

Victorian Towers to stay 'affordable' for 20 years

CAPE MAY — The Diocesan Housing Services Corp. of the Diocese of Camden, MDG Design + Construction and Hudson Valley Property Group announced a refinancing and renovation project for Victorian Towers that will result in the investment of more than \$8 million in capital improvements to this 205-unit senior housing development.

The refinancing will preserve the affordability of Victorian Towers, at 608

Washington St. in Cape May, for 20 additional years while renovations will provide necessary upgrades to the units and property.

Built in 1973 to house low-income seniors, Victorian Towers is a six-story development containing 205 studio and one-bedroom apartments as well as 82 parking spaces located near shopping, medical and public transit services. Renovations will include improvements to the units; a redesigned lobby with a

seating area; and a complete overhaul of more than 2,000 square feet of community facilities.

Exterior work includes the installation of easily opened and closed windows and a new Victorian-style facade. Efficiency upgrades include new AC units and water conservation measures such as the installation of low-flow toilets, showerheads and faucet aerators. The scope of work also involves the creation of 10 fully accessible units

designed in accordance with the Americans with Disabilities Act, including several units for the hearing and visually impaired.

"We couldn't be more pleased to be able to make a significant investment in the improvement of Victorian Towers," said James Reynolds, executive director of DHSC. "Our partners at MDG and HVPG are consummate professionals and are helping us to further the work of the church in advancing the interests of

low- and moderate-income seniors and families in need throughout South Jersey."

Upon completing the renovation and rehabilitation of Victorian Towers, 194 units will remain affordable through a 20-year Project-Based Rental Assistance (PBRA) agreement, while the balance of the units will remain affordable through the HUD Section 236 program. The project utilizes the NJHMFA Conduit Bond Program, equity generated from the sale of 4 percent

Low Income Housing Tax Credits.

DHSC and MDG/HVPG will serve as co-general partners on the project. This is the third joint venture between MDG and HVPG and their first in partnership with DHSC. MDG and HVPG previously completed the preservation and rehabilitation of two low-income HUD housing developments in Brooklyn, N.Y., and North Amityville, N.Y., a suburb of Long Island.



Pastor Luis F. Nunes and members of Iglesia Pentecostal 'Rehoboth' Pozo De Restauracion in Villas collected 22 pallets of goods for hurricane victims in Puerto Rico.

Villas church collects food for victims in Puerto Rico

VILLAS — Pastor Luis F. Nunes of Iglesia Pentecostal "Rehoboth" Pozo De Restauracion in Villas is grateful for the donations, help and support for the church's relief efforts for the hurricane victims in Puerto Rico.

The church was able to collect 22 pallets of donations of water, baby supplies and food. The Greater Cape

May Elks Lodge #2839 provided the church with storage space during the effort, donated a pallet of water and provided assistance in loading the trailer.

The supplies are being delivered to Puerto Rico just after Thanksgiving, and some of the church members are going to assist in the distribution of the products.

City panel to study seawall, promenade

Continued from Page A1

ing created to report to the entity that's responsible for that, which is the Planning Board," he said.

Furlin asked if the city's committees should be reporting to the city manager rather than council. He said the various committees would be presenting proposals to council that would "all be very expensive."

Furlin said he was not in favor of a Seawall/Promenade Improvement Advisory Committee but in case the resolution passed, he wished to modify it so the committee would report to the city manager rather than council.

Councilwoman Bea Pessagno said she was also contacted by the Buildings and Property Advisory Committee. She said the seawall is controlled by the U.S. Army Corps of Engineers and the city manager should deal with that agency.

Pessagno said a study of Cape May's seawall was in progress with results soon expected.

"I would like to see this modified, only in that the duties and responsibilities of each committee are more delineated so there's no am-

biguity, there's no redundancy," she said.

Deputy Mayor Shaine Meier said he believed the tasks of the Buildings and Property Advisory Committee and the Seawall/Promenade Improvement Advisory Committee were totally different. He asked how Furlin proposed the seawall committee would present its findings to the city manager, in private or during a City Council meeting.

Furlin said the city manager would make that decision and he preferred it would be presented before the public. Meier said to his knowledge no committee has ever answered only to the city manager.

He said when committees make recommendations to City Council, they are in fact making recommendations to the city manager since he is present in the meeting.

City Solicitor Frank Corrado said council sets policy and adopts legislation.

"There's no rule as to who a committee reports to. It really depends, I think, on the function and charge of the committee," he said.

Corrado said if a committee were coming up with policy recommendations or

legislative recommendations, it would make the most sense for it to report directly to City Council. If a committee's job was to make administrative or executive or management recommendations, it may be best for the committee to report to the city manager.

"I don't think it's something you can generalize about. I think you have to look at what each committee is charged with doing and then make a determination in the resolution that you pass creating the committee as to who that committee is going to report to," Corrado said.

He noted each committee has a council member acting as liaison. Corrado said council could "over complicate" if it appointed a committee to recommend to the city manager how to do his job.

Hendricks asked Furlin where in the resolution creating the Buildings and Property Advisory Committee it conflicts with the seawall committee. Furlin said he did not have that resolution with him.

She questioned if the resolution creating the buildings committee mentioned seawall integrity or extending the Promenade. Furlin said

the resolution did not specify any particular building or property.

"Beyond just the seawall and the buildings/facilities, I think that we all need to take a look at this and understand that the committee structure that is being used in this administration is one of inclusiveness, it is tapping the resources of this city that is rich in a brain trust. They're volunteers, they're giving good time and making good recommendations — and they're only recommendations — and that style is working," Hendricks said.

She noted the Beach Safety Committee produced positive results for the city. Furlin said if committees are created that do not have clear boundaries of what they are supposed to accomplish, it creates tension between the committees.

Mayor Chuck Lear said he did not see an overlap between the seawall and buildings committees. Furlin offered a motion for the seawall committee to report to the city manager rather than council that failed in a 3-2 vote. Lear, Hendricks and Meier voted against the motion, with Furlin and Pessagno casting positive votes.

Give the gift of Relaxation

Buy \$100 in gift cards * Get a \$20 gift card FREE

Now through November 30th

Massages • Facials
Baths • Couple's Packages
Manicures • Pedicures

THE CAPE MAY DAY SPA & HOLISTIC CENTER

609.898.1003
607 Jefferson Street
Cape May, NJ
CapeMayDaySpa.com

TIDES : Nov. 29-Dec. 6, 2017

DATE	HIGH		LOW	
	A.M.	P.M.	A.M.	P.M.
29	3:49	4:03	9:46	10:02
30	4:40	4:57	10:43	10:51
1	5:29	5:50	11:37	11:40
2	6:17	6:42		12:29
3	7:07	7:33	12:29	1:22
4	7:56	8:26	1:20	2:14
5	8:48	9:20	2:11	3:08
6	9:41	10:17	3:05	4:03

MOON PHASES
Full moon, Dec. 3 • last quarter, Dec. 10

Cape May Star & Wave

CAPE MAY STAR AND WAVE (ISSN 519-020)
Volume 163 Number 48

Published weekly by Sample Media, Inc.,
801 Asbury Ave., #310, Ocean City, N.J. 08226

Published Weekly (52 times a year)

SUBSCRIPTION PRICE: By mail for \$39 a year; \$70 for two years; \$20 for six months.
Periodical Postage at Cape May Court House, N.J. and additional mailing offices.
POSTMASTER: Please send address changes to the Cape May Star and Wave,
P.O. Box 2427, Cape May, N.J. 08204.

161 Years Old • 1854-2015

DON'T MISS THE TRAIN THIS SEASON!

Congress Hall's Winter Wonderland Spectacular

Escape to the North Pole this season as Congress Hall is transformed into a magical winter wonderland with events for everyone. Our elves are hard at work stuffing stockings and preparing for the celebration. From our annual tree lighting ceremony to Breakfast with Santa, and Dinner with the Clausess, there's endless entertainment for the young and young at heart.

NOVEMBER 24 - DECEMBER 31 | THURSDAYS - SUNDAYS
TREE LIGHTING & HOLIDAY CONCERT DECEMBER 1

FOR MORE INFORMATION CALL 609.884.6542
WINTERWONDERLAND2017.COM

Happy Holidays

from Willow Creek Winery in West Cape May

Join us for Sip & Shop Dec. 9th & 10th

Shop from over 50 different local artists and vendors with a glass of wine in your hand at our 5th Annual Holiday Sip & Shop "Locals Love Drive." Bring a non-perishable food item, Toys for Tots and pet food & supplies to enter to win great prizes from your favorite vendors. Admission is free!

Check out our great local gift ideas

- #1 WINERY GIFT CERTIFICATES:** Everybody loves wine, delicious tapas, vineyard tours and a great time spent with family & friends at our farm! Gift certificates are available in any amount and can be mailed to the recipient right from the winery. From now until Christmas, for every \$50 gift certificate purchased, receive a BONUS gift certificate for a wine tasting for 2 (\$20 value).
- #2 WINE BOTTLE AND CASES:** Willow Creek Winery is running a case special from now until New Year's! If you buy 1 case (12 bottles) you will get 5% off your case purchase, but you will also receive a gift certificate for a return wine tasting for 2 (\$20 value).
- #3 ADOPT-A-VINE PROGRAM:** Sign a loved one up for a whole year of educational vineyard fun mixed with some wine drinking (of course!). AAV parents will get to name their own vine and our team will hang a plaque from the vine proudly showing its name. A refillable sangria growler is also included, as well as 5% all wine purchases throughout the year, bi-monthly newsletters for VIP access on what is going on around the vineyard, plus a wine tasting for 4 (\$40 value). The fee is \$100 per vine.
- #4 WILLOW CREEK MERCHANDISE:** Our gift shop is fully stocked! We now offer more than just our signature Wilde Cock t-shirts, so stop in and get your loved one a new accessory!

Our farm is now open everyday, all year round for wines by the bottle, glass, tastings, tours, gift certificates and private wine paired events.

Willow Creek Farm & Winery
168 Stevens Street, West Cape May, NJ 08204

For more info email us at WillowCreekWinery@gmail.com or Call 609-770-8782. Also find us on Facebook, Twitter & Instagram