Cape May Star Wave

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Cape May Star Wave

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**Legal Notice Legal Notice** 

Borough of West Cape May
ASSESSORS NOTICE
Pursuant to N.J.S.A. 54:4-38, notice is hereby given to taxpayers Pursuant to N.J.S.A. 54:4-38, hotice is hereby given to taxpayers that The Tax Assessment List for the 2025 tax year may be inspected on Monday December 30, 2024 between the hours of 5:00 pm and 7:00 pm at the Borough of West Cape May Municipal Assessor's Office, 732 Broadway, West Cape May, New Jersey. The inspection enables the taxpayer to confer informally with the Municipal Assessor as to the correctness of the assessments before the filing of the

Alexandra Fasy, CTA, Municipal Assessor 12/11, 12/18 pf \$17.00

LOWER TOWNSHIP ZONING BOARD NOTICE OF APPLICATION FOR DEVELOPMENT Applicant's Name:Cape May Inlet Marina, Inc. Address: 4200 Park Blvd, Wildwood, New Jersey 08260 Owner's Name:Same as Applicant

Owner's Address:Same as Applicant Subject Property - Street Address: 1001 Ocean Drive Subject Property - Block & Lot Numbers:Block 820, Lot 8.02 PLEASE TAKE NOTICE that on January 9, 2025 at 6:00 PM, a hearing will be held at the Lower Township Municipal Building located at 2600 Bayshore Road, Villas, NJ 08251, before the Zoning Board in baysinde road, vilias, No doesn', before the 20thing boat in the matter of the application of Cape May Inlet Marina, Inc. regarding the property located at 1001 Ocean Drive, Block 820, Lot 8.02 in the Township of Lower. The Applicant seeks a use variance to construct and establish ten (10) residential townhome units and a marina that will consist of thirty-eight (38) boat slips (20 for the townhomes and 18 for public use) in the MD-2 Zoning District. The Applicant may request any and all additional variances and/or waivers identified by the Zoning Board or its professionals.

request any and all additional variances and the Zoning Board or its professionals.

Maps and documents relating to the said matter, if any, will be available for public inspection in the office of the Secretary of the Zoning Board at the Lower Township Municipal Building, 10 days prior to the hearing date, during normal business hours.

Anthony P. Monzo, Esquire

Monzo Catanese DeLollis, P.C.

211 Bayberry Drive, Suite 2A Cape May Court House, NJ 08210 Phone: (609) 463-4601 Attorney for Applicant

12/18 pf \$20.00

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL APPLICANTS/APPELLANT'S NAME AND ADDRESS: 530 Marshal Road. Lower Twp, NJ 08204 SUBJECT PROPERTY - STREET ADDRESS: 230 Marshall Road

SUBJECT PROPERTY - STREET ADDRESS: 230 Marshall Road BLOCK/LOT NUMBERS: Block 413, Lot 61
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 9th day of\_January 20 25, 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: Construct a porch encroaching into the front yard setback and exceeding allowed building coverage and any and all other variances deemed necessary

contrary to the requirements of Section(s) 400-15D of the Zoning

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-

LEGAL NOTICE

PUBLIC NOTICE is hereby given to all persons that the City of Cape May Historic Preservation Commission (HPC) meeting scheduled

for Monday, January 6, 2025, has been changed to Monday, January 13, 2025, at 6:00 p.m. 13, 2025, at 0.00 p.m. All documents, application(s), actions, and decisions of the HPC are on file and available for review in our City Hall HPC Office, 643 Washington Street, Cape May, NJ. The Commission's meeting dates, minutes and legal notices are also posted on the City's web-

site. This notice is being given in compliance with the Open Public Meetings Act of 1975 and The Municipal Land Use Law of the State of New Jersey. Judith E. Decker

Secretary December 9, 2024

12/18 pf \$11.00

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL APPLICANT's/APPELLANT'S NAME AND ADDRESS:
George and Peggy Foster
13 Maple Lane
Glen Mills, PA 19342
SUBJECT PROPERTY- STREET ADDRESS:

33 Delaware Avenue, Villas, NJ 0825

33 Delaware Avenue, Villas, NJ 08251 BLOCK/LOT NUMBERS: Block 35 Lot 4 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 9th day of January 2025, 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 a Hardship Variance to construct an accessory structure, being a one story 24' x 24' detached garage in front of the principal structure in an R-3 zone, as well as, any other variances the Board may require.

principal structure in an R-3 zone, as well as, any other variances the Board may require.

Contrary to the requirements of Section(s) 400-15 and 400-29E of the Zoning Ordinance.

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.

12, et seq. 12/18 pf \$18.50

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL

APPLICANT's/APPELLANT'S NAME AND ADDRESS Robert Salasin 48 Croyden Drive

North Cape May, NJ 08204 SUBJECT PROPERTY- STREET ADDRESS: 424 Hollywood Road, Villas, NJ 08251 BLOCK/LOT NUMBERS: Block 512.08 Lot 3001

BLOCK/LOT NUMBERS: Block 512.08 Lot 3001
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 9th day of January 2025, 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 to construct a single family home on a vacant lot in an R-3 zone. Applicant further seeks a Hardship Variance with regard to lot frontage, lot width, and lot area, as well as, any other variances the Board may require.
Contrary to the requirements of Section(s) 400-15 of the Zoning Ordinance.

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.

12, et seq. 12/18 pf \$18.50

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL APPLICANT's/APPELLANT'S NAME AND ADDRESS:
Mid Atlantic Properties LLC
3486 Bayshore Road

Mid Atlantic Properties LLC
3486 Bayshore Road
N. Cape May, NJ 08204
SUBJECT PROPERTY- STREET ADDRESS:
3486 Bayshore Road, N. Cape May, NJ 08204
BLOCK/LOT NUMBERS: Block 673 Lot 15
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 9th day of January 2025, 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 a Use Variance for approval to construct an attached dwelling unit above the current commercial business and to construct a second floor gym over the garage to be used as a personal gym in a GB-1 zone. Applicant is seeking hardship variances for side yard setback, parking, sign setback, and site plan waiver, as well as, any other variances the Board may require.
Contrary to the requirements of Section(s) 400-17.E and 400-17.E.(2)of the Zoning Ordinance.
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

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.

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. 12/18 pf \$19.00

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#### Miscellaneous

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Legal Notice

#### Miscellaneous

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Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage the Blind Today at 1-833-393-1109 today! (12/11)

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ATTENTION BUSINESS OWN ERS: Do you want to reach nearly a million readers? Place your 25-word classified ad in over newspapers throughout NI for \$560. Contact Peggy Arbitell 609-359-7381 or visit www.njpa.org.

#### Legal Notice

CITY OF NORTH WILDWOOD Cape May County, New Jersey RESOLUTION

RESOLUTION
DESIGNATION OF DATE AND TIME OF 2025 COUNCIL REORGANIZATION MEETING
BE IT RESOLVED, by the Mayor and Council of the City of North
Wildwood, in the County of Cape May and State of New Jersey, that
the 2025 Reorganization Meeting of the Council of the City of North
Wildwood shall be held on Tuesday, January 7, 2025 at 10:00 a.m.
BE IT FURTHER RESOLVED, since the resolution designating the
employee Holidays to be observed by the City of North Wildwood
during the year 2025 will not be adopted until the Reorganization
Meeting on Tuesday, January 7, 2025, that Monday, January 1, 2025
shall be an employee Holiday.

Meeting on Tuesday, January 7, 2025, that Monday, January 1, 2025 shall be an employee Holiday.

I, W. Scott Jett, City Clerk of the City of North Wildwood, in the County of Cape May, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a Resolution adopted by the Mayor and Council of the City of North Wildwood at a meeting duly held on the 17th day of December, 2024. Resolution No. 298-24

W. Scott Jett. City Clerk W. Scott Jett, Oity Gion. Patrick T. Rosenello, Mayor 5

Lower Township Board of Education 905 Seashore Road, Cape May NJ 08204 NOTICE OF SPECIAL EXECUTIVE SESSION MEETING This notice is to inform the public of a Special Executive Session Meeting to conduct Superintendent Interviews on January 13th, 14th, and 15th, at 5:00 pm in the Library at the Carl T. Mitnick School Building, located at 905 Seashore Road, Township of Lower, County of Cape May, State of New Jersey.

No action will be taken within this meeting. Patricia Ryan School Business Administrator Lower Township Board of Education

12/18 pf \$9.00

CITY OF NORTH WILDWOOD CITY COUNCIL MEETING SCHEDULE FOR 2025

The following are scheduled North Wildwood City Council Meetings for the year 2025:
January 7, 2025 (Reorganization)
January 21, 2025
January 4, 2025
February 18, 2025
August 5, 2025
February 18, 2025
August 19, 2025
September 2, 2025
September 2, 2025
September 2, 2025 March 4, 2025 September 2, 2025 March 18, 2025 September 16, 2025 April 1, 2025 April 15, 2025 May 6, 2025 May 20, 2025 November 5, 2025 (Wednesday) November 18, 2025 June 4. 2025 (Wednesday) December 2, 2025 June 17, 2025 December 16, 2025

The Reorganization Meeting on January 7, 2025 will be held in the City Council Room, 901 Atlantic Avenue, beginning at 10:00 AM. Regular meetings of the City Council during the year 2025 shall be held in the City Council Room, 901 Atlantic Avenue, and shall be scheduled as follows:

scheduled as follows:
1)The first Tuesday, or Wednesday as noted, of every month at 10:00
a.m., prevailing time, immediately preceded by a Work Session of
Council at 9:00 a.m., prevailing time.
2)The third Tuesday of every month at 10:00 a.m., prevailing time,
immediately preceded by a Work Session of Council at 9:00 a.m.,

The regular agenda will be considered and official action may be taken

12/18 pf \$21.00

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Support the local businesses that support the community.

#### **Legal Notice**

Legal Notice

NOTICE OF DECISION Lower Township Zoning Board of Adjustment The Lower Township Zoning Board of Adjustment as a regularly scheduled meeting held on December 5th, 2024, at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1.Hardship variance application for the creation of a second-floor deck that would encroach into the side and rear yard setbacks, submitted by Daniel McDoutt for the location known as Block 654. Let

mitted by Daniel McDevitt, for the location known as Block 654, Lot

10, 200 Holmes Avenue, was conditionally approved.

2.Hardship variance application for the construction of a front, covered porch that would exceed maximum lot coverage and encroach into the front yard setback, submitted by Denise Hickey for the location known as Block 213, Lot(s) 5+6, 209 Maryland Avenue was conditionally approved.

Cortinitionally approved.

3. Use variance application to construct and establish 10 townhome residential units and a marina to consist of 38 boat slips within the Marine Development II (MD-2) Zone, sufficiently of Cape May Inlet Marina, Inc. for the location known as Block 820, Lot 8.02, 1001 Ocean Drive was continued until the meeting of January 9th, 2025. 4. Use & hardship variance application for the creation of two twelve-unit garden apartment complexes that exceed height of a structure by over 10% of the zone maximum. Hardship variance relief request-ed for maximum number of stories and separation of the buildings. Submitted by H and H Construction Services NJ, LLC, for the loca-tion known as Block 409, Lot(s) 5.02,6+7, 301 Fulling Mill Road was conditionable appropriate.

conditionally approved.

5. Extension for a previously approved Use Variance application submitted by Robert & Michael Penza and PM Properties for the property known as Block 764, Lot(s) 46-49, 1200-1202 Wilson Drive was

approved. 6.Hardship variance application for the creation of a new garage that

would become taller than the principal structure, submitted by LDC Design & Construction for the location known as Block 495.01, Lot 10.02, 166 Fishing Creek Road was conditionally approved. T.Hardship variance application for the installation of a new pool that would encroach into the rear yard setback, submitted by Mark Bigelow & Mary Davis for the location known as Block 512.09, Lot 3068, 3904 Bytesh Drive year conditionally approved.

8.04 Bybrook Drive was conditionally approved.

8. Hardship variance application for the creation of an addition on an existing garage that would result in the accessory structure being taller than the principal, submitted by Joseph McMenamin for the location known as Block 533.01, Lot(s) 86+87, 12 Folsom Road was conditionally constructed. conditionally approved.

conditionally approved.

9. Hardship variance application for the creation of a front covered porch that would encroach into the front yard setback, submitted by Scott & Claudia Benekam for the location known as Block 606, Lot 8, 405 Miller Avenue was conditionally approved.

10. Use variance, hardship variance, preliminary and final site plan application for the creation of a tool shed and hot tubs to a non-conforming expected. Hardship variance policy conviced for the might.

application for the creation of a tool shed and not utos to a non-conforming property. Hardship variance relief required for the minimum distance between structures. Submitted by Kevin Owens for the location known as Block 235, Lot(s) 20+21, 220 Frances Avenue was conditionally approved.

11.Use variance application for the creation of a construction office with indoor and outdoor storage of equipment and materials that is not permitted in the zone, submitted by Eric Woodrow for the location known as Block 241.04, Lot 120, 2000 Shuppike Boad was conditionable. known as Block 741.04, Lot 12.02, 900 Shunpike Road was condi-

Nelson/Varholova Hober Block 213, Lot(s) 5+6 Block 496.06, Lot 1 Wilde Block 496.20, Lot 26 Block 496.20, Lot 26 Block 416, Lot 1.07 RGDS Properties, LLC Spilker GKA Homes, LLC Block 529, Lot 1.03

Copies of each determination of resolution of the Board will be filed in the Planning and Zoning Office and will be available for inspect by the public.

William J. Galestok, PP,AICP Director of Planning 11

12/18 pf \$48.00

NOTICE OF DECISION

Lower Township Planning Board
The Lower Township Planning Board, at a regularly scheduled meeting held on December 12th, 2024 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

velopment and considered at that time:

1.Minor subdivision application for the creation of three (3) newly described lots, submitted by Mark Bosetski for the location known as Block 443, Lot(s) 1-4 was approved.

2.Minor subdivision and hardship variance application for the creation of two newly described lots that are deficient in lot area, frontage and width, submitted by Renee J. Santoro for the property known as Block 815, Lot 7, 717 W. Rio Grande Avenue was conditionally approved

3.Dune site plan review application for the creation of a new single-family dwelling, submitted by David & Jocelyn Lowe for the location known as Block 512.14, Lot 2, 3605 Shore Road was adjourned to the January 16th meeting. 4. The following resolution concerning the application heard on Octo-

4.1 ne following resolution concerning the application heard on October 17th, 2024 was approved:

Salasin Block 302, Lot(s) 7-10

Rupinski Block 410.01, Lot(s) 59.02, 59.03, 64.01+64.02

Copies of each determination of resolution of the Board will be filed in the Planning and Zoning Office and will be available for inspection

by the public. William J. Galestok, PP.AICP J. Galesiok, 11,7,50 Director of Planning 8

NUTICE OF APPEAL OR APPLICATION FOR DEVELOPMENT (Form #2)
Applicant/Appellant's Name and Address: Joe Petrellis
Owner's Name and Address: Joe Petrellis
Subject Property - Street Address: 111 Walnut Avenue, Villas, NJ 08251 NOTICE OF APPEAL OR APPLICATION

Subject Property - Block and Lot Numbers: Block 306 Lots 5 & 6

TAKE NOTICE that a hearing will be held before the Planning Board at the Lower Township Municipal Building meeting room, 2600 Bayshore Road, Villas, NJ 08251, on

The Second Thursday of January 2025 at 6:00 PM, to consider an Appeal or Application for

Development regarding the above-mentioned property, wherein the Appellant or Applicant is seeking to: Construct a 10 ft x 18 ft deck on the front of the house that requires a variance to the setback requirement of 15ft being reduced to 9.5 ft.

contrary to Section(s) 70c.1 Hardship Variance of the Development Maps and documents relating to the said matter, if any, will be avail-

able for public inspection in the office of the Secretary of the Planning Board at the Lower Township Municipal Building, 10 days prior to the hearing date, during normal business hours. 12/18 pf \$15.50

### Beach Break

ELF

MARE OVEN SEA WORE STRAINER BYESPLEAD APPLESRELY QUEENNODMOP URNSRIBTOUR METAROSE HOOFPLENT TALL ATOMS LAME RUISERS ROT AST I D O L DYES ATE SOWS

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Legal Notice

Legal Notice

CITY OF NORTH WILDWOOD PLANNING BOARD RESOLUTION PB-08-2024
WHEREAS, pursuant to the New Jersey Municipal Land Use Law (NJ-MLUL), specifically N.J.S.A. 40:55D-25 & 40:55D-28, Municipal Planning Boards are granted the authority to adopt or amend a Municipality's Master Plan, or a component thereof; and WHEREAS, in 2018 the City of North Wildwood Planning Board (Board) conducted a review & reexamination of the City's Master Plan & a reexamination of the City's Land Development Ordinance, which was reduced to writing in the form of a report entitled "Master which was reduced to writing in the form of a report entitled "Master Plan Reexamination Report (2018 Master Plan)" dated September

2018; and WHEREAS, on November 6, 2024, the City of North Wildwood's (City) "Governing Body" introduced Ordinance 1954, entitled "An Ordinance Amending & Supplementing Ordinance 1177, As Amended, As Codified in Chapter 276, Land Development, of the Code of the City "Regarding a Mandatory Set Aside for Affordable Housing" which imposes an obligation on developers to set aside twenty percent (20%) of lots and/or units for designated affordable housing in connection with development applications that proposes five (5) or more new dwelling units; and WHEREAS, pursuant to N.J.S.A. 40:55D-26 & N.J.S.A. 40:55D-64, prior to the adoption of a development regulation, revision, or amend-

while Packs, priseant to N.J.S.A. 40.53D-26 & N.J.S.A. 40.53D-64, prior to the adoption of a development regulation, revision, or amendment thereto, the Governing Body is required to refer said regulation to the Board for its review & comment in order to ensure that the proposed regulation, revision or amendment is consistent with the municipality's current 2018 Master Plan; and
WHEREAS, pursuant to N.J.S.A. 40:55D-26, following its review of the proposed development regulation, revision or amendment.

of the proposed development regulation, revision, or amendment thereto, the Board is required to prepare a report, to be submitted to the governing body, outlining the Board's findings in relation to the consistency of the proposed regulation to the municipality's 2018 Master Plan; and WHEREAS, the proper notices were given to the persons & bodies as required by law, & the necessary publications were undertaken.

as required by law, & the necessary publications were undertaken, & the proofs with respect thereto have been filed; and

WHEREAS, at its December 11, 2024 duly-noticed public meeting, the Board reviewed & discussed proposed Ordinance No. 1954, & found that the proposed revisions to the Land Development Ordinance are reasonable in order to facilitate compliance with the City's affordable housing obligations.

NOW. THEREFORE, BE IT RESOLVED by the Planning Board of

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of North Wildwood as follows:

1. The following findings & conclusions are made:
a. All statements contained in the preamble to this Resolution are hereby incorporated by reference.
b. With respect to Ordinance No. 1954, the Board finds that imposing

b. wint respect to Ordinarce No. 1994, the Board inflost that imposing a requirement that imposing an obligation on developers to set aside 20% of lots and/or units for affordable housing in connection with development applications that proposes five (5) or more new dwelling units, will enable to the City to ensure that affordable housing is available to low- to moderate- income individuals and/or families

residing or seeking to reside in the City.

c.The Board hereby recommends that proposed Ordinance 1954 be adopted by the City's Governing Body as it finds that same is consistent with the findings & recommendations set forth within the City's 2018 Master Plan. 2.Accordingly, the Board resolves to recommend that the Governing

Body of the formally adopt Ordinance 1954.
3.A copy of this Resolution shall be supplied to & filed with the City

4.The Board Secretary shall cause this notice of the adoption herein provided for to be published in the official newspaper of the municipality & to provide lawful notice to persons & bodies as may be re-

quired by law.

5. This Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be filed with the Office of the Clerk of the City of North Wildwood.

Resolution(s) approving the Board's action was adopted at the December 11, 2024 Regular meeting. Upon memorialization, said decision will be on file & available for inspection in the Office of the cision will be on file & available for nection in the Office of Planning Board Secretary, North Wildwood City Hall at 901 Atlantic Ave., North Wildwood, N.J.

CITY OF NORTH WILDWOOD PLANNING BOARD

J. Eric Gundrum, Secretary
North Wildwood Planning Board

City of North Wildwood Dated this December 13, 2024

12/18 pf \$51.00

# Cape May Star Wave

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