



State of New Jersey

Highlands Water Protection and Planning Council
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JIM RILEE
Chairman

EILEEN SWAN
Executive Director

August 15, 2011

Mr. Rick Reilly, Chief
Bureau of Inland Regulation
Division of Land Use Regulation
New Jersey Department of Environmental Protection
P.O. Box 439
401 E. State Street
Trenton, NJ 08625-0439

Re: Highlands Redevelopment Area Designation
Givaudan Fragrances Corporation
Block 402 Lot 5
Mount Olive Township, Morris County

Dear Mr. Reilly:

On behalf of the Highlands Water Protection and Planning Council (Highlands Council), I am pleased to provide you, in accordance with N.J.A.C. 7:38-6.7, with the following materials regarding the above-referenced Highlands Redevelopment Area Designation, as approved by the Highlands Council at its meeting of August 3, 2011:

- Highlands Council Resolution 2011-29
- Consistency Determination (CD)
- Final Staff Recommendation Report
- Public Comments and Responses Document
- Highlands Preservation Area Approval Application Checklist Items

These documents are based upon our review of the project file as provided to us by the applicant, Highlands Council information, and public comment, relative to the standards and policies set forth in the Regional Master Plan (RMP). The Highlands Council resolution authorized the Executive Director to provide this CD and Final Staff Recommendation Report to New Jersey Department of Environmental Protection (NJDEP) on behalf of the Highlands Council.

As for each such designation, Highlands Council staff prepares a matrix that provides advisory information to both the applicant and the NJDEP regarding submittal requirements for a Highlands Preservation Area Approval (HPAA) with Redevelopment Waiver, reliant upon the Highlands Redevelopment Area

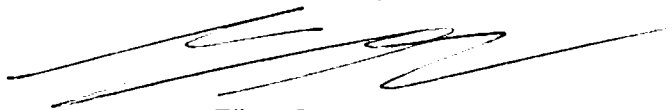
designation. The matrix notes those items that the Highlands Council feels have already been addressed during our review, and those remaining items that clearly need to be provided to the NJDEP by the applicant.

As indicated in the matrix, a coordinated review of this HPAA with Redevelopment Waiver application between the staff of the Highlands Council and the NJDEP is important to ensure that the conditions of the Highlands Council's Final Staff Recommendation (report enclosed) are met as follows:

1. The site already has greater than 3 percent impervious surface. The project qualifies for an HPAA redevelopment waiver for impervious surface, based on approval of this Highlands Redevelopment Area;
2. The encroachment into a Highlands Open Waters buffer shall be entirely within a previous disturbed area, which would not result in a net impact to the functional value of the buffer (in conformance with Policy 1D4) and therefore qualifies for a waiver;
3. The remainder of the property outside of the Highlands Redevelopment Area shall be protected through a conservation restriction, specifically authorizing ecological restoration and maintenance, with recognition of any existing utility structures such as storm sewers and drainage basins that may periodically need maintenance or replacement. Givaudan may propose that the restricted area be delineated to allow for further expansion of the Highlands Redevelopment Area (upon approval of the Highlands Council) to the maximum allowable area of 437,480 sq ft; and
4. The NJDEP stormwater regulations must be followed in the project design through the HPAA with redevelopment waiver, as part of the NJDEP permitting process. There shall be a coordinated review between the staff of the Highlands Council and the NJDEP such that under the NJDEP waiver, the applicant shall supply a stormwater management plan that incorporates low impact development techniques and a construction implementation plan that minimizes disturbance during and after construction.

The Highlands Council approved the Highlands Redevelopment Area Designation for Givaudan Fragrances Corporation with conditions as set forth in the Final Staff Recommendation Report. Please be advised that in accordance with the Highlands Act, the Highlands Council's resolution of this matter shall have no force and effect until the end of the Governor's review period of the Council's meeting minutes, which is August 22, 2011. If you have any questions or comments regarding this matter, please feel free to contact me at (908) 879-6737.

Yours sincerely,



Eileen Swan,
Executive Director

Enclosures -

- Consistency Determination
- Final Staff Recommendation Report
- Public Comments and Responses Document
- HPAA Application Checklist Items (Summary Matrix)
- Highlands Council Resolution