

Lower investigating unlicensed short-term rentals

By JACK FICHTER
Cape May Star and Wave

VILLAS — Lower Township has hired a firm to track down unlicensed short-term rental properties. During a Township Council meeting Sept. 9, Township Manager Jim Ridgway said complaints have been received in the past month concerning short-term and unlicensed rentals. "I want to inform council that summonses have been issued in the past couple

weeks and one particular property will be in court in 10 days and we are re-inspecting weekly to make sure changes are being implemented and no tenants are there in the meantime," he said. Ridgway said a Go to Meeting has been scheduled with a firm from California that also operates in New Jersey to find unlicensed rental properties in Lower Township. He said the township would take action to get the properties

licensed. "We recognize this as a problem and we want to stay ahead of it," Ridgway said. In other business, a pre-construction meeting was held last week for the restoration of the historic Judge Nathaniel Foster House on Bayshore Road. Ridgway said the contractor, Del Tech Inc., was given formal notice to proceed. Substantial completion of the project is to be achieved by Dec. 7 with final comple-

tion by Jan. 6, 2021, Ridgway said. Upgrades to Jonathan Hoffman Park are scheduled to be completed before Christmas. Support for the rehabilitation of Mulligan Park is expected from the county's Open Space Program, he said, adding that construction is expected to begin in the next few months. Between Mulligan Park and Rotary Park, the township has received \$800,000 in grant funds.

Ridgway reported the Tax Assessor's Office has been "working vigorously to increase and defend the township's ratable base." "When I started as manager five years ago, there were years where we had well over 150 tax appeals," he said. "Last year it was 44. With the COVID, the appeal court did not operate for a while but they opened up a couple of weeks ago and we had 13 tax appeals in the township." He said 12 tax appeals

were settled last week with the township winning every appeal. Ridgway said there has been no loss of tax dollars yet this year. Council approved a resolution asking Lower Township Municipal Utilities Authority (MUA) for a contribution of \$160,000. State law allows a water and sewer utility to designate such funds to a municipality. In 2016, the township requested \$205,000 to pay the salaries of four police officers.



John Alvarez/Special to the STAR AND WAVE

Back where it belongs

A flag pole that once stood in front of the Christian Admiral Hotel was dedicated Sept. 12. When the building was demolished in 1996, Mickey Blomqvist acquired the flag pole and moved it to Seaville. It now stands in front of DeSatnick Realty on Lafayette Street in Cape May. The dedication marked the first time a flag had been raised on the pole in the city in 24 years.

Veterans Drive-thru Resource Event Sept. 17

RIO GRANDE — The Cape May County Division of Veterans' Services has scheduled a Veterans Drive-Thru Resource Event from 10 a.m. to 2 p.m. Sept. 17, in the front parking lot of the Cape May County Department of Human Services (Social Services Building) at 4005 Route 9 South in the Rio Grande section of Middle Township. Freeholder Jeffrey L. Pierson encourages all veterans and their families to participate. "With COVID-19 eliminating in-person events, we have been forced to change our annual Veterans Day Memorial Ceremony at Naval Air Station

Wildwood. Instead, we will mark the occasion with a virtual video honoring our veterans that will be available on the county website capemaycountynj.gov. The Drive-Thru Resource Event will give veterans and their families the opportunity to talk to representatives and gather important information," Pierson said. Representatives from the Wilmington VA Medical Center's Southern New Jersey Veteran Community Outreach Team, the Cape May County Prosecutor's Office HopeOne resource van and the Cape May County Division of Aging and Disabilities Services will be available. Addition-

ally, veterans service officers from the New Jersey Department of Military and Veterans Affairs and Cape May County will be in attendance. Information and resources regarding health care, disability claims, VA pensions and other subjects will be available. For the safety of all, appropriate social distancing and mask-wearing will be required. Veterans and their families may stay in their vehicles and a representative will approach them. Parking will be available on the side of the building. The event will take place rain or shine unless the weather is severe.

Water leaks

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of findings of leaks through exterior walls and windows. He said an architect and an assistant tested windows with a spray of water and found some infiltration. Most of the water infiltration was seen coming through window sills and brick mortar in some locations, said Thornton at that time. He recommended starting with window sill repairs. When windows were sprayed on the second floor, the water made its way to the windows below bringing significant infiltration, said Thornton said in 2015. "It appears the majority of the leaks are due possibly to the lack of flashing on the windows," he said. "That's something that we can't confirm." At that time, Thornton said it would be a "costly endeavor" to replace all the effected windows, in the range of \$75,000 to \$100,000. He recommended taking out a window where a leak was seen and make it sure it was installed properly and if it solves the problem, proceeding with the remaining windows. Then-mayor Edward Mahaney asked to receive shop drawings and construction plans of windows replaced in City Hall from Remington Vernick since most of the windows in the building had been replaced. At that time, Thornton recommended repointing of bricks in some areas. He said repointing mortar could cost \$75,000 to \$90,000 due in part to the historical designation of the building. When repointing was undertaken earlier, the state Historic Preservation Office (SHPO) became involved concerning the texture and color of mortar to maintain the historic integrity of the building. In 2016, Thornton said it was his goal to have had some documents available

to receive quotes for an investigation of what may have contributed to the ongoing leaking of windows in City Hall. In a winter storm that year additional water infiltration was observed not just from the sills but also from lintels, structures across the tops of the windows, he said. In 2017, the city's Public Safety Building Advisory Committee toured the police

station in City Hall. Police Chief Tony Marino said police headquarters experienced water intrusion on two sides of City Hall. "We've lost computers, we've lost paperwork," he said at the time. "It has to do with the lintels above the windows that have been redone probably 10 times and for some reason they can never find where the water's intruding from."

Majane promoted to sergeant

VILLAS — The Lower Township Police Department has promoted Michael Majane to the rank of sergeant. He took the oath of office during a Lower Township Council meeting Sept. 9. Majane has lifelong ties to the community and his father, Frank Majane, was a retired lieutenant from the Lower Township Police Department. Sgt. Majane joined the department as a full-time patrol officer in 2001. In 2010, he was assigned to the detective division and was assigned as detective first class in October 2013, overseeing the detective division. He was assigned as a corporal for a patrol squad in December 2019. During his career at the department, he has attended many advanced training courses including Top Gun Narcotics Investigation, Investigative Photography and Video, Crime Scene and Advanced Crime Scene Investigation, Advanced Interview and Interrogation, Internal Affairs Investigation.



Provided

The Lower Township Police Department promoted detective Michael Majane to sergeant during a Township Council meeting Sept. 9.

teaches at the academy are Method of Instruction, Vehicle Operations, Physical Conditioning, Defensive Tactics, Expandable Baton, Firearms and Patrol Rifle Instructor and MILO

Instructor. His badge was pinned on by his wife, Erin. His mother, Delores Majane, held the Bible during the taking of his oath with his daughter Aubrey.

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NOTICE OF CAFRA INDIVIDUAL PERMIT APPLICATION

Take notice that an application has been submitted to the New Jersey Department of Environmental Protection, Land Use Regulation Program for a CAFRA permit for the development described below:

APPLICANT:	Yacht Harbor Marine, LLC
PROJECT NAME:	1505 Yacht Avenue
PROJECT DESCRIPTION:	Redevelopment of existing marina and residential property consisting of the construction of seven (7) residential condominium units and marina upgrades, including reconfiguration of boat slips within the marina basin and renovation of an exiting building to serve as a marina support building.
PROJECT STREET ADDRESS:	1505 Yacht Avenue
BLOCK:	1160
LOT(S):	6, 6.01 & 7
MUNICIPALITY:	City of Cape May
COUNTY:	Cape May

The CAFRA permit application can be viewed at either the municipal clerk's office or by appointment at the Department's Trenton office. Either a 30-day public comment period or public hearing will be held on this application in the future. Individuals may request a public hearing on this application within 15 days of the date of this notice. Requests for a public hearing shall be sent to the Department at the address below and shall state the specific nature of the issues proposed to be raised at the hearing:

New Jersey Department of Environmental Protection
Division of Land Use Regulation
P.O. Box 420, Code 501-02A
501 East State Street
Trenton, NJ 08625
Attention: City of Cape May Supervisor.



165 YEARS OLD • 1854-2019

CAPE MAY STAR AND WAVE (ISSN 519-020)
Volume 166 Number 38

Published weekly by Sample Media, Inc.,
963 Lenape Drive, Lower Township, NJ 08204

Published Weekly (52 times a year)

SUBSCRIPTION PRICE: By mail for \$42 a year; \$75 for two years; \$22 for six months. Periodical Postage at Cape May Court House, N.J. and additional mailing offices.

POSTMASTER: Please send address changes to the Cape May Star and Wave, P.O. Box 2427, Cape May, N.J. 08204.



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