

NJ Energy 2050 Plan

Prepared testimony by David L. Steinberg 856.383.5325 steinberg.david07@comcast.net

As a former employee with the division of State and Regional Planning, I am also a Sustainability Expert. I specialize in reimagining closed Refineries, such as PES in Phila. Recently, with the Philadelphia Eco District, I developed a Framework for reimagining the industrial use into mixed uses, with remediation, regeneration, restoration and designing for Human Settlements and I created several strategies for making the land usable for human use. etc.

First, some of these proposals may not be under the purview of the NJ BPU. However, since they are associated with the plan, they need to be looked at from a holistic standpoint, as the effect of one part of the state government will no doubt affect other parts. For example, one refinery or chemical plant going out of business will affect Department of Labor as there is a need to help the unemployed, taxes not paid will affect Department the Revenue Department of Regional and State Planning, etc., etc.

My questions begin with: What happens the chemical and oil companies goes out of business, through bankruptcy, closing their NJ plant for economic reasons or simply stops operating? The BPU response should be simple:

Follow the Golden Rule: “What ye sow, ye shall reap!”

NJ taxpayers will not fix the land after you have moved or gone out of business! If you created the air, land, and/or water pollution, you must clean it up to the point of when you first polluted it. PERIOD!

NJ will not have you leave the pollution your company caused for taxpayers or landowners to fix. it is your responsibility. All refineries and chemical companies must be required to present a remediation plan and a final exit plan that is acceptable to the NJ DEP and EPA.

EPA, NJ DEP, BPU involvement to start to plan. Of course, this will require a monumental and expensive effort for each one. It should be a cost of doing business in NJ. If the company says it is unable to is unable to pay for it, there must be some mechanism in place to guarantee that the company cleans it up whether or not is sold or goes bankrupt.

- 1. How will the taxpayers not be on the hook, if the companies suddenly decide to close the plant or if they go bankrupt?**
- 2. Can there be actions that the state can take in place to force the remediation the property?**
 - a. Can procedures be enacted to require that a Remediation Fund be set up that does not burden the taxpayers?**

- b. For example: Legislative requirement of insurance and bonding can be required to be enough, for example: **5X (Five Times) the estimated cost of remediation**. Upon certification of completion, by the EPA and NJDEP, the balance of unused money will be returned to the applicant or the insurance or bonding company.
 - c. **Can the courts be involved in the process by ordering remediation in the event the companies cannot come to an agreement with the NJ EPA? YES**
 - d. Can requirements be made so that it is remediated to the point when they started building for reuse for residential, retail, institutional, cultural, recreational **AND LIGHT INDUSTRY** so that it is so safe that animals, small children and babies, won't be affected by the pollution?
 - e. **Can the company be required to replant hundreds of thousands of trees and native plants, cleanup polluted waterways, etc. onsite will help mitigate climate change of rising waters can be done.** You must consider this to be part of the 2050 energy plan as the long-term effect will be by doing this it will need less energy in the future thereby saving taxpayers money, having less public money spent on health problems caused by the pollution in the first place, not to mention clean air and clean water and clean land.
3. **Suppose the petroleum and chemical companies are unable to find a buyer or a reuse for the former chemical plant, what plans will there be for remediation, regeneration, demolition of infrastructure, and restoration of the land, reimagine the use of the land for other uses in the event closed refineries and chemical plants are unable to be sold? Why not return old refinery and chemical plants to forests and meadows?**
4. **Need to require safe demolition of infrastructure and reuse of building materials, for example:**
- a. Including melting and reuse and recycling of metals, construction debris into recyclable products
 - b. Require that little or nothing goes into landfills
 - c. Beware of the chemical residuals in storage tanks, pipes and equipment during demolition to ensure that there is no pollution leaking into the ground.
5. **There is projected to be less dependence on petroleum products in the future simply with the following:**
- a. There is less use of single use plastics, plastic bags, straws, etc. that damage our waterways, woodland, beaches, and kill our fish and wildlife
 - b. New options are using alternative materials that can be recycled.
 - c. Is there a way to project this in the next 30 years?
 - d. Plan for financial, job search, educational assistance, reemployment of displaced workers.
6. **What about loss of tax revenue to the affected towns?**
- a. **Effect on their budgets, reductions of services, municipal layoffs, quality of life for residents.**
 - b. **What is the impact of increased taxes to residents?**
 - c. **What governmental assistance can be made for these towns?**
 - d. **Can the state or county provide manpower for essential services?**

7. **What will be done to protect the workers?** The PES Refinery closed without severance, health care and pensions.
8. **What is the effect of the proposed NJ Green Amendment?** – Constitutional right for every citizen for clean air, land and water. What about grandfathering existing uses? How will the enactment of a proposed Green Constitutional Amendment to NJ Constitution to guarantee all our citizens Clean Air and Clean Water affect the 2050 Energy plan?
9. **How will the BPU deal with possible interruptions of service**
 - a. **What provision and protection are there against Solar Flares?** We are at a minimum now, but it flares up about every 11 years and it could knock out our entire power grid in a matter of minutes causing a stop to anything that is tied to the grid
 - b. **Protect against Hackers or Terrorists as we could be too dependent on only one type of power – renewable electricity.** What happens if the lights go off like in NYC? Our entire system goes crashing down! People are left unable to do banking, travel, heat their homes, they could become stranded in elevators, bridges,
 - c. **Power surges caused by failure in part of the grid system could overwhelm the rest of the system and lead to crashes**
10. **Can Sustainable Jersey become part of the solution to provide incentives, such as points toward Bronze, Silver or Gold certification or grants to towns to do this?** Additional agencies, including NJDCA, NJMVC, and NJDOT will further support the Partnership to Plug-In. As an example, NJDCA will produce model municipal zoning ordinances to require charging infrastructure on new or redeveloped parking areas, encourage municipalities to update zoning ordinances and redevelopment plans to include EV infrastructure, and update building codes to require supporting electric infrastructure for EV infrastructure in new construction, major renovations and electric infrastructure upgrades in multi-unit dwellings to support the adoption of EVs among apartment residents. NJDOT will install signage, and NJMVC will track registrations.
11. **Port Authority Solar shouldn't the FAA be consulted with any solar projects in the Newark Airport before putting it out to bid?** I wouldn't want my pilot to fly if there was any kind of reflection issue during take offs and landings.

Links to websites :

Here are links to the **Philadelphia Eco-District's Framework**. This was submitted to the Philadelphia Refinery Committee for planning of the reuse of the PES Refinery land for the long-term benefit of all the citizens of the City of Philadelphia. **This Framework could easily be adapted to any future closed refinery or chemical plant in New Jersey.**

1. Link to our News Release: 8/27/2019, announcing **The Philadelphia Eco-District Framework: Redeveloping the Refinery Site:**
<http://www.ecodistrictphiladelphia.org/articles/20190827RedevelopingRefineryFramework.html>

2. Link to the three-page report: **The Philadelphia Eco-District Framework: “Reimagining the Refinery Site:”** . <http://www.ecodistrictphiladelphia.org/articles/Eco-DistrictFramework.pdf> with its five pillars:
 - A. **Aspirational Values,**
 - B. **Remediation,**
 - C. **Restoration,**
 - D. **Regeneration,**
 - E. **Designing Human Settlements**
3. This report was initiated by David L. Steinberg and became a project of the **Philadelphia Eco-District Incubator** with the guidance, expertise and collaboration of its Co-Founders, Christopher Zelov and C.J. Fearnley. See the home page for this initiative at:
<http://www.ecodistrictphiladelphia.org/redeveloping-the-philadelphia-refinery/>

For more information and clarification, please contact:

David L. Steinberg 856.383.5325 steinberg.david07@comcast.net