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Business Opportunities

ATTENTION BUSINESS OWNERS: Do you want to reach nearly a million readers? Place your 25-word classified ad in over 90 newspapers throughout NJ for \$560. Contact Peggy Arbitell 609-359-7381 or visit www.njpa.org. (11/29)

Public Notice

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WANT TO SEE YOUR LEGAL OR CLASSIFIED AD IN THIS SECTION?

Email Rosanne at: ccmnewspapers@gmail.com or call 609-399-5411

Legal Notice

SHERIFF'S SALE
BY VIRTUE of a Writ of Execution issued out of the Superior Court of New Jersey, Chancery Division, Cape May County, and Docket No. F-005511-22 therein, pending wherein, **ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC** F/K/A QUICKEN LOANS INC. is the Plaintiff and **ARCHIE J. POLLARD A/K/A ARCHIE POLLARD, DECEASED, HIS/HER HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES, AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST AND MR. OR MRS. POLLARD HUSBAND OR WIFE OF ARCHIE J. POLLARD A/K/A ARCHIE POLLARD, THE SPOUSE, DOMESTIC PARTNER OR CIVIL UNION PARTNER OF ARCHIE J. POLLARD A/K/A ARCHIE POLLARD, ET AL** is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 12/13/2023

at one o'clock in the afternoon of the said day, at the Old Historical Court House Building, Route 9, Cape May Court House, New Jersey.
Property to be sold is located in LOWER TOWNSHIP, NJ 08251, County of Cape May in the State of New Jersey.
Commonly known as:
43 East Weber Avenue, Villas, NJ 08251
BEING KNOWN as **BLOCK 169, TAX LOT 43 & 44, on the official Tax Map of the city of Ocean City.**
Dimensions of Lot: **50X100**
Nearest Cross Street: **Bay Shore Road**

THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Surplus Money: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there remains any surplus money, the money will be deposited into the Superior Court Trust Fund and any person claiming the surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 stating the nature and extent of that person's claim and asking for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.

Amount due under judgment is \$137,996.81 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 percent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication.
All publication costs are paid for by the Plaintiff.
ATTORNEY:
KML LAW GROUP, PC
701 MARKET STREET
SUITE 5000
PHILADELPHIA, PA 19106
ROBERT A. NOLAN,
SHERIFF
23000422
11/15, 11/22, 11/29, 12/6, pf \$145.00 16

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**BOROUGH OF WEST CAPE MAY
CAPE MAY COUNTY, NJ
NOTICE OF TAX TITLE LIEN SALE**

PUBLIC NOTICE IS HEREBY GIVEN THAT I, Todd N. Burkey, Tax Collector of the Borough of West Cape May, will sell at public auction in the West Cape May Borough Hall Auditorium in the municipal building, in the said taxing district, on Tuesday December 12, 2023, at 1:00 (PM) in the afternoon of that day the following lots, tracks, and parcels of land hereinafter specified to make the amount of municipal liens chargeable against the same, on the 31st day of December, 2022, with interest thereon to the date of sale, and costs of sale. The undersigned will sell a lien to the person who bids the amount due subject to redemption at the lowest rate of interest, but in no case exceeding the rate of eighteen percent per annum. Any parcel for which there shall be no bidder will be struck off and sold to the Borough of West Cape May at eighteen percent per annum. CASH, MONEY ORDER, CERTIFIED CHECK, or WIRE TRANSFER for the exact amount due will be accepted as payment on the day of the sale. NO PERSONAL CHECKS will be accepted unless a Line of Credit Statement is issued by the maker's bank.

This sale is made under the provisions of the "Tax Sale Law," Title 54, Chapter 5, revised statutes of New Jersey. The sale is held subject to taxes and utility charges levied or to be levied for the current year (2022), or any prior year as an Added or Omitted Assessment and not yet certified by the Cape May County Board of Taxation. IN THE EVENT THE OWNER IS ON ACTIVE DUTY WITH THE MILITARY, THE TAX COLLECTOR SHOULD BE NOTIFIED IMMEDIATELY.

Payment of the amount due as advertised on any parcel plus accruing late interest on the current year (2021) delinquencies may be made any time before the sale, in CASH, MONEY ORDER, or CERTIFIED CHECK, whereupon the impending sale will be cancelled. The following is a description of the land and the owner's name as obtained from the Tax Duplicate of 2023, in my office, with the total amount due thereon as computed to December 12, 2023.

| Block | Lot | Qual | Owner Name | Amount | Type | Property Location |
|--------|-------|------|---------------------------------------|-----------|------|---------------------------------------|
| 4 | 13 | | PIERCE, PATRICIA & MUELLER, CHRISTINE | 18.45 | T | 128 YORKE AVE 128 PEARL STREET |
| 5 | 14 | | ERNE, JAMIE LEE | 7,163.97 | TWS | 408 PACIFIC AVE 208 FIFTH AV |
| 37 | 7 | | GORDON, ISABELLA B | 58.55 | WS | 205 COLUMBIA AVE OAK STREET |
| 41 | 16.01 | | ARMENINO, CIRIO/RUOTOLO, ELISABETTA | 19.23 | WS | 500 STATE AVENUE 207A FIFTH AVENUE |
| 43 | 6.01 | | HAMPTON, WARDELL | 4,663.77 | TWS | 602 STEWART LANE 107 STIMPSONS LA |
| 48 | 1.04 | | HESTON, MARK | 22.46 | T | 409 SUNSET BLVD 121 STEVENS ST |
| 51 | 7 | | DOUGHERTY, ELIZABETH | 672.47 | WS | |
| 52 | 35 | C-A | STEPEK, MICHAEL & RICHARDSON, JUDI | 369.00 | WS | |
| 55 | 12.02 | | VERYCKEN, MARY | 17.28 | WS | |
| 56 | 25 | | DONAGHY, ANDREW T & HEALY, KAITLIN | 258.95 | W | |
| 57 | 5.16 | | GLANTON, SCHERYL W | 297.63 | W | |
| 72 | 2.03 | | MORKIDES, CHRISTOPHER & ALISA | 193.64 | S | |
| Totals | | | | 13,755.40 | | |

T - Property Taxes W - Water S - Sewer
Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10-23.11 et seq), the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq), and the Industrial Site Recovery Act (N.J.S.A. 13:1K-6 et seq). In addition, the municipality is precluded from issuing a tax sale certificate to any prospective purchaser who is or may be in any way connected to the prior owner or operator of the site.
11/15, 11/22, 11/29, 12/6, pf \$200.00 13

Legal Notice

PLEASE TAKE NOTICE that the undersigned, LJKQ Real Estate NJ, LLC (the "Applicant") has generally made application to the Township of Lower Zoning Board of Adjustment (the "Board") to open for reconsideration an application for a property commonly known as 9850 Pacific Avenue, Lower Township, New Jersey 08260 and also known as Lots 3, 4 and 5 in Block 712 on the Tax and Assessment Map of the Township of Lower, Cape May County, New Jersey (the "Property") in order to seek approval to demolish the existing commercial structure and thereafter construct two residential duplex dwellings for a total of four residential dwelling units at the Property. The Property is located in the GB-1 (General Business) zone. The application was initially heard by the Board on November 2, 2023, at which hearing the Applicant sought the following:

- Preliminary and final major site plan approval pursuant to the Land Use Development Ordinance of the Township of Lower, as well as the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50;
- Use Variance relief from the Land Use Development Ordinance of the Township of Lower and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(d) to permit residential use in a zone that does not permit such a use;
- Use Variance relief from the Land Use Development Ordinance of the Township of Lower and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(d) to allow two principal structures on one property;
- Variance relief from the Land Use Development Ordinance of the Township of Lower and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(c) as follows:
 - Minimum required front yard setback on Pacific Avenue, wherein 25 feet is required, 40.8 feet exists and 20 feet is proposed;
 - Minimum required front yard setback on Austin Avenue, wherein 25 feet is required, 24.8 feet exists and 20 feet is proposed; and
 - Minimum required rear yard setback, wherein 25 feet is required, 25 feet exists and 20 feet is proposed.
- Any other bulk, dimensional and accessory variance relief, or exceptions from the Land Use Development Ordinance of the Township of Lower and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(c) which may be required, including, but not limited to, side yard setbacks, front yard setbacks, rear yard setbacks, building coverage, lot coverage, distance between structures, building height, curb cuts, landscaping, parking spaces, parking dimensions and parking locations at the Property; and
- The Applicant may also apply for such variances, exceptions, waivers, permits, approvals, or licenses that are deemed necessary or appropriate by the Applicant or the Board, which may arise during the course of the hearing process.

At the November 2, 2023 hearing, the motion to vote bifurcated the application into three separate requests, whereby the Use Variance to permit a residential use in the zone was approved; the Use Variance to permit two principal structures on one property was denied; and the variances for setbacks were not voted upon nor the preliminary and final major site plan. The Applicant is returning to the Board to have the motions clarified, potentially present new testimony, exhibits and documents and to recast the votes on the approvals and variances listed herein.

The application is now on the calendar of the Zoning Board of Adjustment of the Township of Lower to be opened for reconsideration. The public hearing has been set for December 7, 2023 at 6:00 p.m. at the Lower Township Municipal Building meeting room, 2600 Bayshore Road, Villas, Cape May County, New Jersey. Any person affected by this application will have the opportunity to present any objections to the proposed development. All documents relating to this application may be inspected by the public Monday through Friday, during normal business hours in the Office of the Zoning Board of Adjustment, 2600 Bayshore Road, Villas, Cape May County, New Jersey.

KingBarnes, LLC
Jeffrey P. Barnes, Esquire
on behalf of LJKQ Real Estate NJ, LLC
Dated: November 17, 2023

11/22, pf \$ 2

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...a man will leave his father and mother and unite with his wife, and the two will become one...
Good News Bible 10:7,8

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NOTICE OF APPLICATION FOR DEVELOPMENT
OWNER/APPLICANT NAME:
Charles and Joanna Murtaugh
OWNER/APPLICANT ADDRESS:
31 Ambler Avenue, Westville, NJ 08093
PROPERTY ADDRESS:
6 Cedarwood Avenue, Lower Township, NJ 08204
PROPERTY DESCRIPTION:
Block 363, Lot 27, 28, 29 and 30
PLEASE TAKE NOTICE that a hearing will be held before the Lower Township Zoning Board at the Lower Township Municipal Building meeting room, 2600 Bayshore Road, Villas, NJ 08251, on the 7th day of December, 2023, at 8:00 PM, to consider an application for development, regarding the above mentioned property, wherein the Applicant is seeking permission to construct a small addition to the rear of the house over an existing landing that encroaches into the rear yard setback. The Applicant will require variance relief from the following requirements of zoning ordinance: §400-15(D)(1), Rear yard, together with any and all other variances or waivers the Board shall deem necessary at the time of the hearing or as may be identified by the Board Engineer in a review memorandum or letter. Maps and documents relating to the said matter, if any, will be available for public inspection in the office of the Zoning Board of Adjustment, at the Lower Township Municipal Building, 10 days prior to the hearing date, during normal business hours. This Notice is given pursuant to N.J.S.A. 40:55D-11, et seq.
Ronald J. Geizunas, Esquire
Attorney for the Applicant

11/22, pf \$ 1

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N.J.A.C. 13:36-5.21 - A person who owns 50 percent or greater interest in this registered mortuary also owns 50 percent or greater interest in the following registers mortuaries in the State of New Jersey: Evoy Funeral Homes, Inc., North Cape May and Langley-Loveland Funeral Home, Tuckahoe.