



# Township of Evesham

"Respecting Diversity, Preserving Dignity"

Mayor Jaclyn Veasy - Councilwoman Heather Cooper - Councilman Joseph Fiscaro - Councilwoman Krystal Hunter - Councilman Christian Smith

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

## Zoning Board of Adjustment

### Agenda

September 15, 2025

7:00 P.M.

**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, Chair

Dr. Vinita Ganju, Member

Matthew Knecht, Member

Punam Patel, Member

Jake Cullen, Alt. #2

Jessica Franzini, Alt. #4

Patrick Carragher, Vice Chair

Lloyd Humphrey, Member

Justin Morales, Member

Ahsan Jafry, Alt. #1

Sean Masson, Alt. #3

**V. Continuation of scheduled matters:**

**VI. New Business**

**1. 235 Foxwood Lane: Block 44.20, Lot 27 **Z25-13****

Zone: RG1-BR (Regional growth 1 – Barton Run)

Application: Request for "C" bulk variance for proposed 6' fence where 4' permitted in front yard, 160-22.B.(2)

***Carried to October 20, 2025 Zoning Board of Adjustment Meeting.***

**2. 200 Tomlinson Mill Road: Block 40, Lot 1.01 **Z25-22****

Zone: LD (Low Density)

Attorney: Kristopher Berr, Esq.

Application: Request for "D" use variance for temporary use of RV as a second dwelling on the property pending construction of an addition.

**3. 200 Route 73 North: Block 20 & 20.01, Lot 1.01 and 1 **Z25-10****

Olga's Diner

Zone: C-1/EVCO (Commercial 1/Evesham Crossroads Overlay) and MD (Medium Density)

Current Use: Diner with associated parking lot Proposed use: Employee parking lot

Attorney: Robert Baranowski, Esq.

Application: Request for "D" use variance and associated "C" bulk variances for new parking lot partially on Olga's Diner property and partially on 89 Baker Boulevard.



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- 4. **25 East Main Street:** Block 4.06, Lot 2 **Z25-18**  
 Zone: C-3 (Commercial 3) with Historic Overlay  
Application: Request for "D" use variance and waiver of site plan to convert first floor commercial space into apartment where apartment is an accessory use.
  
- 5. **9 Stow Road:** Block 2.05, Lot 7 **Z25-21**  
 Four Anchors Church  
 Zone: IP (Industrial Park)  
 Current Use: Office park building                      Proposed use: Church  
 Attorney: Tyler Prime, Esq.  
Application: Request for "D" use variance for church use.

VII. **Minutes from Previous Meeting:** August 18, 2025

VIII. **Memorialization of Resolutions**  
**2025-ZB-21:** 77, 78, & 80 Hopewell Road (Block 55 Lots 3, 3.17, & 3.18) Z25-17

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)

<b>Upcoming Meeting Dates 2025</b>	10/20	11/17	12/15				
<b>Upcoming Meeting Dates 2026</b>	1/26*	2/23*	3/16	4/20	5/18	6/15	7/20 (reorg)

\*irregular meeting date