

CLEARY | GIACOBBE | ALFIERI | JACOBS LLC

JENNA D. LEE, Paralegal
jlee@cgajlaw.com

Reply to: Matawan Office

May 23, 2024

Via Federal Express

Marlboro Township
1979 Township Drive
Marlboro, NJ 07746
Attn: Suzanne Rubinstein, Board Admin.

RE: Mohammad Tahir
Block 300, Lot 58

Dear Ms. Rubinstein:

Enclosed herewith please find the Affidavit of Mailing, Affidavit of Publication, proof of mailing in the form of certified receipts, original property owners list and the original notice for your review and files.

Very truly yours,

Jenna Lee
Paralegal
Encl.

36-5166

Matawan Office: 955 State Route 34, Suite 200, Matawan, NJ 07747 Tel 732 583-7474 Fax 732 290-0753
Oakland Office: 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436 Tel 973 845-6700 Fax 201 644-7601
Somerville Office: 50 Division Street, Suite 501, Somerville, NJ 08876 Tel 732 583-7474 Fax 908 524-0096
Haddonfield Office: 255 Kings Highway East, Haddonfield, NJ 08033 Tel 732 583-7474 Fax 732 290-0753

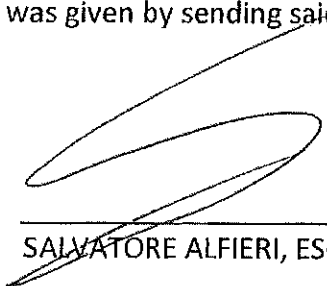
TOWNSHIP OF MARLBORO
ZONING BOARD OF ADJUSTMENT

RE: MOHAMMAD TAHIR
BLOCK 300, LOT 58

STATE OF NEW JERSEY:
SS:
COUNTY OF MONMOUTH:

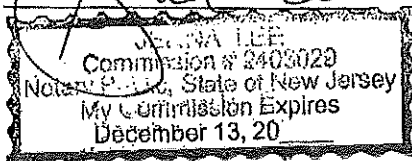
Salvatore Alfieri, of full age, being duly sworn according to law, on his oath deposes and says that he is an Attorney at Law in the State of New Jersey.

He further says that he did on May 14, 2024 at least ten (10) days prior to the hearing date, give written notice to all property owners within 200 feet of the property affected by the application of Mohammad Tahir as shown on Exhibit "A" hereto which is a certified list of such owners prepared by the Township of Marlboro. Said Notice was given by sending said notice by certified mail, return receipt requested.



SALVATORE ALFIERI, ESQ.

Sworn to and Subscribed to
before me this 15th day of
May 2024



Account Number:	1123335
Customer Name:	Cleary Giacobbe Alfieri & Jaco
Customer Address:	Cleary Giacobbe Alfieri & Jaco 955 State Route 34 STE 200 Jenna Moore, Paralegal Matawan NJ 07747-3202
Contact Name:	Brunner
Contact Phone:	
Contact Email:	
PO Number:	10169841

Date:	05/09/2024
Order Number:	10169841
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	59.0000
Height in Inches:	0.0000

Product	#Insertions	Start - End	Category
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ASB Asbury Park_Press	1	05/14/2024 - 05/14/2024	Public Notices
ASB local.app.com	1	05/14/2024 - 05/14/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!	Total Cash Order Confirmation Amount Due	\$86.92
	Tax Amount	\$0.00
	Service Fee 3.99%	\$3.47
	Cash/Check/ACH Discount	-\$3.47
	Payment Amount by Cash/Check/ACH	\$86.92
	Payment Amount by Credit Card	\$90.39

Order Confirmation Amount	\$86.92
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Ad Preview

PLEASE TAKE NOTICE that on May 28, 2024 at 7:30 p.m. the Zoning Board of Adjustment Board of the Township of Marlboro will hold a public hearing on the application of Mohammad Tahir. The public hearing will take place at the Municipal Building 1979 Township Drive, Marlboro, NJ 07746. The premises which are the subject of this application are located at 449 Tennent Road, Marlboro, New Jersey. Said premises are known as Block 300, Lot 98 and located within the R-80 (Residential) zoning district.

The application is for Use Variance and Preliminary and Final Site Plan approval to demolish the existing dwelling and to construct a 13,337 s.f. house of worship. Houses of worship are a conditional use and a N.J.S.A. 40:55D-70 d(3) variance is required because all ordinance conditions have not been met. More specifically, the following variances are required for minimum lot frontage (existing condition: 250 ft. required and 59.71 ft. existing), minimum lot width (existing condition: 250 ft. required and 104.15 ft. existing) height of accessory building (existing condition: 15 ft. maximum and 18 ft. existing) and side yard setback of accessory building (existing condition: 25 ft. required and 3.8 ft. existing). Further, the accessory building is located in the side yard and the proposed parking lot is located within the front and side yard, which is not permitted. The proposed plan does not provide a thirty-five (35) foot landscaped buffer, as required for all sites within a residential zoning district. The proposed fence is six (6) feet tall and opaque, whereas the Township requires any fence erected in any zone to be open fence and not exceed three (3) feet. The maximum slope for the lawn is twenty-five percent (25%) whereas a maximum slope of thirty-three percent (33%) is being proposed. The proposed off-street parking spaces are 9 ft. by 18 ft., whereas each off-street parking space shall not be less than 10 ft. by 20 ft. The parking spaces are located in excess of one hundred fifty (150) feet of the building, whereas such spaces should be located within one hundred fifty (150) feet of the building that such facility is required to serve. No protective devices are being provided between the parking area and sidewalks, as required by the Township. Moreover, no loading zone is being provided.

In regard to design waivers, the application proposes concrete curbing whereas granite curbing is required.

The applicant also intends to request at the hearing such density, use and bulk variances and/or waivers of design standards and/or submission requirements as are required to develop the premises in the manner indicated in the application materials, and any other variances or waivers that the Board may require.

The application for development and all supporting maps, site plans and documents are on file in the office of the Department of Planning and Zoning, located at 1979 Township Drive, Marlboro, NJ 07746, and are available for public inspection during normal hours from 8:30am-4:00pm. Any interested party may appear at the aforesaid hearing, either in person, or by their attorney, and be given an opportunity to be heard with respect to the aforesaid application.

/s/ Salvatore Alfieri

SALVATORE ALFIERI, ESQ.
CLEARY GIACOBBE ALFIERI JACOBS, LLC
955 STATE ROUTE 34 SUITE 200
MATAWAN, NEW JERSEY 07747

Dated: May 9, 2024
(\$51.92)

**THIS NOTICE IS BEING SERVED UPON YOU AS A
PROPERTY OWNERS WITHIN 200 FEET OF THE BOUNDARIES
OF THE PROPERTY REFERENCED BELOW**

PLEASE TAKE NOTICE that on May 28, 2024 at 7:30 p.m. the Zoning Board of Adjustment Board of the Township of Marlboro will hold a public hearing on the application of Mohammad Tahir. The public hearing will take place at the Municipal Building 1979 Township Drive, Marlboro, NJ 07746. The premises which are the subject of this application are located at 449 Tennent Road, Marlboro, New Jersey. Said premises are known as Block 300, Lot 58 and located within the R-80 (Residential) zoning district.

The application is for Use Variance and Preliminary and Final Site Plan approval to demolish the existing dwelling and to construct a 13,337 s.f. house of worship. Houses of worship are a conditional use and a N.J.S.A. 40:55D-70 d(3) variance is required because all ordinance conditions have not been met. More specifically, the following variances are required for minimum lot frontage (existing condition; 250 ft. required and 59.71 ft. existing), minimum lot width (existing condition; 250 ft. required and 104.15 ft. existing) height of accessory building (existing condition; 15 ft. maximum and 18 ft. existing) and side yard setback of accessory building (existing condition; 25 ft. required and 3.8 ft. existing). Further, the accessory building is located in the side yard and the proposed parking lot is located within the front and side yard, which is not permitted. The proposed plan does not provide a thirty-five (35) foot landscaped buffer, as required for all sites within a residential zoning district. The proposed fence is six (6) feet tall and opaque, whereas the Township requires any fence erected in any zone to be open fence and not exceed three (3) feet. The maximum slope for the lawn is twenty-five percent (25%) whereas a maximum slope of thirty-three percent (33%) is being proposed. The proposed off-street parking spaces are 9 ft. by 18 ft., whereas each off-street parking space shall not be less than 10 ft. by 20 ft. The parking spaces are located in excess of one hundred fifty (150) feet of the building, whereas such spaces should be located within one hundred fifty (150) feet of the building that such facility is required to serve. No protective devices are being provided between the parking area and sidewalks, as required by the Township. Moreover, no loading zone is being provided.

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4:00pm. Any interested party may appear at the aforesaid hearing, either in person, or by their attorney, and be given an opportunity to be heard with respect to the aforesaid application.

/s/ Salvatore Alfieri

SALVATORE ALFIERI, ESQ.
CLEARY GIACOBBE ALFIERI JACOBS, LLC
955 STATE ROUTE 34/SUITE 200
MATAWAN, NEW JERSEY 07747
(732) 583-74747

Dated: May 9, 2024

TOWNSHIP OF MARLBORO

1979 TOWNSHIP DRIVE
MARLBORO, NJ 07746-2299
assessor@marlboro-nj.gov

Tax Assessor
Renee Frotton, CTA

Telephone:
(732) 536-0200 Ext. 1803

Fax:
(732) 617-0394

April 24, 2024

Cleary Giacobbe Alfieri Jacobs LLC
955 State Route 34
Suite 200
Matawan, NJ 07747

RE: 200 foot property owner list request Block 300 Lot 58

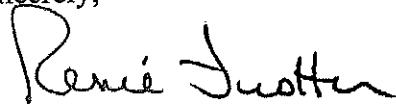
Dear Ms. Lee:

Attached please find the property owners list within 200 feet of:

BLOCK 300 LOT 58

This list was prepared from the 2024 Tax List, Township of Marlboro according to the regulations of the Municipal Land Use Law and is certified as such. In addition, pursuant to the provisions of PL 1991, Chapter 245, attached is the presumed list of all Public Utilities serving this Municipality.

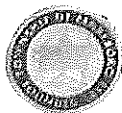
Sincerely,



Renee Frotton, CTA
Tax Assessor
Township of Marlboro

Encl: List of property owners to be notified
Utilities List

RF:kg



Marlboro Township

Parcel Offset List

Target Parcel(s): Block-Lot: 300-58
TAHIR, MOHAMMAD
449 TENNENT ROAD

15 parcels fall within 205 feet of this parcel(s).

Block-Lot: 300-77

ARNI, RAGHVENDER & SUNITHA
238 YELLOWKNIFE ROAD
MORGANVILLE, NJ 07751
RE: 238 YELLOWKNIFE ROAD

Block-Lot: 300-57

SCARPA, ANTHONY
453 TENNENT ROAD
MORGANVILLE, NJ 07751
RE: 453 TENNENT ROAD

Block-Lot: 300-70

VERNOVSKY, BORIS
323 TIMBER HILL DRIVE
MORGANVILLE, NJ 07751
RE: 323 TIMBER HILL DRIVE

Block-Lot: 300-71

BUCHER, MARTIN K. & MARLA J.
317 TIMBER HILL DRIVE
MORGANVILLE, NJ 07751
RE: 317 TIMBER HILL DRIVE

Block-Lot: 300-69

SILVER, LEON & GALINA
329 TIMBER HILL DRIVE
MORGANVILLE, NJ 07751
RE: 329 TIMBER HILL DRIVE

Block-Lot: 300-72

ZULLOW, ROBIN
311 TIMBER HILL DRIVE
MORGANVILLE, NJ 07751
RE: 311 TIMBER HILL DRIVE

Block-Lot: 300-59

CETTA, ANTONIO & MARIA
447 TENNENT ROAD
MORGANVILLE, NJ 07751
RE: 447 TENNENT ROAD

Block-Lot: 300-74

SINGH, VIPNEET & RUPINDER
226 YELLOWKNIFE ROAD
MORGANVILLE, NJ 07751
RE: 226 YELLOWKNIFE ROAD

Block-Lot: 300-75

DEOLANKAR, CHARUDATTA & ANJALI
230 YELLOWKNIFE ROAD
MORGANVILLE, NJ 07751
RE: 230 YELLOWKNIFE ROAD

Block-Lot: 300-76

YU, JUN & LI, XIAOQING
234 YELLOWKNIFE ROAD
MORGANVILLE, NJ 07751
RE: 234 YELLOWKNIFE ROAD

Block-Lot: 300-55

FILOMENO, MICHAEL A. & BRIDGETT A.
459 TENNENT ROAD
MORGANVILLE, NJ 07751
RE: 459 TENNENT ROAD

Block-Lot: 300-60

RUOCCO, JERRY
435 TENNENT ROAD
MORGANVILLE, NJ 07751
RE: 435 TENNENT ROAD

Block-Lot: 299-188

WILFONG, JOSEPH C

128 WELLINGTON COURT

MANALAPAN, NJ 07726

RE: 448 TENNENT ROAD

Block-Lot: 299-186

KHAN, SHAHIN & QAZI, JUNED

444 TENNENT ROAD

MORGANVILLE, NJ 07751

RE: 444 TENNENT ROAD

Block-Lot: 299-185

LORENC, ANNA & THOMAS

440 TENNENT ROAD

MORGANVILLE, NJ 07751

RE: 440 TENNENT ROAD

ALSO PLEASE NOTIFY:

MONMOUTH COUNTY PLANNING BOARD
PO BOX 1255
FREEHOLD, NJ 07728

MONMOUTH COUNTY DEPARTMENT OF TRANSPORTATION
250 CENTER STREET
FREEHOLD, NJ 07728

FOR YOUR CONVENIENCE, LISTED BELOW ARE THE PUBLIC UTILITIES:

W.M.U.A.
193 PENSION ROAD
ENGLISHTOWN, NJ 07726
ATTENTION: KATHY LEATHERMAN

MARLBORO TOWNSHIP WATER UTILITY
1979 TOWNSHIP DRIVE
MARLBORO, NJ 07746

GORDON'S CORNER WATER UTILITY
27 VANDERBURG ROAD
MARLBORO, NJ 07746

N.J. NATURAL GAS COMPANY
1415 WYCOFF ROAD
WALL, NJ 07719
ATTENTION: FRANK GRAF

CABLEVISION OF MONMOUTH
40 PINE STREET
TINTON FALLS, NJ 07753

VERIZON NEW JERSEY INC
789 WAYSIDE ROAD
NEPTUNE, NJ 07753

JERSEY CENTRAL POWER AND LIGHT COMPANY
101 CRAWFORD CORNER ROAD
HOLMDEL, NJ 07733

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ Arni, Raghvender & Sunitha
 238 Yellowknife Road
 Morganville, NJ 07751

Street and Apt. No., or PO Box No.
 Tah1
 City, State, ZIP+4®

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 \$ Vernovsky, Boris
 323 Timber Hill Drive
 Morganville, NJ 07751

Street and Apt. No., or PO Box No.
 Tah3
 City, State, ZIP+4®

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

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 \$ Silver, Leon and Galina
 329 Timber Hill Drive
 Morganville, NJ 07751

Street and Apt. No., or PO Box No.
 Tah5
 City, State, ZIP+4®

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 \$ Scarpa, Anthony
 453 Tennent Road
 Morganville, NJ 07751

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☐ Adult Signature Restricted Delivery	\$

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 \$ Bucher, Martin K. & Marla J
 317 Timber Hill Drive
 Morganville, NJ 07751

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☐ Adult Signature Restricted Delivery	\$

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 \$ Zullo, Robin
 311 Timber Hill Drive
 Morganville, NJ 07751

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Postage \$
Total Postage and Fees \$
Cetta, Antonio & Maria
447 Tennent Road

Sent to Morganville, NJ 07751

Street and Apt. No., or PO Box No.

Tah7
City, State, ZIP+4®

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage \$
Total Postage and Fees \$
Singh, Vipneet & Rypinder
226 Yellowknife Road

Sent to Morganville, NJ 07751

Street and Apt. No., or PO Box No.

Tah8
City, State, ZIP+4®

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Total Postage and Fees \$
Deolankar, Charudatta & Anja
230 Yellowknife Road

Sent to Morganville, NJ 07751

Street and Apt. No., or PO Box No.

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Postage \$
Total Postage and Fees \$
Yu, Juan & Li, Xiaoqing
234 Yellowknife Road

Sent to Morganville, NJ 07751

Street and Apt. No., or PO Box No.

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Total Postage and Fees \$
Filomeno, Michael A & Bridget A
459 Tennent Road

Sent to Morganville, NJ 07751

Street and Apt. No., or PO Box No.

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City, State, ZIP+4®

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage \$
Total Postage and Fees \$
Ruocco, Jerry
455 Tennent Road

Sent to Morganville, NJ 07751

Street and Apt. No., or PO Box No.

Tah12
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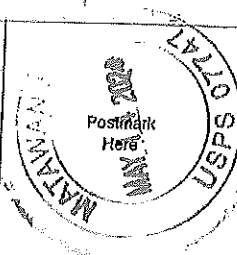
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To: Wilfong, Joseph C
128 Wellington Court
Manalapan, NJ 07726

Sent To: Tah13
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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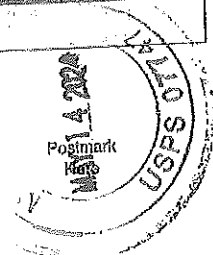
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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
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☐ Adult Signature Restricted Delivery	\$

Postage \$

To: Khan, Shahin & Qazi, Juned
444 Tennent Road
Morganville, NJ 07751

Sent To: Tah14
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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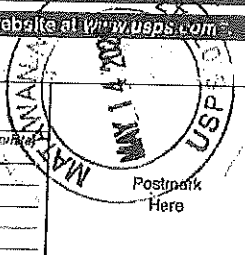
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

To: Lorenc, Anna and Thomas
444 Tennent Road
Morganville, NJ 07751

Sent To: Tah15
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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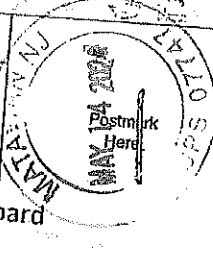
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To: Monmouth County Planning Board
PO Box 1255
Freehold, NJ 07728

Sent To: Tah16
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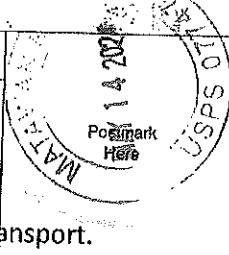
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To: Monmouth County Dept. of Transport.
250 Center Street
Freehold, NJ 07728

Sent To: Tah17
Street and Apt. No., or PO Box No.
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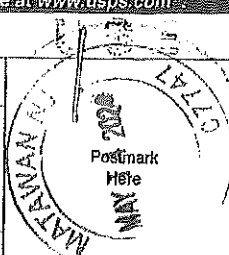
Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
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To: WMUA Attn: Kathy Leatherman
103 Pension Road
Englishtown, NJ 07726

Sent To: Tah18
Street and Apt. No., or PO Box No.



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Marlboro Township Water Utility
1979 Township Drive
Marlboro, NJ 07746

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Gordon Corner Water Utility
27 Vanderburg Road
Marlboro, NJ 07746

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NJ Natural Gas Co
1415 Wycoff Road
Wall, NJ 07719

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Cablevision of Monmouth
40 Pine Street
Tinton Falls, NJ 07753

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Verizon New Jersey Inc
789 Wayside Road
Neptune, NJ 07753

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☐ Return Receipt (electronic)	\$
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☐ Adult Signature Restricted Delivery	\$

Postage \$

Jersey Central Power & Light Co
101 Crawford Corner Road
Holmdel, NJ 07733

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☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

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Total Postage and Fees

\$

Sent To

Robert F. Simon, Esq.

Street and Apt. No., or PO Box No.

Herold Lane 25 Independence Blvd.

City, State, ZIP+4®

WARREN, N.J. 07059-6747

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