



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

March 16, 2026

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	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	Vacant, Alt. #3
Jessica Franzini, Alt. #4	

V. Continuation of scheduled matters:

1. **415 Liberty Lane:** Block 11.39, Lot 12 **Z25-25**

Zone: MD (Medium Density)

Attorney: Christopher T. Norman, Esq.

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 from December 15, 2025 Zoning Board of Adjustment Meeting.

(Application formerly withdrawn without prejudice via email communication from applicant's council on February 13, 2026)

VI. New Business

1. **46 Tudor Court:** Block 24.22, Lot 27 **Z26-02**

Zone: AH-1 (Affordable Housing 1)

Application: Request for "C" bulk variance for proposed elevated paver patio

Chapter 160-66D(1) Rear yard setback required 20'/Proposed 6'

Impervious coverage allowed 45%/Proposed 90.8%



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- 2. **300 Greentree Road, Unit 10:** Block 8.16, Lots 1 **Z26-01**
 Coven Tattoo Studio
 Zone: C-2 (Commercial 2)
 Current Use: Retail Store Proposed Use: Tattoo shop
 Attorney: Christopher T. Norman, Esq.
Application: Request for use variance to permit a tattoo studio (art & cosmetic) in the C-2 Zone; Code 160-69 and Code 160-5

- 3. **11 Milford Drive:** Block 58.02, Lot 1 **Z26-04**
 Zone: RD (Rural Development 2)
Application: Request for "C" bulk variance for proposed in-ground swimming pool. Chapter 160-58E. Impervious coverage allowed 20%/Proposed 26%

- 4. **51 Fifth Street:** Block 138, Lot 11-11 **Z26-05**
 Zone: Medium Density (MD)
Application: Request for "C" bulk variance for a residential patio and firepit. Chapter 160-64E. Rear yard setback required 25'/Proposed 6'

VII. Minutes from Previous Meeting: December 15, 2025

VIII. Memorialization of Resolutions

2025-ZB-32: 51 Fifth Street (Block 138 Lot 11-15) Z25-27

2025-ZB-33: McDonald's, 741 Route 73 South (Block 36 Lot 4.07) Z25-16

2026-ZB-01: WA Outdoor Advertising, LLC Reference (BUR-L-805-25) Application Z24-12
Granting Requested Approvals Subject to Conditions

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

Upcoming Meeting Dates 2026 4/20 5/26* 6/15 7/20 (reorg)

**irregular meeting date*