



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

April 15, 2024

7:00 P.M.

Revised 4/11/2024

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

VII. Continuation of scheduled matters:

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 May 13, 2024 Zoning Board of Adjustment meeting.

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 from March 18, 2024 Zoning Board of Adjustment meeting.



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VIII. New Business

1. **293 Tomlinson Mill Road:** Block 42, Lot 11.03, 11.04, 12 & 13 **Z24-04**
N. & D. Fiorentini Zone: RD-3 (Rural Development)

Application: "C" variance for second floor addition and front porch to a nonconforming structure

Side yard setback required 25'/Proposed 4.84'

Front yard setback required 50'/Proposed 26.07'

Carried to May 13, 2024 Zoning Board of Adjustment meeting.

2. **870 Route 70 East:** Block 16, Lot 3 & 3.03 **Z23-15**
CareOne at Evesham Zone: C-1 (Commercial 1)

Application: Amended Preliminary/Major Site Plan, "D" variances and "C" variances for a building addition and additional parking.

Carried to May 13, 2024 Zoning Board of Adjustment meeting.

IX. **Minutes from Previous Meeting:** March 18, 2024

X. **Memorialization of Resolutions:**

XI. **Public Comment**

XII. **Board Comment**

XIII. **Communication/Organization**

XIV. **Adjourn**

If you cannot attend the meeting, please contact the Board Secretary - newtonj@evesham-nj.gov

Upcoming Meeting Dates – 2024: 5/13* 6/17 7/15 (reorg)
*irregular meeting date