



CLASSIFIEDS

Beach Break PUZZLE ANSWERS

Yearly Rental

Home Improvement

Miscellaneous

Miscellaneous

Public Notice

Legal Notice

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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 002983-22 therein, pending wherein, CALIBER HOME LOANS, INC. is the Plaintiff and JERALD WILLIAMS GARRIOTT, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 9/20/2023 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 the TOWNSHIP OF LOWER, County of Cape May in State of New Jersey.

Brokers and Agents

Miscellaneous

Miscellaneous

Business Opportunities

WANT TO SEE YOUR LEGAL OR CLASSIFIED AD IN THIS SECTION? Email Rosanne at: ocmnewspapers@gmail.com or call 609-399-5411

Commonly known as: 111 BAYKNIDE ROAD, NORTH CAPE MAY, NJ 08204 BEING KNOWN AS BLOCK 494.07, TAX LOT 6, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: 79' X 125' IRR Nearest Cross Street: OLD MILL DRIVE A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE SHERIFF OF CAPE MAY COUNTY TAXES AND OTHER ENCUMBRANCES: TAXES CURRENT THROUGH 2ND QUARTER OF 2023 WATER/SEWER - PLAINTIFF IS UNABLE TO CONFIRM THESE AMOUNTS. PROSPECTIVE PURCHASERS MUST DONDUCT THEIR OWN INVESTIGATION TO DETERMINE THE SAME *plus interest on these figures through date of payoff and any and all subsequent taxes, water and sewer amounts. SUBJECT TO ADDITIONAL ADVANCES MADE BY PLAINTIFF FOR TAXES, INSURANCE, INSPECTIONS, ETC., AFTER FINAL JUDGMENT WAS ENTERED. THE AMOUNT ADVANCE WAS \$6,398.80 AND THE PLAINTIFF HAS OBTAINED AN ORDER TO BE REIMBURSED FOR THESE MONIES OR TO MAKE FIRST CLAIM FOR ANY SURPLUS MONIES REALIZED FROM THIS SALE. SUBJECT TO THE CONDITIONS OF SALE AS SET FORTH BY THE SHERIFF WHO RESERVES THE RIGHT TO ADJOURN THE SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION 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. SUBJECT TO: SUCH FACTS AS AN ACCURATE SURVEY AND PHYSICAL INSPECTION OF THE PREMISES MAY REVEAL EASMENTS AND RESTRICTIONS OF RECORD, IF ANY; UNPAID TAXES, ASSESSMENTS, WATER AND SEWER LIENS, IF ANY; RIGHTS OF TENANTS AND OCCUPANTS, IF ANY; STATE AND MUNICIPAL ORDINANCES, STATUTES AND REGULATIONS, INCLUDING ZONING ORDINANCES; ANY OUTSTANDING TAXES, WATER AND SEWER WITH INTEREST THROUGH THE DATE OF PAYOFF; 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, INCLUDING ANY COSTS AND EXPENSES, INCLUDING ATTORNEY'S FEES, FOR BIDDING UPON THE PROPERTY, AGAINST THE MORTGAGEE, THE MORTGAGEE OR THE MORTGAGEE'S ATTORNEY; ; THE OUTSTANDING TAXES, LIENS AND/OR ENCUMBRANCES DISCLOSED IN THIS PUBLICATION ARE ACCURATE AS OF THE DATE OF SUBMISSION TO THE SHERIFF ONLY. IT IS THE RESPONSIBILITY OF ANY POTENTIAL BIDDER AT SALE TO DETERMINE THE AMOUNT DUE, WHICH CAN BE OBTAINED FROM THE LOCAL TAXING AUTHORITY. PLAINTIFF HAS NO OBLIGATION TO FURTHER INVESTIGATE, PUBLISH OR ANNOUNCE ANY SUBSEQUENTLY ACQUIRING TAXES, LIENS AND/OR ENCUMBRANCES. THIRD PARTY BIDDERS EXPRESSLY AGREE AND RECOGNIZE THAT THEY WILL TAKE TITLE SUBJECT TO THE EXISTENCE OF ANY SUBSEQUENTLY ACQUIRING TAXES, LIENS AND/OR ENCUMBRANCES AND ABSOLUTELY AND UNEQUIVOCALLY RELEASE ANY RIGHT TO CHALLENGE THE VALIDITY OF THE SALE BASED ON THE EXISTENCE OF SAME. 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 Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$188,833.75 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: MCCALLA RAYMER LEIBERT & PIERCE, LLC 485F US ROUTE 1 SUITE 300 ISELIN, NJ 08830 ROBERT A. NOLAN, SHERIFF 23000265 8/23, 8/30, 9/6, 9/13, pf \$134.00 1

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Legal Notice

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TOWNSHIP OF LOWER CAPE MAY COUNTY, NJ NOTICE OF TAX TITLE LIEN SALE Public Notice is hereby given that I, Kathy Brown, Tax Collector of the Township of Lower, in the County of Cape May, State of New Jersey will sell at public auction in the conference room of the municipal building at 2600 Baysshore Road, Villas, NJ on the 19th day of September, 2023 at 10:00 a.m. the following described lands: Said properties will be sold to the person who bids the lowest rate of interest but in no case will exceed 18% per annum. Any parcel for which there is no bidder shall be struck off and sold to the Township of Lower at 18% per annum. Payment shall be made before the conclusion of the sale in the form of cash, certified check, cashier's check or money order. All payments made prior to tax sale must include all 2023 interest pursuant to Chapter 75 laws of 1991. This sale is made under the provisions of the "Tax Sale Law," Title 54, Chapter 5, Revised Statutes of New Jersey. Industrial Properties may be subject to the Spill Compensation and Control Act (NJSA 58:10-23.11 et seq.), the Water Pollution Control Act (NJSA 58:10A-1 et seq.) and the Industrial Site Recovery Act (NJSA 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. IN THE EVENT THE OWNER IS ON ACTIVE DUTY WITH THE MILITARY, THE COLLECTOR SHOULD BE NOTIFIED IMMEDIATELY. The following is a description of the land and the owner's name as obtained from the Tax Duplicate of 2023, in my office and the total amount due as computed to September 19, 2023.

Table with columns: Block, Lot, Qual, Owner Name, Amount. Lists tax delinquent properties and amounts owed.

Summary table for tax sale properties. Columns: List Type, Count, Principal, Interest, Cost, Total. Includes final totals for 193 properties with total amount of \$183,882.45.

NOTICE OF DECISION Lower Township Zoning Board of Adjustment The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on September 7, 2023 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time: 1.Use & Hardship variance application for the construction of two (2) four-unit townhouses within the GB-1 (General Business 1) Zone. Hardship variance relief required for encroaching into the front, rear, and side yard setbacks, and for exceeding principal structure coverage, submitted by Grand Sprint, LLC for the location known as Block 722, Lot(s) 1-5+30, 10000 Pacific Avenue was denied with prejudice. 2.Use variance application for the conversion of an existing barn into a second detached dwelling, submitted by Amy Weinberger for the location known as Block 752.01, Lot 18.06, 1078 Seashore Road was continued to the October 5th meeting. 3.Hardship variance application for the construction of an addition that would encroach into the side yard setback and exceed principal lot coverage, submitted by Kaitlyn & Brian David for the location known as Block 752.02, Lot(s) 6.02+7, 710 San Fernando Road was conditionally approved. 4.Hardship variance application for the construction of an addition that would encroach into the front and side yard setbacks and also exceed the maximum principal structure lot coverage, submitted by Christopher & Kimberly Hamilton for the location known as Block 752.04, Lot 6, & Melody Court was conditionally approved. 5.Hardship variance application for the construction of an addition that would encroach into the side yard setback, submitted by Laura Shaddock for the location known as Block 739, Lot 23, 804 Seashore Road was conditionally approved. 6.The following resolutions concerning applications heard on August 3, 2023, were approved: Arena 319/1.08 Dierolf 713/29 Salley 728/32 Freeman 223/18.02+19 Copies of each determination of resolution of the Board will be filed in the Planning and Zoning Office and will be available for inspection by the public. William J. Galestok, PPAICP Director of Planning 9/13, pf \$27.50 7

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 007599-22 therein, pending wherein, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VMFG ASSET TRUST is the Plaintiff and PHILLIP W. MARSHALL, JR, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 9/20/2023 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 the CAPE MAY POINT BORO, County of Cape May in State of New Jersey. Commonly known as: 802 CAPE AVENUE, CAPE MAY POINT, NJ 08212 BEING KNOWN AS BLOCK 1, TAX LOT 58, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: 50X191 IRR Nearest Cross Street: OAK AVENUE THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE FURTHER NOTICE THROUGH PUBLICATION. 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 Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$324.80, open plus penalty; owed in arrears. Sewer in the amount of \$80.00, open plus penalty. Sewer in the amount of \$400.00, open plus penalty; owed in arrears. 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 Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$238,606.16 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: MCCALLA RAYMER LEIBERT & PIERCE, LLC 485F US ROUTE 1 SUITE 300 ISELIN, NJ 08830 ROBERT A. NOLAN, SHERIFF 23000265 8/23, 8/30, 9/6, 9/13, pf \$134.00 1

Township of Lower Township Cape May County, New Jersey Notice of Explanation of Project Location The Township of Lower Township has determined that there is not a practical alternative to locating Small Cities Community Development Block Grant project #23-0352-00, which proposed to replace flooring stormwater outfalls along the bayshore at Shadeland Avenue, Broadway Avenue, Wildwood Avenue, Arbor Avenue, Spruce Avenue and Woodland Avenue within the Villas neighborhood in order to alleviate chronic flooding. The improvements must be located in the floodplain since the existing stormwater outfalls at Shadeland Avenue, Broadway Avenue, Wildwood Avenue, Arbor Avenue, Spruce Avenue and Woodland Avenue are within the 100 year flood plain as identified by the Federal Emergency Management Agency. The existing stormwater outfalls at Shadeland Avenue, Broadway Avenue, Wildwood Avenue, Arbor Avenue, Spruce Avenue and Woodland Avenue cannot be replaced without constructing improvements within the floodplain. Not replacing the noted stormwater outfalls would result in continued chronic flooding. The alternative of no action was considered and rejected since the flooding problems experienced by residents would continue unresolved. No adverse comments were received after publication of the Public Notice for Early Public Review on August 23, 2023. By publication of this Notice, the Township of Lower is inviting any final comments prior to undertaking the proposed action in a floodplain. All comments must be addressed to Township of Lower Clerk's Office, Municipal Building, 2600 Baysshore Road, Villas, NJ 08251 no later than September 22, 2023. 9/13, pf \$19.00 1

WEST CAPE MAY PLANNING-ZONING BOARD NOTICE OF BOARD ACTION PUBLIC NOTICE is hereby given to all persons that an open public meeting was held by the Borough of West Cape May combined Planning-Zoning Board of Adjustment at Borough Hall - 732 Broadway, on September 5, 2023 at 7:00 pm. WHEREAS, the Board approved minutes from the July 18, 2023 work session and approved minutes from the August 1, 2023 meeting. AND, the Board discussed Ordinance No. 632-23, Amending West Cape May Borough Code Section 27.6 "DEFINITIONS," and deemed it consistent with the Master Plan. ALSO, the Board memorialized Resolution No. 09-23; application for the Estate of Eugene Cathrall IV, Executor - Patrick Cathrall, Block 26 / Lot 2, located at 837 Broadway. AND, the application for William Keilbaugh, at 101 Brown Street, Block 52 / Lot 43, for Variance Relief (Hardship) was withdrawn. FURTHERMORE, the Board entered into a closed session meeting regarding Borough litigation. All documents related to the above actions are available for review at the Municipal Building, located at 732 Broadway, between the hours of 9:00 am and 3:00 pm. Contact the Board Assistant at 609-884-1005 ext. 109. Tricia Oliver Board Assistant 9/13, pf \$16.50 2

TOWNSHIP OF LOWER COUNTY OF CAPE MAY NOTICE OF ADOPTION Notice is hereby given that the Township Council of the Township of Lower, County of Cape May, State of New Jersey, at a meeting held September 6, 2023 adopted the following Ordinance: ORDINANCE #2023-16 An Ordinance Repealing Chapter 400, Article VII, Exceptions, Modifications and Development Alternatives, Section 57, General Exceptions and Modifications, Subsection G, Beekeeping, of the Code of the Township of Lower due to Preemption by State Statute Julie A. Picard, RMC Township Clerk 9/13, pf \$9.50 3

TOWNSHIP OF LOWER NOTICE OF PENDING ORDINANCES ORDINANCE #2023-17 An Ordinance Amending and Supplementing Chapter 475, Parks and Recreation Areas, Article 1, General Rules and Regulations, to Address Recommendations Received from the Township's Insurance Carrier in Regards to Signage This Ordinance amends and supplements Chapter 475, Parks and Recreation of the Code of the Township of Lower to change some of the posted signs Notice is hereby given that Ordinance #2023-17 was introduced and passed on first reading at the Township Council meeting held September 6, 2023 and ordered published in accordance with the law. Said Ordinances will be considered for final reading and adoption at a meeting to be held October 2, 2023 7:00 pm at the Municipal Building, 2600 Baysshore Road, Villas, at which time all persons interested may appear for or against the passage of said Ordinance. Copies of the Ordinance may be picked up at the Township Clerk's Office Monday thru Friday, 8:30am - 4:30pm up to and including October 2, 2023. Julie A Picard Township Clerk 9/13, pf \$15.00 4

BOROUGH OF CAPE MAY POINT NOTICE OF PENDING ORDINANCE 06-2023Ordinance Appropriating \$21,000 from the Capital Improvement Fund for Engineering Cost Related to Road Improvements Projects In summary, this ordinance sets aside \$21,000 from the capital improvement fund to pay for engineering services related to road improvement projects This ordinance was introduced at the Board of Commissioners meeting on August 22, 2023 and will be taken up for second reading, public hearing and consideration for final passage at a meeting to be held via Zoom on September 26, 2023 at 6:00 p.m. This Notice is posted in the Municipal Building and full copies of the ordinances may be obtained by the general public from the office of the Municipal Clerk or from the Borough's website https://capemaypoint.org/government/document-center/ordinances.html. Elaine L. Wallace, RMC Municipal Clerk 9/13, pf \$12.50 5

NOTICE OF AWARD OF CONTRACT FOR PROFESSIONAL SERVICE TOWNSHIP OF LOWER County of Cape May The Township of Lower has awarded the following contracts at a meeting held September 6, 2023 without competitive bidding, as a designated professional service pursuant to N.J.S.A. 40A:11-5(1)(a) (ii). The contract and Resolution authorizing the same are available for public inspection in the office of the Municipal Clerk. Awarded to:DeBlasio & Associates Services: Engineering Services - Construction Phase Amount: \$39,000.00 Resolution#: 2023-303 Awarded to: DeBlasio & Associates Services: 2023 Stormwater GIS Mapping Services Amount: \$57,000.00 Resolution#: 2023-306 Julie A Picard, RMC Township of Lower 9/13, pf \$13.00 6

Reduction and Recycling Campaign. Includes images of recycling symbols and text: REDUCE, REUSE, RECYCLE. NOTICE OF APPLICATION or APPEAL FOR DEVELOPMENT APPLICANT'S/APPELLANT'S NAME AND ADDRESS: Stephen & Mary Pat Scorzetti SUBJECT PROPERTY - STREET ADDRESS: 146 Arbor Rd. Villas, NJ BLOCK/LOT NUMBERS: Block 349.13 / Lot 26 TAKE NOTICE that a hearing will be held before the Zoning Board of Adjustment at the Lower Township Municipal Building meeting room, 2600 Baysshore Road, Villas, NJ 08251, on the 5 day of October 2023, at 6:00 PM, to consider an application for development (or an appeal), regarding the above mentioned property, wherein the Applicant (or Appellant) is seeking permission to: CONTRUCT A FRONT, SIDE AND REAR ADDITION TO MAIN LEVEL OF EXISTING DWELLING, ENCRDACHING EAST SIDE YARD SETBACK & ALSO EXCEEDING BUILDING LOT COVERAGE. contrary to the requirements of Section(s) 400-15D of the Zoning Ordinance. 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 NJSA 40:55D-11, et seq. * Must be served and published in accordance with NJSA 40:55D-12, et seq. 9/13, pf \$19.50 9

NOTICE OF APPLICATION or APPEAL FOR DEVELOPMENT APPLICANT'S/APPELLANT'S NAME AND ADDRESS: Patricia Deminsky SUBJECT PROPERTY - STREET ADDRESS: 3402 Shore Drive, Villas, NJ BLOCK/LOT NUMBERS: Block 512.20 / Lot 1 TAKE NOTICE that a hearing will be held before the Zoning Board of Adjustment at the Lower Township Municipal Building meeting room, 2600 Baysshore Road, Villas, NJ 08251, on the 5th day of October 2023, at 6:00 PM, to consider an application for development (or an appeal), regarding the above mentioned property, wherein the Applicant (or Appellant) is seeking permission to: SEEKING A HARDSHIP VARIANCE FOR ENCRDACHMENT ON REAR YARD SETBACK FOR INSTALLATION OF AN INGROUND POOL. contrary to the requirements of Section(s) 400-15D of the Zoning Ordinance. 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 NJSA 40:55D-11, et seq. * Must be served and published in accordance with NJSA 40:55D-12, et seq. 9/13, pf \$19.50 8