

Legal Notices

[The Hammonton Gazette]

PUBLIC NOTICE

PLEASE TAKE NOTE that pursuant to N.J.S.A. 40A:12-13 et seq., the City of Egg Harbor has authorized Block 354 Lots 11,12,13,14,15 for sale. Any offers for the property may thereafter be made to Meg Steeb, City Clerk, 500 London Avenue, Egg Harbor City, NJ 08215 by February 13, 2024, for not less than the minimum bid provided herein. All bids must be submitted in a sealed envelope which is marked as a bid and the Block and Lot shall be placed on the exterior of the envelope. The sale will be in accordance with the following terms and conditions.

The premises will be sold subject to Federal, State and Municipal Laws and regulations including applicable ordinances, easements, conditions, restrictions and rights of way of record and such facts as an accurate survey may disclose.

The Property to be sold is described as follows: 1100 Duerer Street

Minimum bid is \$175,000.00

The sale of the property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the City Clerk and including but not limited to the following terms and conditions:

Terms of Sale:

- The Property is being sold in an 'AS IS' "WHERE IS" conditions. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.
- The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of the closing of title.
- The closing of title to the Property is 'TIME OF THE ESSENCE' and must take place thirty (30) days from the date of the acceptance of the bid by City Council. In the event said purchaser shall fail to make settlement prior to thirty (30) days from the date the bid is accepted, the deposit shall be forfeited as liquidated damages.
- The purchaser shall pay any and all realty transfer taxes assess in connection with the sale of the Property.
- With respect to the sale of the Property herein, a real estate commission may be owed.
- The Property is being sold "AS IS" "WHERE IS". The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, and such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the property. A survey of the property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.
- No representation is made by the City as to the utility, usability or environmental condition of the Property.
- In the event the City is unable to deliver title, the purchaser may either accept the title and complete the transaction or declare the Agreement null and void and receive his/its/their deposit. This land sale notice sets forth only terms and conditions of this sale. No representations are being made except those set forth expressly herein at length.
- The property is being sold subject to, but not limited by, any facts an accurate survey or the records may disclose. The City is not making any representations or warranties regarding the property or suitability for any use.
- The balance of the purchase price shall be delivered by cash or bank check to the Clerk of the City on or before thirty (30) days from the date of the sale or the acceptance of the bid, whichever is later. Upon payment thereof, the Deed shall be recorded with the Clerk of Atlantic County.
- The sale shall be subject to other terms and conditions contained in a Contract for Sale of Real Estate, a form of which can be inspected prior to said sale at the City of Egg Harbor, during normal business hours Monday through Friday.
- The successful bidder shall pay an additional \$350.00 which shall constitute the cost of preparation and Attorney's review and approval of the documents, as well as the cost of recording the Deed with the County Clerk.
- The City does not guarantee the construction of any road, water or sewer line, curb, gutter, sidewalk, drainage facility or other improvement on, at or near the property that is sold.
- At closing, the City will transfer City's rights of ownership of the property to buyer. This transfer of ownership will be subject to (a) easements and restrictions of record; (b) the estate and interest, if any, of the United States and/or the State of New Jersey in all lands now or formerly flowed by tides/waters; (c) flooding and drainage rights, if any, of adjoining property owners in streams or watercourses bounding or crossing the property in any way; (d) rights, public and private, in any part of the premises included within the lines of the street or right-of-way; (e) rights of adjoining owners; (f) any facts about the land or buildings located thereon which a correct survey would disclose; (g) any/all applicable governmental regulations; (h) occupants/tenants of the property, if any; (i) any facts which would be disclosed by a title search; (j) environmental contamination; and (k) the possibility of title being voided due to an irregularity in the proceedings utilized by City to acquire or dispose of the property. The City will deliver a properly executed Deed and record same.
- The property is conveyed, without any nonconforming protection.
- All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon acceptance of the bid by City Council. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract property shall not affect the obligation of the successful bidder or the validity of the sale.
- The highest bid in excess of the minimum bid price may be accepted by the City of Egg Harbor.
- If more than one bid is received, the City Clerk may hold such bids without opening, advise the City Council of such multiple bids and City Council shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.
- The City Council does hereby reserve the right to reject any and all bids received on the property, or to withdraw this offer to sell at any time prior to the sale, without cause, and upon advertisement of such.
- Likewise, no representations are made as to the topographic condition concerning the Property listed herein.
- Notwithstanding anything contained in this notice to the contrary, no representations are being made herein that the premises listed for sale is in fact located on an existing paved right-of-way or that the Property is in fact "buildable" as defined under the Municipal Land Use Law, City zoning ordinances, Federal and State wetlands legislation, New Jersey Environmental Clean Up Responsibility Act or any other applicable law. The purchaser must verify this information prior to bidding.
- Along with its bid, each bidder shall provide a certified check, bank check or money order in the amount of ten percent (10%) of the bid price to the City Clerk, which shall be returned if the bidder is unsuccessful or the Property is not sold.

It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the property prior to the date of their bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the Property. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc. which may not be of record but which may nonetheless affect the use and enjoyment of the Property or properties. City of Egg Harbor shall not be responsible for the costs associated with such searches in the event the City of Egg Harbor is unable to convey title and/or if a bid is rejected.

The City has compiled this Notice to benefit prospective Bidders. To the best of the City's knowledge, the information contained in this Notice is accurate. The City and any of its officials, officers, employees, assigns, designees, agents or contractors shall not assume any liability for inaccuracies and respectfully instructs all interested parties to independently verify this information.

City of Egg Harbor
By: Meg Steeb
City Clerk
Pub. Date: January 24, 2024
Ptr. Fee: \$122.76

2024-01 ESTABLISH THE ANNUAL SCHEDULE OF MEETINGS

WHEREAS, N.J.S.A. 10:4-18 of the Open Public Meetings Act provides that, every public body shall establish by resolution a schedule of regular meetings of the Governing body to be held during the succeeding year and shall post and maintain posted throughout the year and shall submit to the Township Clerk, and shall transmit to the designated newspapers, and shall submit to persons requesting the same, in writing, copies of such schedule of regular meetings; now

THEREFORE, BE IT RESOLVED that the Board of Trustees of the Waterford Township Public Library hereby designates the regular meeting dates shall generally be the second Monday of each month*.

2024 Meetings of the Board of Trustees	
January 8th	July 8th
February 12th	August 12th
March 11th	September 9th
April 8th	October 15th (Tuesday)*
May 13th	November 11th
June 10th	December 9th

January 13th, 2025

All meetings shall be held at the Waterford Township Public Library, 386 White Horse Pike, Atco, NJ 08004. Unless under Governor mandated State of Emergency than all meetings shall be held online at Zoom (Meeting ID 861 324 9254, Passcode Library). All meetings referred to herein shall begin at 7:00 p.m.

In the event that the above schedule of meetings is hereinafter revised, notice shall be posted in the library, and shall be transmitted to the designated newspapers, and shall be submitted to the Waterford Township Clerk in accordance with the provisions of the Open Public Meetings Act.

Pub. Date: January 24, 2024
Ptr. Fee: \$23.56

NOTICE

The Re-Organization Meeting of the Egg Harbor City Industrial Commission, will be held on Tuesday February 5, 2024 at 6:30 PM in the Egg Harbor City Municipal Complex, 500 London Ave, Egg Harbor, NJ 08215.

Jacqueline Young,
Industrial Secretary
Pub. Date: January 24, 2024
Ptr. Fee: \$4.03

17-2024 RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF MULLICA APPOINTING TOWNSHIP SURVEYOR AND AUTHORIZING AWARD OF PROFESSIONAL SERVICE CONTRACT WHEREAS, there exists a need for a Township Surveyor; and WHEREAS, the Chief Financial Officer as required by N.J.A.C. 5:30-5.3, shall confirm by certification to be attached to this Resolution that funds are available; and WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11 1 et seq., requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids be publicly advertised. NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Mullica, County of Atlantic, State of New Jersey, as follows: 1. THAT the Mayor and Municipal Clerk are hereby authorized and directed to execute an agreement with Civil Solutions, Inc., 215 Bellevue Avenue, Hammonton, New Jersey 08037. 2. THAT this contract is awarded without competitive bidding as a "Professional Service" under the provisions of the Local Public Contracts Law. 3. THAT a copy of this Resolution shall be published in the Township's Official Newspaper as required by law within ten days of its passage.

Pub. Date: January 24, 2024
Ptr. Fee: \$12.40

18-2024 RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF MULLICA APPOINTING RENT CONTROL HEARING OFFICER AND AUTHORIZING AWARD OF PROFESSIONAL SERVICE CONTRACT WHEREAS, there exists a need for a Rent Control Hearing Officer; and WHEREAS, the Chief Financial Officer as required by N.J.A.C. 5:30-5.3, shall confirm by certification to be attached to this Resolution that funds are available; and WHEREAS, the Local Public Contracts Law (NJSA 40A:11 1 et seq.) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids must be publicly advertised. NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Mullica, County of Atlantic, State of New Jersey, as follows: 1. THAT the Mayor and Municipal Clerk are hereby authorized and directed to execute an agreement with John Murray, Certified Public Accountant. 2. THAT this contract is awarded without competitive bidding as a "Professional Service" under the provisions of the Local Public Contracts Law. 3. THAT a copy of this Resolution shall be published in the Township's Official Newspaper as required by law within ten days of its passage.

Pub. Date: January 24, 2024
Ptr. Fee: \$12.09

BE IT RESOLVED, by the Planning and Zoning Board of Adjustments of the Borough of Folsom that, namely

THE HAMMONTON GAZETTE
THE PRESS OF ATLANTIC CITY

be and are hereby designated as the Official Newspapers of the Borough of Folsom Planning and Zoning Board of Adjustments for the publication of such Legal Notices as shall be required during the year 2024.

Susan Carroll
Board Secretary
Folsom Borough
January 18, 2024
Pub. Date: January 24, 2024
Ptr. Fee: \$6.20

NOTICE

Egg Harbor City Common Council will hold an Executive Session before the Regular Scheduled Council Meeting on February 8, 2024 at 6:30pm. The Executive Session is being held to discuss potential litigation. The Executive Session and Council Meeting will be held at the Egg Harbor City Municipal Building located at 500 London Avenue, Egg Harbor City, NJ. No action will be taken.

Meg Steeb/RMC
Egg Harbor City Clerk
Pub. Date: January 24, 2024
Ptr. Fee: \$5.58

MEETING DATES FOR 2024
BOROUGH OF FOLSOM
PLANNING/ZONING BOARD OF ADJUSTMENTS

Please be advised the Borough of Folsom Joint Planning and Zoning Board of Adjustments has met for Reorganization for the 2024 calendar year on Wednesday January 17, 2024 at 6:00 PM. In compliance with the requirements of the New Jersey Sunshine Law, the Planning/Zoning Board of Adjustments of the Borough of Folsom will meet the THIRD WEDNESDAY of the month at the Folsom Borough Municipal Building, 1700 12th Street (Route 54), Folsom, New Jersey 08037. Meetings begin at 6:30 pm. Below is a list of the meeting dates for the 2024 calendar year.

January 17, 2024
February 21, 2024
March 20, 2024
April 17, 2024
May 15, 2024
June 19, 2024
July 17, 2024
August 21, 2024
September 18, 2024
October 16, 2024
November 20, 2024
December 18, 2024
January 15, 2025 – Re-organization

Susan Carroll
Board Secretary
Folsom Borough
January 18, 2024
Pub. Date: January 24, 2024
Ptr. Fee: \$21.08

SYNOPSIS OF AUDIT REPORT FOR PUBLICATION
Synopsis of 2022 Audit Report of the City of Egg Harbor
as Required by NJSA 40A:5-7

COMBINED COMPARATIVE BALANCE SHEET - REGULATORY BASIS
(Condensed Form)

ASSETS	12/31/22	12/31/21
Cash, Investments and Prepaid Debt Service	5,165,532.47	\$ 4,442,194.32
Taxes, Assessments and Lien Receivable	818,101.09	1,074,894.33
Property Acquired for Taxes - Assessed Valuation	749,889.00	837,089.00
General Fixed Assets	4,146,330.33	4,109,009.64
Accounts Receivable	2,566,930.63	1,783,116.43
Fixed Capital Authorized & Uncompleted-Utility	15,644.00	15,644.00
Fixed Capital	29,415,512.80	29,415,512.80
Deferred Charges to Future Taxation - General Capital	3,686,500.00	1,764,250.00
Deferred Charges to Revenue of Succeeding Years	<u>134,000.00</u>	<u>50,000.00</u>
TOTAL ASSETS	<u>46,698,440.32</u>	<u>\$ 43,491,710.52</u>
LIABILITIES, RESERVES AND FUND BALANCE	12/31/22	12/31/21
Improvement Authorizations	670,833.35	\$ 96,718.02
Bonds and Notes Payable	16,070,067.69	16,700,348.25
Other Liabilities and Special Funds	6,294,350.87	4,324,429.48
Amortization of Debt for Fixed Capital Acquired or Authorized	16,149,845.31	15,181,244.65
Investments in General Fixed Assets	4,146,330.33	4,109,009.64
Reserve for Certain Assets Receivable	1,606,014.83	1,914,757.60
Fund Balance	<u>1,760,997.94</u>	<u>1,165,202.88</u>
TOTAL LIABILITIES, RESERVES AND FUND BALANCE	<u>46,698,440.32</u>	<u>\$ 43,491,710.52</u>

COMPARATIVE STATEMENT OF OPERATIONS AND CHANGES
IN FUND BALANCE - REGULATORY BASIS

	Year 2022	Year 2021
Current Fund		
Revenue and Other Income Realized		
Fund Balance Utilized	215,000.00	\$ 215,000.00
Miscellaneous - From other than Local Property Tax Levies	2,784,362.09	2,540,254.38
Collection of Delinquent Taxes and Tax Title Liens	129,585.52	162,164.82
Collection of Current Tax Levy	<u>10,809,034.47</u>	<u>10,229,222.86</u>
Total Income	<u>13,937,982.08</u>	<u>13,146,642.06</u>
Expenditures		
Budget Expenditures: Municipal Purposes	6,996,107.40	6,653,370.93
County Taxes	1,248,897.62	1,133,972.04
Local and Regional School Taxes	5,032,451.00	4,670,517.00
Other Expenditures	<u>43,702.36</u>	<u>767.99</u>
Total Expenditures	13,321,158.38	12,458,627.96
Less: Expenditures to be Raised by Future Taxations	<u>94,000.00</u>	<u>50,000.00</u>
Excess in Revenue	710,823.70	738,014.10
Fund Balance, January 1	<u>993,531.73</u>	<u>470,517.63</u>
	1,208,531.73	1,704,355.43
Less: Utilized as Anticipated Revenue	<u>215,000.00</u>	<u>215,000.00</u>
Fund Balance, December 31	<u>1,489,355.43</u>	<u>\$ 993,531.73</u>

COMPARATIVE STATEMENT OF OPERATIONS AND CHANGES
IN FUND BALANCE - REGULATORY BASIS

	Year 2022	Year 2021
Sewer Utility Operating Fund		
Revenue and Other Income Realized		
Fund Balance Utilized	132,697.04	\$ 100,000.00
Collection of Rents	2,099,179.64	1,930,632.30
Miscellaneous - Other than Rents	135,283.24	135,279.73
Total Income	<u>2,165,912.03</u>	<u>2,367,159.92</u>
Expenditures		
Budget Expenditures:		
Operating	1,118,000.00	1,017,918.00
Debt Service	985,241.53	984,042.23
Deferred Charges and Statutory Expenditures	23,000.00	21,000.00
Total Expenditures	<u>2,126,241.53</u>	<u>2,022,960.23</u>
Adjustments to Income before Fund Balance: Expenditures included above which are by Statute		
Deferred Charges to Budget of Succeeding Year	-	-
Excess in Revenue	240,918.39	142,951.80
Fund Balance January 1	153,206.77	110,254.97
Less: Utilized as Anticipated Revenue	<u>132,697.04</u>	<u>100,000.00</u>
Fund Balance December 31	<u>\$ 261,428.12</u>	<u>153,206.77</u>
RECOMMENDATIONS		
None		

The above summary or synopsis was prepared from the report of audit of Egg Harbor City, County of Atlantic for the calendar year 2022. This report, submitted Leon P. Costello, CPA, Registered Municipal Accountant, Ford Scott & Associates, LLC, Certified Public Accountants, 1535 Haven Avenue, Ocean City, NJ 08226, is on file at the City Clerk's office and may be inspected by any interested person.

Meg Steeb, RMC
Egg Harbor City
Pub. Date: January 24, 2024
Ptr. Fee: \$136.71
January 22, 2024

BOROUGH OF FOLSOM
PUBLIC NOTICE

The Borough of Folsom Planning and Zoning Board of Adjustments at its Reorganization meeting held January 17, 2024 at 6:00 pm appointed the following professionals:

Solicitor: Carol N. Goloff, Esquire, Goloff Law
Engineer/Planner: Vince Polistina PE PP of Polistina & Associates, LLC

Please be further advised that the regular monthly meetings of the Planning/Zoning Board of Adjustment shall be held on the Third Wednesday of each month, at 6:30 p.m. in the Folsom Borough Hall, located at 1700 12th Street, Folsom, NJ 08037.

Susan Carroll
Board Secretary
Folsom Borough
January 18, 2024
Pub. Date: January 24, 2024
Ptr. Fee: \$12.40

You are hereby notified that Gus & Susan Perna have applied to Mullica Township Planning Board for Agricultural Use and any and all variances, which will permit me to farm at my property located at 4669 Old Egg Harbor Road, Block 10022, Lot 7, Mullica Township, New Jersey.

A public hearing on my application will be by the Mullica Township Planning Board at 7:00 pm on February 7, 2024 in the Mullica Township School District located at 500 Elwood Road Elwood, New Jersey. If you have any objections to the granting of this application, please attend the meeting and you will be heard. Application documents are available for review in the Municipal Construction Office from 8:30am-4:00pm.

Gus & Susan Perna, Applicant
Pub. Date: January 24, 2024
Ptr. Fee: \$8.37

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