

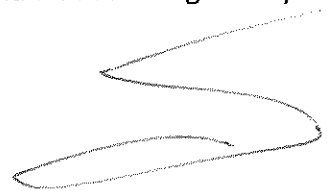
TOWNSHIP OF MARLBORO
ZONING BOARD OF ADJUSTMENT

MOHAMMAD TAHIR
BLOCK 300, LOT 58

STATE OF NEW JERSEY:
SS:
COUNTY OF MONMOUTH:

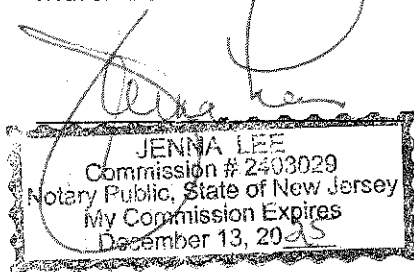
Salvatore Alfieri, of full age, being duly sworn according to law, on his oath deposes and says that he is a partner with the law firm of Cleary Giacobbe Alfieri Jacobs, LLC.

He further says that he did on March 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 20th day of
March 2024



***LocaliQ**
New York/New Jersey
GANNETT

Agency:

Jenna Lee
Cleary Giacobbe Alfieri & Jaco
955 State Route 34
STE 200
Matawan NJ 07747-3202
Acct: 1123335

Client:

Jenna Lee
Cleary Giacobbe Alfieri & Jaco
955 State Route 34
STE 200
Matawan NJ 07747-3202
Acct: 1123335

This is not an invoice

Order #	Advertisement / Description	Columns x Lines x Insertions	Rate per Lines	Cost
9929436	PLEASE TAKE NOTICE that on March 26, 2024 at 7:30 p.m. the Zoning Board of Adjus	2 x 40.00 x 1	\$0.44	\$70.20
Net Total Due:				\$70.20

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

of Copies :

1

PO #:

Check #:

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: 03/08/2024

Signature: _____



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 6312102, Cincinnati, OH 45263-1202

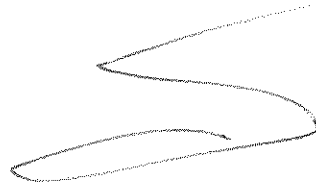
TOWNSHIP OF MARLBORO
ZONING BOARD OF ADJUSTMENT

MOHAMMAD TAHIR
BLOCK 300, LOT 58

STATE OF NEW JERSEY:
SS:
COUNTY OF MONMOUTH:

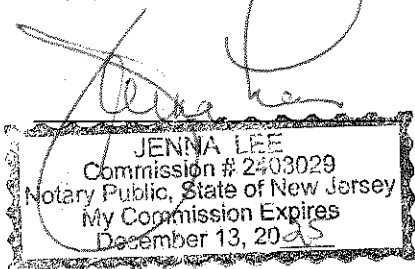
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SALVATORE ALFIERI, ESQ.

Sworn to and Subscribed to
before me this 20th day of
March 2024



AFFIDAVIT OF PUBLICATION

Order Number : 9929436

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:

03/08/2024

K. Allen

Legal Clerk

Denise Roberts

Notary Public State of Wisconsin County of Brown

4-6-27

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

PLEASE TAKE NOTICE that on March 26, 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.

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
Dated: March 4, 2024 (732) 583-74747
(\$70.20)

**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 March 26, 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.

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/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: March 4, 2024

TOWNSHIP OF MARLBORO

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

Tax Assessor
Renee Froton, CTA

Telephone: (732) 536-0200 Ext. 1803

Fax: (732) 617-0394

March 14, 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

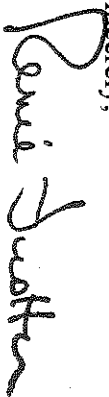
Dear Ms. Lee:

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.

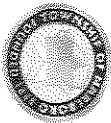
Sincerely,



Renee Froton, 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 200 feet of this parcel(s).

Block-Lot: 300-77 ✓ ARNI, RAGHVENDER & SUNITHA 238 YELLOWKNIFE ROAD ✓ MORGANVILLE, NJ 07751 RE: 238 YELLOWKNIFE ROAD	Block-Lot: 300-59 CETTA, ANTONIO & MARIA 447 TENNENT ROAD ✓ MORGANVILLE, NJ 07751 RE: 447 TENNENT ROAD
Block-Lot: 300-57 ✓ SCARPA, ANTHONY 453 TENNENT ROAD ✓ MORGANVILLE, NJ 07751 RE: 453 TENNENT ROAD	Block-Lot: 300-74 SINGH, VIPNEET & RUPINDER ✓ 226 YELLOWKNIFE ROAD ✓ MORGANVILLE, NJ 07751 RE: 226 YELLOWKNIFE ROAD
Block-Lot: 300-70 ✓ VERNOVSKY, BORIS 323 TIMBER HILL DRIVE ✓ MORGANVILLE, NJ 07751 RE: 323 TIMBER HILL DRIVE	Block-Lot: 300-75 DEOLANKAR, CHARUDATTA & ANJALI ✓ 230 YELLOWKNIFE ROAD ✓ MORGANVILLE, NJ 07751 RE: 230 YELLOWKNIFE ROAD
Block-Lot: 300-71 ✓ BUCHER, MARTIN K. & MARIA J. 317 TIMBER HILL DRIVE ✓ MORGANVILLE, NJ 07751 RE: 317 TIMBER HILL DRIVE	Block-Lot: 300-76 YU, JUN & LI, XIAOQING ✓ 234 YELLOWKNIFE ROAD ✓ MORGANVILLE, NJ 07751 RE: 234 YELLOWKNIFE ROAD
Block-Lot: 300-69 ✓ SILVER, LEON & GALINA 329 TIMBER HILL DRIVE ✓ MORGANVILLE, NJ 07751 RE: 329 TIMBER HILL DRIVE	Block-Lot: 300-55 FILOMENO, MICHAEL A. & BRIDGETT A. ✓ 459 TENNENT ROAD ✓ MORGANVILLE, NJ 07751 RE: 459 TENNENT ROAD
Block-Lot: 300-72 ✓ ZULLOW, ROBIN 311 TIMBER HILL DRIVE ✓ MORGANVILLE, NJ 07751 RE: 311 TIMBER HILL DRIVE	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.
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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238 Yellowknife Road
Morganville, NJ 07751

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Morganville, NJ 07751

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Morganville, NJ 07751

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Morganville, NJ 07751

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Sent To **Wilfong, Joseph C**

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128 Wellington Court

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Manalapan, NJ 07726

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

Street and Apt. No., or PO Box No.
444 Trenton Road

City, State, ZIP+4[®]
Morganville, NJ 07751

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Sent To **Lorenc, Anna and Thomas**

Street and Apt. No., or PO Box No.
440 Trenton Road

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Morganville, NJ 07751

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PO Box 1255

City, State, ZIP+4[®]
Freehold, NJ 07728

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250 Center Street

City, State, ZIP+4[®]
Freehold, NJ 07728

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1979 Township Drive

Marlboro, NJ 07746

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Wall, NJ 07719

Attn: Frank Graf

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