



NJ PINELANDS COMMISSION SEPTIC DILUTION 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. Be sure to include Schedule A, including the metes and bounds description of the portion of the parcel that will be used for septic dilution purposes. We recommend that you submit the draft deed to the Pinelands Commission for approval prior to having it recorded.

The Pinelands 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 deed notice language must be included in the Notes on any plan (plot, site, subdivision, septic, etc.) that is submitted to the Pinelands Commission for review.

Subject to a deed restrictive covenant in which Grantor herein expressly restricts and covenants with the Grantee that no portion of _____-acre tract specifically described in Schedule A herein and made a part hereof constituting a portion of _____-acre Block _____, Lot _____ in _____ (municipality) shall be used in computing lot size and density or dilution for any septic system or systems for any development of any lot or lots other than for the _____ (existing and/or proposed development) and septic system(s) located on Block _____, Lot _____. This does not restrict the right of sale of Block _____, Lot _____, but does restrict the right of the use of that portion of said parcel described in Schedule A for computation purposes for the lot size or density of any other lot or as dilution area for any septic system other than the septic system(s) and _____ (existing and/or proposed development) located on Block _____, Lot _____ in _____ (municipality).

This restriction is being imposed so that the development of Block _____, Lot _____ (Pinelands Commission Application No. _____ - _____) will conform with the requirements of the Pinelands Comprehensive Management Plan and the _____ (municipality) certified land use ordinance. This covenant shall run with the land and be binding on the heirs, executors and assigns of the Grantees. The legal description of the property so deed restricted is attached hereto and made a part hereof as Schedule A. This restriction is enforceable by the Pinelands Commission, _____ (municipality) and any party in interest.