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May 12, 2023
31623 23

Re: Setaara Restaurant
Amended Minor Site Plan with Bulk Variances
Review Letter #1
Block 280, Lot 2
2322-2324 Arctic Avenue
Atlantic City, NJ
Application # 2021-04-3448

Lance B. Landgraf, Jr., AICP, PP, Director of Planning & Development
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Dear Mr. Landgraf:

An Application for an Amended Preliminary & Final Minor Site Plan with Bulk Variances has been received for the subject premises:

Applicant Information

- Applicant: Mina Panah
2324 Arctic Avenue
Atlantic City, NJ 08401
- Owner: Same as Applicant
- Engineer: None Noted
- Planner: Craig Dothe
33 N. Brighton Avenue
Atlantic City, NJ 08401
- Traffic: None Noted
- Attorney: Kristopher J. Facenda, Esquire
2408 New Road, Suite 2
Northfield, NJ 08225
- Architect: Same as Planner

- Surveyor: Robert J. Catalano
12 S. Virginia Avenue
Atlantic City, NJ 08401

Documents Submitted

1. Application Cover letter to Loreta Acevedo, dated April 12, 2023, prepared by Kristopher J. Facenda, Esquire, Applicant's Attorney.
2. City of Atlantic City Land Use Application, dated April 12, 2023, prepared by Applicant.
3. CRDA "c" Variance Checklist (Form #12), dated April 12, 2023, prepared by Applicant's Attorney.
4. CRDA Minor Site Plan Checklist (Form #5), dated April 12, 2023, prepared by Applicant's Attorney.
5. Variance Justification Report.
6. Site Photographs showing the current unapproved expansion, provided by Robert Reid.
7. Letter from property owner of 2400 Arctic Avenue, consenting to the proposed encumbrances of the building expansion.
8. Letter from property owner of 2320 Arctic Avenue, consenting to the proposed encumbrances of the building expansion.
9. CRDA Hearing Officer's Report, dated September 21, 2021.
10. City of Atlantic City 200' List Request and List.
11. Copy of property deeds.
12. Land Title Survey prepared by Robert J. Catalano, PLS, dated April 20, 2023.
13. Amended Site Plans titled "Setaara Restaurant, 2322-2324 Arctic Avenue", prepared by Craig Dothe, dated March 16, 2023 consisting of the following sheets:
 - a. Sheet Z-1, Site Plan / Zoning Analysis / Signage Calcs.
 - b. Sheet Z-2, 200' List / Maps.
 - c. Sheet Z-3, Images / Floor Plans.
 - d. Sheet Z-3a, Images / Floor Plans
 - d. Sheet Z-4, Section Elevations / Exterior Elevations.

Completeness Review

We have performed a completeness review of the materials submitted. Despite the best efforts of the reviewer, it is not able to be determined how the current proposal differs from the September, 2021 approval granted. A narrative, clearly explaining the differences between the 2021 approval and the current proposal, including clear calculations of all bulk variance and other relief necessary shall be provided by the Applicant for each portion of each building. If the information is not provided in a timely fashion for review by our office and CRDA's professionals, the application may be deemed incomplete.

Technical Review #1

The following comments are offered:

A. Project Description and Background

The Applicant was granted Minor Site Plan approval with Bulk Variances at the September 7, 2021 Board hearing. The Applicant is the owner and operator of both buildings of the property previously known as 2322-2324 Arctic Avenue which has been consolidated into Block 280 Lot 2 and now known as 2324 Arctic Avenue. The two buildings have restaurants on the first floor. The Applicant received approval for 726 square feet (SF) of courtyard space seating at the first and second floor deck levels of both buildings and for the addition of a rooftop deck areas with outdoor seating for both buildings.

The Applicant has now returned for Amended Preliminary & Final Minor Site Plan approval for improvements that have already been constructed that were not included in the September 7, 2021 approval and represent an expansion of the use.

The site is located within the Ducktown Arts District (DA) and comprises 5,000± SF (0.115± acres). Restaurants with residential dwellings above are permitted uses within the DA Zone.

The Application and Plans have been reviewed for conformance to the Casino Reinvestment Development Authority Rules at N.J.A.C. 19:66 adopted and filed November 21, 2017, together with the Atlantic City Zoning & Tourism District Zones Map updated November 17, 2017.

B. Bulk Variance Review

1. A review of the bulk variances will be provided once the Applicant or their professionals provide a clear and concise summary of the bulk relief necessary for the proposal.

C. Site Plan Review

1. A Site Plan Review will be provided once the Applicant or their professionals provide the information requested with respect to Section B above.

D. Outside Agency Permits and Approvals

1. The following permits and approvals are required:
 - a. To be determined

If you require any additional information or have any questions, please contact the undersigned. We are pleased to be of service.

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Review #1
May 12, 2023

Sincerely yours,



G. Jeffrey Hanson, PE, CME
CRDA Land Use Board Engineer and Planning Consultant

Cc: Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer
Abdullah & Minah Panah, Applicants; Email: Minapanah@gmail.com
Kristopher J. Facenda, Esquire, Applicant's Attorney
Craig Dothe, Applicant's Architect & Planner

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