



CLASSIFIEDS



HELP WANTED

The Cape May Day Spa is looking for Massage Therapists to join our growing year-round operation. NJ State Massage Therapy License required. Contact: katarina@capemaydayspa.com, 609.898.1003..

HOME IMPROVMENT

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 Erie Metal Roofs: 1-844-299-1901. (1/4)

MISCELLANEOUS

CARING for an aging loved one? Wondering about options like senior-living communities and in-home care? Caring.com's Family Advisors are here to help take the guesswork out of senior care for you and your family. Call for FREE, no-obligation consultation: 1-855-833-9210. Fi-

MISCELLANEOUS

nancing available. Call Sade Step 1-855-227-0879. (1/4)

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 20% off Entire Purchase. Plus 10% Senior & Military Discounts. Call 1-855-516-1257 (1/4)

Switch and save up to \$250/year on your talk, text and data. No contract and no hidden fees. Unlimited talk and text with flexible data plans. Premium nationwide coverage. 100% U.S. based customer service. Limited time offer - get \$50 off on any new account. Use code GIFT50. For more information, call 1-866-388-2170 (1/4)

GENERAC Standby Generators.

The weather is increasingly unpredictable. Be prepared for power outages. FREE 7-Year extended warranty (\$695 value!) Schedule your FREE in-home assessment today. Call 1-844-228-1850 special financing for qualified customers. (1/4)

MISCELLANEOUS

Deliver your message to nearly a million readers. 609-406-0600 ext. 14 for more information. (1/4)

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. (1/4)

Boca Walk-In Tubs. American made. Lifetime warranty on all parts. The LOWEST step in the industry. Great options like a heated seat, a rainfall shower head, aromatherapy and spa-light features. Installation can be done in as little as 4-6 hours. Call now! Limited time offer - \$1500 off! Call 1-888-490-4854 (1/4)

BUSINESS OPPORTUNITIES

ATTENTION BUSINESS OWNERS: Do you want to reach nearly a million readers? Place your 25-word classified ad in over 90 newspa-

BUSINESS OPPORTUNITIES

pers throughout NJ for \$560. Contact Peggy Arbitell 609-359-7381 or visit www.njpa.org. (1/4)

PUBLIC NOTICE

Keeping an eye on your governments? 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.nj-publicnotices.com (1/4)

LEGALS

WANT TO SEE YOUR LEGAL AD IN THIS SECTION?
Email us at: cmlegalads@gmail.com or call 609-884-3466

LEGALS

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 003265 22 therein, pending wherein, NATIONSTAR MORTGAGE LLC DB/A MR. COOPER is the Plaintiff and JERRY S. DEARING, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 01/11/2023
at one o'clock in the afternoon of the said day, at the Old Historical Court House Building, Route 9, Cape May Court House, New Jersey.

Property to be sold is located in the TOWNSHIP OF LOWER, County of Cape May in State of New Jersey.
Commonly known as:
120 W. PACIFIC AVENUE, VILLAS, NJ 08251
BEING KNOWN as **BLOCK 124, TAX LOT 15 ADDT' 16 & 17**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 90X80
Nearest Cross Street: YALE STREET
NOTICE THROUGH PUBLICATION:
Subject to any unpaid taxes, municipal or other charges, and any such taxes, charges, liens, insurance premiums or other advances made by plaintiff prior to this sale. All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding interest remain of record and/or have priority over the lien being foreclosed and, if so, the current amount due thereon.
• 2022 QTR 4 DUE: 11/01/2022 \$577.97 OPEN
• 2023 QTR 1 DUE: 02/01/2023 \$560.57 OPEN
• 2023 QTR 2 DUE: 05/01/2023 \$560.57 OPEN
WATER: Lower MUA 2900 Bayshore Road Villas, NJ 08251 609-886-7146 Acct: 1227 0 04/15/2022 - 07/15/2022 \$62.48 OPEN PLUS PENALTY \$539.91 OPEN PLUS PENALTY; OWED IN ARREARS Subject to final reading.
SEWER: Lower MUA 2900 Bayshore Road Villas, NJ 08251 609-886-7146 Acct: 1227 0 10/01/2022 - 12/31/2022 \$80.00 OPEN \$640.00 OPEN PLUS PENALTY; OWED IN ARREARS
Surplus Money: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there remains any surplus money, the money will be deposited into the Superior Court Trust Fund and any person claiming the surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 stating the nature and extent of that person's claim and asking for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.
FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832.
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 **\$142,376.32** 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: ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
ROBERT A. NOLAN, SHERIFF
CH756803
12/14, 12/21, 12/28, 1/4, pf \$178.00

LEGALS

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 005818 20 therein, pending wherein, WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-1, ASSET-BACKED CERTIFICATES, SERIES 2007-1 is the Plaintiff and KENNETH JOHN HUTCHINSON, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 01/11/2023
at one o'clock in the afternoon of the said day, at the Old Historical Court House Building, Route 9, Cape May Court House, New Jersey.

Property to be sold is located in the TOWNSHIP OF LOWER, County of Cape May in State of New Jersey.
Commonly known as:
15 OSPREY DRIVE, NORTH CAPE MAY, NJ 08204
BEING KNOWN as **BLOCK 496.16, TAX LOT 7**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 50X140
Nearest Cross Street: HERON WAY
Subject to any unpaid taxes, municipal or other charges, and any such taxes, charges, liens, insurance premiums or other advances made by plaintiff prior to this sale. All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding interest remain of record and/or have priority over the lien being foreclosed and, if so, the current amount due thereon.
• 2022 QTR 4 DUE: 11/01/2022 \$953.09 OPEN
• 2023 QTR 1 DUE: 02/01/2023 \$925.50 OPEN
• 2023 QTR 2 DUE: 05/01/2023 \$925.50 OPEN
WATER: Lower MUA 2900 Bayshore Road Villas, NJ 08251 609-886-7146 Acct: 6593 0 04/15/2022 - 07/15/2022 \$62.48 OPEN PLUS PENALTY \$544.95 OPEN PLUS PENALTY; OWED IN ARREARS Subject to final reading.
SEWER: Lower MUA 2900 Bayshore Road Villas, NJ 08251 609-886-7146 Acct: 1227 0 10/01/2022 - 12/31/2022 \$80.00 OPEN \$560.00 OPEN PLUS PENALTY; OWED IN ARREARS
Surplus Money: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there remains any surplus money, the money will be deposited into the Superior Court Trust Fund and any person claiming the surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 stating the nature and extent of that person's claim and asking for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.
FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832.
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 **\$532,634.49** 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: ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
ROBERT A. NOLAN, SHERIFF
CH756804
12/14, 12/21, 12/28, 1/4, pf \$192.00

LEGALS

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL APPLICANT'S/APPELLANT'S NAME AND ADDRESS:
Robert J. Salasin
48 Croydon Drive
North Cape May, NJ 08204
SUBJECT PROPERTY - STREET ADDRESS:
248 New Jersey Avenue, Villas, NJ 08251
BLOCK/LOT NUMBERS:
Block 150, Lot 5-8
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 19 day of January 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 Minor Subdivision approval to subdivide a 100.6' x 107.7' parcel into two (2) 50' x 100.7' lots and construct a single family residence on the newly formed lot. After subdivision each lot will contain 5,390 sq. ft. Variance relief requested for this application is as follows: Hardship variances for lot area, frontage and width, for each newly created lot, as well as, any and all variance relief the Planning Board may require.
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.
BY: CHARLES W. SANDMAN, III ESQUIRE
ATTORNEY FOR APPLICANT
1/4, pf \$23.00 3

LEGALS

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL APPLICANT'S/APPELLANT'S NAME AND ADDRESS:
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48 Croydon Drive
North Cape May, NJ 08204
SUBJECT PROPERTY - STREET ADDRESS:
248 New Jersey Avenue, Villas, NJ 08251
BLOCK/LOT NUMBERS:
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* Must be served and published in accordance with NJSA 40:55D-12, et seq.
BY: CHARLES W. SANDMAN, III ESQUIRE
ATTORNEY FOR APPLICANT
1/4, pf \$23.00 3

LEGALS

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 005821 22 therein, pending wherein, WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-1, ASSET-BACKED CERTIFICATES, SERIES 2007-1 is the Plaintiff and WILIAM W. LYMAN, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 01/11/2023
at one o'clock in the afternoon of the said day, at the Old Historical Court House Building, Route 9, Cape May Court House, New Jersey.

Property to be sold is located in the TOWNSHIP OF LOWER, County of Cape May in State of New Jersey.
Commonly known as:
601 WAYNE AVENUE, NORTH CAPE MAY, NJ 08204
BEING KNOWN as **BLOCK 72 N/A 664, TAX LOT 19**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 66.67FT X 118.02FT X 66.76FT X 114.25 FT
Nearest Cross Street: FRANKLIN AVENUE
Subject to any unpaid taxes, municipal or other charges, and any such taxes, charges, liens, insurance premiums or other advances made by plaintiff prior to this sale. All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding interest remain of record and/or have priority over the lien being foreclosed and, if so, the current amount due thereon.
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.
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.
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Amount due under judgment is **\$182,825.19** 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: BROCK & SCOTT, PLLC
302 FELLOWSHIP ROAD SUITE 130
MT. LAUREL, NJ 08054
ROBERT A. NOLAN, SHERIFF
CH756806
12/14, 12/21, 12/28, 1/4, pf \$140.00

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ATTORNEY: BROCK & SCOTT, PLLC
302 FELLOWSHIP ROAD SUITE 130
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LEGALS

SHERIFF'S SALE
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Nearest Cross Street: FRANKLIN AVENUE
Subject to any unpaid taxes, municipal or other charges, and any such taxes, charges, liens, insurance premiums or other advances made by plaintiff prior to this sale. All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding interest remain of record and/or have priority over the lien being foreclosed and, if so, the current amount due thereon.
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All publication costs are paid for by the Plaintiff.
ATTORNEY: BROCK & SCOTT, PLLC
302 FELLOWSHIP ROAD SUITE 130
MT. LAUREL, NJ 08054
ROBERT A. NOLAN, SHERIFF
CH756806
12/14, 12/21, 12/28, 1/4, pf \$140.00

LEGALS

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY
ORDINANCE #2022-15

Title: AN ORDINANCE AMENDING CHAPTER 400, LAND DEVELOPMENT, OF THE CODE OF THE TOWNSHIP OF LOWER, TO CREATE AN OVERLAY ZONING DISTRICT IN THE GB-1 ZONE TO GOVERN CLASS 5 CANNABIS RETAIL LICENSES AND CLASS 6 CANNABIS DELIVERY LICENSES
WHEREAS, on November 3, 2020, registered New Jersey voters approved, by a ratio of 67.08% voting in favor of legalizing marijuana and 32.92% against, Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of marijuana for adults at least 21 years of age, and
WHEREAS, in the Township of Lower, approximately 70% of registered voters voted in favor of legalizing marijuana in the State of New Jersey; and
WHEREAS, on February 22, 2021, New Jersey Governor Philip Murphy signed the 'New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act' (the "Act"), N.J.S.A. 24:61-1 et seq., into law effectively legalizing marijuana throughout the state of New Jersey; and
WHEREAS, the Act legalized the recreational use of marijuana and established a comprehensive regulatory and licensing scheme for the creation of a commercial cannabis industry within the state of New Jersey and specifically created six (6) distinct classes of commercial cannabis licenses related to growing, processing, distributing, wholesale, delivery, and retail uses; and
WHEREAS, on July 6, 2021, Township Council adopted Ordinance #2021-13 which amended Chapter 400, Land Development, of the Code of the Township of Lower and authorized the issuance of no more than two (2) Class 5 Cannabis Retail Licenses and no more than two (2) Class 6 Cannabis Delivery Licenses to operate within the Township's GB-1 and I zoning districts; and
WHEREAS, on November 15, 2021, Township Council adopted Ordinance #2021-21 which amended Chapter 400, Land Development, of the Code of the Township of Lower to expand the permitted zones in which Class 5 Cannabis Retail Licenses and Class 6 Cannabis Delivery Licenses are permitted to include the MD-2 (Marine Development/Commercial) zone; and
WHEREAS, after further review, the Township has determined that revisions to the GB-1 zone and the conditions associated with Class 5 Cannabis Retail Licenses and Class 6 Cannabis Delivery Licenses should be revised in order to establish an overlay zoning district to ensure that these uses are confined to specific areas of the GB-1 zone;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey that Chapter 400, Land Development, of the Code of the Township of Lower, be and hereby is amended as follows: Section 1. Chapter 400, Land Development, Subsection B(21), is hereby incorporated as follows:
§ 400-10(B)(21)GB-1 Cannabis Overlay Zone. The Cannabis Overlay Zone shall be located within the GB-1 zone and same is specifically confined to Block: 690, Lots: 1.01 & 1.02 and Block: 741.01, Lot: 28.01.

Section 2. Chapter 400, Land Development, Article IV, District Regulations, Subsection 17, GB General Business, paragraph (A)(16), is hereby repealed and replaced with:
Class 5 cannabis retail stores, confined to the GB-1 Cannabis Overlay Zone, and subject to the requirements of § 400-111. This use shall not be permitted in the GB-2 Zone.

Section 3. Chapter 400, Land Development, Article IV, District Regulations, Subsection 17, GB General Business, paragraph (A)(17), is hereby repealed and replaced with:
Class 6 cannabis delivery stores/services, confined to the GB-1 Cannabis Overlay Zone, and subject to the requirements of § 400-111. This use shall not be permitted in the GB-2 Zone.

Section 4. Chapter 400, Land Development, Article VII, Exceptions, Modifications and Development Alternatives, Subsection 56, Conditional uses, paragraph (P), is hereby repealed and replaced with:
P. Class 5 cannabis retail stores.
(1) There shall be no more than two (2) Class 5 Cannabis Retail Licenses issued in Township of Lower and same shall be confined to the GB-1 Cannabis Overlay Zone, MD-2, or I zoning districts. Cannabis retail stores shall not be permitted within any other zone located within the Township of Lower.
Class 5 Cannabis retail stores located in the GB-1 Cannabis Overlay Zone are deemed to be permitted uses, subject to the provisions of § 400-111.
(2) Submission of a license and/or a conditional license approved by the State of New Jersey and/or the Cannabis Regulatory Commission to engage in the retail sale of marijuana.
(3) Submission of a copy of the Application submitted to the State of New Jersey requesting a Class 5 Cannabis Retail License along with all attachments.
(4) Compliance with any and all requirements set forth within the 'New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act', N.J.S.A. 24:61-1 et seq.
(5) Compliance with the area and bulk requirements of the zoning district in which same is proposed to be located.

(6) The design of any building must conform to the general character of the area and not adversely affect the safe, comfortable enjoyment of property rights in the zone in which it is located.
(7) No cannabis retail stores shall be located within 300 feet, measured from the front entrance to the proposed commercial property, of any residential structure, fire house, school, public playground, place of worship, hospital, beach, public recreational facility, or public library.
(8) All sales to consumers must take place in the indoor areas of a cannabis establishment and/or curbside, in accordance with the provisions of N.J.A.C. 17:30-12.4, in front of said cannabis establishment. With the exception of the wholesale delivery of cannabis and/or the delivery of goods/equipment associated with the operation of a cannabis retail store, no business shall be conducted in the rear of a cannabis establishment.
(9) Hours of operation shall be limited to 10a.m. to 10p.m.
(10) Cannabis Consumption Areas are prohibited from operating anywhere on the premises which are licensed to engage in the retail sale of cannabis.
(11) No outside storage of any cannabis, cannabis products or cannabis paraphernalia shall be permitted.
(12) All other applicable requirements of this chapter shall be met.
(13) To the extent that any of the provisions outlined herein are in conflict with rule and regulations promulgated by the New Jersey Cannabis Regulatory Commission, the rules and regulations of the Commission shall control.

Section 5. Chapter 400, Land Development, Article VII, Exceptions, Modifications and Development Alternatives, Subsection 56, Conditional uses, paragraph (Q), is hereby repealed and replaced with:
Q. Class 6 cannabis delivery service.
(1) There shall be no more than two (2) Class 6 Cannabis Delivery Licenses issued in Township of Lower and same shall be confined to the GB-1 cannabis overlay zone, MD-2, or I zoning districts. Cannabis delivery stores/services shall not be permitted within any other zone located within the Township of Lower.
Class 6 Cannabis delivery stores/services located in the GB-1 cannabis overlay zone are deemed to be permitted uses, subject to the provisions of §400-111.
(2) Submission of a license and/or a conditional license approved by the State of New Jersey and/or the Cannabis Regulatory Commission to engage in the delivery of marijuana.
(3) Submission of a copy of the Application submitted to the State of New Jersey requesting a Class 6 Cannabis Delivery License along with all attachments.
(4) Compliance with any and all requirements set forth within the 'New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act', N.J.S.A. 24:61-1 et seq.
(5) Compliance with the area and bulk requirements of the zoning district in which same is proposed to be located.
(6) The design of any building must conform to the general character of the area and not adversely affect the safe, comfortable enjoyment of property rights in the zone in which it is located.
(7) No Cannabis Delivery Service shall be located within 300 feet, measured from the front entrance to the proposed commercial property, of any residential structure, fire house, school, public playground, place of worship, hospital, beach, public recreational facility, or public library.
(8) Cannabis Consumption Areas are prohibited from operating anywhere on the premises which are licensed to engage in the delivery of cannabis.
(9) No outside storage of any cannabis, cannabis products or cannabis paraphernalia shall be permitted.
(10) All other applicable requirements of this chapter shall be met.
(11) To the extent that any of the provisions outlined herein are in conflict with rule and regulations promulgated by the New Jersey Cannabis Regulatory Commission, the rules and regulations of the Commission shall control.

Section 6. Chapter 400, Land Development, Article VII, Exceptions, Modifications and Development Alternatives, Subsection 56, Conditional uses, paragraph (Q), is hereby repealed and replaced with:
Q. Class 6 cannabis delivery service.
(1) There shall be no more than two (2) Class 6 Cannabis Delivery Licenses issued in Township of Lower and same shall be confined to the GB-1 cannabis overlay zone, MD-2, or I zoning districts. Cannabis delivery stores/services shall not be permitted within any other zone located within the Township of Lower.
Class 6 Cannabis delivery stores/services located in the GB-1 cannabis overlay zone are deemed to be permitted uses, subject to the provisions of §400-111.
(2) Submission of a license and/or a conditional license approved by the State of New Jersey and/or the Cannabis Regulatory Commission to engage in the delivery of marijuana.
(3) Submission of a copy of the Application submitted to the State of New Jersey requesting a Class 6 Cannabis Delivery License along with all attachments.
(4) Compliance with any and all requirements set forth within the 'New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act', N.J.S.A. 24:61-1 et seq.
(5) Compliance with the area and bulk requirements of the zoning district in which same is proposed to be located.
(6) The design of any building must conform to the general character of the area and not adversely affect the safe, comfortable enjoyment of property rights in the zone in which it is located.
(7) No Cannabis Delivery Service shall be located within 300 feet, measured from the front entrance to the proposed commercial property, of any residential structure, fire house, school, public playground, place of worship, hospital, beach, public recreational facility, or public library.
(8) Cannabis Consumption Areas are prohibited from operating anywhere on the premises which are licensed to engage in the delivery of cannabis.
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