

# Township of West Milford

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Office of the Mayor  
1480 Union Valley Road  
West Milford, NJ 07480-1303  
(973) 728-2710  
Fax: (973) 728-2704

June 17, 2020

**Re: Burnt Meadow Road  
Block 4601, Lot 17**

Dear Resident:

I am writing you during these difficult times to let you know that we have been informed by Tennessee Gas Pipeline Company, LLC (“Tennessee Gas”) that it is under contract to purchase the above property, located at 960 Burnt Meadow Road. The property consists of 47 acres of land that was formerly used by Tilcon as a quarry. In 2012, Tennessee Gas installed their pipeline connection through West Milford. The project was approved by federal regulators, and accordingly, the route remains in service throughout North Jersey.

Tennessee Gas has represented that it intends to use the property to construct a compressor station that is purported to be efficient and highly regulated under the federal Clean Air Act. We have been further advised that the facility, once constructed, will have two to five employees on site. Tennessee Gas also advises that the level of noise from the facility will be less than 55 decibels. The facility will be monitored 24 hours/7 days a week and be screened from adjacent properties. This was not what the Township envisioned or solicited in any way for this property, and much like the construction of the pipeline, this is solely within the jurisdiction and approval of the Federal government.

Although your property is not contiguous to this location, the Township Administration still wanted to make you aware and provide you with the limited information that it has regarding this potential project.

**1. Can the Township stop this project?**

This project is regulated by the federal government and the entity known as “FERC,” the Federal Energy Regulatory Commission. The entire application process overrides Township zoning regulations. From the Township’s perspective, we can certainly participate in and review any application submitted to FERC, but the ultimate determination rests with FERC. In other words, our Township zoning cannot override or stop this application.

## 2. What is the Township's next step?

I asked Tennessee Gas to provide us with a summary of frequently asked questions regarding the compressor station. That summary is enclosed for your information. Going forward, it is essential that we share our opinions, concerns and objections with FERC during any application process. Accordingly, I suggest that the Township holds a remote meeting with residents located in the vicinity of Burnt Meadow Road to share the information we have, answer questions and gather comments and concerns about the project. Again, while this project has not commenced and an application has not been submitted, we want to be prepared and share information as it becomes available. Ultimately, this project may never happen, but we would rather ensure that our residents are aware of its possibility and the process involved, rather than have the application move forward without our concerns and input placed on the record.

We would like to hold a remote meeting via Zoom on Tuesday, June 30, 2020 at 2:00 pm to discuss this matter and answer questions. We would ask that you register for this meeting, as we would like to keep it confidential, with no representatives of the subject property or Tennessee Gas in attendance.

If you are interested in attending, please email the Township Administration at [administration1@westmilford.org](mailto:administration1@westmilford.org) and [administration2@westmilford.org](mailto:administration2@westmilford.org) to ensure that you are on the mailing list for a forthcoming meeting to discuss this matter.

Very truly yours,



Michele A. Dale, Mayor  
Township of West Milford

cc: William Senande, Township Administrator

Att.



**Tennessee Gas Pipeline  
Company, L.L.C.**  
a Kinder Morgan company

**Proposed East 300 Upgrade Project  
Compressor Station 327 (West Milford, New Jersey)  
Compressor Station Frequently Asked Questions**

**1. What is a compressor station?**

The U.S. Energy Information Administration (EIA) estimates there are more than 1,200 compressor stations on interstate pipeline systems operating in the United States. These facilities are integral in the transportation of natural gas through pipelines. They are designed to provide the necessary energy to move natural gas through a pipeline system by compressing natural gas by increasing its pressure. Compressor stations are placed along a pipeline route at varying intervals based on the diameter of the pipeline, the volume of gas to be moved, and the terrain. Newly built compressor stations are designed with state-of-the-art technology to control emissions and ensure efficient operations.

**2. In general, how are locations selected for compressor stations?**

The location of compressor stations depends on several parameters, including: the calculated pressure drop in the pipeline resulting from the planned volume of gas being transported, location of deliveries, type of compressor units, physical parameters of the pipeline, and other factors specific to the area where the station is to be located (elevation profile of the pipeline, atmospheric pressure, etc.). A flow model is generated that takes into account these parameters and generates location options based on operating parameters and efficient use of required fuel and horsepower. Environmental considerations are also included in the evaluation of alternative site locations. When selecting a compressor station site, Tennessee Gas Pipeline Company, L.L.C. (TGP) attempts to identify potential locations where construction will have a minimal impact to the surrounding environment.

For the proposed East 300 Upgrade Project (Project), TGP plans to site the new Compressor Station 327 on property identified as Block 4601, Lot 17 in the Township of West Milford, Passaic County, New Jersey. The property was formerly owned and used by Tilcon, Inc. as a quarry and has since been used for other industrial and commercial purposes such as temporary contractor/pipe yards for several projects, and most recently for storage and recycling. In selecting the property for the proposed compressor station, Tennessee has avoided impacts to natural resources to the greatest extent possible.

**3. What are the Project benefits to the Township of West Milford?**

The new Compressor Station 327 that will be constructed as part of the Project will generate an estimated \$550,000 in annual local property taxes following construction. The Project will also create approximately 40 jobs, with half of the jobs being sourced in New Jersey and the other half from outside the region. These jobs will provide positive economic impacts from workers residing locally and relying upon nearby businesses and support services. Once construction is completed, the Project will also create at least one permanent position at the new station.

Compressor stations, like the one being built in West Milford, are efficient, and highly regulated under the Federal Clean Air Act (CAA) and the National Ambient Air Quality Standard (NAAQS) as set forth by the US Environmental Protection Agency (USEPA). As a result of these regulations and TGP's reputation as a best-in-class operator, this station will have fewer emissions than, for example, a trash collection or recycling facility.

**4. What quality is the natural gas being transported through a compressor station?**

The natural gas that TGP transports on its existing pipeline system, and will transport through the new compressor station, is referred to as "pipeline quality" natural gas. The natural gas has already been treated and processed prior to its entry into the pipeline network and is the same gas that is consumed directly by the public in homes, businesses and schools.

**5. Will the compressor station emit benzene into the air?**

As noted above, the gas transported by TGP is pipeline quality gas, meaning it has already been processed prior to its entry into the interstate pipeline network so the impurities have been removed. Benzene, Hydrogen Sulfide (H<sub>2</sub>S), and other hazardous air pollutants that may be present as a result of production have been almost completely removed prior to custody transfer into the TGP pipeline system.

**6. Do compressor stations emit "exhaust" or "release" methane gas during operations and if so, will there be an odor?**

Compressor stations do not "exhaust" or "release" methane gas under normal operations. Planned natural gas venting is sometimes required during maintenance activities to ensure proper operation of safety systems and other equipment. Natural gas venting in an emergency is very rare and lasts only a brief period of time. Either way, when natural gas is vented, it is done under controlled conditions specifically designed to allow depressurization to be done safely. Since natural gas is lighter than air, any release of natural gas dissipates and does not collect near ground level.

Methane, the primary component of natural gas, is colorless, odorless, and tasteless. TGP's 300 Line system is currently odorized at CS 321 in Pennsylvania heading east into New Jersey including the new compressor station. This practice is utilized to enhance the safety of the general public during the unlikely event of an inadvertent release of natural gas.

**7. What efforts will be undertaken to avoid or mitigate any potential impacts to the Monkville Reservoir and water quality? What, if any, short-term and long-term water quality monitoring will the Company conduct?**

TGP will utilize the Best Management Practices (BMPs) outlined in the Federal Energy Regulatory Commission's (FERC) Upland Erosion Control, Revegetation, and Maintenance Plan and FERC's Wetland and Waterbody Construction and Mitigation Procedures and the Project's Environmental Construction Plan, including the Spill Prevention and Response Plan, to avoid and minimize adverse effects to drinking water sources and groundwater quality and supply. Additionally, environmental inspectors will be employed during construction to ensure that TGP's BMPs are implemented and that the Project complies with applicable regulatory permits and approval conditions. TGP and its contractors will adhere to practices including specifications for erosion control devices, and dewatering, as well as restrictions on refueling and storage of hazardous substances. TGP anticipates that implementation of its BMPs will allow

for construction and operation of the Project without adversely affecting groundwater water quality or supply, any public watershed, or potable surface water supply areas in the Project area.

**8. Do compressor stations produce a lot of noise?**

No. For new compressor stations, the FERC requires that the noise level during normal operations can be no greater than 55 decibels on a day/night average sound level (dBA Ldn) at the closest noise sensitive area (NSA). A noise sensitive area would include occupied residences, schools, hospitals, and other locations. Fifty-five decibels is equivalent to a quiet conversation indoors or a refrigerator running in the same room as you. The interiors of compressor buildings that house the compressor Electric Motor Drive and equipment are acoustically treated to minimize and dampen noise. Below is a sound level chart.

<b>TYPICAL SOUND LEVELS OF FAMILIAR SOURCES</b>		
<b>SOURCE</b>	<b>Measured Sound Level dBA</b>	<b>Sound Level with +10 nighttime penalty dBA Ldn</b>
Bedroom of a country home	30	36
Soft whisper at 5 ft.	30	36
Quiet office or living room	40	46
<b>FERC Limit</b>	<b>48.6</b>	<b>55</b>
Moderate rainfall	50	56
Inside average urban home	50	56
Quiet street	50	56
Normal conversation at 3 ft.	60	66
Noisy office	60	66
Noisy restaurant	70	76
Highway traffic at 50 ft.	75	81
Loud singing at 3 ft.	75	81
Busy traffic intersection	80	86
Electric dryer	80	86
Loud shout	90	96
Freight train at 50 feet	95	101
Modified motorcycle	95	101
Jet taking off at 2000 feet	100	106

**Ldn** is the *day-night average sound level* defined as the 24-hour A-weighted equivalent sound level, with a 10-decibel penalty applied to nighttime levels (USEPA "Levels" Document).

Nighttime is defined as the hours between 10:00 p.m. and 7:00 a.m. the following day.

The Ldn levels in the right-hand column assume a continuous, 24-hours of the sound levels in the left hand column.

Amplified rock music	110	116
Jet taking off at 200 feet	120	126
Air-raid siren	130	136

Typical sound sources adapted from: Cottrell, Tom, 1980, *Noise in Alberta*, Table 1, pg. 8 ECA80 - 16/1B4 (Edmonton: Environment Council of Alberta).

**9. Will the compressor station facilities be visible by the public from Burnt Meadow Road?**

TGP will prepare a landscape plan to provide visual screening of the new compressor station. While the proposed site for compressor station already contains existing screening to adjacent properties, TGP will provide enhanced screening measures.

**10. Will the compressor station have lighting? What is the lighting type and intensity, and will they be on at night?**

The new compressor station will have lighting installed. At night, the compressor station will be monitored remotely, but the compressor station does require a certain amount of yard lighting at night when operating personnel may need to be present for safety reasons. TGP is proposing to install special directional light fixtures that will direct the light toward the buildings and ground. The directional lighting shields the bulb from view so that only indirect light will be visible outside the property line.

**11. Will the compressor station be manned following completion?**

The compressor station operations are monitored continuously (24 hours per day/seven days per week) by TGP's gas control center located in Houston, Texas. Operations personnel typically staff compressor stations Monday through Friday during normal business hours. Compressor stations are sometimes manned full-time (24 hours per day/seven days per week) during significant weather events, such as snowstorms.

**12. How will TGP monitor the compressor station against intrusion?**

Tennessee will install a security fence around the perimeter of the new compressor station with locked gates for entry. The compressor station will have card readers and security cameras for entry control, and will have intrusion alarms on key buildings that communicate to local area operations personnel, as well as TGP's gas control center. Additional security cameras may be installed based on design and security considerations at the site.

**13. What happens if there is an emergency at the compressor station?**

The safety of our neighbors and the environment is a top priority for the company. The proposed new compressor station will be designed to include sophisticated gas detection, fire detection and emergency shutdown (ESD) systems in the unlikely event of an operational disruption or emergency. These detection systems quickly trigger shut-off valves that cause gas to bypass the compressor station. Once the station is in operation, TGP will follow routine operation and maintenance procedures to ensure the station is operated safely. TGP will also work on an annual basis with appropriate fire, police, and public officials to coordinate resources and responsibilities of each organization so that all organizations know how to respond in the unlikely event of an emergency.

**14. Will there be an increase of traffic in the area of the new compressor station?**

During construction TGP estimates an average of one round-trip per day for trucks delivering equipment and materials, and approximately thirty-five to forty vehicles per day for construction workers commuting to the Project site. Construction activities are anticipated to occur six days per week for approximately nine months. Increased traffic associated with equipment and material deliveries and workers commuting to the proposed site will have minimal impact to motorists using roadways in the vicinity. The existing driveway to the site will be used with no improvements needed. TGP will have flagmen at the entrance of the site to ensure minimal disruption to those people who live and work in the vicinity of the site. Motorists accessing residences or other facilities near the site may experience short-term and minor delays as construction-related traffic enters and exits the driveway. Potential traffic interruptions during construction will be temporary and short term. No long-term impacts to traffic are anticipated as routine operations will be similar to other businesses operating in the area.

**15. What regulatory approvals are needed to construct the Project?**

The proposed Project will require FERC approval, as well as approval by other federal and state regulatory agencies. TGP expects to file an application with the FERC for a certificate of public convenience and necessity (Certificate), which would authorize construction of the Project. TGP anticipates filing its Certificate application in mid-2020. If approved, the project is expected to be completed by November 2022.

The public will have the opportunity to stay informed throughout the FERC application process. Specifically, notice of the application will be sent to all residences and business owners within one-half mile of the new compressor station location. The notification letters that will be sent to these landowners will provide specific information about the Project and will also provide information on how to participate in the certificate application docket, including the filing of comments and/or formally intervening in the process. Once a docket number has been assigned (which will be provided in the landowner notification letter), the public can take advantage of FERC's eLibrary and eSubscription services, located at [www.ferc.gov](http://www.ferc.gov), and subscribe to the docket. This would allow them to keep informed of all information filed by TGP and other federal and state agencies. It will also keep them apprised of all information issued by FERC, such as the Notice of Schedule for Environmental Review and the environmental document ultimately issued by FERC staff pursuant to the National Environmental Policy Act, 42 U.S.C. § 4321 *et seq.* The FERC docket is also the proper forum for the public to submit comments, and interested individuals and groups will have multiple opportunities in which to submit comments in the public docket.