

New Jersey Highlands Council **Letter 34**

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There are 56 mentions of the word "energy" in the Highlands Regional Master Plan. All 56 explicitly or contextually support "energy efficiency," "green building design," "green technology," "less use of energy," "sustainable sources of energy," "greenhouse gas reduction," and "alternative energy." In direct opposition to all these Master Plan goals is the idea of allowing an enormous new crude oil highway through our towns and water sources in the form of a dual oil pipeline for fracked crude oil originating in the Bakken Shale of North Dakota, and the resulting petroleum products from Linden, New Jersey. This form of expensive, toxic fossil fuels originating thousands of miles away stands in direct conflict with the Regional Master Plan's explicit goals and even all 56 mentions of the word "energy" in the RMP. Bakken oil is extremely energy intensive to frack, transport and refine. It is also highly volatile (Wall Street Journal 2/23/14), it has repeatedly ruptured from new pipelines (USA Today 10/25/14 "nearly 300 oil pipeline spills in less than two years), and its wells have rapid decline rates (the very definition of "unsustainable." In these and many other ways it – and two long pipelines through the Highlands towns and water sources – are highly inconsistent with the Regional Master Plan. By the way, the only mention of "oil" in the Regional Master Plan is in the world "soils" – the very same that leaking crude oil harms. Crude Oil is NOT natural gas. It oozes, flows, permeates, and does not just evaporate into the atmosphere. We oppose any change to the Regional Master Plan that would reduce the Plan's focus on the healthy pro-growth aspects of energy that the RMP was designed to support. Rather, we think the RMP's support of an efficient, greener, alternative (to fossil fuel) energy future should be further strengthened. Below are excerpts from all 56 mentions of the word "energy" in the Highlands Regional Master Plan: Page # -- excerpt 14 – energy resources 18 – energy conservation 19 – development patterns affect energy use 36 - Ensure that all new growth and development is sustainable over the long term based on water, energy, and other critical resources, 109 efficient site 109 be designed and constructed to be energy and resource efficient 109 Energy conservation in design includes the use of energy efficient appliances and lighting, as well as the strategic placement of windows, shades, awnings, and overhangs. 177 a local food source to area residents using less energy 180 support proposals to enhance the long-term viability of the agricultural industry in the Highlands Region through innovative programs including, but not limited to, health care, banking practices, housing, food distribution, education, energy, and labor. 196 include green energy and building concepts. 197 Finally, as an efficient and less automobile dependent pattern and form of growth, it reduces energy use, 198 Minimum requirements that all development include energy efficient features in site layouts and all structures. 209 EXPANSION OF INNOVATIVE TECHNOLOGY AND ENTREPRENEURIAL BUSINESSES INCLUDING HOME OFFICE, ENERGY EFFICIENCY, AND RESOURCE CONSERVATION ENTERPRISES IN THE HIGHLANDS REGION 109 Low Impact Development, energy efficiency and resource conservation in support of comprehensive RMP goals 209 ENERGY EFFICIENCY 210 resource protection and energy efficient practices. 210 The RMP also recognizes the importance of the State Energy Master Plan as a means to plan and evaluate for energy efficiency and greenhouse gas reductions at all levels of government. 210 REDUCTION OF AIR POLLUTION THROUGH USE OF ALTERNATIVE AND EFFICIENT MODES OF TRANSPORTATION AND THE USE OF RENEWABLE ENERGY SOURCES. 210 To encourage energy efficient design and green building practices in support of regional resource protection and smart growth planning policies. 225 provides food to area residents using less energy than would be required to import produce from other regions 249 Farmers are also becoming more efficient in water use in response to new research and higher energy and chemical costs, 281 provides a local food source to area residents using less energy 283 To promote research and study, and support proposals to enhance the long-term viability of the agricultural industry in the Highlands Region through innovative programs, including, but not limited to, health care, banking practices, housing, food distribution, education, energy, and labor. 289 In addition, the Council will promote research and study for innovative programs, including, but not limited to health care, banking practices, housing, food distribution, education, energy, and labor. 303 A smart growth component that includes an assessment, based upon the resource assessment prepared pursuant to paragraph (1) of subsection a. of this section, of opportunities for appropriate development, redevelopment, and economic growth, and a transfer of development rights program which shall include consideration of public investment priorities, infrastructure investments, economic development, revitalization, housing, transportation, energy resources, waste management, recycling, brownfields, and design such as mixed-use, compact design, and transit villages. 327 include green energy and building concepts 334 The Highlands Act requires that this Plan's smart growth component include an assessment, based upon the resource assessment, "of opportunities for appropriate development, redevelopment, and economic growth, and a TDR Program which shall include consideration of public investment priorities, infrastructure investments, economic development, revitalization, housing, transportation, energy resources, waste management, recycling, brownfields, and design such as mixed-use, compact design, and transit villages" (Section 11.a.(6)). 335 Green building technology, including water conservation and energy efficient practices; 336 Housing and community facilities should be built in appropriate locations using smart growth approaches to community building that strive to create compact, energy efficient, walkable communities, 339 RMP policy encourages the use of energy efficient or green building techniques 340 Housing Approaches - Green and Energy Efficient Facilities 340 This program component will support the implementation of green building and energy efficient Technology 340 Recent innovations in building practices and development regulations reflect significant energy efficiency measures through building materials, energy efficient appliances, 340 and energy efficient housing; 340 Promotion of the use of green building site design, efficient water management, energy efficient technologies, green building materials and equipment, and retrofitting inefficiencies; 340 Coordination with the Sustainable State Institute, BPU, the Green Building Society and alternative energy agencies and non-profit entities; and 344 Minimum requirements that all development include energy efficient features in site layouts and all structures. 344 Low Impact Development, energy efficiency and resource conservation 345 employing energy and resource efficiency all aid in reducing impacts of development 345 Development and redevelopment projects shall incorporate energy-efficient technology into new and rehabilitated structures 347 , there are important energy savings that should offset the costs through energy savings 358 Low Impact Development, energy efficiency and resource conservation in support of comprehensive RMP goals. 361 This program also supports the State Energy Master Plan as a means to plan and evaluate for energy efficiency and greenhouse gas reductions at all levels of government. 362 To encourage energy efficient design and green building practices in support of regional resource protection and smart growth planning policies. 362 The Highlands Council should encourage the development of governmental or utility investments in the Highlands Region that contribute to the meeting of the NAAQS and State Energy Master Plan goals. It shall review private sector investments in stationary sources to ensure that those investments meet the NAAQS goals. The Council shall also encourage and support development of air quality plans that seek to reduce levels of ozone, sulfur dioxide and fine particulate matter pollutants in the Highlands Region 362 The use of clustering, energy efficient design, green building technology, resource protection standards and landscape regulations shall be used to promote air quality. The following represent some of the tools available: 362 cut energy use through a reduction in demand for heating and cooling; 362 promote energy conservation and reduce demand for energy from high emission power plants; and 362 reduce energy consumption. 389 utilizing energy efficient construction elements for new development and home renovations; and 404 includes consideration of energy efficient features in site layouts and all structures;

Respondent

Organization Type	Individual
Organization	
Email Address	[REDACTED]
Title	
Name	Daniele Basralian
Address 1	[REDACTED]
Address 2	
City	Chatham

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