



# CLASSIFIEDS



## Yearly Rental

Yearly Rental City of Cape May, 4BR, 1.5 BA, Wall AC, gas heat, walk to everything in town. \$2800.00 a/mo. 215-757-4304. (7/26-9/27)

## Brokers and Agents

Real Estate Brokers & Agents - Would you like to add Commercial Lending to your portfolio? Over 500 Boutique lenders that can suit your clients' needs. Call Aurora 845-546-2441 (9/6-27)

## Higher Prices Paid

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## Home Improvement

**HOME IMPROVEMENT**  
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 for install (FOR MILITARY, HEALTH WORKERS & 1ST RESPONDERS.) Call Eric Metal Roofs: 1-844-299-1901. (9/20)

## Miscellaneous

FREE high speed internet for those that qualify. Government program for recipients of select programs incl. Medicaid, SNAP, Housing Assistance, WIC, Veterans Pension, Survivor Benefits, Lifeline, Tribal. 15 GB internet service. Bonus offer: Android tablet FREE with one-time \$20 copay. Free shipping & handling. Call Maxisp Telecom today! 1-844-253-8040 (9/20)

## Miscellaneous

The bathroom of your dreams for as little as \$149/month! BCI Bath & Shower. Many options are available. Quality materials & professional installation. Senior & Military Discounts Available. Limited Time Offer - FREE virtual in-home consultation now and SAVE 15%! Call Today! 1-833-907-0846 (9/20)

American Residential Heating & Cooling. As temps outside start to climb, the season for savings is now. \$49 cooling or heating system tune up. Save up to \$2000 on a new heating and cooling system (restrictions apply.) FREE estimates. Many payment options available. Licensed and insured professionals. Call today 1-866-402-0543 (9/20)

Deliver your message to nearly a million readers. Call Peggy Arbitell at 609-406-0600 ext. 14 for more information. (9/20)

## Miscellaneous

Since 1979, Kitchen Magic, a family-owned business offering cabinet refacing, new cabinetry, and luxury countertop 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. (9/20)

Prepare for power outages today with a GENERAC home standby generator \$0 Money Down + Low Monthly Payment Options Request a FREE Quote. Call now before the next power outage: 1-844-228-1850. (9/20)

## 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. (9/20)

## Public Notice

Keeping an eye on your government? 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.njpublicnotices.com (9/20)

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

Email Rosanne at: [occmnewspapers@gmail.com](mailto:occmnewspapers@gmail.com) or call 609-399-5411

## Legal Notice

BOROUGH OF WEST CAPE MAY  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY  
ORDINANCE NO. 632-23  
AN ORDINANCE AMENDING WEST CAPE MAY BOROUGH CODE  
§ 27.6 "DEFINITIONS"  
NOTICE OF FINAL ADOPTION  
The above captioned Ordinance was passed on Second Reading, Public Hearing and Final Adoption by the Board of Commissioners of the Borough of West Cape May, in the County of Cape May, State of New Jersey, at a Regular Meeting of the Board of Commissioners held on September 13, 2023.  
Theresa Entendo, RMC  
Municipal Clerk  
9/20, pf \$10



## Legal Notice

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL APPLICANT'S/APPELLANT'S NAME AND ADDRESS:  
513 Jacksonville Avenue LLC  
825 Cape Avenue  
Cape May, NJ 08204  
SUBJECT PROPERTY- STREET ADDRESS:  
513 Jacksonville Avenue, Villas, NJ 08251  
BLOCK/LOT NUMBERS:  
Block 33 Lot 19 & 20  
TAKE NOTICE that a hearing will be held before the Zoning Board of Adjustment at the Lower Township Municipal Building meeting room, 2600 Bayshore 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:  
Applicant seeks to construct an attached dwelling unit on the existing dwelling unit which is an approved use in an R-3 zone. Applicant further seeks a Hardship Variance with regard to lot frontage, lot width, lot area, lot depth and front yard setback, as well as, any other variances the Board may require.  
Contrary to the requirements of Section(s) 400-15 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.  
9/20, pf \$19.50 8

REQUEST FOR PROPOSAL  
Virtual Tutoring Services  
NOTICE is hereby given that the Lower Township Board of Education is accepting sealed proposals for Virtual Tutoring Services on or before 10:00 a.m. on October 4, 2023. Proposals should be submitted on the required forms, in a sealed container or envelope labeled with the subject property and delivered to the Office of the Business Administrator as provided below:  
Lower Township Board of Education  
Attn: Patricia Ryan, School Business Administrator  
905 Seashore Road  
Cape May, NJ 08204  
The Board assumes no responsibility for bids that are improperly mailed or misdirected. No proposals, under any circumstances, shall be received after the time designated in the advertisement.  
Upon release of this RFP, all Contractor communications concerning this information request must be directed in writing no later than 5:00 p.m. on September 29, 2023 to the Business Administrator, who is the only authorized contact person for the RFP. Any contact or lobbying regarding this RFP with any elected, appointed official or employee of the School District other than the Business Administrator can and will result in disqualification. Any oral communications will be considered unofficial and non-binding on the School District.  
Interested parties may obtain specifications from School Business Administrator, Patricia Ryan, Lower Township Board of Education, via email at [tryan@lowertwpschools.com](mailto:tryan@lowertwpschools.com) or telephone at 609-884-9400 x2606.  
The Board of Education does not accept electronic (e-mail) submission of Competitive Contracting proposals at this time. All respondents are required to comply with the requirements of N.J.S.A. 10:5-31 et seq., and N.J.A.C. 17-27 et seq.  
Statement of Ownership Requirement: Pursuant to N.J.S.A. 52:25-24.2, Bidders shall submit a statement setting forth the names and addresses of all persons and entities that own ten percent or more of its stock or interest of any type at all levels of ownership. Respondents must also submit all affirmative action documentation.  
A Non-Collusion Affidavit and a Contractor Questionnaire/Certification also must be filed with the proposal. The proposal package will also include other documents that must be completed and returned with the proposal. Failure to complete and submit all required forms may be cause for disqualification and rejection of the proposal.  
The Board of Education reserves the right to reject any or all proposals pursuant to N.J.S.A. 18A:18A-2(s), (t), (x), (y), 18A:18A-4(a), 18A:18A-22, and to waive minor informalities or non-material exceptions, that may be in the best interest of the Board. All proposals solicited and received are done so pursuant to the Competitive Contracting Process. N.J.S.A. 18A:18A-4.1 et seq.  
By Order of the Lower Township Board of Education,  
Cape May County, New Jersey  
Patricia Ryan, Business Administrator  
9/20, pf \$33.00 7

## Legal Notice

NOTICE OF APPLICATION FOR DEVELOPMENT  
APPLICANT NAME:  
Sea Haven Homes, LLC  
APPLICANT ADDRESS:  
5 Ernest Winfield Dr., Lower Township, NJ 08204  
OWNER NAME:  
Cape May Lumber Co, Inc.  
OWNER ADDRESS:  
Park & Myrtle Ave. West Cape May, NJ 08204  
PROPERTY ADDRESS:  
203-207 Fulling Mill Road  
PROPERTY DESCRIPTION:  
Block 207, Lots 1 through 20 inclusive  
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 5th day of October, 2023, at 6:00 PM, to consider an application for development, regarding the above mentioned properties, wherein the Applicant is seeking permission for preliminary site plan approval and subdivision approval to subdivide the existing parcel to create 6 lots that will conform to the R-3 zoning standards for the development of residential homes. The Applicant will require variance relief from the following requirements of zoning ordinance: Section 400-17 Use variance for permitted uses (single-family homes and duplexes) in the GB Zone and such relief as required pursuant to N.J.S.A. 40:55D-70(d) (1); 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 NJSA 40:55D-11, et seq.  
Ron Geluznas, Esquire  
Attorney for the Applicant  
9/20, pf \$22.50 1

## 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") 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 Applicant is seeking the following:  
1.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;  
2.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;  
3.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;  
4.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:  
a.Minimum required front yard setback on Pacific Avenue, wherein 25 feet is required, 40.8 feet exists and 20 feet is proposed;  
b.Minimum required front yard setback on Austin Avenue, wherein 25 feet is required, 24.8 feet exists and 20 feet is proposed; and  
c.Minimum required rear yard setback, wherein 25 feet is required, 25 feet exists and 20 feet is proposed.  
5.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  
6.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.  
The application is now on the calendar of the Zoning Board of Adjustment of the Township of Lower. The initial public hearing has been set for October 5, 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: September 15, 2023  
9/20, pf \$38.50 4

## Legal Notice

TOWNSHIP OF LOWER  
ZONING BOARD OF ADJUSTMENT  
PLEASE TAKE NOTICE THAT in compliance with the pertinent provisions of the Lower Township Zoning Ordinance and the New Jersey Municipal Land Use Act, N.J.S.A. 40:55D-1, et seq., notice is hereby given that a written application has been filed by LMC Rentals, LLC (the "Applicant") with the Lower Township Zoning Board of Adjustment (the "Board") requesting (i) preliminary and final major site plan approval; (ii) two "d(1)" use variances for non-permitted principal use and two (2) principal uses on the same property; and (iii) two "c(2)" variances for minimum front yard setback and minimum side yard setback for a pre-existing shed and single family home for the project involving the construction of a 5,580-sf pole barn that will house a restaurant/event building (with liquor license), two (2) residential rental cottages, and a greenhouse and a storage barn with several raised garden beds. The pre-existing single-family residence will also remain on the subject property which is located at 731 and 727 Town Bank Road, being Lots 8 & 10.01 in Block 503.01 as shown on the tax map of the Township of Lower, Cape May County, New Jersey (the "Property"). In addition, the Applicant will seek any and all other variances, waivers or exceptions that may be deemed necessary and/or appropriate by the Board to grant the relief requested. A public hearing before the Lower Township Zoning Board of Adjustment has been scheduled for Thursday, October 5, 2023, at 6:00 p.m. or as soon thereafter as the matter may be heard at the Township of Lower Municipal Building, 2600 Bayshore Road, Villas, County of Cape May in the State of New Jersey. All papers and other documents in support of this application are available for public inspection during normal business hours (Monday-Friday: 9:00 a.m. - 5:00 p.m.) in the office of the Secretary of the Zoning Board of Adjustment. If you have any comments with respect to this application, you may appear in person, by agent or attorney before the Board and present any comments you may have with respect to the application. The Board, in its discretion, may adjourn, postpone, and/or continue the public hearing. Thus, you should make diligent inquiry of the Secretary of the Board to determine whether or not the hearing has been adjourned, continued or postponed.  
FLEISHMAN · DANIELS LAW OFFICES, LLC  
Joel M. Fleishman, Esquire  
Attorney for LMC Rentals, LLC  
P.O. Box 884 1 Northfield, New Jersey 08225  
(609) 272-1266 | e-mail: [joel@fdlawllc.com](mailto:joel@fdlawllc.com)  
9/20, pf \$27.50 5

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL APPLICANT/OWNER NAME:  
Amy Weinberger  
APPLICANT/OWNER ADDRESS:  
1078 Seashore Road, Lower Township, NJ 08204  
PROPERTY ADDRESS:  
1078 Seashore Road, Lower Township, NJ 08204  
PROPERTY DESCRIPTION:  
Block: 752.01; Lot: 18.06  
PLEASE TAKE NOTICE that a hearing will be held before the Zoning Board of Adjustment at the Lower Township Municipal Building meeting room, 2600 Bayshore Road, Villas, NJ 08251, on the 5th day of October, 2023, at 6:00 PM, to consider an application for development regarding the above mentioned property, wherein the Applicant is seeking permission to convert an existing barn on the property into a second detached dwelling, and site plan approval for a conditional use home occupation. This will require variance relief from Section 400-14(A) Permitted Uses and Section 400-36 One principal dwelling per lot; if required, variance relief from the conditional use standards set forth in Section 400-14(B) and Section 400-8 definition standards of a home occupation; 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 NJSA 40:55D-11, et seq.  
Ronald J. Geluznas, Esquire  
Attorney for the Applicant  
9/20, pf \$19.50 2

NOTICE OF REGULAR BOARD MEETING  
Lower Cape May Regional Board of Education will conduct its next regularly scheduled meeting on WEDNESDAY - SEPTEMBER 27, 2023 in the Board of Education building, located at 687 Route 9, Cape May NJ.  
The work session begins at 4:30pm and is open to the public. The regular meeting will begin no earlier than 5:00pm and no later than 5:30pm, following the work session. Part of the meeting may be held in closed session and formal action may be taken at this meeting.  
DATE: WEDNESDAY - SEPTEMBER 27, 2023  
LOCATION: LCMR BOARD OF EDUCATION BUILDING  
687 Route 9  
Cape May, NJ 08204  
Work Session - 4:30PM  
Regular Meeting - No earlier than 5:00PM & no later than 5:30PM  
(Following Work Session)  
9/20, pf \$12.00 6

## Beach Break

### PUZZLE ANSWERS

S	L	A	B	P	A	N	A	N	T	E
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#483

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#484

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## Legal Notice

BOROUGH OF WEST CAPE MAY  
HISTORIC PRESERVATION COMMISSION  
NOTICE OF PUBLIC HEARING  
NOTICE is hereby given that the undersigned has applied to the Borough of West Cape May Historic Preservation Commission for a Certificate of Appropriateness. The Applicant is proposing the following work:  
Applicant wishes to extend an existing cantilevered bump out and deck above 3' on the side yard (Yorke Avenue). Applicant wishes to replace the current aluminum windows with wood, as well as, replace the vinyl railings on the deck above with wood railings to comply with the Federal period style. All other aspects of the structure will remain the same.  
Property is known as: Block 4 Lot 18.21 or also known as: Highland House Bed & Breakfast, 131 Broadway, West Cape May, NJ A hearing will be held on this application by the Historic Preservation Commission of the Borough of West Cape May, at Borough Hall, 732 Broadway, West Cape May, New Jersey, on October 12, 2023, at 7:00 p.m.  
All members of the public will have an opportunity to offer comments and/or ask questions regarding this proposal.  
The file and plans of the proposal may be inspected in the office of the Historic Preservation Commission Administrative Officer, West Cape May Borough Hall, 732 Broadway, West Cape May, New Jersey during the hours of 10:00 a.m. to 2:00 p.m., Monday through Friday. If you have any questions, you may contact the HPC Administrative Officer at 609-884-1005, extension 105.  
Date: September 12, 2023  
Charles W. Sandman, III, Esquire  
18 N. Main Street  
Cape May Court House, NJ 08210  
Attorney for Applicant, David Ripoli  
\*\* It is recommended for those members of the public who plan to attend the public hearing on a specific application, that the HPC office be contacted on the day of the meeting to inquire if any changes have been made to the schedule.\*\*  
9/20, pf \$24.00 9

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL APPLICANT'S/APPELLANT'S NAME AND ADDRESS:  
Magdaddy LLC  
348 South Main Street  
Pleasantville, NJ 08232  
SUBJECT PROPERTY- STREET ADDRESS:  
912 Woolson Street, Erma, NJ 08204  
BLOCK/LOT NUMBERS:  
Block 483 Lot 34  
TAKE NOTICE that a hearing will be held before the Zoning Board of Adjustment at the Lower Township Municipal Building meeting room, 2600 Bayshore 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:  
Applicant seeks to construct a single family home on a vacant lot in an R-3 zone. Applicant further seeks a Hardship Variance with regard to lot frontage, lot width, and lot area, as well as, any other variances the Board may require.  
Contrary to the requirements of Section(s) 400-15 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.  
9/20, pf \$19.00 10

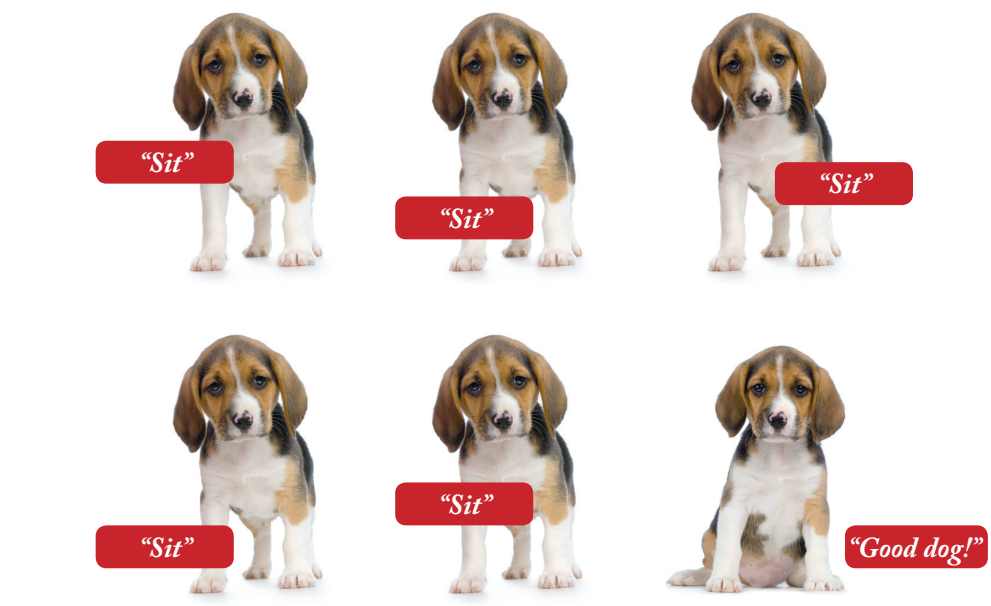
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