



# 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

November 17, 2025

7:00 P.M.

Revised November 10, 2025

**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    | Patrick Carragher, Vice Chair |
| Dr. Vinita Ganju, Member  | Lloyd Humphrey, Member        |
| Matthew Knecht, Member    | Justin Morales, Member        |
| Punam Patel, Member       | Ahsan Jafry, Alt. #1          |
| Jake Cullen, Alt. #2      | Sean Masson, Alt. #3          |
| Jessica Franzini, Alt. #4 |                               |

**V. Continuation of scheduled matters:**

- 25 East Main Street:** Block 4.06, Lot 2 **Z25-18**  
 Zone: C-3 (Commercial 3) with Historic Overlay  
 Attorney: Richard Roy, Esq.  
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.  
*Carried from October 20, 2025 and carried to December 15, 2025 Zoning Board of Adjustment Meeting.*

**VI. New Business**

- 26 Clinton Lane:** Block 35.21, Lot 17 **Z25-23**  
 Zone: MD (Medium Density)  
 Attorney: Chris Norman, Esq.  
Application: "C" bulk variance request for proposed in-ground swimming pool & spa  
 Chapter 62-62A      Rear yard setback required 15'/Proposed 6'  
                                  Side yard setback required 15'/Proposed 6'



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2. **415 Liberty Lane:** Block 11.39, Lot 12 **Z25-25**  
Zone: MD (Medium Density)  
Application: Request for "C" bulk variance for proposed in-ground swimming pool  
Chapter 62-62A Rear yard setback required 15'/Proposed 7'  
Side yard setback required 15'/Proposed 7'  
*Carried to December 15, 2025 Zoning Board of Adjustment Meeting.*
  
3. **46 Tudor Court:** Block 24.22, Lot 27 **Z25-29**  
Zone: AH-1 (Affordable Housing 1)  
Application: Appeal of Zoning Officer decision denying a Zoning Permit Application for the installation of a paver patio with retaining wall on the basis of exceeding lot coverage and rear yard setback per Chapter 160-66.D.(1) and associated performance regulations Table 13, request for approval of the installation, and request for "removal of fine".
  
4. **175 Taunton Lake Road:** Block 38, Lots 8.01, 9.01, & 10 **Z25-09SP**  
Belly Rubs Senior Dog Sanctuary, Inc.  
Zone: RD-1 (Rural Development)  
Attorney: Alan Fox, Esq.  
Application: Minor Site plan with bulk variances and waivers for proposed senior dog sanctuary.

VII. **Minutes from Previous Meeting:** October 20, 2025

VIII. **Memorialization of Resolutions**

**2025-ZB-25:** 253 Foxwood Lane (Block 44.20, Lot 27) Z25-13

**2025-ZB-26:** 16 Old Republic Lane (Block 38.08, Lots 16) Z25-20

**2025-ZB-27:** 6 Beacon Hill Court (Block 52.04, Lot 97) Z25-24

**2025-ZB-27:** Zoning Board of Adjustment Annual Report, July 1, 2024 to June 30, 2025

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 2025** 12/15

**Upcoming Meeting Dates 2026** 1/26\* 2/23\* 3/16 4/20 5/18 6/15 7/20 (reorg)

\*irregular meeting date