

Other Types of Easements

Besides conservation easements, properties may have easements for sewer, drainage, utilities, the right of way, and sight triangles. Just like conservation easements, these will be displayed on your property survey and most will be on the Township tax map. These types of easements may be maintained like your regular lawn. However, structures still **may not** be placed in these



types of easements because the owner of the easement (utility company, sewer authority, Township, etc) may need to access it for maintenance or other work. Structures would inhibit their ability to do so. Specific regulations for your easement may be available in your deed or by contacting the owner of the easement.

This brochure is meant only as a guide to conservation easements in Hillsborough Township. Please see sections 188-38 and 188-45 of the Hillsborough Township Code and review your deed for complete easement restrictions and regulations.



Hillsborough Township
Planning & Zoning Office

Hillsborough Municipal Complex
Peter J. Biondi Building
379 South Branch Road
Hillsborough, NJ 08844

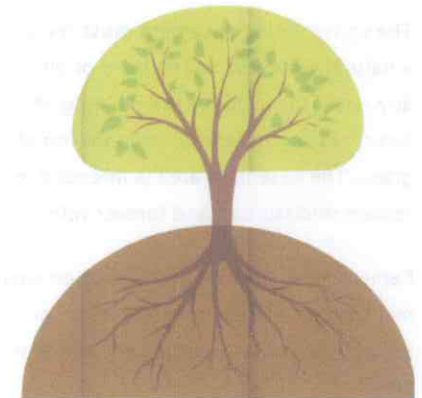
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Hillsborough Township
Planning & Zoning
Office

*A Guide to Conservation
Easements*

Conservation Easements And You



*To provide a basic understanding of
Conservation Easements.*

Conservation Easements: Protecting the Environment

What is a Conservation Easement?

A conservation easement is piece of land dedicated to protect specific environmentally sensitive features such as streams and wetlands. This is done by limiting the type and amount of development that may take place on or near an important environmental resource. This restriction stays with the land and each new owner of the property must abide by the terms of the easement.

The conservation easement must remain in a natural state and not be used or altered in any way. This includes the building of structures, placing of fences, and mowing of grass. The easement area is intended to remain undisturbed and forever wild.

Remember that while a conservation easement is part of your property, there are strict regulations regarding the use of the area.

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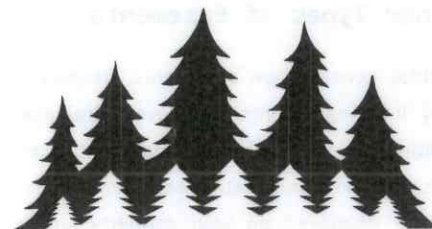
How do I know if I have a Conservation Easement?

The existence of an easement is described on your property deed, which may also contain specific restrictions for your particular easement. You will also find it indicated on the Township tax map (available for viewing at the Municipal Building) and your property survey. If your property was created as part of a subdivision, any easements will be shown on the final map, a copy of which would be on file at the Municipal Building and at the Somerset County Hall of Records. Additionally, some developments may have signage indicating a conservation easement area.



Benefits of Conservation Easements

Conservation easements protect a variety of features including water quality and critical plant and wildlife habitats by creating a buffers around environmentally sensitive areas. In addition, a properly preserved easement provide a scenic views preserving an aesthetic and natural environment for all residents of Hillsborough Township.



Dos and Don'ts

- **DO** allow the easement to remain in its natural state.
- **DO** check with the township before making any changes to the easement.
- **DO** leave adequate space between any structures and the easement to allow maintenance without interfering with the easement.
- **DON'T** mow, cut or otherwise alter vegetation in the easement.
- **DON'T** place any structures, buildings or fences in the easement.
- **DON'T** dump lawn waste, garbage or other products in the easement.

Before doing anything on or with your conservation easement, think of the environmental impact it may have on the natural habitat the easement protects and the views your neighbors enjoy.