

Department(s):

Township of Wayne

OPEN PUBLIC RECORDS ACT REQUEST FORM

475 Valley Road, Wayne NJ

973-694-1800

opra@waynetownship.com

Paul V. Margiotta

OPRA No.

25-979

Date Received:

7/29/25

Date Due:

Aug. 7

Important Notice

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information - Please Print

First Name Su MI _____ Last Name ZhengE-mail Address see attached

Mailing Address _____

City _____ State _____ Zip _____

Telephone _____ FAX _____

Preferred Delivery: Pick Up ☐ US Mail ☐ On-Site Inspect ☐ Fax ☐ E-mail ☐

Under penalty of N.J.S.A. 2C:28-3, I certify that

- I ☐ HAVE / ☐ HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States;
- I, or another person, ☐ WILL / ☐ WILL NOT use the requested government records for a commercial purpose;
- I ☐ AM / ☐ AM NOT seeking records in connection with a legal proceeding. **See note below.*

Signature _____

Date _____

Payment Information

Maximum Authorization Cost \$ _____

Select Payment Method

Cash ☐ Check ☐ Money Order ☐

Fees: Letter size pages - \$0.05 per page
 Legal size pages - \$0.07 per page
 Other materials (CD, DVD, etc) - actual cost of material

Delivery: Delivery / postage fees additional depending upon delivery type.

Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

***NOTE:** If you checked "I AM" above for question #3, please identify that legal proceeding in the boxes below. (Legal proceeding shall include a party subject to a court order, any attorney representing that party, any person acting as an agent for or on behalf of that party and if there is a pending discovery request.)

List all records being sought in the space below. Please be as specific as possible in describing the records being requested.

See attached.

Information on a Specific Property:

Address: _____

Block: _____ Lot: _____

Name of Legal Proceeding: _____

Docket # _____

AGENCY USE ONLY

Est. Document Cost _____

Est. Delivery Cost _____

Est. Extras Cost _____

Total Est. Cost _____

Deposit Amount _____

Estimated Balance _____

Deposit Date _____

AGENCY USE ONLY

Disposition Notes
 Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.

In Progress - Open _____

Denied - Closed _____

Filled - Closed _____

Partial - Closed _____

AGENCY USE ONLY

Tracking Information

Tracking # _____ Total _____

Rec'd Date _____ Deposit _____

Ready Date _____ Balance Due _____

Total Pages _____ Balance Paid _____

Records Provided _____

Custodian Signature _____

Date _____

Panzino, Tammy

From: Su zheng <opra+request-78877-21a7e24b@requests.opramachine.com>
Sent: Tuesday, July 29, 2025 11:02 AM
To: OPRA
Subject: OPRA request - Opra Request 154 Claremont Terr Wayne

Dear Wayne Township,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

154 Claremont Terr Wayne NJ

Block 3621 Lot13

Building dept

1.Copy of property card

2. Any open permits

3. Closed permits for the last 20 years

4. Any open health violations

5. History of existing / abandoned oil tank

Health dept:

1. septic tank records

Tax dept:

If any pending added or omitted assessments

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Su zheng

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-78877-21a7e24b@requests.opramachine.com

Is opra@waynetownship.com the wrong address for OPRA requests to Wayne Township? If so, please contact us using this form:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fchange_request%2fnew%3fbody%3dwayne_township&c=E,1,6CBzbtsRNkVm7F_8aS1oC80HuwZXXO7JjUbC9wAxaq87mntAaul8WhA0oHtNHynn6aTh1NwScmndOnqXkl0YIBULo3okVCiXVDuGJQrelU43pBjOSOaqgz_O61hY,&typo=1

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelpp%2fofficers&c=E,1,HwcJCH_j7Z34TgxeZUsOP1uUZwYs4RckydTOSbBtpl23ScJF4Y8nr4WnPr1aLOS41l-XwXG_uIB_7uUYLA_4ss7wBI8yPc2FdYUx6U5JWE,&typo=1

Block:	3621	Land Desc:	.2774 AC	Owners Name:	MURPHY SCOTT & LAURA	Land:	100,500	Exemption		Net Taxable Value	Deductions
Lot:	13	Bldg Desc:	CAPE COD	Street Address:	154 CLAREMONT TERR	Impr:	61,700	Code:		Cd	No-Ow
Qual:		Addl Lots:	LOT 12	City & State:	WAYNE NJ	Total:	162,200	Value:	0		
Card:	M (#1 of 1)	Acresage:	0.275	Property Loc:	154 CLAREMONT TERR	Zip:	07470	Zone:	R-B	Map:	WAYNE TOWNSHIP

SALES HISTORY					ASSESSMENT HISTORY			BUILDING PERMITS/REMARKS				
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
SCHEIDELER LOUIS P	10/15/19	3690 /212	50000	8	1993	87800	61700	149500	06/14/16	INTERIOR RENOVATION	13500	00/00/00
KROEGMAN R A & FANTOZZI E S CO	05/24/16	2836 /196	290000	10	1995	87800	61700	149500	09/09/03	ABANDON UST	900	00/00/00
					1995	97100	61700	158800				
					2017	100500	61700	162200				

LAND CALCULATIONS										SITE INFORMATION			RESIDENTIAL COST APPROACH					
Fr	Rr	SB	T	FF	Avg/Tabl	EqF	Rate	Site	Cond	Value	Road:	Utilities:	Basement BASEMENT	768 x 192 x	3,150 + 4,500 +	700 x1.00 0 x1.00	x1.00=	3119 864
											PAVED	Sewer:						
											Curbs:	NO						
											Sidewalk:	NO						
											Measured:	5						
												Topo:	Main Bldg FIRST STORY UPPER STORY	768 x 768 x	15,840 + 11,250 +	7244 x1.00 2175 x1.00	x1.00=	19409 10815
											Inspected:	PL						
											08/16							
Net Adj:		100.00			SF:	11,965		Auto:	Y	Land Value:	100,500							

BUILDING INFORMATION			
Type and Use:	Class/Quality:	Heat/AC	
ONE FAMILY	16	HOT WATER B.B.	1728 x 1,070 + 400 x1.00 x1.00= 2249
Story Height:	Condition:	HOT WATER B.B.	192 x 1,070 + 400 x1.00 x1.00= 605
TWO STORY	GOOD	Plumbing	
Style:	Year Built/EffA:	3 FIXTURE BATH	2- 1 x 855.000 + 0 x1.00 x1.00= 855
CAPE	1950 / 41 (Y)		
Exterior Finish:	Windows:	Fireplace	
ALUM/VINYL	REPLACED		
Roof Type:	Livable Area:	Attic	
GABLE	1536 SF		
Roof Material:	Interior Cond:		
ASPH SHINGLE			
Foundation:	Interior Wall:	Deck/Patio/Carage/Misc	
CONCRETE BLOCK	SHEETROCK/DRYWA	ENCLOSED PORCH	64 x 8,940 + 355 x1.00 x1.00= 927
Baths:	M:2 A: O:	OPEN PORCH	70 x 3,560 + 147 x1.00 x1.00= 396
Kitchens:	M:1 A: O:	DECK	180 x 2,530 + 94 x1.00 x1.00= 549

A	32	7 OP	D
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768	186	768	186
W32 L24	W32 L24	W32 L24	W32 L24
A: 2S/B	A: 2S/B	A: 2S/B	A: 2S/B

ROOM COUNT					
	B	1	2	3/A	Tot
Living Rm		1			1
Dining Rm		1			1
Kitchen		1			1
Dinette					

Base Cost:	39788	CCF: 210	CLA: 100	Cost New:	83555
Phys Depr:	12.85 (V)	Func Depr:		Net Depr:	87.00
Loc Depr:		Mkt +:	Mkt-:	Bldg Value:	72693

Scale: 20		07/29/25		Total:	
Land:	100,500	Impr:	72,700	173,200	
Detached Items:					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath		1	1	2	
2 Fixt Bath					
Bed Room		1	2	3	
Fam Room	1			1	
Den/Other					
Old B: 608.R				6	
Old L: 37					

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LIST OF APPLICATIONS

Building Department
475 Valley Road
Wayne, NJ 07470
973-694-1800
www.WayneTownship.com

Street Number: ALL
Street Name: ALL
Street Type: ALL
Predirection: ALL
Postdirection: ALL

Block: 3621
Lot: 13
Owner First Name: ALL
Owner Last Name: ALL
Owner Company Name: ALL

Permit Number	App Date	Upd Permit No	Permit Date	Update No	Is CCO	Reference No	Close Date	Block	Lot	Qual	Description	Use Grp	Alt Fee	CCO Fee	CO Fee
Owner Name	Site Address	Bldg	Elec	Fire	Plumb	Mech	MunWvd	EFee	FFee	PFee	MFee	Tr Fee	Alt Fee	CCO Fee	CO Fee
CUFT	Cost	Demol	CO Date	CA Date	CA Date										
CPM-P-20031754	09/09/2003		09/09/2003	0	No	No	10/23/2003	3621	13		TANK ABANDONMENT				
F. KROEGMAN	154 CLAREMONT TERR	Yes	No	No	No	No	No	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$0.00
0															
\$0.00	\$1,000.00	\$0.00											\$0.00	\$0.00	\$25.00
CPM-P-20110500	12/06/2010		03/21/2011	1	No	No	03/30/2016	3621	13		Re-Sheetrock/Insulation/2nd Floor & Add Bathroom				
KROEGMAN, F & O % RANDY	154 CLAREMONT TERR	Yes	Yes	Yes	No	No	No	\$0.00	\$0.00	\$0.00	\$0.00	\$23.00	\$0.00	\$0.00	\$0.00
<KROEGMAN													\$0.00	\$0.00	\$536.00
\$0.00	\$14,100.00	\$0.00													
CPM-P-20160474	03/04/2016		03/07/2016	0	No	No	03/15/2016	3621	13		Tank Removal				
KROEGMAN, F & O % RANDY	154 CLAREMONT TERR	Yes	No	No	No	No	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<KROEGMAN													\$0.00	\$0.00	\$200.00
\$3,000.00	\$0.00	\$0.00													
CPM-P-20161766	07/01/2016		08/04/2016	0	No	No		3621	13		Replace Furnace				
KROEGMAN, F & O % RANDY	154 CLAREMONT TERR	No	No	Yes	No	No	No	\$0.00	\$0.00	\$0.00	\$0.00	\$16.00	\$0.00	\$0.00	\$0.00
<KROEGMAN													\$0.00	\$0.00	\$211.00
\$8,350.00	\$0.00	\$0.00													
CPM-P-20161768	06/13/2016		08/04/2016	0	No	No		3621	13		INTERIOR RENOVATIONS PER PLANS NEW HEADER WALL REMOVAL INSTALL NEW DOUBLE WINDOW NEW ENTRY W/HEADER				
SCOTT MURPHY	154 CLAREMONT TERR	Yes	Yes	No	No	No	No	\$0.00	\$0.00	\$0.00	\$0.00	\$27.00	\$0.00	\$0.00	\$0.00
\$0.00	\$14,250.00	\$0.00											\$0.00	\$0.00	\$392.00