



State of New Jersey

Highlands Water Protection and Planning Council
100 North Road (Route 513)
Chester, New Jersey 07930-2322
(908) 879-6737
(908) 879-4205 (fax)
www.nj.gov/njhighlands



CHRIS CHRISTIE
Governor

JIM RILEE
Chairman

KIM GUADAGNO
Lt. Governor

MARGARET NORDSTROM
Executive Director

HIGHLANDS REGIONAL MASTER PLAN MONITORING PROGRAM MUNICIPAL SOUTH PUBLIC WORKSHOP

DATE: January 14, 2015
TIME: 7:00PM – 9:00PM
LOCATION: Oldwick Fire Company Social Hall
163 Oldwick Road
Oldwick, NJ

PARTICIPANTS:

First Name	Last Name	Organization
Ileana	Hannema	Resident
Kurt	Rahenkamp	Resident
Heidi	McKee	Resident
John	Mel	Resident
Robert	Chilli	Resident
George	Vetter	Resident
Pat	Vetter	Resident
Bill	Vetter	Resident
Julia	Somers	NJ Highlands Coalition
George	Cassa	Resident
Mary Beth	Hamorsk	Resident
Hank	Klumpp	Resident
Christine	Scheller	Resident
Elliot	Ruga	Resident
Cali	Alexander	Resident
Ruda	Hone	Resident
Basil	Hone	Resident
Wilma	Frey	Resident
Brendan	Keating	Resident
Chuck	Urban	Resident
Cathy	Urban	Resident
Helen	Heinrich	NJ Farm Bureau

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Andrew	Drysoale	Resident
Wayne	Anderson	Resident
Peter	Melick	Resident
Francis	Spann	Resident
Dawn	Ferguson	Resident
Margaret	Nordstrom	NJ Highlands Council - Staff
Keri	Benscoter	NJ Highlands Council - Staff
Chris	Danis	NJ Highlands Council - Staff
Carole Ann	Dicton	NJ Highlands Council - Staff
Maryjude	Haddock-Weiler	NJ Highlands Council - Staff
James	Humphries	NJ Highlands Council - Staff
Jim	Hutzelman	NJ Highlands Council - Staff
Corey	Piasecki	NJ Highlands Council - Staff
Judi	Thornton	NJ Highlands Council - Staff
Courtenay	Mercer	Regional Plan Association
Janani	Shankaran	Regional Plan Association

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PURPOSE:

To provide an overview of the Highlands Regional Master Plan Monitoring Program and process, receive feedback on draft indicator topics, and collect other general feedback as it relates to the Highlands program areas.

ACTIVITIES:

Participants were invited to visit topic-area stations, facilitated by Highlands Council staff, to vote on indicator topics and respond to targeted questions. For indicators, participants were asked to use up to three dots per topic area to vote on the indicator topic(s) most important for monitoring. Participants were asked to respond to questions using post-it notes. Those with any general comments or questions were invited to speak with any member of the Highlands Council staff.

Topic areas/stations included:

- Introduction: Learn about the Highlands Act, the Highlands Regional Master Plan and the monitoring program.
- Land Owner Equity
- Resident and Business Owner Concerns
- Agriculture & Forest Sustainability
- Land Use
- Water Resources & Lake Management
- Water & Sewer Infrastructure
- Economic Development
- Transportation, Transit & Air Quality
- Conformance
- General Questions & Comment

Participants were encouraged to submit additional comments on the online web comment portal.

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RESULTS:

Station: Economic Development

Indicator Topic	Number of Votes	Indicator Topic	Number of Votes
Income		Household Expenditures/Revenues	
Employment	1	Foreclosures	
Wages		School Enrollment	
Labor Force Qualifications		Tourism	2
Business		Farm Labor	1
Population w/characteristics	1	National Agriculture Statistics	
Households w/characteristics		Scenic Corridors	1
Housing units w/characteristics		Viewsheds	4
Building Permits	3	Cultural Resources	2
Property Value	25	Historic Resources	2
Non-residential Lease Rates		Archeological Resources	1
Equalized Property Values	7	Recreational Areas & Trails	2
Property Tax Revenue		Preserved Open Space	10

How can the Highlands Council improve outreach, planning and education to help attract and retain business in the region?

- Make the permitting process easier and more transparent and based more upon actual science and not on the whims of jealous neighbors
- Pilgrim Pipeline holdings 3 they will only create 50 permanent jobs in NY and NJ combined. www.egvolink.com/public_documents300/newprovidence/published_documents/pilgrim%20pipeline/pilgrim_new_jersey_presentation_June_2014.pcf
- Most jobs created by pipelines are temporary jobs to out of state specialists, not local contractors. www.ilr.cornell.edu/globallaborinstitute/research/keystonexl.html
- How many new farm enterprises or investment in new buildings, equipment, new crops since 2004?

How can the Highlands Council assist in the expansion and promotion of tourism in the region?

- More focus on our historical legacy by stronger connections to our historical resources
- Be open to the notion that there is still history o be made here, not just relegating our economy and society to such a narrow point in time
- This chart should be split into 2 parts – there are too many choices for 3 stickers.
- Allow development of facilities for tourists: B&Bs, farm vacations

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- Wosh W/Tom Drake – editor of Skylands Visitor: acknowledge and support B&Bs, trails, bicycling

Station: Water Resources & Lake Management

Indicator Topic	Number of Votes	Indicator Topic	Number of Votes
Open Waters	3	Flood Areas	
Wetlands	5	Conservation lands	
Reservoirs	3	Contaminants	
Water Quality	6	Septic Density	5
Water Quantity (flow & levels)	3	Stormwater Management	2
Aquifers	5	Prime GW Recharge Areas	4

What steps can the Highlands Council take to support water quality improvements in the Highlands region?

- Better education about the relationship between healthy ecosystems and stable economies and positive quality of life
- The Highlands provides water to over 5.4 million people (Highlands 2008 Master Plan). Do not allow anything that will compromise the integrity of the water.
- Septic density should depend on efficient technology and consistent maintenance. No nitrate dilution model!
- Do not allow construction of the Pilgrim Oil Pipeline. The proposed plan will run over streams and aquifers. The oil transported, Baaken Crude, is highly corrosive and can cause breaks in the pipeline with lead to rupture or cracking welds.
www.newrepublic.com/article/115624/exxon-oil-spill-arkansas-2013-how-pipeline-burst-mayflower.
- To protect the aquifer do not allow Pilgrim Pipeline to build their two pipelines. One of the pipelines will carry diesel, jet fuel and gasoline all of which penetrate the sediment more quickly than crude oil. It is important to remember Pilgrim wants to transport refined oil products.
- There is no substitute for clean, potable, safe water. Protect our water supply!

What steps can the Highlands Council take to support lake management in the Highlands region?

- Better education about the impacts of septic systems and the regional ecology and the importance of septic system maintenance.
- Forests are the best groundwater recharge areas, so they must be closely monitored and protected

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Station: Water & Sewer Infrastructure

Indicator Topic	Number of Votes
Wastewater Treatment (existing areas served & sewer service areas)	7
Septic Management	5
Water Supply (existing areas served)	7
Wellhead Protection Areas	5

General Comments on Indicators:

- 1 quart of oil could contaminate 250,000 gallons of fresh water.
<https://fortress.wa.gov/ecy/publications/90bn10.pdf>
- Pilgrim Pipeline poses a threat to rivers, streams and tributaries. We do not want a spill like the one in the Kalamacoo River in MI to occur in the Highlands region.
- Stop using nitrate dilution model to set septic densities. It's unscientific and does not reflect site conditions.
- Wellhead protection areas need to be strenuously protected

Station: Land Use

Indicator Topic	Number of Votes
Land use capacity	16
Housing	1
Community Facilities	
Redevelopment	6
Centers	4

How can the Highlands Council better assist communities that wish to promote infill development and redevelopment?

- Better incentivize redevelopment so it doesn't compete with greenfield development
- Need centers for forming TDR receiving areas
- If property owners are restricted in how they develop their lands, Pilgrim Pipeline should not be allowed to develop on their lands. Land owners should have a bigger say than a private utility venture.
- Make infrastructure approvals less expensive, time consuming and stressful
- Welcome development and redevelopment to make TDR possible
- Dismantle the Highlands Council and the Highlands Act. Another layer of bureaucracy only promotes stagnation

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- Continue to ensure that redevelopment reuses existing sites and improves them with attractive development

Station: Agriculture & Forestry

Indicator Topic	Number of Votes	Indicator Topic	Number of Votes
Important Farmland Soils	2	Preserved Farmland	10
Crop production		Right to Farm	6
Livestock production		Forests	13
Value added products	4	Riparian Areas	5
Agricultural labor	1	Critical Habitat	6
Agricultural business	3	Conservation Lands	8

What steps can the Highlands Council take to better support and promote the agriculture industry in the Highlands?

- To protect agribusiness do not allow Pilgrim Pipeline to build in the Highlands. In 2012 a hole in a crude oil pipeline the size of a dime spilled 20,000 barrels of oil in a wheat field in Tioga, ND. The spill took over 2 years to clean up
- If farm products are valuable enough, farmland preservation will take care of itself (look at Napa, California)

What steps can the Highlands Council take to better protect large contiguous forests in the Highlands?

- Undertaking a functional value assessment to better understand the contribution contiguous forests make towards the cost of water in NJ
- Must have a forest easement purchase program so forest landowners can recover some lost equity and keep their farms
- When building crude oil pipelines, granting even temporary easements allows the construction company the right to cut down old growth trees. There is no guarantee that any new trees planted will re-establish the ecosystem that had been there previously.

Station: Transportation, Transit & Air Quality

Indicator Topic	Number of Votes
Commuting Patterns	3
Transit Options	9
Freight Rail Connections	
Air Quality	5
Health Impacts	12

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What public transportation improvements would you like to see in the Highlands in the near and long term?

No comments.

Station: Resident & Business Owner Concerns

How could communication between the Highlands Council, and residents and business owners be improved?

- Move Highlands back to original nonpolitical boundaries
- Implement DR immediately
- Allow the expansion of sewer into Highlands where sewer service areas had existed
- Need an ag advisory committee to assist the Highlands Council to do right by the farm industry
- Provide or relax exemptions for private land owners – allow construction of a resident on 40-45 acres
- Have an email newsletter people could sign up for, that would report Council meetings, grants, provide info in readable nuggets
- Rid the system of so much unnecessary bureaucracy. Either let the municipalities have their say, or let the Highlands Council govern, don't make landowners go back and forth between both
- When the Highlands Council states that it is pro-agriculture, they should realize that operations must remain economically viable to succeed. That means large scale, successful operations should be promoted, not vilified as "factory farm". Old MacDonald would not generate enough income to pay his taxes!

What would you change about the Highlands landowner equity policies?

- Where is compensation for land owners?
- Encourage landowners to enroll in farmland preservation program; farmers could support grant funding in political arena
- Funding source for land value?
- Where is the equity after 11 years
- Where the money!
- Pay us for the value you have taken or give it back!
- Pay us or return our rights
- Less sanctimony about concept of lost property values and a firmer commitment to regional planning.
- Restore equity to land owners
- Make easement purchase possible for forest landowners so they can tap their land equity while keeping their farm

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- Equity policies should be market driven. The last ten years has proven that a “manufactured” system of equity compensation is destined to fail miserably. Also, the Highlands Act should live up to its promise of equity protection.
- Enforce the compensation part of the Act
- Restore the equity in our land

Station: Conformance

Has plan conformance been a positive or negative experience in your municipality? Please explain.

No comments.

Do you have any suggestions to improve the plan conformance process?

No comments.

Station: General Comments & Questions

General Comments & Questions:

- Pay us for what you have taken and review the septic density science
- Review the science on 25 & 80 acre septic system requirements
- So called “science base” to determine mapping and zoning is a sham
- Lack of inspection and monitoring of oil pipelines. There are only 137 inspectors for 2.5 million miles of pipelines in the U.S. Propublica, Nov 15, 2012. Lena Groeger.
- “Pipeline spills are inevitable. About 280 pipeline spills occur each year in the U.S. that are deemed significant.” Forbes, “Pick your Poison for Crude”
- Pipelines spill more oil per “billion-ton-miles” than barges and train combined. Forbes: Pick your Poison for Crude, April 26, 2014
- Alberta, Canada: in 2014, a 4-month period July-October there were 90 pipeline spills. <http://m.dailykos.com/story/2014/11/17/1345431/-there's-been-how-many-pipeline-spills-in-Alberta-in-the-last-four-months>