Home

**Improvement** 

Since 1979, Kitchen Magic, a family-owned business offering cabi-

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luxury countertop throughout the

Northeast. We transform kitchens

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Jacuzzi Bath Remodel can install a

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we're cutting installation costs in half and offering a FREE safety

upgrade! (Additional terms apply

Subject to change and vary by

dealer. Offer ends 12/29/24 Call

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Prepare for power outages with Briggs & Stratton PowerProtect

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Miscellaneous

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Do you know what's in your water? Leaf Home Water Solutions

offers FREE water testing and whole home water treatment

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Legal Notice

information. (10/23)

603-4953 (10/23)

1-844-517-2225 (10/23)

1-844-701-0840 (10/23)

(10/23)

# LASSIFIEDS

Cape May Star Wave

#### **Highest Prices Paid**

Coins, currency, stamps, collections, gold, silver, estate jewelry, guitars, instruments, books, reords & more. Member PCGS, NGC. Bob 609-390-1286 or 609-408- 9360 (9/11-10/9)

#### Request a Donor

Local father of three desperately seeking a kidney donor,,, I NEED A KIDNEY, 55 yrs young married for over two decades together we have three amazing talented kids all competitive swimmers, rowers, musical talented and above all they all honor students. I'm on DIALYSIS 7 days for 12 hours each session PLUS an hour at noon time each day, I'm registered with a renowned hospital however the waiting time is way too long, my insurances will cover all expenses and one does not have to be a match. If you feel the desire to help, Please Call 609-226-8334

# **Public Notice**

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#### 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 up to 50% off installation + Additional 10% off install (for military, health workers &; Ist responders.) Call Erie Metal Roofs: I-844-299-1901 (10/23)

# Legal Notice

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL OWNER/APPLICANT'S NAME: Scott and Claudia Benekam
OWNER/APPLICANT'S ADDRESS:

OWNER/APFLICANT'S ADDRESS:
421 Butternut Drive, Parkesburg, PA 19365
PROPERTY ADDRESS:
405 Miller Avenue, Lower Township, NJ
PROPERTY DESCRIPTION:
Block: 606; Lot: 8
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 December 5, 2024, at 6:00 PM, to consider an application for development regarding the above mentioned property, wherein the Applicant is seeking permission to renovate the existing single family home which will include construction of an open front porch across the front of the existing structure at the tree property legated 4:05 Mills Appendix in will include construction of an open front porch across the front of the existing structure on the property located at 405 Miller Avenue in Block: 606; Lot: 8 contrary to the requirements of Section 400-15(D) (1) Front yard setbacks for steps and porches; Section 400-15(D) (1) Lot area (preexisting); Lot depth (preexisting); Rear yard setback (preexisting); Maximum Building Coverage; Accessory shed distance to other buildings, 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 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. Gelzunas, Esquire Attorney for the Applicant

Attorney for the Applicant 10/23 pf \$21.00

RE-ADVERTISEMENT

OCEAN AVENUE AND LEHIGH AVENUE WATER MAIN RE-PLACEMENT AND RESURFACING IMPROVEMENTS PROJECT BOROUGH OF CAPE MAY POINT

NOTICE is hereby given that sealed bids for the construction of the above referenced project will be received by the Borough of Cape May Point (The Borough) and opened and read in public at the Cape May Point Borough Hall, 215 Lighthouse Avenue, Cape May Point, New Jersey on Wednesday, November 13, 2024 at 1:00pm. A scanned copy of the bid proposals opened will be posted for ing on the Borough's web page (www.capemaypoint.org) shortly after

bid opening.

Work under this project shall include furnishing all material, equipment and labor required to install a new water main on Ocean Avenue and Lehigh Avenue between Lincoln Avenue and Yale Avenue and mill / resurface Ocean Avenue and Lehigh Avenue between Harvard Avenue and Yale Avenue as shown on the plans and described varid Avenue and Yale Avenue as shown on the plans and described in the specifications. Major pay items include approximately 585 feet of 6" polyvinyl chloride water pipe, 4,132 Square Yards of HMA Milling, 500 Tons HMA Surface Course 2" Thick and HMA Base Course and related improvements.

This water main replacement portion of the project is funded through an American Rescue Plan Act Infrastructure Grant and the resur-

facing improvements portion of the project is funded through New Jersey Department of Transportation (NJDOT) Fiscal Year 2024 Mu-

Jersey Department of transportation (1985), 1997.

Plans, specifications and bid forms for the proposed work program are available electronically by requesting the documents from Karen Palumbo at kpalumbo@gpinet.com (phone 908.236.9001). A hard Palumbo at kpalumbo@gpinet.com (plone 908.25.9001). A hard copy of the documents will be available for review only by appointment at the GPI's offices at 1110 North New Road, Suite 200, Pleasantville, NJ 08232. Only an electronic copy of the documents will be provided. No paper copies of the documents will be provided. Bids must be made on standard proposal forms included with the

contract documents in the manner designated therein and must be contract documents in the manner designated therein and must be enclosed in sealed envelopes bearing the name and address of bidder and name of project on the outside and addressed to:

Borough of Cape May Point
215 Lighthouse Avenue
P.O. Box 490

Cape May Point, New Jersey 08212

and must be accompanied by a Non-Collusion Affidavit, Consent of Surety and certified check or bid bond, payable to The Borough for not less than ten percent (10%) of the total amount of bid, not to exceed \$20,000, and be delivered at the Borough Hall on or before the hour named above. Bidders are required to comply with the requirements of P.L. 1963.

Bidders are required to comply with the requirements of P.L. 1963, Chapter 150 (Prevailing Wage); N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 (Affirmative Action); P.L. 1977, Chapter 33, requiring corporate bidders to submit the names and addresses of stockholders owning ten percent (10%) or more of their stock, or partnership owning a ten percent (10%) or greater interest in the partnership; and P.L. 2004, Chapter 57 regarding business registration with the NJ Department of Treasury, Division of Revenue. Bidders are also required to comply with the subcontractor identification requirements of Local Public Contract Law (40A: 11-16). Under the statutes of the State of New Jersey, state wage rates apply to this contract. The Contractor will be required to pay the wage rate for each classification of labor including appropriate fringe benefits in accordance with State Wage Rate Determinations.

The successful bidder will be required to comply with all provisions of Executive Order 11246 of September 24, 1965, and all the rules, regulations, and relevant orders of the Secretary of Labor. No bid may be withdrawn for a period of sixty (60) days after the date set for the opening thereof. The right is reserved to reject any or all bids or to waive informality in the bidding if it is in the interest of the Borough to do so.

BY ORDER OF: THE BOROUGH OF CAPE MAY POINT ELAINE WALLACE, CLERK

10/23 pf \$45.50

NOTICE OF CHANGE OF MEETING DATE OF THE CITY COUNCIL OF THE CITY OF CAPE MAY, NEW JERSEY PUBLIC NOTICE is hereby given to all persons that the Cape May City Council has adopted the following change to a scheduled Council has adopted the following change to a scheduled Council has adopted the following change to a scheduled Council has adopted the following change to a scheduled Council has adopted the following change to a scheduled Council has adopted the following change to a scheduled Council has adopted the following change to a scheduled Council has a scheduled C

cill Meeting date:

The City Council Work Session Meeting previously scheduled for Wednesday, November 6, 2024 at 5:00 P.M. is hereby rescheduled for Tuesday, October 29, 2024 at 5:00 P.M. All City Council Meetings are to be held in the Cape May City Hall Auditorium at 643 Washington Street, Cape May, NJ 08204 unless otherwise annument.

otherwise announced.
OFFICIAL ACTION MAY BE TAKEN AT THE ABOVE REFERENCED

This notice is being given in compliance with the Open Public Meetings Act, Ch. 231, Laws of 1975.

Erin C. Burke, City Clerk

City of Cape May

10/23 pf \$12.00

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

Call 609-884-3466

#### Miscellaneous

little one day. 15% off your entire purchase. Plus 10% senior & military discounts. Restrictions apply. Schedule your FREE test today. Call I-888-87I-0479 (10/23)

Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at I-833-393-1109 today! (10/23)

#### **Business Opportunities**

ATTENTION BUSINESS OWN-ERS: 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.

## Legal Notice

Legal Notice

Is it your

Anniversary?

Let the

Star & Wave

know about it!

Call us today at

609-884-3466

Lower Township Planning Board The Lower Township Planning Board, at a regularly scheduled meeting held on October 17th, 2024 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1.Minor subdivision application for the creation of two newly described lets of the other into the Control of the property of the p

scribed lots, submitted by Ernest & Janice Utsch for the location known as Block 746, Lot(s) 13.01+17, 689 New England Road was

approved.

2. Minor subdivision application for the creation of two newly described lots, submitted by James W. Bratten IV for the location known as Block 468, Lot(s) 1,2+16, 948 Fay Avenue was approved.

3. Minor subdivision application for the creation of three newly described lots, submitted by John Halbruner for the location known as Block 485, Lot(s) 60-62+64-66, 923 Main Street was approved. 4.Minor subdivision and hardship variance application for the creation of two newly described lots that are deficient in lot area and depth, submitted by Sea Haven Georgia Avenue was conditionally known as Block 233.01, Lot 1, 101 Georgia Avenue was conditionally

approved.

5. Preliminary and final site plan application for the construction of a gatehouse that would replace the site's existing, submitted by Seapointe Village Master Association for the location known as Block 719, Lot(s) 1.12, 2+3.02, 9901 Seapointe Boulevard was approved.

6. Minor site plan waiver application for the installation of an outdoor bathroom trailer for as an ancillary use to the principal restaurant, submitted by RL Farms, Inc. for the location known as Block 790, Lot

8, 502 Sunset Boulevard was approved.
7.The following resolution concerning the application heard on September 19th, 2024 was approved:
Sun Lake Laurie RV, LLC

Sun Lake Laurie HV, LLC
Block 510, Lot(s) 4.01, 5, 20, 21.03+21.12
N.L. Martucci Properties, LLC
Block 278, Lot(s) 28.02+29-31
Copies of each determination of resolution of the Board will be filed in the Planning and Zoning Office and will be available for inspection but the public. by the public.

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

10/23 pf \$26.50

CITY OF NORTH WILDWOOD PLANNING BOARD RESOLUTION PB-05-2024
WHEREAS, pursuant to the New Jersey Municipal Land Use Law (NJ-MLUL), specifically N.J.S.A. 40:55D-25 & 40:55D-28, Municipal Planning Boards are granted the authority to adopt or amend a Mu-

WHEREAS, in 2018 the City of North Wildwood Planning Board (Board) conducted a review & reexamination of the City's Master Plan & a reexamination of the City's Master Plan & a reexamination of the City's Land Use Development Ordinance (Ordinance), which was reduced to writing in the form of a report entitled "Master Plan Reexamination Report (2018 Master Plan)"

where the control of the exception of the North Wildwood Marina Zoning District, through the exception of the North Willowood Marina Zoning District, through-out the City, and WHEREAS, pursuant to N.J.S.A. 40:55D-26 & N.J.S.A. 40:55D-64, prior to the adoption of a development regulation, revision, or amend-ment thereto, the Governing Body is required to refer said regulation to the Planning Board (Board) for its review & comment in order to

ensure that the proposed regulation, revision or amendment is consistent with the municipality's 2018 Master Plan; and WHEREAS, pursuant to N.J.S.A. 40:55D-26, following its review of the proposed development regulation, revision, or amendment thereto, the Board is required to prepare a report, to be submitted to the Governing Body, outlining the Board's findings in relation to the

the Governing Body, outlining the Board's findings in relation to the consistency of the proposed regulation to the 2018 Master Plan; and WHEREAS, the proper notices were given to the persons & bodies as required by Law, & the necessary publications were undertaken, & the proofs with respect thereto have been filed; and WHEREAS, at its October 9, 2024, a duly-noticed public meeting, the Board reviewed & discussed proposed Ordinance No. 1952, & found that the proposed revisions to the Ordinance are appropriate given the lack of hotel & motel development over the years & the enforcement issues that have arisen with the conversion of existing hotels & motels to the Condominium form of Ownership, & further determined that the proposed Ordinance is consistent with the City's

ined that the proposed Ordinance is consistent with the City's 

the City of North Wildwood as follows:

1. The following findings & conclusions are made:

a. All statements contained in the preamble to this Resolution are

hereby incorporated by reference. b.With respect to Ordinance No. 1952, the Board finds that eliminat-

ing hotels & motels as permitted & conditional uses throughout the City, except in the North Wildwood Marina Zoning District, is appropriate in light of the fact that there have been no new hotels or motels proposed to be developed over the past several years, & the elimination of hotels & motels will serve to prevent new hotels & motels from being developed by the Condensition being developed & subsequently converted to the Condominium form of Ownership thereby reducing and/or eliminating enforcement

issues for the City.

c.The Board hereby recommends that proposed Ordinance 1952 be adopted by the Governing Body as it finds that same is consistent with the findings & recommendations set forth within the 2018 Master

2. Accordingly, the Board resolves to recommend that the Governing Boady formally adopt Ordinance 1952.

3.A copy of this Resolution shall be supplied to & filed with the City Clerk.

4.The Board Secretary shall cause this notice of the adoption herein provided for to be published in the official newspaper of the municipality & to provide lawful notice to persons & bodies as may be re-

gained by Law.

5. This Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be filled with the Office of the Clerk of the City of North Wildwood.

Resolution(s) approving the Board's action was adopted at the October 9, 2024 Regular meeting. Upon memorialization, said decision will be on file & available for inspection in the Office of the Planning Board Secretary, North Wildwood City Hall at 901 Atlantic Ave., North Wildwood N.I.

CITY OF NORTH WILDWOOD PLANNING BOARD J. Eric Gundrum, Secretary North Wildwood Planning Board City of North Wildwood

10/23 pf \$51.00

NOTICE PLEASE TAKE NOTICE that application has been made to the Al-coholic Beverage Issuing Authority of the Township of Lower, Cape May County, New Jersey for the expansion of the licensed premises (a "place-to-place" transfer) to add the rear patio area as licensed premises in connection with the operation of the Plenary Retail Consumption License heretofore issued to Panico's Secondo, LLC. under License No. 0505-33-019-009 and operated at Panico's Secondo, 991 Ocean Drive, Lower Township, New Jersey.

PLEASE TAKE FURTHER NOTICE that objections to the proposed transfer, if any, should be made in writing and delivered toJulie Picard, Clerk of the Township of Lower, 2600 Bayshore Road, Villas, New Jersey 08251. In the event of any objections, a hearing will be held before the Alcoholic Beverage Issuing Authority at the Lower Township Municipal Meeting Room, 2600 Bayshore Road, Villas, New Jersey 08251.

David S. DeWeese, Esquire
The DeWeese Law Firm, PA
Attorney for Panico's Secondo, LLC, Applicant
10/23, 10/30 pf \$26.00

BOROUGH OF WEST CAPE MAY

2025 NOTICE OF REQUEST FOR PROPOSALS The Borough of West Cape May is soliciting proposals through the

fair and open process in accordance with N.J.S.A 19:44A-20.5 et seq. The Borough of West Cape May will consider proposals only from individuals or firms that have demonstrated the capacity and willingness to provide high quality services in the manner described in this Request for Proposals.

Borough Attorney - Conflict Council Public Defender Borough Auditor **Grant Writer** 

Planning/Zoning Board Attorney Borough Enginerr Planning/Zoning Board Engineer Risk Management

Animal Control Services Historic Preservation Attorney Housing Administrative Agent ISSUE DATE: October 23,2024 RETURN DATE: November 26, 2024 10/23 pf \$16.50

Affordable Housing Counsel Affordable Housing Planner Affordable

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## **Legal Notice**

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. F 003876-23 therein, pending wherein, US BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and ALLEN R BROWN, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY.

10/30/2024

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

Commonly known as: 117-119 STIMPSON LN, WEST CAPE MAY, NJ 08204 BEING KNOWN as BLOCK 56, TAX LOT 20, on the official Tax Map of the BOROUGH OF WEST CAPE MAY, County of Cape May,

Dimensions of Lot: 168 FEET WIDE BY 215 FEET LONG

Nearest Cross Street: SEASHORE ROAD
OCUPANCY STATUS: OCCUPIED
ESTIMATED UPSET AMOUNT \$\$179,000.00 PLUS ANY ADDI-TIONAL SUMS AS ORDERED BY THE COURT

Subject to any unpaid taxes, municipal liens 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 fore-

closed and, if so, the current amount due thereon. 2024 QTR 3 DUE: 08/01/2024 \$1,360.61 OPEN; SUBJECT TO POSTING; GRACE PERIOD EXTENDED TO 8/28/24

2024 QTR 4 DUE: 11/01/2024 \$1,360.60 OPEN 2025 QTR 1 DUE: 02/01/2024 \$1,376.16 OPEN 2025 QTR 2 DUE: 05/01/2024 \$1,376.16 OPEN

Water: W. Cape Mat MUA 732 Broadway West Cape MAy, NJ 08204 609-884-2726

ACCT: 548 0 04/01/2024 - 06/30/2024 \$130.00 OPEN AND DUE 08/15/2024 \$671.64 OPEN PLUS PENALTY

SUBJECT TO TAX SALE. SUBJECT TO ADDITIONAL FEES 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 \$165,721.38 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:

RAS CITRON, LLC 130 CLINTON ROAD SUITE 202 FAIRFIELD, NJ 07004

ROBERT A. NOLAN, SHERIFF 24000371  $10/2,\,10/9,\,10/16,\,10/23,\,pf\,\$178.00$ 

CITY OF NORTH WILDWOOD PLANNING BOARD

RESOLUTION PB-06-2024
WHEREAS, pursuant to the New Jersey Municipal Land Use Law, specifically N.J.S.A. 40:55D-25 & 40:55D-28, Municipal Planning Boards are granted the authority to adopt or amend a Municipality's

Master Plan, or a component thereof; and WHEREAS, in 2018 the City of North Wildwood Planning Board (Board) conducted a review & reexamination of the City's Land Development Ordinance, which was reduced to writing in the form of a report entitled "Master Plan Reexamination Report (2018 Master Plan)" dated September 2018: and WHEREAS, on September 17, 2024, the City of North Wildwood's

(City) "Governing Body" introduced Ordinance 1948, entitled "An Ordinance Amending & Supplementing Ordinance 1177, as amended, & Ordinance 875, as amended which proposes to establish a definition for the term 'Amplified Sound' due to interpretation issues that have arisen in relation to the Conditions of Approval imposed by the Board on various bars/restaurants that have obtained approvals to

Board on various bars/restaurants that have obtained approvals to permit the expansion of same into outdoor areas; and. A 40:55D-64, pursuant to N.J.S.A. 40:55D-26 & N.J.S.A. 40:55D-64, prior to the adoption of a development regulation, revision(s), or amendment thereto, the Governing Body is required to refer said regulation to the Board for its review & comment in order to ensure that the proposed regulation, revision or amendment is consistent with the municipality's current 2018 Master Plan; and WHEREAS, pursuant to N.J.S.A. 40:55D-26, following its review of the proposed development regulation, revision, or amendment thereto, the Board is required to prepare a report, to be submitted to the governing body, outlining the Board's findings in relation to the consistency of the proposed regulation to the municipality's 2018 Master Plan; and

WHEREAS, the proper notices were given to the persons & bodies as required by Law, & the necessary publications were undertaken, & the proofs with respect thereto have been filed; and

& the proofs with respect thereto have been filed; and WHEREAS, at its October 9, 2024 duly-noticed public meeting, the Board reviewed & discussed proposed Ordinance No. 1948, & found that the proposal to define 'Amplified Sound' within the City's Land Development Ordinance & associated Noise Ordinance is appropriate & necessary to clearly establish parameters for what types of sounds are considered amplified, & further determined that the proposed Ordinance is consistent with the City's current Master Plan. NOW, THEREFORE, BE IT RESOLVED by the Board of the City as

In the following findings & conclusions are made:
a.All statements contained in the preamble to this Resolution are hereby incorporated by reference.

hereby incorporated by reference.

b. With respect to Ordinance No. 1948, the Board finds that establishing a definition for the term, 'Amplified Sound,' is necessary & appropriate in order to eliminate ambiguity & issues with the interpretation for what types of sound are deemed to be amplified throughout the City. Over the past several years, the Board has imposed conditions of approval on various bars/restaurants that have received approval to expand operations into outdoor areas on their property to prohibit amplified music/sound in an effort to safeguard the interests of neigh boring properties & residential neighborhoods, & the lack of a clear definition as to what exactly constitutes 'Amplified Sound' has created issues associated with enforcement for the City. c.A minority of Board members expressed concerns in regards to the

proposed definition of 'Amplified Sound' set forth within Ordinance No. 1948, & the lack of any exceptions that would permit amplified sound in outdoor areas that is generated from televisions & outdoor speakers utilized to play low volume house music. Notwithstanding these concerns, a majority of the Board voted to recommend the adoption of Ordinance No. 1948, as written.

d.A majority of the Board members recommends that proposed Ordid.A majority of the Board members recommends that proposed Ordinance 1948 be adopted by the City's Governing Body as it finds that same is consistent with the findings & recommendations set forth within the City's 2018 Master Plan report.
2.Accordingly, the Board resolves to recommend that the Governing Body adopt Ordinance No. 1948.

3.A copy of this Resolution shall be supplied to & filed with the City

4.The Planning Board Secretary shall cause this notice of the adoption herein provided for to be published in the official newspaper of the municipality & to provide lawful notice to persons & bodies as

may be required by Law. 5.This Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be filed with the Office of the Clerk of the City of North Wildwood. Resolution(s) approving the Board's action was adopted at the October 9, 2024 Regular meeting. Upon memorialization, said decision will be on file & available for inspection in the Office of the Planning Board Secretary, North Wildwood City Hall at 901 Atlantic Ave., North Wildwood, NJ. CITY OF NORTH WILDWOOD PLANNING BOARD

J. Eric Gundrum, Secretary North Wildwood Planning Board City of North Wildwood Dated this October 10, 2024

10/23 pf \$58.00

TOWNSHIP OF LOWER ZONING BOARD OF ADJUSTMENT NOTICE OF APPLICATION

PLEASE TAKE NOTICE that GKA Homes, LLC (the "Applicant"), has applied to the Zoning Board of Adjustment of the Township of Lower, Cape May County, New Jersey, seeking bulk variance relief respect-ing the property located at 149 Fishing Creek Road, Lower Township, New Jersey 08204 (Block 416, Lots 1.07). The Property is located in the R-3 Mainland Residential Zoning District of the Township of Lower and is situated as an undersized lot measuring 66.69'x120' for a total lot area of 7,919 sq. ft. whereas 35,000 sq. ft. is the minimum required lot area in the R-3 Mainland Zoning District. Through this application, Applicant seeks approval to develop a single-family residential dwelling on the Property. The Applicant is requesting bulk variance relief, pursuant to N.J.S.A. 40:55D-70(c)(1) and N.J.S.A. 40:55D-70(c)(2), and from the provisions of Chapter 400-15(D) of the Township of Lower Land Development Ordinance, pertaining to minimum required lot area, minimum required lot frontage, minimum required lot width, and minimum required lot depth. The Applicant also requests any, and all, other variances, approvals, and/or waivers that the Board may deem necessary at the time of the hearing on this land development application.

PLEASE TAKE FURTHER NOTICE that a Public Hearing will be held

before the Township of Lower Planning Board on this Application on Thursday, November 7, 2024, at 6:00 p.m. at the Lower Township Municipal Building meeting room, located at 2600 Bayshore Road, Villas, New Jersey 08251. If you have any comments regarding this Application, you have the right to attend the meeting and be heard. At least ten (10) days prior to the aforesaid date, the Application, as well as all supporting plans and documents, will be on file in the office of the Board Secretary at the Lower Township Municipal Building, 2600 Bayshore Road, Villas, New Jersey 08251, and available for inspection during normal working hours on any weekday. This Notice is given pursuant to the provisions of N.J.S.A. 40:55D-1, et seq.

John P. Amenhauser, Esquire

The DeWeese Law Firm, P.C. Attorney for Applicant

# Beach Break

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**Legal Notice** 

**Legal Notice** 

WEST CAPE MAY PLANNING & ZONING BOARD

WEST CAPE MAY PLANNING & ZONING BOAHD NOTICE OF HEARING TAKE NOTICE that a public hearing will be conducted by the Borough of West Cape May's Planning and Zoning Board at Borough Hall, 732 Broadway, West Cape May, New Jersey 08204, on Tuesday, November 5th, 2024, at 6:30 p.m., on the following application:

APPLICANT: Shadowless Film, LLC, 307, Sixth Ave. West Cape

APPLICANT: Snadowiess Film, LLC, 307, Sixth Ave. West Cape May, New Jersey 08204.
PROPERTY: The subject property, is owned by the applicant and is 2.73-acres in size. Located at 307 Sixth avenue, West Cape May (Block 55, Lot 23.03) in an R-5 zoning district.
SUMMARY OF APPLICATION: The property is currently a large resi-

dential lot of almost three acres with an existing home. The Owner wishes to subdivide the property leaving the home on one of the new lots that will fully comply with the zoning and create one additional lot deficient in frontage. Both lots will comply with or exceed the zoning requirements as to lot size, side yard, front yard and rear yard setbacks. Distance to other homes and other building requirements. setbacks. Distance to other nomes and other building requirements. However, one lot will not comply with §27.14.2, because the lot frontage requirement on the north side of the street is 150 feet per lot. Therefore, the applicate will be asking for relief for lot frontage and lot width because one of the lots will have 125 feet of frontage and width. Both lots if approved will be much larger than the majority of the lots on Sixth Ave. The applicant seeks any and all other variances with the property of the lots of

the lots on Sixth Ave. The applicant seeks any and all other variances, waivers, or other relief that may be necessary or appropriate for approval of the application and the applicant's proposed development and use of the property.

PUBLIC REVIEW AND PARTICIPATION: As required by law this notice is being published once in the Cape May Star and Wave newspaper, and it is being mailed, by certified mail, return receipt requested, to owners of all properties that are determined by the Tax Assessors of West Cape May Borough to be within 200 feet of the property or otherwise entitled to mailed notice. Copies of the application and related materials are currently on file at the West Cape May Municipal Building (address above) and are available for public inspection pal Building (address above) and are available for public inspection during regular business hours (currently Monday through Friday from atting regular business include (culterly Molitady information) and the same as a same at the application hearing in accordance with the rules of the Borough of West Cape May's Planning and Zoning Board and applicable laws.

This notice is being given by the applicant's attorney pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.) and West Cape May's land development regulations.

May's land development regulations.

Jonathan Sachar, Esc c/o box 2201 Cape May, New Jersey 08204

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL
APPLICANT'S/APPELLANT'S NAME AND ADDRESS: Joseph McMenamin and James Penzi 12 Folsom Rd. N. Cape May, NJ 08204 SUBJECT PROPERTY - STREET ADDRESS: 12 Folsom Rd. N. Cape May, NJ 08204 BLOCK/LOT NUMBERS:

10/23 pf \$30.00

Block 533.01 Lots 86 & 87

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 December 2024, 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:
CREATE A SECOND ADDITION ON AN EXISTING GARAGE THAT

WOULD EXCEED THE HEIGHT OF THE HOUSE TO BE USED FOR 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. 10/23 pf \$19.50

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL
APPLICANT's/APPELLANT'S NAME AND ADDRESS:

Dennis Spilker 13 Arrowwood Lane North Cape May NJ 08204 SUBJECT PROPERTY - STREET ADDRESS:

13 Arrowwood Lane North Cape May NJ 08204

BLOCK/LOT NUMBERS: Block 496.20 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 Bayshore Road, Villas, NJ 08251, on the 7th day of November 2024, 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:

Construct a new single-family residence that will exceed the principal building coverage requirement and with encroachment into the minimum side yard setback requirement for a new front porch and any other variances and/or waivers the board shall deem necessary at contrary to the requirements of Section(s) 400-14D of the Zoning Or

dinance. 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. 10/23 pf \$20.50

NOTICE OF APPLICATION FOR APPLICANT's/APPELLANT'S NAME AND ADDRESS: William & Deborah Cawley 501 Clubhouse Drive

North Cape May NJ 08204 SUBJECT PROPERTY - STREET ADDRESS: 501 Clubhouse Drive North Cape May NJ 08204 BLOCK/LOT NUMBERS: Block 529 Lot 1.03

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 7th day of November 2024, 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:

Construct a new single-story covered porch for an existing single family residence with encroachment into the minimum front yard setback requirement and that will exceed the permitted principal building cov erage requirement and any other variances or waivers the board shall

deem necessary at the time of the hearing 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 sec 10/23 pf \$21.00

SHOP SMALL • SPEND LOCAL EAT LOCAL • ENJOY LOCAL

Support the local businesses that support the community.

10/23 pf \$26.50