



# Township of Evesham

"Respecting Diversity, Preserving Dignity"

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

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

## Zoning Board of Adjustment

### Agenda

June 15, 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 Culleney, Alt. #2	Vacant, Alt. #3
Jessica Franzini, Alt. #4	

**V. Continuation of scheduled matters:**

**VI. New Business**

1. **16 East Cedar Avenue:** Block 10.02, Lot 16 **Z26-11**  
 Zone: MD (Medium Density)  
 Current Use: Residential    Proposed Use: Residential  
Application: Request for "C" bulk variance for two gazebos and a shed; Chapter 160-64E.  
 Rear yard setback required for gazebos 12.5' / Proposed 6"  
 Rear yard setback required for shed 5' / Proposed 2'
  
2. **21 Wildcat Avenue:** Block 24.25, Lot 2 **Z26-13**  
 Zone: MD (Medium Density)  
 Current Use: Residential    Proposed Use: Residential  
Application: Request for "C" bulk variance for impervious coverage including synthetic turf; Chapter 160-64E.(1)  
 Impervious coverage required 45% / Proposed 62.04%



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3. **22 Bettleground Road**: Block 27.11, Lot 31 **Z26-15**  
Zone: MD (Medium Density)  
Current Use: Residential Proposed Use: Residential  
Application: Request for "C" bulk variance for front porch and addition; Chapter 160-64E.  
Front yard setback required for front porch 30'/ Proposed 24'  
Left yard setback required for addition 10'/ Proposed 8.5'
  
4. **101 Route 73 South, Suite 137**: Block 24.21, Lot 2 **Z26-10**  
Full House Pets  
Zone: C-1/EVCO (Commercial 1/Evesham Crossroads Overlay)  
Current Use: Vacant Retail Store Proposed Use: Pet store  
Attorney: Jeff Apell, Esq.  
Application: Request for use variance to permit a pet store in the C-1 Zone; Code 160-68 and Code 160-68.1
  
5. **987 Route 73 South**: Block 36, Lot 7 **Z26-08**  
Russell Speeder's Car Wash of New Jersey  
Zone: C-1 (Commercial 1)  
Current Use: Car wash Proposed Use: Car wash  
Attorney: Damien Del Duca, Esq.  
Application: Request for use variance and minor site plan approval to add a three-lane canopy structure, pay kiosk, digital menu board, and new pavement and curb areas.

**VII. Minutes from Previous Meeting:** April 20, 2026

**VIII. Memorialization of Resolutions**

**2026-ZB-07:** 24 Charlotte Court (Block 11.55 Lot 15) Z26-06

**2026-ZB-08:** Coven Tattoo Studio, 300 Greentree Rd., Unit 10 (Block 8.16 Lot 1) Z26-01

**2026-ZB-09:** MGA Petroleum, LLC, 936 Route 70 East, (Block 4, Lot 1) Z26-09

**2026-ZB-10:** Flagship Car Wash, 235 North Maple Ave. aka 200 Greentree Rd. (Block 8.15, Lot 2.02) Z25-28

**2026-ZB-11:** 8000 Sagemore Drive (Block 33.10, Lot 8) Z26-07

**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 2026** 7/20 (reorg)