

CLEARY | GIACOBBE | ALFIERI | JACOBS LLC

OK SL
6/30/25

JENNA D. LEE, Paralegal
jlee@cgalaw.com

Reply to: Matawan Office

June 17, 2025

MARLBORO TOWNSHIP
ZONING BOARD

Via Federal Express

Marlboro Township

1979 Township Drive

Marlboro, NJ 07746

Attn: Suzanne Rubinstein, Board Admin

JUN 18 2025

ZB# 21-6758

RE: Mohammad Tahir
Block 300, Lot 58

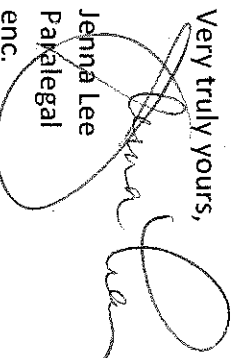
JUNE
24th

meeting

Dear Ms. Rubinstein:

Enclosed herewith please find the Affidavits of Mailing, Affidavit of Publication, proof of mailings in the form of certified receipts, original property owners lists and the original notices for your review and files.

Very truly yours,


Jenna Lee
Paralegal
enc.

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

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CLEARY | GIACOBBE | ALFIERI | JACOBS LLC

TOWNSHIP OF MARLBORO
ZONING BOARD OF ADJUSTMENT

RE: MOHAMMAD TAHIR
BLOCK 300, LOT 58

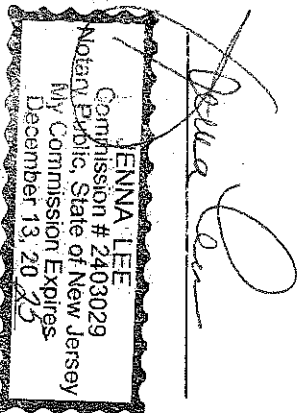
STATE OF NEW JERSEY:
SS:
COUNTY OF MONMOUTH:

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 June 10, 2025 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 17th day of
June 2025





New York/New Jersey
GANNETT

Agency:
Jenna Lee
Cleary Giacobbe Alfieri & Jacobo
955 State Route 34 # 200
Malawan NJ 07747-3202
Acct: 1123335

Client:
Jenna Lee
Cleary Giacobbe Alfieri & Jacobo
955 State Route 34 # 200
Malawan NJ 07747-3202
Acct: 1123335

This is not an invoice

Order #	Advertisement / Description	Columns x Lines x Insertions	Rate per Lines	Cost
11391095	PLEASE TAKE NOTICE that on June 24, 2025 at 7:30 p.m. the Zoning Board of Adjust	2 x 58.00 x 1	\$0.44	\$86.04
		Net Total Due:		\$86.04

Costs above include daily ad cost and any associated affidavit charges, where applicable

of Copies : PO #: _____
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Date: _____

CERTIFICATION BY RECEIVING AGENCY
I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: _____

TITLE: _____ DATE: _____

CERTIFICATION BY APPROVAL OFFICIAL
I CERTIFY AND DECLARE THAT THIS ORDER CONFIRMATION IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:

APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O.# _____

SIGNATURE: _____

TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:
I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS ORDER CONFIRMATION IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 06/12/2025

Signature: *Justin Ray*

Federal ID #: 061032273

Official Position: Clerk

Kindly return a copy of this order confirmation with your payment so that we can assure you proper credit.

Asbury Park Press

Gannett New York-New Jersey LocalIQ
PO Box 631202, Cincinnati, OH 45263-1202

AFFIDAVIT OF PUBLICATION

Order Number : 11391095

STATE OF WISCONSIN
Brown County

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

06/12/2025

Legal Clerk

Mark Thompson

Notary Public State of Wisconsin County of Brown

Denise Roberts
4-6-27

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

PLEASE TAKE NOTICE that on June 24, 2025 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 Mohammed Tahir. The public hearing will take place at the Recreation Building, 1936 Recreation Way, Marlboro, NJ 07746. The premises which are the subject of this application are located at 449 Tenment Road, Marlboro, New Jersey. Said premises are known as Block 300, Lot 58 and located within the R-30 (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-7(d)(3) variance is required because all ordinance conditions have not been met. More specifically, the following conditional use standards are not met: lot frontage (150 ft. required, whereas 59.71 ft. exists) and minimum lot width (150 ft. required, whereas 104.15 ft. exists).

As the property is located in the R-30 (residential) zoning district, the following variances are required for the existing conditions that do not meet the bulk standards: lot frontage (250 ft. required, whereas 59.71 ft. exists) and minimum lot width (250 ft. required, whereas 104.15 ft. exists). Additional variances are required for off-street parking spaces (each off-street parking space shall measure not less than 10 ft. by 20 ft., whereas the proposed parking spaces are 9ft. by 18 ft.) and no loading zone is proposed (whereas adequate space for standing, loading and unloading services is required for buildings or structures over 5,000 s.f. of building area erected and occupied for places of public and quasi-public assembly).

In regard to design waivers, the application is seeking a waiver for the preliminary site investigation report and soil sampling report.

The applicant also intends to request of 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 GACOBBE ALFIERI JACOBS, LLC
955 STATE ROUTE 346/SUITE 200
MATAMoras, NEW JERSEY 07747
(722) 583-7474

Dated: June 5, 2025
(\$51.04)

**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 June 24, 2025 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 Recreation Building, 1996 Recreation Way, 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 conditional use standards are not met: lot frontage (150 ft. required, whereas 59.71 ft. exists) and minimum lot width (150 ft. required, whereas 104.15 ft. exists).

As the property is located in the R-80 (residential) zoning district, the following variances are required for the existing conditions that do not meet the bulk standards: lot frontage (250 ft. required, whereas 59.71 ft. exists) and minimum lot width (250 ft. required, whereas 104.15 ft. exists). Additional variances are required for off-street parking spaces (each off-street parking space shall measure not less than 10 ft. by 20 ft., whereas the proposed parking spaces are 9ft. by 18 ft.) and no loading zone is proposed (whereas adequate space for standing, loading and unloading services is required for buildings or structures over 5,000 s.f. of building area erected and occupied for places of public and quasi-public assembly).

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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.

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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.



SALVATORE ALFIERI, ESQ.

CLEARV GIACOBBE ALFIERI JACOBS, LLC

955 STATE ROUTE 34/SUITE 200

MATAWAN, NEW JERSEY 07747

Dated: June 5, 2025

(732) 583-7474

MARLBORO

OWNER & ADDRESS REPORT

06/09/25 Page 1 of 1

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	440 TENNENT ROAD	✓
299	186		2	KHAN, SHAHIN & QAZI, JUNEED 444 TENNENT ROAD MORGANVILLE, NJ	444 TENNENT ROAD	✓
299	188		2	WILFONG, JOSEPH C 128 WELLINGTON COURT MANALAPAN, NJ	448 TENNENT ROAD	✓
300	55		2	FILMENO, MICHAEL A. & BRIDGETT A. 459 TENNENT ROAD MORGANVILLE, NJ	459 TENNENT ROAD	✓
300	57		2	SCARPA, ANTHONY 453 TENNENT ROAD MORGANVILLE, NJ	453 TENNENT ROAD	✓
300	59		2	CETTA, ANTONIO & MARIA 447 TENNENT ROAD MORGANVILLE, NJ	447 TENNENT ROAD	✓
300	60		2	RUOCO, JERRY 435 TENNENT ROAD MORGANVILLE, NJ	435 TENNENT ROAD	✓
300	69		2	SILVER, LEON & GALINA 329 TIMBER HILL DRIVE MORGANVILLE, NJ	329 TIMBER HILL DRIVE	✓
300	70		2	VERNOVSKY, BORIS 323 TIMBER HILL DRIVE MORGANVILLE, NJ	323 TIMBER HILL DRIVE	✓
300	71		2	BUCHER, MARTIN K. & MARLA J. 317 TIMBER HILL DRIVE MORGANVILLE, NJ	317 TIMBER HILL DRIVE	✓
300	72		2	ZULLOW, ROBIN 311 TIMBER HILL DRIVE MORGANVILLE, NJ	311 TIMBER HILL DRIVE	✓
300	74		2	SINGH, VIPNEET & RUPINDER 226 YELLOWKNIFE ROAD MORGANVILLE, NJ	226 YELLOWKNIFE ROAD	✓
300	75		2	DEOLANKAR, CHARUDATTA & ANJALI 230 YELLOWKNIFE ROAD MORGANVILLE, NJ	230 YELLOWKNIFE ROAD	✓
300	76		2	YU, JUN & LI, XIAODING 234 YELLOWKNIFE ROAD MORGANVILLE, NJ	234 YELLOWKNIFE ROAD	✓
300	77		2	ARNI, RAGHVENDER & SUNITHA 238 YELLOWKNIFE ROAD MORGANVILLE, NJ	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

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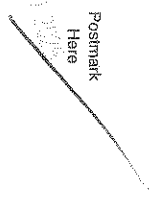
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\$234 Yellowknife Road

Vu, Jun & Li, Xiaoping

St. Morganville, NJ 07751

City, State, ZIP+4®

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\$103 Pension Road

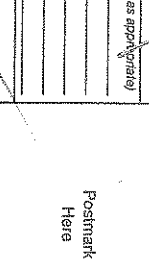
Engleclinton, NJ 07726

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Marlboro Township Water Utility

Set 1979 Township Drive

Marlboro, NJ 07746

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Total Postage and Fees
Gordon's Corner Water Utility

Set 27 Vanderburg Road

Marlboro, NJ 07746

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Postage

Total Postage and Fees
NJ Natural Gas Co

Set 1415 Wycoff Road

Mail, NJ 07749

Attn: Frank Graf

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Postage

Total Postage and Fees
Verizon New Jersey Inc

Set 789 Wayside Road

Neptune, NJ 07753

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Postage

Total Postage and Fees
Cablevision of Monmouth

Set 340 Pine Street

Stanton Falls, NJ 07753

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Postage

Total Postage and Fees
Jersey Central Power & Light Co

Set 101 Crawford Corner Road

Madison, NJ 07733

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