# CLASSIFIEDS

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# **MISCELLANEOUS**

1901. (1/4)

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# 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 003285 22 therein pending wherein, NATIONSTAR MORTGAGE LLC D/B/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

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'L 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 PUBLICA-TION:

Subject to any unpaid taxes, municipal or other charges, and any such taxes, charges, 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 Bay-

shore Road Villas N.I 08251 609-886-7146 Acct: 04/15/2022 - 07/15/2022 \$62.48 OPEN PLUS PENALTY \$539.91 OPEN PLUS PENALTY; OWED IN ARREARS Subject to final

SEWER: Lower MUA 2900 Bayshore Road Villas, NJ 08251 609-886-7146 Acct: 1227 0 10/01/2022 - 1231/2022 \$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.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PART-130 CLINTON ROAD. FAIRFIELD, NJ 07004

ROBERT A. NOLAN, SHERIFF CH756803 12/14, 12/21, 12/28, 1/4, pf

\$178.00

# MISCELLANEOUS

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

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# **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 AS-SOCIATION AS TRUSTEE FOR

OPTION ONE MORTGAGE LOAN TRUST 2007-1, ASSET-BACKED CERTIFICATES, SE-RIES 2007-1 is the Plaintiff and KENNETH JOHN HUTCHIN-SON, 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 Histori-cal 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 15 OSPREY DRIVE, NORTH

CAPE MAY, NJ 08204 BEING KNOWN as BLOCK 496.16, TAX LOT 7, on the of-

ficial 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

\$925.40 OPEN 2023 QTR 2 DUE: 05/01/2023 \$925.39 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: 6593 0 10/01/2022 - 1231/2022 \$80.00 OPEN \$560.00 OPEN PLUS PENALTY; OWED IN ARREARS Purchasers are put on notice of lien held by Bay Gardens II Landowners Association (PO Box 984 North Cape May, NJ 08204) which was recorded in the Cape May Clerk's office on April 13, 2018 in Book 36, Page 846. Said lien was in the amount of \$438.00 and may remain open in whole or in part after sale. Ad-

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 ask ing for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the sur-

ditional sums may also be due.

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

plus, if any.

is \$532.634.49 costs and Sher-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. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PART-NERS, PLLC 130 CLINTON ROAD, SUITE 202

FAIRFIELD, NJ 07004 SHERIFF CH756804 12/14, 12/21, 12/28, 1/4, pf \$192.00

# MISCELLANEOUS

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# **OPPORTUNITIES**

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publicnotices.com (1/4)

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cmlegalads@gmail.com

# **LEGALS**

APPLICANT's/APPELLANT's NAME AND ADDRESS:
Robert J. Salasin

48 Crovdon Drive

SUBJECT PROPERTY - STREET ADDRESS:

Block 150 Lot 5-8

TAKE NOTICE\* that a hearing will be held before the Zoning Board of plicant (or Appellant) is seeking permission to

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

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.

12, et seq.

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 007548 22 therein, pending wherein, WELLS FAR-GO. N.A. is the Plaintiff and WIL-LIAM 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

Property to be sold is located in the TOWNSHIP OF LOWER, County of Cape May in State of New Jersey

Commonly known as: AVENUE,

NORTH CAPE MAY, NJ 08204 BEING KNOWN as **BLOCK**72 N/K/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

FRANKLIN AVENUE

Subject to any unpaid taxes, municipal or other charges, and any such taxes, charges, 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.

Amount due under judament 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

Email us at: or call 609-884-3466

# **LEGALS**

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL

248 New Jersey Avenue, Villas, NJ 08251 BLOCK/LOT NUMBERS:

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 Ap-Applicant seeks Minor Subdivision approval to subdivide a 100.6' x

contain 5.390 sq. ft. Variance relief regusted 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 Maps and documents relating to the said matter, if any, will be avail-

This Notice is given pursuant to NJSA 40:55D-11, et seq.

\* Must be served and published in accordance with NJSA 40:55D-

BY: CHARLES W. SANDMAN, III ESQUIRE

ATTORNEY FOR APPLICANT 1/4, pf \$23.00

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, LOANCARE, LLC is the Plaintiff and GOD-FREY G. KAMYA, ET AL is the Defendant, I shall expose to sale

# at public venue on: WEDNESDAY, 01/25/2023

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

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

New Jersey Commonly known as: 643 TOWN BANK ROAD, NORTH CAPE MAY (LOWER

TOWNSHIP) NJ 08204
BEING KNOWN as BLOCK 499.01. TAX LOT 34, on the of-

ficial Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: 118' X

Nearest Cross Street: SUN-NYSIDE DRIVE

Prior Lien(s):
WATER MUA account due in the approx. amount of

SEWER MUA account past due in the approx. amount of \$240.00 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.

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 ask ing for an order directing payment of the surplus money The Sheriff or other person conducting the sale will have information regarding the sur-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 Mortgag

is \$214,735.70 costs and Sher-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: STERN. LAVINTHAL AND FRANKENBERG, LLC

ROBERT A. NOLAN. CH756809 12/28, 1/4, 1/11, 1/18, pf

\$151.00

**LEGALS** TOWNSHIP OF LOWER, COUNTY OF CAPE MAY,

ORDINANCE #2022-15 AN ORDINANCE AMENDING CHAPTER 400, LAND DE-Title: VELOPMENT, 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

tered 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

24:6I-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

sale, delivery, and retail uses; and WHEREAS, on July 6, 2021, Township Council adopted Ordinance

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 Deliv-

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

lay 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:

Section 2. Chapter 400, Land Development, Article IV, District Regulations, Subsection 17, GB General Business, paragraph (A)(16), is

lay 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:

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 Liwithin 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 (2) Submission of a license and/or a conditional license approved by

(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 dis-

trict 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

sured 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 pro-

cannabis establishment. (9) Hours of operation shall be limited to 10a.m. to 10p.m.

nabis 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

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:

# **LEGALS**

provisions of §400-111.

**LEGALS** 

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 can-nabis overlay zone are deemed to be permitted uses, subject to the

(2)Submission of a license and/or a conditional license approved by the State of New Jersey and/or the Cannabis Regulatory Commis sion 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

(4)Compliance with any and all requirements set forth within the 'New Jersey Cannabis Regulatory, Enforcement Assistance, and Market-place Modernization Act', N.J.S.A. 24:6I-1 et seq.

(5)Compliance with the area and bulk requirements of the zoning dis trict 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 play-

ground, place of worship, hospital, beach, public recreational facility or public library. (8) Cannabis Consumption Areas are prohibited from operating any where 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 rules and regulations promulgated by the New Jersey Cannabis Regulatory Commission, the rules and regulations of the

Section 6. Chapter 400, Land Development, Article IX, Overlay Zon ing Districts, Subsection 111, is hereby enacted as follows:

ARTICLE IX Overlay Zoning Districts

§ 400-111 GB-1 Cannabis Overlay Zone Purpose.

(1)The GB-1 Cannabis Overlay Zone is hereby enacted order to ensure that class 5 cannabis retail licenses and class 6 cannabis deliv ery licenses are confined to specific areas of the GB-1 zone deemed to be appropriate locations for said uses.

(2)The GB-1 Cannabis Overlay Zone establishes regulations in an effort to facilitate these types of uses while protecting and promoting the general welfare of the community and the quality of life of existing residential and commercial uses located in close proximity to same B. Impact on underlying zoning.

(1)The GB-1 Cannabis Overlay Zone shall not replace the existing

GB-1 zoning regulations. (2)Any individual or entity seeking to develop property within the GB-1 Cannabis Overlay Zone shall have the option to utilize or de-

velop the property in accordance with the regulations of either the underlying GB-1 zone or regulations outlined herein. Permitted Uses. (1)Class 5 Cannabis Retail Stores (2) Class 6 Cannabis Delivery Services. D. Area and Yard requirements.

(1)The area and bulk requirements of the underlying GB-1 zone shall

Additional Requirements. (1)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.

apply to the permitted uses within the GB-1 Cannabis Overlay Zone

(2) Submission of a copy of the Application submitted to the State of New Jersey requesting a Class 5 Cannabis Retail License or Class 6 Cannabis Delivery License along with all attachments. (3)Compliance with any and all requirements set forth within the 'New Jersey Cannabis Regulatory, Enforcement Assistance, and Market-

place Modernization Act', N.J.S.A. 24:61-1 et seg. (4)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.
(5)Cannabis Consumption Areas are prohibited from operating anywhere on the premises which are licensed to engage in the delivery

(6)No outside storage of any cannabis, cannabis products or cannabis paraphernalia shall be permitted.
(7)Hours of operation shall be limited to 10:00 a.m. to 10:00 p.m. (8) All other applicable requirements of this chapter shall be met.

(9)To the extent that any of the provisions outlined herein are in

conflict with rules and regulations promulgated by the New Jersey Cannabis Regulatory Commission, the rules and regulations of the Commission shall control. Site Plan Review.

(1)Cannabis Retail Stores and/or Cannabis Delivery Stores/Services proposed to be located in existing buildings shall be exempt from site plan review provided no expansion or external renovations are proposed to same. (2) Cannabis Retail Stores and/or Cannabis Delivery Stores/Services

proposed to be located in new construction shall require site plan review and approval. Section 7. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed to the extent of such conflict or in-

consistency. Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to this end the provision of this Ordinance are hereby declared to be severable Section 9. This Ordinance shall become effective 20 days after final

Julie A Picard, Township Clerk

passage and publication according to law. Thomas Conrad, Councilmember Kevin Coombs, Councilmember Roland Roy, Jr., Councilmembe

Adopted: Dave Perry, Deputy Mayor

Frank Sippel, Mayor Attest:

1/4, pf \$165.00

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL

Robert J. Salasin 48 Croydon Drive North Cape May, NJ 08204

SUBJECT PROPERTY - STREET ADDRESS: 35 Rose Lane, Villas, NJ 08251 BLOCK/LOT NUMBERS: 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 19th day of January

APPLICANT's/APPELLANT'S NAME AND ADDRESS:

appeal), regarding the above mentioned property, wherein the Applicant (or Appellant) is seeking permission to: Applicant seeks minor subdivision approval to subdivide a 150' x 100' parcel containing a single family residence on one half (proposed lot 15.01) and construct a single family residence on the newly formed lot (proposed lot 15.02) Variance relief requested for this application is as follows: Hardship variances for Lot area, frontage and width, for

2023, at 6:00 PM, to consider an application for development (or an

newly created lot (proposed 15.02), as well as, any and all variance relief the Pannning Board my require. Mans 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-

> BY: CHARLES W. SANDMAN, III ESQUIRE ATTORNEY FOR APPLICANT

1/4, pf \$23.00

12, et seq.

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Call 609-884-3466 to speak to your advertising consultant.



**LEGALS** 

STATE OF NEW JERSEY

WHEREAS, in the Township of Lower, approximately 70% of regis-

Assistance, and Marketplace Modernization Act' (the "Act"), N.J.S.A.

Jersey and specifically created six (6) distinct classes of commercial cannabis licenses related to growing, processing, distributing, whole-#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

ery Licenses are permitted to include the MD-2 (Marine Development/ Commercial) zone; and

§ 400-10(B)(21)GB-1 Cannabis Overlay Zone. The Cannabis Over-

hereby repealed and replaced with: Class 5 cannabis retail stores, confined to the GB-1 Cannabis Over

Class 6 cannabis delivery stores/services, confined to the GB-1 Cannabis Overlay Zone, and subject to the requirements of § 400-111.

censes 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

the State of New Jersey and/or the Cannabis Regulatory Commission to engage in the retail sale of marijuana.

of property rights in the zone in which it is located.
(7)No cannabis retail stores shall be located within 300 feet, mea-

visions 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

(10) Cannabis Consumption Areas are prohibited from operating anywhere on the premises which are licensed to engage in the retail sale (11)No outsid

Cannabis Regulatory Commission, the rules and regulations of the

PUBLIC NOTICE OF APPLICATION FOR DEVELOPMENT Applicant's Name: 87 Rose Lane, LLC

Same as above

Property Description: Block 378, Lot 36, 38, 40 & 42

Applicant's Address: 108 Stevens Street, West Cape May, NJ 08204

PLEASE TAKE NOTICE that a hearing will be held before the Plan-

305 Oakdale Avenue, Villas, NJ 08251

ning Board of the Township of Lower at the Lower Township Municipal Building meeting room, 2600 Bayshore Road, Villas, New Jersey 08251, on JANUARY 19, 2023, at 6:00 p.m. to consider an applica-tion for Minor Subdivision of the above referenced property which is located in the R-3 zone. The subject property is 10,000 SF (0.230 ac) and currently occupied

by a frame dwelling, deck, porch and associated site improvements

The applicant is proposing to remove the existing structures and subdivide the property into two (2) buildable lots with each being 5,000 Variance relief is sought for minimum lot area, lot frontage, and lot width contrary to the requirements of Section 400-15, and any other necessary waivers or variances of the township land use regulations required for approval. The proposed lots and building envelopes will conform in all respects to the requirements for front yard, side yard,

and rear yard setbacks, and building coverage. Any person or persons affected by this application has an opportunity to appear and to present testimony regarding the granting of the relief sought, the development proposed or the map interpretation. Access information for each meeting will be available on the agenda for the specific meeting date or on the calendar appointment on the Township's website: www.townshipoflower.org. Application documents will be available for inspection pursuant to the Municipal Land Use Law Any questions please contact lschubert@townshipoflower.org

Attorney for Applicant Christopher Gillin-Schwartz, Esq GILLIN-SCHWARTZ LAW LLC 1252 NJ Route 109, Cape May, NJ 08204

1/4, pf \$26.50

Owner's Address:

Property Address:

ee's attorney. Amount due under judgment

105 EISENHOWER PARKWAY, SUITE 302 ROSELAND, NJ 07068

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# SECTION?