



Evesham Township
 DEPT. OF COMMUNITY DEVELOPMENT - ZONING
 984 TUCKERTON ROAD
 MARLTON, NJ 08053
 (856) 983-2914

Application Date: 12/17/2025
 Application Number: 0593
 Permit Number: _____
 Project Number: _____
 Fee: \$100

Denial of Application

Date: 1/5/2026

To: COVEN TATTOO STUDIO
 300 GREENTREE ROAD
 MARLTON, NJ 08053

CC: APP TELE: [REDACTED]
 APP EMAIL: [REDACTED]

RE: 300 GREENTREE ROAD
 BLOCK: 8.16 LOT: 1 QUAL: ZONE: C-2

DEAR COVEN TATTOO STUDIO,

We are in receipt of the zoning permit application submitted 12/17/2025 for a tenant fit out for a proposed new tenant, Coven Tattoo Studio. The zoning permit is denied as the proposed use is not specifically listed as a use permitted in the Commercial-2 Zone per Code 160-69B. Specifically, the "neighborhood personal and business services" in the C-2 are defined as:

160-5B. PERSONAL SERVICES, NEIGHBORHOOD

Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, which are utilized by customers on an ongoing and reasonably frequent basis. Examples include but are not limited to barbershops; beauty or hair salons; dry-cleaning establishments; laundromats; nail salons; shoe repair shops; tailors and dressmakers; acupuncture; licensed massage establishments; medspas and IV therapy/infusion centers; waxing; reflexology; personal training including yoga, pilates, boutique exercise studios and karate; and similar uses.

A use variance approval from the Zoning Board of Adjustment would be needed for the proposed use. Please contact the Board Secretary at (856) 983-2914 for more information and required forms.

If you feel aggrieved by this denial, a notice of appeal is possible in accordance with New Jersey State Statute. The appeal must be filed with this office not later than twenty (20) days from the date of this notice per Chapter 15-4 of the Township Code. Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment.

Your zoning application has been placed in the inactive files in the Zoning Department of Community Development.

Please contact this office at (856) 983-2914 to resubmit the application.

Sincerely,



 JENNIFER A. NEWTON, ADMINISTRATIVE OFFICER



RECEIVED

DEC 17 2025

Zoning Permit Application

Township Zoning Code Chapter 160-9

Please review all Application Procedures and Filing Fee on the reverse side of this form prior to submission.
Application fee is non-refundable. Please Note: Review may take up to 10 business days.

Block: 8.16 Lot: #1 Zone: C-2

Does the property have well & septic? No Yes

Does the property have a variance approval? No Yes (if yes, please include resolution with application)

Note: If this property is governed by a Homeowners Association (HOA) which requires their approval, that approval must be sought from the association separately. The issuance of a Zoning Permit does not replace or negate a property's owner's responsibility or requirement to obtain their association's approval.

Please print

Work Site Address: 300 E. Greentree Rd, Unit 10, Marlton, NJ, 08053 Contractor: Naimoli General Contractors
Applicant/Owner: Coven Tattoo Studio Contact Name: Jerry Naimoli
Address: Keller, Gerald K + Sharon B Address: 14 N. Maple Ave, Marlton, NJ 08053
Telephone: PO Box 2650, Cherry Hill, Telephone: (856) 571-8776
Email: NJ 08034 Email: jerry.naimoli@naimoligc.com

Primary Contact for this Application: Owner Contractor Other tenant

Email address where approval is to be sent: [REDACTED]

Use of Property: Former Use: T-Mobile store Proposed Use: Tattoo Shop

Type of Work (check all that apply):

- Fence - If the fence acts as a pool barrier a UCC permit is required. Please see "UCC Guidance" on reverse.
Fence Height (front yard) _____ (side yard) _____ (rear yard) _____
- Shed or similar accessory building Deck Finished Basement Patio
- Pool or Hot Tub (specify below) Standby generator Addition
- Driveway expansion (DPW approval may be needed) New Building
- Business sign (commercial only) Tenant fit out or expansion (commercial only)
- Other _____

Detailed description of the proposed work, including dimensions/square footage, use, and/or activities or services proposed at the property:

Installing 2 vanity sinks in the tattoo stations, creating a larger ADA compliant bathroom, converting old bathroom into a mop closet. Dimensions: 60' length x 20' width x 9'6" interior height.

Proposed setbacks (distance from property line, excluding fences/interior projects):
Front Yard _____ Rear Yard _____ Right Side _____ Left Side _____
Services: Tattoo Shop

I am the (circle one) Property Owner, Contractor, Tenant, Other (specify _____) making this application. I hereby certify that the owner of record authorizes the proposed work and, as his/her/their agent, we agree to conform to all applicable laws and regulations of this jurisdiction. The undersigned certifies the information stated in this application and submissions made therewith are true and correct. If any of the statements are willfully false, the undersigned understands they are subject to punishment.

Signature: Rachel Friel Print Name: Rachel J. Friel Date: 12-17-25

ZONING OFFICE USE ONLY		
Date Paid: <u>12-17-25</u>	Cash/Check #: <u>100 -</u>	Collected by: <u>LH</u>

609-674-8667

Zoning Permit Application Procedures (Note: items in blue are hyperlinks to the Township Website)

The application will be considered incomplete and will not be reviewed unless the following have been received:

- o A completed Zoning Permit Application with all applicable fields completed. All proposed improvements require at least the dimensions of the structure, height above grade, and setbacks (distance) from the improvement to the property line as applicable.
- o A copy of a property survey to scale with location of fence(s) marked and/or shed, patio, addition, etc. drawn with dimensions and setbacks (distances) to the property lines indicated (except in application for finished basements, interior work not expanding the current footprint, commercial tenant fit outs)
- o Grading plan review if required. For any improvements that involve the grading or disturbance of more than 201 S.F. of surface dirt (unless exempt), as well as in-ground pools, submit two (2) original signed and sealed grading plans along with an initial escrow deposit \$500.00 (exact cash or check), completed Agreement to Pay Fees and W-9 form (see [Chapter 72-1E.\(4\)](#)).
- o [Building & Lot Coverage Worksheet](#) (except in application for fences, finished basements, interior work not expanding the current footprint, commercial tenant fit outs)
- o A drawing/catalog photo/brochure or similar showing details of the proposed structure including fences.
- o Payment of the applicable Zoning Permit fee.

The applicant will be advised via email of any deficiencies which would prohibit the issuance of a Zoning Permit.

Please be sure the email address to which approval is to be sent is completed and is legible.

Zoning Permit Application Filing Fee [Chapter 72-1E.](#) (non-refundable)

Residential additions, rehabilitation, fences, pools, sheds, etc.	\$ 50.00*
*Fee for Active Evesham Township volunteer firefighter/EMT	\$25.00 (per Chapter 39-2.F.)
Each lot containing a new 1 or 2 family dwelling unit	\$100.00
Each new multiple dwelling building	\$200.00
Non-residential development not requiring site plan approval	\$100.00
Non-residential development authorized by site plan approval	\$200.00
Grading Plan Review (if required) Chapter 62-54	\$500.00** Escrow (initial deposit)
W-9 and Agreement to Pay Fees forms required with check submission	
Development Fees (Article XXII Ch.205-106 & 107) for residential (1.5%) & nonresidential development (2.5%) may be applicable.	

For residential projects that require construction review, the tolling of time for review of the Construction Permit Application begins one day after the Zoning Permit has been issued. You will not be notified of issuance of the Zoning Permit until the Construction Permit is released (approved).

Regulations: Zoning Ordinance [Chapter 160](#)
 Fences [Chapter 160-22](#)
 Swimming Pools [Chapter 62-62](#)
 Sign Regulations [Chapter 160-75](#)

UCC Guidance:
[Pool Installation Guide \(including Barrier\)](#)
[Replacement Fence Guide](#)
UCC/Zoning: [Information Regarding Shed Installation](#)

ZONING OFFICE USE ONLY	
Application Control Number: <u>0593</u>	
Proposed project approved by: Zoning Board _____ Planning Board _____	
Application # _____ Hearing date _____ Resolution # _____ Resolution date _____	
Grading Plan # _____ Engineer Approval date _____ MUA Approval date _____	
Application <i>Incomplete</i> date: _____ Reason: _____	
Application <i>Denied</i> date: <u>1/5/26</u> Reason for Denial: <input checked="" type="checkbox"/> Bulk Variance Required _____ <input type="checkbox"/> Use Variance Required _____	
_____ Prior required/type _____ Notes: <u>Code 160-69B</u>	
Application Conditions of Approval: _____	
Zoning Permit Approval date: _____ Zoning Permit # _____	
Authorized Signature/Approval _____	