

HISTORIC PRESERVATION RESTRICTION

This HISTORIC PRESERVATION RESTRICTION is made on this ____ day of _____, 2018, by and between _____, Grantor, and the COUNTY OF WARREN, a body politic of the State of New Jersey, Grantee.

WHEREAS, the Grantors are the owners in fee simple of Block _____, Lot ____ on the Tax Map of _____, County of Warren, State of New Jersey; and

WHEREAS, pursuant to the “New Jersey Conservation and Historic Preservation Restriction Act,” N.J.S.A. 13:B-1 et seq., a historic preservation restriction may be acquired by the Warren County Municipal and Charitable Conservancy Trust (MCCT) in the name of the County of Warren; and

WHEREAS, the MCCT desires to acquire the within historic preservation restriction on behalf of the County; and

WHEREAS, the Grantee desires to preserve the buildings at the said site which is historically significant for its architecture and to forbid and limit for a period of thirty (30) years any of the following:

- (1) Alteration in exterior features of such buildings; and
- (2) Changes in appearance of such buildings; and
- (3) Other acts or uses detrimental to the appropriate preservation of such buildings.

WHEREAS, Grantor and Grantee desire to preserve the historically significant buildings; and

WHEREAS, the parties hereto agree that the granting of these restrictions will aid and assist in preserving the historic buildings for future generations; and

NOW THEREFORE, in consideration for the sum of \$_____ paid by the Grantee to the Grantor, receipt of which is hereby acknowledged, the Grantor on behalf of itself, their heirs and assigns do hereby covenant to the Grantee and its successors and assigns that the following restrictions shall run with the land.

The Grantors:

- 1) will not destroy, decrease, or increase the height, or alter any part of the exterior of any of the buildings without permission from the Grantee, in accordance with N.J.S.A. 13:8B-5; and
- 2) will not perform any exterior structural construction for which a building permit might be required by any governmental agency without the permission of the Grantee; and

- 3) will not plant or erect anything which might tend to affect the visibility of the buildings from the abutting street(s); and
- 4) will not alter any of the architectural exterior elevations of the buildings.

To have and to hold the said historic preservation restriction hereby granted, unto the Grantee for a period of 30 years from the date of the recordation of the deed.

Grantor further covenants that:

- 1) they are lawfully seized of the building and premises; and
- 2) they have the right to grant this historic preservation restriction to the Grantee;
and
- 3) they have done no act to encumber the land; and
- 4) the Grantee shall have quiet possession of the land.

Grantor further covenants that it will maintain the buildings in a good state of repair.

Grantor certifies that any lien holders do hereby consent and join in this conveyance free of said lien.

By: _____

Attest: _____

ACKNOWLEDGMENT

STATE OF NEW JERSEY

SS:

COUNTY OF WARREN

I CERTIFY that on _____, 2018, _____ came before me and this person acknowledged under oath, to my satisfaction, that he/she is the _____ of _____ named in the attached document, and that

- (a) He/She signed sealed and delivered the attached document as the _____ of _____ named in this document; and
- (b) This document was signed and made by _____ as its voluntary deed.

, Notary

RECORD AND RETURN TO:
Lavery, Selvaggi, Abromitis & Cohen
1001 Rt. 517
Hackettstown, New Jersey, 07840