



**NJ PINELANDS COMMISSION
DENSITY TRANSFER DEED RESTRICTION
SAMPLE LANGUAGE**

Instructions for Applicant:

Fill in the requested information prior to submitting the deed restriction for recordation by the County Clerk's office. We recommend that you submit the draft deed to the Pinelands Commission for approval prior to having it recorded.

The Commission will accept as evidence of recordation a copy of the deed restriction that is stamped as received by the County Clerk's office and accompanied by the receipt from the County Clerk's office.

The sample language is applicable in most situations. However, prior to recording the deed restriction, please confirm with your municipality that the sample language provided here will satisfy their requirements as well.

The use and development of Tracts One and Two above shall be permitted pursuant to the Pinelands Commission's density transfer provision contained in N.J.A.C. 7:50-5.30. A single family dwelling is to be developed on Tract One (Block _____, Lot _____) and shall be the sole principal use of that parcel except as provided in N.J.A.C. 7:50-5.1(c). Tract Two (Block _____, Lot _____), being non-contiguous to Tract One and acquired by Grantee to comply with the density requirements in a _____ Area pursuant to said density transfer provision, shall remain undeveloped and vacant. Only forestry, agriculture and low intensity recreational uses are permitted uses on Tract Two. No portion of Tract Two shall be used in computing lot size or density for any development of any lot or lots other than for the single family dwelling on Tract One. Tract Two shall not be utilized as dilution area for any septic system.

This restriction is being imposed so that the development of a single family dwelling on Tract One (Block _____, Lot _____), Pinelands Commission Application Number _____ - _____, will conform with the requirements of the Pinelands Comprehensive Management Plan and _____ (municipality) certified land use ordinance. This covenant shall run with the land and shall be binding on the heirs, executors and assigns of the Grantees for both parcels. The legal descriptions of Tracts One and Two are included herein and made a part hereof. This restriction is enforceable by the Pinelands Commission, _____ (municipality), and any party in interest.