



CLASSIFIEDS



HELP WANTED

HIGH SCHOOL NURSE - Immediate opening. NJ School Nurse Certification and background check required. Any interested candidate should send a resume immediately to Joseph Castellucci, Superintendent. Lower Cape May Regional School District, 687 Route 9 Cape May, N. J. 08204 castellucci@cmr-schools.com (8/10-9/7)

The Cape May Day Spa is looking for Massage Therapists to join our growing year-round operation. NJ State Massage Therapy License required. Contact: katarina@capemaydayspa.com, 609.898.1003.

HOME IMPROVMENT

Safe Step. North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 off for a limited time! Call today! Financing available. Call Safe Step 1-855-227-0879. (8/17)

American Standard Walk-In-Tubs. Buy from a brand you trust. Patented Quick-Drain® technology. 44 hydrotherapy jets. Lifetime warranty on tub and installation! FREE in-home consultation at your convenience. Limited time-offer-\$1500 in savings includes a FREE right-height toilet. Call 1-855-458-7577 (8/17)

MISCELLANEOUS

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off Entire Purchase. 10% Senior & Military Discounts. Call 1-855-516-1257. (8/10)

GENERAC Standby Generators. The weather is increasingly unpredictable. Be prepared for power outages. FREE 7-7ear extended warranty (\$695 value!) Schedule your FREE in-home assessment today. Call 1-844-228-1850 special financing for qualified customers. (8/17)

LEGALS

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 00670620 therein, pending wherein, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES 1 TRUST is the Plaintiff and ALBERT C. HOPP, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 08/31/2022

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 the TOWNSHIP OF LOWER, County of Cape May in State of New Jersey.

Commonly known as: **10 POPLARWOOD ROAD, VILLAS, NJ 08251** BEING KNOWN as **BLOCK 11, TAX LOT 361**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: (APPROX.) 45X90 Nearest Cross Street: ROSEWOOD AVENUE

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.

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.

Amount due under judgment is **\$229,026.46** 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: GREENSPOON MARDER LLP 100 W. CYPRESS CREEK ROAD, SUITE 700 FORT LAUDERDALE, FL 33309

ROBERT A. NOLAN, SHERIFF CH756782

8/3, 8/10, 8/17, 8/24, pf \$122.00 1

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 024964 18 therein, pending wherein, LOANCARE, LLC is the Plaintiff and DOLORES C. ROBERTSON, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 09/14/2022

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 the TOWNSHIP OF LOWER, County of Cape May in State of New Jersey.

Commonly known as: **111 AVALON ROAD, NORTH CAPE MAY, NJ 08204** BEING KNOWN as **BLOCK 520, TAX LOT 76 F/K/A 76-78**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: (APPROX.) 60 FEET BY 100 FEET Nearest Cross Street: NORWOOD ROAD

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.

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.

Amount due under judgment is **\$267,701.43** 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, P.C. MELLON INDEPENDENCE CENTER 701 MARKET STREET, SUITE 5000 PHILADELPHIA, PA 19106

BOB NOLAN, SHERIFF CH756784

8/17, 8/24, 8/31, 9/7, pf \$121.00 3

MISCELLANEOUS

Replace your roof with the best looking and longest lasting material - steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer - \$500 Discount + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-844-299-1901. (8/17)

Deliver your message to nearly a million readers! Place a 2x2 Display Ad in NJ weekly newspapers. Call Peggy Arbitell at 609-406-0600 ext. 14 for more information. (8/17)

Since 1979, Kitchen Magic, a family-owned business offering cabinet refacing, new cabinetry, and luxury counter-top throughout the Northeast. We transform kitchens in less time, with less stress, at an amazing value. Call today for a free estimate. 1-833-343-0767. (8/17)

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. (8/17)

Would your business benefit from having an "In-House" NJ State Electrical Contractors License (Electric Contractor Business Permit #EB6500)? Call J. Davis Electric - 609-320-3599, 5668 Birch St., Mays Landing, NJ 08330 (8/17)

PUBLIC NOTICE

Keeping an eye on your governments? Manually search the site or register to receive email notifications and/or save your searches. It's a free public service provided by NJ Press Association at www.nj-publicnotices.com (8/17)

LEGALS

PUBLIC NOTICE OF APPLICATION FOR DEVELOPMENT ZONING BOARD OF ADJUSTMENT LOWER TOWNSHIP
Applicant's Name: JAKE WISCOTT & STEPHANIE WISCOTT
Applicant's Address: 1242 NJ ROUTE 109
CAPE MAY, NJ 08204 (LOWER TWP)
Property Description: Block 765, Lot 6
Property Address: 1242 NJ ROUTE 109
PLEASE TAKE NOTICE that on SEPTEMBER 1, 2022 at 6:00PM, the Zoning Board of Adjustment of Lower Township, will hold a public hearing at the Lower Township Municipal Building meeting room, 2600 Bayshore Road, Villas, New Jersey 08251 to consider an application for development regarding the above-mentioned property, wherein the applicant is proposing an addition to an existing 2 story masonry and frame dwelling. The applicant is proposing an addition to the second-floor area and will utilize only the existing building footprint and does not seek to alter or expand any existing setbacks or existing coverages.

The property is a corner lot located in the MGB Zoning District on Schellenger's Landing in Lower Township and is a pre-existing non-conforming use in the zone. The property has a lot area of approximately 2,062 SF (30' x 68.72').

The applicant will require the following variances:
-D(2) Use Variance for expansion of pre-existing non-conforming use (proposed addition to single family residential dwelling in MGB zone);
-C(1) and C(2) criteria for certain existing conditions including Lot Dimensions (50' x 90' required / 30' x 68.72' Existing Non-Conforming), setback requirements (6 ft. required / 2.7 ft. front and 2.7 ft. side yard, 0 ft. to existing deck, Existing Non-Conforming), lot coverage and parking if deemed applicable;

-The applicant will also seek any and all applicable variances, waivers, or interpretations required for approval of this proposed development.

Any person or persons affected by this application has an opportunity to appear and to present testimony regarding the granting of the relief sought, the development proposed or the map interpretation. Access information for each meeting will be available on the agenda for the specific meeting date or on the calendar appointment on the Township's website: www.townshipflower.org. Application documents will be available for inspection pursuant to the Municipal Land Use Law. Any questions may be directed to the Board Secretary: ischubert@townshipflower.org

Attorney for Applicant
Christopher Gillin-Schwartz, Esq.

8/17 pf \$31.50 4

BOROUGH OF CAPE MAY POINT SUMMARY OR SYNOPSIS OF AUDIT REPORT FOR PUBLICATION

Attention is directed to the fact that a summary or synopsis of the audit report, together with the recommendations, is the minimum required to be published pursuant to N.J.S. 40A:5-7.

COMBINED COMPARATIVE BALANCE SHEET

ASSETS	Dec. 31, 2021	Dec. 31, 2020
Cash and Investments	\$ 1,840,579.62	2,239,859.29
Taxes, Assessments & Liens Receivable	14,209.24	18,301.07
Accounts Receivable	591,723.24	191,186.09
Deferred Charges - Capital	1,052,800.00	1,260,700.00
Deferred Charges to Revenue of Succeeding Years	-	-
General Fixed Assets	2,491,252.22	2,320,772.34
Fixed Capital	5,511,379.62	5,511,379.62
TOTAL ASSETS	\$ 11,501,943.94	11,542,198.41
LIABILITIES, RESERVES & FUND BALANCE		
Serial Bonds & Bond Anticipation Notes	\$ 970,000.00	1,067,500.00
Improvement Authorizations	51,918.97	744,979.58
Other Liabilities & Special Funds	2,363,412.36	1,839,593.39
Reserve for Certain Assets Receivable	329,990.72	200,849.41
Amortization of Debt for Fixed Capital Acquired or Authorized	4,604,004.57	4,518,404.57
Investment in General Fixed Assets	2,491,252.22	2,320,772.34
Fund Balance	691,365.10	850,099.12
TOTAL LIABILITIES, RESERVES AND FUND BALANCE	\$ 11,501,943.94	11,542,198.41

COMPARATIVE STATEMENT OF OPERATIONS AND CHANGE IN FUND BALANCE - CURRENT FUND

	Dec. 31, 2021	Dec. 31, 2020
Revenue and Other Income Realized		
Fund Balance Utilized	\$ 242,919.00	219,372.00
Miscellaneous From Other than Local Property Tax Levies	757,170.92	458,660.21
Collection of Delinquent Taxes and Tax Title Liens	17,187.15	32,648.34
Collection of Current Tax Levy	3,024,575.11	2,887,909.29
Total Income	4,041,852.18	3,598,589.84
Expenditures		
Budget Expenditures: Municipal Purposes	2,301,934.95	1,917,134.05
County Taxes	1,460,205.29	1,410,061.71
Local School Taxes	103,118.00	103,118.00
Other Expenditures	233.19	-
Total Expenditures	3,865,491.43	3,430,313.76
Less: Expenditures to be Raised by Future Taxation	-	-
Total Adjusted Expenditures	3,865,491.43	3,430,313.76
Excess in Revenue	176,360.75	168,276.08
Adjustments to Income before Fund Balance: Statute Deferred Charges to Budgets of Succeeding Year	-	-
Statutory Excess to Fund Balance	176,360.75	168,276.08
Fund Balance January 1	617,119.07	668,214.99
Less: Utilization as Anticipated Revenue	793,479.82	836,491.07
Fund Balance December 31	\$ 550,560.82	617,119.07

COMPARATIVE STATEMENT OF OPERATIONS AND CHANGE IN FUND BALANCE - WATER AND SEWER UTILITY FUND

	Dec. 31, 2021	Dec. 31, 2020
Revenue and Other Income Realized		
Fund Balance Utilized	\$ 94,718.00	106,841.00
Miscellaneous From Other than Water and Sewer Charges	23,615.65	5,138.63
Water and Sewer Charges	722,065.58	776,751.73
Total Income	840,399.23	888,731.36
Expenditures		
Budget Expenditures	837,857.00	790,041.00
Total Expenditures	837,857.00	790,041.00
Less: Expenditures to be Raised in Budget of Succeeding Year	-	-
Total Adjusted Expenditures	837,857.00	790,041.00
Excess in Revenue	2,542.23	98,690.36
Fund Balance January 1	115,715.86	123,866.50
Less: Utilization as Anticipated Revenue	118,258.09	222,556.86
Fund Balance December 31	\$ 23,540.09	115,715.86

RECOMMENDATIONS:

None

The above summary or synopsis was prepared from the report of the audit of the Borough of Cape May Point, County of Cape May, for the calendar year 2021. This report of audit, submitted by Michael S. Garcia, Registered Municipal Accountant, of Ford, Scott & Associates, L.L.C. is on file at the Borough Clerk's office and may be inspected by any interested person.

Elaine Wallace, Borough Clerk

8/17 pf \$123.75 6

LEGALS

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL OWNER/APPLICANT'S NAME:
Kathleen McGrory
OWNER/APPLICANT'S ADDRESS:
15 South 7th Street, Del Haven, NJ
PROPERTY ADDRESS:
238 West Hudson Avenue
PROPERTY DESCRIPTION:
Block 120, Lot 9, 10, 11 and 12
PROPERTY ADDRESS:
104 Millman Lane
PROPERTY DESCRIPTION:
Block 120, Lot 5, 6, 7, 8, 01 and 8.02
PLEASE TAKE NOTICE that a hearing will be held before the Lower Township Planning Board at the Lower Township Municipal Building meeting room, 2600 Bayshore Road, Villas, NJ 08251, on the 15th day of September, 2022, at 6:00 PM, to consider an application for development regarding the above mentioned properties, wherein the Applicant is seeking permission to subdivide an existing oversized parcel which contains Lot 9, 10, 11 and 12 and a single-family home. Tax lot 9 will be removed from Lots 9, 10, 11 and 12 (Proposed Lot 5.02) and will be added to Lots 5, 6, 7, 8, 01 and 8.02 (Proposed Lot 5.01), which also contains a single-family home. Both Lots will remain conforming lots and none of the existing conditions on the property related to the existing homes will be exacerbated. Variance relief may be required for preexisting conditions that will not be exacerbated from Section 400-15D(1) of the Zoning Ordinance for proposed Lot 5.01 (104 Millman Lane, Lots 5, 6, 7, 8, 01 and 8.02) Front yard (preexisting not exacerbated), Side yard Accessory (preexisting not exacerbated) and for proposed Lot 5.02 (238 W. Hudson Avenue, Lots 9, 10, 11 and 12) Accessory. Distance to rear line (preexisting not exacerbated), together with any and all other variances or waivers the Board shall deem necessary at the time of the hearing. 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.

Attorney for Applicant
Christopher Gillin-Schwartz, Esq.

8/17 pf \$30.00 1

LEGALS

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL OWNER/APPLICANT'S NAME:
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Attorney for Applicant
Ronald J. Gelzunas, Esquire
Kathleen McGrory

8/17 pf \$30.00 1

LEGALS

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Attorney for Applicant
Ronald J. Gelzunas, Esquire
Kathleen McGrory

8/17 pf \$30.00 1

LEGALS

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 016803 19 therein, pending wherein, FUTON BANK, N.A. is the Plaintiff and RAYMOND F. AKERS a/k/a RAYMOND F. AKERS, JR., ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 09/14/2022

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 the BOROUGH OF CAPE MAY POINT, County of Cape May in State of New Jersey.

Commonly known as: **304 ALEXANDER AVENUE** BEING KNOWN as **BLOCK 1, TAX LOT 18**, on the official Tax Map of the Borough of Cape May Point, County of Cape May, New Jersey. Dimensions of Lot: (APPROX.) 92'X50'

Nearest Cross Street: PEARL AVENUE

Subject to any unpaid taxes, municipal or other charges, and any such taxes, charges, liens, insurance premiums or other advances made by plaintiff prior to this sale. All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding interest remain of record and/or have priority over the lien being foreclosed and, if so, the current amount due thereon.

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.

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.

Amount due under judgment is **\$281,186.37** 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: MCCABE, WEISBERG & CONWAY, LLC 216 HADDON AVENUE, SUITE 201 WESTMONT, NJ 08108-2811

ROBERT A. NOLAN, SHERIFF CH756783

8/17, 8/24, 8/31, 9/7, pf \$140.00 2

BOROUGH OF WEST CAPE MAY SUMMARY OR SYNOPSIS OF AUDIT REPORT FOR PUBLICATION

Attention is directed to the fact that a summary or synopsis of the audit report, together with the recommendations, is the minimum required to be published pursuant to N.J.S. 40A:5-7.

COMBINED COMPARATIVE BALANCE SHEET

ASSETS	December 31, 2021	December 31, 2020
Cash and Investments	\$ 5,673,583.28	\$ 6,138,097.24
Taxes, Assessments & Liens Receivable	450,486.71	443,906.05
Property Acquired for Taxes-Assessed Valuation	349,700.00	349,700.00
Accounts Receivable	176,470.01	583,610.84