



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-16141-c800b1d8@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: 74 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.

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,
Administrative Assistant
To the Manager

 Help

Letter

Detail

 Next

 Previous

 Delete

Close

 EditNotes Exist

Outside Lien

Block: 4601.01Lot: 10.04

Qualifier:

Owner: HUMENIK, MICHAEL V & BRUCE

Restricted Edit

PTR FormTax Bill00005800Account Id:

1. *What is the main purpose of the text?*
 2. *What is the author's attitude towards the subject?*
 3. *What is the main idea of the text?*
 4. *What is the author's main argument?*
 5. *What is the author's conclusion?*
 6. *What is the author's main point?*
 7. *What is the author's main message?*
 8. *What is the author's main theme?*
 9. *What is the author's main topic?*
 10. *What is the author's main subject?*
 11. *What is the author's main focus?*
 12. *What is the author's main concern?*
 13. *What is the author's main interest?*
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 53. *What is the author's main amusement?*
 54. *What is the author's main entertainment?*
 55. *What is the author's main recreation?*
 56. *What is the author's main pastime?*
 57. *What is the author's main hobby?*
 58. *What is the author's main sport?*
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 88. *What is the author's main discussion?*
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 90. *What is the author's main talk?*
 91. *What is the author's main speech?*
 92. *What is the author's main address?*
 93. *What is the author's main lecture?*
 94. *What is the author's main presentation?*
 95. *What is the author's main demonstration?*
 96. *What is the author's main exhibition?*
 97. *What is the author's main display?*
 98. *What is the author's main show?*
 99. *What is the author's main performance?*
 100. *What is the author's main act?*

OXONTOWN ROAD

Prop Loc 74

Add/Omit Notes

Balance	All Charges
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Deductions

Value	Additional	Bi
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General	Assessed V
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10

Liens	Sp Charges	Utility
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Municipal ChargesTotal

Certificate	Type	Sale Date	Status	Cert/Assign Amt	Fees	Subsequents
20-00056	Outside	03/09/20	Open	393.62	67.00	.00
18-00050	Outside	03/13/18	Open	165.39	52.00	308.99
15-00111	Municipal	03/17/15	Redeemed	166.98	20.00	.00
12-00080	Municipal	11/15/12	Redeemed	388.98	20.00	.00
200826	Outside	06/05/08	Redeemed	323.48	52.00	.00
Total	Open		Count: 2	559.01	119.00	308.99
Total	Redeemed		Count: 3	879.44	92.00	.00

August 21, 2020
03:19 PM

TOWNSHIP OF MEDFORD
Lien Redemption Work Sheet - Certificate: 18-00050

Page No: 1

Certificate: 18-00050
Prop Loc: 74 DIXONTOWN ROAD

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

Type of Lien: Outside
Interest Rate: 18.00
Apr 2: N
Premium: 0.00

Block/Lot/Qual: 4601.01 10.04
Sale Date: 03/13/18
Redemption Calculation Date: 08/21/20
Include Current Charges: N

Holder Name: MARTELLA INVESTMENTS
Address: 525 DOUGLAS DRIVE
CHERRY HILL, NJ 08034

Holder Id: 1202

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	73.24	2.15	75.39
		Cost:	<u>90.00</u>
		Total Certificate:	165.39
#Days: 878 Per Diem:	0.082695	Int on Cert:	72.61
	Redemption Penalty (0.00 %):		<u>0.00</u>
		Total:	238.00

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2018	1	05/16/18	77.77	8.00	0.017282	815	14.09	91.86
Tax	2018	2	05/16/18	76.25	8.00	0.016944	815	13.81	90.06
Tax	2018	3	08/30/18	77.59	8.00	0.017242	711	12.26	89.85
Tax	2018	3	11/14/18	0.04	8.00	0.000009	637	0.01	0.05
Tax	2018	4	11/14/18	77.34	8.00	0.017187	637	10.95	88.29
Total:				308.99				51.12	360.11

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	75.39	33.10	108.49
Subseq Tax	308.99	51.12	360.11
Total Tax	384.38	84.22	468.60
Certificate Cost	90.00	39.51	129.51

LIEN REDEMPTION:

Principal: 474.38
Redemption Penalty (0.00 %): 0.00
Interest: 123.73
Recording Fees: 52.00
TOTAL REDEMPTION: 650.11

Total Per Diem: 0.151359

August 21, 2020
03:16 PM

TOWNSHIP OF MEDFORD
Lien Redemption Work Sheet - Certificate: 20-00056

Page No: 1

Certificate: 20-00056
Prop Loc: 74 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 10.04
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	310.56	18.06	328.62
		Cost: 65.00	
		Total Certificate:	393.62
#Days: 162 Per Diem:	0.153074	Int on Cert:	24.80
		Redemption Penalty (2.00 %):	7.87
		Total:	426.29

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	328.62	20.70	349.32
Total Tax	328.62	20.70	349.32
Certificate Cost	65.00	4.10	69.10

LIEN REDEMPTION:

Principal: 393.62
Redemption Penalty (2.00 %): 7.87
Interest: 24.80
Recording Fees: 67.00
TOTAL REDEMPTION: 493.29

Total Per Diem: 0.153074

*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.

4601.01/10.04 4601/10-02

NEW: QUAL: 01 LOT: 10. 04
 BLK: 4601
 OLD: QUAL: LOT: 10. C
 BLK: 4601

Owner (Read Up)				Address				Consid.		Date		Recorded			
6												BookPage			
5															
4				Kunnenik, Michael V + Bruce (Includes Lots 10.05 + 10.07)				27600		10-28-03		6123	411		
3				Dixontown Road Realty											
2				Schmid, David H											
1				Schmid, David H + Connie J											
Block 4601 Lot 10-C				Dixontown Rd				Street Trail		Avenue Road					
Description of Land				Average				Size							
Description of Buildings															
Class:				1	2	3a	3b	4a	4b	4c					
Acres	Lots	Year	Land	Bldgs.	Total Value	S.C.	VET	Acres	Lots	Year	Land	Bldgs.	Total Value	S.C.	VET
13.5		1981	22,000	-	22,000					1988	9000		9000		
13.5		1982	22,000	-	22,000					1988	6700		6700		
13.5		1983	22,000	-	22,000					19					
		1984	13,500	-	13,500					19					
13.5		1985	13,500		13,500					19					
13.5		1986	13,500	-	13,500					19					
		1987	1300	-	1300					19					
		19								19					

Comments: 1986 JUDGMENT 1300

1721.
10.05

(500 P/Ac)

1988
1988
1988

411

Owner (Read Up)

Address

No.	No. of Lots or Plots	Year	Land	Buildings	P. P.	C. Business Inventories	D. Business Mach. & Equip.	C. Farm Inventories	C. Farm Mach. & Equip.	Exemptions		Net Value Real and Personal
										S. C.	VET	
13.5		1971	8,100									8,100
13.5		1972	8,100									8,100
13.5		1973	8,100									8,100
13.5		1974	8,100									8,100
13.5		1975	8,100									8,100
13.5		1976	8,100									8,100
13.5		1977	33,000									33,000
13.5		1978	33,000									33,000

* F.A.A. filed by Schmidt - see inside. denied - called Ralph Cacchello & told him - 12/14/74
 13.5 1979 33,000
 13.5 1980 33,000
 13.5 1981 33,000

*

Block: 4601.01 Land Desc: 13.490 Owners Name: HUMENIK, MICHAEL V & BRUCE Land: 9,800 Exemption 9,800 Net Taxable Value Deductions
Lot: 10.04 Bldg Desc: 25 WHITE PINE DRIVE Bank: 00000 Imprt: 0 Code: 0 Cd No-Ow
Qual: Addl Lots: MEDFORD, NJ Zip: 08055 Total: 9,800 Value: 0
Card: M (#1 of 1) Acreage: 13.490 Class: 1 Property Loc: 74 DIXONTOWN ROAD Zone: RS-2 Map: MEDFORD TWP

SALES HISTORY				ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount
DIXONTOWN ROAD REALTY	10/28/03	6123 / 411	27600		2011	6700	0	6700			
					2012	9800	0	9800			

LAND CALCULATIONS				SITE INFORMATION				RESIDENTIAL COST APPROACH			
Frt Rr	SB T FF	AvgdTabl	EqF Rate	Site	Cond	Road:	Utilities:	Basement			
						PAVED	Sewer: NONE				
						Curbs: NO	Water: NONE	Main Bldg			
						Sidewalk: NO	Gas: NONE				
						Measured:	Topo: LEVEL				

TRAFFIC 90 Units Rate Site Cond Value
50000 SF 0.11 100 100 100 5500
537624 SF 0.01 100 100 100 5376
Net Adj: 90.00 SF: 587,624 Auto: N Land Value: 9,788

VACANT LOT. WOODS.

BUILDING INFORMATION				BUILDING INFORMATION			
Type and Use:	Class/Quality:	Story Height:	Condition:	Type and Use:	Class/Quality:	Story Height:	Condition:
Style:	Year Built/EffA:			Style:	Year Built/EffA:		
	0000 / 99 (Y)				0000 / 99 (Y)		
Exterior Finish:	Windows:			Exterior Finish:	Windows:		
Roof Type:	Livable Area:			Roof Type:	Livable Area:		
	0 SF				0 SF		
Roof Material:	Interior Cond:			Roof Material:	Interior Cond:		
Foundation:	Interior Wall:			Foundation:	Interior Wall:		
Baths:	M: A: O:			Baths:	M: A: O:		
Kitchens:	M: A: O:			Kitchens:	M: A: O:		

ROOM COUNT				
	B	1	2	3/A Tot
Living Rm				
Dining Rm				
Kitchen				
Dinette				
5 Fixt Bath				
4 Fixt Bath				
3 Fixt Bath				
2 Fixt Bath				
Bed Room				
Fam Room				
Den/Other				

Base Cost: 0 CCF: 135 CLA: 0 Cost New: 0
Phys Depr: 36.00 (Y) Func Depr: 64.00
Loc Depr: Mkt+: Bidg Value: 0

Detached Items:

Land: 9,800	Impr: 0	Total: 9,800
Old B: 4601	Old L: 10.0	08/31/20