

Public Comments Received on the Highlands Water Protection and Planning Council Draft Consistency Determination and Staff Recommendation Report for the Givaudan Fragrances Corporation - Mount Olive Block 402, Lot 5, Proposed Highlands Redevelopment Area Designation (Comment Period of June 21 – July 7, 2011):

Written comments regarding the proposed Highlands Redevelopment Area Designation for Givaudan Fragrances Corporation were accepted by the Highlands Council through the close of the Public Comment period on July 7, 2011. Comments were provided by the following individuals/entities:

1. Mayor David M. Scapicchio, Mount Olive Township

Comment: Conveys the Township’s support for the proposed Highlands Redevelopment Area Designation. States that Givaudan plans a rather modest expansion to their facility located in the International Trade Center, and notes that without the ability to incorporate additional warehouse space to the existing building, relocation beyond New Jersey may be the only realistic option available to the company. States that the Township is very concerned about keeping Givaudan in Mount Olive as it is a valued member of the Township’s corporate community, an important component of the Township’s economic base, and a provider of some 250 jobs. Expresses the Township’s assurance of cooperation and offers the Township’s assistance to secure this designation.

Response: The Highlands Council acknowledges the Township’s support of the proposed Highlands Redevelopment Area Designation.

Comment: Believes that the Givaudan plan is consistent with the Highlands Regional Master Plan as it represents an excellent example of smart growth and sustainable economic development.

Response: The Highlands Council conducted a Consistency Determination for the proposed project. In Part 8 of the Consistency Determination, the Highlands Council states that “The proposal is consistent with the RMP regarding smart growth and sustainable economic development. By reusing an already developed parcel (that is located in the Foreign Trade Zone of Mount Olive), economic investment can occur within an environmentally compatible site.”

2. Erica Van Auken, New Jersey Highlands Coalition

Comment: The Highlands Coalition supports the redevelopment plan for the existing Givaudan Fragrance Corporation building. The Coalition supports redevelopments and encourages townships and applicants to use sites that are environmentally degraded rather than sites with high environmental value. States that the Givaudan site in Mount Olive meets these standards because it

is located in an area that is already built up; though only half of the whole site is within an ECZ. Notes that the nature of this construction will not add pressure to water/wastewater systems.

Response: The Highlands Council acknowledges the overall support for the proposed Highlands Redevelopment Area Designation. With regard to the statement that only half of the whole site is within an ECZ, review of the Highlands Land Use Capability Map reveals that the vast majority of the parcel is in the Existing Community Zone; the northwest corner of the parcel is in the Existing Community Environmentally Constrained Sub-Zone.

Comment: The Highlands Coalition states that there are numerous environmental constraints on this particular site and the new development would encroach on a portion of land with high forest integrity and wetlands as well as open waters protection areas and other limiting factors. The Coalition encourages the Highlands Council and the applicant to develop a plan that has the smallest impact on the undeveloped portion of the lot and to plan development in such a way that it may avoid or enhance the existing, albeit degraded, open waters buffer.

Response: The northwest corner of the parcel and the area adjacent to the parcel to the west are mapped as Highlands Open Waters (wetlands), Forest in a Forest Resource Area, Critical Habitat, and Prime Ground Water Recharge Area. The proposed expansions would not encroach into these areas. As indicated in the Highlands Council Draft Consistency Determination and Draft Staff Recommendation Report, it was determined that the proposed construction activities (specifically Phase IIIA along the western edge of the existing building) would entail encroachment into Highlands Open Waters buffers for a wetland located in the northwest corner of the parcel. However, the buffer area that would be encroached upon is currently disturbed (i.e., existing fire lane and maintained lawn). As encroachment into the buffer is required for the project, an HPAA redevelopment waiver of this requirement by NJDEP would be required and would be appropriate, as the buffer is in an existing disturbed condition. As indicated in the Highlands Council Draft Consistency Determination and Draft Staff Recommendation Report, the Highlands Council staff recommends conditions of approval that include that the encroachment into a Highlands Open Waters buffer shall be entirely within a previous disturbed area, which would not result in a net negative impact to the functional value of the buffer; and that 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.

3. Wilma E. Frey, New Jersey Conservation Foundation

Comment: Concurs with the Highlands Council staff draft recommendation that the Highlands Council approve the proposed Highlands Redevelopment Area designation with conditions.

Response: The Highlands Council acknowledges that the New Jersey Conservation Foundation concurs with the staff draft recommendation of approval with conditions.

Comment: Feels that it must be recognized that the entire site is located entirely within the Highlands Preservation Area, and is inventoried as High Watershed Value. States that the Riparian Corridor that covers part of the site has a High Integrity score. Notes that the existing building is situated in the Forest Resource Area and is surrounded by forest. Notes that the northwest portion of the site contains a Wildlife Corridor, and Critical Wildlife Habitat exists just barely outside the property line. States that the entire site is in Wellhead Protection Areas, and notes that the Net Water Availability of the HUC 14 in which it is located is in deficit. States that they are pleased that the redevelopment proposal appears to be confined to areas of the site that are already disturbed. However, indicates that construction impacts must be carefully constrained and monitored so as to not impact the forest, watershed, and wildlife values that remain in close proximity. In addition, states that stormwater management and recharge capabilities must be carefully designed to increase the water retention potential and maximize the potential of the watershed values of the site.

Response: The Highlands Council acknowledges the occurrence of environmentally sensitive land on and directly adjacent to the parcel; the Draft Consistency Determination and Draft Staff Recommendation Report describes these resources. Both documents state that the project shall be designed to incorporate low impact development techniques wherever possible, including stormwater management techniques, and that any disturbance and construction activities should be managed to minimize impacts to the surrounding environment (these are listed as conditions of the approval.). By way of clarification, the Riparian Corridor Integrity Score is Moderate, not High as listed in the comment. Also, please note that the Watershed Value and Riparian Integrity apply to the subwatershed as a whole, not to any specific property within the subwatershed. Forest Resource Area is a density-mapped delineation that can and does include non-forested areas, such as the disturbed areas of the Givaudan site, to which Forest Resource Area policies and objectives are not applicable.