



# Township of Evesham

"Respecting Diversity, Preserving Dignity"

Mayor Jaclyn Veasy - Councilwoman Heather Cooper - Councilwoman Ginamarie Espinoza - Councilman Eddie Freeman, III - Councilwoman Patricia Hansen

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • www.evesham-nj.org

Township Manager – Robert Corrales  
Township Clerk – Mary Lou Bergh

## Zoning Board of Adjustment

### Agenda

May 15, 2023

7:00 P.M.

REVISED May 15, 2023

**Time Limitations:** In accordance with the Board rules of procedure, the Board shall be under no obligation to consider new testimony, new evidence or proofs or new matters after 10:00 pm. These time limits may be extended in the discretion of the Board Chair upon request and for good cause shown.

**I. Meeting called to order**

**II. Flag salute**

**III. Statement of conformance with Open Public Meetings Act**

**IV. Roll call**

Patrick Carragher, Chairperson	Rochelle Thomas, Vice Chair
Michael Grantner, Member	Sean Masson, Member
Victoria Smith, Member	Michael Thompson, Member
Andrew Willmott, Member	
Dr. Vinita Ganju, Alt. #1	Roger Graterol, Alt. #2
Jason Repsher, Alt. #3	Jack Lynn, Alt. #4

**V. Executive Session/Closed Session:** To discuss matters in accordance with N.J.S.A. 10:4-12 (Pending Litigation – Marlton UE v Evesham Zoning Board).

**VI. Continuation of scheduled matters:**

1. **571 Elmwood Road:** Block 11.51, Lot 10 & 11 **Z22-31**  
 571 Elmwood Road, LLC (c/o Tomeko Foster) **Zone: LD (Low Density)**  
 Existing Use: Single family residential dwelling  
 Proposed Use: 16-unit Townhouse subdivision  
 Attorney: Charles D. Petrone, Esquire  
Application: Request for a bifurcated “D” variance for density.  
**Carried from March 20, 2023 Zoning Board of Adjustment meeting.**

2. **33 Elmwood Road South:** Block 29, Lot 5 **Z23-06**  
 Ryan & Julie Fitzpatrick **Zone: MD (Medium Density)**  
 Existing Use: Single family residential dwelling  
 Attorney: Anthony Monzo, Esq./Lyndsy Newcomb, Esq.  
Application: “C” bulk variance, front yard fence, Chapter 160-22(B)2  
 Front yard fence height allowed 4’/Proposed 5’  
**Carried from April 17, 2023 Zoning Board of Adjustment meeting.**



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## VII. New Business

- 651 Route 73 South:** Block 36, Lot 1.07                      **Z22-33**  
WA Outdoor Advertising, LLC                                      Zone: C-1 (Commercial)  
Existing Use: Billboard  
Attorney: Richard J. Hoff, Jr., Esq.  
Application: "D" Use variance and associated "C" Bulk variances for proposed update to existing billboard sign.
- 1 Baron Avenue:** Block 20.14, Lot 16                      **Z23-07**  
Maria Bacuilima Velecela    MD (Medium Density)  
Existing Use: Single family residential dwelling  
Application: "C" bulk variance, tiered patio in front yard setback, Chapter 160-64(2)(a)
- 119 Walnut Avenue:** Block 81.01, Lot 13                      **Z23-08**  
Sandra Lee Young & Ken Volpe                                      Zone: RD-1 (Rural Development)  
Existing Use: Single family residential dwelling  
Application: "C" bulk variance, detached garage, Chapter 160-57E(2) and impervious coverage, 160-64E(1)  
Front yard setback (from paper street behind property, Holly Rd) required 15'/Proposed 5'  
Impervious coverage allowed 25%/Proposed 25.7%  
***Carried to June 19, 2023 Zoning Board of Adjustment meeting.***

## VIII. Minutes from Previous Meeting:    April 17, 2023 Meeting

### IX. Memorialization of Resolutions:

- 2023-ZB-06: Chick-fil-A, 200 Rt. 73 (Block 20, Lot 1.02)    Z22-28  
2023-ZB-07: Jaime & Wayne Davies, 206 Wellington Dr. (Block 13.58, Lot 10)    Z23-04  
2023-ZB-08: Whole Foods, 940 Route 73 N. (Block 6.04, Lot 2)    Z23-05

### X. Public Comment

### XI. Board Comment

### XII. Communication/Organization

### XIII. Adjourn

If you cannot attend the meeting, please contact the Board Secretary - [newtonj@evesham-nj.gov](mailto:newtonj@evesham-nj.gov)

Upcoming Meeting Dates - 6/19    7/17 (reorg)