The New Jersey Pinelands Commission oversees land-use and development in the million-acre Pinelands Area of southern New Jersey. This includes reviewing applications for private and public development.

For private development, the Commission commonly sends applicants a document called a Certificate of Filing.

This certificate is not an approval. Rather, it verifies that a complete application for development has been filed with the Commission. It also enables applicants to seek municipal or county approval for their proposed development.

Certificates of Filing do not expire and, in most cases, are transferable to future property owners. Because they are not approvals, they do not provide protection from changes in municipal zoning or Pinelands regulations.

A sample of a Certificate of Filing is shown below (front and back).
If you have any questions about Certificates of Filing or the application process, please refer to the Applications page or contact the Commission at (609) 894-7300.

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**BACKGROUND**

Existing development:
- Vacant land

Relevant Information:
- There are wetlands located on the above referenced lot.

**CONDITIONS**

1. Each septic system shall be located where the seasonal high water table is at least five feet below the natural ground surface.
2. All development, including clearing and land disturbance, shall be located at least 300 feet from wetlands.

**NEXT STEPS**

- This Certificate of Filing is not an approval.
- Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached Local Agency Approval Submission Checklist to make sure you are submitting all required documentation related to the approval/permit.
- No local approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect.