

BARBARY WARS HERO

A5



HOUSE OF THE WEEK

B1



VOL. 144 NO. 21

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WEDNESDAY, AUGUST 27, 2025

Wonderland for sale

Mita gives up hotel idea after 6-1 council vote

Editor's note: This story appeared on the newspaper's website, ocnjsentinel.com, Thursday, Aug. 21.

By DAVID NAHAHN  
Sentinel staff

OCEAN CITY — Wonderland Pier is on the mar-

ket. The first \$25 million will buy it.

Visibly disappointed property owner Eustace Mita said that minutes after Ocean City Council voted 6-1 Thursday evening not to recommend the boardwalk property to the Planning Board to deter-

mine if it is an "area in need of rehabilitation."

It was a procedural vote, but one that could start a process to building something different at the site.

"It's over," Mita told a few members of the media in City Hall after leaving City Council Chambers, where for two hours some 37 citizens spoke for and against the developer's plans for a 252-room hotel at the property home to an amusement park for nearly 60 years. Wonderland Pier closed as an amusement park in October 2024.

Mita said he planned to spend \$135 million to \$150 million to build an eight-story hotel with 375 parking spaces and a retail complex in its place while keeping a few iconic rides from Wonderland including the Ferris wheel and carousel.

An early step in that process was deeming the site "in need of rehabilitation." The city was far from approving any spe-

INSIDE:

- Mayor answers critics
- Citizens in favor of hotel
- Citizens against hotel

cific project there, Mita's or otherwise. However, the seats in Council Chambers were filled an hour before the meeting began at 6 p.m. and it was standing room only as more people packed in.

The vote on the council agenda was to send that proposal to the Planning Board to make the rehabilitation determination, but after two hours of citizen comment and another more than half-hour of council stating their positions, it became clear the process would not move forward.

The first four members of the seven-member council who spoke said they were against it, dooming the proposal.

See Hotel, page A8



David Nahan/SENTINEL

Developer and hotelier Eustace Mita listens Aug. 21 as Ocean City Council members say they're not going to support a resolution that could lead to him building a hotel at the former Wonderland Pier amusement park site on the boardwalk. At right, the park where the rides have been dormant since Wonderland closed permanently in October 2024.



David Nahan/SENTINEL

Ocean City Council members explain how they're going to vote on a resolution to refer the former Wonderland Pier amusement park property to the Planning Board. From left are, above, Dave Winslow, Jody Levchuk, Keith Hartzell and Sean Barnes; and, below, Tony Polcini, Pete Madden and Terry Crowley Jr. All but Madden voted down the resolution.

Council members say no to Mita, say yes to review of Ocean City Master Plan

By DAVID NAHAN  
Sentinel staff

OCEAN CITY — Like dominos falling, five Ocean City Council members in a row doomed a resolution that would have given the owner of the former Wonderland Pier amusement park an opening to transform the property into a hotel and retail complex. Although it was but a

procedural vote to recommend sending the property at 600 Boardwalk to the Planning Board to decide if it qualified as "an area in need of rehabilitation," it could have started a process for developer Eustace Mita to formally propose his eight-story hotel.

Mita made a number of public presentations for his project but has never submitted a formal proposal to

City Council or any other board. He wanted to make a presentation at the council meeting but was relegated among the many speakers at public comment.

One by one the council members said they weren't ready to refer the property to the Planning Board.

Inevitably, six of the seven council members said they would vote no, deciding the more appropri-

ate step is a review of the city's Master Plan to look at zoning along the entire boardwalk, rather than just a single property.

Mita needed four council members to support the resolution.

The councilmen's comments came after nearly two hours of passionate public comment from some 37 members of the public in Council Chambers that were packed and overflowing with people filling along the sides and in back.

A little more than half of the citizens commenting were against Mita's proposed hotel, but there was a substantial number of other citizens speaking in favor.

Fourth Ward Council-

See Council, page A8



Strathmere's beaches take a pounding

By CRAIG D. SCHENCK  
Sentinel staff

PETERSBURG — Hurricane Erin stayed well offshore on its path north past southern New Jersey last week, but its strong winds churned up the sea, pounding the shore and taking a large bite out of Garden State beaches.

Committeeman Sam Palombo provided an account of the storm's effect on the island community of Strathmere, where erosion is prevalent in the north end even on a good day.

There were few good days last week.

"I don't think I've talked to Jimmy (Van Zlike) or Curtis (Corson) more than in the last, I want to say, 72 hours over what just transpired out in the Atlantic Ocean," Palombo said.

He provided a timeline on the township's response to the storm.

On Wednesday, the Department of Public Works

started removing items from the beach such as dune fences, trash receptacles and things that could end up in the ocean.

The crew ran into a problem Thursday when it was discovered that a resident had illegally put bulk trash in the street.

"That had to get removed because we were making sure that no flooding water would move debris and damage somebody else or become a health hazard for those who are residents of Strathmere," Palombo said.

He also noted the township erected barricades at beach entrances, something that was not popular with all island residents.

"We had to put barricades up to make sure that we didn't have anyone on the pathways, knowing the fact that water was going to cut into the dunes," Palombo said, noting Gov. Phil Murphy had declared

See Strathmere, A14



Craig D. Schenck/SENTINEL

The Somers Point School District is signing a three-year lease for a tenant at the former New York Avenue School.

Somers Point District to lease New York Ave. School to Interactive

By CRAIG D. SCHENCK  
Sentinel staff

SOMERS POINT — The Board of Education has reached a lease agreement with a private organization to operate at New York Avenue School.

On Aug. 21, the board approved a three-year lease from Sept. 1 through Aug. 31, 2028, pending final attorney review.

Board of Education President Staci Endicott said the tenant, Interactive Kids, provides an array of behavioral, educational and social skills to children.

"We are finally there where we wanted to be years ago," Endicott said.

The organization used the building over the summer through a use of facilities agreement and wanted to extend that into a long-term contract.

Endicott said the lease helps the district cut ex-

penses of operating a third building and creates a revenue stream.

She said the board has been working on finding a tenant for the building since the beginning of the redistricting process that started in 2016.

"The New York Avenue building was the final phase of our redistricting plan, as our enrollment has been steadily declining throughout this process," Endicott said. "For the 2022-23 school year, all preschool students were moved to Dawes Avenue School, with only administration remaining in the building."

She said through the help of former interim superintendent Chris Kobik and current Superintendent Ted Pugliese, along with interim Business Administrator Mark Leung, "the final phase of

See N.Y., page A13

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# Officers helped with the gridlock on busy summer weekends

By **CRAIG D. SCHENCK**  
Sentinel staff

OCEAN CITY — The sheer number of vehicles trying to get onto and off the island via Ocean City’s main gateway over the Route 52 causeway can lead to gridlock even at the best of times.

The summer is not among those times, and the intersection of Ninth Street and Bay Avenue frequently features traffic trying to traverse it in four directions.

Complicating matters are pedestrians, some pushing baby strollers, and cyclists trying to get by safely.

That’s why the Ocean City Police Department posts a seasonal officer at the intersection to control the flow of traffic.

Police Chief Bill Camp-

bell said the department has an officer at the intersection “so we don’t have traffic backed up across the bridge into Somers Point.”

“In the summertime, during Saturday change-over day, we see a high volume of traffic coming into and leaving town. We found over the years it was necessary to put an officer at that traffic light to let it run east and west on Ninth Street a little longer to alleviate the volume,” Campbell said.

Backups were causing traffic issue for the Somers Point Police Department at the other end, where the causeway turns into MacArthur Boulevard to the west with Shore Road leading north and Somers Point-Mays Landing Road south — site of the former traffic circle.

Campbell said the officer



has discretion to allow a light in either direction to stay green longer.

“If it backs up on Bay, we will let Bay Avenue run north and south — mostly north with people making a left onto bridge — the officer will let that light stay green north and south to get more people out of town,” he said.

Campbell said an officer is stationed at the intersection mostly on the weekends.

Ocean City Police Department Ptl. Rob Malfitano works the traffic light at Ninth Street and Bay Avenue this summer.

“Probably Friday and definitely Saturday, they are the busiest days into town,” he said.

However, on a nice day, “a lot of people come into the city to go to the beach, boardwalk, whatever purpose, it can force us to put somebody at the light.”

“We send someone down

Craig D. Schenck/SENTINEL

there when we feel the need,” Campbell said.

The chief said not a lot of people cross there, but noted that whether they were on foot, two or four wheels, “the same principles apply like anywhere else in town, cross when you have the right of way.”



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## Indivisible OCNJ rally Labor Day on boardwalk

OCEAN CITY – Indivisible OCNJ will be participating in the national Workers over Billionaires day of action 8:30 to 11:30 a.m. Monday, Sept. 1.

The group will attend the flag-raising ceremony in front of the Ocean City Music Pier, honoring veterans and 9/11 first rResponders, while showing that all Americans share the ceremonies and symbols of the nation. The flag raising will be followed by an orderly march on the pedestrian lane along the Boardwalk.

According to Indivisible OCNJ, the group is marching because “billionaires continue to wage a cruel war on working people with the support of the Trump Administration.”

“This Labor Day we will continue to stand strong, fighting for public schools over private profits, health-care over hedge funds, shared prosperity over corporate politics. Working people built this nation and we know how to take care

of each other. We won’t back down — we will never stop fighting for our families and the rights and freedoms that ensure access to opportunity and a better life for all Americans,” the group stated. The Indivisible movement is rooted in peaceful, nonviolent resistance — “and grounded in the belief that democracy is something we build together, in public, in solidarity, and in defiance of tyranny.”

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# OCFC Fishing Pier open houses bring in nearly 500 pounds of food, \$4,633

OCEAN CITY – Visitors to the Ocean City Fishing Club’s second open house at the 14th Street fishing pier this year brought more food than ever before to benefit the local Food Cupboard.

When that August two-hour open house ended, 1,641 people filled barrels with 297 pounds of non-perishable food and donated \$2,200 for help stocking the local agency’s shelves. Combined with the totals from OCFC’s July open house at the pier, 3,381

pier visitors this year brought 497 pounds of food and donated \$4,633 to help the Food Cupboard feed the needy.

“I can’t help but feel a sense of pride in a community that steps up to help those less fortunate,” OCFC President Augie Conte III said. “Even in towns like ours — shore towns with so many summer residents and visitors — there are still people who need help to put food on the table. We’re glad to host these open houses to

help stock the Food Cupboard.”

The club will host two Open House events at the Pier during the 2026 season from 6-8 p.m., with the following day as a rain date, if needed. Visitors again are encouraged to bring non-perishable food items or can make cash donations to help feed the needy. The open houses coincide with the city’s Thursday evening Family Night on the Boardwalk program.

At each open house, OCFC volunteers station themselves at various locations on the pier to answer questions and to help take photos for visitors with the Atlantic Ocean and boardwalk as scenic backdrops. The traffic onto the pier was steady and enthusiastic, with many expressing thanks to the club for welcoming them to tour the pier.

The club has been holding open houses on the pier to benefit the Food

Cupboard since its centennial celebration in 2013.

The OCFC, a private fishing club, has a strong commitment to community involvement through programs that include the open houses, the youth fishing tournament, OCHS scholarships and advocating for recreational fishing.

Founded in 1913, it is

the oldest, continually operating fishing club in the United States.

The Ocean City Fishing Club opens its doors to the public twice a year, and the event is held in conjunction with the city’s Family Nights.

## Ventnor cop charged with invasion of privacy and official misconduct

VENTNOR CITY – On Monday, Aug. 25, Ventnor City Police Officer Ryan M. Bonanni, 24, from Egg Harbor Township, was charged with second-degree official misconduct, second-degree computer theft and three counts of third-degree invasion of privacy.

On July 6, an adult female with the initials B.W. was arrested by officers from the Ventnor City Police Department. While she was in police custody, the Atlantic County Prosecutor’s Office alleges Officer Bonanni used his position as a police officer to access surveillance videos of B.W. while she was in a holding

cell in various stages of undress and engaging in a sexual act.

Bonanni allegedly recorded these videos onto his personal cellular phone and subsequently sent these videos to other individuals through the social messaging platform “Snapchat.”


In addition to the videos and text messages, video “captions” pertaining to B.W. were allegedly located on Bonanni’s cell phone.

This incident was and continues to be investigated by the Atlantic County Prosecutor’s Office Professional Standards and Accountability Unit.

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# Labor Day weekend busy in Ocean City; more Sept. events

OCEAN CITY – Ocean City will celebrate Labor Day with its 34th annual Labor Day Race on the beach at 23rd Street on Monday, Sept. 1.

The beach runs include a 5-mile race on the beach from 23rd Street to 46th Street and back, along with a 1-mile health walk/run from 23rd Street to 18th Street and back. The races start at 9 a.m., and race-day registration opens at 7:30 a.m. For more information, visit [www.ocnj.us/OCNJ-LABOR-DAY-RACE](http://www.ocnj.us/OCNJ-LABOR-DAY-RACE).

In honor of Veterans Month in Ocean City, local resident and Navy veteran Joe Stefano and his pop and jazz ensemble will perform a free concert for veterans and guests at 7 p.m. Friday, Aug. 29, at the Ocean City Music Pier. The group will perform classical, jazz, big band and Broadway hits. The show will also feature performance by Philadelphia-based musician, vocalist and songwriter Camille K.

No advance registration is required for the public to attend this free show. The event is part of Ocean City's monthly celebration of veterans in August.

The Ocean City Pops will perform a special concert featuring LaKisha Jones on Sunday, Aug. 31, at the Ocean City Music Pier. In a show titled "To Whitney, with Love," American Idol finalist LaKisha Jones will celebrate the great ladies of soul — Diana Ross, Donna Summer, Tina Turner, the legendary Aretha Franklin and the one and only Whitney Houston. The show starts at 7:30 p.m.

The Ocean City Pops will also perform at 7:30 p.m. Thursday, Aug. 28, with another tribute to "Four Fabulous Females." Guest vocalists will sing the music of Karen Carpenter, Dolly Parton, Linda Ronstadt and Carole King.

For tickets to any of the Pops shows, visit [ocean-cityvacation.com/boxoffice](http://ocean-cityvacation.com/boxoffice), call (609) 399-6111 or stop by the welcome centers at City Hall, the Ninth Street causeway or the Music Pier Box Office.

day, Aug. 27) on the Ocean City Boardwalk and for Market Days (Thursday, Aug. 28) along downtown Asbury Avenue.

The popular weekly Farmers Market on the grounds of the Ocean City Tabernacle will be open 8 a.m. to noon on Wednesday, Aug. 27. The market features the best of fresh produce from local farms in the region, along with a variety of craft vendors. The final Farmers Market of the season will be on Wednesday, Sept. 3.

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UPCOMING EVENTS

Thurs., August 28  
ONLINE EVENT: How to Thrive in a  
World of Constant Chaos with  
Organizational Psychologist  
Dr. Tasha Eurich, 2 pm

Fri., August 29  
Word Processing Basics - Beginner class, 9 am  
Military Veterans Movies, 6:30 pm

Wed., September 3  
Tech Drop-In, 3:30-6 pm  
Set-up an appointment using the Events  
Calendar or see a reference librarian for  
scheduling assistance

ONLINE EVENT: On Writing Darkly Charming  
Villainous Love with Hannah Nicole Maehr, 7 pm  
Registration required.

Fri., September 5  
Computer Workshop: Create Flyers  
using MS Word, 9 am

2025 F&V Author Luncheon:  
Tickets go on sale at 6 pm. You must visit the  
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# Group celebrating Barbary Wars hero Sept. 4 in Somers Point

## Liberty & Prosperity presents something new about pirate-fighting Richard Somers

By **CRAIG D. SCHENCK**  
Sentinel staff

SOMERS POINT — The city will celebrate its most famous son during a Richard Somers Day event set for Sept. 4.

At 4 p.m., the civic group Liberty and Prosperity will tell the story of the Barbary Wars hero at Richard Somers Park (801 Shore Road), where there is a mural and statue that honor his service. After the event, the group will move to Sal's Coal Fired Pizza at 501 New Road for a buffet.

Somers was born in 1778, during the American Revolution. In 1783, America won its independence after eight years of war with England.

When that war was over, America disbanded almost its entire army and scrapped its navy, according to Liberty and Prosperity, which was co-founded in 2003 by Somers Point-based attorney Seth Grossman. The United States had no quarrels with anyone in the world.

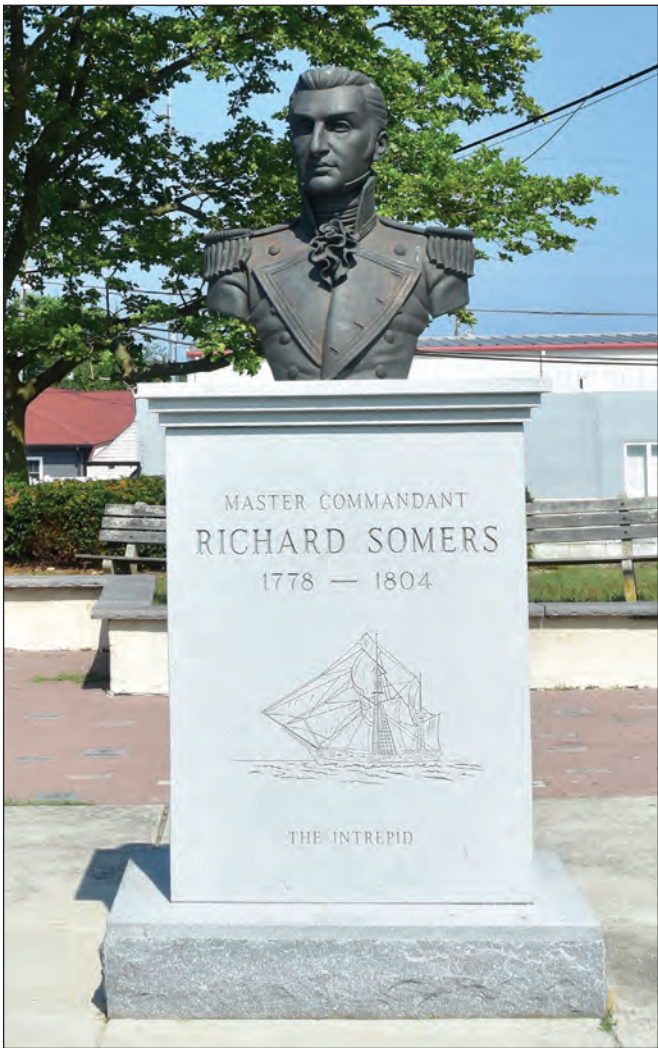
Like most Americans then, Somers completed school at age 16, receiving what Grossman said was an education better than those earning a bachelor's degree today. He also had mastered a trade as a commander of large merchant ships sailing between New York and Philadelphia.

Somers had the skills needed to prepare ships for sea, supervise crews, adjust sails to the wind and stay on course without modern navigation tools. He had a promising future sailing larger ships with more profitable cargoes to and from ports all over the world.

However, Somers took a different path in 1798 when he was 20 years old. When America became independent, sea-fighters from "Barbary" kingdoms in North Africa attacked every American ship they could reach, seizing vessels and cargo. The crews were held hostage for ransom or sold into slavery.

In 1786, Thomas Jefferson and John Adams, U.S. ambassadors in France and England, met with the Libyan ambassador to find out why they were attacking Americans and were told it was their duty as Muslims to attack, rob and enslave non-believers who did not pay them proper tribute, according to the group.

Because America had no navy, leaders had no choice but to pay the tribute to protect its citizens. However, in 1798, French pirates attacked U.S.-flagged ships in the Caribbean and the French government de-



Craig D. Schenck/SENTINEL

A bust of Master Commandant Richard Somers, who fought in the Barbary Wars, in Somers Point.

manded bribes. America finally had had enough, crying "Millions for defense! Not one cent for tribute."

America built a navy, and Somers was among the first to join.

In 1801, President Thomas Jefferson sent the navy to North Africa to stop the attacks. In 1803, Somers, then 24, was put in command of a warship and sent to the scene of conflict.

"Americans won victory after victory and amazed the world with their skill and bravery," according to the group's website.

By the summer of 1804, all of the Barbary kingdoms had made peace with America except one in Tripoli. On Sept. 4, 1804, Somers and the crew of his ship Intrepid were killed in a daring mission to win the war before politicians in America could make peace before their job was finished.

The Intrepid was a floating bomb filled with 100 barrels of gunpowder and 150 fixed shells. Somers led 12 volunteers to sail the ship into Tripoli Harbor in an attempt to destroy the pirate fleet. However, the ship exploded prematurely, killing all aboard.

The bodies of all 13 crewmen washed ashore

fresh. "They kept asking me to come back to do the ceremony and you can't give the same speech over and over again," Grossman said. "So we've always looked for a new angle to tell part of the story never told before. In 20 years, we've never repeated the speech. We always find a new angle while preparing for it. Every year it got a little bit more historically accurate."

The event will include a Scouting America color guard and Molly Pugliese, daughter of school Superintendent Ted Pugliese, singing the national anthem.

Grossman noted that they have featured special guests such as Mary Cannon, who painted the mural honoring Somers on the outside of the former city hall, now a branch of the Atlantic County Library.

Another was Chipp Reid, author of the book "Intrepid Sailors" about the crew of the ship.

They also learned that American poet Henry Wadsworth Longfellow was the nephew of Henry Wadsworth, second in command of the Intrepid.

"We never know what we're going to learn from this year's presentation," Grossman said. "This is not something we planned, but early on we realized that every element of Richard Somers' story is a teachable moment on the principles of liberty and prosperity. Our group became experts by accident."

Over the years, the city has held its own celebration in addition to the Liberty and Prosperity event but eventually let the group take the lead solo.

In 2021, the city hosted about 40 members of the USS Richard Somers Crewmembers Association, who visited the birthplace of their ships' namesake during the annual recognition ceremony Sept. 15.

It was the association's 10th anniversary and the 217th birthday of Master Commandant Richard Somers.

The event was sponsored by the Somers Point Historical Society and city. Then-mayor Jack Glasser welcomed the crowd, vowing to continue fighting to get the bodies of Somers and his crewmates back on U.S. soil.

Grossman said about 15 years ago, his group decided to hold its ceremony on the date of Somers' death.

The attorney said he has a theme each year and this year expects it to be aimed at trying to interest young-

er members of the group to keep the tradition alive.

City Council approved use of the park Aug. 14.

"This is a great event every year. It's actually very entertaining as well as educational. So if anybody that can be there, you should try and be there," Councilwoman Janice Johnston said. "It's a good history lesson."



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# OPINION

THIS IS YOUR FORUM:  
SHARE YOUR VIEWS WITH THE COMMUNITY

## Opinion page policy

The opinions expressed in letters to the editor and guest columns are solely those of the authors. Publication does not imply endorsement by the newspaper. The Sentinel’s opinions are carried under the header “Our View.”

The newspaper welcomes letters and guest columns from readers including those in response to opinions published on this page. It reserves the right to edit them for length, clarity and content.

Email letters to the editor to [oceancitysentinel@comcast.net](mailto:oceancitysentinel@comcast.net). Include name, address and phone number for verification.

## OUR VIEW

### Now what?

Wonderland hotel concept is finished. What will replace it and when will it happen?

For more than an hour before the meeting started and then through nearly two hours of public comment Aug. 21, the atmosphere was tense in Ocean City Council Chambers. Citizens packed the room early, hoping the show of force would send a message.

Everyone was forced to wait anxiously to hear what council would do with a resolution affecting the future of the Wonderland Pier amusement park site.

Few people knew how the decision would go.

When the fourth councilman in a row said he could not support sending the property to the Planning Board for a recommendation on its future as “an area in need of rehabilitation,” it became clear Eustace Mita’s 252-room hotel and retail complex was doomed.

Minutes after council’s formal 6-1 vote against the resolution, Mita confirmed that it was indeed all over for him.

The man behind the upscale Icona Resorts and Achristavest Fine Home Builders, a self-described hometown boy who splits time between his property in Ocean City and one in Pennsylvania, said he was giving up on the idea to spend up to \$150 million on his grand hotel plan and was immediately putting the property up for sale.

The council vote came almost exactly a year since Mayor Jay Gillian announced in mid-August 2024 that he would close his family’s amusement park that fall, ending nearly 60 years of Wonderland’s place at Sixth Street and Boardwalk.

The fear about the future of that property actually began in early 2021 when Mita, whose business is hotels and luxury homes, spent \$14 million to buy the property and save it from foreclosure. He rented the amusement park back to Gillian, who kept it going another four summers before giving into his reality that it was no longer financially viable.

The past year has been one of rampant speculation, rumors, accusations, community activism and political threats, and a growing debate in the community between those who believed Mita’s proposed eight-story hotel would doom

or save the boardwalk.

Now Wonderland Pier is up for sale for \$25 million, according to Mita.

There are those who still want to see a similar amusement park there, but it is hard to fathom how that would come to pass. Some community groups are backing the concept of a smaller-scale amusement park catering to children with other entertainment offerings and a housing component, but they don’t own the property.

Unless someone or some group buys the property and comes up with a project that fits right back into the amusement zoning, it could be quite a while before something takes Wonderland’s place.

City Council practically has ensured that.

While refusing to send the property to review by the Planning Board, councilmen made it clear a review of Ocean City’s Master Plan must come first.

The Wonderland site, almost everyone of them said, needs to be looked at in context with the entire boardwalk and the city as a whole. That does make sense, but it isn’t a quick process.

A comprehensive Master Plan review with all the meetings and public input could take a few years. Perhaps the city can speed it up by making it the No. 1 priority, but in the meanwhile portions of the boardwalk business community could continue to suffer.

Wonderland Pier amusement park was the big draw for the northern end of the business section of the boardwalk. As soon as it closed businesses began to feel the effects from the lower volume of traffic.

Mita had refurbished the main Wonderland building and reopened a pizza joint and arcade there to provide something there this summer season, but there is no guarantee that will stay open.

As the acrimony that has built up over the past year begins to die down, all eyes are going to remain on that Wonderland property. The biggest questions are unanswered: What is going to happen there, if anything? When will it happen? And will it lead to more division or bring the commu-



## YOUR VIEWS

39: 4-36.

I think most drivers, while being aware that they must stop for pedestrians in a marked crosswalk, are unaware of the second part of the law that requires them to yield right-of-way to pedestrians crossing at an intersection that is not marked with a crosswalk.

While you did mention that, I would bet most people reading your editorial missed that fact. I have, on occasion, had discussions with drivers who were vehement that I did not have the right of way when crossing at an intersection that was unmarked. There is so much emphasis

with road signs, etc., on crosswalks, that most people simply do not know they must yield at any intersection, marked or unmarked.

**Ed Dodd**  
Ocean City

### Kudos to letter on journalism

To the Editor:  
Kudos to Greg Lyman an his Aug. 13 letter regarding objective journalism.

**Dick Jones**  
Ocean City and Naples, Fla.

### Response to letter was right on point

To the Editor:  
I am sure I speak for many of us in the community who would like to thank you and your team at the Sentinel for providing an award-winning hometown newspaper in a very challenging environment for print media. Your Editor’s Note response in the Aug. 13’s edition to a disgruntled reader was right on point.

**Hugh McCaffrey**  
Ocean City

## ANOTHER VIEW

By Robin Shaffer

### Time to work for better version of O.C.

First, Ocean City Council should have shut down the Aug. 21 meeting before it even began. If there had been a medical emergency or a fire, people could have died. Public safety must be the number one priority for City Council and the mayor. I was shocked to see 300 people crammed into a space designed for about 100.

Second, even though the result wasn’t in the city’s best interest, it’s time to turn the page. We need a community where neighbors look out for one another and treat each other with civility — regardless of differing views on gender issues in schools, windmills, hotels, or whatever the debate of the day may be. The OCNJ I knew and loved was one where you rarely heard a car horn, where people greeted each other on the street, and where everyone felt a sense of belonging in a very special place.

As Mayor Jay Gillian noted last night, both he and council members received threats over the Wonderland property issue. A small but vocal minority has repeatedly attacked our elected representatives on the school board and city council in recent years, often in the name of “resistance” or out of self-interest. Some groups even threatened lawsuits if council carried out its duty to refer the redevelopment matter to the planning board. During the meeting, people shouted insults at Eustace Mita — a man who owns a home here, runs several successful businesses, and is known as a kindhearted Christian. We should remember how fortunate we are to live in a beautiful seaside town, and act with that perspective.

Third, with Icona out, what will the city do about the lost property tax revenue from Sixth Street and the Boardwalk? Will we issue yet another bond — spending \$25 million to purchase the Wonderland property plus another \$10 million to repair its crumbling infrastructure — just to build a playground? Or will we let the property sit idle and rust when no buyer steps forward to run an amusement business? The Morey family already examined the property and declined. Without action, the iconic Ferris wheel could begin to deteriorate rapidly. Meanwhile, council has raised taxes three consecutive years while approving even more borrowing for land purchases.

Fourth, City Council voted against referring a blighted property to the proper investigative body, ignoring both due process and the overwhelming support of the local business community.

Finally, the overwhelming majority of OCNJ’s tax revenue comes from property owners who have no vote for mayor or City Council. Residents paying less than 10 percent of the taxes hold 100 percent of the voting power. Perhaps that imbalance explains decisions like the one

council made.

What follows are my remarks from the meeting. I stand by every word. Even so, I also believe it’s time to turn the page and work toward a better version of OCNJ — the town so many generations have come to know and love.

My comments to City Council:

What’s before you tonight is simply the next step in the process. No formal project plan has been introduced yet — so we don’t know what the ultimate proposal will look like.

What we do know is this: the property is clearly in disrepair, and under New Jersey law it meets the criteria for redevelopment. That legal finding must be made by the Planning Board, not by this council. It’s their job to investigate whether the property is in distress, disrepair and dilapidation. It’s not your role to determine whether this property will be a blight to our community if it sits more or less vacant, or worse, the structure collapses.

A few years ago, there was actually a partial deck collapse that sadly killed a worker. And I’ve been told by more than one member of this council that the Wonderland deck structure is in bad shape.

Your role is to follow the law and ensure that the appropriate body does its job. To block that process here would be a serious dereliction of duty.

Redevelopment also brings real financial benefits. With a PILOT agreement, Ocean City would see 95 percent of property taxes returned — about 25 percent more than we would without the designation. Whether that runs for five years or 30 years, the city comes out ahead.

I know there is vocal opposition, some of it well-funded and motivated by fear of competition from a luxury hotel. But their alternative ideas also require zoning changes or the same redevelopment designation they oppose. The truth is, none of them own the property.

A century ago, many residents probably opposed the construction of the Flanders. Some feared it would open the door to condominiums or alcohol. But history shows it became a landmark that strengthened Ocean City. A premier Icona property would do the same today.

We remain a top destination for families, and our property values continue to rise. Imagine how much stronger our community would be with a beautiful new hotel on the oceanfront — extending our tourist season, attracting weddings and business events, and adding healthy competition to our hospitality sector.

This is an opportunity to build on Ocean City’s legacy. I urge you to send this matter to the Planning Board and let the process move forward.

*Robin Shaffer is a resident of Ocean City.*

## YOUR VIEWS

### Eagleton poll’s questions slanted

To the Editor:  
Bill Merritt’s article in the July 23 Sentinel was as erroneous as the Eagleton poll he thought was so great and that his opposition group paid for.

I received the Eagleton poll and it was the most slanted poll questions I have ever received. The academic standards they employed were pathetic. The findings were far from capable of presenting a valid opinion of residents regarding use of the Wonderland Pier property. The data is only as good as the questions which is far from indisputable.

Ocean City Council members

need to take a clear-headed look at the use of the property and how any use would financially and recreationally benefit the city.

**Nick Talotta**  
Ocean City

### Drivers must also yield at unmarked crosswalks

To the Editor:  
I agree completely with the Aug. 20 Editor’s Desk column, “Defensive driving: E-bike and E-scooter edition.”

However, I don’t think you emphasized enough the complete version of New Jersey Statute

## A LOOK BACK

By Karen Bruno

June 10th  
2005 – The Second Friday Art Walk on Asbury Avenue featured artistic displays and demonstrations by the Cape Atlantic Woodcarvers. The Cape May County String Band strutted down the Avenue.

June 11th  
1985 – There were now 11 casinos in Atlantic City. The resort also offered 1,160 table games 15,928 slot machines, 19,159 parking spaces, 83 restaurants and eateries, and 6,000 hotel rooms.

## Tide Tables: August 2025

**Ocean City** (9th Street Bridge)  
(39.2833°N, 74.581735° W)  
**CONVERSION** (High water/Low water add hours and minutes)  
**Sea Isle City** (Ludlam Bridge) add 1:11/1:26 (high/low)  
Mean range 3.7 ft. Diurnal range 4.5 ft. Mean tide 2.0 ft.

	A.M.		P.M.	
	low	high	low	high
Aug. 27, Wednesday	5:27	11:40	5:48	11:46
Aug. 28, Thursday	5:59	----	6:27	12:20
Aug. 29, Friday	6:32	12:25	7:12	1:01
Aug. 30, Saturday	7:09	1:07	8:09	1:46
Aug. 31, Sunday	8:01	1:55	9:16	2:36
Sept. 1, Monday	9:12	2:52	10:21	3:34
Sept. 2, Tuesday	10:20	4:00	11:18	4:38
Sept. 3, Wednesday	11:19	5:12	----	5:41

## OCEAN CITY SENTINEL

Established 1880

The SENTINEL of SOMERS POINT, LINWOOD & NORTHFIELD  
UPPER TOWNSHIP SENTINEL

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Garage for Rent

1134 Wesley Ave. (alley) OCNJ from Sept 15th thru May 15th \$125 mo. (did not flood during Sandy) 609-432-0546. (8/20-9/17)

Winter Rental

1206 Ocean Ave, 2nd flr, 2BR, kitchen, icemaker, d/w, gas stove, laundry, LR, flat screen, porch, off street parking, no pets. \$1200 mo (inc.gas heat/elec/internet) Oct. 1st to May 15th. 609-432-0546 or jp-wirpsza@aol.com (8/20-9/17)

2 WINTER RENTALS  
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## Legal Notice

**NOTICE OF SALE**  
**\$16,000,000\***  
**GENERAL IMPROVEMENT BONDS, SERIES 2025**  
**OF THE**  
**CITY OF OCEAN CITY, IN THE**  
**COUNTY OF CAPE MAY, NEW JERSEY**  
**(Book-Entry Only Bonds) (Callable)**  
**SUMMARY**  
ISSUER: City of Ocean City, in the County of Cape May, New Jersey  
PAR AMOUNT: \$16,000,000\*  
SECURITY: General obligations of the City  
TAX-EXEMPT: Yes  
RATING: Rating to be assigned  
TYPE OF SALE: Electronic proposals via PARITY Electronic Bid System (PARITY) of I-Deal, LLC ("I-Deal"). See "Bidding Details" herein.  
AGENT: PARITY – Electronic proposals will be received via the PARITY Electronic Bid System ("PARITY") of I-Deal  
SALE DATE & BID TIME: September 25, 2025 until 11:00 a.m. local time, at which time they will be publicly opened, received and announced. Award by 3:00 p.m.  
DATED DATE: Date of Delivery  
DELIVERY DATE: October 9, 2025  
INTEREST PAYMENT  
DATES: April 1 and October 1, commencing April 1, 2026  
CALL DATE: October 1, 2032 @ par for Bonds maturing on or after October 1, 2033  
MINIMUM BID: \$16,000,000 (Par)  
MAXIMUM BID: \$17,120,000 (Par plus 7% original issue premium)  
BID SECURITY: Good Faith Check or wire transfer in the amount of \$320,000 received by City (prior to bidding)  
BASIS OF AWARD: True Interest Cost  
LEGAL OPINION: McManimon, Scotland & Baumann, LLC, Roseland, New Jersey  
OFFERING STATEMENT: Preliminary Official Statement available at [www.munihub.com](http://www.munihub.com)  
\*Preliminary; subject to change.

**NOTICE**  
**NOTICE IS HEREBY GIVEN** that bids will be received by the City of Ocean City, in the County of Cape May, New Jersey (the "City"), for the purchase of **\$16,000,000\* original principal amount of the City's General Improvement Bonds, Series 2025 (the "Bonds"). All Bids (as defined below) must be submitted in their entirety via "PARITY Electronic Bid System" (PARITY) prior to 11:00 a.m., New Jersey time, on September 25, 2025 (the "Sale Date"). To bid, Bidders (as defined below) must have submitted a good faith check or wire transfer, payable to the City, in the amount of \$320,000 or no later than 10:30 a.m. on the Bid**  
**Bidding Details** are set forth in the Preliminary and Final Official Statements  
The City's Preliminary Official Statement (the "POS") is available for viewing in electronic form on MuniHub's website located at [www.munihub.com](http://www.munihub.com). In addition, broker-dealers registered with the Financial Industry Regulatory Authority and dealer banks with The Depository Trust Company ("DTC") clearing arrangements may either: (a) print out a copy of the POS on their own printer or (b) at any time prior to the Sale Date, elect to receive a photocopy of the POS in the mail by requesting it by calling the City's bond counsel, Matthew D. Jessup, Esq., of McManimon, Scotland & Baumann, LLC ("Bond Counsel"), 75 Livingston Avenue, Roseland, New Jersey 07068 (telephone no. 973-622-4850), or attention of Sandra S. Jessup, Paralegal (telephone no. 973-622-5258), or the City's Municipal Advisor, Phoenix Advisors, a division of First Security Municipal Advisors, Inc. (the "Municipal Advisor"), Bryan Morris, 2000 Waterview Drive, Suite 101, Hamilton, New Jersey 08691 (telephone no. 609-291-0130). All Bidders must review the POS and certify that they have done so prior to participating in the bidding.  
The POS is deemed by the City to be final as of its date for purposes of SEC Rule 15c2-12(b)(1) under the Securities Exchange Act of 1934, as amended, except for the omission of information concerning the offering price(s), interest rate(s), selling compensation, aggregate principal amount of the Bonds and any other terms or provisions to be determined from the successful Bid(s) or deposit of such matters, and the identity of the underwriter(s). The POS is, however, subject to such further revisions, amendments and completion in a Final Official Statement (the "Final Official Statement") as may be necessary.  
The City, at its own expense, will make available to the winning Bidder a reasonable number of Final Official Statements within seven (7) business days following the date of acceptance of the Bid.

**Types of Bids Allowed**  
Subject to the Bid requirements described below, Bids for the Bonds must be submitted on an "All-or-None" ("AON") basis for the entire amount of \$16,000,000\*. There will be only one CUSIP assigned to each annual maturity of the issue. First, a Bidder must submit a conforming Bid for the entire issue, and if such Bid is accepted by the City, such winning Bidder will be required to purchase the entire issue in accordance with such Bid.  
\*Preliminary; subject to change.  
Interest Payment Dates; Description of the Bonds  
The Bonds will be dated their date of delivery and will bear interest from such date payable semiannually on each April 1 and October 1, commencing on April 1, 2026. Interest shall be computed on the basis of a 30-day month/360-day year.  
Principal Amortization  
The Bonds shall mature on October 1 as set forth in the following table:  

Year	Principal Amount	Year	Principal Amount
2026	\$480,000	2036	\$880,000
2027	480,000	2037	880,000
2028	560,000	2038	880,000
2029	640,000	2039	960,000
2030	640,000	2040	960,000
2031	640,000	2041	960,000
2032	720,000	2042	960,000
2033	800,000	2043	960,000
2034	800,000	2044	960,000
2035	880,000	2045	960,000

  
The City may, and expects to, after the receipt and opening of bids, adjust the maturity schedule of the Bonds; provided, however, that (i) no maturity schedule adjustment shall exceed 10% upward or downward of the principal for any maturity as specified herein, and (ii) the aggregate adjustment to the maturity schedule shall not exceed 10% upward or downward of the aggregate principal amount of Bonds, as specified herein, and the aggregate principal amount of Bonds, as adjusted, will not exceed \$16,000,000. The dollar amount of Bonds to be purchased by the winning Bidder shall be adjusted to reflect any adjustments in the aggregate principal amount of the Bonds to be issued. The winning Bid must reflect changes in the dollar amount of the Bonds to be purchased by the winning Bidder. The City may, but is not obligated to, acknowledge in writing of any Bid submitted electronically via PARITY. If a Bid submitted electronically via PARITY is accepted by the City, the terms of this Notice of Sale and the information that is electronically transmitted via PARITY shall form a contract, and the successful Bidder shall be bound by the terms of such contract.  
PARITY is not an agent of the City, and the City shall have no liability whatsoever based on any Bidder's use of PARITY, including, but not limited to, any failure by PARITY to correctly or timely transmit information provided by the City or information provided by the Bidder. The City may choose to discontinue use of electronic bidding via PARITY by issuing a notification to such effect via The Municipal Market Center News Service, or by other available means, no later than 10:00 a.m., Eastern Time, on the Sale Date.

Once the bids are communicated electronically via PARITY to the City, each Bid will constitute an official proposal for the Bonds and shall be deemed to be an irrevocable offer to purchase the Bonds on the terms provided in this Notice of Sale. For purposes of submitting all proposals for the Bonds, the time as maintained on PARITY shall constitute the official time.  
Each Bidder shall be solely responsible to make necessary arrangements to access PARITY for purposes of submitting its Bid in a timely manner and in compliance with the requirements of this Notice of Sale. Neither the City nor I-Deal shall have any duty or obligation to provide or assure access to the Bidder, and neither the City nor I-Deal shall be responsible for the proper operation of, or have any liability for any delays or interruptions of, or any damages caused by, PARITY. The City is using PARITY as a communication mechanism, and not as the City's agent, to conduct the electronic bidding for the Bonds. By using PARITY, each Bidder agrees to hold the City harmless for any harm or damages caused to such Bidder in connection with its use of PARITY for bidding on the Bonds.  
**Bidding Details**  
Bidders should be aware of the following bidding details associated with the sale of the Bonds:  
**BIDDERS MUST SUBMIT A GOOD FAITH CHECK OR WIRE TRANSFER IN THE AMOUNT OF \$320,000 PAYABLE TO THE CITY NO LATER THAN 10:30 A.M. ON THE SALE DATE. HOWEVER, BIDDERS ARE ENCOURAGED TO SUBMIT CHECKS OR WIRES ON THE DAY PRIOR TO THE SALE DATE TO ASSURE RECEIPT OF PAYMENT BY THE CITY AT THE FOLLOWING ADDRESS:**  
Frank Donato III  
Director of Financial Management/CFO  
City of Ocean City  
861 Asbury Avenue  
Ocean City, NJ 08226  
BIDDERS SUBMITTING GOOD FAITH CHECKS SHOULD ALSO ENCLOSE A RETURN ENVELOPE FOR USE BY THE CITY. BIDDERS SUBMITTING A WIRE SHOULD CONTACT THE CITY'S MUNICIPAL ADVISOR, BRYAN MORRIS (TELEPHONE NO. 609-291-0130), TO OBTAIN THE WIRE INSTRUCTIONS.  
UNSUCCESSFUL BIDDERS SUBMITTING THE GOOD FAITH DEPOSIT BY WIRE TRANSFER SHALL, NO LATER THAN THE CLOSE OF BUSINESS ON THE SALE DATE OF THE BONDS, PROVIDE THE DIRECTOR OF FINANCIAL MANAGEMENT/CFO IN WRITING WITH WRITING INSTRUCTIONS FOR THE RETURN OF SUCH UNSUCCESSFUL BIDDER'S GOOD FAITH DEPOSIT. IN THE EVENT THAT THE CITY FAILS TO RETURN ANY GOOD FAITH WIRE IN A TIMELY FASHION, THE CITY SHALL NOT BE LIABLE FOR MONETARY DAMAGES, REMEDY BEING HEREBY SPECIFICALLY LIMITED TO SPECIFIC PERFORMANCE.  
(2) All Bids must be submitted on PARITY. No telephone, telefax, telegraph or personal delivery Bids will be accepted.  
(3) All Bids for the Bonds must be submitted on an AON basis. Bidders may change and submit Bids as provided for herein, but a submitted Bid may not be withdrawn.  
(4) Bidders may bid to purchase Bonds from the City with a bid premium in an amount not in excess of seven percent (7%) of the par amount of the Bonds, representing a bid price of not in excess of \$17,120,000. No bid will be considered if the Bid is to purchase Bonds at a price less than 100% of the principal amount thereof. The City may, and expects to, after the receipt and opening of bids, adjust the maturity schedule of the Bonds as set forth in more detail under "Principal Amortization" above.  
(5) Each proposal submitted must name the rate or rates of interest per annum to be borne by the Bonds and the rate or rates named must be multiples of 1/8 or 1/20 of 1%. The difference between the highest and lowest interest rates named in the Bid shall not exceed two percent (2%) per annum. Not more than one rate may be named for Bonds of the same maturity. There is no limitation on the number of rates that may be named. Each proposal submitted must state the purchase price, which must be not less than par. The Bonds will be awarded to the Bidder whose bid the total loan may be made at the lowest true interest cost ("TIC"). Such TIC shall be calculated as described below. No proposal shall be considered that offers to pay an amount less than the principal amount of Bonds offered for sale or under which the total loan is made at a TIC higher than the lowest TIC to the City under any legally acceptable proposal. The purchaser must also pay an amount equal to the interest on the Bonds accrued to the date of payment of the purchase price, if applicable.  
(6) Bidders are only permitted to submit Bids for the Bonds during the bidding period.  
**Definitions**  
"Bid" means a confirmed purchase offer received by PARITY on or before the proposed submission deadline.  
"Bidder" any firm registered and approved for participation in sale.  
"True Interest Cost (TIC)" true interest cost shall be computed in each instance by determining the bid interest rate, compounded semi-annually, necessary to discount the debt service payments to the date of the bonds and to the price bid, excluding interest accrued to the Delivery Date. The TIC serves as the basis for awarding bonds to the winning Bidder.  
"Winning Bid" any purchase offer made by a Bidder and received by PARITY that, at the end of the bidding time period, results in the lowest TIC that is acceptable to the City.  
**Bid Procedure and Basis of Award**  
Subject to the rights reserved by the City to reject any or all Bids, the Bonds will be sold to the Bidder whose Bid produces the lowest TIC for the City and otherwise complies with the Notice of Sale. Bids must remain valid until at least 3:00 p.m., prevailing time, on the Sale Date, and if accepted by the City, prior to such time, shall be irrevocable except as otherwise provided in the Notice of Sale. Upon selection of the winning Bidder, the City will execute an award certificate to award the Bonds and will promptly communicate with the winning Bidder by telephone, e-mail or fax.  
**Bid Security and Method of Payment for Bonds**  
A good faith deposit (the "Deposit") in the form of a certified or cashed check or wire transfer (wiring instructions can be obtained from the City's Municipal Advisor) in the amount of \$320,000, payable to the order of the City, is required for each Bid to be considered. If a check is used, it must be a certified treasurer's or cashier's check and must be provided to the City prior to 10:30 a.m. on the Sale Date for bids to be submitted. If a wire transfer is used, such wire must be received by the City prior to 10:30 a.m. on the Sale Date. Each Bidder accepts responsibility for delivering such check or wire on time and the City is not responsible for any check or wire that is not received on time. No interest on the Deposit will accrue to the winning Bidder. The Deposit will be applied to the purchase price of the Bonds. In the event the winning Bidder fails to honor its accepted Bid, the Deposit will be retained by the City. Award of the Bonds to the winning Bidder or rejection of all Bids is expected to be made within two hours after opening of the bids, but such winning Bidder may not withdraw its proposal until after 3:00 p.m. on the Sale Date and then only if such award has not been made prior to the withdrawal. The balance of the purchase price shall be paid in federal funds by wire transfer to the City on or about the Delivery Date.  
**Right to Reject Bids; Waive Irregularities**  
The City reserves the right to reject any and all Bids and, to the extent permitted by law, to waive any irregularity or informality in any Bid.  
**Information Required from the Winning Bidder**  
By making a bid for the Bonds, the winning Bidder(s) agrees: (a) to provide to the City, in writing, immediately upon being unofficially awarded the Bonds, a written confirmation of the Bid, which shall include the purchase price, reoffering yield(s) and other related information necessary for completion of the Final Official Statement by the Municipal Advisor and by Bond Counsel; (b) to disseminate to all members of the underwriting syndicate copies of the Final Official Statement; (c) to promptly file a copy of the Final Official Statement with the Municipal Securities Rulemaking Board; and (d) to take any and all other actions necessary to comply with applicable Securities and Exchange Commission and Municipal Securities Rulemaking Board rules governing the offering, sale and delivery of the Bonds to ultimate purchasers.  
**Establishment of Issue Price for the Bonds**  
In the event the City receives at least three (3) bids for the Bonds, then the issue price for the Bonds shall be established based on the reasonably expected initial offering prices of the Bonds as of the Sale Date (the "Expected Offering Prices"). The Expected Offering Prices shall consist of the prices for each maturity of the Bonds used by the winning Bidder in formulating its bid to purchase the Bonds. The winning Bidder shall be required to deliver on the Delivery Date a certificate to such effect and to provide to the City, in writing, the Expected Offering Prices as of the Sale Date.  
In the event the City receives fewer than three (3) bids for the Bonds, then the issue price for the Bonds shall be established based on the following method as selected by the winning Bidder on the Sale Date: 10% Sold: The issue price for the Bonds shall be established based on the first price at which at least 10% of each maturity of the Bonds was sold to the Public (as defined below). The winning Bidder shall be required to deliver on the Delivery Date a certificate to such effect and to provide to the City, in writing, evidence satisfactory to Bond Counsel to the City of such sales prices for each maturity of the Bonds. In the event that the winning Bidder has not sold at least 10% of each maturity of the Bonds to the Public as of the Delivery Date, then the issue price for the Bonds shall be established based on the following method as selected by the winning Bidder on the Sale Date: 10% Sold: The issue price for the Bonds shall be established based on the first price at which at least 10% of each maturity of the Bonds was sold to the Public (as defined below). The winning Bidder shall be required to deliver on the Delivery Date a certificate to such effect and to provide to the City, in writing, evidence satisfactory to Bond Counsel to the City of the first price at which at least 10% of each Unsold Maturity is sold to the Public, contemporaneous with each such sale, until at least 10% of all such Unsold Maturities have been sold to the Public.  
Hold-the-Price: The issue price for the Bonds shall be established based on the initial offering price of the Bonds to the Public as of the Sale Date, provided that the winning Bidder shall, in writing, (i)

Snowbird Rental

Lovely 2 Bedroom/ 2 Bath Condo for Rent in Beautiful Delray Beach, FL. Take the BRRRRR out of Winter Great Snowbird Nest in Village of Oriole, Abbey Section A 55+ Community located between Boca Raton & Boynton Beach. This first floor condo is 1,200+sq. feet of comfortable living. Kitchen has new appliances. Dining/ Living Area is Open Concept leading to a nice glass enclosed porch with an office desk on one end & reading/ cocktail nook on the other side. Master bedroom has a walk-in closet with new Bahamian furniture. Abbey has 2 large pools and a Grill available on the pool deck. Main office is located here too. Inside is the auditorium, gym, card room, plus bath/sauna facility. The Village offers walking and bike trails with a new Library 3 miles away and Delray Medical Center 4 miles. Delray public golf course is 3.5 miles. Downtown is 5 miles and the beautiful BEACH is 7 miles (Delray BEACH was recently Voted Best in the State of Florida!) Delray features a lively downtown with amazing restaurants & shopping galore! Airports are conveniently close- Ft.Lauderdale-40 mins. West Palm Beach-25mins. WPB is also home to The Kravitz Center for first class cultural events, more dining and shopping too. Get out of the cold & Enjoy paradise in your retirement--you've earned it! Rent this lovely condo for 2-4 Months @ \$2,200. per month." Seasonal"

Snowbird Rental

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## Legal Notice

confirm that the Underwriters have offered or will offer the Bonds to the public on or before the Sale Date at the offering price or prices set forth in the Bid submitted by the winning Bidder and (ii) agree, on behalf of the Underwriters participating in the purchase of the Bonds, that the Underwriters will neither offer nor sell the Bonds to any person at a price that is higher than the initial offering price to the Public during the period starting on the Sale Date and ending on the earlier of: (1) the close of the fifth (5th) business day after the sale date or (2) the date on which the Underwriters have sold at least 10% of the Bonds to the Public at a price that is no higher than the initial offering price to the Public.  
Public means any person (including an individual, trust, estate, partnership, association, company or corporation) other than an Underwriter (as defined herein) or a related party to an Underwriter. The term "related party" generally means any two or more persons who have greater than 50% common ownership, directly or indirectly. Underwriter means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the Public).

**Delivery of the Bonds**  
The Bonds will be delivered on or about the Delivery Date (UNLESS A NOTICE OF A CHANGE IN THE DELIVERY DATE IS PUBLISHED ON PARITY NOT LATER THAN 2 HOURS PRIOR TO ANY ANNOUNCED DATE FOR RECEIPT OF BIDS) in New York City at DTC against payment of the purchase price thereof (less the amount of the good faith deposit) in federal funds. There will also be furnished the usual closing papers, including (1) a certificate signed by the officials who signed the Bonds stating that no litigation of any kind is now pending or, to their knowledge, threatened to restrain or enjoin the issuance or delivery of the Bonds, or in any manner questioning the proceedings and authorization under which the Bonds are issued or affecting the validity of the Bonds, and (2) a certificate signed by the City relating to the Final Official Statement.  
**CUSIP Numbers**  
It is anticipated that CUSIP identification numbers will be printed on the Bonds. The City's Municipal Advisor will timely apply for CUSIP identification numbers with respect to the Bonds as required by MSRB Rule G-34. CUSIP Global Service's charge for the assignment of the numbers shall be the responsibility of and shall be paid for by the winning Bidder. The winning Bidder will be responsible for notifying CUSIP Global Services of any changes in structure and shall add or cancel CUSIP numbers as needed to the final structure. The City will assume no obligation for the assignment or printing of such numbers on the Bonds or for the correctness of such numbers, and neither the failure to print such numbers on the Bonds nor any error with respect thereto shall constitute cause for a failure or refusal by the winning Bidder to accept delivery of and make payment for the Bonds.  
**Legal Opinion**  
The approving opinion of McManimon, Scotland & Baumann, LLC, Bond Counsel to the City, will be furnished without cost to the winning Bidder.  
**Postponement**  
The City reserves the right to postpone, from time to time, the date on which the Bonds are to be received by the City. ANY SUCH POSTPONEMENT WILL BE PUBLISHED OR POSTED BEFORE 10:00 A.M. ON THE SALE DATE. If any date fixed for the receipt of Bids and the sale of the Bonds is postponed, an alternative sale date will be announced via PARITY at least forty-eight (48) hours prior to such alternative sale date. On any such alternative sale date, any Bidder may submit a Bid for the purchase of the Bonds in conformity in all respects with the provisions of the Notice of Sale, except for the date of sale and except for the changes announced on PARITY at the time the sale date and time are announced.  
**Additional Information**  
For further information relating to the Bonds, reference is made to the POS prepared for and authorized by the City. The Notice of Sale and the POS may be viewed on MuniHub's website located at [www.munihub.com](http://www.munihub.com). However, the City makes no assurance or representation with respect to the form of the Notice of Sale and the POS on MuniHub, and no investment decision should be made in reliance thereon. Printed copies of the POS and the Notice of Sale may be obtained from the Municipal Advisor or Bond Counsel at the addresses and phone numbers stated above. For additional information relating to the sale, please contact PARITY at (212) 404-8102. Additional information relating to the financing by the City can be obtained by contacting the undersigned Director of Financial Management/CFO at (609) 525-9350 or at [fdonato@ocnj.us](mailto:fdonato@ocnj.us) or by contacting the City's Municipal Advisor.

**CITY OF OCEAN CITY**  
By: Frank Donato III, Director of Financial Management/CFO  
Dated: September 3, 2025  
8/27, pf \$266.50 1

**NOTICE OF DECISION OF PLANNING BOARD**  
Public notice is hereby given to all persons that a public hearing was held on July 16, 2025. At which hearing an application for Preliminary and Final Major Site Plan approval, "C" variance relief On Block(s) 2043, Lot(s) 6 & 6.01 commonly known as 65 Dockside Dr., Somers Point, New Jersey, was heard. Said application was granted. Decision is on file and available for inspection in the Municipal building, Planning and Zoning department, 1 West New Jersey Avenue, Somers Point, New Jersey. Decision and Resolution memorializing this approval was dated August 20, 2025.  

	Planning Board, City of Somers Point	Jayne Meischker Board Secretary
8/27 pf \$11.00		1

**CITY OF OCEAN CITY**  
**SUMMARY OR SYNOPSIS OF AUDIT REPORT FOR PUBLICATION**  
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 pursuant to N.J.S. 40A:5-7. Summary or Synopsis of the 2024 Audit Report of the City of Ocean City, County of Cape May, as Required by N.J.S. 40A:5-7.  
**COMBINED COMPARATIVE BALANCE SHEET**  

ASSETS	2024	2023
Cash and Investments	\$75,028,719.79	\$65,027,168.76
Taxes, Assessments & Liens Receivable	888,315.24	805,529.01
Property Acquired for Taxes- Assessed Valuation	244,200.00	244,200.00
Accounts Receivable	12,011,305.74	7,038,076.92
Deferred Charges		242,816,942.19
213,868,831.77		
General Fixed Assets	211,784,264.71	210,658,423.53
TOTAL ASSETS	\$542,773,743.67	\$497,642,229.99
Serial Bonds & Bond Anticipation Notes	\$208,178,249.20	\$181,361,791.77
Improvement Authorizations	49,487,430.70	45,382,837.77
Other Liabilities & Special Funds	61,790,369.77	46,910,654.01
Reserve for Certain Assets Receivable	1,169,135.74	1,049,729.01
Investment in General Fixed Assets	21,784,264.71	210,658,423.53
Fund Balance	10,364,293.55	12,278,793.90
TOTAL LIABILITIES, RESERVES AND FUND BALANCE	\$542,773,743.67	\$497,642,229.99

  
**COMPARATIVE STATEMENT OF OPERATIONS AND CHANGE IN FUND BALANCE - CURRENT FUND**  

	2024	2023
Revenue and Other Income Realized		
Fund Balance Utilized	\$6,000,000.00	\$5,700,000.00
Miscellaneous From Other than Local Property Tax Levies	40,625,774.22	30,085,783.06
Collection of Delinquent Taxes and Tax Title Liens	797,281.62	661,986.49
Collection of Current Tax Levy	143,979,760.37	135,202,261.01
Total Income	191,402,816.21	171,650,030.56
Total Expenditures		
Less: Expenditures to be Raised by Future Taxation		
Total Adjusted Expenditures	4,935,499.65	6,055,524.77
Excess in Revenue	11,427,942.66	11,072,417.89
Fund Balance January 1	16,363,442.31	17,127,942.66
	6,000,000.00	5,700,000.00
	\$10,363,442.31	\$11,427,942.66

  
Fund Balance December 31  
RECOMMENDATIONS: NONE  
The above summary or synopsis was prepared from the report of the audit of the City of Ocean City, County of Cape May, for the calendar year 2024. This report of audit, submitted by Leon P. Costello, Registered Municipal Accountant, of Ford, Scott & Associates, L.L.C., CPAs, is on file at the City Clerk's office and may be inspected by any interested person.  
8/27 pf \$65.00 2

**Beach Break**  
**PUZZLE ANSWERS**  

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

8/27 pf \$46.00 5

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## Legal Notice

**Legal Notice**  
ADVERTISMENT FOR BIDS  
BOARD OF CHOSEN COMMISSIONERS  
CAPE MAY COUNTY – NEW JERSEY  
Notice is hereby given that sealed proposals addressed to the Clerk of the Board will be received up to 2:00 PM prevailing time, on Wednesday, October 15, 2025, at which time they will be publicly opened and read at the William E. Sturm, Jr. Administration Building, 4 Moore Road, Crest Haven Complex, Cape May Court House, New Jersey, for the following: "EAST CREEK MILL ROAD (CR 670) RESURFACING IMPROVEMENTS - PHASE 2"  
IN THE TOWNSHIP OF DENNIS  
Federal Project No. STBGP-0670(303)  
NJDOT Project No. 5904318  
Information regarding the bid for this project may be obtained from the Cape May County Purchasing Department by going to Cape May County Procurement Portal at [capemayprocure.org](http://capemayprocure.org). Proposal forms, instructions to bidders, specifications, Special Provisions and other bidding documents including the plans are to be downloaded from the Cape May County Purchasing Portal. Hard copies of the plans and specifications will be available for review only at the Cape May County Engineer's Office. Each bidder is required to visit the purchasing portal and download and print out their own set of contract documents necessary for the submission of a bid.  
The Board reserves the right to reject any or all proposals in whole or in part and to waive such informalities as may be permitted by law. Bidders are required to comply with the requirements of N.J.S.A.10:5-31 et seq. and N.J.A.C. 17:27-27. Proposals are being solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.2, et seq., and as such, contractors are exempt from the limitations on making political contributions under the law. Further, for that reason, as well as because of a language in the New Jersey's Annual Appropriations Act, refusal to disclose campaign contributions otherwise required by N.J.S.A. 19:44A-20.2 et seq. and 19:44A-20.25 et seq., will not adversely affect your consideration of award  
Bids must be made on standard proposal form in the manner designated therein and required by the specifications, must be enclosed in sealed envelopes bearing the name and address of the bidder and marked "EAST CREEK MILL ROAD (CR 670) RESURFACING IMPROVEMENTS -PHASE 2" on the outside, addressed to Clerk of the Board, Administration Building, 4 Moore Road, Crest Haven Complex, Cape May Court House, New Jersey 08210, and must be accompanied by a cashier's or certified check or a bid bond for not less than 10% of the amount bid, but not in excess of \$20,000.00, drawn to the order of Cape May County, and be delivered at the place on or before the hour named above.  
This project is being funded with Federal funding and shall require FHWA contract compliance.  
This project has an ESBE Goal of 9% and a Trainee Goal of 0%.  
Kevin Lare Leonard C. Desiderio  
Administrator/ Clerk of the Board Commissioner Director  
8/13, 8/20, 8/27 pf \$102.00 15

**CITY OF OCEAN CITY**  
**CAPE MAY COUNTY**  
**RESOLUTION**  
No. 25-62-467  
AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT TO CZAR ENGINEERING, LLC FOR ROOF ASSESSMENT OF THE BUILDING LOCATED AT 801 ASBURY AVENUE WHEREAS, the City of Ocean City requires professional engineering services for the roof assessment of the building located at 801 Asbury Avenue; and WHEREAS, Czar Engineering, LLC has been deemed qualified to perform these services for the City of Ocean City; and WHEREAS, a contract for Professional Services with Czar Engineering, LLC may be entered into without competitive bidding pursuant to N.J.S.A. 40A:11-51(a)(i) and N.J.S.A. 19:44A-20.5; and WHEREAS, Czar Engineering, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Czar Engineering, LLC has not made any reportable contribution to



# Mayor asks for public comment session to be respectful

## Gillian also calls out critics who threatened him, questioned transparency

By DAVID NAHAN  
Sentinel staff

OCEAN CITY — Before Thursday night’s public comment to precede a vote on the former Wonderland Pier property, Mayor Jay Gillian asked the people packing Ocean City Council chambers to be respectful. He used the occasion to fire back at critics who he said threatened him, lied about him and said city government was not being transparent.

People say they want leaders in the city to lead, Gillian said, but they “want you to lead for the way they think.”

He said the vote that evening was supposed to be “very easy” because it was just getting the process started to see what could be done with the amusement park property.

The resolution on the agenda was procedural, to refer it to the Planning Board for its recommendation on the property as “an area in need of rehabilitation.” It was not a vote on what could or could not be built there, but some believe that would open the door for a hotel at the site.

Gillian grew up at Wonderland Pier, started by his father, the late mayor Roy Gillian. He bought the park from his father and operated it for part of its nearly



David Nahan/SENTINEL

Mayor Jay Gillian talks to the audience in packed City Council Chambers Aug. 21 before some 37 people stood up to speak about a vote.

60-year history at Sixth Street and Boardwalk.

He sold it in early 2021 to Eustace Mita after banks called in \$8 million in loans during the COVID-19 pandemic. Mita leased the property back to Gillian so he could continue operating the amusement park, but in August 2024 Gillian announced it would close permanently the following

October because it was no longer a viable business. He asserted the city could not sustain two amusement parks. Playland’s Castaway Cove is a few blocks south on the boardwalk.

It was a difficult time for Gillian. Soon after his announcement, citizens groups including Save Wonderland and Friends of OCNJ History & Culture sprang up with their own ideas about

the park’s future and later advocacy group Ocean City 2050 with a proposal for a mixed-use family entertainment venue with rides for children and a low-rise residential component.

Against this backdrop, tensions arose in the community about the future of the site with those supporting Mita’s concept of an eight-story upscale hotel and retail complex that kept a few iconic rides and those vehemently opposed to the \$135 million to \$150 million project.

Critics have not been subtle questioning the relationship between Mita and Gillian and other city officials, saying it was a done deal for the man who runs the upscale Icona Resorts hotels and Achristavest Fine Home Builders that builds luxury homes.

As the 6-1 vote against moving the property forward demonstrated Thursday night, it wasn’t a done deal, but the people who packed into Council Chambers didn’t know that until nearly the end of the evening meeting.

“Everybody wants to hit us with processes, that we’re not transparent, and we are because we have to be,” Gillian told the audience. He said that transparency wasn’t a factor for people commenting on social media and making

allegations.

“They can say whatever they want to tell you,” he said. “In the paper the other day there was an absolute lie about me.”

He appeared to be referring to a statement from Fairness In Taxes that Mita had made political donations to city officials, but a review of state campaign records, also reported in the newspaper, show Mita did not make any donations to Gillian.

“I’ve got thick skin, but the one thing I’m gonna ask tonight, because that’s what Ocean City is, is that we’re respectful and honorable. So tonight, when we’re talking with our passion, let’s speak and be kind and generous with people,” Gillian said.

The mayor said he’s been through controversial processes before, including when there was a battle over using tropical hardwoods for decking on the boardwalk.

Saying he was brought up to be kind, he hoped people could comment but that “we don’t beat the hell out of each other” and no one had a crystal ball to foresee the future of the island.

He added the people have already come up with their own conclusions and their own opinions, but that night was for a vote on the process before it.

“So whether you believe it or not, whether you think I’m a liar, that’s fine. But at the end of the day, as I know and look at myself in the mirror, I’m honorable and I’ve been doing this for a long time.” He said those in his administration and on council are honorable as well.

Gillian noted he’s been threatened for the past three weeks that he would never be elected mayor again for even thinking there could be a hotel at the site, but added those who think he or those around him can be bought had better think again.

“If anybody in this room thinks you can buy me, you have no idea who I am, because I can tell you that I and anyone that’s close to me, can’t be bought and I have never made backroom deals and all of the crap that we’ve been accused of lately. It’s just a shame because that’s not the Ocean City I grew up with.”

“As the mayor, isn’t that what you want? Somebody who’s going to listen to everybody instead of just a few people?”

He then said he’d get off his soapbox, hoping everyone who spoke would be honorable.

Public comment then lasted nearly two hours.

## Hotel proposal is ‘over’ after 6-1 council vote

Continued from page A1

Instead, council members decided a first step is revising the Master Plan for the entire city and boardwalk. A few even suggested holding a referendum on Mita’s plan.

“I think the city really lost an opportunity because regardless of what happens today, that piece should have been put in a redevelopment zone,” Mita said. “It’s the biggest piece on the boardwalk. It’s a special piece. Now I think what they just did, is they kicked a can down the road for five years.”

“There is no way that we’re gonna get some Master Plan before five years. And I think it’s a shame because a number of them (council members) were in favor,” Mita said.

Only Council Vice President Pete Madden voted in favor of the resolution. Council President Terry Crowley Jr. and Councilmen Dave Winslow, Jody Levchuk, Keith Hartzell, Sean Barnes and Tony Polcini voted no.

Most followed Winslow’s opening comments that the property should be considered only in a much broader context, as part of a Master Plan revision process, something that can often take a few years or more.

Mita owns Icona Resorts and its upscale hotels including those in Cape May, Diamond Beach, Avalon and Stone Harbor, and

‘I think the city really lost an opportunity because regardless of what happens today, that piece should have been put in a redevelopment zone. It’s the biggest piece on the boardwalk. It’s a special piece. Now I think what they just did, I know what they did, is they kicked a can down the road for five years.’

Achristavest Fine Home Builders, builder of luxury homes. He estimated more of the speakers at public comment were in favor of his proposal and were articulate in their reasoning.

(By the Sentinel’s count, there were 17 people who spoke in favor of sending the property to the Planning Board and 20 who spoke against it.)

“As far as Icona (Resorts) is concerned, we don’t have another five years to go, and we will immediately put it up for sale and I will exit,” Mita said.

He said other groups have expressed interest in the opportunity to develop it “and now they have it.”

Community groups including Friends of OCNJ History & Culture and advocacy group Ocean City 2050 put forward a proposal they call Wonderland Commons with a mixed entertainment use for the site and some limited, low-rise housing.

Asked if he was personally disappointed, he agreed. “Of course I am,” Mita said.

Asked by a reporter if he were shocked, he smiled. “Nothing in Ocean City

shocks me,” he said.

“I actually was surprised by the vote,” he said. “Here’s why I was surprised. It has nothing to do with a hotel. It’s strictly to get it out of amusement zoning.”

He noted he tried to pitch the idea of a partnership with Will and Jack Morey of Morey’s Piers in Wildwood, but they said the site is not a “viable project for an amusement park.”

Mita said the property is appraised for \$25 million. He said he spent \$14 million to buy it in early 2021 to save it from foreclosure. During the COVID-19 pandemic, a bank was calling in \$8 million in loans owed by Jay Gillian.

After Mita bought the property, he leased it back to Gillian, who continued to run the amusement park for a few more years. Gillian, Ocean City’s mayor, announced in August 2024 that the park would close permanently in October 2024 because the resort could no longer support two amusement parks.

He said Wonderland Pier was no longer a viable business. Playland’s Castaway Cove amusement park op-



David Nahan/SENTINEL

Eustace Mita, who proposed a 252-room hotel and retail complex at the site of the former Wonderland Pier amusement park, talking to reporters after City Council’s vote Aug. 21. He said the hotel plan was over and he was putting the property up for sale for \$25 million.

erates a few blocks south on the boardwalk.

“I guess people are going to believe me now; this was a labor of love for me,” Mita said. “You know, I’m a hometown boy, and I love Ocean City, and the number one revenue generator in Ocean City is tourism.

The number one supporter of tourism is hotel rooms. We’ve lost 70 percent of our hotel rooms in the last three decades, and I was called on that to prove it, and we had all black and white pictures of the hotels that were torn down.”

“I’m disappointed, but,

## Council members say no to Mita, yes to Master Plan review

Continued from page A1

man Dave Winslow led off the comments. Most of the others piggybacked on his view that a Master Plan review was the best way to go.

With such a wide variety of buildings on the boardwalk including condo complexes, hotels, stores and amusements, Winslow said he came to the conclusion that “there is a better way to address the community concerns as we’ve heard them.”

A review of the Master Plan is “just around the corner” and the city has the opportunity to take a long-term look at all the properties and develop a “compelling vision” for the future of the boardwalk and city, he said. Winslow noted there can be compromise where needed, but a Master Plan could keep in step with current and future realities while maintaining the city’s cultural heritage.

“While review takes a lot of time, I think it is in the best interest of the community as a whole,” he said. “I can’t support the resolution at this time.”

Third Ward Councilman Jody Levchuk agreed with “most” of what Winslow said and pointed out he

comes from a position of having a business on the boardwalk and one downtown, that he lives in Ocean City and is raising his children here, and that business groups he is involved with supported Mita’s proposal.

He heaped praise on Mita and said he was excited

zone does not allow high-rise hotels; the Wonderland property is zoned for amusements.

“Everyone is opposed to change. I want to keep the boardwalk the same, I want to keep Wonderland, but we have to face reality here,” Levchuk said.

He criticized “a lot of

With such a wide variety of buildings on the boardwalk including condo complexes, hotels, stores and amusements, Councilman Dave Winslow said he came to the conclusion that ‘there is a better way to address the community concerns as we’ve heard them.’ Most council members agreed with him.

about what he could bring to the table in the future, but noted Ocean City is divided and that he couldn’t support the resolution.

Levchuk said even if the resolution were approved, it would still be a few years until a project came to fruition.

He supported a holistic view of the Master Plan “to bring fairness to everyone who owns property.”

He said he couldn’t wake up the next day and face scrutiny from other boardwalk property owners who feel they are stuck with the zoning. The On Boardwalk

misguided folks who don’t understand what’s happening here. When I’m told it’s a done deal. It’s not. There’s a process here.”

Levchuk suggested having a referendum to truly understand the will of the majority of the voters.

“I’m not doing anything until we go down that road,” he added.

Second Ward Councilman Keith Hartzell talked about how he did extreme due diligence when buying business properties in Ocean City with 10 inspectors to ensure there wouldn’t be any surprises.

That would let him know if his investment was worth it.

“I’m not sending this property to the Planning Board because it’s not in need of rehabilitation,” he said.

He agreed with Levchuk and Winslow.

“If the boardwalk needs changes, it should be done in a Master Plan review,” Hartzell said.

Also pointing to the division in town, as expressed by the citizens in Council Chambers, he said, “Something should go there, but it should be something where this room is not divided.”

At-Large Councilman Sean Barnes was the fourth to say he would vote no.

“The decisions we make today are extremely important,” he said. “We can’t take these decisions lightly ... this is an important decision. It’s something we’ve all thought about,” he added, noting he received a hundred emails in the days before the meeting. That drew laughs from other council members who said they received many more.

A Master Plan review, he said, “is the direction we should go.”

Change does happen, but it has to be responsible.

He said some argued that referring the Wonderland

property to the Planning Board was just the beginning of a process, but “this is the wrong process.”

Barnes pointed out when he originally brought up the idea of a Master Plan review he got a good response. “This is the direction we should go.”

Although he too would vote against sending the Wonderland property to the Planning Board, At-large Councilman Tony Polcini defended Mita and his right to make a request and put money behind it.

“I’ve known Mr. Mita a long time. I think he has integrity and is a man of God,” Polcini said, adding making the request “doesn’t make him a bad person.”

He said he has struggled with all the negativity surrounding the issue and that he wanted “to do what’s right by the people.” He said a referendum would be a “nice thing” to get a vision of people in town, but “a Master Plan has to come first.”

Polcini added Mita would be the one to bring something to that property. (After the meeting, Mita said he was done and was putting the property up for sale. See related story.)

Council Vice President Pete Madden broke the five

no-vote streak and would later be the lone vote in favor of the resolution.

He said from a procedural standpoint, council was making a mistake by not approving the resolution. He pointed out government is a complex business and that not moving forward could lead to unintended consequences.

Madden said the city is missing an opportunity and being a little short-sighted.

Council President Terry Crowley Jr. was brief. He said he agreed with what Winslow said. “For that reason, I won’t be supporting this tonight. That’s my rationale.”

Before council held its roll call vote, another half-dozen members of the public came up to speak. The resolution had been included on the consent agenda in which a group of resolutions are voted on at once because they are considered routine. Because it was pulled from the agenda, it allowed another public comment session, but not for those who already spoke on the issue.



Public weighs in on council vote on Wonderland property

Citizens who support a hotel

**By DAVID NAHAN**  
Sentinel staff

OCEAN CITY — The following are some of the comments, mostly paraphrased, by citizens supporting the Ocean City Council resolution to refer the Wonderland Pier property to the Planning Board:

— **Caitlin Quirk**, a downtown business owner, said city business groups voted overwhelmingly to support Eustace Mita’s proposed hotel, noting after Wonderland Pier amusement park closed businesses on Sixth Street immediately began to suffer.

She said it’s not just a boardwalk issue, but a citywide issue and it would be a disservice to the community, and to those who stake their livelihoods here, not to hear how the Planning Board would decide.

— **Robin Shaffer** said this was just the next step in the process for a property that’s clearly in disrepair and meets the criteria for redevelopment. It’s not council’s role to decide — it was up to the Planning Board and it would be a dereliction of their duty not to follow the law and ensure the appropriate body does its job.

“Imagine how much stronger the community would be with that (hotel) on the ocean front,” he said.

— **Wes Kaczmark**, owner of Surf Mall on the boardwalk and president of the Boardwalk Merchants Association, said merchants there spent months discussing Mita’s hotel project and voted overwhelmingly in favor of it in April.

He said the hotel could be something great for the town and the Icona Resorts brand is well known.

— **Liz Nicoletti** said it is a shame the proposal is causing division in town and that Ocean City can handle a state-of-the-art resort on the boardwalk, which she called a gift to the city. She said Mita cares what he attaches his name to and the hotel would attract many quality guests.

— **Bill Nicoletti** said Mita’s hotel would help beautify Ocean City and that his Icona Resorts and Achristavest Fine Home Builders make the best properties. He said the developer is a local man who is sentimental about Ocean City, plans to keep Wonderland’s Ferris wheel and carousel. He said an Icona Resort would bring in upscale families rather than teenagers hiding six-packs in their back-packs.

— **Steve Flugaus** said Mita is willing to invest as much as \$150 million in the resort and the tax revenue from the project alone could help with other projects throughout the city. “He is a local guy with Ocean City at heart” who is willing to make concessions. “I don’t understand why it’s even an issue.” He believes Ocean City would benefit if the hotel were built.

— **Pat Croce** said he attended the meeting to support Mita’s integrity, that he’s seen his passion work for the community and “seen the holy spirit in his soul.” Mita, he said, cares about people.

**Linda Carnuccio**

— **Eustace Mita** said he didn’t appreciate some of the anger and deception among his critics and that there was fear-mongering about high-rises when the Port-O-Call and Flanders Hotel are nine stories and the Gardens Plaza is 15 stories, while his proposal is for an eight-story hotel. He also said there was a parking issue with Wonderland Pier drawing crowds even though it didn’t have its own parking and his hotel would add 375 spaces.

(Mita’s comments were interrupted repeatedly by people in the audience, including booing and someone calling him a liar. That prompted City Council President Terry Crowley Jr. and Mayor Jay Gillian to admonish the audience.)

Mita said his only reason for wanting to build the hotel was because of his love for Ocean City, which hasn’t seen a new hotel in about 50 years.

He also said he talked with the owners behind Morey’s Piers amusement park in Wildwood about partnering with him in Ocean City, but they didn’t believe an amusement park was a worthwhile venture there.

He added that he doesn’t build condos, which some critics claim was his real intent. Mita added whatever would be built at the Wonderland site was going to require a redevelopment zone.

— **Bill Gleason** said he has seen the other Icona Resorts and how well they’re run and this project would benefit the city. “I support it wholeheartedly.”

— **Nelson Dice**, appearing in an orange prison jumpsuit with a mock ball and chain on his arm, said he didn’t care whether the hotel was built and that he admired Mita’s faith and willingness to



Pat Croce

“unload a boatload of money in the town.”

— **Mike Buchinski** said he was in favor of redevelopment and that it would be more likely for someone to win the Powerball lottery than for amusement park rides to return to the property. He said something has to be done with the site and development was the way to go.

— **Jody Arena**, who called himself an Ocean City kid who worked at various places and spent many an afternoon and evening when younger at Wonderland Pier, said he didn’t like the town being divided over the project. He said his family members couldn’t afford to spend thousands for a week on the island and that a hotel would allow people to enjoy an evening or two there. He said City Council should be forward-thinking and that the city needs to evolve.

— **Mimi Kehan**, who said she has been in the hospitality industry for 50 years and has known Mita, said his properties are outstanding and renovated on a regular basis.

She said his hotel would provide a great future and that he is honest and has



Mimi Kehan

integrity.

“I admire his ability to create wonderful opportunities in family resorts,” she said. “I think this will provide a great future in Ocean City.” She told council she hoped they make the right decision for the future.

— **Todd Lukens** said America is blessed that people could have a debate about the hotel and council resolution in public. He cited a list of factors why he supported the hotel proposal.

Changing demographics means Ocean City can’t sustain two amusement parks, that a hotel would attract transient tourists, that downtown business vacancies were increasing, the hotel would add parking, that alternative plans proposed for the site lack financial information, that thousands of people actually support the hotel concept and that the alcohol-free policy would remain intact. (Some critics allege a large 252-room hotel would allow Mita to get a liquor license, something he said he would not do.)

— **Bernadette Bechda** told council that being afraid of change is not a reason for voting no on the resolution. She said she marched in the 1960s and 1970s for civil rights and women’s rights and how important those changes have been for the nation.

“Change is scary, people don’t like change, but there is plenty of room in Ocean City for all kinds of housing.”

She said a luxury hotel would add diversity to the offerings in Ocean City, but without change, the property would become a blighted site.

— **Linda Carnuccio**, who started Cousin’s Restaurant, said she has numerous grandchildren who all enjoyed Wonderland Pier amusement park.

She said she also believes in change, and if there is going to be a change, it should be a vision like Mita presented. She said it would be wonderful to have a



Mark Benevento

resort like the legendary beach resort in California, Hotel del Coronado.

— **Mark Benevento**, a boardwalk business owner for decades, said the boardwalk needs something iconic and without an anchor like that anything north of the Music Pier is going to suffer greatly.

Ocean City, he said, is becoming more of a bedroom community and he has seen a decline in business over the years.

“We are America’s Greatest Family Resort,” he said, and he respected the passion on both sides of the issue, but for the “future I truly believe we need this economic hotel along with the rides.”

Citizens who oppose a hotel

**By DAVID NAHAN**  
Sentinel staff

OCEAN CITY — The following are some of the comments, mostly paraphrased, by citizens opposing the Ocean City Council resolution to refer the Wonderland Pier property to the Planning Board:

— **Howie Atkinson** questioned the transparency with the process, saying when the Aug. 14 press release came out about the upcoming vote, it didn’t mention there was a hotel proposal behind it. He said he knew there was a plan in place with a specific destination: A hotel.

He said the Planning Board study would not be neutral and said approving this would lead to more high-rise hotels.

— **Jim Kelly** told the council about promises they all made that they would oppose high-rise hotels on the boardwalk and referred to a survey done by the Ocean City 2050 advocacy group that showed 78 percent of those responding preferred amusements and entertainment at the Wonderland site compared to hotels, and a petition drive by the Save Wonderland group that garnered more than 5,600 signatures opposing a hotel.

**Richard Barth**

He added that applying the rehabilitation law to the site goes beyond its purpose and that the city would face lawsuits to delay any project for years and that voting yes would be a “betrayal” to people.

“Keep your vote. Make us proud. Vote no.”

— **Bill Merritt** said if council members voted yes, they would be breaking their promise. He said Playland’s Castaway Cove owners made costly repairs and additions to the park after a devastating fire without a bailout from city government.

The rehabilitation process would be used to “erase” an Ocean City landmark and signal to other boardwalk property owners a means to let their properties decay so they could use the same process.

He called for a comprehensive review of the whole boardwalk because making a change for one developer is indefensible.

— **Richard Barth** pointed out Cape May faced a similar situation with developer Eustace Mita and welcomed his investment but said he had to follow the rules on a property. This was Ocean City’s chance to affirm the same process.

He said whatever was built should match Ocean City’s character as America’s Greatest Family Resort.

He questioned the process coming about because a developer asked for it, but it was unbelievably powerful that people stood up in Ocean City.

“Prove the cynics wrong. Show everyone here you listened carefully. You can vote no to this study, vote no to high-rises on the boardwalk. This can be a great night in Ocean City.”

— **Susan Cracovaner** said rushing to judgment on a rehabilitation vote without an updated plan for the future of the entire boardwalk is dangerous and fiscally irresponsible.

She asked to delay the vote until the Master Plan was updated with a community-based, long-range plan for the boardwalk.

— **Anthony DiRado** said if hotels were profitable in Ocean City, major chains such as Hilton would be here and that the long-dormant Soleil project next to the Flanders is evidence they’re not viable. He said the area isn’t in need of rehabilitation and that the measures would open the door to more condos and the loss of family-friendly rides and entertainment.

“It would amount to spot zoning,” he said” and “betray the trust of voters.”

— **Jacob Gutenkunst** said there was little in the way of transparency leading to the resolution and a vote on it and the process beyond is a “done deal,” which was testing voters’ trust.

**Dustin Alvino**

— **Dustin Alvino** said he was speaking on behalf of a group of investors that are prepared to buy the property from Mita and build something that strengthens the boardwalk and would only require a variance on the back of the property. He suggested something akin to the vision of Wonderland Commons.

— **Effie Russell** suggested some members may have conflicts of interest and that she was worried and afraid council was going to start a process that would lead to a hotel.

She said a hotel on the boardwalk was secondary only to allowing alcohol sales in the resort. She added the city is already overcrowded with parking problems and that it’s not even fun for visitors who complain they are spending a lot and there isn’t even a beach available during high tide.



Patrick Gill

— **Marie Crawford** said a yes vote would be the train leaving the station and would pave the way to a loss of local control. “Taking this relationship further is a bad idea.”

She said she talked to 500 people and only two were in favor of the hotel. “Close the book on this and move on.”

— **George Bauer** asked council to let their integrity guide their vote and was curious why Mita, a highly successful businessman, would invest millions on a property where zoning was in direct opposition of his goal to build a hotel.

He said he allowed Wonderland to deteriorate and it was his responsibility to maintain it once he bought it.

— **Marian Talese** said she was strongly opposed to the hotel and that everything that needed to be said had been said.

— **Helen Struckman** said a petition drive netted more than 5,600 votes against a hotel on the boardwalk and that comments from long-time residents included the fact that attractions and amusements were the lifeblood of the boardwalk and without them Ocean City wouldn’t exist or be America’s Greatest Family Resort.

She feared approving the resolution would be the “death sentence” for the boardwalk and the “magic” would be gone.

Struckman added that Mita talked about rising tides lifting all boats, but “it



Effie Russell

can also bring a tsunami that would destroy everything in its path.”

— **Patrick Gill** said 50 years of history with City Council and the Planning Board showed they have consistently confronted the same question about major change on the boardwalk and saw the risks of that. He said the zoning has served the city well and council should follow the guidance.

“Rather than push for a divisive proposal, respect the wisdom of the councils that came before you” and preserve the zoning. “Let’s not undue their foresight.”

— **Donna Safer** told council if they vote no, the property would not sit neglected because there were multiple people willing to purchase it. She said the property had always been deeded as amusements



Nancy Notaro

and the vote would give Mita an incentive to sell to someone who would keep the property as an amusement park.

— **Dave Hayes** said there was nothing to support the belief the site was in need of rehabilitation and there was not a long pattern of deterioration. He said Mita made a “calculated decision to win the golden lottery ticket to build his hotel.”

— **Marie Hayes** claimed Mita would get a blank check to get what he wanted, including a liquor license. She said for a decision this important, City Council should have had workshops for citizens.

Hayes said the city was able to stop another high-rise, the Soleil. “No one wants a high-rise on the boardwalk.”

— **Nancy Notaro** drew laughs from the crowd because after living here for decades she still isn’t considered a local because she didn’t go to Ocean City High School “and wasn’t conceived under the boardwalk.”

She said the city put in height restrictions on the boardwalk so it wouldn’t be another Ocean City, Md., and council should stand by what their forefathers and mothers did.

She suggested the boardwalk zone is to make sure there is a place for family entertainment and building an eight-story hotel would deny neighbors their sunlight and their air.

— **Laura Beth Gilman** said approving the resolution would set a dangerous precedent. A hotel is the wrong project in the wrong place and would lead the boardwalk to be overbuilt.

— **Judith Schalk**, who had appeared before City Council in the past to complain about a Mita home project that greatly disrupted her property, said big, fancy hotels are too big for this small town. She advised a project like Wonderland Commons.



# Lululemon takes over large retail space in downtown Ocean City

**By CRAIG D. SCHENCK**  
Sentinel staff

OCEAN CITY — The team at Lululemon celebrated the grand opening of its new store at 761 Asbury Ave. on Aug. 8 with the Ocean City Regional Chamber of Commerce.

Customers were lined up down the street as the popular retailer opened its doors.

Lululemon features athletic wear and other apparel, accessories and more, such as yoga mats and water bottles. The company also has its own compression and wick-proof wear.

During a ribbon-cutting ceremony, Michele Gil-

lian, executive director of the Ocean City Regional Chamber of Commerce, thanked the team for investing in the community and noted growth in the downtown, from remodels to new businesses opening.

Lululemon moved into the storefront formerly occupied by Ron Jon Surf Shop.

Managers include Laurie Sykes, Julie Schollenberger and Joy Susanin. All questions were referred to the corporate office, which did not respond to a request for comment.

The store is wide open, bright and welcoming, with racks along the walls and throughout the center of-

fering men's and women's styles.

Eve Turner and Justin DiBona from Delaware County, Pa., were shopping Aug. 12.

"I'm just looking around; I shop at Lululemon a lot," Turner said.

The couple was staying on the island for a week to take in the beach, boardwalk and downtown.

Amy Kern and daughter Olivia, 24, a Mainland Regional High School graduate, said they couldn't wait to shop in person.

"We wanted to come Friday and we just haven't made it here until today," Amy Kern said. "We've been dying to come; we love our Lululemon."

They said they like how long the clothing lasts.

"It's really good quality. When you spend the \$100 for the pants, you are going to have them for years," Amy Kern said. "You do not need to worry about what it costs because we know it's going to last."

"I've had my leggings since high school," Olivia Kern added.

The Somers Point residents were happy that the



shop opened just across the bridge in Ocean City.

"The next-closest one for us is in Stone Harbor," Amy Kern said. "I just order online and hope for the best but we're just happy to have a store like this close by so we can come in and pick out what we want."



## OCFC Boys and Girls Fishing Tournament

OCEAN CITY – The Ocean City Fishing Club and the City of Ocean City celebrated their 48th annual Boys and Girls Fishing Tournament Aug. 9.

The tournament concluded another day of fun, learning and community spirit with 141 youth anglers lining the beach that morning to enjoy catching species including blowfish, fluke, kingfish, spot and sand sharks, and a day of casting lines, reeling in catches, and making lifelong memories at this event.

The club successfully introduced and launched its electronic registration and scoring system for the first time. This computer program was a unique and effective way for the club to streamline registrants and score catches in real time. The results made for a quick and pleasant awards ceremony, including many great prizes for the chil-



dren.

Every registered child received a complimentary gift bag stuffed with goodies from local businesses and fishing rigs donated by the Delaware Valley Surf Fishing Club and the Ocean City Fishing Club members. Dozens of club members were available for hands-on instruction for those new to the sport.

First, second- and third-place prizes were awarded in the age groups of 8 to 10, 11 to 13 and 14 to 16.

Kylie Bauer and Caroline Bickings, both of Ocean City, each caught a 15-inch flounder, the day's largest fish. Cruz Willson of Linwood landed the smallest fish, a five-and-a-half-inch spot.

The first child electronically scored who broke down the paper, pen, and calculator barrier was Jack Scannell, an eight-year-old from Haddonfield. Grace Daley from Linwood scored 46.25 inches of fish and was the highest point angler. She also won the girls 14-to-16 age group. Vincent Morgan of Sewell won the 14-to-16 group, catching an 11-inch kingfish. Kyle King of Hockessin, Del., scored

39 points and was the top male angler in the 11-to-13 age group, and the female champion of the category, Sloane Lennon of Longport, scored a 12-inch flounder. Kylie Bauer of Ocean City caught two flounder in the female category, winning the 8-to-10 group. Jesse Petretta of Marmora won the boys category with a 14.5-inch flounder.

The Ocean City Fishing Club thanks all the volunteers, sponsors, and local businesses who helped make the tournament successful and the young anglers who joined them for a great day of surf fishing.

"It is incredible to see so many of our youth enjoying fishing. Our members love sharing their knowledge, but the best part is seeing the smiles when a young angler hooks their first fish. My favorite conversation during the event came from a grandmother who told me that she will be planning her family vacation in Ocean City next year around this tournament," Ocean City Fishing Club President Augie Conte III said.

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Legal Notice

CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY  
RESOLUTION  
No. 25-62-465

AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICE CONTRACT TO MCMANIMON, SCOTLAND & BAUMANN, LLC FOR GENERAL MUNICIPAL BOND COUNSEL SERVICES FOR THE CITY OF OCEAN CITY

WHEREAS, the City of Ocean City requires certain professional specialized legal services in connection with the authorization and issuance of bonds or notes of the City of Ocean City, New Jersey, including the review of such procedures and the rendering of approving legal opinions acceptable to the financial community; and

WHEREAS, it is determined to be in the best interests of the City of Ocean City to have McManimon, Scotland, & Baumann, LLC act as bond counsel; and

WHEREAS, McManimon, Scotland & Baumann, LLC has been performing these duties and it has been determined to have the necessary expertise to continue to perform said services; and

WHEREAS, a contract for Professional Services with McManimon, Scotland & Baumann, LLC may be entered into without competitive bidding pursuant to N.J.S.A. 40A:11-5(1)(a)(i) & N.J.S.A. 19:44A-20.5; and

WHEREAS, McManimon, Scotland & Baumann, LLC has agreed to act as counsel on general municipal bond services for the City of Ocean City for the calendar year 2025/2026; and

WHEREAS, McManimon, Scotland & Baumann, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that McManimon, Scotland & Baumann, LLC has not made any contribution to a political or candidate committee for an elected office in the City of Ocean City, NJ in the previous one (1) year period, and that the contract will prohibit McManimon, Scotland & Baumann, LLC from making any contributions through the term of the contract; and

WHEREAS, the vendor has been advised that this award does not guarantee that all of the services listed will be required during the contract period and are subject to the actual need as established by the City of Ocean City. As services are required the City Purchasing Manager shall issue Purchase Orders for those services. No services shall be performed for the City without first obtaining a Purchase Order for said services; and

WHEREAS, George J. Savastano, Business Administrator; Frank Donato, III, CMFO, Director of Financial Management; Thomas R. Mahar, Purchasing Assistant; Michael Rossbach Jr., CPA, City Purchasing Manager have reviewed the terms and conditions of the contract and recommend award of a professional service contract to McManimon, Scotland & Baumann, LLC for general municipal bond counsel services for the City of Ocean City, NJ; and

WHEREAS, this contract is awarded through an alternative non-advertised process, pursuant to N.J.S.A. 19:44A-20.4 et seq.; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ocean City, New Jersey that it does hereby award a professional services contract to McManimon, Scotland & Baumann, LLC, 75 Livingston Avenue, Second Floor, Roseland, NJ 07068 for general municipal bond counsel services for the City of Ocean City, NJ as follows:

Fee Schedule (Public Finance)

Item Description

Rates

1. Preparation or Review of Each Bond Ordinance and Compiling and Review of a certified Record of Proceedings.....\$600.00

2. Cost of Work in Connection with Arbitrage Compliance and related Tax Analysis.....\$750.00

Cost of Work in Connection with each Bond Sale a Fee of \$4,500.00 plus \$1.00 per Thousand Dollars of Bonds Issued for the First \$15,000.00of Bonds Issued and \$0.75 per Thousand Dollars of Bonds Issued in Excess of \$15,000.00. For More than one (1) Series of Bonds Issued there will be an Additional Charge of \$1,000.00 for Each Such Additional Series.....

4. Cost of Work in Connection with each Note Sale a Fee of \$2,500.00 plus \$0.50 per Thousand Dollars of Notes Issued for the First \$15,000.00of Bonds Issued and \$0.40 per Thousand Dollars of Notes Issued in Excess of \$15,000.00. For More than one (1) Series of Notes Issued there will be an Additional Charge of \$500.00 for Each Such Additional Series.....

5. See Attached Proposal for all Additional & Miscellaneous Fees.....

Hourly Rates (Public Finance)

Item Description

Rates

1. Attorney.....\$225.00 Per Hr.

2. Legal Assistant.....\$150.00 Per Hr.

3. Services in Connection with the Filings with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access Data-port.....\$250.00

Hourly Rates (Developer Funded Escrow Account)

Item Description

Rates

1. Attorney.....\$395.00 Per Hr.

2. Legal Assistant.....\$195.00 Per Hr.

BE IT FURTHER RESOLVED The term of the contract shall be for a period of one (1) year beginning on September 1, 2025 and continuing through August 31, 2026; and

BE IT FURTHER RESOLVED That a copy of this Resolution and Contract shall be available for inspection in the Ocean City Clerk's Office and shall be published on one (1) occasion in the Ocean City Sentinel

BE IT FURTHER RESOLVED by the City Council of the City of Ocean City that the Mayor and the City Purchasing Manager are hereby authorized to enter into a formal contract agreement with McManimon, Scotland & Baumann, LLC for professional services as listed in accordance with this resolution and submitted proposal.

The Director of Financial Management certifies that funds are available and shall be charged to the appropriate account as purchase orders are issued.

CERTIFICATION OF FUNDS

Frank Donato, III, CFO

Terry Crowley, Jr.  
Director of Financial Management    Council President

I HEREBY CERTIFY THAT the foregoing resolution was duly adopted by the City Council of the City of Ocean City, New Jersey at a Council Meeting held on Thursday, August 21, 2025, with the voting record as indicated below.

Melissa G. Rasner, City Clerk

8/27 pf \$71.50

CITY OF OCEAN CITY  
CAPE MAY COUNTY, NEW JERSEY  
RESOLUTION  
No. 25-62-466

AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICE CONTRACT TO J.P. BAINBRIDGE & ASSOCIATES, INC. FOR COMMERCIAL APPRAISER SERVICES FOR THE CITY OF OCEAN CITY

WHEREAS, the City of Ocean City requires certain professional services to implement current appraisals of residential, commercial & condemnation properties that are pending New Jersey Tax Court Appeals; and

WHEREAS, it is determined to be in the best interests of the City of Ocean City to have a commercial appraiser for all tax assessment appeals filed in the New Jersey Tax Court and J.P. Bainbridge & Associates has provided these types of services for the City of Ocean City for numerous years; and

WHEREAS, J.P. Bainbridge & Associates has been determined to have the necessary expertise to perform these services; and

WHEREAS, Frank Donato III, CFO, Director of Financial Management; Joseph Elliot, CTA, Manager of the Division of Tax Assessment; Megan A. McAfee, CTA, Deputy Tax Assessor; Thomas Robert Mahar, Purchasing Assistant, and Michael Rossbach Jr., CPA, City Purchasing Manager have reviewed the proposal and recommended that J.P. Bainbridge & Associates, 6 Woodland Road, Cape May Court House, NJ 08210 be awarded an alternative non-advertised professional service contract for commercial appraisal services for the Tax Assessor Office; and

WHEREAS, this contract is awarded through an alternative non-advertised process, pursuant to N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, J.P. Bainbridge & Associates has completed and submitted a Business Entity Disclosure Certification which certifies that J.P. Bainbridge & Associates has not made any contributions to a political or candidate committee for an elected office in the City of Ocean City, New Jersey in the previous one (1) year period, and that the contract will prohibit J.P. Bainbridge & Associates from making any contributions through the term of the contract; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ocean City, New Jersey that a professional service contract to J.P. Bainbridge & Associates, 6 Woodland Road, Cape May Court House, NJ 08210 for commercial appraisal services for the City of Ocean City be and is hereby awarded to the as follows:

1.Perform those services necessary and required by the municipality in regard to commercial appraisal services to assist the City's Tax Assessor in addressing residential, commercial & condemnation properties that are pending New Jersey Tax Court Appeals in accordance with the submitted proposal.

2.The City shall pay for services according to the hours performed by the commercial appraiser listed above, pursuant to the fee schedule below:  
a.Commercial Appraiser Services.....\$170.00 per hour

3.The term of this contract shall be a period of one (1) year beginning on September 1, 2025 and continuing through until August 31, 2026.

4.A copy of Business Entity Certification and the Business Registration Certification (BRC) has been submitted and shall be placed on file in the City's Purchasing Division Office.

5.The vendor has been advised that this award does not guarantee that all of the services listed will be required during the contract period and are subject to the actual need as established by the City of Ocean City. As services are required, the City Purchasing Manager shall issue Purchase Orders for those services. No services shall be performed for the City without first obtaining a Purchase Order for said services.

6.A copy of this Resolution and Contract shall be available for inspection in the Ocean City Clerk's Office and shall be published on one (1) occasion in the Ocean City Sentinel.

BE IT FURTHER RESOLVED by the City Council of the City of Ocean City that the Mayor and the City Purchasing Manager are hereby authorized to enter into a professional service contract with J.P. Bainbridge & Associates, Inc. for City Commercial Appraisal Services for the City of Ocean City as listed and in accordance with this resolution and submitted proposal.

The Director of Financial Management certifies that funds are available for the balance of the 2025 year & contingent upon the adoption of the 2026 Local Municipal Budget and shall be charged to the appropriate accounts upon issuance of the purchase orders. The estimated annual contract is \$40,000.00.

CERTIFICATION OF FUNDS

Frank Donato III, CFO

Terry Crowley, Jr.  
Director of Financial Management    Council President

I HEREBY CERTIFY THAT the foregoing resolution was duly adopted by the City Council of the City of Ocean City, New Jersey at a Council Meeting held on Thursday, August 21, 2025, with the voting record as indicated below.

Melissa G. Rasner, City Clerk

8/27 pf \$55.00

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A wit once said, "Some people have no respect for Age unless it is in a bottle." Is a well aged bottle of wine really better than a young bottle of wine? The answer is, that depends! Generally speaking, most bottles of white wine are better when they are drunk within one to two years of the vintage date on the bottle. This applies to most of the popular white wines including Pinot Grigio, Chardonnay, and Sauvignon Blanc. Ageable white wines include many dessert wines like Sauterne, late harvest Rieslings, and ice wines. Some of the most prestigious and expensive Chardonnays, White Bordeaux, and White Burgundies will also change with age. However, it is safe to drink most white wines while they are young and full of freshness and fruit. When the subject is aging red wines, there is no easy rule of thumb. Most of the red wines that we drink every day are in no need of bottle aging. Generally, as a wine ages, the tannins will soften and the flavors will blend together nicely. However, winemakers understand that most bottles of wine are consumed within 24 hours of being purchased. So they make wines that are good when they are bottled and do not necessarily need additional aging. Short term aging will not harm most wines, but an older wine is not necessarily a better wine. For more help in deciding when to open that special bottle, stop by at Circle Liquor.

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# Grandson of Oscar Hammerstein II appears with the Ocean City Pops

By **RICHARD STANISLAW**  
For the Sentinel

OCEAN CITY – A capacity crowd in Ocean City Music Pier was treated to an evening of beloved music Sunday from the composer Richard Rodgers and lyricist Oscar Hammerstein II. Twenty-eight songs were included; remarkably, every one of them was familiar.

Will Hammerstein spoke of the life and work of his grandfather, Oscar Hammerstein II. The fascinating biographical material was generously sampled in music from the Pops Orchestra and two soloists, soprano Aubry Ballaro and tenor Angel Raii Gomez. Ballaro and Gomez have each appeared with Maestro Vince Lee and the Pops for four years.

Lee conducted from the piano and played an important part in the orchestra's selections—similar to what Peter Nero did with the Philly Pops. The reduced-sized orchestra had stand-alone moments, opening the evening with a medley

from “The King and I” and beginning the second half with “It’s a Grand Night for Singing.” The medley featured each division of the orchestra: woodwinds cheerfully marching and dancing, gorgeous violin phrasing for “Getting to Know You,” and an oboe solo on “I Loved You Once in Silence.” A medley from “South Pacific” featured flute, clarinet, trombone, and the woodwind sections.

Will told the story of Oscar's life from childhood in a home immersed in the theater to his intersection with “Dick” Rodgers at Columbia University Varsity Shows to his trail-blazing books and lyrics which he developed with Rodgers over the years. When the partnership of Rodgers and Kern ended, the connection with Oscar was firmly established.

Oscar was offered an adaptation of Lynn Riggs' “Green Grow the Lilacs,” which became “Oklahoma.” Oscar was now living on a farm in Bucks County (the mention drew applause from the Penn-



sylvania contingent in the audience). Gomez sang “O What a Beautiful Morning,” demonstrating his control of a gentle style. Ballaro took the lead on “People Will Say We're in Love,” with both harmonizing the ending.

Will described Oscar's commitment to world peace, citing “South Pacific,” “The King and I,” and “Showboat.” But, he “wouldn't do a cause show” and never got on a soapbox. Ballaro sang “Cockeyed Optimist” to reflect that side of Oscar.

According to Will, Oscar had a low opinion of critics who particularly disliked “Edelweiss,” which Gomez then sang, using only Lee's tender piano accompaniment. “Carousel” opened new possibilities with the combination of speaking and singing. The singers demonstrated with “If I Loved You,” the orchestra's woodwinds responding over string sustained chords. The full high ending pleased the crowd. Another dramatic ending came with Ballaro's “You'll Never Walk Alone,” which she appropriately called “a classic.” Gomez's “Some Enchanted Evening” featured a French horn counter melody.

The evening ended with a duet on the inspirational near-hymn “Climb Every Mountain.” All four—Vince Lee and the orchestra, Hammerstein, Ballaro and Gomez—were sent off with a standing ovation.



Richard Stanislaw/SENTINEL  
Aubry Ballaro and Angel Raii Gomez perform with the Ocean City Pops Sunday. At top, Will Hammerstein talks about his grandfather, Oscar Hammerstein II.

The Ocean City Beach Patrol  
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John Carey

“Ocean City Wins Lifeguard Event By Large Margin; John Carey Stars” was the headline on the front page of the Ocean City Sentinel-Ledger, July 27, 1934. The article began, “Ocean City Beach Patrol men made a clean sweep in the National Lifeguard Tournament yesterday over approximately 200 contestants. They not only annexed the national team championship by a large margin, but John Carey claimed the National Individual Lifeguard title.”



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# Gardner, Probert and Schultz set Ocean City Senior Golf records

By TONY CHERBY

BUENA VISTA TOWNSHIP – On Aug. 19, Bill Gardner manufactured the best round the Ocean City Tuesday Senior Golf League has seen on the short grass since last September. Roger Probert and Rick Schultz, two of our longest hitters, also had a great day.

As for Schultz, other than Rich Hawthorne tying him by taking Low Net points in their contest, it was clear sailing for him. Rick picked up two pin wins, highlighted by the closest shot we’ve seen in over two years on Hole 5, aka “Thread the Needle.”

Short of being bleeped,

the nicest thing I can say about Hole 5 is that it’s a nasty little devil that Hannibal Lecter may well have designed whilst digesting his fava beans. Its cup gets weapons-grade security with two front traps, separated by a narrow band of rough, hence “Thread the Needle.”

You can only usually see the top of the stick and the flag from the launch pad, so it was probably a surprise to find, 140 or so yards after club met ball, that Rick’s projectile had come to rest a mere 17 inches from the Promised Land. I’d bet a pocketful of tees that neither he nor Hawkeye Hawthorne, who never misses a thing, can tell you

much about when, where, how and why the ball got to where it got to after it cleared those bunkers.

Then 12 holes later, Schultz picked up a second pin win on 17, this time a hole where you can track the flight of your pill on a journey that features water, rocks and sand (always sand), but hopefully, it stays to the right of a yawning sand bunker. But that one is the kindest trap on any of BVCC’s par-3 holes, as oxymoronic as “kindest trap” might sound. And sometimes you are better off not seeing what happens on 17, especially when a unique thud comes to your ears, that sickening sound signaling a ricochet



Special to the SENTINEL  
Bill Gardner, Roger Probert and Rick Schultz set records in the Ocean City Tuesday Senior Golf League.

off one or more of the dozens of large rocks separating the pond from the rest of the place. A bounce forward rarely results, and only if sheer luck makes an appearance. This was Schultz’s fourth pin win this year. He has now hit for the cycle, i.e., he has taken at least one weekly contest on each of the threes. Dave Carter, with five wins in all, did likewise a few weeks ago.

Roger Probert, who shot another sub-80, leads the league in pin wins with six. He has yet to cash in on Hole 8, but he has “Thread that Needle” three times. He and Schultz also notched birdies, but Probert’s much grander news is that he won another Low Gross after a sparkling 79, which is 1 higher than the week before.

No one has broken 80 twice in a row.

And his 70 Low Net also took that contest, but he’ll have to share the purse with Mark Franks. And Roger will also have to divide his bragging rights for Most Pars, this time with Frank Coppenbarger; both had nine of them.

Bill Gardner doesn’t have to share a thing after our best YTD performance on BVCC’s slippery slopes, where the game’s pins, flags and cups reside. His count on the outward nine was other-worldly, verified by a scorecard boasting a mere 10 putts, including eight ones. He had a more human-like 17 on the inward trek, for a grand to-

tal of 27. Ralph DeLanzo, his opponent, only needed 29 taps, a count that would take the prize most weeks. And so did Tony Cornell, Rich Hawthorne and Chris Ramsay. Also, there were three 30-putt tallies, all of which leads me to declare, without fear of contradiction (mostly because I’m the only one who keeps track of stats around here), that this was the best putting our gang of rugrats ever manufactured.

I reported on two of our season-long races last time (Most Points and Average Net). Since this stuff is as exciting as watching paint grow and grass dry, doing all four at the same time is deadly boring, other than to the people who lead. So, I saved some for this time.

Our Top Ten for Low Average Putts looks like this: Carter is averaging 31.273, then DeLanzo, 31.333; Lyons, 31.875; Probert, 32.333; Lapham, 32.375; Cornell, 32.429; Hawthorne, 32.556; Wright, 32.909; Coppenbarger, 33; Gahr, 33.2.

In our final big race, the one for Low Average Gross, Probert leads with 83.1; then Lapham, 84.6; DeLanzo, 86; Van Zandt, 89.5; Coppenbarger, 89.8; Hawthorne, 91.4; Wright, 92.3; Carter, 93.6; Lyons, 94.1; and Gardner, 95.5. FOOTNOTE: with 11 rounds in and two to go, the Magic Number to be eligible for our four big awards requires that members will have completed at least 10 rounds (75 percent) when

all is said and done. So those who haven’t competed in at least eight rounds to date will not be able to qualify. Those who are “on the bubble” with eight rounds must compete in remaining matches on Sept. 2 and 9. Scrambles next week and on Sept. 16 do not count toward eligibility. But there are no minimum number of rounds one must complete to qualify for our five single-day bests (fewest putts, and top pin wins on all 4 par-3 holes). Complete, up-to-the-minute stats can be found on our website (ocstgl.golffleague3), in the “Documents” section.

Match results for Week 11 follow: DeLanzo 4, Gardner 0; Lyons 4, Baird 0; Hawthorne 2, Schultz; Franks 4, Carter 0; Coppenbarger 4, Van Zandt 0; Gahr 4, Cornell 0; Ramsay 4, Wright 0; Probert 4, Mayson 0; Cherby 4, Brandreth 0.

**WEEKLY WINNERS**  
Low gross (79) Probert  
Low net (70) Franks, Probert  
Fewest putts (27) Gardner best of 2025.  
Birdies Cherby, DeLanzo, Hawthorne, Mayson, Probert, Schultz,  
Most pars (9) Coppenbarger, Probert  
**CLOSEST TO THE PINS**  
No. 5 Rick Schultz 1’5”  
**CLOSEST OF THE YEAR.**  
No. 8 Tom Gahr 10’3”  
No. 12 Ralph DeLanzo  
No. 17 Rick Schultz 10’5”

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## Brambley golfers brave the weather

By THE HANDICAPPER V

OCEAN CITY – Brave Bramblers bit the bullet and weathered the winds and rain to continue Week 15 of the Brambley Golf League Play at the Ocean City Municipal Golf Course Aug. 18.

Despite the challenging weather and wet grounds, players persevered to deliver winning scores under challenging course condi-

tions. Top honors for Overall Low Gross Score went to Chris Ramsay, who shot an impressive gross score of 42 to claim the top Overall Low Gross Score. This is Chris’s second Overall Low Gross of the season.

Chris Devaney shot a 50 to win the Low Gross for the Flight B Division.

George McNally secured the Flight B Low Net first place win with a score of 36.

In the Ladies Division, JoAnna Johns won the Ladies Low Gross shooting a 51. The Ladies Low Net first place award went to Mary Beth Quinlan, who shot a score of 34.

Fred Marcell took the Senior Low Gross title with a score of 47. Senior Low Net first place went to

“Welcome Back” Bernie Krieg with a 32.

For the third time this year, Jim Downam won the Closest to the Pin honor landing 4’5” from the pin on Hole 12.

Chris Ramsay had three birdies this week and Chris DeVaney had 2. Jim Downam, Tom Bowman, JoAnn Bonanni, JoAnna Johns and John McVerry all had birdies.

Multiple Bramblers shot in the 40s this week including Chris Ramsay (42), John McVerry (43), Tom Bowman (44), Frank Coppenbarger (45), Fred Marcell (47), John Master (49) and Mark Franks (49).

This was another great round. Congratulations to all.

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David Nahan/SENTINEL

Extremely high tides from Hurricane Erin last week deeply eroded the dunes in Ocean City and send water rushing under the boardwalk between Fifth and Sixth streets, where much of the sand was washed away.

# Gillian, other mayors, to meet with Van Drew on beach funding

By DAVID NAHAN  
Sentinel staff

OCEAN CITY – Jay Gillian was among a number of mayors planning to meet Tuesday with U.S. Rep. Jeff Van Drew over funding for beach replenishment after high tides from Hurricane Erin washed away sand in South Jersey communities.

Erin was reportedly the biggest hurricane to come so close to landfall other than 2012’s Sandy, that wrought severe destruction along the East Coast. Unlike Sandy, Erin turned out to sea, but according to Gillian brought the highest tides – three feet higher than normal – that Ocean City has experienced in the past seven years.

He said the city hadn’t seen that since a nor’easter in 2018.

The tides took a toll in the north end of the island, washing away dunes and hitting particularly hard between the Ocean City Music Pier and Fifth Street.

Ocean City is in line for a beach replenishment project for the north end in 2026, but there has been fear funding could be cut as the Trump Administration has been reducing funding and terminating contracts in many places in the government.

Ocean City signed a 50-year deal with the U.S. Army Corps of Engineers for beach replenishment in the 1990s for the north

## N.Y. Ave. School

Continued from page A1

this plan, which all along has been to lease out all three floors of the entire building to generate revenue, gained momentum which finally allowed the plan to be realized.”

Endicott said having three buildings was not sustainable.

“When we began shrinking, we knew we had to look at different things. We wanted to maximize all of our finances so there is no duplication of services,” she said. “It wasn’t feasible to keep three buildings open and there was room to shrink them into two.”

The redistricting plan moved all kindergarten to third-grade students to Dawes Avenue School and fourth- through eighth-graders to Jordan Road School.

“This framework concept was defeated here in Somers Point on two separate occasions in the previous decade out of a desire to retain ‘neighborhood

schools,’ which unfortunately resulted in a high duplication of services across buildings, teachers and staff who traveled between two buildings to deliver services, and 12 part-time positions of teachers and staff,” Endicott said.

She added that three current board members took part in developing the redistricting plan and were able to provide the continuity and support needed while working in conjunction with the rest of the board members to accomplish this longstanding goal.

Students finally stopped attending New York Avenue School in the 2022-23 school year.

Constructed in 1914 with an addition in 1922, the school was refurbished in 2005. At one point there were five full-day preschool classes held in the building, along with the central office, business office and child study team offices. In addition, the HVAC system was replaced in 2015.

## Duffy Robbins at Ocean City Tabernacle this coming Sunday

OCEAN CITY – The Ocean City Tabernacle welcomes Duffy Robbins to close out their summer season speaking in the 8:30 a.m. traditional and 10:30 a.m. contemporary services on Sunday, Aug. 31.

Dr. Robbins is professor of Christian Ministry at Grove City College (PA) and a respected youth ministry veteran with more than 40 years of experience in the field. He speaks around the world to teenagers and people who care about teenagers. Duffy also serves as a Teaching Pastor at Faithbridge Church, Spring, Texas, and a faculty member in the Doctor of Ministry program at Gordon-Conwell Theological Seminary where he co-leads the doctoral cohorts for Ministry to Emerging Generations.

The Ocean City Tabernacle also hosts Boardwalk

Worship at the Music Pier at 8 a.m. Sundays with music by Jane Zigner and a message by the Rev. Terry Lothian.

For a complete schedule of speakers, concerts, programs, and events at the Ocean City Tabernacle, visit octabernacle.org.

## Amnesty chapter meets Sept. 8 in Ocean City

OCEAN CITY – Amnesty International’s South Jersey chapter is having its monthly meeting at 4:30 p.m. Monday, Sept. 8, at the Ocean City Free Public Library.

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# Strathmere beaches impacted by storm

Continued from page A1

a state of emergency.

On Thursday, he had received a text just after 7 p.m. stating the tide was going to rise rapidly.

“Within 20 minutes, the water was all the way up to the Commonwealth ramp and over into the shed,” he said. “There was stranding water into the trailer parks and by 8 p.m. I had received photos of the Strathmere church with the water right at the doorstep.”

Palombo said he was in Ocean City at 6:15 a.m. Friday and debris was scattered along Bay Avenue.

“There were huge waves at Fifth and Seventh. I had not seen the water go under the boardwalk in a very long time, since I was like a kid, and noticed that Ocean City had their streets barricaded because they didn’t want anyone entering the water,” he said, noting there were a number of surfers out in the water illegally.

“I get it, but some of us

need to understand that those barricades are up for public safety issues,” Palombo said.

He then “high-tailed it over to the Public Works yard,” where he met with Superintendent Craig Reeves and Assistant Superintendent Mike Jones to formulate a plan for addressing the erosion.

“One of the biggest concerns that we had was if the water from high tide wouldn’t go back to low tide, which it didn’t; it stayed at a very stagnant area,” Palombo said.

He met with Mayor Corson that afternoon to tour the beach and assess the damage, finding scarps of more than 8 feet tall.

“We had significant damage. The pathway is completely gone at Williams Avenue — we have just a standing piece of wood that’s there,” Palombo said. “As I’m walking back to get to my car, it is low tide and low tide is up against the dune.”

He said that meant any-



Upper Township Public Works crews working on fixing beach access Monday afternoon near Tecumseh Avenue. Waves and tides from Hurricane Erin deeply eroded the dunes on multiple beaches in Strathmere last week.

thing Public Works could do with its bulldozer “would have been a futile effort.”

“Anything that would have been done by Friday afternoon would have been lost because we also had a Friday night high tide, which cut further into that,” he said.

He noted the beach at Beesleys Point also was affected.

Public works spent the time there removing items on the beach, making it safe for those who wanted to boat or take their kids down to the bayfront “knowing that there’s not catastrophic waves or rip tides or anything like that.”

Complicating things further, there was a new moon Saturday that caused even more tide damage.

“So us moving through to replenish or restore any dunes would have been just another futile mistake,” he said.

Public Works was able to remove debris from the beach Saturday but couldn’t sculpt the dunes because they had to follow Department of Environmental Protection regulations, Palombo said.

Corson said by Monday, access was provided to beaches at Sherman Avenue, Sumner Avenue, Tecumseh Avenue, Vincent Road, Webster Avenue, Whittier Avenue and Wil-lard Avenue.

“That’s a phenomenal job by Public Works,” he said.

Palombo noted that while addressing issues at the beach, “they were making sure all the services within the township were still getting done,” noting trash was picked up and Amanda’s Field was mowed.

“All the daily tasks that they have to do were still being accomplished,” Palombo said.

“Our Public Works stepped up and I really commend them on the job they did,” Corson said, noting the Upper Township Beach Patrol was on the scene helping pick up debris.

“Our lifeguards did a phenomenal job.”

Corson noted an incident that happened Saturday afternoon. At about 2:30 p.m., he said, there was a high school party at Corson’s Inlet State Park.

“They had children, young adults were in the water,” he said.

The UTBP went to the scene and asked those present to move out of the water.

“Some of them were out pretty far in the inlet; there’s some shallows and you can go way out there,” Corson said.

That prompted guards to dispatch a personal watercraft. However, before it arrived at the scene, it veered off and went somewhere else.

He said they had lost communication with the guards and was wondering what was going on, eventually discovering that they had responded to a cap-sized personal watercraft in which the operator was separated from the craft and “in a bad way.”

“That guy would have

drowned even with his life vest; it was not a proper life vest,” Corson said.

The victim was taken to shore, evaluated by the beach medic and transported from the scene.

“That’s what they trained for,” Corson said. “Our guys were vey professional and did their job and will be at the next meeting for recognition.”

“All in all, Strathmere is still there and we’re going to work hard to make sure that it stays safe,” Palombo said.

Corson said multiple mayors from southern New Jersey were set to meet with U.S. Rep. Jeff Van Drew on Tuesday in hopes of getting some beach replenishment funds.

“Hopefully we have some good news,” Corson said.

Township Administrator Van Zlike said they conducted “full-scale operations on restoration of beach access points.”

“One point I would like to mention is that in applying action at the point of friction, I would tell you we have to balance public safety versus community access and recreation,” he said. “That’s a difficult balance and there’s often compromises between the two.”

He said restoration of the beach access points would continue this week, next week and into the fall.



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<b>29 AUG</b>	<b>FRIDAY</b> MAIN STAGE @6PM THE TURTLE HEADS	<b>31 AUG</b>	<b>SUNDAY</b> 1:35PM GAME TIME PHILLIES VS BRAVES MAIN STAGE @6PM CHRIS YODER BAND

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## Research property's history with Rita Rothberg

OCEAN VIEW – The Historical Preservation Society of Upper Township membership meeting for 7 p.m. Tuesday, Sept. 9, will feature a program “Researching Your Property’s History” by Cape May County Clerk Rita M. Rothberg.

Owners of older and historic properties are often interested in finding the age of the structure on their land. Rothberg will demonstrate, through case studies, how to research ownership using property records in the Cape May County Clerk’s Archives to find clues to help determine the age of a structure, when possible.

Rothberg (formerly Fulginiti) has worked in the Cape May County Clerk’s Office since 1985; first elected county clerk in 2005. She oversees the recording of real estate transactions, maintains an archive of vital land and civil records dating back to 1692, is an election official for the county, administers oaths and is a U.S. Passport agent.

Program website: <https://cape-maycountynj.gov/189/County-Clerk>

The in-person meeting is at the Upper Township Wellness/Senior Center, 1369 Stagecoach Road, Ocean View.

## Rotary Club breakfast meeting Aug. 28

OCEAN CITY – Larry Cole, municipal alliance coordinator for Ocean City and Upper Township, will be the guest speak at the breakfast meeting Thursday, Aug. 28, for the Rotary Club of Ocean City-Upper Township.

The breakfast will be at 7 a.m. at Uncle Bill’s Pancake House, 21st Street and Asbury Avenue. This is a breakfast meeting so walk-ins are welcome, but RSVP would be appreciated along with topics or questions at [oceancitywireless@yahoo.com](mailto:oceancitywireless@yahoo.com) (Rotary Club president Aslam Sheikh.)

The alliance program comprises community members interested in drug and alcohol abuse prevention.

Learn more about the Rotary Club at <http://ocutRotary.org>.

## Auditions for OCTC productions

OCEAN CITY – The Ocean City Theatre Company is having auditions for its upcoming fall and holiday productions: “Hadestown: Teen Edition” and “The Wizard of Oz: Youth Edition.” Auditions are by appointment only and will take place Sept. 6 and 7 at the Ocean City Theatre Company, 1501 West Ave.

To learn more about the rehearsal schedule, audition process, or to secure a timeslot, please visit the Junior Company page at [oceancitytheatrecompany.com](http://oceancitytheatrecompany.com).

## Native plants self-guided tour

NORTHFIELD – The Southeast Chapter of the New Jersey Native Plant Society will hold its second annual Native Plant Gardens Tour noon to 4 p.m. Sept. 14.

The self-guided tour includes properties in Northfield, Cape May Court House, Woodbine, Cape May County Park North in Marmora.

Details at <https://npsnj.org/event/southeast-chapter-2nd-annual-native-plant-gardens-tour/>

Continued on page B2



The home at 2509 West Ave. was built in 2005 and features five bedrooms and four and a half bathrooms, including a fully appointed mother-in-law suite. Above, the spacious great room.

## HOUSE OF THE WEEK

### Victorian-style single looks part, filled with modern conveniences

By CRAIG D. SCHENCK  
Sentinel staff

OCEAN CITY — The custom-built two-story Victorian-style single at 2509 West Ave. is fantastic at first sight and gets better and better.

From the wrought-iron fence bordering the property to the awesome architectural details — such as the asymmetrical design with a tower to one side and the wide steps up to the covered front porch — the home was meticulously designed and built with attention to detail and high-quality materials.

Nothing characterizes a Victorian-style home more than vertical elements and detailed ornamentation — and this property has both. It would fit in well with the “Painted Ladies” that line the streets of Cape May, except all of the materials are modern and made to stand up strong to the sometime-harsh shore environment.

Built in 2005 on a double lot, the home has five bedrooms and four and a half bathrooms, including a fully appointed mother-in-law suite with a full bathroom and separate rear deck on the first floor.



CRAIG SCHENCK

Out front, the fence stretches the width of the property, sporting ornate spindles and posts, then runs down both sides to the alley on one side and the backyard on the other, cutting across in front of two off-street parking spaces and ending at the two-car detached garage.

The fence is set in flowerbeds running the width of the property; hedgerows line the slate walkway.

Inside the fence is a grassy yard and raised, mulched flowerbeds with shrubs bordered by a brick wall flanking the steps. The bed wraps around



the right, where another runs along the side of the house. The grassy side yard leads to the back, where a corner paver patio leads around to the side door of the detached garage.

The two-level deck can be accessed from the dining room or the first-floor bedroom and has a privacy wall blocking out the neighbors.

Back out front, more exterior features include attached flower boxes at every window.

The wooden steps are lined by railings with fat wooden balusters and lead up to the covered porch with multiple round columns, where a door with a leaded glass insert, side panels and a transom opens onto the foyer.

Inside, the home is beautiful, with Brazilian cherry hardwood flooring, tall baseboard and crown molding through-

out.

To the right of the foyer is a small seating area with an oval window and a coat closet with double swinging doors, just to the right of the handsome wooden staircase. All of the door and window hardware is reproduction Victorian style.

The wall beneath the stairs is paneled wainscoting with two hidden doors opening up to a large storage area. A door just to the left of this opens into the powder room, which has a pedestal sink and toilet.

Just to the left of this is the first-floor suite. Inside the door is a double-wide closet with sliding doors. A turn to the right puts you in the bedroom, which has wall-to-wall carpeting, two windows flanking the

See Victorian-style single, page B2



Left, the formal dining area features a tray ceiling painted with a sky and birds. The long table below the chandelier includes seating for at least eight people. Right, the kitchen has abundant Wood-Mode cabinets and granite countertops.

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## Victorian-style single

Continued from page B1

bed and a sliding glass door opening onto that private back porch with access to the full deck. The suite has a full bathroom behind a pocket door with a tile floor, granite-topped Merillat vanity and a mirror. The tall shower is fully tiled and has a swinging glass door.

The open layout lets you see the entire great room, with the living area and a small dining area to the

front and the kitchen and formal dining area toward the back of the house. Lofty cathedral ceilings are found throughout.

In the living area, a sectional sofa is centered around a gas-log fireplace with curio cabinets and a space for a large flat-screen television.

The kitchen, which has a tray ceiling, is separated from the living area by a granite-topped counter with four stools and pendant lighting. Two more are located at the center

island, which also has pendant lighting.

The Wood-Mode cabinets are plentiful and wrap around the kitchen on three walls. Appliances include a GE Profile microwave/convection oven and Wolf gas oven below the counter, as well as a Wolf five-burner gas range set in the counter beneath a fantastic custom-painted hood. The pot-filler faucet set in the decorative tile backsplash is a nice addition.

Two dishwasher drawers are just to the left of the double-basin stainless steel sink, while the Wolf two-door refrigerator with a freezer drawer is to the left.

The dining area is just steps away, and features its own tray ceiling, this one painted with a sky and birds. The long table below the chandelier includes seating for at least eight people. Natural light is provided by the sliding glass door that opens onto the back porch.

Back in the foyer, the stairs, which have paneled wainscoting, ascend to a landing where there are multiple stained-glass casement windows, then up again to the second floor.

A central living room provides access to all four bedrooms on this floor, three of which have



The living area features a sectional sofa centered around a gas-log fireplace with curio cabinets and a space for a large flat-screen television.

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Continued on page B4

Continued from page B1

### Shore Physicians ‘Be Well Connected’ Community Breakfast

LINWOOD – Shore Physicians Group invites the community to a free breakfast and educational event 10 a.m. to noon Thursday, Sept. 25, at Linwood Country Club at 500 Shore Road, Linwood.

Part of the group’s ongoing “Be Well Connected” series, the event will offer a morning of health, learning, and fun, along with opportunities to connect with local businesses.

Guests will gain valuable insights on living their best life as they age. Megan Mahon McQuarrie, MD, C.A.Q.S.M., primary care physician at Shore Physicians Group’s Ocean City office, will discuss strategies for healthy aging, including preventive care, nutrition, and physical activity. Kristy Liefket, APN, from the Somers Point Primary Care office, will share tips for effectively managing chronic conditions, such as diabetes, heart disease, and COPD. The program will conclude with a chair exercise and stretching session led by Debbie Best, personal trainer and Silver Sneakers instructor at Greate Bay Racquet & Fitness, highlighting the importance of staying active at any age.

In addition to educational presentations, guests can meet local businesses that support healthy, vibrant living, including Kelly Loder Travel, Passion Vines, Island Waterpark at Showboat, Pro-shot Pickleball, Gateway

Playhouse, the Auxiliary of Shore Medical Center, Maez Wellness and Medical Spa, Greate Bay Racquet & Fitness, and Pet Wants.

RSVP is requested by emailing [wellness@shore-medicalcenter.org](mailto:wellness@shore-medicalcenter.org) or calling (609) 365-5257. Attendees are encouraged to register early and enjoy this engaging morning designed to inspire wellness, connection, and active, healthy living.

### Seaville Fire Rescue Craft Show, Chinese Auction

SEAVILLE – Seaville Fire & Rescue will hold its Summer’s Last Fling Craft Show and Chinese Auction 9:30 a.m. to 2 p.m. Saturday, September 20, 2025 from 9:30 am to 2 pm, in the social hall,t 36 Rt. 50, Seaville.

There are 17 select and varied vendors and a snack bar. The Chinese Auction features items from local businesses and vendors. The drawing will start at 1:30 p.m. and patrons don’t have to be present to win. Process support the all-volunteer Seaville Fire & Rescue, Station 19.

### Opera dinner will be Oct. 21

SOMERS POINT – The Somers Point Unique Experiences Club is proud to host the third Opera Dinner at 7 p.m. Oct. 21 at Gregory’s Restaurant, 900 Shore Road, Somers Point.

This event will feature three professional award-winning opera singers accompanied by a noted keyboardist performing some of opera most famous arias. Feature artist include Julie-Ann Green, Grammy winning soprano winner of the Leontyne Price Vocal Arts Competition; Crystal Charles, critically acclaimed mezzo soprano who has performed throughout the northeast; Justin Gonzalez, tenor, who has performed in the Cathedral of Notre Dame in Paris; and Joseph Krupa, a keyboardist with a a master degree in piano performance from the

University of Calgary (Alberta).

The evening will also feature a four-course Italian dinner. Cost is \$80 per person (tax and gratuity included). Seating is limited. For more information go to [Spunique@weebly.com](mailto:Spunique@weebly.com) or call (609) 233-1820. For reservation send a check to the Somers Point Unique Experience Club PO Box 564, Somers Point, NJ 08244. Make sure to include phone number and email address.

### Green Thumb Garden Club to meet Sept. 2

SOMERS POINT – The Green Thumb Garden Club of Somers Point invites all to its 2025-2026 kick-off meeting at 6 p.m. Tuesday, Sept. 2, outdoors at the home of Annie Prettyman, 36 Village Drive, Somers Point.

Dues of \$15 will be collected. Please bring a chair.

If it rains it will be moved to the Somers Point Senior Center at 99 Ambler Road, Somers Point. This new club year promises to be “revolutionary.” For more information please email [rosemaryevans@verizon.net](mailto:rosemaryevans@verizon.net). Or look on Facebook.

### Beach Bards forum Aug. 27 in Sea Isle

SEA ISLE CITY — The Beach Bards Poetry and Prose Reading Series has scheduled its authors and writers presentation for 6:15 p.m. Aug. 27 at the Sea Isle City branch of the Cape May County Library, 4800 Central Ave.

Program Coordinator Antoinette Libro Braca initiated the popular library literary program thirteen years ago. Each program offers featured writers who read from their work, followed by an open microphone session, drawing participation from audience members.

Presenters include J.C. Todd, a widely published poet; Echezonachukwu Nduka, poet and pianist and author of two po-

Continued on page B3

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Continued from page B2

etry collections; Heather Lanier, an essayist, memoirist and poet; and Scott Griffith, a writer of mystery novels.. Visit [cmclibrary.org](http://cmclibrary.org) or call (609) 463-6350 for more information about the Beach Bards Poetry and Prose Reading Series.

Lunch & Learn: Social Wellness

OCEAN CITY — Rutgers Cooperative Extension of Cape May County Family and Community Health Sciences (FCHS) program has scheduled The 8 Dimensions of Wellness: Social Wellness from noon to 1 p.m. Sept. 9 at the Ocean City Free Public Library, 1735 Simpson Ave. The class is free but advanced registration is requested at [go.rutgers.edu/ad9xltk9](http://go.rutgers.edu/ad9xltk9). Call (609) 465-5115, ext. 3617, or visit [capemay.njaes.rutgers.edu](http://capemay.njaes.rutgers.edu) for more information.

Dog Fun Day at 4-H Fairgrounds

CAPE MAY COURT HOUSE — The inaugural 4-H Dog Fun Day is set for 11 a.m. to 3 p.m. Sept. 21 rain or shine at the Cape May County 4-H Fairgrounds, 355 Court House-South Dennis Road in Cape May Court House. The event is free, including parking, and is open to the public. Dogs must be on a 6-foot leash, well-mannered and current on shots. The 4-H Dog Fun Day will include a 1-mile walk, demonstrations, a variety of vendors, food trucks, contests and more. Vendors include Made by Real Hands knitted and crochet items, Hound Wagging Dog Treats all natural treats, pony rides and petting zoo by Edge of the Woods Farm and Happy Daisy Face Painting. Food trucks will provide refreshments for sale. Call (609) 465-5115, ext. 3617, or visit [capemay.njaes.rutgers.edu](http://capemay.njaes.rutgers.edu) for more information.

Functional Foods: Coffee

OCEAN CITY — Rutgers Cooperative Extension of Cape May County Family and Community Health Sciences (FCHS) will present the program “Functional Foods: Coffee” from 6:30 to 7:30 p.m. Sept. 30 at the Ocean City Free Public Library, 1735 Simpson Ave. Anneliese Kuemmerle, FCHS Program Associate II for Cape May County, will share information about coffee, including plant origin and historical, processing and preparation. It will introduce participants to the current research and health benefits of coffee and identify the recommendations for including coffee in a healthful plant-based diet. The class is free but ad-

vanced registration is requested at [go.rutgers.edu/omfd3svu](http://go.rutgers.edu/omfd3svu). Call (609) 465-5115, ext. 3617, or visit [capemay.njaes.rutgers.edu](http://capemay.njaes.rutgers.edu) for more information.

Eat What You Grow Oct. 7, 16

CAPE MAY COURT HOUSE — Rutgers Cooperative Extension (RCE) of Cape May County Family & Community Health Sciences and Agriculture & Natural Resources Departments will present the workshop “Eat What You Grow: Fall Session” from 6:30 to 8 p.m. Oct. 7 and from 1 to 2:30 p.m. Oct. 16 at Rutgers Cooperative Extension of Cape May County, 355 Court House-South Dennis Road. Presenters Anneliese Kuemmerle, FCHS Program Associate II, and Jen Sawyer Caraballo, ANR Program Associate II, will share how to grow fresh fruits and vegetables and what to do with the harvests. The public is invited to sign up for individual classes at \$10 per class. Visit [go.rutgers.edu/dchq28i](http://go.rutgers.edu/dchq28i) for the Oct. 7 class and [go.rutgers.edu/kvqyg514](http://go.rutgers.edu/kvqyg514) for the Oct. 16 class. Call (609) 465-5115, ext. 3617, or visit [capemay.njaes.rutgers.edu](http://capemay.njaes.rutgers.edu) for more information.

Lunch & Learn: Mediterranean Diet

CAPE MAY COURT HOUSE — Rutgers Cooperative Extension (RCE) of Cape May County Family and Community Health Sciences (FCHS) Program will hold the virtual Lunch & Learn Program “Mediterranean Diet” from 12:30 to 1 p.m. Oct. 9. Presenter Anneliese Kuemmerle, Program Associate II, FCHS, will provide information about the Mediterranean Diet, which has been associated with longer and healthier lives. The diet is based on countries around the Mediterranean Sea that encourage healthy food, activity and social ties. The virtual Lunch & Learn Series provides viewers with health and wellness information during their lunch hour. Topics vary and allow participants a chance to grab a healthy half-hour tidbit of wellness to carry throughout the day. Register in advance at [go.rutgers.edu/sk7dgtes](http://go.rutgers.edu/sk7dgtes). Call (609) 465-5115, ext. 3617, or visit [capemay.njaes.rutgers.edu](http://capemay.njaes.rutgers.edu) for more information.

Lunch & Learn: Financial Wellness

OCEAN CITY — Rutgers Cooperative Extension of Cape May County Family and Community Health Sciences (FCHS) program will present the workshop “The 8 Dimensions of Wellness: Financial Wellness” from noon to 1 p.m. Oct. 14 at the Ocean City Free Public Library, 1735

Simpson Ave. Presenter Chris Zellers, FCHS educator/assistant professor for Cape May County, will share her knowledge. The class is free but advanced registration is requested at [go.rutgers.edu/ewa9vbl1](http://go.rutgers.edu/ewa9vbl1). Call (609) 465-5115, ext. 3617, or visit [capemay.njaes.rutgers.edu](http://capemay.njaes.rutgers.edu) for more information.

Culinary herbs workshop Oct. 22

CAPE MAY COURT HOUSE — Rutgers Cooperative Extension of Cape May County Department of Agriculture and Natural Resources will host the workshop “Flavors from the Garden: Growing and Using Culinary Herbs” from 6:30 to 8 p.m. Oct. 22, at Rutgers Cooperative Extension of Cape May County, 355 Court House-South Dennis Road in Cape May Court House. Presenters Claudia Gil Arroyo, County Agent III, Agriculture and Natural Resources, and Jen Sawyer Caraballo, ANR Program Associate II will share how to identify herbs, how to use them and how to grow and harvest them. The cost is \$10. Register in advance at [go.rutgers.edu/lsobw4t2](http://go.rutgers.edu/lsobw4t2). Call (609) 465-5115, ext. 3617, or visit [capemay.njaes.rutgers.edu](http://capemay.njaes.rutgers.edu) for more information.

Doormat Painting set for Sept. 10

CAPE MAY COURT HOUSE — The Cape May County Library System will be hosting a Fall Doormat Painting event from 5:30 to 8 p.m. Sept. 10 at the Cape May Court House branch. Adults will have the opportunity to create a fall-themed doormat. All supplies will be provided; crafting clothes are encouraged because participants will be working with permanent paint. Required registration opens Aug. 27 at [cmclibrary.org](http://cmclibrary.org) or through the library system’s app. Call (609) 463-6350, ext.700, or email [adultevents@cmclibrary.org](mailto:adultevents@cmclibrary.org) for more information.

Fur, Feathers and Scales

PETERSBURG — The Cape May County Library System Children’s Department presents Fur, Feathers and Scales, a home-school event led by Cedar Run Wildlife Refuge. They will bring artifacts, animals and their knowledge to provide an exciting presentation from 10 to 11 a.m. Sept. 19 at the

Upper Township branch. Registration is not required. Call (609) 463-6350, ext.300, or email [children@cmclibrary.org](mailto:children@cmclibrary.org) for more information.

Deaf Awareness and Resources

CAPE MAY COURT HOUSE — The Cape May County Library System will be hosting Deaf Awareness & Resources: What You Should Know, presented by Tiffany Narciso, from 5:30 to 6:30 p.m. Sept. 24 at the Cape May Court House branch. The presentation will focus on deaf awareness, American Sign Language and the richness of deaf culture through personal stories and visual learning strategies. Narciso will share valuable resources available in New Jersey for the deaf, hard of hearing, deafblind and deaf disabled communities. Registration is requested and will open Sept. 10. Call (609) 463-6350, ext.700, or email [adultevents@cmclibrary.org](mailto:adultevents@cmclibrary.org) for more information.

Tabernacle Baptist season services

OCEAN CITY – Tabernacle Baptist Church’s monthly services are held every second Sunday at 4 p.m. The following is Tabernacle Baptist’s worship services and fellowship activities for the remainder of 2025: – The “Temple Stretch,” Egoscue Method that was scheduled for Aug. 23 has been rescheduled for 10 a.m. Saturday, Sept. 13. – 4 p.m. Sunday, Sept. 14, worship service – Noon Saturday, Oct. 11, BBQ Fundraiser – 4 p.m. Sunday, Oct. 12, worship service – 4 p.m. Sunday, Nov. 19, worship service – 4 pm. Sunday, Dec. 14, worship service.

Tickets sale Sept. 5 for Author’s Luncheon

OCEAN CITY – The Friends and Volunteers of the Ocean City Free Public Library announced the upcoming Author’s Luncheon featuring author Fiona Davis will be Thursday, Oct. 9, at the Flanders Hotel, Ocean City. Assigned seating will begin at 11:30 a.m. Tickets will be available online only beginning at 6 p.m. Sept. 5 at <https://oceancity.biliocommons.com/v2/events>. Cost is \$40. Limit is 10 tickets per person. More information can be

found at [www.friendsvolunteersocfpl.com](http://www.friendsvolunteersocfpl.com). For questions email [fvoc@oceancitylibrary.org](mailto:fvoc@oceancitylibrary.org).

Shiloh Baptist services Sundays

OCEAN CITY — Pastor Paul extends a heartfelt invitation to join in the 11 a.m. Sunday service at Shiloh Baptist Church, 7 E. Seventh St., Ocean City. Bible class is at 10 a.m. “We would be honored to have you with us as we come together to worship and share in fellowship. Shiloh is where everyone’s life matters and every heart belongs.”

Morning Worship Services are held at 11 a.m. Sundays. Upcoming speakers will be: — Aug. 31: Minister Amin Benjamin, Union Baptist Temple, Bridgeton

Mental health program free

Registration is now open for the free NAMI Family to Family eight-week education program for adults with mental health conditions. The class provides information about anxiety, depressive disorders, schizophrenia, bipolar disorder

Continued on page B4



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## How To Learn To Love God

How do we learn or develop a love for God? Although there are many correct answers to this question, one important way is for us to recognize and be aware of the many ways that God loves us. We learn to love by the way that someone treats us. A loving parent, spouse, family member, or good friend is probably loved because of how kind and considerate they are toward us. Once we observe and recognize how many things our Heavenly Father does for us, we can begin to see how much He loves and cares for us. Each day God is reaching out to us with His love, and we must be aware of His presence in our lives. Once we recognize how much God loves us, God's great commandment that we should love Him with all our heart, and with all our soul, and with all our mind, will become truly real in our lives. We love God because He first loved us.

“‘Love the Lord your God with all your heart and with all your soul and with all your mind.’ This is the first and greatest commandment. And the second is like it: ‘Love your neighbor as yourself.’”

**-NIV Matthew 22:37-39**




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# Beach Break

Relax, life takes time...



## Crossword

**ACROSS**

- Huck’s friend
- Inlets
- Farce
- Manhandle
- Climbing plant
- Skirt length
- Unit of land
- Breeze maker
- Gambler’s concern
- Zest
- Narrow bottle
- Prepared a golf ball
- Organ levers
- Breakfast item
- Recipe instruction
- Wool producers
- Damage
- Vinegary
- Plump
- Opera star
- This woman
- Superman, e.g.
- Received an “A” on
- Long, skinny fish

- Make beloved
- Float
- Steel source
- Place
- Banish
- Air shaft
- Enjoyed a meal
- Swimsuit tops
- Preholiday nights
- Join together

**DOWN**

- Spat
- Track shape
- Talking bird
- Fire sign
- Secreted
- Also
- Christmas decoration
- Spouse
- Scholastic
- Coffee vessel

- Knee’s locale
- Zoomed
- Racetrack feature
- Wary of attack
- Prize
- Bestowed
- Alum
- Diamond feature
- Feel great pity
- Polish sausage
- Fix socks
- Exclamation
- Fathers’ sisters
- Liberal \_\_\_\_
- Talon
- Behind time
- Viewed
- Shed tears noisily
- “\_\_\_\_ Town”
- Gun in neutral
- Single

## Sudoku

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

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

HOW TO PLAY: Fill in the grid so that every row, every column, and every 3x3 box contains the numbers 1 through 9 only once. Each 3x3 box is outlined with a darker line. You already have a few numbers to get you started. Remember: You must not repeat the numbers 1 through 9 in the same line, column, or 3x3 box.





The back of the home has a detached garage, off-street parking and a multilevel deck. Right, one of the home’s five bedrooms with wall-to-wall carpeting, a queen-size bed and sofa set inside a curved bay of casement windows.

## Victorian-style single

Continued from page B2

a private bath and working, lighted transoms. The fourth, the turret room, has a 16-foot-tall coned ceiling and a large oval window overlooking the street, and could be used as an office, studio or really cool sitting room. Accessed via double pocket doors, it also includes the laundry hidden behind

two more doors.

The primary bedroom is located in the back right behind French-style doors. It has wall-to-wall carpeting, a closet with double swinging doors and a king-size bed flanked by windows, as well as a slider opening onto a private back deck. The primary bathroom has a tile floor, long granite-topped Merillat vanity with his and

hers sinks and mirrors. The shower, like everything else in the house, is very tall and tiled to the ceiling with a swinging glass door.

Back in the central area, a large game closet is just outside another of the bedrooms. Located in the rear left, this room has wall-to-wall carpeting and two closets with double swinging doors. The bathroom



Special to the SENTINEL

The back of the home has a detached garage, off-street parking and a multilevel deck. Right, one of the home’s five bedrooms with wall-to-wall carpeting, a queen-size bed and sofa set inside a curved bay of casement windows.

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**2610 Wesley Ave. 2nd Fl. • Ocean City**  
**OCEAN VIEWS • \$2,995,000**

Spectacular 2nd Floor Gold Coast Condo located directly Across from the Beach. This spacious property offers 5 Bedrooms and 4 FULL bathrooms along with an ELEVATOR and LARGE covered front porch with OCEAN views and Summer Breezes. The open concept living /kitchen and dining space features hardwood floors, gas fireplace and vaulted ceilings. Kitchen upgrades include a large center island, granite countertops with built-in beverage center. All of this and just steps to the Beach, this is a Must See!



**2112-14 Wesley Ave. • Ocean City**  
**NEW CONSTRUCTION**  
**1ST FLOOR • \$2,650,000**  
**2ND FLOOR • \$3,195,000**

BRAND NEW DUPLEX IN THE HEART OF THE GOLD COAST! Modern Luxury and Coastal vibes blend perfectly in this Stunning New Construction. This property offers 5 Bedrooms, 4.5 Bathrooms on each floor with, open concept living, custom DESIGN and top of the line finishes. OWN the whole building!



**210 Simpson Ave. 2nd Fl. • Ocean City**  
**SUMMER RETREAT • \$899,000**

Beautifully updated 3-bedroom, 2-bath second-floor condo, perfect as a serene summer retreat. Offering open concept living with wood floors throughout, a fully renovated kitchen with stainless steel appliances & tile backsplash, a cozy adjacent dining area, spacious living area with cathedral ceilings, and 2 sliding glass doors that provide access to the large covered front porch. The OVERSIZED back porch is great for relaxing or entertaining and enjoying BAY views.



**2703 Wesley Ave. • Ocean City**  
**NEW CONSTRUCTION • \$5,995,000**

A Stunning NEW Construction coming to the GOLD COAST!! This 1st Floor Corner Condo will be a spectacular property in a Premier Location. Features will include: 5 Bedrooms, 4.5 Bathrooms, Elevator, Outdoor shower off Master BR deck, 2 laundry areas, and attached garage. Private Beach access and an optional pool/spa. Spectacular views from the covered porch and great outdoor space. An unsurpassed location with a magnificent new condo! Expected completion early summer 2026.



**500 19th St. • Ocean City**  
**1ST FLOOR CONDO • \$1,695,000**

Stunning First Floor Corner Condo in Prime Location! This immaculate condo located at the corner of 19th & Central Ave is just steps to the beach and access to the boardwalk! A beautifully maintained, like-new property features 4 spacious bedrooms and 2 full bathrooms, offering a perfect blend of comfort and upscale coastal living. The custom kitchen offers SS appliances, stylish backsplash, Quartz countertops, storage and a large center island w/ extra seating. Private entrance, attached 1-car garage and adjacent fenced side yard complete this amazing Beach Home. This immaculate property is in the perfect location and ready to move in!



**322 Boardwalk, Unit 1007 • Ocean City**  
**\$999,000**

Stunning Condo at Gardens Plaza. A completely renovated 1 Bedroom condo with BREATHTAKING VIEWS. The tranquil color scheme blends perfectly with the open floor plan offering Ocean views from multiple vantage points in the unit. A beautiful kitchen with custom cabinets, stainless appliances and Quartz countertops, combination living and dining areas are spacious and comfortable with access to the covered balcony with Panoramic views of the Ocean, Beach and Boardwalk.

has tile on the floor and halfway up the walls with a fiberglass tub and shower, as well as a granite-topped vanity.

The final bedroom, in the front left, has carpet, a queen-size bed and sofa set inside a curved bay of casement windows in the front. It has a full bathroom with tile on the floor and halfway up the walls, as well as a granite-topped vanity and tall shower with tile to the ceiling and a swinging glass door.

A second set of stairs leads up to a second land-

ing with more stained-glass casement windows and finally to a rooftop deck with a panoramic view of the city.

Extras include a multi-functional irrigation system including freestanding and hanging planters and window boxes, as well as high-efficiency Andersen windows and doors.

The garage has separate wooden doors with lion's head knockers and windows above that provide light to the loft storage area, which is completely floored and has standing

room.

In addition to being beautiful, the home also is smart, allowing the owner to control the lights, thermostat, video surveillance system and alarm remotely.

*The home is listed for \$2.495 million with Mark Grimes of Berkshire Hathaway HomeServices, Fox & Roach Realtors. Call (609) 425-2042 or (609) 399-8200 or email mark.grimes@foxroach.com for more information or to set up an appointment to see with wonderful home.*



Continued from page B3

and other conditions. Other topics include communication, problem solving, treatment and recovery.

Classes are set for 6:30 to 9 p.m. weekly from Sept. 3 to Oct. 22 on Zoom. Visit namiacm.org for more information and to register. Registration ends Sept. 1.

### Trinity United monthly lunch

MARMORA — Trinity United Methodist Church, at 20 North Shore Road in Upper Township, hosts a community luncheon from 11:30 a.m. to 1 p.m. the third Wednesday of every month.

The menu changes monthly. Everyone is welcome. Call (609) 214-0206 for more information.

### Grants available for arts, history

CAPE MAY COURT HOUSE — The Cape May

County Division of Culture & Heritage has announced that Letters of Intent are being accepted for the 2026 Art & History Regrant Program.

The funding opportunity is open to county nonprofit organizations seeking support for general operating expenses, special projects (such as a single event) or general programming (such as a series of events or activities) taking place in 2026.

Funding is made possible through partnerships with the New Jersey State Council on the Arts, the New Jersey Historical Commission and the Cape May County Board of County Commissioners.

Letters of Intent are due Sept. 5.; invitations to apply are expected to be sent shortly after review. Applications are due by Oct. 10.

Visit cmcculture.net for the Letter of Intent form and full grant guidelines. Call (609) 465-1066 are email culture@capemay-countynj.gov for more information

### Mental health support groups

NAMI Connection is a free recovery support group for adults (18+) living with a mental health condition.

Participants gain the support of peers who understand their experience and gain insight into others' challenges and successes. The group encourages empathy, productive discussion and a sense of community.

NAMI Family Support Group is a free peer-led group for family members, caregivers and loved ones (18+) of individuals living with a mental illness. Participants gain the support of peers who understand their experience and gain insight into others' challenges and successes.

Schedule:

— 7 to 8:30 p.m. Aug. 28, Sept. 25, Oct. 23, Nov. 20, Dec. 18, Cape May County Library, Cape May Court House, Family Support Group.

— 7 to 8:30 p.m. Sept. 8, Oct. 13, Nov. 10, Dec. 8, Somers Point, Connections, St. Joseph Church, 606 Shore Road, Somers Point.

Visit namiacm.org or call (609) 741-5125 for more information.

### Family Fun Day at Trinity United

MARMORA — Trinity United Methodist Church, at 20 North Shore Road in Upper Township, has scheduled a Family Fun Day from 11 a.m. to 2 p.m. Sept. 13.

Come out and play, have some lunch and meet our Sunday school teachers, nursery school staff and Cub Scout Pack leaders. Free fun for all children.

Call (609) 703-2808 for more information.

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