



17 North Main Street • Medford • NJ 08055 • 609/654-2608

www.medfordtownship.com

MAIN FAX 609/953-4087

CLERK/FINANCE FAX 609/714-1790

CONSTRUCTION FAX 609/953-7720

PUBLIC WORKS FAX 609/654-7646

August 31, 2020

Via email: opra+request-16142-7bb6c469@requests.opramachine.com

Dear Joseph Martella:

The Township of Medford received your Open Public Records Act (OPRA) request on August 21, 2020. The official Records Custodian received your OPRA request on August 21, 2020. As such, the seven (7) business day deadline to respond to your request is September 2, 2020. This response to your request is being provided to you on the 5th business day after the custodian's receipt of your request.

The following records are being requested: 68 Dixontown Road: open construction permits; any information regarding the presence of an underground oil tank; if applicable, including permits, remediation reports, environmental reports; survey showing underground oil tank location; information regarding the presence of a septic system (permits, drawings, survey, etc); property record card; property zoning; any liens against said property; any building/zoning restrictions.

The attached records are responsive to your request. As this request is being provided by email, there is no cost for your request.

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Township of Medford to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

Sincerely,

Krystle Garrison

Krystle Garrison,
Administrative Assistant
To the Manager

*Township of Medford, NJ
Thursday, August 27, 2020*

Chapter DR. Development Regulations

SECTION 400. District Regulations

§ 405. RS-1 Rural Suburban-1; RS-2 Rural Suburban-2.

[Ord. No. 1992-1 § 2; Ord. No. 1995-18 § 2; Ord. No. 1997-3 § 1; Ord. No. 1997-16 § 5; Ord. No. 2001-26 § 6; Ord. No. 2001-29 §§ 1, 9, 12; Ord. No. 2007-19]

A. Principal Permitted Uses on the Land and in Buildings.

1. Single-family detached dwelling units, provided that in the RS-2 District, clustering of the permitted dwellings shall be required in accordance with § 614 whenever two or more units are proposed as part of a residential development.
[Amended 12-5-2011 by Ord. No. 2011-15]
2. Single-Family Detached Dwelling Units with public sewer and water if the tract on which development is proposed has frontage on Tuckerton Road and public sewer and water mains physically exist in Tuckerton Road as of the effective date of this ordinance and public sewer and water will service the development.
3. In the RS-1 District, residential clusters in accordance with the provisions specified in § 608 of this ordinance.
[Amended 12-5-2011 by Ord. No. 2011-15]
4. Uses permitted in the FD Forest District specified in Subsection 407.A.3 through 11 of this ordinance in accordance with the provisions and requirements specified therein.
5. Community Residences for the Developmentally Disabled, Community Shelters for Victims of Domestic Violence, Community Residences for Persons with Head Injuries and Community Residences for the Terminally Ill for up to 15 persons, subject to standards and requirements for single-family dwelling units located within this district.
6. In the RS-2 District, Detached Dwelling Units on lots of one acre or more as Conditional Uses under N.J.S.A. 40:55D-67 (see § 602.O.2 for standards).
7. Commercial recreational and/or civic uses, so long as said uses have direct access either to Route 70, or to Branin Road, Skeet Road, Chairville Road, or such other arterial or secondary road which shall allow direct access to the use.
8. Parking lots appurtenant to such uses.
9. In the RS-2 District, single-family detached dwelling units which are not clustered in accordance with § 614, as conditional uses under N.J.S.A. 40:55D-67 (see § 602.S for standards).
[Added 12-5-2011 by Ord. No. 2011-15]

B. Accessory Uses Permitted.

1. Private Residential Swimming Pools (see § 529 for standards) and other usual recreational facilities, customarily associated with residential dwelling units.
 2. Private Residential Sheds for storage (other than vehicles) and other customary residential accessory structures, e.g., gazebos, cabanas, etc., owned by residents of the property and each not exceeding 15 feet in height, and not exceeding 168 square feet in gross floor area. One such structure is permitted on lots less than one acre. Two accessory structures (each not exceeding 168 square feet) are permitted on lots between one and two acres. Lots two acres or greater in size are permitted to have up to three such structures.
 3. Off-Street Parking, Private Residential Garages and Carports (see § 405.E hereinbelow and § 520).
 4. Fences and Walls (see § 513).
 5. Home Occupations as Conditional Uses under N.J.S.A. 40:55D-67 (see §§ 203 and 602 for definition and requirements).
 6. Signs (see § 526).
[Amended 3-5-2013 by Ord. No. 2013-1]
 7. Satellite Dish Antennas (see § 501 for standards).
 8. For major subdivisions only, one temporary Construction Trailer and one temporary Sales Trailer, each not exceeding 750 square feet in area, plus one sign not exceeding 50 square feet in area and advertising the names of the prime contractor, architect, subcontractor(s), financing institution and similar information. For major site plans, only the aforesaid one temporary Construction Trailer plus the aforesaid one temporary sign shall be permitted. Any permitted temporary trailer(s) and sign shall be located on the site where construction is taking place and shall be set back at least 10 feet from all street and lot lines. The temporary trailer(s) and sign shall be permitted for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of the last Certificate of Occupancy or two years, whichever is less, provided that up to three one-year extensions may be granted by the Board.
- C. Maximum Building Height. No building height shall exceed 35 feet in height and 2 1/2 stories except as allowed in § 604 of this ordinance.
- D. Density, Area and Yard Requirements.

	Detached Dwelling Units W/ Septic	Detached Dwelling Units W/ Public Sewer
Principal Building Minimum		
Lot area [1]	3.2 ac.	3.2 ac.
Lot frontage	200'	200'
Lot width	200'	200'
Lot depth	300'	300'
Side yard (each)	50'	50'
Front yard	75'	75'
Rear yard	100'	100'
Accessory Building Minimum (except sheds, see [2] below)		
Distance to side line	50'	50'
Distance to rear line	50'	50'

	Detached Dwelling Units W/ Septic	Detached Dwelling Units W/ Public Sewer
Maximum		
Building coverage of principal building	10%	10%
Lot coverage	15%	15%
Density	1 du/6 ac.	1 du/4 ac.

Footnote for Subsection 405.D:

- [1] Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a nonresidential use within the RS-2 District shall be less than that needed to meet the water quality standards of Subsection 521.M.2.b(4) of this ordinance, whether or not the lot may be served by a centralized sewer treatment or collection system. In the RS-1 District, no nonresidential use shall be located on a parcel of less than one acre unless served by a centralized wastewater treatment plant. In the RS-2 District, no nonresidential structure shall be located on a lot of less than one acre in size.
- [2] All sheds shall meet the setback standard for accessory structures unless located to the rear of all walls/parts/features/decks, etc. of the principal building, i.e., the point on the structure farthest from the street line. If a shed is so located, it may be placed within five feet of any property line. For a corner lot, the reduced setback standard above will apply to both street frontages, provided however, that sheds along common property lines shall be placed to the rear of the front facade of the principal structure on the adjoining lot or 50 feet from the street on which frontage is shared, whichever is greater.

E. Minimum Off-Street Parking. Each individual use shall provide parking spaces according to the following minimum provisions:

- 1. Detached dwelling units: two spaces per unit.
- 2. See § 520 for additional standards.

F. (Reserved)^[1]

[1] *Former Subsection F, Signs, was repealed 3-5-2013 by Ord. No. 2013-1.*

G. Open Space and Recreation. Open space for each permitted use shall be provided in accordance with the following minimum provisions:

- 1. Detached dwelling units with public sewer: 15% of the total tract, of which 1/2 must be suitable for active recreation use and must not be either wetlands, wetland buffers, one-hundred-year floodplains or detention basin areas.
- 2. See §§ 605 and 609 for additional standards.

TOWNSHIP OF MEDFORD

19 North Main Street • Medford, New Jersey 08055

ZONING OFFICE

SITE PLAN OFFICE

Feb. 1, 1980

David Schmid
2517 Church Road
Cinnaminson, N.J. 08071

RE: Block 4601, L. 10C & 10D - Dixontown Road, Medford, N.J.

Dear Mr. Schmid,

The purpose of this letter is to clarify the zoning requirements for the proposed use of the above referenced property. The Medford Development Ordinance requires that a zoning permit be obtained so that we may determine that the proposed use is in compliance with all land use requirements.

Our review of the appropriate sections indicates that your proposed use, ie: agricultural in a Rural Suburban zone is an allowed usage in that zone. Therefore, the application for a zoning permit is a formality required by the Ordinance. Please find a zoning permit enclosed for your use and submission to this office.

We would request that you contact the Pinelands Planning Commission at 894-9342 to clarify their requirements under the State Law. It is our understanding that no Pine-Lands submission is necessary but we wish to have this confirmed by the Commission.

If you have any further questions or wish further assistance from this office, please contact the undersigned or Barbara Don, 654-2608.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael R. Wardell", followed by the initials "R.S." in a smaller script.

Michael R. Wardell, R.S.

cc: Barbara Don

TOWNSHIP OF MEDFORD
19 North Main Street • Medford, New Jersey 08055
ZONING OFFICE SITE PLAN OFFICE

Feb. 1, 1980

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Cinnaminson, N.J. 08071

RE: Block 4601, L. 10C & 10D - Dixontown Road, Medford, N.J.

Dear Mr. Schmid,

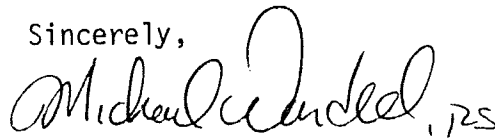
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Sincerely,

A handwritten signature in dark ink, appearing to read "Michael R. Wardell", followed by a small "rs" or similar mark.

Michael R. Wardell, R.S.

cc: Barbara Don

Tax Account Maintenance

Notes Exist

Outside Lien

Block: 4601.01

Lot: 10.05

Qualifier:

Owner: HUMENIK, MICHAEL V & BRUCE

Prop Loc: 68 DIXONTOWN ROAD

Account Id: 00005900

Certificate	Type	Sale Date	Status	Cert/Assign Amt	Fees	Subsequents
20-00057	Outside	03/09/20	Open	423.79	67.00	.00
18-00051	Outside	03/13/18	Open	175.68	52.00	337.38
15-00112	Municipal	03/17/15	Redeemed	174.05	20.00	.00
12-00081	Municipal	11/15/12	Redeemed	451.85	20.00	.00
200827	Outside	06/05/08	Redeemed	348.71	52.00	.00
Total	Open		Count: 2	599.47	119.00	337.38
Total	Redeemed		Count: 3	974.61	92.00	.00

August 21, 2020
03:04 PM

TOWNSHIP OF MEDFORD
Lien Redemption Work Sheet - Certificate: 20-00057

Page No: 1

Certificate: 20-00057
Prop Loc: 68 DIXONTOWN ROAD

Owner: HUMENIK, MICHAEL V & BRUCE
Address: 25 WHITE PINE DRIVE
MEDFORD, NJ 08055

Type of Lien: Outside
Interest Rate: 14.00
Apr 2: N
Premium: 0.00

Block/Lot/Qual: 4601.01 10.05
Sale Date: 03/09/20
Redemption Calculation Date: 08/21/20
Include Current Charges: N

Holder Name: JOHN-MICHAEL ESPOSITO
Address: 80 LINCOLN DRIVE
LAUREL SPRINGS, NJ 08021-2856

Holder Id: 1302

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	339.08	19.71	358.79
		Cost: 65.00	
		Total Certificate:	423.79
#Days: 162 Per Diem:	0.164807	Int on Cert:	26.70
		Redemption Penalty (2.00 %):	8.48
		Total:	458.97

SUBSEQUENT CHARGES:

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
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BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	358.79	22.60	381.39
Total Tax	358.79	22.60	381.39
Certificate Cost	65.00	4.10	69.10

LIEN REDEMPTION:

Principal: 423.79
Redemption Penalty (2.00 %): 8.48
Interest: 26.70
Recording Fees: 67.00
TOTAL REDEMPTION: 525.97

Total Per Diem: 0.164807

Certificate: 18-00051	Owner: HUMENIK, MICHAEL V & BRUCE	Type of Lien: Outside
Prop Loc: 68 DIXONTOWN ROAD	Address: 25 WHITE PINE DRIVE	Interest Rate: 18.00
	MEDFORD, NJ 08055	Apr 2: N
		Premium: 0.00
Block/Lot/Qual: 4601.01 10.05	Holder Name: MARTELLA INVESTMENTS	Holder Id: 1202
Sale Date: 03/13/18	Address: 525 DOUGLAS DRIVE	
Redemption Calculation Date: 08/21/20	CHERRY HILL, NJ 08034	
Include Current Charges: N		

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	83.24	2.44	85.68
		Cost: 90.00	
		Total Certificate:	175.68
#Days: 878 Per Diem: 0.087840		Int on Cert:	77.12
		Redemption Penalty (0.00 %):	0.00
		Total:	252.80

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2018	1	05/16/18	84.92	8.00	0.018871	815	15.38	100.30
Tax	2018	2	05/16/18	83.26	8.00	0.018502	815	15.08	98.34
Tax	2018	3	08/30/18	84.72	8.00	0.018827	711	13.39	98.11
Tax	2018	3	11/14/18	0.03	8.00	0.000007	637	0.00	0.03
Tax	2018	4	11/14/18	84.45	8.00	0.018767	637	11.95	96.40
			Total:	337.38				55.80	393.18

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	85.68	37.61	123.29
Subseq Tax	337.38	55.80	393.18
Total Tax	423.06	93.41	516.47
Certificate Cost	90.00	39.51	129.51

LIEN REDEMPTION:

Principal:	513.06	
Redemption Penalty (0.00 %):	0.00	
Interest:	132.92	
Recording Fees:	52.00	
TOTAL REDEMPTION:	697.98	Total Per Diem: 0.162813

Owner (Read Up)	Address	Consid.	Date	Recorded BookPage
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[illegible]

Comments:

NEW: QUAL: 4601 01 LOT: 10. 05
 BLK: 4601 01 LOT: 10. 05
 OLD: QUAL: 4601 01 LOT: 10. 05
 BLK: 4601 01 LOT: 10. 05

Owner (Read Up)		Address		Consid.	Date	Recorded Book	Page
6							
5							
4	Dixontown Road Realty						
3	Schmid, David H.						
2	Schmid, David H. & Connie J.						
1	Dixontown Road Realty						
Block 4601 Lot 10 D		Dixontown Rd.		Street Trail	Avenue Road	Size	
Description of Land							
Description of Buildings							
Class:		1	2	3a	3b	4a	4b
Acres	Lots	Year	Land	Bldgs.	Total Value	S.C.	VET
16		1971	9,600		9,600		
16		1972	9,600		9,600		
16		1973	9,600		9,600		
16		1974	9,600		9,600		
16		1975	9,600		9,600		
16		1976	9,600		9,600		
16		1977	38,100		38,100		
16		1978	38,100		38,100		
Total Value							

Block: 4601.01 Land Desc: 15.9300 Owners Name: HUMENIK, MICHAEL V & BRUCE
Lot: 10.05 Bldg Desc: 25 WHITE PINE DRIVE Bank: 00000
Qual: Addl Lots: MEDFORD, NJ Zip: 08055
Card: M (#1 of 1) Acreage: 15.930 Class: 1 Property Loc: 68 DIXONTOWN ROAD Zone: RS-2

Grantor: DIXONTOWN ROAD REALTY Date: 10/28/03 Book/Page: 6123 / 411 Price: 27600

Year	Land	Impr	Total
2011	8000	0	8000
2012	10700	0	10700

Year	Land	Impr	Total
2011	8000	0	8000
2012	10700	0	10700

Year	Land	Impr	Total
2011	8000	0	8000
2012	10700	0	10700

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2011	8000	0	8000
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2011	8000	0	8000
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2012	10700	0	10700

Year	Land	Impr	Total
2011	8000	0	8000
2012	10700	0	10700

Year	Land	Impr	Total
2011	8000	0	8000
2012	10700	0	10700

Year	Land	Impr	Total
2011	8000	0	8000
2012	10700	0	10700

SALES HISTORY

LAND CALCULATIONS

TRAFFIC

Net Adj: 90.00

VACANT WOODED LOT

Units

Rate

Site

Rate

Site

Rate

Site

Rate

Site

Rate

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Exemption

Code:

Value:

Map:

Zone:

RS-2

Medford Twp

Medford Twp

Medford Twp

Medford Twp

Medford Twp

Medford Twp

Medford Twp

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Base Cost:

Phys Depr:

Loc Depr:

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36.00 (Y)

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