



# Township of Evesham

"Respecting Diversity, Preserving Dignity"

Mayor Jaelyn 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

## Zoning Board of Adjustment

### Agenda

March 18, 2024

7:00 P.M.

Revised 3/14/2024

*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**

Rochelle Thomas, Chairperson	Patrick Carragher, 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
Lloyd Humphrey, Alt. #3	Jack Lynn, Alt. #4

**V. Continuation of scheduled matters:**

1. **701 Route 70 West**: Block 5, Lot 2.08 **Z23-14**  
 Bertino, FHG, Inc. Zone: C-1 (Commercial 1)/EVCO  
 Attorney: Dennis E. Block, Esq.  
Application: Request for interpretation of ordinances related to an Adult Retail Use.  
 Codes 127.2; 160-9; 160-11; 160-68; & 160-68.1.  
*Carried from January 22, 2024 Zoning Board of Adjustment meeting.*

**VI. New Business**

1. **150 Route 70 East**: Block 13.60, Lot 1 **Z23-19**  
 Wal-Mart Real Estate Business Trust Zone: C-1 (Commercial 1)/EVCO  
 Existing Use: Shopping Center  
 Proposed Use: Shopping Center with Trailer Storage  
 Attorney: Donald M. Pepe, Esq.  
Application: Request for "D" variance and "C" variances for 37+/- storage shipping containers proposed for front parking lot, side of building, and rear of building.  
*Carried to April 15, 2024 Zoning Board of Adjustment meeting.*



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2. **936 Route 70 West**: Block 4, Lot 1 **Z23-20**  
MGA Petroleum, LLC Zone: C-1 (Commercial 1)/EVCO  
Existing Use: Gas Station/Service Garage  
Proposed Use: Gas Station with Convenience Store  
Application: Request for "D" variance and "C" variances for conversion of an existing service garage into a convenience store and improvements/changes to the fueling station.  
***Carried to April 15, 2024 Zoning Board of Adjustment meeting.***

VII. **Minutes from Previous Meeting:** February 26, 2024 Meeting

VIII. **Memorialization of Resolutions:**

2024-ZB-02: Johnson, 24 Parkdale Place (Block 13.66, Lot 7) Z24-02

IX. **Public Comment**

X. **Board Comment**

XI. **Communication/Organization**

XII. **Adjourn**

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

**Upcoming Meeting Dates – 2024**

4/15 5/20 6/17 7/15 (reorg)

*\*irregular meeting dates*