

LEGALS	LEGALS	LEGALS
TOWNSHIP OF LOWER FIRE DISTRICT #3 SUMMARY OR SYNOPSIS OF AUDIT REPORT FOR PUBLICATION AS REQUIRED BY N.J.S. 40A:51-16		
Attention is directed to the fact that a summary or synopsis of the audit report, together with the recommendations is the minimum required to be published. Certain comparative information year (2016) and the prior year (2015) is required to be presented in the synopsis of the audit report.		
TOWNSHIP OF LOWER FIRE DISTRICT #3 STATEMENT OF NET POSITION		
ASSETS	STATEMENT OF NET POSITION DEC. 31, 2016	STATEMENT OF NET POSITION DEC. 31, 2015
Cash and cash equivalents	\$1,187,607.57	\$877,731.21
Other Assets	213,530.07	480,257.50
Capital Assets, net of Accumulated Depreciation	3,540,964.90	1,724,735.54
TOTAL ASSETS	\$4,942,102.54	\$3,082,724.25
LIABILITIES		
Accounts Payable	\$245,336.07	\$272,074.74
Accrued Interest Payable	23,946.67	3,889.21
Long-Term Liabilities:		
Due within one year	222,742.00	37,008.57
Due after one year	1,828,181.38	79,901.65
TOTAL LIABILITIES	\$2,320,206.12	\$392,874.17
NET POSITION		
Invested in Capital Interests	\$1,490,041.52	\$1,607,825.32
Restricted for Other Purposes	313,530.07	351,250.00
unrestricted	818,324.83	730,775.50
TOTAL NET POSITION	\$2,621,896.42	\$2,689,850.82
TOWNSHIP OF LOWER FIRE DISTRICT #3 STATEMENT OF ACTIVITIES		
	YEAR ENDED DEC. 31, 2016	DEC. 31, 2015
Functions/Programs		
Net Expenses over Program Revenues		
Government Activities:		
Administration	\$26,457.85	\$26,352.93
Cost of providing Services	601,164.37	469,976.74
Depreciation	173,464.93	160,174.43
Interest on Long-Term Debt	48,894.29	6,421.40
Total Expenses	849,981.44	662,925.50
General Revenues:		
Taxes	755,296.00	741,144.00
Interest	540.43	344.75
Other Revenue	26,190.61	25,706.24
Total General Revenues	782,027.04	767,194.99
Change in Net Position	(67,954.40)	104,269.33
Net Position January 1	2,689,850.82	2,585,581.33
Net Position December 31	\$2,621,896.42	\$2,689,850.82
RECOMMENDATIONS:		
NONE		
The above summary or synopsis was prepared from the report of the audit of the Township of Lower Fire District #3, County of Cape May, for the calendar year 2016, this report of audit, submitted by Leon P. Costello, Registered Municipal Accountant, of Ford, Scott & Associates, L.L.C. is on file at the office of the Secretary of the Board of Commissioners and may be inspected by any interested person. Steve Douglas, Secretary		

10/25, pf \$73.47

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LEGALS	LEGALS
NOTICE OF APPEAL OR APPLICATION FOR DEVELOPMENT (Form #2)	
Applicant's Name and Address: Garry Gilbert 1117 New York Ave. Cape May, NJ 08204	
Owners Name and Address: Same Subject Property - Address: 223 Breakwater Road, Cold Springs, NJ	
Property Description: Block 422, Lot 2	
TAKE NOTICE that a hearing will be held before the Planning Board at the Lower Township Municipal Building meeting room, 2600 Bayshore Road, Villas, New Jersey 08251, on the 9th day of November, 2017 at 7:00 p.m., to consider an Appeal or Application for Development regarding the above-mentioned property, wherein the Appellant or Applicant is seeking to: obtain all required approvals and relief as to permit the creation of three (3) new lots 2.01, 2.02 and 2.03 from existing Lot 2. A Variance is being sought for Lot Frontage for New Lot 2.03, contrary to the requirements of Section 400-15(D) of the Lower Township Development Ordinance.	
Maps and documents relating to the said matter, if any, will be available 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.	
	LAURIE E. DORAN, ESQUIRE Attorney for Applicant
10/25, pf \$23.56	17

LEGALS	LEGALS
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 027431 16 therein, pending wherein, NS161 LLC is the Plaintiff and JAMES BREWSTER, ET AL is the Defendant, I shall expose to sale at public venue on:	
WEDNESDAY, 11/15/2017	
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: 106 ALEXANDER AVENUE, VILLAS, NJ 08251	
BEING KNOWN as BLOCK 266.03, TAX LOT 3.01, 4.01, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.	
Dimensions of Lot: (APPROX.) 100 X 100 Nearest Cross Street: WOOLSON ROAD	
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 Mortgagee, the Mortgagee or the Mortgagee's attorney.	
Amount due under judgment is \$136,247.56 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: FRIEDMAN VARTOLO LLP 85 BROAD STREET, SUITE 501 NEW YORK, NY 10004 GARY G. SCHAFFER, SHERIFF CH755784	
10/18, 10/25, 11/1, 11/8, pf \$112.84	7

LEGALS	LEGALS
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. DJ 089916 10therein, pending wherein, VELOCITY INVESTMENTS LLC is the Plaintiff and HELEN M. BLEIL, ET AL is the Defendant, I shall expose to sale at public venue on:	
WEDNESDAY, 11/15/2017	
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: 18 E. GREENWOOD AVENUE	
BEING KNOWN as BLOCK 274, TAX LOT 9, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.	
Dimensions of Lot: 50 X 155 Nearest Cross Street: APPROXIMATELY 350' TO MOWERY AVENUE	
Prior Lien(s): MORTGAGE - APPROXIMATELY \$20,000.00	
TAXES - APPROXIMATELY \$8,000.00	
Full Description: DEED BOOK 1393, PAGE 400	
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 Mortgagee, the Mortgagee or the Mortgagee's attorney.	
Amount due under judgment is \$3,409.16 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: RAGAN & RAGAN 3100 ROUTE 138 WEST BRINLEY PLAZA WALL, NJ 07719 GARY G. SCHAFFER, SHERIFF L755802	
10/18, 10/25, 11/1, 11/8, pf \$126.48	12

LEGALS	LEGALS
NOTICE TO BIDDERS	
Notice is hereby given that sealed proposals will be received by the Purchasing Agent, Township of Lower, Cape May County, New Jersey for the Reconstruction of Old Route 109 opened and read in public at the Township of Lower Municipal Building, 2600 Bayshore Road, Villas, Cape May County, New Jersey on November 15, 2017 at 11:00 a.m. prevailing time.	
Bid Documents and Drawings for the proposed work, which have been prepared by DeBlasio & Associates, P.C., are available at the office of said Engineer at 4701 New Jersey Avenue, Wildwood, New Jersey 08260, and may be inspected by prospective bidders during business hours. Bidders will be furnished with a copy of the Bid Documents by request upon proper notice and payment of a non-refundable charge of \$50.00 payable to DeBlasio & Associates, P.C., for reproduction and processing.	
Proposals must be made on the standard Proposal Forms in the manner designated in the Bid Documents, must be enclosed in sealed envelopes bearing the name and address of the Bidder, and the name of the work on the outside addressed to Margaret Vitelli QPA, Township of Lower; and must be accompanied by a statement of Consent of Surety from a surety company authorized to do business in the State of New Jersey and acceptable to the Township and either a Bid Bond, Certified or Cashier's Check drawn to the order of the Township of Lower for not less than ten percent (10%) of the amount bid, except that the check need not exceed \$20,000.00. The successful bidder is hereby notified that a performance bond for the full amount of the project is required.	
The successful bidder will be required to execute a contract for the performance of the said work or the furnishing of said material or both, as the case may be, and a surety bond to be executed by a reliable surety company in a sum equal to the amount of the contract price for said work and/or material, guaranteeing the performance of the contract, which surety bond and contract shall be approved as to form and execution by the Township Solicitor.	
The bidders shall also be required to comply with the following: -Affirmative Action requirements (N.J.S.A. 10:5-31 et. seq. and N.J.A.C. 17:27) -Certification Pursuant to P.L. 2012, C.25 (no investment activities in Iranian financial or energy sectors) C. The provisions of the New Jersey Prevailing Wage Act (N.J.S.A. 34:11-56.25 et. seq.) D. Americans with Disability Act of 1990, Title II (42 U.S.C. §12101). E. Worker and Community Right-to-Know Act (N.J.S.A. 34:5A-1). -Stockholder Disclosure Certification (P.L. 1977, C.33, N.J.S.A. 52:25-24.2) -Business Registration Certification (N.J.S.A. 52:32-44). -Public Works Contractors Registration (N.J.S.A. 34:11-56.48). -Consent of Surety (N.J.S.A. 40A:11-22). -Addendum Acknowledgement (N.J.S.A. 40A:11-23c. 1), 2) &3). -Subcontractors List (N.J.S.A. 40A:11-16).	
The award of the contract for this project will not be made until the necessary funds have been provided by the Township of Lower in a lawful manner. The Township of Lower reserves the right to consider the bids for sixty (60) days after the receipt of said bids. The Township of Lower also reserves the right to reject any or all bids or to waive any informalities in the best interest of the Township of Lower. Each proposal and bid must be submitted in accordance with the terms of the aforesaid specifications, must be made on standard proposal forms contained in the bid documents and shall be delivered to the place and hour mentioned above.	
BY ORDER OF THE Township of Lower, Cape May County, New Jersey.	
	Margaret Vitelli, QPA
10/25, pf \$56.42	20

LEGALS	LEGALS
NOTICE OF DECISION Lower Township Planning Board	
The Lower Township Planning Board, at a regularly scheduled meeting held on October 19, 2017 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:	
1. Minor site plan & hardship variance applications for additional signage and two (2) outdoor display area, hardship variances needed for number of signs and sign area, submitted by Acme Markets, Inc., for the location known as Block 741.01, Lot 28.01, 3845 Bayshore Road, was conditionally approved.	
2. Minor subdivision & hardship variance applications for the creation of three (3) newly described lots. Hardship variances needed for lot area, frontage & width, submitted by Cape Real Estate Developers, Inc., for the location known as Block 373.01, Lots 1-4 & 9-23 (odd), 500 Village Road, was continued until the November 9, 2017 meeting.	
3. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot frontage & width, submitted by John & Donna Snyder for the location known as Block 497.01, Lot 1.11, 210 Breakwater Road, was continued until the November 9, 2017 meeting.	
4. The following resolution concerning application heard on September 21, 2017, was approved: FCF Realty, Inc.: Block 776, Lots 10-20 & 34-38 Boyle: Block 410.01, Lot 36	
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
10/25, pf \$27.90	18

LEGALS	
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 040415 13 therein, pending wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff and ETHEL MAE STEERE, ET AL is the Defendant, I shall expose to sale at public venue on:	
WEDNESDAY, 11/01/2017	
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: 148 EAST BATES AVENUE, VILLAS NJ 08251	
BEING KNOWN as BLOCK 101, TAX LOT 25 & 26, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.	
Dimensions of Lot: 60X75 Nearest Cross Street: HARVARD AVENUE	
PRIOR MORTGAGES/LIENS NOT EXTINGUISHED BY THE SALE ARE:	
1. DELINQUENT TAXES AND/OR TAX LIENS	
2. MORTGAGE TO KONSTANTIN DUDONIS AND ANNA DUDONIS, HIS WIFE, RECORDED 6/2/1972, BOOK 828, PAGE 589, APPROXIMATELY \$5,000.00	
As the above description does not constitute a full legal description, said full legal description is annexed to that certain deed recorded in the Office of the Clerk of Cape May County in Deed Book 1282, Page 254, et seq., New Jersey, and the Writ of Execution on file with the Sheriff of Cape May County.	
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 Mortgagee, the Mortgagee or the Mortgagee's attorney.	
Amount due under judgment is \$126,158.00 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: MATTLEMAN, WEINROTH & MILLER 401 ROUTE 70 EAST SUITE 100 CHERRY HILL, NJ 08034 GARY G. SCHAFFER, SHERIFF CH755758	
10/04, 10/11, 10/18, 10/25, pf \$150.04	6

LEGALS	
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 17130 09 therein, pending wherein, NATIONSTAR MORTGAGE LLC is the Plaintiff and CHRISTINE PETITO, ET AL is the Defendant, I shall expose to sale at public venue on:	
WEDNESDAY, 11/01/2017	
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: 313 BROADWAY, VILLAS, NJ	
BEING KNOWN as BLOCK 382, TAX LOT 24 (AKA LOT 24 & 26), on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.	
Dimensions of Lot: 50' X 127' Nearest Cross Street: 2ND AVENUE	
Prior Lien(s): WATER ACCOUNT OPEN/DUE IN THE AMOUNT OF \$62.48 SEWER ACCOUNT OPEN/DUE IN THE AMOUNT OF \$80.00 CONNECTION FEE ACCOUNT OPEN/DUE IN THE AMOUNT OF \$320.00 WATER, SEWER & CONNECTION FEES LIEN REDEMPTION IN THE AMOUNT OF \$3,677.17	
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.	
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 Mortgagee, the Mortgagee or the Mortgagee's attorney.	
Amount due under judgment is \$375,494.03 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, LAVINTHAL AND FRANKENBERG, LLC 105 EISENHOWER PARKWAY SUITE 302 ROSELAND, NJ 07068 GARY G. SCHAFFER, SHERIFF CH755761	
10/04, 10/11, 10/18, 10/25, pf \$192.20	5

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LEGALS	LEGALS
ZONING BOARD OF ADJUSTMENT PUBLIC NOTICE	
You are hereby notified that I have applied to the City of Cape May Zoning Board for approval for relief under N.J.S.A. 40:55D-70(c)(1) and (c)(2) to permit a non-conformity with respect to building setback line for an addition to my property located at 1100 and 1108 Cake Street, Block 1110, Lots 21 & 22, on the tax map of the City of Cape May, New Jersey. This project is located in the R2 zoning district. Relief is being sought from the following section(s) of the City's ordinance: Section 525-15- Bulk Regulations for: 1. Building Setback Line: 25' required and 6 feet to building, 1'5.5" to steps proposed; and 2. Any and all other applicable sections needed for approval of said matter.	
The City of Cape May Zoning Board of Adjustment on November 9, 2017 will hold a public hearing on my application at 6:00 p.m., 843 Washington Street, Cape May, New Jersey. All documents pertaining to this application are on file with the Planning/Zoning Board Secretary and are available for public review during regular working hours (M-F 8:30am - 4:30pm). Any interested party may appear at said hearing and participate therein in accordance with the rules of the City of Cape May Zoning Board.	
Gerald P. and Margaret McNally, Applicant c/o Anthony P. Monzo, Esquire Monzo Catanese Hillegass, P.C. 211 Bayberry Drive, Suite 2A Cape May Court House, NJ 08210 Phone: (609) 463-4601 Attorney for Applicant	
10/25, pf \$26.04	16

WANT TO SEE YOUR LEGAL AD IN THIS SECTION?

Email: cmlegalads@yahoo.com
or call 609-884-3466

Cape May Star & Wave

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