Cape May # Star Wave THE NATIONS OLDEST SEASHORE RESORT SINCE 1854

# **CLASSIFIEDS**

Cape May Astara Wave THE NATIONS OLDEST SEASHORE RESORT SINCE 1854

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## Miscellaneous

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**Legal Notice** 

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**Miscellaneous** 

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## Miscellaneous

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Legal Notice

Legal Notice

PLANNING BOARD OF THE TOWNSHIP OF LOWER

WHEREAS, a meeting of the Planning Board of the Township of Lower, County of Cape May, State of New Jersey was duly called on the eighteenth of January 2024 at Lower Township, New Jersey; and

WHEREAS, it has been deemed necessary and proper to elect cer-tain persons to certain positions on said Board; and WHEREAS, upon motion duly made and seconded, Michael Rosenberg was elected as Chairman of the Lower Township Planning Board for the year 2024; NOW, THEREFORE, BE IT RESOLVED by the Lower Township

Planning Board on this eighteenth day of January 2024, that Michael Rosenberg will serve as Chairman of the Lower Township Planning Board for the calendar year 2024. DATED: January 18, 2024

Director of Planning 1/24, pf \$12.00 2

PLANNING BOARD OF THE TOWNSHIP OF LOWER RESOLUTION #24-2
WHEREAS, a meeting of the Planning Board of the Township of Lower, County of Cape May State of New Jersey was duly called on the eighteenth day of January 2024, at Lower Township, New Jersey and

WHEREAS, it has been deemed necessary and proper to elect cer-tain persons to certain positions on said Board; and WHEREAS, upon motion duly made and seconded, Chris McDuell was elected as Vice-Chairman of the Lower Township Planning Board for the year 2023; NOW, THEREFORE, BE IT RESOLVED by the Lower Township

Planning Board on this eighteenth day of January 2024 that Chris McDuell serve as Vice-Chairman of the Lower Township Planning Board for the calendar year 2024 DATED: January 18, 2024

William J. Galestok, PP,AICF Director of Planning

1/24, pf \$12.50

3

PLANNING BOARD OF THE TOWNSHIP OF LOWER RESOLUTION #24-3 WHEREAS, the Planning Board of the Township of Lower has met this eighteenth day of January, 2024 to organize for the calendar year

of 2024; and WHEREAS, the Planning Board of the Township of Lower has been granted powers under NJSA 40:55D-24 to employ, contract for and fix compensation for a Secretary; NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Lower part his sightwenth day of lowers 2024, that

the Township of Lower, on this eighteenth day of January 2024, that William J. Galestok be appointed as Secretary for the Planning Board

of the Township of Lower for the calendar year 2024.
William J. Galestok, PP,AICP
Director of Planning
DATED: January 18, 2024 1/24, pf \$11.00

PLANNING BOARD OF THE TOWNSHIP OF LOWER

PLANNING BOARD OF THE TOWNSHIP OF LOWER
RESOLUTION #24-4
WHEREAS, the Planning Board of the Township of Lower has met
this eighteenth day of January, 2024 to organize for the calendar year

WHEREAS, the Planning Board of the Township of Lower has been

granted powers under NJSA 40:55D-24 to employ, contract for and fix compensation for a Recording Secretary; NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Lower, on this eighteenth day of January 2024, that Patrick Wood be appointed as Recording Secretary for the Planning

Board of the Township of Lower for the calendar year 2024.

William J. Galestok, PP,AICP

Director of Planning DATED: January 18, 2024

1/24, pf \$11.00

Legal Notice

PLANNING BOARD OF THE TOWNSHIP OF LOWER

PLANNING BOARD OF THE TOWNSHIP OF LOWER

RESOLUTION #24-5

WHEREAS, the Planning Board of the Township of Lower, Cape May
County, New Jersey is a contracting unit as defined by the Local Public Contracts Law, NJSA 40A:11-1 et seq; and
WHEREAS, there exists a need for legal services for the Planning
Board's business from time to time, which services are "professional

Board's business from time to time, which services are "professional services" as defined in said law; and WHEREAS, the Local Public Contracts Law requires that the resolution authorizing the award of contracts for "professional services" without competitive bidding must be publicly advertised; NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Lower, Cape May County, New Jersey, as follows: 1. The Chairmember and Secretary of the Board are hereby authorized and directed to enter into an agreement with Avery S. Teitler for the performance of legal services at such compensation as may be reasonable for such services, for the calendar year 2024.
2. This contract will be awarded without competitive bidding as a "professional service" under the provisions of the Local Public Contracts

2. This contract will be awarded without competitive binding as a professional service" under the provisions of the Local Public Contracts Law because it is a contract for services performed by a person authorized by law to practice a recognized profession and that it was not possible to obtain competitive bids.

3. The "professional services" for the Planning Board Solicitor shall be encumbered by the Lower Township CFO in an amount not to exceed \$17,500.00, for the calendar year 2024, to be paid out at ONE HUN-

DRED (\$100.00) DOLLARS per hour for work done with respect to any appeals to the New Jersey Superior Court or any higher Court from any decision of the Planning Board.

4.Acopy of this resolution shall be published in the official newspaper of the Township of Lower as required by law within ten (10) days of its

passage.
5.A copy of this resolution and any contract pursuant hereto are on file and available for public inspection in the office of the Clerk of the Township of Lower.
The foregoing is a true copy of a resolution adopted by the Planning Board at its meeting held on January 18, 2024
DATED: January 18, 2024
William J. Galestok, PPAICP

William J. Galestok, PP,AICP Director of Planning 6

1/24, pf \$26.50

NOTICE OF APPLICATION FOR DEVELOPMENT OWNER/APPLICANT NAME:

OWNER/APPLICANT ADDRESS: 512 Shunpike Road, Lower Township, NJ 08204 PROPERTY ADDRESS:

512 Shunpike Road, Lower Township, NJ 08204 PROPERTY DESCRIPTION: Block 497.01, Lot 16, 17 and 22.01

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 February 2024, at 6:00 PM, to consider an application for development, regarding the above mentioned property, wherein the Applicant is seeking permission to Subdivide the existing parcel into Applicant is seeking permission to Subovide the existing parcel into three lots, one of the lots will face Shunpike Road, the other two lots will have access to Shunpike Road in a flag lot configuration. The Applicant will require variance relief from the following requirements of zoning ordinance: for proposed flag lots 17 and 16 Section 400-14D, Lot frontage, together with any and all other variances and/or waivers that the Board Engineer may identify in a review memorandum/ letter or that may be deemed necessary by the Board at the time of

Heter of that his so decime inserting to the hearing.

Maps and documents relating to the said matter, if any, will be available. able 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. Gelzunas, Esquire Attorney for the Applicant

1/24, pf \$20.00

1/24, pf \$29.50

PLANNING BOARD OF THE TOWNSHIP OF LOWER RESOLUTION #24-6 WHEREAS, the Planning Board of the Township of Lower, Cape May

Associates for the performance of engineering services at such compensation as may be reasonable for such services, for the calendar year 2024.

2. This contract will be awarded without competitive bidding as a "professional service", under the provisions of the Local Public Contracts Law because it is a contract for services performed by a person authorized between the provision services performed by a person authorized between the provision services performed by a person authorized between the provision services performed by a person authorized between the provision services performed by a person authorized between the provision services and the time and the provision of the provision of the provision of the provision of the performance of the provision of th

file and available for public inspection in the office of the Clerk of the

tile and available for public inspecti Township of Lower. The foregoing is a true copy of a resolution adopted by the Planning Board at its meeting held on January 18, 2024.

SHOP SMALL • SPEND LOCAL EAT LOCAL • ENJOY LOCAL Support the local businesses that support the community

## **Legal Notice**

**Legal Notice** 

PEANNING BOARD OF THE TOWNSHIP OF LOWER

RESOLUTION #24-8

WHEREAS, a meeting of the Planning Board of the Township of Lower, County of Cape May, State of New Jersey was duly called on the eighteenth day of January 2024 at Lower Township, New Jersey; and WHEREAS, it has been deemed necessary and proper to elect a minor subdivision committee on said Board, subject to N.J.S.A. 40.55D.47(a); and

PLANNING BOARD OF THE TOWNSHIP OF LOWER

40:55D-47(a); and WHEREAS, such minor subdivision committee is authorized by subsection 400-75C(1) of the Land Development Ordinance of the Town-

Section 400-73C(1) of the Land Development Ordinance of the Township of Lower; and WHEREAS, the minor subdivision committee is appointed by the Chairman of the Planning Board; and

WHEREAS, said committee shall consist of three (3) Planning Board Members, and two (2) alternates who must be regular or alternate

WHEREAS, Michael Rosenberg, Chairman of the Lower Township Planning Board, for the year 2024 appointed the following Planning Board members to the minor subdivision committee for the year

A.Minor subdivision committee members: Christopher McDuell

 Street Morris
 Michael Rosenberg
 NOW, THEREFORE BE IT RESOLVED by the Lower Township Planning Board on this eighteenth day of January 2024, that Michael Rosenberg, Chairman of the Lower Township Planning Board for the calendar year 2024, appointed the minor subdivision committee for

William J. Galestok, PP,AICP Board Secretary

1/24, pf \$21.00

NOTICE OF DECISION

Lower Township Planning Board
The Lower Township Planning Board
The Lower Township Planning Board, at a regularly scheduled meeting held on January 18, 2024 at the Lower Township Municipal Build-

ing, took the following action on applications submitted for develop-ment and considered at that time: Theritain considered at that time.

1.Preliminary & final major subdivision and hardship variance application for the creation of ten (10) newly described lots. Hardship variance required for lot depth, frontage, and width, submitted by Paul Burgin Builders, Inc. for the location known as Block 752.01, Lot

15.01, 1068 Seashore Road was conditionally approved 2.Preliminary & final site plan and hardship variance application for the 3736 square foot expansion of an existing liquor store and new retail unit. Hardship variance required for minimum buffer from residential, front and side yard setbacks, and total sign area, submitresidential, inclinated side yard selectaces, and total sign area, somiticated by FCF Realty, Inc. for the location known as Block 776, Lot(s) 7-10+31-33, 918 Route 109 South was conditionally approved.

3.Minor subdivision and hardship variance application for the creation of two (2) newly described lots. Hardship variance required for lot area, frontage, and width, submitted by Robert Salasin for the location known as Block 542, Lot(s) 84-89, 216-218 Iselin Road was readitionally controlled. conditionally approved.

4.The following resolution concerning the application heard on December 14th, 2023 was approved:

Block 696, Lot(s) 9+10 Block 255, Lot 81.06 Block 319, Lot 1.02 Block 282, Lot(s) 1-4 Cruz VFW Post #5343 Block 92, Lot(s) 1-10+59-61 Block 61, Lot(s) 36-39 Mogavero Cape Star Construction, LLC Bassett 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, PP.AICP Director of Planning

PLANNING BOARD OF THE TOWNSHIP OF LOWER RESOLUTION #24-7

HESOLUTION #24-7
BE IT RESOLVED by the Planning Board of the Township of Lower, Cape May County, New Jersey, that:
(a)Pursuant to statute, this notice is submitted to advise the public of the times and places at which the Planning Board of the Township of Lower shall most be consider the highest to five public head. Lower shall meet to consider the business of the public body. (b)The days, dates, times and places at which the Planning Board of the Township of Lower shall meet on a regularly scheduled basis

during 2024 are as follows: January 18 2024 January 18, 2024 February 15, 2024 March 21, 2024 April 18, 2024 May 16, 2024 June 20, 2024

July 18, 2024 August 15, 2024 September 19, 2024 October 17, 2024 November 14, 2024 December 12, 2024 January 16, 2025

August 15, 2024

The work review sessions, at which time the business of the public body will be discussed, and formal action may be taken, will be held on the following days:

January 11, 2024July - No Meeting February 8, 2024

March 14, 2024 April 11, 2024 May 9, 2024 June 13, 2024

September 19, 2024 October 10, 2024 November - No Meeting December - No Meeting January 9, 2025
The first, fourth and fifth Thursday of each month shall be the regular planning sessions of the Planning Board, unless otherwise noted.
The first meeting of the Planning Board held in 2025 shall be the

re-organization meeting. (c)The meetings will be held at the Township of Lower Municipal Building meeting room, 2600 Bayshore Road, Villas, NJ at 6:00 PM

Bulliang meeting room, 2000 beysnore room, man, in an apprecialing time.

(d) Unless otherwise specifically provided by law, the meetings identified herein shall be open to the public.

BE IT FURTHER RESOLVED that a copy of this resolution be publicated and appreciate the approximation of the Townstand Company of the To

lished as a legal advertisement in the official newspaper of the Town-ship of Lower within ten (10) days from the date of its adoption.

BE IT FURTHER RESOLVED that in the event of an emergency, meetings may be called on forty-eight (48) hours notice thereof to William J. Galestok, PP,AICP

DATED: January 18, 2024

WHEREAS, the revailing board of the rownship of Lower, cape May County, New Jersey is a contracting unit as defined by the Local Public Contracts Law, NJSA 40A:11-1 et seq; and WHEREAS, there exists a need for engineering services for the Planning Board's business from time to time, which services are "professional services" as defined in said law; and WHEREAS, funds are available for this purpose; and

WHEREAS, the Local Public Contracts Law requires that the resolution authorizing the award of contracts Law requires that the resolution authorizing the award of contracts for "professional services" without competitive bids must be publicly advertised; NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Lower, Cape May County, New Jersey as follows: 1.The Chairmember and Secretary of the Planning Board are hereby authorized and directed to enter into an agreement with DeBlasio & Associates for the performance of engineering services at such com-

thorized by law to practice a recognized profession and that it was not possible to obtain competitive bids.

3. A copy of this resolution shall be published in the official newspaper of the Township of Lower as required by law within ten (10) days of its passage.

4.A copy of this resolution and any contract pursuant hereto are on

1/24, pf \$24.50

William J. Galestok, PP,AICP Director of Planning DATED: January 18, 2024

ROBERT A. NOLAN, SHERIFF

23000505

# Beach Break



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**Legal Notice** 

SHERIFF'S SALE

9 5 2

8 7 3

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 005990-23 therein, pending wherein, US BANK NATIONAL TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and NANCY S JONES, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY,

2/21/2024

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

509 ADRIATIC AVENUE, NORTH CAPE MAY NJ 08204 BEING KNOWN as BLOCK 643, TAX LOT 5, on the official Tax Map of the Township

of Lower, County of Cape May New Jersey. Dimensions of Lot: 62X125 Nearest Cross Street

HOLMES AVENUE \*ALSO SUBJECT TO SUB-SEQUENT TAXES, WATER AND SEWER PLUS INTEREST

THROUGH DATE OF PAYOFF.

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 ask ing for an order directing payment of the surplus money conducting the sale will have information regarding the sur-

plus, if any. If the sale is set aside for any 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 Mortgag-

ee's attorney A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE SHERIFF OF CAPE MAY

COUNTY. FOR SALE INFORMATION PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR

CALL (800) 280-2832 Amount due under judgment \$108,098.66 costs and Shere iff'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:

PARKER MCCAY, P.A. P.O. BOX 5054 9000 MIDATLANTIC DRIVE MT. LAUREL, NJ 08054

1/24, 1/31, 2/7, 2/13, pf \$141.00

## **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. SWC-F-2798-21 therein, pending wherein, LIGHTHOUSE POINTE CON-DOMINIUM, ASSOCIATION is the Plaintiff and FRANK ROS-SINI. ET AL is the Defendant. I shall expose to sale at public venue on: WEDNESDAY,

2/21/2024 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 Property to be sold is located in the TOWNSHIP OF LOWER, County of Cape May in State of

New Jersey.
Commonly known as:
5100 SHAWCREST ROAD, LOWER JERSEY TOWNSHIP, NEW SLIP A-15 (F/K/A BOAT SLIP A03 OR BOAT SLIP A-1) BEING KNOWN as BLOCK

806, TAX LOT 4.01 CB066, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: APPROX

Nearest Cross Street: N/A The sale is subject to any unpaid taxes and assesments, tax, water, and sewer liens and other municipal assessments The amount due can be ob-

tained from the local taxing

authority.

ALL INTERESTED PARTIES ARE TO CONDUCT AND RELY UPON THEIR OWN INDEPEN-DENT INVESTIGATION TO AS-CERTAIN WHETHER OR NOT ANY OUTSTANDING LIENS OR ENCUMBRANCES REMAIN OF RECORD AND/OR HAVE PRIORITY OVER THE LIEN BE-ING FORECLOSED HEREBY AND, IF SO, TO ASCERTAIN THE CURRENT AMOUNT DUE

THEREON. \*\*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 Lienor or the Liebnor's attorney.\*\*

Surplus Money: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there re mains 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 pay-ment of the surplus money. The Sheriff or other person conducting the sale will information regarding the sur-

plus, if any.

Amount due under judgment is \$15.835.81 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.

for by the Plaintiff.

ATTORNEY: BRIGGS LAW OFFICE, LLC 110 ROOSEVELT BLVD. MARMORA, NJ 08223

All publication costs are paid

ROBERT A. NOLAN, SHERIFF 23000509 1/24, 1/31, 2/7, 2/13, pf \$144.00



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