, asbestos and vapor intrusion claims, and government compliance environmental investigations and audits. She handles site remediation negotiations with both state and federal environmental agencies and contracts with and supervises environmental consulting firms to develop and implement remedial activities in her role as Common Counsel for PRP groups at Superfund sites and for property owners and redevelopers.

Named to the "**New Jersey Super Lawyers**" list by **Super Lawyers®*** in 2020 – 2021 and 2024 – 2025 and the "**Best Lawyers in America©**" list

INDUSTRIES

- Cannabis
- Real Estate

EDUCATION

- Pace University School of Law, J.D., Environmental Law Certificate
- University of Vermont, B.A., History

BAR AND COURT ADMISSIONS

- New Jersey
- New York
- Pennsylvania
- U.S. District Court, District of New Jersey
- U.S. District Court, District of New York
- U.S. District Court, District of Pennsylvania

by **Best Lawyers®*** from 2020 – 2026, Frances is a frequent speaker and writer on legal environmental issues.

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

Click here for the Awards and Honors Methodology.

REPRESENTATIVE MATTERS

Each matter handled by Frances is dependent upon the unique facts and particular circumstances. An example of successful matters handled by Frances include:

- Common counsel for PRP Group at the Caldwell Trucking Superfund Site in Fairfield, New Jersey
- Common counsel for PRP Group at the Barceloneta Landfill Superfund Site in Barceloneta, Puerto Rico
- Counsel for newspaper publisher in defense of EPA's ADR cost recovery claims for Passaic River sediment cleanup
- Counsel for property owner of a New York City School in defending vapor intrusion toxic tort suits by students and teachers, and coordinating a Brownfield Cleanup Program remediation of school with NYSDEC and NYSDOH with long-term vapor intrusion mitigation systems
- Counsel for large oil company and petroleum marketing companies on various facets of environmental compliance related to gas stations' operations and remediations in New York, New Jersey, and Pennsylvania
- Counsel for large oil company and petroleum marketing companies on USEPA UST compliance enforcement actions in New York and New Jersey
- Counsel for real estate developers on all facets of environmental compliance for redevelopment of former industrial site to multifamily housing projects
- Defended commercial real estate property manager in numerous asbestos toxic tort claims in New York City and New Jersey
- Representing commercial real estate property manager in toxic tort claim with respect to fire suppression system testing
- Counsel for metal racking manufacturer on air violations and modification of Title V permit
- Negotiated settlement with NYSDEC for past costs and agreement to take over future remediation of legacy industrial site in NY
- Counsel for property owner and property manager of buildings surrounding Ground Zero in defense of building service personnel injury claims arising from alleged contamination resulting from the World Trade Center Terrorist attacks
- Counsel for environmental consultants to EPA in an EPA-led clean-up of a New Jersey Superfund site in defense of property owner's claims for property value diminution and contamination stigma damages attributable to errors and omissions by the consultant in its conduct of the federal cleanup
- Counsel to purchaser of a Newark, NJ hospital with respect to its assumption of an ongoing environmental remediation at the purchased hospital property
- Assessed environmental conditions and counseled national company that purchased subdivided contaminated site for the purpose of leasing solar energy assets on contaminated property
- Handled negotiation involving an incentive project to install a P4P Combine Heat and Power energy service for a university in New Jersey
- Handled negotiations to resolve Title V Air Permitting enforcement action against oil company
- Defended former tenant, which historically conducted manufacturing operations at landlord's property, to defeat former landlord's efforts to secure NJDEP re-opener of a No Further Action determination in order to assert New Jersey Spill Act claims
- Counsel for New York foundry on Federal and State civil and criminal enforcement actions, obtained all necessary operating permits including Title V and RCRA permits
- Counsel property owners on NJ Spill Act and ISRA site remediation compliance under New Jersey LSRP program, NYSDEC programs, and PA ACT II

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AWARDS



Best Lawyers in America® list*

2020-2026



New Jersey "Super Lawyers®" list*

2020-2021, 2024-2025

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PROFESSIONAL ACTIVITIES

- Garden State Bar Association, “GSBA Energy Forum 2023: Perspectives on ESG & Reflecting on the Road Ahead” (May 9, 2023)
- New Jersey Law Journal, “New Jersey Tax Handbook 2023” (November 28, 2022)
- New Jersey Law Journal, “Environment Assessments are Necessary in Real Estate Transaction” (March 4, 2013)
- New Jersey Law Journal, “New Licensed Site Remediation Professional Program Raises Practical Issues” (December 13, 2010)
- International Legal News, “Regulatory Uncertainty in Climate Change Initiatives” (August 15, 2008)
- New Jersey Lawyer, “Vapor Intrusion: Investigations and Mitigation Issues” (June 11, 2007)
- The Metropolitan Corporate Counsel, “New York’s Comprehensive Legislation Reforms For Contaminated Sites-Part II” (May 1, 2004)
- The Metropolitan Corporate Counsel, “New York’s Brownfields Legislation For Contamination Sites” (April 1, 2004)

Insights

Newsletters - *January 30, 2026*
The 2026 Brach Eichler Real Estate Client Brief

Blogs - *January 6, 2026*
NJDEP Releases Updated LSRP Supplemental Certification for Initial GW RAP Application for MNA

Blogs - *November 4, 2025*
Cannabis Laws in New Jersey – Frequently Asked Questions

Newsletters - *October 10, 2025*
Litigation Quarterly Advisor – Fall 2025

Awards - *August 21, 2025*
57 Total Brach Eichler Attorneys Recognized by Best Lawyers in America© 2026

Awards - *March 20, 2025*

34 Attorneys from Brach Eichler Recognized for Inclusion in the 2025 “New Jersey Super Lawyers” list by Super Lawyers

Alerts - *December 10, 2024*

USEPA Announces New Rules and a Ban on Use of TCE and PCE

Blogs - *September 4, 2024*

UST Facility Owners and Operators Must Use Online Portal for UST Submissions Beginning December 2, 2024

Awards - *August 15, 2024*

45 Total Brach Eichler Attorneys Recognized in the “2025 Best Lawyers in America©” List by Best Lawyers

Blogs - *May 8, 2024*

USEPA Releases its Policy and its Enforcement Powers to Address PFAS Contamination