

June 30, 2021

To: Frances Boardman

From: Claire Whitcomb, Madison Environmental Commission Chair

**Overview of our comments on 17 Greenwood Ave:**

We are pleased that Madison Market is proposing reusable glass and silverware to reduce reliance on disposable packaging and service items. We have a number of general suggestions that reflect Madison's goal, as stated in the Master Plan, of being an environmental leader.

**1. EV Charging/Parking**

Can the parking lot be future proofed to include EV charging stations and/or conduit for future installation of charging stations?

- NJ has an aggressive goal of 330,000 electric vehicles by 2025.
- Visitors to Madison will be increasingly choosing their restaurant options based on the ability to charge their cars while they dine.

**2. Energy/Lighting/Utilities**

Since 66% of Madison's carbon footprint comes from the built environment, the MEC recommends:

- Energy-efficient appliances, smart thermostats, LED lighting, motion sensor lights, dimmers and timers.
- An energy audit can provide recommendations for saving money and taking advantage of generous NJ State rebates for items such as energy efficient HVAC features. Gary's Wine did an upgrade and was able to save \$8-9000 on its annual electric bill. The State audit and rebate program is undergoing an overhaul and will be rolled out from PSE&G. Details will be available shortly. <https://njcleanenergy.com/transition>
- Outdoor bulbs should be yellow toned, not white/blue for both human health and wildlife protection).

**3. Water usage and aquifer protection**

To mitigate the long term effect of the built environment on Madison's natural resources, we recommend:

- water reducing toilets and sinks, waterless urinals in the retail area, water saving dishwashers and other devices
- drip irrigation (on timers) for landscaping.
- an Integrated Pest Management plan and compliance with Madison's fertilizer ordinance <https://www.rosenet.org/ArchiveCenter/ViewFile/Item/1402>.

**4. Waste Reduction—Recycling and Composting.**

- Will there be recycling bins for the public? Bottle and plastic recycling does not seem to be available for customers currently.
- In addition to switching to reusable dinnerware, composting would further reduce waste output. Vendors such as Java's Compost do curbside pickup from households in Madison. They also work with food service businesses in other towns.
  - A significant portion of Madison Market's trash will be food waste, generated both by the kitchen and diners at the restaurant.
  - Commercial compost services can process meat, bones, dairy, egg shells, coffee grounds and filters, tea bags, soiled paper napkins, flowers and houseplants, processed foods, fats and oils, compostable flatware and food containers, in addition to fruits and vegetables.
  - Eliminating food waste is the #1 climate action cited by Project Drawdown, a leading resource for climate solutions.
    - 21% of landfill waste is food (by volume).
    - When food decomposes in a landfill, it gives off methane which is a greenhouse gas that is 25 times more harmful than CO2 emissions.

### **Madison's Master Plan**

The above recommendations will help make Madison "a model for energy efficiency, sustainability, and resiliency" and meet the Master Plan's goal of "reducing the Borough's environmental footprint and carbon emissions."

### **New Jersey's Energy Master Plan**

NJ Energy Master Plan goals include

- 100% clean energy by 2050
- Solar on new construction
- Eliminate fossil-fuel powered vehicles
- 330,000 electric vehicles by 2025
- 90% building electrification by 2050
- Phase out gas boilers and water heaters.
- Net zero carbon goals for new construction
  - "Modern air- and ground-sourced electric heat pumps have similar operating costs to natural gas furnaces and are approximately twice as efficient as electric baseboard heating."
  - "While building electrification increases electricity use, it reduces total energy needs because heat pumps are much more efficient than direct combustion of fossil fuels for heat."
  - "If gas use in buildings is retained, further emissions reductions require either substituting natural gas with much more expensive carbon-neutral, bio- or synthetic gases, or transitioning buildings to electrification by retrofitting gas appliances with heat pumps before their useful life is over." ([https://nj.gov/emp/docs/pdf/2020\\_NJBPU\\_EMP.pdf](https://nj.gov/emp/docs/pdf/2020_NJBPU_EMP.pdf))



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- Natural gas leaks methane at all stages of its lifecycle; methane is 86x more potent as a greenhouse gas than CO<sub>2</sub>.
- Natural gas in NJ is 67% fracked gas, according to [empowernewjersey.com](http://empowernewjersey.com).

Many thanks,

Claire Whitcomb  
Madison Environmental Commission, Chair