

# Promenade building gets OK for retail, restaurant use

By RACHEL SHUBIN  
Special to the Star and Wave

ing Board unanimously approved three use variances for the former Morrow's Nut House on the Prom-

enade, which is being split up into four stores.

The four units will consist of a take-out ice cream shop, a coffee shop, a clothing store and an Asian restaurant. McGlade's on the Pier restaurant will not be affected.

Restaurant use was not permitted in the current structure, only amusements and arcades. The variances include a use variance allowing a coffee shop and Asian restaurant to have seating, a variance to allow each shop to have a sign and a parking hardship variance. In addition, last summer the Planning Board granted a variance to the owners to allow them to renovate the building without having to raise the flood height of the building even though it is located in a "V" flood zone.

The proposal for the structure includes a new façade, new windows and doors, new signs and an interior fit-out. All four stores are slated to be rented, with

two continuing as retail shops and two with restaurant use.

"The coffee shop was initially going to be take-out only, but with this application the applicant is looking to put 24 seats in for people to have pastries and coffees," said attorney Anthony Monzo, representing Washington and Madison LLC at the meeting March 24.

Peter Tiburzio owns the building as well as both arcades on the Promenade. "My family has operated these arcades and food restaurants since 1974 and business is fine at the present time, but the boardwalk in general is not as popular as it used to be years ago," Tiburzio said. "There are quite a few buildings that are kind of deteriorating, in ill repair."

Tiburzio said he believes adding a variety of shops and small cafes will make the Promenade more inviting and attractive. He said previously reducing one of

the arcades by 50 percent and adding a restaurant had worked out nicely.

"The boardwalk is an essential part of the culture in Cape May and we need to fix it up," he said.

Architect John Kornick, whose company was commissioned to survey and provide site plans as part of the application, said McGlade's, a long-standing restaurant for over 25 years, is attached to the rear.

Kornick said the site had been historically maintained for retail use with a restaurant in the back. Before 1994, he said Jean's ice cream shop was in the back of the property.

"McGlade's owns the rear portion of the property and it's not part of the application," he said.

Board engineer Craig Hurless prepared a master plan re-examination for the city.

"We recognized essentially all of the properties along the S-1 zone were not

conforming with regards to restaurant and retail," Hurless said. "The Planning Board recognized that and made a recommendation that the ordinance be amended to incorporate those uses, because they are important to the fabric of our community and tourism."

A discussion of parking along the seawall, Beach Avenue and surrounding areas ensued. No parking can be added due to the unique location. The city has recently installed additional bike racks in front of the seawall area.

"The site is suited for this use and this building has been underutilized, vacant and not operational for a few years," Kornick said. "The building is adequately sized for the proposal with regards to retail and restaurant use. Maintaining the promenade is the goal."

Board member Theresa Warner asked if the businesses were to be seasonal. Monzo said yes.



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## Cape Regional Foundation receives \$3M donation

CAPE MAY COURT HOUSE — The Cape Regional Foundation has announced a \$3 million lead gift from the Larry L. Luig Family Foundation for Cape Regional Medical Center's next expansion project.

Kevin, Randy, Timothy and Brian Luig notified Cape Regional of the family's intent to make the gift in memory of their father,

Larry L. Luig, through the family foundation that he established in 1998. In recognition of the gift, Cape Regional Health System will name the emergency department the "Larry L. Luig Emergency Department."

Cape Regional Medical Center will invest more than \$19.9 million to expand the emergency department and radiology services. The project includes the addition of nine emergency patient bays and dedicated ultrasound, X-ray and CT scan equipment for the emergency department. Expansion of the radiology department will include a state-of-the-art interventional radiology suite, 128-slice CT scan, special procedures suite and fluoroscopy suite.

"Through the Larry L. Luig Family Foundation, we look to honor our father and recognize his love for Cape May County with this gift to establish the Larry L. Luig Emergency Department at Cape Regional Medical Center," the brothers stated. "As we've seen through the decades, the emergency department serves not only the residents of the county but also the hundreds of thousands of visitors to the county during the summer."

"We are so very grateful to the Luig family for their generous support of the mission and vision of Cape Regional Medical Center," stated Joanne Carrocino, president and CEO.

Chairwoman Ellen Kravet Burke said the Cape Regional

Foundation is launching a \$12 million capital campaign to support the projects.

"This lead gift by the Luig family gives us a great start toward our goal," she said.

Larry L. Luig

Larry Luig, who is best known for transforming Berkeley College from a secretarial school to a four-year college over his 46-year career, was first introduced to Cape May in 1966 when he visited Stone Harbor for a weekend.

The next few years he vacationed with his family in a rental house across from the playground on 97th Street. Always the entrepreneur, in 1971 Luig purchased Keystone Court Apartments located on 94th Street and Second Avenue. His family spent the summers in one of the six apartments where they helped clean and maintain units between guests.

When lots at the south end of the island were sold in the early 1970s, Luig purchased one on 120th Street and had a house built. It was a summer home for his family until he acquired his dream house on 115th Street in late 1979.

Luig didn't stop with Keystone Court. He was part owner of the Chateau Guest House in the '70s, the Colleen Apartments in Stone Harbor and the Concord Motor Inn in Avalon in the early 1980s. Luig's crowning real estate achievement, though, was the creation of The Leeward Condominium which opened in 1985 replacing Keystone Court, the Taylor House and Taylor's Dairy Freeze which was renamed "Timmers" after his son Timothy.

Luig spent 50 years in Stone Harbor, longer than any other place on Earth. He said goodbye to the island in 2015 when he knew his deteriorated health would not allow him to return. While Larry traveled the world, having visited all seven continents, he always considered Stone Harbor and Cape May County his home.

For more information regarding the capital campaign, call (609) 463-4042.



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