Publication copy

Plaintiff's Exhibit KKK - NJDEP OPRA 404058 denial in full (Green Acres acquisition file)

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Published by Ronald W. Yarbrough, plaintiff, as part of the public record of Yarbrough v. Lake Centerton Park Homeowners Association, Inc., et al., Superior Court of New Jersey, Chancery Division, Salem County, Docket No. SLM-C-000017-26.

This copy is the filed or produced document with these changes only: black boxes cover (1) names, addresses, telephone numbers and e-mail addresses of persons who are not parties, (2) personal identifiers and financial account numbers (R. 1:38-7), (3) telephone and e-mail contact details, and (4) plaintiff's personal financial information, marked "Redacted: plaintiff's personal financial information". Withheld pages, if any, are replaced by a notice page. The complete document is available from the Court.

EXHIBIT KKK

2026-08-25 NJDEP OPRA 404058 denial in full (Green Acres acquisition file)

State of New Jersey
Department of Environmental Protection
GOVERNMENT RECORDS REQUEST FORM

IMPORTANT NOTICE

Please read this entire form carefully as it contains important information concerning the response to your record request, accessing records, disputing denials, and your rights concerning government records. For further information, access WWW.NJ.GOV/DEP/OPRA.

Requestor Information

First Name: RONALD MI W Last Name YARBROUGH

Company: HOMEOWNER - LCPHA MEMBER (PRO SE)

Mailing Address: 11 LAKE CENTERTON DRIVE

City: Centerton State: NJ Zip: 08318 Email: [redacted]

[redacted]

Facsimile Telephone: () -

State Use Only

Tracking #	404058
Received Date	08/18/2026
Access Method	**Send Electronic copies**

All matters relating to the response and access of any records identified for this request should be directed to:

NJDEP – Office of Record Access
401 East State Street
PO Box 420 Mail Code 401-06Q
Trenton, New Jersey 08625-0420
Tele #: [redacted]
Fax #:

Record Request Details:

NJDEP Green Acres Program records, project D-1711005: Block 1503, Lot 73, Pittsgrove Twp, Salem County (former Centerton Lake; dam file 35-3), owner Lake Centerton Park Homeowners Association, Inc. (LCPHA). Green Acres records only; not a repeat of closed request 398696 (Dam Safety). 1. The two appraisal reports of Block 1503 Lot 73 obtained for D-1711005, the appraisal review(s), and the Certified Market Value determination. 2. Correspondence (email, letters, memos, notes) from 1/1/2012 to present between Green Acres staff (incl. Allie Brody, Cari Wild, Curt Gellerman) and LCPHA or anyone writing for it (incl. Clifford Wheaton, Michael Rossi) concerning D-1711005 or the parcel. 3. The D-1711005 project file: landowner offer or application, project approvals, appraisal and survey orders, title work, draft or executed offer letters, option agreements or contracts of sale, closing checklists, internal approval memoranda, and meeting agendas, notes and attendance sheets (incl. Sept 2012 and Nov 2025). 4. LCPHA's 2016 and 2020 offers to donate the parcel and Green Acres' responses; the 2012 acquisition file (Curt Gellerman). 5. Green Acres correspondence from 1/1/2018 to present with USFWS (Marc Virgilio; Maintenance Action Team), CU Maurice River (Karla Rossini), Princeton Hydro, or Pittsgrove Township concerning the dam removal or acquisition of the parcel. 6. Any resolution, minutes, vote tally, certificate of incumbency, or attorney opinion submitted by LCPHA to Green Acres evidencing its authority to convey the parcel. Electronic (PDF) delivery; no fee for electronic records, N.J.S.A. 47:1A-5(b). Estimate any special service charge before processing. Response due within 7 business days, N.J.S.A. 47:1A-5(i). If any record is withheld or redacted, identify each and cite the specific exemption, 47:1A-5(g). Contact me before denying any item as unclear or overbroad. Non-commercial.

Disposition Notes	Record Request Response			
This request has been denied pursuant to N.J.S.A. 47:1A-1. See Addendum Disposition Notes below for further information.	**In Progress**	–	Open	
	Filled	–	Closed	
	Denied	–	Closed	X
	Partial	–	Closed	
Addendum Disposition Notes: This request (Items # 1 through # 6) has been denied on the basis that the requested records are Green Acres, Blue Acres or Natural Lands Trust land acquisitions records that are confidential pursuant to N.J.S.A. 47:1A-9 & N.J.A.C. 7:1D-3.2(c).	Matthew J. Cooper 08/25/2026			

Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)

	Custodian Signature	Date

Information Regarding the Requested Records

If your request is in reference to a single facility, please provide the name of the facility, and the name of the operator name of the facility:	Facility Name: **Green Acres D-1711005 (former Centerton Lake)** Operator Name: **Lake Centerton Park Homeowners Assoc Inc**	
Please provide the owner name the facility or parcel of land:	Owner Name: **Lake Centerton Park Homeowners Assoc Inc**	
If your request is in reference to a specific parcel of land, please provide the street address, block, lot and property owner of the parcel of land: (Note: if the property in question is over multiple blocks and lots, please list all in the description field below)	Street Address 1: **Lake Centerton Drive at Almond Road** Street Address 2: **Centerton Lake _ Centerton Lake Dam** Block: **1503** Lot: **73**	
If your request is in reference to a facility, site or parcel of land, please provide the Municipality and County where the facility, site or parcel of land is located:	County: **Salem** Municipality: **Pittsgrove Twp**	
If the request is in reference to a particular permit issued by NJDEP, please provide the type of permit and any identifying numbers such as permit, incident or case numbers. (i.e. Fishing, Hunting, Hazardous Waste, Solid Waste, Land Use, NJPDES, Pesticides, Stream Encroachment, TWA, UST, Water Allocation)	List Permit Type: **Other**	List ID Numbers: **Green Acres D-1711005; NJDEP dam file 35-3; NJ0043**
If your request is in reference to an individual, please provide the individual's name and type, and if the individual is a DEP employee, your relationship with the individual:	Individual's name: Type of Individual: Relationship:	
If the an individual was specified above, the individual was DEP Licensed, please specify the license type the individual holds:	License Type:	

The New Jersey Department of Environmental Protection has responded to your submitted Open Public Records Act (OPRA) record request. The following information will help you understand the response and your next available actions.

Tracking #: This is the Department's assigned Tracking # to your OPRA record request, which should be used in all corresponding matters.

Record Request Response:

- **In Progress** – Based on the nature of the request, the records sought, and/or the manner to which the records may exists, the Department requires additional time to investigate and respond to the request.
- **Filled** – Based on the information provided in your request, the Department was able to investigate and respond to your record request.
- **Denied** – Based on the nature of the request and/or the records sought, the Department has denied your request pursuant to a specific exemption(s) cited in N.J.S.A. 47:1A-1 seq.
- **Partial** – The Department has identified both responsive government records and records being denied based on the nature of the request and/or the records sought, that do not meet the definition of a government record pursuant to a specific exemption(s) cited in N.J.S.A. 47:1A-1 seq.

Disposition Notes: Provides detailed information concerning the Department's response to your request.

Accessing Records: Dependent on the volume of records and your interest, there are five (5) methods available to access the responsive government records:

- **File Review** – Schedule a file review with the Department to directly access the records and take notes or tag records of interest for copying. Copying can be performed by either the Department's onsite Copying Unit at State duplication fee costs or by the requester employing a Copy Vendor Service. If there are records stored in archives, a five-day processing period will be included prior to scheduling a review.
- **Copy Request** – All records of interest will be copied by the Department's onsite Copying Unit at State duplication fee costs unless a Copy Vendor Service is employed.

Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)

- **Electronic Records Request** – Dependent on the size & nature of the e-records, the Department will email the records or provide a CD or DVD.
- **Fax Request** – Based on the number of pages, the Department faxes the responsive records.
- **Web Access** – The responsive records can be access directly through the Department's web site. Web address will be provided.

1. The fees for duplication of a government record are specified below. We will notify you of any special charges, special service charges or other additional charges authorized by State law or regulation before processing your request. Payment shall be made by check or money order payable to the State of New Jersey and mailed to the address specified below.

   Hard Copies: Letter & Legal size = $0.05 per page
   Oversized Maps (Color) = $5.00 per map
   Oversized Maps (B&W) = $3.00 per map

   Electronic Records: CDs = $0.55 per CD
   DVDs = $0.55 per DVD

2. Pursuant to OPRA (C.47:1A-5c & C47:1A-5d), the Department will apply special service charge for any extraordinary expenditure of time and effort to accommodate a request. The special service charge will be based on the actual direct cost of providing the records. The requester shall have the opportunity to review and object to the charge prior to it being incurred; however, in the event the requester objects to the special service charge, the request will be closed and access to the records will not be granted.
3. By law, the Department must notify you that it grants or denies a request for access to government records within seven business days after the custodian of the record requested receives the request, provided that the record is currently available and not in storage. If the record requested is not currently available or is in storage, the custodian will advise you within seven business days when the record can be made available and the estimated cost. You may agree with the custodian to extend the time for making records available, or granting or denying your request.
4. You may be denied access to a government record if your request would substantially disrupt agency operations and the custodian is unable to reach a reasonable solution with you.
5. If the Department was unable to comply with your request for access to a government record, the custodian will indicate the reasons for denial on the request form.
6. Except as otherwise provided by law or by agreement with the requester, if the custodian of the record requested fails to respond to you within seven business days of receiving a request form, the failure to respond will be considered a denial of your request.
7. **Resolution of Disputed Findings:**

   In the event that a requester does not agree with the Department's record response, the requester should:

   No Records - Reexamined the request details to evaluate if all of the information was provided that could aid the Department in locating records. The Department's ability to identify records of interest is in direct correlation to matching the Department information with the information provided on the request. Such important identifiers are Facility/Site Name, Address, Case #, Permit #, Block/Lot.

   Denial - If your request for access to a government record has been denied or unfilled within the time permitted by law, you have a right to challenge the decision by the Department to deny access. The Department denies access to records only when those records do not meet the definition of a government record and/or public access is not allowed pursuant to the law. At your option, you may either:

   a. Contact the Office of Record Access to re-visit the matter or provide further explanation.

   b. Institute a proceeding in the Superior Court of New Jersey

   c. File a complaint in writing with the Government Records Council (GRC). You may contact the GRC by toll-free telephone at [redacted] by mail at PO 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 Council can also respond to other questions about the law.
8. Information provided on this form may be subject to disclosure under the Open Public Records Act.

Revised Addendum Disposition Notes: NONE

The New Jersey Department of Environmental Protection (NJDEP), acknowledges the receipt of your Open Public Records Act (OPRA) record request. The NJDEP will respond to your request within seven (7) business days.

If you have any questions, please contact the Office of Record Access at [redacted] or e-mail our office at: records.custodian@dep.nj.gov. The assigned OPRA Record Request Tracking #, identified in the Subject Line of this email, will facilitate future communications with our office.

Thank you,

NJDEP - Office of Record Access

OPRA Request Tracking Number: 404058

Date Received:	08/18/2026
Date Submitted:	08/18/2026
Access Method:	Send Electronic copies

Requesting Party Information

Name:	Ronald W Yarbrough
Affiliations:	Homeowner - LCPHA Member (pro se)
Mailing Address:	11 Lake Centerton Drive Centerton, NJ 08318
Phone:	[redacted]
Email:	[redacted]

Request Information

Facility Name:	Green Acres D-1711005 (former Centerton Lake)
Block\Lot:	1503 73
Address:	Lake Centerton Drive at Almond Road Centerton Lake _ Centerton Lake Dam Pittsgrove Twp - Salem
Owner:	Lake Centerton Park Homeowners Assoc Inc
Operator:	Lake Centerton Park Homeowners Assoc Inc
Permit Type:	Other
License Type:	
Related IDs:	Green Acres D-1711005; NJDEP dam file 35-3; NJ00439
Individual:	
Individual Type:	

Request Details:

NJDEP Green Acres Program records, project D-1711005: Block 1503, Lot 73, Pittsgrove Twp, Salem County (former Centerton Lake; dam file 35-3), owner Lake Centerton Park Homeowners Association, Inc. (LCPHA). Green Acres records only; not a repeat of closed request 398696 (Dam Safety). 1. The two appraisal reports of Block 1503 Lot 73 obtained for D-1711005, the appraisal review(s), and the Certified Market Value determination. 2. Correspondence (email, letters, memos, notes) from 1/1/2012 to present between Green Acres staff (incl. Allie Brody, Cari Wild, Curt Gellerman) and LCPHA or anyone

writing for it (incl. Clifford Wheaton, Michael Rossi) concerning D-1711005 or the parcel. 3. The D-1711005 project file: landowner offer or application, project approvals, appraisal and survey orders, title work, draft or executed offer letters, option agreements or contracts of sale, closing checklists, internal approval memoranda, and meeting agendas, notes and attendance sheets (incl. Sept 2012 and Nov 2025). 4. LCPHA's 2016 and 2020 offers to donate the parcel and Green Acres' responses; the 2012 acquisition file (Curt Gellerman). 5. Green Acres correspondence from 1/1/2018 to present with USFWS (Marc Virgilio; Maintenance Action Team), CU Maurice River (Karla Rossini), Princeton Hydro, or Pittsgrove Township concerning the dam removal or acquisition of the parcel. 6. Any resolution, minutes, vote tally, certificate of incumbency, or attorney opinion submitted by LCPHA to Green Acres evidencing its authority to convey the parcel. Electronic (PDF) delivery; no fee for electronic records, N.J.S.A. 47:1A-5(b). Estimate any special service charge before processing. Response due within 7 business days, N.J.S.A. 47:1A-5(i). If any record is withheld or redacted, identify each and cite the specific exemption, 47:1A-5(g). Contact me before denying any item as unclear or overbroad. Non-commercial.