



CLASSIFIEDS



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Replace your roof with the best looking and longest lasting material steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-844-299-1901 (4/10)

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The bathroom of your dreams in as little as 1 day. Limited Time Offer - \$1000 off or No Payments and No Interest for 18 months for customers who qualify. BCI Bath & Shower. Many options available. Quality materials & professional installation. Senior & Military

Home Improvement

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Miscellaneous

Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-866-603-4953 (4/10)

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ATTENTION BUSINESS OWNERS: Do you want to reach nearly a million readers? Place your 25-word classified ad in over 90 newspapers throughout NJ for \$560. Contact Peggy Arbitell 609-359-7381 or visit www.njpa.org. (4/10)

Public Notice

Keeping an eye on your government? Manually search the site register to receive email notifications and/or save your searches. It's free! A free public service provided by NJ Press Association at www.njpublicnotices.com (4/10)

Legal Notice

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. CPM-L-117-23 therein, pending wherein, CROSSTIMBERS CAPITAL, INC is the Plaintiff and IBF RETAIL PROPERTIES III AND RAHEEL BHAI, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 5/1/2024

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:
3221 N. BAYSHORE ROAD
BEING KNOWN as **BLOCK 495.01, TAX LOT 14**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: 274.2 X 50.66 X 477.85 X 306.75 X 510.39

Nearest Cross Street: BREAKWATER ROAD
AMOUNT DUE FOR TAXES: AS OF FEBRUARY 29, 2024, NO TAXES FOR TAX YEAR 2024 ARE DUE AND OWING.
As the above description does not constitute a full legal description said full legal description has been provided to the Sheriff of Cape May County

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 **\$3,188,196.46** 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:
HONIG & GREENBERG, LLC
1949 HADDONFIELD-BERLIN ROAD, SUITE 200
CHERRY HILL, NJ 08003
ROBERT A. NOLAN,
SHERIFF
24000094

4/3, 4/10, 4/17, 4/24, pf \$131.00 5

Legal Notice

NOTICE OF AWARD OF CONTRACT FOR NON-FAIR AND OPEN CONTRACT TOWNSHIP OF LOWER County of Cape May

The Township of Lower has awarded the following contract at a meeting held April 1, 2024 without competitive bidding, as a Non-Fair and Open contract pursuant to N.J.S.A. 40A:11-5(1)(a)(ii). The contracts and Resolutions authorizing the same are available for public inspection in the office of the Municipal Clerk.

Awarded to: Bobcat of Vineland
Services: Bobcat MT 100 Mini Track loader
Amount: \$32,152.49
Resolution#: 2024-127

Julie A Picard, RMC
Township of Lower

4/10, pf \$11.00 4

Legal Notice

CITY OF NORTH WILDWOOD Cape May County, New Jersey RESOLUTION

EXTENDING GRACE PERIOD FOR INTEREST PAYMENTS ON SEWER BILLS
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 interest on first quarter sewer bills, payment for which is due on April 1, 2024, shall be held in abeyance until May 10, 2024. Those tax bills which are not paid by May 10, 2024, shall accrue interest commencing April 1, 2024.

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 2nd day of April, 2024.

Patrick T. Rosenello, Mayor
Resolution No. 138-24

4/10, pf \$13.50 2

Legal Notice

NOTICE OF AWARD OF CONTRACT FOR PROFESSIONAL SERVICE TOWNSHIP OF LOWER County of Cape May

The Township of Lower has awarded the following contracts at a meeting held April 1, 2024 without competitive bidding, as a designated professional service pursuant to N.J.S.A. 40A:11-5(1)(a)(ii). The contracts and Resolutions authorizing the same are available for public inspection in the office of the Municipal Clerk.

Awarded to: Surenian, Edwards & Nolan, LLC
Services: Special Counsel on Affordable Housing
Amount: Not to exceed \$10,000
Resolution#: 2024-121

4/3, 4/10, 4/17, 4/24, pf \$131.00 5

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL APPLICANT'S/APPELLANT'S NAME AND ADDRESS:

ANTOINE GARDINER
WYNNFIELD PREP ACADEMY
SUBJECT PROPERTY - STREET ADDRESS:
8 EVERGREEN AVE. VILLAS, NJ 08251
BLOCK/LOT NUMBERS:
BLOCK 344 / LOTS 18-20 & 22

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 2ND day of MAY, 2024, 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:

PERMISSION TO UTILIZE THE EXISTING IN-LAW SUITE AS ADDITIONAL UNIT. WHERE A LOT AREA RELIEF IS REQUIRED 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 N.J.S.A 40:55D-11, et seq.
* Must be served and published in accordance with N.J.S.A 40:55D-12, et seq.

4/10, pf \$19.00 7

WEST CAPE MAY PLANNING-ZONING BOARD NOTICE OF BOARD ACTION

PUBLIC NOTICE is hereby given to all persons that an open public meeting was held by the Borough of West Cape May combined Planning-Zoning Board of Adjustment at Borough Hall - 732 Broadway, on April 2, 2024 at 6:30 pm.

WHEREAS, the Board approved minutes from the March 5, 2024 meeting, AND, the Board memorialized Resolution No. 05-24; application for Leonard Benstead, Block 72 / Lot 7.03, located at 306 West Drive. ALSO, the Board reviewed Ordinance No. 637-24, an ordinance Amending Sections § 27-16 and § 27-17 of the Borough Code Regarding Retail Sale of Cannabis, deeming it consistent with the Master Plan.

FURTHERMORE, the Board postponed the application for Joseph Rooney & Gabriella Calvi-Rooney at 846 Broadway, Block 55 / Lot 1.01, for Variance Relief (Use), to the next scheduled meeting on May 7, 2024, with no further notice required. All documents related to the above actions are available for review at the Municipal Building, located at 732 Broadway, between the hours of 8:00 am and 3:00 pm. Contact the Board Assistant at 609-884-1005 ext. 109.

Tricia Oliver
Board Assistant

4/10, pf \$16.50 3

Beach Break

PUZZLE ANSWERS

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Legal Notice

Legal Notice

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Legal Notice

NOTICE OF PENDING ORDINANCE BOROUGH OF WEST CAPE MAY COUNTY OF CAPE MAY STATE OF NEW JERSEY ORDINANCE NO. 637-24

AN ORDINANCE AMENDING SECTIONS 27-16 AND 27-17 OF THE BOROUGH CODE REGARDING RETAIL SALE OF CANNABIS

WHEREAS, in 2021, the West Cape May Borough Commission adopted Ordinance 603-21, which in pertinent part permitted properly licensed cannabis retail operations in the C-2 and C-3 commercial zoning districts; and

WHEREAS, having subsequently considered the matter, the Borough Commission has concluded that it should establish a limit on the number of retail cannabis operations in the Borough, and should eliminate retail cannabis establishments as a permitted use in the C-2 zoning district.

NOW, THEREFORE, BE IT ORDAINED by the Borough Commission of the Borough of West Cape May as follows: SECTION ONE. Section 27-16.1(n) of the Borough Code, permitting licensed cannabis retail establishments in the C-2 zoning district, is hereby repealed in its entirety.

SECTION TWO. Section 27-17.1(k) of the Borough Code, permitting licensed cannabis retail establishments in the C-3 district, is hereby amended to add the following: 5.No more than one Class 5 cannabis retailer license shall be permitted to operate within the Borough at any given time, except that any licensee who has received a Resolution of Local Support from the Borough prior to March 31, 2022, shall also be permitted to operate, provided that licensee has obtained all necessary state and local approvals no later than one year from the effective date of this Ordinance.

SECTION THREE. Prior to final adoption, this Ordinance shall be submitted to the West Cape May Planning Board for review and report pursuant to N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64

SECTION FOUR. Repealer. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of that conflict.

SECTION FIVE. Severability. Should any portion of this ordinance be declared unconstitutional or invalid, the remaining portion of this ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this ordinance are declared to be severable.

SECTION SIX. Effective Date. This ordinance shall take effect 20 days after passage and publication, according to law.

The foregoing Ordinance was introduced at a Regular Meeting of the Board of Commissioners of the Borough of West Cape May held on March 27, 2024, when it was read for the first time and then ordered to be published according to law.

This Ordinance will be further considered for final passage, after public hearing, by the Board of Commissioners of the Borough of West Cape May at a meeting to be held at Borough Hall, 732 Broadway, West Cape May, New Jersey on April 10, 2024 at 7:00pm or as soon thereafter as possible, at which time and place, all persons interested will be given an opportunity to be heard concerning such ordinance. A copy of the Ordinance may be obtained without cost by any member of the public who wants a copy at the office of the Borough Clerk during the hours of 8:00 am to 3:00 pm, Monday through Friday.

Theresa Eteardo
Municipal Clerk

4/10, pf \$39.00 1

NOTICE OF DECISION Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on April 4th, 2024 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use and hardship variance application for the creation of a second dwelling unit on one (1) lot. Hardship variance required for lot area, frontage, width, side yard setback and rear yard setback, submitted by Maryam Aghakhani for the location known as Block 375, Lot(s) 19+21, 214 Village Road, Villas was conditionally approved.

2. Use and hardship variance application for the creation of a second dwelling unit on one (1) non-conforming lot within the GB (General Business) Zone. Hardship variance required for rear yard setback, submitted by GOHGOH, LLC for the location known as Block 753.05, Lot 2, 798 Route 109 was conditionally approved.

3. The following resolutions concerning applications heard on March 7th, 2024, were approved:

Weinberger Block 752.01, Lot 18.06
H & H Snug Harbor, LLC Block 823.01, Lot 1+1.01
Ridgway Block 510, Lot 24.18
Conzalaro Block 46, Lot 16
Smith Block 433, Lot(s) 12+13

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
Director of Planning

4/10, pf \$19.00 6

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