

CRDA

Casino Reinvestment Development Authority



Jan. 28, 2021

Philip D. Murphy
Governor

Abdullah & Minah Panah
6 N Bellevue Avenue
Atlantic City NJ 08401

Robert E. Mulcahy, III
Chairman

Daud Panah
PO Box 1387
Atlantic City NJ 08401

Richard E. Tolson
Vice Chairman

Elizabeth M. Muoio
State Treasurer

Re: Notice of Violation and Order to Cure or Abate and Pay Penalty (NOV)
NOV # 2020.027 through 2020.034 dated 9/21/2020.
NOV # 2020.035 through 2020.042 dated 10/21/2020.
Setaara Restaurant (CRDA Applic# 2020-08-2863)
Abdullah & Minah Panah
2324 Arctic Avenue; Block 280, Lot 2
Daud Panah
2322 Arctic Avenue; Block 280, Lot 3
Atlantic City NJ (the "Property")

Gurbir S. Grewal
Attorney General

Sheila Y. Oliver
DCA Commissioner

James T. Plousis
Casino Control Commission

Dear Abdullah & Minah Panah; Daud Panah:

Mayor Marty Small, Sr.
City of Atlantic City

On September 21, 2020, CLUC # 2020-08-2863 issued for the Setaara Restaurant was rescinded due to numerous violations at the site.

Modia Butler

On September 21, 2020 Abdullah & Minah Panah and Daud Panah was issued eight (8) separate Notice of Violations (NOV) for the first offense. There was no response.

Debra P. DiLorenzo

On October 21, 2020 Abdullah & Minah Panah and Daud Panah was issued eight (8) separate Notice of Violations (NOV) for the second offense. There was no response. The NOV's were issued for numerous violations which included: the construction of a two story restaurant addition without proper land use approvals resulting in non-conforming rear setbacks, non-conforming building coverage and non-conforming parking.

Edward H. Gant

On November 10, 2020 Certification and Notice of Lien for the above referenced NOV's were submitted to the city of Atlantic City Tax Collector's Office.

Mark Giannantonio

On December 2, 2020 the CRDA received a letter from G. Bruce Ward, Esq., representing the Setaara Restaurant. The letter requested a vacation of any and all fines.

Michael I. Hanley

On December 4, 2020 a letter was sent to G. Bruce Ward, Esq. in response to his letter informing that an appeal must be made to the Superior Court of New Jersey, Law Division and suggested that they may consider making application for the required land use approval and variance relief.

Gary L. Hill

Howard J. Kyle

William T. Mullen

Matthew J. Doherty
Executive Director

There was no appeal filed in the Superior Court of New Jersey, Law Division. The civil penalties issued on September 21, 2020 and October 21, 2020 have been paid. The non-conformities continue on the property and continue to be subject to additional civil penalties. Please be advised that the property is currently subject to a third offense civil penalty in the amount of \$2,000.00 per day for each offense.

It has been over three months (3) since the second offence civil penalty was issued. It is recommended that you move forward immediately to submit the required land use applications to avoid continuation of civil penalties being imposed. Please be advised that once a land development application is deemed complete and placed on the agenda the issuance of additional civil penalties will be stayed pending disposition of the application.

For the review for completeness, please provide five (5) copies of plans, supporting documents and digital files on a thumb drive (max. size of each file 4MB).

Mail two copies along with thumb drive to:

NJCRDA
C/O Rob Reid
PO Box 1774
Absecon NJ 08201

Mail two copies to:

Jeff Hansen, PE
ERI Associates
815 East Gate Drive
Suite 103
Mount Laurel NJ 08054

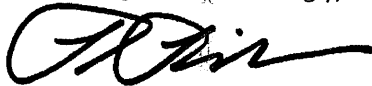
Mail one copy to:

Scott G. Collins Esq.
Riker Danzig Scherer Hyland & Perretti LLP
Headquarters Plaza One Speedwell Avenue
Morristown, NJ 07962-1981

Once the application, plans and supporting documents are reviewed and deemed complete, the application will be placed on the Land Use Regulation Enforcement Division hearing agenda for consideration. Please go to the NJ CRDA website at link below for the application, checklists, etc.:

<https://njcrda.com/applications-and-public-notice/land-use-schedule-agendas-forms-fees/>

Please be guided accordingly,



Robert L. Reid, AICP, PP
Land Use Regulation Enforcement Officer

CC: Brian Callahan, Esq.
Jeff Hansen, PE, CRDA Professional
Anthony Cox, Construction Official
Dale Finch, Director
Anthony Pagano, Esq.
G. Bruce Ward, Esq.