



# **LAMBERTVILLE EAST EXPANSION PROJECT**

## ***RESOURCE REPORT 8*** ***Land Use, Recreation, and Aesthetics***

***FERC Docket No. CP18-\_\_\_\_-000***

**December 2017**

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<b>RESOURCE REPORT 8 – LAND USE, RECREATION, AND AESTHETICS</b>	
<b>Filing Requirement</b>	<b>Location in Environmental Report</b>
<input checked="" type="checkbox"/> Describe the width and acreage requirements of all construction and permanent rights-of-way and the acreage required for each proposed plant and operational site, including injection or withdrawal wells. <ul style="list-style-type: none"> <li>– List, by milepost, locations where the proposed right-of-way would be adjacent to existing rights-of-way of any kind.</li> <li>– Identify, preferably by diagrams, existing rights-of-way that would be used for a portion of the construction or operational right-of-way, the overlap and how much additional width would be required.</li> <li>– Identify the total amount of land to be purchased or leased for each aboveground facility, the amount of land that would be disturbed for construction and operation of the facility, and the use of the remaining land not required for project operation.</li> <li>– Identify the size of typical staging areas and expanded work areas, such as those at railroad, road, and waterbody crossings, and the size and location of all pipe storage yards and access roads.</li> </ul>	Section 8.2 and Table 8.2-1
<input checked="" type="checkbox"/> Identify by milepost, the existing use of lands crossed by the proposed pipeline, or on or adjacent to each proposed plant and operational site.	Section 8.2, Figure 8.2-1, and Table 8.2-1
<input type="checkbox"/> Describe planned development on land crossed or within 0.25 mile of proposed facilities, the time frame (if available) for such development, and proposed coordination to minimize impacts on land use. Planned development means development which is included in a master plan or is on file with the local planning board or the county.	Section 8.3
<input checked="" type="checkbox"/> Identify, by milepost and length of crossing, the area of direct effect of each proposed facility and operational site on sugar maple stands, orchards and nurseries, landfills, operating mines, hazardous waste sites, state wild and scenic rivers, state or local designated trails, nature preserves, game management areas, remnant prairie, old-growth forest, national or state forests, parks, golf courses, designated natural, recreational or scenic areas, or registered natural landmarks, Native American religious sites and traditional cultural properties to the extent they are known to the public at large, and reservations, lands identified under the Special Area Management Plan of the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, and lands owned or controlled by federal or state agencies or private preservation groups. Also identify if any of those areas are located within 0.25 mile of any proposed facility.	Section 8.4, Figure 8.4-1, and Table 8.4-1
<input type="checkbox"/> Identify, by milepost, all residences and buildings within 50 feet of the proposed pipeline construction right-of-way and the distance of the residence or building from the right-of-way. Provide survey drawings or alignment sheets to illustrate the location of the facilities in relation to the buildings.	Not Applicable
<input type="checkbox"/> Describe any areas crossed by or within 0.25 mile of the proposed pipeline or plant and operational sites which are included in, or are designated for study for inclusion in: The National Wild and Scenic Rivers System (Title 16 United States Code [U.S.C.] part 1271); The National Trails System (16 U.S.C. 1241); or a wilderness area designated under the Wilderness Act (16 U.S.C. 1132).	Not Applicable

<b>RESOURCE REPORT 8 – LAND USE, RECREATION, AND AESTHETICS</b>	
<b>Filing Requirement</b>	<b>Location in Environmental Report</b>
<input type="checkbox"/> For facilities within a designated coastal zone management area, provide a consistency determination or evidence that the applicant has requested a consistency determination from the state's coastal zone management program.	Section 8.4.1
<input checked="" type="checkbox"/> Describe the impact the project will have on present uses of the affected area as identified above, including commercial uses, mineral resources, recreational areas, public health and safety, and the aesthetic value of the land and its features. Describe any temporary or permanent restrictions on land use resulting from the project.	Section 8.2.2
<input type="checkbox"/> Describe mitigation measures intended for all special use areas identified under paragraphs (j)(2) through (6) of this section.	Section 8.2.2
<input type="checkbox"/> Describe proposed typical mitigation measures for each residence that is within 50 feet of the edge of the pipeline construction right-of-way, as well as any proposed residence-specific mitigation. Describe how residential property, including for example, fences, driveways, stone walls, sidewalks, water supply, and septic systems, would be restored. Describe compensation plans for temporary and permanent rights-of-way and the eminent domain process for the affected areas.	Not Applicable
<input type="checkbox"/> Describe measures proposed to mitigate the aesthetic impact of the facilities especially for aboveground facilities such as compressor or meter stations.	Section 8.5
<input type="checkbox"/> Demonstrate that applications for rights-of-way or other proposed land use have been or soon will be filed with federal land-management agencies with jurisdiction over land that would be affected by the project.	Not Applicable

## ACRONYMS AND ABBREVIATIONS

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ATWS	additional temporary workspace
CEA	Classification Exception Area
E&SCP	Erosion and Sediment Control Plan
Elizabethtown Gas	Pivotal Utility Holdings, Inc. d/b/a Elizabethtown Gas
FERC	Federal Energy Regulatory Commission
GIS	geographical information systems
NJDEP	New Jersey Department of Environmental Protection
NOAA	National Oceanic and Atmospheric Administration
Project	Lambertville East Expansion Project
PSEG	PSEG Power LLC
ROW	right-of-way
Texas Eastern	Texas Eastern Transmission, LP

## 8.0 RESOURCE REPORT 8 – LAND USE, RECREATION, AND AESTHETICS

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### 8.1 Introduction

Texas Eastern Transmission, LP (“Texas Eastern”) is seeking a certificate of public convenience and necessity from the Federal Energy Regulatory Commission (“FERC”) pursuant to Sections 7(b) and 7(c) of the Natural Gas Act to construct, install, own, operate, and maintain the proposed Lambertville East Expansion Project (“Project”).

The Project’s purpose is to expand the compression facilities at the Lambertville Compressor Station located in West Amwell Township, Hunterdon County, New Jersey to provide incremental pipeline transportation service to existing city-gates in New Jersey on behalf of two local utility customers, PSEG Power LLC (“PSEG”) and Pivotal Utility Holdings, Inc. d/b/a Elizabethtown Gas (“Elizabethtown Gas”), as well as to comply with new air emissions regulations under the New Jersey Reasonably Achievable Control Technology program. This new firm transportation capacity will enable PSEG and Elizabethtown Gas to serve their growing residential and commercial demand in their respective service territories. To accomplish this, Texas Eastern will install two new Solar Taurus 70 natural gas-fired turbine compressor units to replace two existing higher emitting Clark DC-990 natural gas-fired turbine compressor units at the station. The replacement of the two existing units will also require removal of a building, coolers and auxiliary equipment associated with the compressor units to be removed and installation of replacement buildings, coolers and auxiliary equipment for the compressor units to be installed.

In addition, Texas Eastern will perform system maintenance activities for certain facilities at Texas Eastern’s existing Lambertville Compressor Station including the removal of four retired reciprocating compressor units and associated building, coolers and auxiliary equipment, and the removal of a warehouse and one other building. Texas Eastern will also perform yard piping modifications as part of this scope.

This Resource Report 8 (Land Use, Recreation, and Aesthetics) describes Project land requirements, identifies existing land use conditions in the Project area, addresses potential land use impacts associated with construction and operation of the Project, and discusses ways in which Texas Eastern will help ensure that any such impacts are minimized. The information presented in this resource report addresses temporary and permanent land use impacts associated with the Project facilities. A checklist showing the status of the FERC filing requirements for Resource Report 8 is included following the table of contents.

### 8.2 Land Uses in the Project Area

Land use classification for the Project workspace was completed by using information gathered and observed during field surveys and from discussions with landowners, through interpretation of recent high quality aerial photographs and United States Geological Survey quadrangle maps, and from New Jersey geographical information systems (“GIS”) land use data layers (NJDEP 2017). Land use types within the Project area have been classified using the following six classifications based on predominant land uses:

- Open land: typically includes non-forested lands, maintained utility right-of-way (“ROW”), scrub-shrub and emergent wetlands, waterbody crossings less than 100 feet, and other roads not included under Commercial/Industrial Land;
- Agricultural: active cropland, orchards, vineyards and hay fields (the proposed Project facilities will not cross agricultural land);

- **Forest/Woodland:** upland forest community types which may consist of mixed oak forest, beech-maple forest, or red oak-sugar maple transition forest, and forested wetlands (the proposed Project facilities will not cross forest/woodland);
- **Industrial/Commercial:** developed and paved areas, electric power or natural gas facilities, public/state roads or railroads, and commercial or retail facilities;
- **Residential:** existing developed residential areas and planned residential developments (the proposed Project facilities will not cross residential land); and
- **Open water:** water crossings greater than 100 feet (the proposed Project facilities will not cross open water).

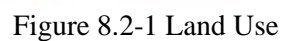
Figure 8.2-1 depicts the land uses at the Project site.

### 8.2.1 Land Requirements

Construction and operation of Project facilities will require a total of 29.56 acres with approximately 22.08 acres of land within the fence limits of the Lambertville Compressor Station. Approximately 7.48 acres of additional temporary workspace (“ATWS”), including a temporary access road, located outside of the Lambertville Compressor Station facility will also be required during construction. The proposed ATWS and temporary access road are depicted on the Lambertville Compressor Station Facility Plot Plan in Appendix 1A of Resource Report 1. The Project site is currently zoned light industrial and, therefore, this use is compatible with the existing zoning. No land outside of the existing Lambertville Compressor Station facility will be permanently acquired to expand the existing facility footprint or will be permanently maintained for operations and maintenance of the Project facilities. The land use types affected by the Project are presented in Table 8.2-1 and discussed in Section 8.2.2 below.

TABLE 8.2-1						
Land Use Acreage Affected by Construction and Operation of the Project						
Facility	Open Land <u>a/</u>		Industrial/Commercial <u>b/</u>		Total	
	Construction <u>c/</u>	Operation <u>d/</u>	Construction <u>c/</u>	Operation <u>d/</u>	Construction <u>c/</u>	Operation <u>d/</u>
<b>Hunterdon County, New Jersey</b>						
Aboveground Facility	0.00	0.00	22.08	22.08	22.08	22.08
Additional Temporary Workspaces	7.48	0.00	0.00	0.00	7.48	0.00
<b><u>TOTAL</u></b>	<b><u>7.48</u></b>	<b><u>0.00</u></b>	<b><u>22.08</u></b>	<b><u>22.08</u></b>	<b><u>29.56</u></b>	<b><u>29.56</u></b>
<u>a/</u> Includes maintained existing pipeline ROW, other utility ROWs, open fields, vacant land, herbaceous and scrub-shrub uplands, non-forested lands. <u>b/</u> Includes developed and paved areas, existing roads, and commercial or retail facilities. <u>c/</u> Total Construction Workspace includes the total of land impacted during construction. <u>d/</u> Operation includes all areas that will be maintained after construction of the Project.						

The existing facilities located at Texas Eastern’s Lambertville Compressor Station include compressor buildings, electrical and controls buildings, auxiliary buildings, and additional buildings such as office buildings, microwave tower building, meter station buildings and warehouse/storage buildings.



Activities associated with the Project will include the removal of the two existing Clark DC-990 natural gas-fired compressor units and associated auxiliary equipment; installation of two new Solar T-70s natural gas compressor units in a new compressor building and associated piping and equipment; and removal and demolition of four retired reciprocating compressor units and associated building, coolers and auxiliary equipment. Texas Eastern will begin removal of existing facilities as the new compressor units are being constructed.

### **8.2.2 Land Use Impacts and Mitigation**

In general, impacts resulting from construction will be primarily short-term and limited to the construction period. Construction and operation of the Project will result in no impacts to active agricultural land, forest or woodland, residential land, or open water. Texas Eastern will implement the measures in its Erosion and Sediment Control Plan (“E&SCP”) to control erosion and minimize impacts due to sedimentation. Topsoil will be segregated in accordance with the procedures in the E&SCP. All temporary workspace, will be restored to current use and conditions post construction. No residences are located within 50 feet of the area of proposed work.

### **8.3 Planned Development**

Planned development projects are those that are permitted and not yet constructed, or have permit applications that have been filed but not yet approved. The workspaces for the Project are within Texas Eastern’s existing Lambertville Compressor Station and on an adjacent property. No planned residential or commercial developments are located within any areas that will be directly impacted by the Project.

### **8.4 Public Land, Recreation, and Other Designated Areas**

United States Geological Survey topographic maps, aerial photographs, state and municipal GIS data layers, and various internet searches were used to identify parks, recreation areas, scenic areas, and other specially-designated areas at the federal, state and local level near the proposed Project facilities (*see* Figure 8.4-1). The Project will not impact any designated federal and/or state wildlife preserve areas, conservation land, municipal parks and public lands, road or utility crossings, transportation corridors, or other designated areas.

#### **8.4.1 Coastal Zone Management Areas**

The Coastal Zone Management Act was enacted as a national policy in 1972 to preserve, protect, develop, and where possible, restore or enhance, the resources of the Nation's coastal zone and to encourage states to develop and implement coastal zone management plans. The Coastal Zone Management Act provides states with the authority to review federal projects, including FERC-certificated projects, to ensure that they are consistent with the state’s enforceable coastal zone management plans. This process is called federal consistency review.

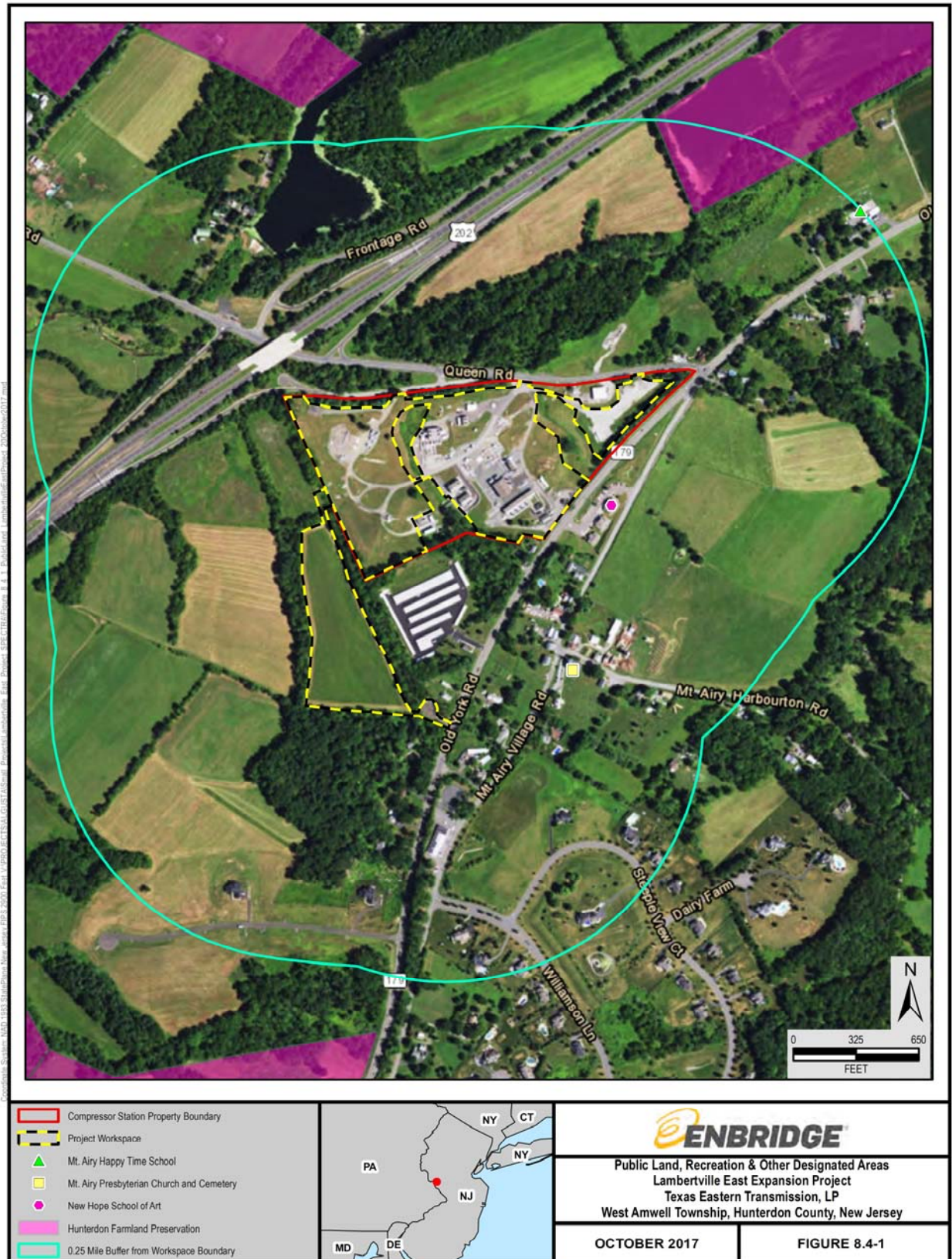


Figure 8.4-1 Public Land, Recreation, and Other Designated Areas

Coastal zone boundaries for New Jersey were identified from the National Oceanic and Atmospheric Administration (“NOAA”) and Coastal Zone Resource Management Program website and from the Coastal Zone Management programs and maps provided by the individual state programs (NOAA 2012). The coastal boundary of New Jersey encompasses the Coastal Area Facility Review Act area and the New Jersey Meadowlands District. The coastal area includes coastal waters to the limit of tidal influence including: the Atlantic Ocean (to the limit of New Jersey's seaward jurisdiction); Upper New York Bay, Newark Bay, Raritan Bay and the Arthur Kill; the Hudson, Raritan, Passaic, and Hackensack Rivers, and the tidal portions of the tributaries to these bays and rivers. The Delaware River and Bay and other tidal streams of the Coastal Plain are also in the coastal area, as is a narrow band of adjacent uplands in the Waterfront Development area beyond the Coastal Area Facility Review Act area. Work associated with the Project will not occur within any protected coastal zone management areas and a Federal Consistency Determination is not required.

#### 8.4.2 Hazardous Waste Sites

Two areas on the existing Lambertville Compressor Station site have been classified as Classification Exception Areas (“CEAs”). CEAs are areas within which New Jersey Department of Environmental Protection (“NJDEP”) constituent standards and designated uses of ground water are not or will not be met.

According to the Environmental Data Resources report, seven potentially contaminated sites are located within 0.25 mile of the construction workspace for the Project (*see* Table 8.4-1). It is likely that most of these sites will not pose any construction-related issues to the Project based on a review of regulatory status (*i.e.*, all closed, no violations found) and/or media impacted (*i.e.*, soil only).

If contaminated media is discovered during construction, Texas Eastern will adhere to its waste management procedures and applicable federal and state regulations.

TABLE 8.4-1 Environmental Sites within 0.25 Mile of the Project			
Site Name/ Address	Distance from Project (feet) / Direction	Status and Contamination Issues	Comments
West Amwell School, 1417 Hwy 179, West Amwell, NJ	170 feet/East	Closed/NFA Letter	NFA as of March 1994
West Amwell Abandoned S/S; Mt. Airy Gulf, 1337 Route 179, West Amwell, NJ	315 feet/SSW	Closed	(1) Program ID # 031528. Confirmed soil and groundwater contamination. (2) SHWS status is closed; was active in 1997. (3) Four Leaded Gasoline USTs removed in October 1996. (4) NFA status as of June 2011.
Mt Airy Auto Service, 46 Mt. Airy Village Road, Lambertville, NJ	387 feet/SSE	NA	Listed as an auto repair shop in 2000; NFI
Kerr, Earl R and Sherri L, 44 Mount Airy Village Road, Lambertville, NJ	505 feet/SSE	NA	NFI
1349 Route 179, West Amwell Twp, NJ	400 feet/South	Closed	NFI
1351 Route 179, West Amwell Twp, NJ	518 feet/South	Closed	Contamination reported as of May 2003, NFA Letter in July 2009
AT&T Mt. Airy, Mt. Airy Harbortown Rd., West Amwell Twp, NJ	1,224 feet/SE	Closed	UST removed in May 1993; NFA Letter in October 1993
<b>Notes:</b> NFA: No Further Action required by NJDEP NFI: No further investigation conducted regarding this site based on status provided.			

## **8.5 Visual Resources**

Work associated with the Project will involve removal of the two existing Clark DC-990 natural gas-fired compressor units and associated auxiliary equipment; installation of two new Solar Taurus 70 natural gas-fired compressor units in a new compressor building and associated piping and equipment; and removal of four retired reciprocating compressor units and associated building, coolers and auxiliary equipment. The new building and associated piping and equipment will be similar in size and character to the existing infrastructure currently located at the Lambertville Compressor Station. The Project will have no visual impact on any known federal, state, or locally designated visual resources.

## **8.6 References**

National Oceanic and Atmospheric Administration [NOAA]. 2012. State Coastal Zone Boundaries. Available online at: <http://coastalmanagement.noaa.gov/mystate/docs/StateCZBoundaries.pdf>. Accessed September 12, 2017.

New Jersey Department of Environmental Protection [NJDEP]. 2017. Available online at: <http://www.nj.gov/dep/gis/listall.html>. Accessed September 12, 2017.