

LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS

BOROUGH OF CAPE MAY POINT
SUMMARY OR SYNOPSIS OF AUDIT REPORT FOR PUBLICATION
Attention is directed to the fact that a summary or synopsis of the audit report, together with the recommendations, is the minimum required to be published pursuant to N.J.S. 40A:5-7.

COMBINED COMPARATIVE BALANCE SHEET

	Dec. 31, 2016	Dec. 31, 2015
ASSETS		
Cash and Investments	\$ 2,037,949.27	\$ 1,651,661.63
Taxes, Assessments & Liens Receivable	20,225.54	22,517.31
Accounts Receivable	335,961.23	340,789.95
Deferred Charges - Capital	606,700.00	356,979.25
Deferred Charges to Revenue of Succeeding Years	-	14,000.00
General Fixed Assets	2,195,048.73	2,163,261.73
Fixed Capital	5,557,204.57	5,557,204.57
TOTAL ASSETS	\$ 10,753,089.34	\$ 10,106,414.44
LIABILITIES, RESERVES & FUND BALANCE		
Serial Bonds & Bond Anticipation Notes	\$ 1,485,000.00	\$ 1,528,295.96
Improvement Authorizations	680,003.04	198,060.79
Other Liabilities & Special Funds	1,311,535.53	1,209,318.95
Reserve for Certain Assets Receivable	41,457.62	116,835.96
Amortization of Debt for Fixed Capital Acquired or Authorized	4,147,104.57	4,080,887.86
Investment in General Fixed Assets	2,195,048.73	2,163,261.73
Fund Balance	892,939.85	809,753.19
TOTAL LIABILITIES, RESERVES AND FUND BALANCE	\$ 10,753,089.34	\$ 10,106,414.44

COMPARATIVE STATEMENT OF OPERATIONS AND CHANGE IN FUND BALANCE - CURRENT FUND

	Dec. 31, 2016	Dec. 31, 2015
Revenue and Other Income Realized		
Fund Balance Utilized	\$ 190,878.78	\$ 139,456.49
Miscellaneous From Other than Local Property Tax Levies	532,075.85	470,054.73
Collection of Delinquent Taxes and Tax Title Liens	27,953.06	20,470.57
Collection of Current Tax Levy	2,617,747.69	2,545,440.20
Total Income	3,368,655.38	3,175,421.99
Expenditures		
Budget Expenditures: Municipal Purposes	1,864,471.92	1,794,705.72
County Taxes	1,145,269.25	1,176,612.25
Local School Taxes	153,118.00	53,118.00
Other Expenditures	-	-
Total Expenditures	3,162,859.17	3,024,435.97
Less: Expenditures to be Raised by Future Taxation	-	-
Total Adjusted Expenditures	3,162,859.17	3,024,435.97
Excess in Revenue	205,796.21	150,986.02
Adjustments to Income before Fund Balance:		
Statute Deferred Charges to Budgets of Succeeding Year	-	11,000.00
Statutory Excess to Fund Balance	205,796.21	161,986.02
Fund Balance January 1	612,857.78	590,328.25
	818,653.99	752,314.27
Less: Utilization as Anticipated Revenue	190,878.78	139,456.49
Fund Balance December 31	\$ 627,775.21	\$ 612,857.78

COMPARATIVE STATEMENT OF OPERATIONS AND CHANGE IN FUND BALANCE - WATER AND SEWER UTILITY FUND

	Dec. 31, 2016	Dec. 31, 2015
Revenue and Other Income Realized		
Fund Balance Utilized	\$ 28,215.00	\$ 43,300.00
Miscellaneous From Other than Water and Sewer Charges	7,744.19	11,301.83
Water and Sewer Charges	760,270.33	676,032.82
Total Income	796,229.52	730,634.65
Expenditures		
Budget Expenditures	669,745.29	653,778.35
Total Expenditures	669,745.29	653,778.35
Less: Expenditures to be Raised in Budget of Succeeding Year	-	-
Total Adjusted Expenditures	669,745.29	653,778.35
Excess in Revenue	126,484.23	76,856.30
Fund Balance January 1	124,469.61	90,913.31
Less: Utilization as Anticipated Revenue	250,953.84	167,769.61
Fund Balance December 31	\$ 222,738.84	\$ 124,469.61

RECOMMENDATIONS: None
The above summary or synopsis was prepared from the report of the audit of the Borough of Cape May Point, County of Cape May, for the calendar year 2016. This report of audit, submitted by Michael S. Garcia, Registered Municipal Accountant, of Ford, Scott & Associates, L.L.C. is on file at the Borough Clerk's office and may be inspected by any interested person.
A Corrective Action Plan, which outlines actions the Borough of Cape May Point will take to correct the findings listed above, will be prepared in accordance with federal and state requirements.
A copy of it will be placed on file and made available for public inspection in the Office of the Borough Clerk in the Borough of Cape May Point within 45 days of this notice.

Elaine Wallace, Borough Clerk

5/17, pf \$220.72 19

NOTICE OF REGULAR MEETING SCHEDULE
PLEASE TAKE NOTICE that the Commissioners of Fire District No. 1 in the Township of Lower, County of Cape May, shall hold workshop meetings at 7:00 p.m. and regular meetings at 8:00 p.m. on the fourth Thursday of each month, unless otherwise noted below, at the Villas Firehouse, 1619 Bayshore Road, Villas, New Jersey on the following dates:

Thursday May 25, 2017	Thursday June 22, 2017
Thursday July 27, 2017	Thursday August 24, 2017
Thursday September 28, 2017	Thursday October 26, 2017
Thursday November 16, 2017	Thursday December 28, 2017
Thursday January 25, 2018	Thursday February 22, 2018
Thursday March 22, 2018	

BY: Carrise Mornick, Secretary
The Commissioners of Fire District No. 1
Township of Lower, Cape May County

Borough of Cape May Point, TAKE NOTICE
The following Ordinance was created on second reading, opened to public comment and adopted by the Board of Commissioners of the Borough of Cape May Point on May 11, 2017 and ordered published according to law.
02-2017 ORDINANCE APPROPRIATING \$309,000 FROM THE CAPITAL IMPROVEMENT FUND FOR PURCHASE OF REAL PROPERTY - BLOCK 20 LOT 3 IN THE BOROUGH OF CAPE MAY POINT, IN THE COUNTY OF CAPE MAY, NEW JERSEY
Elaine L. Wallace, RMC
Municipal Clerk

NOTICE OF AWARD OF CONTRACT FOR PROFESSIONAL SERVICE LOWER TOWNSHIP
The Township of Lower has awarded the following contract at a meeting held on May 15, 2017 without competitive bidding, as a designated professional service pursuant to N.J.S.A. 40A:11-5(1)(a)(ii). The contract and Resolution authorizing the same are available for public inspection in the office of the Municipal Clerk.
Awarded to: Wizards Festival of Fun, Inc.
Services: Entertainment @ July 3 Festival
Amount: \$14,500
Resolution #: 2017-155
Julie A Picard
Township Clerk

REQUEST FOR PROPOSALS FOR PHYSICAL NEED ASSESSMENT
The Cape May Housing Authority invites proposals for a Physical Needs Assessment for its Lafayette Court, Osbourne Court and Broad Street Court properties. Proposals will be accepted by the Cape May Housing Authority from any company or firm meeting the proposals requirements.
Proposals must be received no later than the 2:00 p.m. on Wednesday, June 14, 2017 at the Cape May Housing Authority office, 639 Lafayette Street, Cape May, New Jersey 08204. At the time, all proposals will be opened. The Cape May Housing Authority reserves the right to reject any or all proposals or waive any informality in the proposals. No contract shall exist until an agreement is signed with no penalty. Copies of the requests for Proposals and its documents may be obtained commencing Wednesday, May 17, 2017 at 9:00 a.m. at the office of the Cape May Housing Authority, 639 Lafayette Street, Cape May, New Jersey 08204.
Carol Hackenberg, Executive Director
PHM

NOTICE OF ADOPTION TOWNSHIP OF LOWER COUNTY OF CAPE MAY
Notice is hereby given that the Township Council of the Township of Lower, at a meeting held on May 15, 2017 did adopt the following Ordinance:
Ordinance #2017-07
An Ordinance Amending the Uniform Construction Code; To Update the Fees Related to Chapter 235
Julie A. Picard
Township Clerk

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 012057 16 therein, pending wherein, CHRISTINA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR NORMANDY MORTGAGE LOAN TRUST, SERIES 2013-19 is the Plaintiff and BRENDA STANTON, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 05/31/2017
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 EAST SAINT JOHNS AVENUE, LOER TWP (VILLAS), NJ 08251
BEING KNOWN as **BLOCK 38, TAX LOT 22 AND 23**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 45 X 102
Nearest Cross Street: BAYSHORE ROAD
A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE SHERIFF OF CAPE MAY COUNTY.
The sale is subject to any unpaid taxes and assessments, tax, water, and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority.
ALL INTERESTED PARTIES ARE TO CONDUCT AND RELY UPON THEIR OWN INDEPENDENT INVESTIGATION TO ASCERTAIN WHETHER OR NOT ANY OUTSTANDING LIENS OR ENCUMBRANCES REMAIN OF RECORD AND/OR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED HEREBY AND, IF SO, TO ASCERTAIN THE CURRENT AMOUNT DUE THEREON. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the 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 judgment is \$192,085.81 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 percent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication.
All publication costs are paid for by the Plaintiff.
ATTORNEY: MICHAEL MILSTEAD & ASSOCIATES
1 EAST STOW ROAD
MARLTON, NJ 08053
GARY G. SCHAFFER, SHERIFF
CH755552
5/3, 5/10 5/17, 5/24, pf \$193.44 1

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 048325 13 therein, pending wherein, U.S. BANK TRUST, N.A., TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is the Plaintiff and PAUL V. REYNOLDS JR, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 05/31/2017
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:
207 OLD MILL DRIVE, TOWNSHIP OF LOWER, NORTH CAPE MAY, NJ 08204-3425
BEING KNOWN as **BLOCK 499.16, TAX LOT 4**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: APPROX. 80 X 100 X 80 X 100
Nearest Cross Street: Situated on the North side of Old Mill Drive, 260 feet from the East side of Glade Drive
J-030254-2007 DATE ENTERED 2/1/07 IN FAVOR OF STATE OF NEW JERSEY TREASURER AGAINST PAUL REYNOLDS JR A/K/A PAUL REYNOLDS IN AMOUNT OF \$50.00
The sale is subject to any unpaid taxes and assessments, tax, water, and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to NJSA 46:8B-21 the sale may also be subject to the limited lien priority of any Condominium / Homeowner Association liens which may exist.
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 \$193,251.84 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: SHAPIRO & DENARDO, LLC
14000 COMMERCE PARKWAY SUITE B
MT. LAUREL, NJ 08054
GARY G. SCHAFFER, SHERIFF
CH755541
5/3, 5/10 5/17, 5/24, pf \$187.24 6

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 035178 14 therein, pending wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE3 is the Plaintiff and THOMAS A. DONATI, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 06/14/2017
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:
12 TEXAS AVENUE, VILLAS, NJ 08251-1537
BEING KNOWN as **BLOCK 334.13, TAX LOT 6.02 AND 7**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 75.00FT X 100.00FT X 75.00FT X 100.00FT
Nearest Cross Street: BAYSHORE ROAD
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.
Amount due under judgment is \$280,396.98 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: PHELAN, HALLINAN, DIAMOND & JONES
400 FELLOWSHIP ROAD, SUITE 100
MT. LAUREL, NJ 08054
GARY G. SCHAFFER, SHERIFF
CH755559
5/17, 5/24, 5/31, 6/7, pf \$182.28 10

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 F010971 15 therein, pending wherein, WILMINGTON TRUST, N.A. SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS ALTA TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4 is the Plaintiff and CECILIA BERTHA KATZ, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 06/14/2017
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:
902 SCOTT AVENUE, NORTH CAPE MAY, NJ 08204
BEING KNOWN as **BLOCK 603, TAX LOT 3**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: (APPROX.) 80 X 90 X 47 X 32 X 87
Nearest Cross Street: TEAL AVENUE
Prior Lien(s): NONE
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.
The Fair Housing Act prohibits "any preference, limitation or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make such preference, limitation or discrimination" in connection with any aspect of a residential real estate transaction. Zucker, Goldberg and Ackerman, LLC encourages and supports the equal housing practices of the Fair Housing Act in the conduct of its business.
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 \$244,329.36 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: STERN, LAVINTHAL AND FRANKENBERG, LLC
105 EISENHOWER PARKWAY SUITE 302
ROSELAND, NJ 07068
GARY G. SCHAFFER, SHERIFF
CH755555
5/17, 5/24, 5/31, 6/7, pf \$176.08 9

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 026292 16 therein, pending wherein, NATIONSTAR MORTGAGE LLC is the Plaintiff and JANE S. MOUNT, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 06/14/2017
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:
10 CAPITOL LANE, VILLAS (LOWER TOWNSHIP), NEW JERSEY 08251 AKA 10 CAPITOL LANE, VILLAS, NEW JERSEY 08251
BEING KNOWN as **BLOCK 334.02, TAX LOT 2**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: APPROX. 115 X 64 IRR.
Nearest Cross Street: SITUATED ON CAPITOL LANE, NEAR ARIZONA AVENUE
The sale is subject to any unpaid taxes and assessments, tax, water, and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to NJSA 46:8B-21 the sale may also be subject to the limited lien priority of any Condominium / Homeowner Association liens which may exist.
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 \$140,223.30 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: SHAPIRO & DENARDO, LLC
14000 COMMERCE PARKWAY SUITE B
MT. LAUREL, NJ 08054
GARY G. SCHAFFER, SHERIFF
CH755561
5/17, 5/24, 5/31, 6/7, pf \$171.21 11

The Cape May Star and Wave has been watching over the shores at the southernmost tip of New Jersey since 1854. It is where locals and visitors have turned for their news weekly for more than 150 years. The Star and Wave is a weekly newspaper for local people by local people, and a great resource for visitors who want to stay abreast on what is happening in Cape May, West Cape May, Cape May Point, North Cape May, the Villas, Town Bank, Fishing Creek, Erma and the rest of Lower Township, along with other local communities. From keeping a watch on the political machinations in Cape May County and cities and towns to offering a wonderful forum for opinions and viewpoints of citizens and elected officials alike, the Cape May Star and Wave is part of the living history of this area. Stay tuned to find the best place for dining, entertainment, shopping and household services.

Have the Cape May Star and Wave delivered by mail to your home every week.

It is the perfect resource for the Jersey Cape.
To stay in touch with Cape May, order your subscription today!
609-884-3466

CAPE MAY STAR & WAVE • 609-884-3466