Cape May Stars Wave THE NATIONS OLDEST SEASHORE RESORT SINCE 1854

Cape May Stars Wave

CLASSIFIEDS

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Help Wanted

LOWER TOWNSHIP ELEMEN-TARY SCHOOL DISTRICT SCHOOL SECRETARY: Position requires excellent secretarial skills, extremely organized and a self-starter. Applicants must have a high school diploma. Criminal history background check required. A.A.E.O.E. Deadline for applications is July 14, 2023. Please complete an application online at our school

at https://lowertwpwebsite schools.com/careeropportunities. (7/5)

LOWER CAPE MAY REGIONAL SCHOOL DISTRICT HAS THE FOLLOWING POSITIONS AVAILABLE: HIGH SCHOOL TEACHER OF SPECIAL EDU-CATION/HQ SOCIAL STUD-IESHIGH SCHOOL TEACHER OF SPECIAL EDUCATION/ HQ LANGUAGE ARTS - RMT TEACHER OF SPECIAL EDUCA-TION/HQ SCIENCE. Beginning September 1, 2023. Certification fingerprint and background check required. Salary as per contract. Any interested candidate should send or email a resume to Greg Lasher, Superintendent. Lower Cape May Regional School District, 687 Route 9 Cape May, N. J. 08204 lasherg@lcmrschools.com EOE (7/5)

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Help Wanted

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Legal Notice

Legal Notice

BOBOUGH OF WEST CAPE MAY

BOROUGH OF WEST CAPE MAY COUNTY OF CAPE MAY STATE OF NEW JERSEY ORDINANCE NO. 630-23 AN ORDINANCE AMENDING ORDINANCE NO. 603-21 SECTION 11 REGARDING THE PROCESS FOR COLLECTING A CANNABIS TRANSFER TAX

HANSFEH IAX WHEREAS, on August 3, 2021, the Borough of West Cape May ad-opted Ordinance No. 603-21 permitting the operation of certain can-nabis business within its geographic boundaries; WHEREAS, on May 2, 2023, the Borough of West Cape May adopted Ordinance No. 625-23 amending Ordinance No. 603-21 Section 11 regarding the local cannabis transfer tax; and

WHEREAS, pursuant to N.J.S.A. 24:61-10i. and N.J.S.A. 40:481-1 et seq., the Borough seeks to establish a process for collecting and ac-counting for the cannabis transfer tax, NOW THEREFORE, BE IT ORDAINED, by the Borough of West

Cape May, in the County of Cape May, State of New Jersey that Section 11 of Borough Ordinance No. 603-21 is hereby amended to add the following bold and underlined language

The Borough of West Cape May hereby establishes the following local cannabis tax: A. On cannabis cultivation, a tax of 2% of the amount of each sale.

B. On cannabis manufacture, a tax of 2% on the amount of each sale C. On cannabis wholesaling, a tax of 1% on the amount of each sale. D. On cannabis retailing, a tax of 2% on the amount of each sale. Said tax shall be payable directly to the Chief Financial Officer of the Descente accordulation. Borough on a quarterly basis. 2. CANNABIS TRANSFER AND USER TAX

Cannabis Transfer Tax.

a. A Cannabis Transfer Tax is hereby imposed by the Borough on the sale of cannabis or cannabis items by a cannabis establishment that is located in the Borough of West Cape May, pursuant to N.J. S.A. 40:48I-1 et. seq. This Transfer Tax shall be imposed on receipts from the the sale of cannabis or cannabis items by a cannabis cultivator to another cannabis cultivator; receipts from the sale of cannabis items from one cannabis establishment to another cannabis establishment; receipts from the retail sales of cannabis items by a cannabis retailer to retail consumers who are 21 years of age or older; or any combination thereof.

Cannabis User Tax.

a. The Borough of West Cape May hereby imposes a Cannabis User Tax at rates equivalent to the Cannabis Transfer Tax Rates set forth in Section 11 on any concurrent license holder, as permitted by Section 33 of the New Jersey Cannabis Regulatory, enforcement Assistance, and Marketplace Modernization Act, operating more than one cannabis establishment. The User Tax shall be imposed on the value of each transfer super of comparing a comparing at other. value of each transfer or use of cannabis or cannabis items not other wise subject to the transfer tax imposed pursuant to Ordinance 603-21 Section 11, from the license holder's establishment that is located 21 Section 11, from the license holder's establishment that is located in the Borough of West Cape May to any of the license holder's other establishments, whether located in the Borough or another municipal-

C Medical Cannabis Transfer Tax

a.Pursuant to NJ.S.A. 24:61-1, et seq. entitled "Jake Honig Com-passionate Use Medical Cannabis Act (hereinafter the "Act") a Medi-cal Cannabis Transfer Tax shall be fixed at a uniform percentage of two percent (2%) rate on all receipts, each transfer or use of cannabis or cannabis items furnished by a licensed medical cannabis alternathe treatment centers as defined by the Act, located in the Borough of West Cape May to a medical cannabis handler for delivery to a pur-chaser or to a registered qualifying patient or the patient's caregiver. b.The Medical Cannabis Transfer Tax shall be in addition to any other tax or fee imposed pursuant to any state or federal statute, local ordinance, or resolution by any governmental entity upon a Medical

Cannabis Dispensary c. All taxes imposed by this section shall be collected on behalf of the Borough of West Cape May, by the person dispensing canabis to the patient, the patient's designated caregiver, or canabis handler from the license holder's establishment that is located in the Borough to any of the other license holder's establishments, whether located

d. The Borough or another municipality. d.The Borough and the alternative treatment center shall enter into any sales and use tax agreements as may be required by New Jersey

 COLLECTION OF CANNABIS TRANSFER AND USER TAXES.
A. Every person required to collect any taxes imposed by this article shall be personally liable for the tax imposed, collected or required to be collected. Any such person shall have the same right in respect to collecting the tax from his or her customer; provided, however, that the Borough of West Cape May shall be joined as a party in any ac-

tion brought to collect the tax. B. Every person responsible for the collection of the Medical Cannabis Transfer Tax shall maintain books and/or records to substantiate

bis Transfer Tax shall maintain books and/or records to substantiate the tax obligation, even if no tax is due. C.All transfer taxes or user taxes imposed by this section shall be paid to the Chief Financial Officer of the Borough of West Cape May for the proceeding calendar quarter on or before the last day of April, July, October, and January, respectively. A 10-day grace period, until the 10th of each month, shall be allowed for payment. Each quarter the Medical Cannabis Dispensary or cannabis establishment shall produce, to the Borough's Chief Financial Officer, a report certified as true and accurate by an appropriate employee, showing the receipts of each month of the preceding quarter. D.Pursuant to state law, any person who attempts to avoid the full

Discussion to state law, any person who attempts to avoid the payment of disclosure of the tax due under this article or to avoid the payment of the tax, and any person who refuses to permit an officer or agent des-ignated by the Borough of West Cape May to examine their books, records and papers is a disorderly person.

due, interest at a rate of twelve percent (12%) per annum on the amount of the tax due and an additional penalty of half of one percent (12.9) spin and the tax due and an additional penalty of half of one percent (1/2%) of the amount of the unpaid tax for each month or fraction thereof during which the tax remains unpaid shall be added and col-lected or a minimum of fifty dollars (\$50), whichever is greater. Where action is brought for the recovery of any tax hereunder, the person liable shall, in addition, be liable for the cost of collection, including attorney's fees, interest and penalties imposed.

4. HEVOLATION OF LICENSE. A.Any license issued under this Chapter may be suspended or revoked for a violation of any of the provisions of this Ordinance, or any provision of the applicable statute or any of the rules or regulations of the State of New Jersey.

B.Proceedings for the suspension or revocation shall be in accorance with the provisions of Chapter 4 of the West Cape May Code, or any provision of the applicable statute or any of the rules or regulations of the State of New Jersey by a service of the notice of charges preferred against the licensee and affording a reasonable opportunity for a hearing. Any suspension or revocation shall carry the penalties and prohibitions provided in the ordinances and statutes are referred to herein. C.Suspension or revocation of a license shall be in addition to any other penalty which may be imposed for a violation of this Chapter 5. VIOLATIONS AND PENALTIES. A.Any licensee who shall violate or fail to comply with the provisions of this Chapter shall, upon conviction, be subject to a fine of \$2,000 for the first offense and \$3,500 for any subsequent offense within a year, as well as such penalties as may otherwise be provided by law. B.Any person who shall violate or fail to comply with the provisions of this Ordinance shall, upon conviction, be subject to a minimum fine of \$250.00 or a maximum of \$2,000 or by imprisonment for a term not exceeding 90 days or by a period of community service not exceeding 90 days as well as such penalties as may otherwise be provided by Section 2.Repealer. All ordinances or parts of ordinances in cor with this ordinance are hereby repealed to the extent of that conflict. Section 3.Severability. Should any portion of this ordinance be declared unconstitutional or invalid, the remaining portion of this ordi-nance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this ordinance are declared to



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TRIO

Legal Notice

SHERIFF'S SALE

cution issued out of the Superior

Court of New Jersey, Chancery Division, Cape May County, and

Docket No. F 010820-22 therein

pending wherein, WILMINGTON

SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS

TRUSTEE FOR GWST TRUST

2021-1 is the Plaintiff and HIL-

ARY YOUNG A/K/A HILARY

public venue on

New Jersey.

NUE, VILLAS, NJ 08251

BY VIRTUE of a Writ of Exe

ELL

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 000830-23 therein pending wherein, MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and BARBARA JEAN IACONO, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 07/26/2023 at one o'clock in the afternoon of

RAINES; UNITED STATES OF AMERICA, ET AL is the Defenthe said day, at the Old Histori-cal Court House Building, Route dant, I shall expose to sale at WEDNESDAY, 9, Cape May Court House, New

07/26/2023 at one o'clock in the afternoon of

Jersey. Property to be sold is located in the TOWNSHIP OF LOWER, the said day, at the Old Histori-cal Court House Building, Route County of Cape May in State of 9, Cape May Court House, New New Jersey. Jersey. Property to be sold is located in the TOWNSHIP OF LOWER, Commonly known as

103 OREGON AVENUE, VIL-LAS. NJ 08251

County of Cape May in State of BEING KNOWN as BLOCK 331, TAX LOT 22, on the of-Commonly known as: 23 EAST ATLANTIC AVEficial Tax Map of the Township of Lower, County of Cape May,

New Jersey. Dimensions of Lot: 60X100 Street

BEING KNOWN as BLOCK 92, TAX LOT 22 & 23, on the Nearest Cross official Tax Map of the Township of Lower, County of Cape May, STATES AVENUE Subject to any unpaid taxes, municipal or other charges,

New Jersey. Dimensions of Lot: 50X100 and any such taxes, charges, Nearest Cross Street: COR-NELL STREET

liens, insurance premiums or other advances made by plaintiff prior to this sale. All Surplus Money: If after the sale and satisfaction of interested parties are to conthe mortgage debt, including duct and rely upon their own costs and expenses, there reindependent investigation to mains any surplus money, the money will be deposited into ascertain whether or not any outstanding interest remain of record and/or have priority the Superior Court Trust Fund and any person claiming the over the lien being foreclosed surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 and, if so, the current amount due thereon. • SEWER: Lower MUA 2900 Bayshore Rd. Villas, NJ 08251 609-886-7146 Acct: 3537 0 stating the nature and extent of that person's claim and ask-07/01/2023 - 09/30/2023 \$80.00 ing for an order directing payment of the surplus money. The Sheriff or other person OPEN AND DUE 07/01/2023 \$78.60 OPEN PLUS PENALTY;

OWED IN ABBEARS conducting the sale will have · WATER: Lower MUA 2900 information regarding the sur-Bavshore Rd. Villas, NJ 08251 plus, if any. 609-886-7146 Acct: 3537 0 01/15/2023 - 04/15/2023 If the sale is set aside for any reason, the Purchaser at the ale shall be entitled only to return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor the Mortgagee or the Mortgage ee's attorney Amount due under judgment is 108,531.93 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



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CAPE MAY STAR & WAVE 609-884-3466

Section 4. Effective Date. This ordinance shall take effect 20 days after passage and publication, according to law.

The foregoing Ordinance was introduced at a Regular Meeting of the Board of Commissioners of the Borough of West Cape May held on June 28, 2023, when it was read for the first time and then ordered to be published according to law. This Ordinance will be further con-sidered for final passage by the Board of Commissioners of the Bor-ough of West Carea May of meeting to be hold of Berguing Hell 270. ough of West Cape May at a meeting to be held at Borough Hall, 732 Broadway, West Cape May, New Jersey on July 12, 2023, at 7:00pm or as soon thereafter as possible, at which time and place, all persons interested will be given an opportunity to be heard concerning such ordinance.

1

Theresa Enteado, RMC Municipal Clerk

Borough of West Cape May Cape May County State of New Jersey Ordinance No. 629-23 AN ORDINANCE REGARDING AN ORDINANCE HEGARDING PRIVATELY-OWNED SALT STORAGE 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 June 29, 2023 held on June 29, 2023 Theresa Enteado. RMC Municipal Clerk

2

BOROUGH OF WEST CAPE MAY PLANNING-ZONING BOARD

NOTICE OF HEARING ON APPLICATION Applicant's Name: Landis House, LLC Address: c/o Daniel S. Reeves, Esquire, Reeves Law Firm, LLC 15 South Main Street, Cape May Court House, NJ 08210

Owner's Name: Landis House, LLC Address: 1900 Hamilton Street, Unit 706

7/5, pf \$80.40

7/5, pf \$10.50

Philadelphia, Pennsylvania 19130 Subject Property - Street Address: 7 Landis Avenue Subject Property - Tax Map Block: 55 Lot: 17.02 PLEASE TAKE NOTICE that on the 18th day of July, 2023, at 7:30 PLM, prevailing time, at the West Cape May Borough Hall, located at 732 Broadway, West Cape May, New Jersey 08204, the Borough of West Cape May Planning-Zoning Board will hold a hearing on the Applicant's request for any and all variances from the requirements of the West Cape May Zoning Ordinance and other relief necessary to move the front steps from the side of the Applicant's front porch to the foot of the porch within the fortury und reductances. the front of the porch within the front yard setback area. The Applicant seeks variance relief pursuant to N.J.S.A. 40:55D-70c(1), also known as a hardship variance, and variance relief pursuant to NJ.S.A. 40:55D-70c(2), also known as a substantial benefit variance, for front yard setback; and any and all other required variances.

A copy of the said application and accompanying documents will be on file with the Secretary of the Borough of West Cape May Planning-Zoning Board at least ten (10) days prior to the said hearing and may be inspected, during normal business hours, in the West Cape May Borough Hall, 732 Broadway, West Cape May, New Jersey 08204, by all interested parties. Further, any interested party may appear in person or by attorney at said hearing and participate therein in ac-cordiance with the rules of the Borough of Wort Cape May Planning. cordance with the rules of the Borough of West Cape May Planning-

Zoning Board. This notice is sent pursuant to the requirements of the Municipal Land Use Law

Daniel S. Reeves, Esquire Attorney for Applicant Reeves Law Firm, LLC 15 South Main Street Cape May Court House, NJ 08210 Phone: (609) 536-2616 7/5, pf \$25.50

for by the Plaintiff. ATTORNEY FRIEDMAN VARTOLO, LLP 1325 FRANKLIN AVENUE SUITE 160

GARDEN CITY, NY 11530 ROBERT A. NOLAN, SHERIFF 23000233 6/28, 7/5, 7/12, 7/19, pf \$123.00



notice of Publication. All publication costs are paid for by the Plaintiff ATTORNEY RAS CITON, LLC 130 CLINTON ROAD SUITE 202 FAIRFIELD, NJ 07004 ROBERT A. NOLAN, SHERIFF 23000219 6/28, 7/5, 7/12, 7/19, pf \$156.00

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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 payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the sur-

plus, 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 Mortgage ee's attorney. Amount due under judgment

is 185 678 23 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 per-

cent of the bid price is required

The Sheriff reserves the right to adjourn any sale without further