



NJ PINELANDS COMMISSION
SUBSTANDARD LOT (AKA GRANDFATHER) PROVISION
ELIGIBILITY AFFIDAVIT

Instructions for Applicant:

Provided that all of the below conditions are met, the substandard lot (“grandfather”) provision allows for the development of one dwelling on an existing lot of at least 1 acre¹.

Eligibility Requirements:

1. The parcel was owned continuously by the applicant or a member of the applicant’s immediate family since February 7, 1979;
2. The dwelling will be the principal residence of the applicant; and
3. All contiguous (adjacent) lots that were in common ownership since February 7, 1979 are vacant and included in the application.

To demonstrate that you qualify under the grandfather provision, please complete, sign in the presence of a notary, have notarized and return the attached affidavit.

Please note: You must also submit a copy of a deed indicating that the parcel of land was owned continuously by the applicant or a member of the applicant’s immediate family since February 7, 1979. If the deed describes various parcels, please highlight the relevant section of the deed describing the parcel involved with the application.

¹ A dwelling proposed on a lot of less than 3.2 acres must use an alternate design septic system.

Grandfather Provision Eligibility Affidavit

I, _____ (Applicant's name – print), hereby swear that:

1. _____ (Name of landowner) has owned the block and lot referenced in number 3 below since February 7, 1979. The landowner is my _____ (relationship to applicant);

2. The proposed dwelling will be my principal place of residence; and

3. Block(s) _____, Lot(s) _____ in _____ (municipality):

- has not** been in common ownership with any contiguous lot(s) on or after February 7, 1979, or
- has** been in common ownership with the following contiguous lots on or after February 7, 1979, and I am including these lots in the application:
Block _____, Lot(s) _____
Block _____, Lot(s) _____.

_____ (Applicant's signature)

Sworn and subscribed to before me

this _____ day of _____, 20_____.

_____ (Notary signature)