



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

September 28, 2026

7:00 P.M.

Revised 9/24/2026

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

Dr. Vinita Ganju, Member

Matthew Knecht, Member

Punam Patel, Member

Jake Cullen, Alt. #2

Jessica Franzini, Alt. #4

Patrick Carragher, Vice Chair

Lloyd Humphrey, Member

Justin Morales, Member

Ahsan Jafry, Alt. #1

Vacant, Alt. #3

V. Continuation of scheduled matters:

1. 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 August 17, 2026 Zoning Board meeting to October 19, 2026 Zoning Board with new notice required.

2. 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.

Application withdrawn on 9/23/2026 by applicant.



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VI. New Business

1. **24 Hibiscus Drive:** Block 11.49, Lot 18 **Z26-24**
Zone: SEN-1 (Senior 1)
Current Use: Residential Proposed Use: Residential
Application: Request for "C" bulk variance for pergola over existing patio and impervious coverage percentage allowing the zone; Code 160-73(D)(8)
Rear yard setback required for pergola 10' / Proposed 0'
Impervious coverage required 55% / Proposed 57%

2. **320 Evesboro-Medford Road:** Block 11.47, Lot 1 **Z26-19**
Smoke on the Greene
Zone: C-2 (Commercial 2)
Current Use: Retail Proposed Use: Retail
Attorney: Tyler T. Prime, Esq.
Application: Request for a variance to allow signage covering over 10% of the exterior glass area, Code 160-75F.

VII. Minutes from Previous Meeting: August 17, 2026

VIII. Memorialization of Resolutions

- 2026-ZB-20:** 39 Wellesley Way (Block 14.01 Lot 1) Z26-21
2026-ZB-21: CareOne, 870 Route 70 E & 471 Evesboro-Medford Dr. (Block 16 Lot 3 & 3.03) Z26-20
2026-ZB-22: Resolution of Appointment of Board Professionals 2026-2027

IX. Public Comment

X. Board Comment

XI. Communication/Organization

Board Secretary – ZBA Annual Report

XII. Adjourn

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

Upcoming Meeting Dates 2026

10/19 11/16 12/21

**irregular meeting dates*

Upcoming Meeting Dates 2027

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