

Prepared by: \_\_\_\_\_

NJDEP File No.: \_\_\_\_\_

**GRANT OF CONSERVATION RESTRICTION**  
(Transition Area Waiver Averaging Plan)

**THIS GRANT OF CONSERVATION RESTRICTION** is made this \_\_\_\_ day of 20\_\_, by \_\_\_\_\_, its heirs, successors and assigns and all legal and equitable owners, and any and all current or successor holders of any interest in and to the property whose address is \_\_\_\_\_, Borough/Township, County of \_\_\_\_\_, State of New Jersey, hereinafter referred to as the “Grantor,” in favor of and to the New Jersey Department of Environmental Protection, its successors and assigns, hereinafter referred to as the “Grantee”.

**WITNESSETH:**

**WHEREAS**, the Grantor is the owner in fee simple of certain real property located in the Township/Borough of \_\_\_\_\_, County of \_\_\_\_\_, New Jersey, designated as Lot(s) \_\_\_\_\_, Block(s) \_\_\_\_\_ on the official Tax Map of the Township/Borough of \_\_\_\_\_, County Clerk or Recorder’s Deed Book Number \_\_\_\_\_, Page Number \_\_\_\_\_, (hereinafter “the Property”); and

**WHEREAS**, the Grantor has obtained a Transition Area Averaging Plan Waiver, NJDEP File No. \_\_\_\_\_, pursuant to the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq., and the Freshwater Wetlands Protection Act Rules, N.J.A.C. 7:7A, to modify the transition area, attached hereto as **Exhibit A**; and

**WHEREAS**, the Transition Area Waiver issued to the Grantor is conditioned upon the Grantor’s recording of a Grantee approved Conservation Restriction , pursuant to N.J.A.C. 7:7A-8.2(f), for the expanded portion of the transition area, also known as the compensation area (hereinafter the “Restricted Area”) as shown on the approved plan(s), entitled \_\_\_\_\_, prepared by \_\_\_\_\_, dated \_\_\_\_\_, last revised date \_\_\_\_\_, attached hereto as **Exhibit B**, and more particularly described on a legal description (metes and bounds) of the Restricted Area, attached hereto as **Exhibit C**; and

**WHEREAS**, wetlands play a significant role in the maintenance of environmental quality on a community, regional, and statewide level; and

**WHEREAS**, wetland transition areas are integral portions of a freshwater wetlands ecosystem; and

**WHEREAS**, the Grantee is authorized by N.J.S.A. 13:1D-9 to formulate comprehensive policies for the conservation of the natural resources, to promote environmental protection and prevent pollution of the environment of the State, and is authorized by N.J.S.A. 13:8B-3 to acquire and enforce conservation restrictions; and

**WHEREAS**, the Grantor, having the authority to do so, intends to enter into this Conservation Restriction in order to grant to the Grantee a Conservation Restriction on the Property to restrict subsequent development of the Restricted Area.

**NOW THEREFORE**, in consideration for the issuance of the Transition Area Waiver Averaging Plan and for the valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the facts recited above and the terms, conditions and restrictions contained herein, the Grantor hereby agrees that the Property shall be subject in perpetuity to the following conveyances, covenants and restrictions in favor of the Grantee:

1. Grantor hereby conveys, transfers, assigns and grants to the Grantee a Conservation Restriction with respect to that portion of the Property as designated as the Restricted Area as shown in **Exhibit B** and as described in **Exhibit C**.
2. Pursuant to N.J.A.C. 7:7A-8.2(f) unless specifically authorized, the Restricted Area shall be preserved in its natural state and any/all activities that inhibit the natural succession of vegetation are prohibited. Specifically, including but not limited to, the following activities shall not occur within the Restricted Area:
  - a. Removal, excavation, or disturbance of the soil;
  - b. Dumping or filling with any materials;
  - c. Erection of structures;
  - d. Placement of pavement;
  - e. Destruction of plant life which would inhibit the natural succession of vegetation, including mowing of fields and the development of new gardens, except as approved in the conservation restriction, or in accordance with a non-native/invasive species removal plan approved by the Grantee prior to removal;
  - f. The use of fertilizers, herbicides or pesticides;
  - g. Alteration of the hydrology of the Restricted Area; and
  - h. All other activities, unless explicitly permitted as part of the Conservation Restriction.

3. The boundaries of the Restricted Area shall be marked by an unobtrusive, semi-permanent visual marker in a manner of the Grantor's choosing, and to the Grantee's satisfaction, no less than 30 days prior to commencement of site preparation. Examples include fence post, pipe in the ground, survey markers, and a shrub or tree line.
4. This Conservation Restriction shall be a burden upon and shall run with the Property, and shall bind Grantor, its heirs, successors and assigns, in perpetuity. The Grantor shall give notice of this Conservation Restriction to all holders of any easements in the Restricted Area within 30 days of recording by the County Clerk.
5. It is the purpose of the Conservation Restriction to assure that the Restricted Area will be maintained as such and to prevent any disturbance or development of that portion of the Property. To carry out this purpose, the following rights are granted to the Grantee by this Conservation Restriction:
  - a. Upon advance notice to enter upon the Property in a reasonable manner and at reasonable times so as to assure compliance with the provisions of this Conservation Restriction; and
  - b. In addition to the exercise of any other statutory or common law right, to enjoin any activity on, or use of, the Restricted Area that is inconsistent with the purpose of this Conservation Restriction and to enforce the restoration of such areas or features of the Restricted Area that may be damaged by inconsistent activity or use.
6. Grantor shall provide the Grantee telephonic and written notice of any transfer or change in ownership of any portion of the Restricted Area, including but not limited to the name and address of the new owner, and including but not limited to any later-formed condominium association, at least one month prior to the day of the signing of those documents accomplishing the actual transfer or change in ownership.
7. In addition to, and not in limitation of, any other rights of the Grantee hereunder or at law or in equity, if the Grantee determines that a breach, default or violation ("Violation") of this Conservation Restriction has occurred or that a Violation is threatened, the Grantee shall give written notice to Grantor of such Violation, setting forth the specifics thereof, and demand corrective action sufficient to cure the Violation. If the Grantor fails to cure the Violation after receipt of notice thereof from the Grantee, or under circumstances where the Violation cannot reasonably be cured within a time period dictated by the Grantee, fails to begin curing such Violation within the time period dictated by the Grantee, or fails to

continue diligently to cure such Violation until finally cured, the Grantee may bring an action at law or in equity in a court of competent jurisdiction:

- a. To enjoin and/or cure such Violation,
  - b. To enter upon the Restricted Area and to take action to terminate and/or cure such Violation and or to cause the restoration of that portion of the Restricted Area affected by such Violation to the condition that existed prior thereto, or
  - c. To seek or enforce such other legal and/or equitable relief or remedies as the Grantee deems necessary or desirable to ensure compliance with the terms, conditions, covenants, obligations and purpose of this Conservation Restriction.
8. If the Grantee, in its discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the Restricted Area, the Grantee may pursue its remedies under the preceding paragraph above without prior notice to Grantor or without waiting for the period provided for cure to expire. The Grantee's rights under this paragraph shall apply equally in the event of either actual or threatened Violations of the terms of this Conservation Restriction. Grantor agrees that the Grantee's remedies at law for any Violation of the terms of this Conservation Restriction are inadequate and that the Grantee shall be entitled to the injunctive relief described in this paragraph, both prohibitive and mandatory, in addition to such other relief to which the Grantee may be entitled, including specific performance. The above language shall in no event be interpreted to derogate or diminish the Grantee's rights and powers under the laws of the State of New Jersey for the protection of public health, safety and welfare.
9. Enforcement of the terms of this Conservation Restriction shall be at the discretion of the Grantee and any forbearance by the Grantee to exercise its rights under this Conservation Restriction in the event of any Violation by Grantor shall not be deemed or construed to be a waiver by the Grantee of such term or of any subsequent Violation or of any of the Grantee's rights under this Conservation Restriction. No delay or omission by the Grantee in the exercise of any right or remedy upon any Violation by Grantor shall impair such right or remedy or be construed as a waiver of such right or remedy.
10. Grantor agrees to reimburse the Grantee for any costs incurred by the Grantee in enforcing the terms of this Conservation Restriction against Grantor, and including, without limitation, the reasonable costs of suit and attorneys' fees.
11. The Grantee reserves the right to transfer, assign, or otherwise convey the Conservation Restriction to any other entity or person to facilitate the operation of

and/or public use and enjoyment of the Restricted Area Areas provided it is in accordance with N.J.S.A. 13:8B-1 et seq. and N.J.S.A. 13:9B-1 et seq.

12. Any notice, demand, request, consent, approval or communication under this Conservation Restriction shall be sent by certified mail, return receipt requested or reliable overnight courier, addressed as follows:

To Grantor:

To the Grantee:

State of New Jersey  
Department of Environment Protection  
Division of Land Use Regulation  
501 East State Street  
Mail Code 501-02A  
P.O. Box 420  
Trenton, NJ 08625-0420  
Attention: Director, Division of Land Use Regulation  
(609) 984-3444

In addition, any notice relating to paragraph 6 shall be addressed as follows:

To the Department:

State of New Jersey  
Department of Environmental Protection  
Coastal & Land Use Compliance & Enforcement  
401 East State Street  
Mail Code 401-04C  
P.O. Box 420  
Trenton, NJ 08625-0420  
Attention: Manager, Coastal & Land Use Compliance & Enforcement  
(609) 292-1240

13. A party may change the address or person to whom notices to it are required to be given by notice given in the manner above provided.
14. This instrument conveys no right of access by the general public to any portion of the Property.

15. The Grantor agrees to bear all costs and liabilities of any kind related to the operation, upkeep and maintenance of the Restricted Area, including any required fencing of the Restricted Area, as stated or shown in **Exhibit A** and/or **Exhibit B**. The Grantor shall be responsible for acts of its own negligence consistent with the provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:8-1 et seq.
16. The Grantor agrees that the terms, conditions, restrictions and purposes of this Conservation Restriction will be inserted in any subsequent deed, subdivision deed, lease, sub-lease or other legal instrument by which the Grantor divests itself of any interest in any portion of the Property. Notwithstanding the failure of the Grantor to include the terms and restrictions of this instrument, this Conservation Restriction shall run with the land and be binding on all heirs, successors and assigns. Each owner of the Property is shall notify the county and/or municipality of the Conservation Restriction whenever any application for a local approval involving this Property is submitted
17. Reserved.
18. Notwithstanding anything contained herein to the contrary, any modification or termination of this Conservation Restriction shall require the prior written approval of the Grantee, its successor or assign.
19. This Conservation Restriction shall survive any merger of the fee and restriction interest in the Restricted Area.
20. In the event of a conflict between this Conservation Restriction and the approved permit, **Exhibit A**, and plan(s) depicting the required Restricted Area, **Exhibit B**, the Approved permit and plans shall govern.
21. Taxes, Insurance.
  - a. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Property and Restricted Area. Grantor shall keep the Property and Restricted Area free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor.
  - b. The Grantor agrees to pay any real estate taxes or other assessments levied on the Property and Restricted Area. If the Grantor becomes delinquent in payment of said taxes or assessments, such that a lien against the land is created, the Grantee, at its option, shall, after written notice to the Grantor, have the right to purchase and acquire the Grantor's interest in said Property and Restricted Area or to take such other actions as may be necessary to protect the Grantee's interest in the Restricted Area and to assure the continued enforceability of this Conservation Restriction.

22. Miscellaneous.

- a. The laws of the State of New Jersey shall govern the interpretation and performance of this Conservation Restriction.
- b. If any provision of this Conservation Restriction/Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Conservation Restriction, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.
- c. This Conservation Restriction and the Transition Area Waiver Averaging Plan along with the approved plans set forth the entire agreement of the parties with respect to the Conservation Restriction and supersede all prior discussions, negotiations, understandings or agreements relating to the easement, all of which are merged herein. No alteration or variation of this Conservation Restriction shall be valid or binding unless contained in writing executed and recorded by the parties hereto.
- d. Should there be more than one Grantor, the obligations imposed by this Conservation Restriction/Easement upon each Grantor shall be joint and several.
- e. The covenants, terms, conditions and restrictions of this Conservation Restriction, approved document and approved plans shall be binding upon, and inure to the benefit of, the parties hereto and all parties having or acquiring any right, title or interest in any portion of the Property, including holders of subdivision deeds, and shall continue as a servitude running in perpetuity with the Property.
- f. The captions in this Conservation Restriction have been inserted solely for convenience of reference and are not a part of this Conservation Restriction/Easement and shall have no effect upon construction or interpretation.
- g. Execution of this Conservation Restriction does not constitute a waiver of the rights or ownership interest of the State of New Jersey in public trust property.
- h. This Conservation Restriction shall be construed as if it were drafted by both parties. Both parties waive all statutory and common law presumptions which might otherwise serve to have the instrument construed in favor of, or against, either party as the drafter hereof.

- i. This Conservation Restriction may be executed in any number of counterparts, all of which, taken together, shall constitute one and the same instrument.
23. The Grantor reserves unto itself the right to undertake *de minimis* modifications of the Restricted Area that are approved in advance and in writing by the Grantee. The Grantee may approve the modification only under the following conditions and with the following documentation:
  - a. The modification results in an equivalent level of protection of the regulated resource; or
  - b. The modification results in equivalent areas of resources protected; and
  - c. The modification does not compromise the original protected resource.
24. If the Grantee approves the Grantor's modification, the Grantor shall amend this instrument by preparing and submitting to the Grantee for prior review and approval:
  - a. A revised plan and metes and bounds description for the area to be preserved under the modified Conservation Restriction (hereinafter the "Modification Documents"); and
  - b. An Amended Conservation Restriction that reflects the modifications to the original Conservation Restriction, the justification for the modification, and that also includes the deed book and page of the title deed for the property or properties subject to the modified Conservation Restriction set forth in the Modification Documents.
25. The Grantor shall record the documents listed in paragraph 24, above, in the same manner and place as this original Conservation Restriction was recorded.
26. This Grant of Conservation Restriction may be removed pursuant to N.J.S.A. 13:8B-1 et seq.
27. The Grantor reserves unto itself the right to abandon the project approved by the freshwater wetlands permit and/or transition area waiver entitled \_\_\_\_\_, File Number \_\_\_\_\_ (the "Project" as depicted and described on Exhibits B and C respectively), whereupon the Grantee shall execute an appropriate release of this Conservation Restriction without the need for a public hearing that might otherwise be required under N.J.S.A. 13:8B-1 et seq. Abandonment of the approved Project shall include a relinquishment of the Project's associated wetlands permit and/or transition area waiver and any and all



rights thereto. The right to this release of the Conservation Restriction may only be undertaken prior to any site disturbance, pre-construction earth movement or construction within any regulated land and water areas governed by this instrument. Any such release shall be effectuated by the recordation of a Release of Conservation Restriction which has been duly executed by Grantor and Grantee.

**TO HAVE AND TO HOLD** unto the State of New Jersey, Department of Environmental Protection, its successors and assigns forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Restriction shall not only be binding upon the Grantor but also upon its agents, personal representatives, assigns and all other successors to it in interest, and shall continue as a servitude running in perpetuity with the Property.

**IN WITNESS WHEREOF**, the Grantor has set its hand and seal on the day and year first above written, and directs that this instrument be recorded in the office of the \_\_\_\_\_ County Clerk.

\_\_\_\_\_ (Grantor)

\_\_\_\_\_ (signature names and title)

ATTEST:

\_\_\_\_\_  
, Secretary

(Seal)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the subscriber, a Notary Public of New Jersey, personally appeared: \_\_\_\_\_, and he thereupon acknowledged that he signed the foregoing instrument (*in such capacity, that the seal affixed to said instrument is the corporate seal of said corporation*), and that said instrument is the voluntary act of deed of said person (*or corporation, made by virtue of authority from its Board of Directors*).

\_\_\_\_\_  
\_\_\_\_\_

A Notary Public of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Attachments required: NJDEP Approved Transition Area Waiver Averaging Plan  
NJDEP Approved Plan(s)  
Legal Description of the Restricted Area (metes and bounds)