



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 **2026-2027 Reorganization and Regular Meeting Agenda** **July 20, 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

Patrick Carragher, Member

Lloyd Humphrey, Member

Justin Morales, Member

Rochelle Thomas, Member

Jake Culleney, Alt. #2

Richard Crane, Alt. #4

Dr. Vinita Ganju, Member

Matthew Knecht, Member

Punam Patel, Member

Ahsan Jafry, Alt. #1

Jessica Franzini, Alt. #3

V. Organization of the Board:

- a. Nomination of Chairperson
- b. Nomination of Vice Chair
- c. Appointment of Attorney
- d. Appointment of Engineer
- e. Appointment of Planner
- f. Appointment of Traffic Engineer
- g. Appointment of Environmental Scientist
- h. Appointment of Conflict Solicitor
- i. Appointment of Conflict Engineer
- j. Appointment of Conflict Planner
- k. Appointment of Recording Secretary
- l. Adoption of Official Time/Place for Meeting including Review Schedule
- m. Adoption of Rules of Procedure including Review of Rules
- n. Adoption of Official Newspaper – Previously adopted by Township Council via Resolution No. 29-2026

VI. Continuation of scheduled matters:

- 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%
Carried from June 15, 2026 Zoning Board meeting to August 17, 2026 Zoning Board meeting with no new notice required.
- 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.
Carried from June 15, 2026 Zoning Board meeting with no new notice required.

VII. New Business

1. **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 9.5’
Right yard setback required for addition 10’/ Proposed 8.5’
2. **6 Iris Court:** Block 15.05, Lot 30 **Z26-16**
Zone: SEN-1 (Senior 1)
Current Use: Residential Proposed Use: Residential
Application: Request for “C” bulk variance for deck; Chapter 160-73
Rear yard setback required for deck 10’/ Proposed 5’
3. **4 Jasper James Way:** Block 89.06, Lot 6 **Z26-17**
Zone: RD-2 (Rural development 2)
Current Use: Residential Proposed Use: Residential
Application: Request for “C” Bulk variance for clearing to accommodate installation of swimming pool and decking; Chapter 160-58E.
Clearing ratio permitted 40%; Proposed 46.05%

VIII. Minutes from Previous Meeting: June 15, 2026



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IX. 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

2026-ZB-12: 16 East Cedar Avenue (Block 10.02, Lot 16) Z26-11

2026-ZB-13: Full House Pets, 101 Rt. 73 S, Ste. 137 (Block 24.21 Lot 2) Z26-10

X. Public Comment

XI. Board Comment

XII. Communication/Organization

XIII. Adjourn

If you cannot attend the meeting, please contact the Board Secretary - newtonj@evesham-nj.gov

Upcoming Meeting Dates 2026

8/17 9/28* 10/19 11/16 12/21

Upcoming Meeting Dates 2027

1/25* 2/22* 3/15 4/19 5/10* 6/21 7/19 (reorg)

**irregular meeting dates*