



HOUSING & MORTGAGE FINANCE AGENCY

Jacquelyn A. Suárez | Chair • Melanie R. Walter | Executive Director

December 4, 2025

Mary Ann Holloway

Via email: opra+request-83821-310dc215@requests.opramachine.com

Re: OPRA Request: C244769

Dear Ms. Holloway:

The Agency received your Open Public Records Act (OPRA) request on December 1, 2025. The seven business day deadline to respond to your request is December 10, 2025. Your request was received as follows:

"I am requesting any and all documents concerning Block 805 Lot 22.02 with an address of 237 Route 70, Medford NJ located in the town of Township of Medford NJ. including but not limited to all contracts and agreements."

The Notice of Settlement of Contract of Sale was recorded on or about November 20, 2025

Please note the following with respect to your request:

A. With respect to your request for the "any and all documents concerning Block 805 Lot 22.02 with an address of 237 Route 70, Medford NJ," please be advised that this portion of your request is overly broad. Such a request seeks information, requires research and/or does not identify specific government records. OPRA provides access to "identifiable" government records that are not otherwise exempt and New Jersey courts have held that a request under OPRA must specifically describe the document sought. OPRA does not "authorize a party to make a blanket request for every document a public agency has on file. . . . Rather, a party requesting access to a public record under OPRA must specifically describe the document sought." Bent v. Stafford Police Dept., 381 N.J. Super. 30, 37 (App. Div. 2005) (quoting Gannett N.J. Partners L.P. v. Cty. of Middlesex, 379 N.J. Super. 205, 219 (App. Div. 2005)). "While OPRA provides [a] . . . means of access to government documents not otherwise exempted from its reach, it is not intended as a research tool litigants may use to force government officials to identify and siphon useful information." Lagerkvist v. Office of Governor of State, 443 N.J. Super. 230, 236 (App. Div. 2015) (alterations in original) (quoting MAG Entm't, LLC, supra, 375 N.J. Super. at 546). "A proper request for access to government records must identify with reasonable clarity those documents that are desired, and a party cannot satisfy this requirement by simply requesting all of an agency's documents." Bent v. Stafford Police Department, 381 N.J. Super. 30, 38 (App. Div. 2005). Agencies are only obligated to disclose identifiable government records. See, MAG Entertainment, LLC v. Division of Alcoholic Beverage Control, 375 N.J. Super. 534 (App. Div. 2005).



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B. With respect to your request for the “all contracts and agreements” concerning the referenced address(es), this portion of your request refers ambiguously to two broad categories of records without specifying particular contracts or agreements, the parties to such contracts or agreements, nor a timeframe for such agreements. As such, the request is an invalid OPRA request and must be denied. Agencies are only obligated to disclose identifiable government records. See, MAG Entertainment, LLC v. Division of Alcoholic Beverage Control, 375 N.J. Super. 534 (App. Div. 2005), The statute “only allows requests for records, not requests for information.” Bent v. Stafford Police Department, 381 N.J. Super. 30, 37 (App. Div. 2005). A proper request “must identify with reasonable clarity those documents that are desired.” *Ibid*. When a request is “complex” because it fails to specifically identify the documents sought, that request is not consistent with OPRA. See, New Jersey Builders Association v. New Jersey Council on Affordable Housing, 390 N.J. Super. 166, 180 (App. Div. 2007). A valid OPRA request must identify with reasonable clarity those documents that are desired. See, Bent v. Stafford Police Department, 381 N.J. Super. 30, 37 (App. Div. 2005). Custodians are not required to conduct research, anticipate what the requestor may be seeking, nor to create new records in response to an OPRA request.

The Agency reserves the right to raise any other grounds for denial not raised in this response. Failure of the Agency to assert an exemption or privilege does not act as a waiver of any grounds for denial. Furthermore, a reviewing Court or the Government Records Council (“GRC”) may deem a denial of access to be authorized on grounds other than those advanced by a custodian. See Paff v. Twp. of Plainsboro, A-2122-05T2 (App. Div. 2007), affirming, Paff v. Township of Plainsboro, GRC Complaint No. 2005-29 (March 2006). If your request for access to a government record has been denied or unfilled within the seven business day period, you have a right to challenge the decision by the Agency 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.

Sincerely,

Peter Yasenchak
OPRA Custodian
Division of Regulatory Affairs
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