



# CAPE MAY COUNTY HERALD

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## 'Historic Grand Hotel' in Cape May's Future?



Provided

An artist's rendering of a seven-story, 168-room hotel proposed for the former Beach Theatre site in Cape May.

By VINCE CONTI

CAPE MAY - Chief Executive Officer (CEO) Eustice Mita, of Icona Resorts, appeared before Cape May City Council Oct. 5 with plans for a seven-story, 168-room hotel in the tradition of the historic grand hotels of the city's past.

Mita called the project a personal dream of his. He placed an estimated \$100 million price tag on completion of the structure, saying it would take Icona seven years to break even from such a large investment.

Mayor Zack Mullock told the assembled public that the presentation was not the formal application to the city for approval of the plan. Mita will have to travel the well-trod route through the Planning Board, Zoning Board and Historic Preservation Committee before potentially gaining approval.

Mita described the proposed structure as a "new hotel, with new amenities built to look like a 100-year-old grand hall hotel."

He said he was trying to capture the "simple, timeless, casual elegance" of the great hotels of the past.

The structure will use classic design techniques with brass railings, a two-story-high porch, and center lobby with spiral staircases. He said most rooms would have balconies. Mita also envisioned porch dining on the second floor.

The first two floors would each have high ceilings, at 15 feet, with room floors above, at 10 feet. Given required flood elevation and adding seven stories and a rooftop pool on the eighth floor, the proposed hotel will be tall and in need of a height variance from the city.

Mita said that hotel rooms are essential for the city and county's tourism economy. He added that Cape May lost 30% of the hotel rooms it possessed in 2000, most of them to conversion to condominiums.

There was an effort to head off complaints about parking, the most frequent criticism of development in the city. The proposed hotel calls for 260 parking spaces, a parking-to-room

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## Middle Moves to Restart Patsy's Way Development

By VINCE CONTI

COURT HOUSE - Resolution 21 on Middle Township Committee's Oct. 4 agenda authorized the committee to enter into a developer's agreement with CKJR LLC, the current owner of 1-19 Patsy's Way, "in order to enable the completion of the Patsy's Way subdivision."

The resolution states that "the township and CKJR LLC desire to have the improvements at the subdivision completed for the health, safety, and welfare of township residents and those property owners in the subdivision."

The discussion at the meeting focused on access, roads, and sidewalks rather than the plan for actual housing units.

CKJR purchased the property "on or about Feb. 15, 2019," which was one month after the municipality sought court protection against exclusionary zoning lawsuits. What sent the municipality to court was potential litigation by

a previous developer over the same property on Patsy's Way.

### Background

The potential development of Patsy's Way dates to Jan. 27, 2005, when the municipality's Planning Board approved the granting of subdivision approval to the original developers.

The municipality required a performance guarantee in the amount necessary to secure the improvements for the subdivision. In 2006, Harvest Community Bank issued an irrevocable standby letter of credit for \$609,000.

Delays followed and in 2017, a decade after the letter of credit was issued, Harvest Bank became insolvent. The bank was closed by the New Jersey Department of Banking and Finance, with the Federal Deposit Insurance Company named as receiver. First, Citizens Bank and Trust assumed the deposit accounts. In all of this, the letter of

credit was lost.

In February 2019, one week before the property was sold to CKJR, the municipality adopted a resolution acknowledging the missing letter of credit.

The resolution that passed this month removed the requirement for a letter of credit for the completion of the improvements. After a review by the municipal engineer, the decision was made that CKJR was "in a position to complete said improvements without obtaining a replacement letter of credit."

With that settled, the resolution concluded with the authorization for the municipality to enter into the developer's agreement.

### FSHC Litigation

As this latest effort to complete the Patsy's Way subdivision advances, so too does litigation

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## Ayne Zaberer, Wife of Local Restaurateur Legend, Dies

By KAREN KNIGHT

NORTH WILDWOOD - Ayne Zaberer, wife of North Wildwood restaurant owner Ed Zaberer and partner in running the popular Ed Zaberer's Anglesea Inn during the 1960s and 1970s, died Sept. 20 in Florida. She was 91.

The couple turned a small nightclub on Spruce Avenue into a high-end restaurant, with 350 employees, remembered for its unique decor of Tiffany-style lamps, gingham tablecloth, tapestries, stained glass windows, prime steaks and seafood, and Zaberized cocktails - drinks so big they came in their own serving pitcher.

It eventually had eight dining rooms, four lounges and bars, and served more than 4,000 dinners on a busy summer weekend.

The couple sold the popular restaurant in 1987, moving to Pompano Beach, Florida. Ed Zaberer died after a brief illness, in 2001.

According to Ayne Zaberer's obituary notice, she was born and raised in Philadelphia, and upon graduation, completed beautician school.



Provided by the Wildwood Historical Society

Ed and Ayne Zaberer were well known for their attention to detail at their restaurant, which served high-end steaks and seafood, giant cocktails, and generous portions.

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Oct. 2 - Oct. 8, 2021

CAPE MAY COUNTY  
**COVID-19**

New reported cases: **230**

Active cases:	Hospitalizations as of Oct. 11:	Deaths this week:
<b>415</b>	<b>10</b>	<b>1</b>

## Herald Seeks Reader Support

RIO GRANDE - The Herald's website has transitioned to subscription-only access to news content, urging readers to join the cause and

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