

CLEARY | GIACOBBE | ALFIERI | JACOBS LLC

JENNA D. LEE, Paralegal
jlee@cgalilaw.com

Reply to: Matawan Office

April 2, 2025

Via Federal Express

Marlboro Township
1979 Township Drive
Marlboro, NJ 07746

Attn: Suzanne Rubinstein, Board Admin.

MARLBORO TOWNSHIP
ZONING BOARD

APR - 3 2025

ZB# 016758

RE: Mohammad Tahir
Block 300, Lot 58

Dear Ms. Rubinstein:

April 3 2025
Mohamir

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

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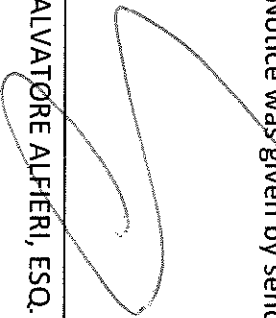
TOWNSHIP OF MARLBORO
ZONING BOARD OF ADJUSTMENT

MOHAMMAD TAHIR
BLOCK 300, LOT 58

STATE OF NEW JERSEY:
SS:
COUNTY OF MONMOUTH:

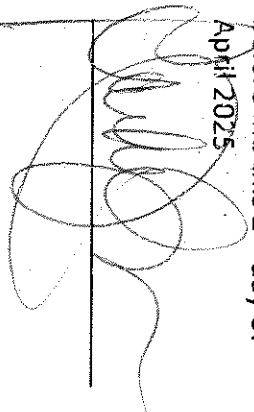
Salvatore Alfieri, of full age, being duly sworn according to law, on his oath deposes and says that he is a partner with the law firm of Cleary Giacobbe Alfieri Jacobs, LLC.

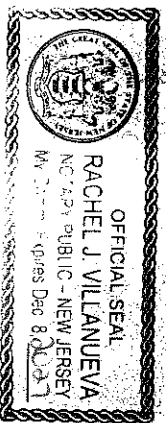
He further says that he did on March 27, 2025 at least ten (10) days prior to the hearing date, give written notice to all property owners within 200 feet of the property affected by the application of Mohammad Tahir as shown on Exhibit "A" hereto which is a certified list of such owners prepared by 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 2nd day of
April 2025







New York/New Jersey
GANNETT

Agency:
Jenna Lee
Cleary, Jacobbe Alfieri & Jacob
955 State Route 34 # 200
Matawan NJ 07747-3202
Acct: 1123335

Client:
Jenna Lee
Jenna Moore, Paralegal
Cleary, Jacobbe Alfieri & Jacob
955 State Route 34 # 200
Matawan NJ 07747-3202
Acct: 1123335

This is not an invoice

Order #	Advertisement / Description	Columns x Lines x Insertions	Rate per Lines	Cost
11156542	THIS NOTICE IS BEING SERVED UPON YOU AS A PROPERTY OWNER WITHIN 200 FEET OF THE	2 x 69.00 x 1	\$0.44	\$95.72
Net Total Due:				\$95.72

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

of Copies : PO # :
1 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: 03/26/2025

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 631202, Cincinnati, OH 45263-1202

AFFIDAVIT OF PUBLICATION

Order Number: 11156542

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:

03/26/2025

Legal Clerk



Notary Public State of Wisconsin County of Brown



46-27

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

**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 April 8, 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). Moreover, pursuant to Marlboro Township Municipal Code ("Township Code") Section 220-95A, fences erected in any zone shall be open fence not to exceed three (3) feet in height when located in a front yard area, whereas the proposed fence is 6 ft., opaque and located in the front yard area.

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 the following proposed improvements: fencing (fence should be open with a height not to exceed 3ft. when located in the front yard area, whereas the proposed fence is 6ft., opaque and located in the front yard area), parking (parking areas are proposed in the front yard which is not permitted), 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.), bollards (all off-street parking, off-street loading and service areas and outdoor dining and/or seating areas shall be separated from walkways, sidewalks, streets or alleys by curbing and other protective devices [such as bollards], whereas no protective devices are provided between the parking area and sidewalk), location of parking spaces (all parking spaces shall be located within 150ft. of the facility that the parking serves, whereas the parking spaces are located in excess of 150ft.), 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 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.

SALVATORE ALFIERI, ESQ.
CLEARY GIACOBBE ALFIERI JACOBS, LLC
955 STATE ROUTE 34/SUITE 200
MATAWAN, NEW JERSEY 07747
(732) 583-7474

Dated: March 17, 2025
03/26/2025 (\$60.72)

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 April 8, 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.

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SALVATORE ALFIERI, ESQ.

CLEARV GIACOBBE ALFIERI JACOBS, LLC
955 STATE ROUTE 34/SUITE 200
MATAWAN, NEW JERSEY 07747
(732) 583-7474

Dated: March 17, 2025

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

February 24, 2025

Cleary Giacobbe Alferi & 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 2025 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

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Arm, Raghvender & Sunitha

Sent 238 Yellowknife Road

Street Morganville, NJ 07751

City, State, ZIP+4®

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Bucher, Martin K. & Marla J

Sent 317 Timber Hill Drive

Street Morganville, NJ 07751

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Scarpa, Anthony

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Street Morganville, NJ 07751

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Silver, Leon and Galina

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Zullo, Robin

Sent 311 Timber Hill Drive

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Cetta, Antonio & Maria

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Singh, Vipneet & Rupinder

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Street Morganville, NJ 07751

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Sent 234 Yellowknife Road

Street Morganville, NJ 07751

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Sent 459 Tennent Road

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Sent 435 Tennent Road

Street Morganville, NJ 07751

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Wiltong, Joseph C

Sent 128 Wellington Court

Street Mantoloking, NJ 07726

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Monmouth County Planning Board

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Street Freehold, NJ 07728

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Monmouth County Dept. of Transport.

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Street Freehold, NJ 07728

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Lorenc, Anna and Thomas

Sent 440 Tennent Road

Street Morganville, NJ 07751

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WMUA Attn: Kathy Leatherman

Sent 103 Pension Road

Street Englishtown, NJ 07726

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Marlboro, NJ 07746

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Cablevision of Monmouth

Sent 40 Pine Street

Tinton Falls, NJ 07753

City, State, ZIP+4[®]

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Total Postage and Fees

Gorham's Corner Water Utility

Sent 27 Vandenberg Road

Marlboro, NJ 07746

City, State, ZIP+4[®]

Tah20

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
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Total Postage and Fees

Verizon New Jersey Inc

Sent 789 Wayside Road

Neptune, NJ 07753

City, State, ZIP+4[®]

Tah23

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
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Total Postage and Fees

NJ Natural Gas Co

Sent 4415 Wycoff Road

Wall, NJ 07719

City, State, ZIP+4[®]

Tah21

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Total Postage and Fees

Jersey Central Power & Light Co

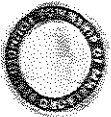
Sent 101 Crawford Corner Road

Haddonfield, NJ 07733

City, State, ZIP+4[®]

Tah24

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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: 300-59 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. & MARLA 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 436 TENNENT ROAD MORGANVILLE, NJ 07751 RE: 436 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, JUNEED
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

For Tennent Road
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