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September 4, 2009

File No. 09323-0001

Pinelands Preservation Alliance  
17 Pemberton Road  
Southampton, NJ 08088  
Attn: Carleton Montgomery, Executive Director

**Re: MEDFORD TOWNSHIP PUBLIC WORKS YARD**

Dear Carleton:

Please allow this letter to respond to the Pinelands Preservation Alliance regarding the current status of the Medford Township Public Works Facility (PWF), and address some of the comments in your August 5, 2009 e-mail. Since that time I have reviewed the Township's file regarding its application to Green Acres for the correction of the ROSI. It is clear based on that review that the Township has been in the process of addressing this matter since at least early 2006, in an attempt to correct errors made in Medford's ROSI submission from 1989. That submission mistakenly included our PWF on the open space inventory, as well as a portion of our sewer plant. This is reflected in the May 2, 2006 letter of Beth A. Richmond (now Portocalis) our Director of Recreation to the State. Ms. Portocalis provided a detailed historical narrative on the matter. I attached that detailed history to this correspondence. As reflected therein, the municipal PWF property was acquired in March of 1969 from Lafferty Asphalt, Inc. The Township passed a bond ordinance in 1970 to expend money "for the construction of a municipal garage for storage of road and sanitation equipment". Seventeen years after the acquisition of the public works property, the Township acquired Lot 18, which became the recreational complex referred to as "Bob Meyer Park". One of the improvements on Lot 18 was construction of a soccer/multipurpose field. As Ms. Portocalis notes "it is clear from the timeline of the construction of Bob Meyer Park that Lot 18 was intended for recreational use and should be listed in its entirety. Conversely, the prior purchase of Lot 13 along with its historical use, reflects that it was intended as a public works yard, and any recreational use of that site is an infringement upon the public works use." Accordingly, the comment in your e-mail that Theresa Lettman from your group first came before Council in February, then in April, with the implication being that the Township filed its ROSI correction application in response to Ms. Lettman raising these concerns, is, respectfully, inaccurate. The Township had been working on

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this issue for at least three (3) years prior to Ms. Lettman's appearance. These prior filings were supplemented in July of 2009 by Doug Heinhold. He submitted documentation in addition to Ms. Portocalis' previous, and pending submissions. I enclose a copy of that correspondence for your review.

It is clear, based on documentation submitted to Green Acres and the factual history of this matter, that the PWF was purchased in 1969 with the intent that it be a PWF. The Public Works garage and related buildings were placed thereon, and it has been used as a PWF since that point. (There is approximately .66 acre of the corner of the athletic field on Bob Meyer Park that crosses onto Lot 13, and Ms. Portocalis, back in 2006, requested that the ROSI reflect that minimal encroachment on Lot 13.) I would note that this submission by Ms. Portocalis was made well before any controversy arose. The portion of the PWF away from the buildings, which has now been graded, fenced in, etc., is and has remained part of the PWF. I have confirmed with the Township Manager and Township Engineer, both whom have been with the Township for over 20 years, that this area contained materials, equipment, (some of it deteriorating and unused,) concrete, and a pit which was used to take fill on a regular basis for the coverage of the old Township landfill on the other side of Gravelly Hollow Road. There was no intention, as reflected in this historical record, that Lot 13 be used for open space and recreation, but for the minimal encroachment from the corner of the recreation field. While I acknowledge your comments that my explanation to you on August 5, 2009 was "the first time we [the PPA] have been told that.", I would note that this status is quite clear in the letters and backup documentation between the Township and Green Acres dating back to 2006.

I take issue with your comment that "Theresa does not recall anyone explaining this position at the meetings". I explained this at the time of the meetings, most recently on August 25, 2009. Particularly disconcerting is the continued argument by Ms. Lettman that the PWF-type use is not allowed in the PPE zone under Medford zoning. This is wrong. The PWF is in the PPE zone, as is the sewer plant, and other municipal buildings and properties. The PPE zone addresses public property, parks and educational properties. Ms. Lettman's representations to Council, in which she implies that she has found something heretofore under discovered and undisclosed, are simply inaccurate. As per your e-mail, it seems that the PPA is aware of the Green Acres file on this. Again, that file should reflect the Township's recognition of this ROSI error dating back to 1989, and the Township's open and forthright actions to correct it.

Carleton, as you are aware, Medford prides itself on its outstanding record of farmland and open space preservation. You and I have crossed paths in a positive fashion with regard to such preservation efforts related to Medford, and other municipalities in the past. The Township has preserved significant acreage within the Pinelands region. Those preservation accomplishments include Camp Ockanickon, the JCC Camp, the Pointe and adjacent farmland, and Freedom Park. These acquisitions total well in excess of 1,000 acres. Further,

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approximately 750 acres were preserved in southern Medford Township as part of the Pineland Commission's efforts in resolving the threatening and endangered species issues associated with the Sanctuary development in Evesham Township. The Township also engaged in other acquisitions, including farmland preservation, both within and outside of the Pinelands boundaries. Medford's preservation efforts have been aggressive, the Township's residents have continually supported an open space tax, and we have worked with the County and State on some of the most ambitious and beneficial open space acquisitions in southern New Jersey. Accordingly, and with all due respect (and certainly the Township respects the mission of the PPA), the aggressive attacks against the Township in PPA's literature over this 1989 administrative error related to the PWF, which the Township corrected on subsequent ROSIs and continues to work to clarify with full and open documentation submitted to the State, is a disservice to Medford Township, and casts false aspersions on a municipality that has an exemplary track record of open space and farmland preservation, particularly in the Pinelands. The Township's file on this matter is available for review. I appreciate your offer of posting this letter on your website, and would ask that you do so.

Very truly yours,

RICHARD W. HUNT

RWH/lbc

Cc: Members of Council  
Michael Achey, Township Manager  
Christopher J. Noll, Township Engineer  
Douglas L. Heinhold, Esquire  
Beth Portocalis, Director of Recreation



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Department of Recreation

May 2, 2006

Susan D. Seyboldt  
State of New Jersey Department of Environmental Protection  
Bureau of Green Trust Management - Green Acres Program  
P.O. Box 412  
Trenton, New Jersey 08625-0412

**RE: 0320-00-023**  
**Open Space Incentive**  
**Medford Township, Burlington County**

Dear Ms. Seyboldt:

Thank you and the Green Acres staff for awarding the Township of Medford \$400,000 for our Open Space Incentive Program.

Per your correspondence dated March 15, 2006, enclosed you will find two fully executed copies of Amendments to our Green Acres Project Agreement, and two certified copies of Resolution 88-2006, adopted March 28, 2006 authorizing the execution of said agreements.

I have also enclosed an updated Recreation & Open Space Inventory (ROSI). In response to the specific parcels you questioned in your second letter dated March 15, 2006, I offer the following:

1) Worrell Field: is Block 303, Lot 2.02 This has been corrected on the enclosed ROSI. However, Block 303, Lot 2.01 is owned by the Township and will be listed on the ROSI as "Medford Nursery."

2) Bob Meyer Park: is Block 6405.01, Lot 18. The listings as Lot 13 on previous ROSIs were an error, as Lot 13 is owned by the Township but is the location of our Public Works Maintenance garage and storage area.

3) Jackson Woods: is Block 6405.04, Lot 7 and has been added to the ROSI. The listing as 6405.07, Lot 7 on the previous ROSIs was incorrect.

4) Old Dump: is Block 6404, Lots 5.01 & 6. The listings as Block 6408, Lot 7 on previous ROSIs were erroneous.

Please also note that the Olde Mill property listing has been amended to Block 5301.01, with several lots involved.

In addition, you will note the additions of three new parcels of Wholly Undeveloped Lands, representing dedicated Open Space in the Oak Pines, Centennial Pines, and Jackson Woods developments.

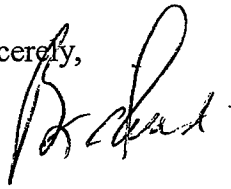
[www.medfordtownship.com](http://www.medfordtownship.com)

Susan D. Seyboldt  
Open Space Incentive - Medford Township  
May 2, 2006  
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Should you require additional information concerning these documents, please do not hesitate to contact me at (609) 654-2512 or via e-mail at [brichmond@medfordtownship.com](mailto:brichmond@medfordtownship.com).

Thanking you for your continued cooperation and assistance with Medford's Open Space initiatives, and looking forward to our continued collaborations.

Sincerely,



Beth A. Richmond, CPRP, RA, CPSI  
Director of Recreation

BAR  
Enc.

cc: Richard W. Hunt, Township Solicitor  
Joyce Frenia, Township Clerk



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July 16, 2009

File No. 09323-0024

Susan D. Seyboldt, Project Manager  
Green Acres Program  
P.O. Box 412  
Trenton, NJ 08625-0412

**Re: MEDFORD TWP. – Recreation and Open Space Inventory**

Dear Ms. Seyboldt:

Please accept this letter in response to your letter of June 29, 2009, regarding Medford Township's pending submissions for correction of its ROSI.

1. Minutes from 1966 regarding Resolution 10-66-2 for work on the Fostertown Road property are attached hereto as Exhibit "A."
2. A letter of July 8, 2009 from Gilbert V. Goble, CTA, SLREA, Township Tax Assessor, is attached hereto as Exhibit "B" to explain the date of the Property Record Cards, as well as some additional photographs.
3. The prior known versions of the Tax Maps are attached hereto as Exhibit "C," as provided through the Township's long-time engineers, Environmental Resolutions, Inc. These maps are dated in the lower right-hand corner.
4. A copy of the Township's "Master Plan Supplementary Reports and Illustrations" is attached hereto as Exhibit "D." Please note Section VII is a fairly broad overview of recreation and open space with lesser detail than the more current Plan. Further page 8 of that Section does not reference any recreation area on the sewer complex (referred to as District No. 3).
5. Planning Board Resolution 77-1982 and a memo to the Board from the Board Administrator dated March 12, 1982, and a plan of dedication are attached hereto as Exhibit "E." Page 2, Section II, Paragraph B speaks to the "Open Space and Recreation Areas" of Block 6405, Lot 18.

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6. Further review of the Minute Books shows a reference to Ordinance 1975-3, which relates to salaries. Ordinance 1975-4 relates to property and should have been the Ordinance referenced in the Deed at issue. The Ordinance and March 5, 1975 Minutes are attached hereto as Exhibit "F."
7. A Tax Map reflecting Block 6505, Lot 17 is attached hereto as Exhibit "G." It is a very small lot, shown as .06 acres.

We respectfully submit that these documents provide further support for the Township's position in this matter and that the historic ROSI's be corrected to reflect the actual municipal uses of a sewer plant and a public works yard.

Very truly yours,  
Parker McCay P.A.



DOUGLAS L. HEINOLD

Encl.

cc: Michael J. Achey, Township Manager (w/o encl.)  
Beth Portocalis, Director of Recreation (w/o encl.)  
Christopher J. Noll, P.E., C.M.E., P.P. (w/o encl.)  
Richard W. Hunt, Esquire (w/o encl.)