

CLEARY | GIACOBBE | ALFIERI | JACOBS LLC

JENNA D. LEE, Paralegal
jlee@cgajlaw.com

Reply to: Matawan Office

December 6, 2023

MARLBORO TOWNSHIP
ZONING BOARD

on for

Marlboro Township
1979 Township Drive
Marlboro, NJ 07746

DEC - 9 2023

Attn: Suzanne Rubinstein, Board Admin.

ZB# 21-6758

12/12/23

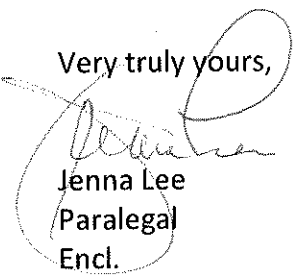
Meeting

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.

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

CLEARY | GIACOBBE | ALFIERI | JACOBS LLC

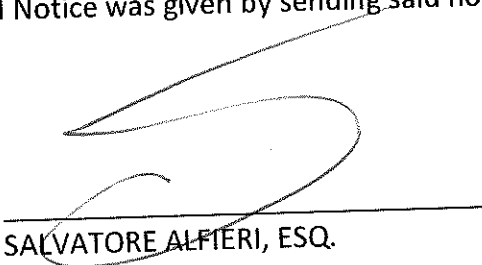
TOWNSHIP OF MARLBORO
ZONING BOARD OF ADJUSTMENT

MOHAMMAD TAHIR
BLOCK 300, LOT 58

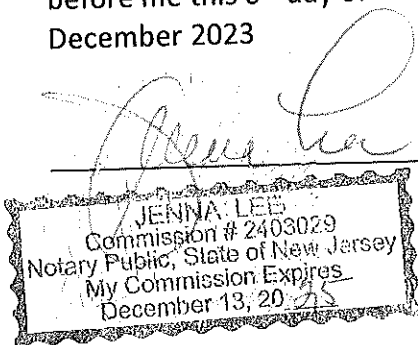
STATE OF NEW JERSEY:
SS:
COUNTY OF MONMOUTH:

Salvatore Alfieri, of full age, being duly sworn according to law, on his oath deposes and says that he is a partner with the law firm of Cleary Giacobbe Alfieri Jacobs, LLC.

He further says that he did on December 1, 2023 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 6th day of
December 2023



Ad Preview

PLEASE TAKE NOTICE that on December 12, 2023 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.

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 d(3) variance is required because all ordinance conditions have not been met. In addition, variances are required for minimum lot frontage, minimum lot width, height of accessory building and side yard setback of accessory building.

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 and are available for public inspection during normal business hours and at the link below. 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: November 27, 2023
(\$35.20)

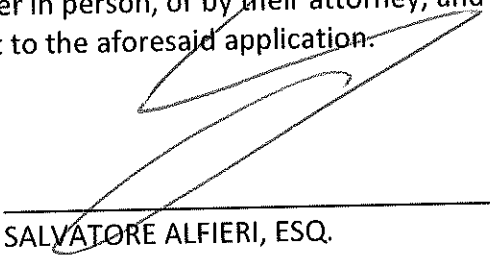
**THIS NOTICE IS BEING SERVED UPON YOU AS A
PROPERTY OWNER WITHIN 200 FEET OF THE BOUNDARIES
OF THE PROPERTY REFERENCED BELOW**

PLEASE TAKE NOTICE that on December 12, 2023 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.

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

Dated: November 27, 2023

OWNER & ADDRESS REPORT

10/30/23 Page 1 of 1

MARLBORO

200 FOOT LIST
BLOCK 300 LOT 58

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
299	185		2	LORENC, ANNA & THOMAS 440 TENNENT ROAD MORGANVILLE, NJ 07751	440 TENNENT ROAD	
299	186		2	KHAN, SHAHIN & QAZI, JUNED 444 TENNENT ROAD MORGANVILLE, NJ 07751	444 TENNENT ROAD	
299	188		2	WILFONG, JOSEPH C 128 WELLINGTON COURT MANALAPAN, NJ 07726	448 TENNENT ROAD	
300	55		2	FILOMENO, MICHAEL A. & BRIDGETT A. 459 TENNENT ROAD MORGANVILLE, NJ 07751	459 TENNENT ROAD	
300	57		2	SCARPA, ANTHONY 453 TENNENT ROAD MORGANVILLE, NJ 07751	453 TENNENT ROAD	
300	59		2	CETTA, ANTONIO & MARIA 447 TENNENT ROAD MORGANVILLE, NJ 07751	447 TENNENT ROAD	
300	60		2	RUOCO, JERRY 435 TENNENT ROAD MORGANVILLE, NJ 07751	435 TENNENT ROAD	
300	69		2	SILVER, LEON & GALINA 329 TIMBER HILL DRIVE MORGANVILLE, NJ 07751	329 TIMBER HILL DRIVE	
300	70		2	VERNOVSKY, BORIS 323 TIMBER HILL DRIVE MORGANVILLE, NJ 07751	323 TIMBER HILL DRIVE	
300	71		2	BUCHER, MARTIN K. & MARLA J. 317 TIMBER HILL DRIVE MORGANVILLE, NJ 07751	317 TIMBER HILL DRIVE	
300	72		2	ZULLOW, ROBIN 311 TIMBER HILL DRIVE MORGANVILLE, NJ 07751	311 TIMBER HILL DRIVE	
300	74		2	SINGH, VIPNEET & RUPINDER 226 YELLOWKNIFE ROAD MORGANVILLE, NJ 07751	226 YELLOWKNIFE ROAD	
300	75		2	DEOLANKAR, CHARUDATTA & ANJALI 230 YELLOWKNIFE ROAD MORGANVILLE, NJ 07751	230 YELLOWKNIFE ROAD	
300	76		2	MACHA, VENKATESH & ANANTHALAXMI 234 YELLOWKNIFE ROAD MORGANVILLE, NJ 07751	234 YELLOWKNIFE ROAD	
300	77		2	ARNI, RAGHVENDER & SUNITHA 238 YELLOWKNIFE ROAD MORGANVILLE, NJ 07751	238 YELLOWKNIFE 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.
103 PENSION ROAD
ENGLISHTOWN, NJ 07726
ATTENTION: KATHY LEATHERMAN

MARLBORO TOWNSHIP WATER UTILITY
1979 TOWNSHIP DRIVE
MARLBORO, NJ 07746

GORDONS 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

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

October 30, 2023

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

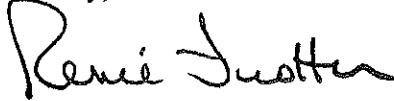
Dear Ms. Lee:

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

BLOCK 300 LOT 58

This list was prepared from the 2023 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

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Sent To **Lorenc, Anna and Thomas**

440 Tennent Road

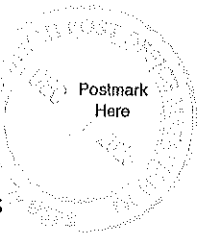
Morganville, NJ 07751

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

City, State, ZIP+4®

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Sent To **Khan, Shahin and Qazi, Jumeid**

444 Tennent Road

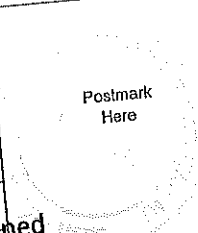
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Total Postage and Fees \$

Sent To **Willifong, Joseph C**

128 Wellington Court

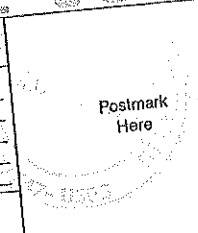
Manalapan, NJ 07726

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Sent To **Cetta, Antonio and Maria**

447 Tennent Road

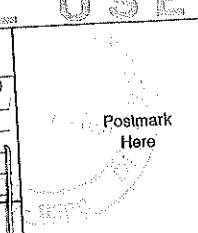
Morganville, NJ 07751

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\$ **Ruocco, Jerry**
435 Tennent Road

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\$ **Bucher, Martin and Marla**
317 Timber Hill Drive

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\$ **Silver, Leon and Galina**
329 Timber Hill Drive

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\$ **Zullo, Robin**
311 Timber Hill Drive

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\$ **Varnovsky, Boris**
323 Timber Hill Drive

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\$ **Singh, Vipneet & Rupinder**
226 Yellowknife Road

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230 Yellowknife Road
Morganville, NJ 07751

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

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Freehold, NJ 07728

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

Postage

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Total Postage and Fees

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Sent To **Macha Venkatesh & Ananthaxmi**

234 Yellowknife Road

Morganville, NJ 07751

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

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☐ Adult Signature Restricted Delivery \$

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250 Center Street

Freehold, NJ 07728

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

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

Postage

\$

Total Postage and Fees

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Sent To **Arni, Baghvender & Sunitha**

238 Yellowknife Road

Morganville, NJ 07751

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

City, State, ZIP+4®

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

Postage

\$

Total Postage and Fees

\$

Sent To **WMUA**

103 Pension Road

Englishtown, NJ 07726

Attn: Kathy Leatherman

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

City, State, ZIP+4®

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PS Form 3800, April 2015 PSN 7530-02-000-9047

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Postmark Here

Sent To
Marlboro Township Water Utility
1979 Township Drive
Marlboro, NJ 07746
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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1415 Wycoff Road
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