

Submission to Highlands Council

March 19, 2014

By: Joe and Daniele Basralian

Our family and neighbors are very concerned about the proposed route for the Pilgrim Crude Oil Pipeline -- through many miles of the Highlands. My biggest concerns are (1) the high risk of undetected (and detected) leaks that will significantly raise risks to water quality and security throughout and beyond the Highlands, (2) the construction, existence and maintenance of a crude oil pipeline will further undermine home values and economic development prospects in the Highlands, and (3) the zero benefits of this proposal to the Highlands, homeowners or businesses.

THEREFORE, THE PROPOSED CRUDE OIL PIPELINE IS ANTITHETICAL TO THE TWO MAJOR GOALS EXPRESSED IN THE HIGHLANDS MASTER PLAN: RESOURCE PRESERVATION AND ECONOMIC DEVELOPMENT.

One point of clarification, the Pilgrim pipeline proposal is for TWO pipelines: 18" southbound (carrying Bakken crude oil) and 16" northbound (carrying products like jet fuel and diesel) back to Albany. Millions of gallons could travel every day. Leaks and ruptures between turn-off valves could be hundreds of thousands of gallons. Most leaks in oil pipelines are discovered by residents, not the company (if they are detected at all). We won't get cheaper fuel prices along the way because the oil and oil products will be shuttled between hubs without offtake for consumers. In New Jersey, we are already at the center of an energy hub and have some of the cheapest gasoline prices in the nation.

Below are a few additional data points:

- There were 400 reported pipeline incidents with 119,200 Barrels spilled resulting in \$266 Million in Property Damage in 2013 in the United States. (Pipeline and Hazardous Materials Safety Administration.)
- The 10 year average (2004 - 2013) is 631 incidents/year with 97,263 Barrels/year spilled resulting in \$494 Million in Property Damage. (<http://insideclimatenews.org/news/20130911/exclusive-pipeline-safety-chief-says-his-regulatory-process-kind-dying>)
- Between 1990 and 2007 oil pipelines spilled two to three times more oil than barges. (Forbes Magazine April 2014)
- Between 1996 and 2007 pipelines spilled more than two to three times as much oil as trains. (<http://www.forbes.com/sites/jamesconca/2014/04/26/pick-your-poison-for-crude-pipeline-rail-truck-or-boat/>)
- We should visualize that this is what oil pipeline leaks can look like: <https://www.google.com/search?q=oil+pipeline+leak&client=firefox-a&hs=y0e&rls=org.mozilla:en-US:official&channel=fflb&tbn=isch&tbo=u&source=univ&sa=X&ei=ENVeVLy-Doa1sQST3oDADQ&ved=0CEEQsAQ&biw=1509&bih=761>
- Thousands of oil spills nationwide go unreported to the public. Laws permit this. Example from one state: <http://www.usatoday.com/story/news/nation/2013/10/25/north-dakota-oil-spill/3189101/>
- Oil pipeline safety regulations are incomplete and often lax. We cannot entrust our water security and our special towns to them. <http://www.propublica.org/article/pipelines-explained-how-safe-are-americas-2.5-million-miles-of-pipelines>
- Even after disruptive pipeline construction, major maintenance projects and disturbance cause strain on homeowners and impair property values. While this is bad enough, it is nothing

compared to the risk of leaks in two massive new oil pipelines through our towns and water supplies.

Below is a list of 40 of the many U.S. oil and oil products pipeline spills in the past 5 years for reasons including lightning, corrosion, faulty parts, improper construction, and landowner mistakes. : http://en.wikipedia.org/wiki/List_of_pipeline_accidents_in_the_United_States_in_the_21st_century

2014

- On October 13, a Sunoco/Mid-Valley crude oil pipeline ruptured, and spilled about 168,000 gallons of crude oil in Caddo Parish, Louisiana.
- On August 20, about 100 gallons of crude oil spilled from a pipeline at a tank facility at the Port of Albany in Albany, New York. Workers on a routine inspection of the above-ground pipeline noticed oil spraying out of a faulty gasket and shut off valves.[471]
- On May 6, Sinclair Oil Company pipeline detected a pressure drop on a pipeline, with the problem being traced 2 days later to a leak in Knox County, Missouri. A mixture of gasoline and diesel fuel contaminated soil on a farm.[467]
- On March 18, a 20-inch Mid-Valley Pipeline Company pipeline failed in Hamilton County, Ohio, spilling at least 364 barrels of crude oil into the adjacent Oak Glen Nature Preserve.
- On March 6, contractors working for Shell Oil Company hit Shell's Houston-to-Houma (Ho-Ho) crude oil pipeline near Port Neches, Texas, spilling 364 barrels of crude oil.[456]

2013

- On December 20, a Sunoco pipeline was found leaking gasoline, near Coal Township, Pennsylvania, from external corrosion. The initial spill size was reported as 2 gallons, but, later on, 480 tons of soil were removed as part of the remediation of that leak.
- On October 29, a Koch Industries 8-inch pipeline spill about 400 barrels of crude oil near Smithville, Texas. The oil polluted a private stock pond and two overflow reservoirs.[440]
- On October 7, authorities were notified of a Lion Oil Trading and Transportation crude oil pipeline leak in Columbia County, Arkansas. It was estimated that the leak started on September 21. Oil spread into a Horsehead Creek tributary.[436]
- On August 14, A leak developed on a valve on Longhorn Pipeline in Austin, Texas during maintenance, spilling about 300 gallons of crude oil.
- On July 26, a leaking BP 20-inch crude oil pipeline spilled 50 to 100 barrels of crude oil in Washington County, Oklahoma. Some of the crude spilled into a drainage ditch leading to a water reservoir.[427]
- On July 23, a downed 13,000 volt power line sparked a massive gas fire in Mamaroneck, New York when a gas main was damaged by the electricity. 3 automobiles were destroyed, and homes were threatened for a time
- On March 29, ExxonMobil pipeline carrying Canadian Wabasca heavy crude from the Athabasca oil sands ruptured in Mayflower, Arkansas, about 25 miles northwest of Little Rock. Approximately 12,000 barrels (1,900 m3) of oil mixed with water had been recovered by March 31. Twenty-two homes were evacuated.[1] The United States Environmental Protection Agency (EPA) classified the leak as a major spill. A reported 5,000–7,000 barrels of crude were released. [39]
- On March 18, a Chevron 8-inch petroleum products pipeline ruptured along a seam, spilling diesel fuel into Willard Bay State Park near Ogden, Utah.

2012

- On November 20, about 38,000 gallons of crude oil spilled from an Enbridge pipeline at a tank farm in Mokena, Illinois.[388][389]
- An Enbridge crude oil pipeline ruptured in Grand Marsh, Wisconsin, releasing an estimated 1,200 barrels of crude oil. The pipeline had been installed in 1998. Flaws in the longitudinal welds had been seen during X-ray checks of girth welds
- On July 17, a West Shore Pipe Line petroleum products pipeline burst near Jackson, Wisconsin, releasing about 54,000 gallons of gasoline. At least one family self evacuated due to the leak. At least 44 water wells nearby were contaminated from benzene in the gasoline, including a municipal well. A LF-ERW seam failure was suspected as the cause. Further testing revealed that at least 26 other areas on this pipeline needed repairs, with 22 within the Jackson Marsh Wildlife Area
- On April 28, an ExxonMobil 20/22-inch-diameter pipeline ruptured near Torbert in Pointe Coupee Parish, Louisiana, about 20 miles west of Baton Rouge, and crude oil spilled into the surrounding area, and flowed into an unnamed tributary connected to Bayou Cholpe. About 117,000 gallons of crude were spilled, with about 37,000 gallons being lost. The pipeline failed due to a manufacturing defect
- On March 17, a crude oil pipeline leaked near Grand Isle, Louisiana on March 17, spilling as much as 8,400 gallons of crude oil.
- On February 15, 2012, in Arenac County, Michigan, oil was discovered in the soil around a 30-inch Enbridge crude oil pipeline.
- On January 18, the original Colonial Pipeline mainline failed in Belton, South Carolina, spilling about 13,500 gallons of petroleum product. The failure was caused by internal corrosion.
- On January 12, a Sunoco pipeline ruptured and spilled about 117,000 gallons of gasoline in Wellington, Ohio, late on January 12. Some residents were evacuated for a week

2011

- On December 10, a landowner using a bulldozer hit an 8-inch and a 12-inch petroleum pipelines near Nemaha, Nebraska, rupturing both lines. The spill size was estimated to be 119,000 gallons of gasoline, jet fuel, and diesel fuel. Some of the fuels flowed into a creek leading into Jasper Creek. [330][331][332][333]
- A 2-inch crude oil gathering pipeline failed in Oklahoma on October 12, spilling about 120 barrels of oil.
- On September 20, a landowner digging to lay drainage tile hit a 10-inch gasoline pipeline near Aurelius, New York, spilling about 3,300 US gallons (12 m³) of gasoline.
- On August 31, a pipeline carrying heating oil was hit by construction workers in East Providence, Rhode Island, spraying oil on roofs, trees, and pavement, and flowed into storm drains. At least 56,000 US gallons (210,000 L) of oil were spilled.[314]
- On July 1, a 12-inch Exxon Mobil crude oil pipeline, also known as the Silvertip Pipeline, ruptured, and spilled 60,000 gallons of oil into the Yellowstone River in south-central Montana. There was confusion in the pipeline control room, causing a delayed pipeline shutdown. Some residents of Laurel, Montana had to be evacuated.[296][297] The break near Billings fouled the riverbank and forced municipalities and irrigation districts to close intakes.[298][299]
- On July 1, a 2-inch lateral on a crude oil pipeline rupture in Huntington Beach, California. A major road, Goldenwest Street, had to be closed for cleaning and pipeline repairs.[295]
- On May 19, a 10-inch crude oil pipeline ruptured near Maysville, Oklahoma. Over 42,000 US gallons (160,000 L) of crude were lost. There was no fire. Internal pipeline corrosion was the cause.[293][294]
- On May 7, a threaded connection failed on a Keystone Pipeline pump at a station in Sargent County, North Dakota, spilling about 400 barrels of crude oil. Due to a number of other leaks on

this pipeline system, Keystone's owner, TransCanada Corporation, was given a Corrective Action Order by PHMSA.[291]

- April 13, a farmer and rancher near White Oak Township, Michigan smelled gasoline on April 13, and discovered gasoline from a products pipeline leaking into a drainage ditch. As of late September, an estimated 460,000 gallons of gasoline had been released, with about 111,000 gallons of it recovered.[290]
- On February 24, a pipeline near Texas City, Texas ruptured, sending up to 5,000 US gallons (19,000 L) of gasoline into Bayou Pierre.[283][284]

2010

- On December 21, a crude oil pipeline was discovered leaking into the Dominguez Channel in the Port of Los Angeles, California. Over 1,000 gallons of crude oil was recovered, but the pipeline company was alleged to have failed to report the spill to State or Federal pipeline authorities. A 61 count criminal complaint was later filed in this accident.[267]
- On December 14, a pipeline leaks crude oil near Lockport, Illinois. EPA officials say the spill is near wetlands that house several endangered species. Federal officials say about 21,000 US gallons (79,000 L) of oil were released in Lockport and Romeoville, about 35 miles (56 km) southwest of Chicago.[265]
- On December 1, a valve on a crude oil pipeline leaked about 500 barrels (79 m³) of crude in Salt Lake City, Utah. This failure was only 100 yards from a June 2010 failure on the same pipeline.[263]
- On August 10, the U.S. Environmental Protection Agency (EPA) and the Justice Department announced that Plains All American Pipeline and several of its operating subsidiaries have agreed to spend approximately \$41 million to upgrade 10,420 miles (16,770 km) of crude oil pipeline operated in the United States. The settlement resolves Plains' Clean Water Act violations for 10 crude oil spills in Texas, Louisiana, Oklahoma, and Kansas, and requires the company to pay a \$3.25 million civil penalty.[247]
- On July 26, Enbridge Energy Partners LLP (Enbridge), reported that a 30-inch (760 mm) pipeline belonging to Enbridge burst in Marshall, Michigan. Enbridge had numerous alarms from the affected Line 6B, but controllers thought the alarms were from phase separation, and the leak was not reported to Enbridge for 17 hours. Enbridge estimates over 800,000 US gallons (3,000,000 L) of crude oil leaked into Talmadge Creek, a waterway that feeds the Kalamazoo River,[241][242] whereas EPA reports over 1,139,569 gallons of oil have been recovered as of November 2011.[243]
- On June 12, a Chevron crude oil pipeline, damage by lightning, ruptured, causing 800 barrels (130 m³) of crude to spill into Red Butte Creek in Salt Lake City, Utah. Crude then flowed in a pond in Liberty Park.[239]
- On May 23, a BP pipeline carrying gasoline leaked nearly 93,000 US gallons (350,000 L) into a farm field over the Memorial Day weekend. The leak occurred in Constantine Township, St. Joseph County, Michigan.[31][235]
- On April 5, a crude oil pipeline ruptures near Green River, Wyoming, on April 5. At least 84,000 US gallons (320,000 L) of crude were spilled. Corrosion in the pipeline was the cause.[31]
- On March 1, Mid-Valley Pipeline identified a release of crude oil in the manifold area of the Mid-Valley tank farm in Longview, TX. Crude oil was observed "gushing" from the soil in the manifold area, and 198 barrels of crude oil were estimated to have been released and 196 barrels were recovered from the secondary containment area within Mid-Valley's site.[232]
- On January 2, Enbridge's Line 2 ruptured near Neche, North Dakota, releasing about 3,784 barrels of crude oil, of which only 2,237 barrels of were recovered. The cause was a material defect.[225][226]

Submission to Highlands Council (2 of 4)

March 19, 2014

By: Joe and Daniele Basralian, 24 Fairfax Terrace, Chatham, NJ

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More Than 300 A Year: New Analysis Shows Devastating Impact of Pipeline Spills

'There's no way to get around the fact that oil and gas pipelines are dangerous and have exacted a devastating toll on people and wildlife,' attorney says

by [Deirdre Fulton, staff writer](#)



A close-up of a leaking pipeline, stuffed with a tree to stem the oil flow. (Photo: [newmy51/cc/flickr](#))

Released one day before the U.S. Senate votes on the Keystone XL pipeline, a new analysis of federal records shows that in just the past year and four months, there have been 372 oil and gas pipeline leaks, spills, and other incidents, leading to 20 deaths, 117 injuries, and more than \$256 million in damages.

The Center for Biological Diversity [analysis](#) is based on decades of records from the federal Pipeline and Hazardous Materials Safety Administration, which maintains a database of all U.S. pipeline incidents that are classified as "significant"—those resulting in death or injury, damages more than \$50,000,

more than 5 barrels of highly volatile substances or 50 barrels of other liquid released, or where the liquid exploded or burned.

In total there have been more than 8,700 significant incidents with U.S. pipelines involving death, injury, and economic and environmental damage since 1986, the Center reports—more than 300 per year.

"There's no way to get around the fact that oil and gas pipelines are dangerous and have exacted a devastating toll on people and wildlife. It's appalling to see Congress seriously considering giving the green light to Keystone XL," said Bill Snape, senior counsel with the Center for Biological Diversity. "The Obama administration's own analysis says Keystone XL will spill oil, so it's really troubling to see politicians wanting to add to this dangerous legacy of failed pipelines."

The time-lapse [video](#) below includes every "significant pipeline" incident in the continental United States—along with their human and financial costs—from 1986 to Oct. 1, 2014. On average one significant pipeline incident occurs in the country every 30 hours, according to the data.

Submission to Highlands Council (3 of 4)

March 19, 2014

By: Joe and Daniele Basralian, 24 Fairfax Terrace, Chatham, NJ

Oil Spills Reduce Property Values – Academic Studies and Additional Perspective

Research shows that oil pipeline spills impact suburban property resale values significantly. Our homes' resale values are a critical part of our family's well being, our safety nets for retirement, and our peace of mind and the functioning of our community.

Just as oil spills can have a devastating impact on people's health, bodily safety, and our land and water, damage to property values should not be something we risk, especially when there is no benefit to the people of Morris County.



(Pictured, from Mayflower, Arkansas pipeline rupture)

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Settlement of an Oil Pipeline Leak with Contaminated Residential Property: A Case Study. By Robert A. Simons, PhD. Published in Real Estate Issues, Summer 1999.

BP-operated Inland Oil Pipeline Leak in 1992. A study of 100 homes showed that 13 experienced hydrocarbon contamination and six had benzene levels above federal standards for municipal water systems. Sale and resale analysis of 21 of the properties

acquired and resold by BP between 1991 and 1999 showed that 19 of the properties decreased in value and two increased. The average decrease in value was 25%. These figures represent the direct loss associated with an oil pipeline leak with groundwater contamination in an area relying on well water. According to the research, this analysis understates the actual loss because it does not account for the time value of money in holding the properties prior to resale. In actual fact, BP lost 40% on the value of the properties it purchased

<http://www.rasimons.com/documents/articles/settlement-of-an-oil-pipeline-leak.pdf>

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The Effect of Pipeline Ruptures on Noncontaminated Residential Easement-Holding Property in Fairfax County. Robert A. Simons, PhD. The Appraisal Journal, July 1999

The rupture of the Colonial Pipeline in Reston, Virginia occurred on the grounds of the Reston Hospital Center. It was a surface spill, with no evidence of ongoing groundwater contamination. The petroleum then ran down Sugarland Run Creek, away from the pipeline corridor, eventually ending up in the Potomac River several miles away. Very few properties along the pipeline right-of-way were directly contaminated by the rupture, but a number of mostly residential downstream properties along the creek were impacted as the petroleum passed by their homes, some of which had to be evacuated

Considering the effect of the 1993 pipeline rupture on the sales prices of uncontaminated single-family houses on the easement, the interaction variable sale on pipeline post- 1993 rupture has a negative sign of 0.055, statistically significant at a confidence level of 90%. This indicates a 5.5% reduction in the sales price, holding all other variables in the model constant.

The literature on environmental hazards clearly indicates that a negative proximity influence on residential property may be expected where petroleum contamination has been discovered.

<http://pstrust.org/docs/EffectsofPipelineRuptures.pdf>

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The Effects of an Oil Pipeline Rupture on Single Family House Prices. Robert A. Simons, PhD., Kimberly Winson-Geideman, Brian A. Mikelbank, PhD. The Appraisal Journal, October 2001

In 2000, a 3,800-barrel (120,000-gallon) oil spill in a suburb of Washington DC affected property near the Patuxent River. Research on the impact of the Pepco Pipeline oil spill along the Patuxent River in suburban Washington, D.C., in Maryland in the spring of 2000. Consistent with empirical research and theory, the results of this research indicate that interior properties with beach rights in the area affected by the spill experienced a statistically significant reduction in property values in excess of 10% for the first sales season (about six months after the incident) at a 95% level of confidence. In addition, the oil spill appears to have reduced the sales volumes of homes in the area.

<http://www.rasimons.com/documents/articles/the-effects-of-oil-pipeline-ruptures.pdf>

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Barton Smith, The Estimation of Property Values Losses in White Lake Area of Harris County, Texas. Report, November 1996.

A study by real estate economist Dr. Barton Smith investigated the impacts of a natural gas pipeline leak into the San Jacinto River following heavy flooding in Harris County, Texas. As a result of the leak, the river caught on fire and burned for several days. Properties in the surrounding White Lake subdivision sustained a net 10.2% loss in value when compared to prior to the leak.



*Report cited by multiple sources but is not found free online

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Summary of some of the research into how hazardous liquids spills have reduced property resale value. CRED (Conversations in Responsible Economic Development) - 2013

Summary: According to Dr. Robert A. Simons, a Cleveland-based expert in real estate economics, the impacts from pipeline spills are well established. He has noted that following an oil spill, the values of nearby properties are typically impacted by 5-8% and the impacts generally last for 1-2 years. Urban economist Dr Barton Smith notes that the degree of property value impact is generally a function of how recent the incident was, whether it is a repeat occurrence, whether there's direct property damage and, if not directly affected, the

property's proximity to the incident. Even if houses aren't directly damaged, the stigma and perception that the next incident could affect them is significant. Another analysis from Western Washington University notes that a home's value "is negatively and significantly affected by proximity to a petroleum pipeline".

<http://credbc.ca/wp-content/uploads/2013/12/Pipeline-spills-property-values.pdf>

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Robert A. Simons, PhD., William Bowen, and Arthur Sementelli, "The Effect of Underground Storage Tanks on Residential Property Values in Cuyahoga County, Ohio," Journal of Real Estate Research, v. 14, no. 1/2 (1997): 29–42

This study found a loss of 17% in the case of close proximity (within 300 feet) to leaking underground storage tanks (LUST) sites where the site still had tanks in place.⁵ Because the same study also showed no significant negative effect for residential sales close to LUSTs associated with past events but with the USTs removed, part of this price reduction may represent market concerns about a possible recurrence at the same site.

http://www.researchgate.net/publication/5141958_The_Effect_of_Underground_Storage_Tanks_on_Residential_Property_Values_in_Cuyahoga_County_Ohio

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What Do Property Values Really Tell Us? A Hedonic Study of Underground Storage Tanks Dennis Guignet. National Center for Environmental Economics. Last Revised: March 1st, 2012

This paper focuses on an application where both are of particular concern: leaking underground storage tanks. I utilize home-specific data on correspondence from environmental regulators, and find a 9-12% depreciation when households are well-informed.

[http://yosemite.epa.gov/ee/epa/eed.nsf/WPNumber/2012-01/\\$File/2012-01.PDF](http://yosemite.epa.gov/ee/epa/eed.nsf/WPNumber/2012-01/$File/2012-01.PDF)

###

**Environmental Hazards and Residential Property Values: Evidence from a Major Pipeline Event
Julia L. Hansen, Earl D. Benson, and Daniel A. Hagen. Land Economics, November 2006**

Using data for Bellingham, Washington, the site of a 1999 gasoline (oil products) rupture and explosion, we find no significant effect of proximity to the pipeline prior to the accident. Following the accident, we find a substantial price effect. We use a sample of Bellingham single family home sales drawn from County Assessor's database for a time period ranging from 5½ year period prior to the June 1999 accident to 5 years following the accident. For this time period, we sampled sales of all houses located within one mile of either the Olympic pipeline or TransMountain pipeline. For a property located 50 feet from the pipeline (but which otherwise has the characteristics of the mean property), the estimated discount is 4.6%, which falls to 2.3% at a distance of 100 feet, 1.2% at a distance of 200 feet, 0.2% at a distance of 1,000 feet from the pipeline. It should also be noted that turnover increased within 500 feet of the Olympic pipeline. Comparing the five years before and after the accident, the annual average number of sales of houses located within 500 feet of the pipeline increased by 76.7%. By contrast, average annual sales of houses between 500 and 1,000 feet increased by only 0.9%, and average annual sales of houses between 1,000 feet and one mile increased by 8.3%. Significance over time: For a property 100 feet from the pipeline, the estimated discount is 2.8% at 6 months, which falls to 2.3% at 12 months, 2.0% at 24 months, and 1.9% for a property selling 48 months after the pipeline explosion.

[No link - I purchased the article]

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EPA COMMUNITY INVOLVEMENT PLAN ENBRIDGE OIL SPILL SITE MARSHALL, MICHIGAN JULY 2011.

Background: The largest-ever U.S. diluted bitumen spill occurred on July 25, 2010 outside Kalamazoo, Michigan when Enbridge's Lakehead Pipeline System 6B ruptured. More than 20,000 barrels of oil leaked from the pipeline into the Kalamazoo River. Impacts from the spill led Enbridge to develop a home buyout program for residents living along Talmadge Creek and the Kalamazoo River. Enbridge identified about 200 eligible homes in Calhoun and Kalamazoo Counties and purchased over 150 of these. Their stated aim was to stabilize the real estate market.

Quote from report: Fifteen people interviewed stated that the oil spill has had an economic impact on the local community in various ways. Some people expressed concern about the potential effect on property values, particularly those homes close to the spill area or along the river. They said that while Enbridge has purchased some of the homes, homes located just outside of the area eligible for Enbridge's purchase offer (outside the red zone) might still have a stigma attached to them, which could in turn have an effect on their value. A couple people said that they believed people living in some of those homes feel trapped (especially those with younger children) and are afraid to raise their children there. People also expressed concern that Enbridge could release all of the homes it purchased at the same time thereby flooding the real estate market. A few city of Marshall residents said that the housing market was already depressed and the stigma of the spill is not helpful. One local realtor stated that this could be devastating to their housing market. In addition, a few

people interviewed expressed concern that the property values affect the taxes that the local communities collect. They stated that lower property values will cause lower taxes, which would mean less money for community services such as police and fire, affecting the whole community.

http://www.epa.gov/enbridgespill/pdfs/enbridge_cip_20110811.pdf

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A Neighborhood Shattered: Families Emptying Out of Oil-Hit Arkansas Town

Half the families in the 62-home subdivision that bore the brunt of Exxon's spill are leaving their homes in search of a fresh start they never wanted. Devastating effects on people, the community, and health concerns from the heavy metals and other toxic materials in oil.

By Sam Eifling and Zahra Hirji



<http://insideclimatenews.org/news/20131125/neighborhood-shattered-families-emptying-out-oil-hit-arkansas-town>

See Also:

[VIDEO - Shattered by Oil: Exxon Arkansas Spill and the People Left Behind, Part 1](#)

[Exxon Overlooked, Masked Safety Threats in Years Before Pegasus Pipeline Burst](#)

[Exclusive: Pipeline Safety Chief Says His Regulatory Process Is 'Kind of Dying'](#)

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\$75M class-action suit launched over Alberta oil spill

by Jennifer Pagliaro, The Toronto Star, June 22, 2012

A growing group of 30 plaintiffs are seeking \$75 million in loss after the second Alberta oil spill contaminated a well-used lake near Red Deer.



JEFF MCINTOSH / THE CANADIAN PRESS

A boom stretches out to contain a pipeline leak on the Gleniffer reservoir near Innisfail, Alta. Plains Midstream Canada says one of their pipelines leaked sour crude near Sunde on June 7.

By: Jennifer Pagliaro Staff Reporter, Published on Fri Jun 22 2012

Residents, vacationers and business owners are launching a class-action lawsuit against a Canadian oil company and are seeking \$75 million in damages after they say a major spill earlier this month devastated property value.

Merchant Law Group filed the suit Friday against Plains Midstream Canada after a pipeline spilled 475,000 litres of sour crude oil into Red Deer River and Gleniffer Lake near the town of Sundre earlier this month — one of three major spills in the last six weeks.

Lawyer Tony Merchant, who's representing 30 plaintiffs, said realtors consulted suggest property values have been halved as a result of the spill.

“You just get a cloud over the area,” Merchant said. “It's just absolutely destroyed the value of these properties.”

http://www.thestar.com/news/canada/2012/06/22/75m_classaction_suit_launched_over_alberta_oil_spill.html

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March 19, 2014

By: Joe and Daniele Basralian, 24 Fairfax Terrace, Chatham, NJ

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.” 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 in other ways it – and two long pipelines through the Highlands – are highly inconsistent with the Regional Master Plan.

By the way, the only mention of “oil” in the Regional Master Plan is in the word “soils” – the very same that leaking crude oil harms.

We oppose any change to the Regional Master Plan that would reduce the Plan’s focus on the aspects of energy it already focuses on. Rather, we think support of an efficient energy future should be enhanced.

Below are excerpts from all 56 mentions of the word “energy.”

Page 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;