



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

May 26, 2026

6:30 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. **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 from April 20, 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 studio
 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
Carried from April 20, 2026 Zoning Board of Adjustment meeting.



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VI. New Business

1. **936 Route 70 East:** Block 4, Lot 1 **Z26-09**
MGA Petroleum, LLC
Zone: C-1/EVCO (Commercial 1/Evesham Crossroads Overlay)
Current Use: Gas station/Service garage Proposed Use: Gas station/Convenience store
Attorney: Robert S. Baranowski, Jr., Esq.
Application: Request for extension of approval of application Z23-20 (Resolution 2024-ZB-03) for conditional use variance, preliminary and final major site plan, and bulk variances.

2. **235 North Maple Avenue aka 200 Greentree Road:** **Z25-28**
Flagship Car Wash Block 8.15, Lot 2.02
Zone: C-2 (Commercial 2)
Current Use: Vacant retail store (former Rite Aid) Proposed Use: Car wash
Attorney: Damien O. Del Duca, Esq.
Application: Request for use variance, preliminary major site plan, and final major site plan for a proposed car wash.

3. **8000 Sagamore Drive:** Block 33.10, Lot 8 **Z26-07**
Hardenberg Insurance Group Zone: C-1 (Commercial 1)
8000 Sagamore Drive, LLC
Current Use: Insurance office Proposed Use: Insurance office
Attorney: Tyler T. Prime, Esq.
Application: Request for bulk variance for third façade sign where only two signs are permitted, Code 160-75M.

VII. Minutes from Previous Meeting: April 20, 2026

VIII. Memorialization of Resolutions

2026-ZB-05: Target, 751 Route 73 South (Block 36 Lot 4.08) Z25-26

2026-ZB-06: Olga's Diner, 200 Route 73 N & 89 Baker Blvd (Block 20 Lot 1.01 and Block 20.01 Lot 1 Lots 11-15) Z25-31

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 6/15 7/20 (reorg)