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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 026056 16 therein, pending wherein, UNITED STATES OF AMERICA is the Plaintiff and VICTORIA L. Mollenkopf, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 08/09/2017

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: 114 BAYRIDGE ROAD, TOWNSHIP OF LOWER, NJ 08204, WITH A MAILING ADDRESS OF 114 BAYRIDGE ROAD, NORTH CAPE MAY, NJ 08204

BEING KNOWN AS BLOCK 494.03, TAX LOT 11, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: (APPROX.) 80 FEET WIDE BY 125 FEET LONG (IRREGULAR)

Nearest Cross Street: OLD MILL DRIVE PLEASE INCLUDE THE FOLLOWING EXCEPTIONS IN THE SALE NOTICE:

A. 2ND QUARTER TAXES OPEN: \$686.15 (OPEN PLUS INTEREST AND PENALTY AFTER 05/01/2017)

B. OPEN SEWER: \$160 (OPEN PLUS INTEREST AND PENALTY AFTER 09/30/2017)

C. Subject to any unpaid taxes, municipal or other 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.

D. SUBJECT TO PRIOR MORTGAGES AND JUDGMENTS (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 \$190,847.32 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: FRANK J. MARTONE, PC 1455 BROAD STREET BLOOMFIELD, NJ 07003

GARY G. SCHAFFER, SHERIFF CH755636 7/12, 7/19, 7/26, 8/02, pf \$168.64 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 024945 14 therein, pending wherein, DEUTSHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR AMERICA HOME MORTGAGE INVESTMENT TRUST 2007-2 is the Plaintiff and FRANK CIARAMELLA, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 08/09/2017

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: 501 EAST RALEIGH AVE. UNIT #202, WILDWOOD CREST, (DIAMOND BEACH), NJ

BEING KNOWN AS BLOCK 730.02, TAX LOT 1.01, L2, 3, 4, QUAL. C-202 on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 1566 SF Nearest Cross Street: UNKNOWN

TAXES: CURRENT THOROUGH 1ST QUARTER OF 2017 \*PLUS INTEREST ON THESE FIGURES THROUGH DATE OF PAYOFF AND ANY AND ALL SUBSEQUENT TAXES, WATER AND SEWER AMOUNTS.

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 AFund 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 \$966,239.51 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 & KINGSBERG 1040 N. EISENBERG HWY SUITE 407 CHERRY HILL, NJ 08034

GARY G. SCHAFFER, SHERIFF CH755642 7/12, 7/19, 7/26, 8/02, pf \$167.40 16

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 027234 15 therein, pending wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST, SERIES INABS 2005-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2005-A is the Plaintiff and JAMES P. HAGGERTY, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 08/09/2017

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: 115 WEST NEW JERSEY AVENUE, VILLAS, NJ 08251 BEING KNOWN AS BLOCK 146, TAX LOT 58 AND 59, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 50.00' X 95.00'

Nearest Cross Street: RUTGERS STREET

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 AFund 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 \$266,392.45 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: PLEUSE, BECKER & SALTZMAN 20000 HORIZON WAY MT. LAUREL, NJ 08054-4318

GARY G. SCHAFFER, SHERIFF CH755646 7/12, 7/19, 7/26, 8/02, pf \$158.72 11

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 001139 15 therein, pending wherein, U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is the Plaintiff and KYLE E. CUEVAS, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 07/26/2017

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: 205 VERMONT AVENUE, VILLAS, NJ 08251 BEING KNOWN AS BLOCK 334.15, TAX LOT 11, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 50 X 100 Nearest Cross Street: OAK STREET & ELMWOOD AVENUE (APPROX. 150 FEET AWAY)

AMOUNT DUE FOR TAXES: 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 AFund 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 \$186,681.23 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 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: SCHILLER, KNAPP, LEFKOWITZ & HERTZEL, LLP 950 NEW LOUDON ROAD, SUITE 109 LATHAM, NY 12110

GARY G. SCHAFFER, SHERIFF CH755619 6/28, 7/5, 7/12, 7/19, pf \$177.32 7

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 203000 16 therein, pending wherein, POLICE AND FIREMANS RETIREMENT SYSTEM BOARD OF TRUSTEES BY ITS ADMINISTRATIVE AGENT, NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY is the Plaintiff and RYAN MAGILL, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 08/09/2017

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: 515 SHUNPIKE ROAD, ERMA, NJ 08204 BEING KNOWN AS BLOCK 500.01, TAX LOT 54.10, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 280.91 X 155.07' X 280.91' X 155.07'

Nearest Cross Street: GEORGE STREET

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 AFund 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 \$350,634.81 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: PLEUSE, BECKER & SALTZMAN 20000 HORIZON WAY MT. LAUREL, NJ 08054-4318

GARY G. SCHAFFER, SHERIFF CH755649 7/12, 7/19, 7/26, 8/02, pf \$155.00 13

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 027396 14 therein, pending wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and CANDI L. LUDLAM, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 07/26/2017

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: 215 EVERGREEN AVENUE, VILLAS, NJ 08251 BEING KNOWN AS BLOCK 336, TAX LOT 17, 18 AND 19, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 75' X 115' Nearest Cross Street: SPRUCE AVENUE

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 AFund 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 \$256,010.48 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: PLEUSE, BECKER & SALTZMAN 20000 HORIZON WAY MT. LAUREL, NJ 08054-4318

GARY G. SCHAFFER, SHERIFF CH755613 6/28, 7/5, 7/12, 7/19, pf \$150.04 4

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY NOTICE OF FINAL ADOPTION

Notice is hereby given that the following Ordinance was approved for final adoption by the City Council of the City of Cape May at a Regular Meeting held May 16, 2017.

BOND ORDINANCE STATEMENT AND SUMMARY #315

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the City of Cape May, in the County of Cape May, State of New Jersey on May 16, 2017 and the 20 day period of limitation within which a suit, action or proceeding questioning the validity of such bond ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full bond ordinance are available at no cost and during regular business hours, at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE CITY OF CAPE MAY, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$1,714,300 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,628,585 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF

Purposes: Purpose

Appropriation and Estimated Cost

Estimated Maximum Amount of Bonds or Notes

Period of Usefulness

a) Reconstruction of various roads throughout the City of Cape May, including drainage and storm pipes, sidewalks, curbs, street resurfacing, all signage and road striping, all in accordance with a list on file in the Office of the Clerk which is hereby incorporated by reference as if set forth at length, including all related costs and expenditures incidental thereto and further including all work and materials necessary and incidental thereto. \$750,000 \$712,500 10 years

b) The acquisition of various equipment, including, but not limited to, sport utility vehicle(s), a utility truck, snow pusher, including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto. \$174,000 \$165,300 5 years

c) Improvements to various public buildings and grounds, including, but not limited to, all municipal public buildings, storage facilities and parks, including, elevators, pedestrian walkways, lighting, signs, landscape and parking improvements, alternative and green energy features, and ADA compliant improvements, including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto. \$411,000 \$390,450 10 years

d) The acquisition of office furniture, fixtures and equipment, including, but not limited to, computers, servers, software & hardware, including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto. \$149,000 \$141,550 5 years

e) The acquisition of public safety equipment, including, but not limited to, all communications, dispatch systems and protective gear, including all related costs and expenditures incidental thereto. \$230,300 \$218,785 5 years

Total: \$1,714,300 \$1,628,585

Appropriation: \$1,714,300

Bonds/Notes Authorized: \$1,628,585

Grant Appropriated: N/A

Section 20 Costs: \$345,000

Useful Life: 8.38 years

7/12, pf \$105.40 Patricia Harbora, Clerk

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY NOTICE OF FINAL ADOPTION

Notice is hereby given that the following Ordinance was approved for final adoption by the City Council of the City of Cape May at a Regular Meeting held May 16, 2017.

BOND ORDINANCE STATEMENT AND SUMMARY #316

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the City of Cape May, in the County of Cape May, State of New Jersey on May 16, 2017 and the 20 day period of limitation within which a suit, action or proceeding questioning the validity of such bond ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full bond ordinance are available at no cost and during regular business hours, at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS TO THE WATER AND SEWER UTILITY IN AND BY THE CITY OF CAPE MAY, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$769,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$769,000 BONDS OR NOTES OF THE CITY TO FINANCE THE COST THEREOF

Purposes: Purpose

Appropriation and Estimated Cost

Estimated Maximum Amount of Bonds or Notes

Period of Usefulness

a) Improvements to the existing water and sewer system including, but not limited to, all transmission mains, laterals, piping, water storage facilities, wells, well housings, valves, pumps, pumping stations, production systems and facilities, and the replacement and installation of water meters (master meters), including all work and materials necessary therefor and incidental thereto. \$739,000 \$739,000 40 years

b) Acquisition of equipment, including, but not limited to, the acquisition of a utility truck, tools, communications and safety equipment. \$30,000 \$30,000 5 years

TOTALS: \$769,000 \$769,000

Appropriation: \$769,000

Bonds/Notes Authorized: \$769,000

Grant Appropriated: N/A

Section 20 Costs: \$155,000

Useful Life: 38.63 years

7/12, pf \$62.00 Patricia Harbora, Clerk

CAPE MAY CITY BOARD OF EDUCATION NOTICE - APPOINTMENT OF PROFESSIONAL SERVICE PROVIDERS FOR THE 2017-2018 SCHOOL YEAR.

WHEREAS, the local Public Contracts Law (N.J.S.A.40A:11.1 et seq.) requires that the Resolution authorizing the award of contracts for "professional services" without competitive bids must be publicly advertised.

NOW, THEREFORE, BE IT RESOLVED that the Cape May City Board of Education, in the County of Cape May, New Jersey, is hereby appointing the following persons to serve in the designated positions for a one year term commencing July 1, 2017:

Architect: Garrison Architects, Bellmawr, NJ Auditors: Inverso & Stewart, LLC, Marlton, NJ Board Solicitor: Robert Fineberg, Esq., Cape May Court House, NJ Broker of record/insurance: Marsh & McLennan Agency, Cape May, NJ Broker of record/dental plan: Hudson Shore, Red Bank, NJ Medical Inspector: Dr. William R. Weisberg, MD, Cape May, NJ

The contracts and Resolutions authorizing it are available for public inspection in the Administrative Office of the Cape May City Board of Education, 921 Lafayette Street, Cape May, NJ 08204.

John Thomas School Business Administrator / Board Secretary 7/12, pf \$21.08 24

CAPE MAY CITY BOARD OF EDUCATION 2017 / 2018 MEETING DATES

WHEREAS N.J.S.A. 18A: 10-6 requires every Board of Education to meet at least once in every two months; and WHEREAS it has been determined that the regular transaction of school business is best served by holding one regular meeting in the school at 6:30 p.m., TYPICALLY on the second Thursday of each and every month,

NOW, THEREFORE, BE IT RESOLVED that the following schedule of regular meeting is hereby adopted by the Cape May City Board of Education for the ensuing year; with the exceptions noted by asterisk:

July 13, 2017 August 17, 2017 September 14, 2017 October 19, 2017 November 16, 2017 December 14, 2017 January 4, 2018\* Reorganization January 18, 2018 February 15, 2018 March 15, 2018 April 12, 2018 April 26, 2018 \*Public Budget Hearing May 10, 2018 June 14, 2018

Meetings will be held in the Library. All meetings are held in compliance with Ch. 231, Laws of 1975 (Open Public Meetings Law) with Roberts' Rules of Orders used in conduct of meeting. Work session meetings will be held prior to each regular meeting at 6:00 pm. Cape May City Education Foundation meetings will follow the regular meetings as business arises.

John Thomas, Board Secretary 7/12, pf \$30.38 25

City of Cape May Historic Preservation Commission

Notice of Meeting Cancellation Monday, JULY 17, 2017 PUBLIC NOTICE is hereby given to all persons that the City of Cape May Historic Preservation Commission meeting scheduled for Monday, July 17, 2017 @ 6:00pm has been cancelled. The next meeting of the Historic Preservation Commission is scheduled for Monday, August 21, 2017 at 6:00 PM in the City of Cape May Auditorium located at 643 Washington Street, Cape May, NJ.

This notice is given in compliance with the Open Public Meetings Act of 1975, with adequate notice of cancellation being provided with said Act.

Tricia Oliver Assistant, Historic Preservation Commission July 10, 2017 7/12, pf \$14.88 20

NOTICE OF DECISION

Lower Township Zoning Board of Adjustment The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on July 6, 2017 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1.Hardship variance application to construct a roof over an existing deck encroaching into the front yard setback, submitted by Sheri Hemingway for the location known as Block 410.01, Lot 26.01, 506 Old Stage Road, was conditionally approved.

2.Hardship variance application to construct an addition encroaching into the side yard setback, submitted by Arthur Craig for the location known as Block 753.01, Lot 19.03, 1039 Seashore Road, was continued until the August 3, 2017 meeting at the applicant's request.

3.Hardship variance application to convert an existing single family dwelling and daycare into a duplex, on a lot deficient in lot area and encroaching into the rear yard setback, submitted by Mary Luvisi for the location known as Block 578, Lots 18 & 19, 1101 Scott Avenue, was denied.

4.Hardship variance application to demolish & rebuild decks encroaching into the front yard setbacks. Demolish & construct a 24 x 25 garage with an apartment connected to the house via a vestibule on a lot deficient in lot area, frontage, width and encroaching into the front, side & rear yard setbacks and exceeding allowed building coverage, submitted by Daniel & Janet Cucunato for the location known as Block 546, Lots 31 & 32, 117 Townbank Road, was conditionally approved.