

## **CONSERVATION EASEMENTS**

### **HOMEOWNER PROTECTION ISSUES**

Conservation Easements are meant to protect the natural beauty of our community. There are some guidelines to follow if you have an easement on your property:

- Construction of any sort is prohibited in a conservation easement.
- Restrict landscaping, altering or cutting of vegetation except for minimal maintenance.
- Filling in of easements is restricted.
- Structures, temporary or permanent, are not allowed, (example: fences, pools, or sheds).
- Restrict activities which can damage the fauna or flora.
- Prohibit backwash of swimming pools and water filter systems.
- Do not use pesticides or herbicides within the conservation area and consider limiting their uses on other parts of the property.
- No dumping of toxic liquids or materials.

Be aware of non-point pollutions. Non-point pollution source is as its name implies- you cannot pin point the single source of containment but many sources come from different areas. Examples are lawn fertilizer and pesticides (including herbicides), can be washed away from the applied area by a sudden storm and be deposited into a Conservation Easements or streams by the on rush of storm waters.



Too much fertilizer in a water course can cause excessive algae growth. Ever notice the green slime which grows on the surface of stagnant ponds? This is an algae bloom. The bloom will stop light from entering the pond and thus kills bottom growing water plants. When algae blooms die, their decomposition uses up oxygen in the water. The lack of oxygen will suffocate aquatic organisms within the pond, like

*Too often we use pesticides when they are really not needed and in greater amounts than necessary. Are pesticides really necessary? The following are a few alternative solutions you may want to try.*

- *To repel mosquitoes, plant sweet basil and to repel ants spread cream of tartar, red chili powder, or boric acid. Cockroaches and silverfish require a mixture of equal amounts baking soda and powdered sugar.*
- *Milky Spore is a natural bacteria that will not only kill the grub phase of Japanese Beetles but will remain in the soil for years.*
- *Here is a homemade spray that is quite useful. In a blender liquefy 3 large onions, 1 whole garlic and 2 tablespoons of hot red pepper in one quart of water. Then stir in 1 tablespoon of soap.*

## **CONSERVATION EASEMENTS**

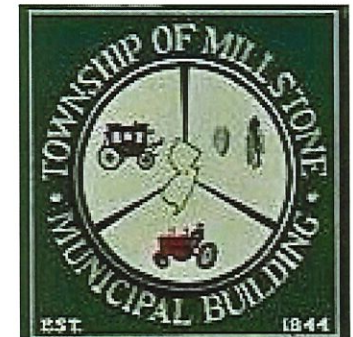
### **MARKERS AND INSPECTIONS**

- Markers will eventually be applied to all Conservation Easements. The marker is a small sign approximately 3"X 3" with an ordinance number and will be attached to a post.
- The Township is monitoring its conservation easements as part of its stewardship commitment to maintain its environmentally sensitive areas.



gg62318377 GoGraph ©

# CONSERVATION EASEMENTS IN MILLSTONE TOWNSHIP



Sponsored by  
The Millstone Township  
Open Space Preservation Council  
&  
Millstone Township Environmental  
Commission

732-446-1936  
[www.millstonenj.gov](http://www.millstonenj.gov)

# The Millstone Township Conservation Easement Program

## KNOW YOUR PROPERTY

Many residents may be planning the installation of a pool, addition to their home, clearing woodlands or perhaps placing a tool shed in their backyards.

Review your property deed to check and see if there are any easements or restrictions on your lot that limit the location or placement of structures or improvements.

The investment of a few minutes reviewing your deed may assist you if you decide to move forward with a home or yard improvement. Homeowners often consult with a contractor about an improvement or alteration to their home and told that it can be done, only to discover at the time of the permit application, the location selected on their lot for the improvement is subject to one of the aforementioned restrictions. There also may be a DEP or Township regulation that could have an impact.

If after reviewing your deed, should you still have questions about potential constraints, please contact the Zoning Officer. The Zoning Officer can assist in researching information about your property or direct you to the department that can provide the assistance you require. Not only will this make your project move more quickly, it will also identify if a variance may be required, a specific permit, or perhaps a plan review by a specific department (s).

**You can reach the Zoning Office directly at:**

732-917-2955



## HABITAT PROTECTION

There are different types of easements allowed in Millstone Township. Easements are means of accessing someone's property for purposes such as a public utility line, Township storm sewer or a driveway for a land locked neighbor. Another type of easement is for conservation which protects the habitats of plants and animals.

A habitat is the natural home of a plant or animal and provides the needs for survival. Some plants and animals can adapt to changes in their habitat. But for many, change means certain death. Once their habitat disappears, they may not find food that only grew under the conditions created by the habitat. Also, shelter or the necessary elements needed to reproduce and raise their young can disappear and thus prevent them from completing the life cycle.

Millstone is made up of many diverse habitats which include:

- steep slopes
- springs & vernal pools
- grasslands
- dense woods
- wetlands
- stream corridors

Each of these habitats is unique. Also, the interaction of all these habitats contributes to the watershed and creates a situation which enables other animals to exist. According to the Monmouth County Board of Health, the streams and rivers in the Township are for the most part very healthy. Our streams are tree lined, which shades the water, and fed by springs which provide a constant source of cold water. Our quality stream conditions also promote the growth of aquatic insects like mayflies, caddis flies and stoneflies. All are an important source of food for fish, birds and mammals. These animals in-turn become a food source for other animals like kingfishers, herons, hawks, owls, falcons, and numerous other mammals, including man.

Protection of these areas through the use of conservation easements will help shoulder the load of protection where existing environmental laws fall short. The continued urban expansion in our area requires this action..

### MOWING:

There are a number of birds that require grassland habitats. Different species have different preferences—some prefer tall grasses while others prefer short grasses. The most important thing that can be done to protect grassland bird

species is to avoid mowing during nesting seasons which is typically April 1 through July 15. Mowing destroys ground nests, killing young birds too young to fly, and the activity will also cause mature birds to avoid inhabiting those areas. If possible, it would be best to wait until late August to mow.

## CONTIGUOUS SPACE

Part of the Master Plan for Millstone Township addresses the contiguous space issue. The Township's goals are to create greenbelts or continuous natural areas which will allow protection of species on a broader scale than is possible with existing conservation laws. Linking conservation easements together or with other areas like wetlands or steep slopes, can help create contiguous spaces.

Advantages of these areas are:

- Species protection (the wood turtle will roam more than 1 mile within its habitat).
- Protection of sizeable hardwood stands like oak, maple, ash or beech trees which help fight air pollution .
- Protection of nesting sights for specific birds.
- Aesthetics aspects of wooded areas.
- Natural sound barriers.

## EASEMENT LOCATION

If you have a Conservation Easement located on your property, it should appear on your plot plan and in your deed. The easement will appear as a dotted line and is marked as a "Conservation Easement". Not all lots have Conservation Easements. Example:

