



CLASSIFIEDS



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Legal Notice

NOTICE OF PENDING AMENDMENT TO BOND ORDINANCE AND SUMMARY
This Amendment to Bond Ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the governing body held virtually by electronic Zoom format on August 8, 2024. It will be further considered for final passage, after public hearing thereon, at a virtual meeting held by electronic Zoom format of the governing body to be held on August 27, 2024, at 12:00 o'clock P.M. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours, at the Clerk's office located in the said Municipal Building, 215 Lighthouse Avenue, Cape May Point, New Jersey for the members of the general public who shall request the same. The summary of the terms of such Amendment to Bond Ordinance follows:
Title: "AN ORDINANCE AMENDING BOND ORDINANCE NO. 01-2024 ADOPTED JANUARY 23, 2024, BY THE BOROUGH OF CAPE MAY POINT, COUNTY OF CAPE MAY, NEW JERSEY TO CORRECT THE TOTAL AMOUNT APPROPRIATED THEREIN FOR CAPITAL IMPROVEMENTS THEREUNDER"
Purpose: To Amend Bond Ordinance No. 01-2024 to correct the total appropriation amount specified therein.
Appropriation: \$1,710,000
Bonds/Notes Authorized: \$1,624,500
Grants (if any) Appropriated: None
Section 20 Costs: \$250,000
Useful Life: 25.91 years

ELAINE L. WALLACE, RMC, CMR,
MUNICIPAL CLERK

This Notice is published pursuant to N.J.S.A. 40A:2-17.
8/14 pf \$20.50

TOWNSHIP OF LOWER COUNTY OF CAPE MAY NOTICE OF ADOPTION

Notice is hereby given that the Township Council of the Township of Lower, County of Cape May, State of New Jersey, at a meeting held August 5, 2024 did adopt the following Ordinances:
ORDINANCE # 2024-09
AN ORDINANCE AMENDING CHAPTER 600, TOWING AND STORAGE AREA REQUIREMENTS, SPECIFICALLY SUBSECTION 6(A)(1), TOWING AND STORAGE FEE SCHEDULE OF THE CODE OF THE TOWNSHIP OF LOWER
ORDINANCE #2024-10
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 523, RENTAL PROPERTIES, OF THE CODE OF THE TOWNSHIP OF LOWER IN ORDER TO PROVIDE FOR LEAD-BASED PAINT INSPECTIONS OF CERTAIN RENTAL PROPERTIES AND TO ENACT INSPECTION FEES IN COMPLIANCE WITH P.L. 2021, C. 182

Julie A. Picard, RMC
Township Clerk

8/14 pf \$14.00

NOTICE OF CONTRACTS AWARDED

The City of North Wildwood has awarded the following contracts without competitive bidding as professional services (or extraordinary, unspecifiable service) pursuant to N.J.S.A. 40A:11-5(1) (a). These contracts and the resolutions authorizing them are on file and available for public inspection in the Office of the City Clerk.
TO:
BRB Valuation & Consulting Services, LLC for Real Estate Appraisal Services at an amount not to exceed \$25,000. Resolution #216-24
Stokes Architecture & Design for Architectural Design Services at an amount not to exceed \$34,000. Resolution #217-24

W. Scott Jett
City Clerk

8/14 pf \$10.50

BOROUGH OF CAPE MAY POINT NOTICE OF PENDING ORDINANCES

15-2024 Tree Removal and Replacement Ordinance
In summary, this ordinance replaces Ordinance 12-2024 and adopts new regulations governing the removal and replacement of trees on private and public property in compliance with the requirements of NJDEP Stormwater Management Permit regulations.
This ordinance was introduced at the Board of Commissioners meeting on August 8, 2024, and will be taken up for second reading, public hearing and consideration for final passage at a meeting to be held via Zoom on August 27, 2024 at 12:00 p.m. This Notice is posted in the Municipal Building and full copies of the ordinances may be obtained by the general public from the office of the Municipal Clerk or from the Borough's website <https://capemaypoint.org/government/document-center> under "Ordinances - Pending and/or Not Yet Codified"

Elaine L. Wallace, RMC
Municipal Clerk

8/14 pf \$12.50

SHOP SMALL • SPEND LOCAL
EAT LOCAL • ENJOY LOCAL

Support the local businesses that support the community.

Legal Notice

TOWNSHIP OF LOWER NOTICE OF PENDING ORDINANCES
ORDINANCE # 2024-11
An Ordinance of the Township of Lower Vacating, Surrendering, and Extinguishing the Public Rights of a Portion of Mill Road.
This Ordinance vacates a portion of Mill Road

ORDINANCE #2024-12
An Ordinance Amending Chapter Seven, "Traffic " of the Municipal Code of the Township of Lower to Install Stop Signs at the Intersection of East Webber and Mowery Avenues
This Ordinance approves a 4-Way stop intersection at Mowery & East Webber Avenues

ORDINANCE #2024-13
An Ordinance Amending Chapter Seven, Traffic, of the Municipal Code of the Township of Lower to Modify No Parking Designations Within the Township of Lower
This Ordinance Removes certain No Parking Regulations within the Township

Salary & Benefit Ordinance for the Township of Lower
This Ordinance establishes the Salary Range and Benefit packages for Township Employees
Notice is hereby given that Ordinances #2024-11, #2024-12, #2024-13 and #2024-14 were introduced and passed on first reading at the Township Council meeting held August 5, 2024 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a meeting to be held September 4, 2024 at 5:00 pm at the Municipal Building, 2600 Bayshore Road, Villas, at which time all persons interested may appear for or against the passage of said Ordinances. Copies of the Ordinance may be picked up at the Township Clerk's Office Monday thru Friday, 8:30am - 4:30pm up to and including September 4, 2024.

Julie A Picard
Township Clerk

8/14 pf \$23.50

Borough of Cape May Point County of Cape May, New Jersey

NOTICE OF SALE OF MUNICIPALLY OWNED LANDS
NOTICE is hereby given in accordance with N.J.S.A. 40A:13-13(a), the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, will offer by public sale at auction to the highest bidder by sealed bids to be opened and read in public on August 28, 2024 at 12:00 pm, prevailing time, at Borough Hall 215 Lighthouse Avenue, Cape May Point, NJ 08212, a parcel of land situated in the Borough of Cape May Point as described as follows:
Block: 6
Lot: 4.02
Property Location: 512 Pearl Avenue
Size of Parcel: 33.33' x 100'
Bid Minimum: \$100,000.00

All bids shall be referred to the Board of Commissioners for review and final approval. The Borough reserves the right to accept the highest Bid or to reject any and all Bids if the highest Bid is not accepted.
Said property is being offered for sale with a condition that the property is being sold in an "as is" condition. The Borough makes no representation as to the condition of the same, nor does the Borough make any warranty, implied or expressed, conditional or non-conditional, regarding same. In addition, the property is being sold with the conditions. The Property shall be restricted from any form of development. The Property shall not be permitted to be utilized by the buyer in any floor area ratio calculation for development on neighboring and/or adjoining parcels of property. No lot consolidation/subdivision shall affect this prohibition. The buyer, their heirs, successors, and/or assigns, shall be bound by these conditions. The Borough makes no representations as to any existing environmental conditions or any ISRA requirements that may be applicable to the property.

Upon the close of Bidding, the highest qualified bidder, as designated by the Municipal Clerk, shall submit cash or a certified check in the amount of \$5,000 and shall immediately execute an offer to purchase at the Bid price, which offer shall include the terms and conditions specified here.
The successful bidder shall provide at its own expense a title search and legal description to the borough for the preparation of the deed of conveyance.
At the closing, the successful Bidder will be required to pay all expenses, including legal fees and advertising costs incurred by the Borough. At least 15 days prior to settlement, the successful Bidder will provide the Borough Attorney with a Preliminary Title Report and legal description.
A Bargain and Sale Deed will be the document of conveyance and no warranties or representations as title are made by the Borough. If, however, it is determined that the Borough is unable to convey marketable title, any deposit moneys received pursuant to the bidding procedure will be returned to the Bidder.
The confirmation of the sale by the Board of Commissioners shall be a complete acceptance of the Bid and, thereafter, the closing must be completed by October 1, 2024.
Failure to comply with any of the above requirements or to close on or before the date set forth herein shall entitle the Borough to rescind prior Bid approval, terminate any and all rights of the designated Bidder in said property and retain all moneys heretofore deposited.
The property being sold is subject to existing encumbrances, liens, zoning regulations, easements, other restrictions, such facts as a title search would reveal and such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefitting said property. The sale in no manner binds the Borough to provide access or to improve any existing access and the Borough makes no representation that any access exists to the property being sold.

Borough of Cape May Point
Elaine L. Wallace, Municipal Clerk
August 14, 2024 and August 21, 2024

8/14, 8/21 pf \$90.00

Beach Break

PUZZLE ANSWERS

S	L	O	P	B	A	L	M	O	L	D	
N	A	N	A	A	S	E	A	W	O	E	
O	V	E	R	T	H	E	Y	E	L	F	
B	A	S	I	L	O	D	D	L	Y		
		S	I	S	F	R	O				
C	A	S	H	M	E	R	E	C	H	A	P
U	G	H	A	W	A	R	D	A	D	O	
D	E	E	P	E	N	R	I	C	H	E	D
			L	E	D	Y	E	A			
V	I	N	Y	L	T	U	L	S	A		
I	R	E	I	T	C	H	S	I	L	L	
S	O	W	T	R	U	E	E	M	I	T	
A	N	T	E	Y	E	R	D	E	M	O	

#515

1	9	5	7	4	6	8	3	2
6	3	7	8	2	1	9	5	4
4	2	8	3	5	9	1	6	7
9	7	1	6	3	4	5	2	8
3	8	6	5	7	2	4	9	1
2	5	4	1	9	8	6	7	3
5	6	2	4	1	3	7	8	9
8	1	9	2	6	7	3	4	5
7	4	3	9	8	5	2	1	6

#516

2	8	3	4	6	1	5	7	9
5	7	4	9	3	8	2	1	6
6	1	9	5	7	2	3	4	8
8	4	6	1	2	5	7	9	3
1	3	2	7	8	9	6	5	4
7	9	5	3	4	6	8	2	1
3	5	7	8	9	4	1	6	2
4	2	8	6	1	7	9	3	5
9	6	1	2	5	3	4	8	7

Legal Notice

WEST CAPE MAY PLANNING & ZONING BOARD NOTICE OF HEARING

TAKE NOTICE that a public hearing will be conducted by the Borough of West Cape May's Planning and Zoning Board at Borough Hall, 732 Broadway, West Cape May, New Jersey 08204, on Tuesday, September third, 2024, at 6:30 p.m., on the following application:
APPLICANT: Shadowless Film, LLC, 307, Sixth Ave. West Cape May, New Jersey 08204.

PROPERTY: The subject property, is owned by the applicant and is 2.73-acres in size. Located at 307 Sixth Avenue, West Cape May (Block 55, Lot 23 03) in an R-5 zoning district.
SUMMARY OF APPLICATION: The property is currently a large residential lot of almost three acres with an existing home. The Owner wishes to subdivide the property leaving the home on one of the new lots and create two additional lots (three lots total). All Lots will comply with or exceed the zoning requirements as to lot size and side yard, front yard and rear yard setbacks. Distance to other homes and other bulk requirements. However, the lots will not comply with \$27.14.2 as the lot frontage requirement on the north side of the street is 150 feet per lot. Therefore, the applicant will be asking for relief for lot frontage and lot width. Two of the lots will have 128 feet of frontage each and 128 feet of width. The other lot will be a flag lot with less frontage but will open up in the rear of the property and have over 150 feet of lot width so the flag lot only requires a lot frontage variance but not a lot width variance. All lots if approved will be much larger than the majority of the lots on Sixth Ave. and two to four times larger than the majority of lots, where homes currently exist in the Borough. The applicant seeks any and all other variances, waivers, or other relief that may be necessary or appropriate for approval of the application and the applicant's proposed development and use of the property.

PUBLIC REVIEW AND PARTICIPATION: As required by law this notice is being published once in the Cape May Star and Wave newspaper, and it is being mailed, by certified mail, return receipt requested, to owners of all properties that are determined by the Tax Assessors of West Cape May Borough to be within 200 feet of the property or otherwise entitled to mailed notice. Copies of the application and related materials are currently on file at the West Cape May Municipal Building (address above) and are available for public inspection during regular business hours (currently Monday through Friday from 8:30 a.m. to 4:30 p.m., holidays excluded). Any interested person may attend and participate in the application hearing in accordance with the rules of the Borough of West Cape May's Planning and Zoning Board and applicable laws.

This notice is being given by the applicant's attorney pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.) and West Cape May's land development regulations.

Jonathan Sachar, Esq.
c/o box 2201
Cape May, New Jersey 08204

8/14 pf \$32.50

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