



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

April 20, 2026

7:00 P.M.

Revised 4/17/2026

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:

VI. New Business

1. **24 Charlotte Court:** Block 11.55, Lot 15 **Z26-06**

Zone: LD (Low density)

Current Use: Residential

Proposed Use: Residential

Application: Request for "C" bulk variance for proposed patio with sitting wall, firepit, and patio along garage.

Chapter 160-63E.

Left yard setback required 20'/Proposed 13'

Carried to May 26, 2026 Zoning Board of Adjustment meeting.

2. **300 Greentree Road, Unit 10:** Block 8.16, Lot 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

Previously scheduled for February 23, 2026 Zoning Board of Adjustment meeting which was cancelled due to snowstorm. Rescheduled for March 16, 2026 ZBA meeting but did not meeting notice requirements. New notice completed as required.



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3. **751 Route 73 South:** Block 36, Lot 4.08 **Z25-26**
Target Corp. Zone: C-1 (Commercial 1)
Current Use: Retail Store Proposed Use: Storage containers
Attorney: Ameer S. Farrell, Esq.
Application: Request for use variance and minor site plan to permit the placement of four storage containers in the parking field located on the frontage of NJ State Route 73; Code 160-68G. and Code 160-13D.

4. **200 Route 73 North and 89 Baker Boulevard:** **Z25-26**
Block 20, Lot 1.01 and Block 20.01, Lot 1
Olga's Diner
Zone: C-1/EVCO (Commercial 1/Evesham Crossroads Overlay) and MD (Medium Density)
Current Use: Diner/Residential Property Proposed Use: Parking lot
Attorney: Robert S. Baranowski, Jr., Esq.
Application: Request for minor site plan and minor subdivision approval for employee parking lot partially on Olga's Diner property and partially on 89 Baker Boulevard property.

VII. Minutes from Previous Meeting: March 16, 2026

VIII. Memorialization of Resolutions

- 2026-ZB-02:** 46 Tudor Court (Block 24.22 Lot 27) Z26-02
- 2026-ZB-03:** 11 Milford Drive (Block 58.02 Lot 1) Z26-04
- 2026-ZB-04:** 51 Fifth Street (Block 138 Lots 11-15) Z26-05

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 5/26* 6/15 7/20 (reorg)

**irregular meeting date and time*