



# THE PLATT LAW GROUP, P.C.

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Attorneys at Law

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- \* Member of NJ & NY Bars
- \*\* Member of NJ & PA Bars
- \*\*\* Member of NJ Bar

February 9, 2026

**VIA EMAIL AND OVERNIGHT MAIL**

Township of Evesham  
984 Tuckerton Road  
Marlton, New Jersey 08053

Attn: Kevin Rijs, Director of Community Development

**Re: Applicant: Rachel Friel**  
**Property: 300 Greentree Road, Unit 10, Marlton, New Jersey**  
**Our File No: 26-0071**

Dear Mr. Rijs:

As you are aware, this Law Firm represents the Applicant, Rachel Friel. Enclosed please find the Affidavit of Proof of Service and Publication regarding the February 23, 2026, Zoning Board meeting. Additionally, enclosed please find the original Certified Mail Receipts.

Should you have any questions or comments, please feel free to contact me at this office.

Very truly yours,

CHRISTOPHER J. NORMAN  
For the Firm

CJN/tp  
Enclosures

L:\26-0071 - Rachel J. Friel\Affidavit of Proof of Service and Publication\L-Evesham(encAffofProofofService&Publication).doc

**AFFIDAVIT OF PROOF OF SERVICE AND PUBLICATION**

**FOR THE**

**EVESHAM TOWNSHIP ZONING BOARD**

**STATE OF NEW JERSEY** :  
: **SS.**  
**COUNTY OF CAMDEN** :

I, Christopher J. Norman, Esquire, of full age, being duly sworn to law, depose and state the following:

1. I am the attorney for the Applicant, Rachel Friel, with a principal address of 20C Village of Stoney Run, Maple Shade, New Jersey 08052, whose application is pending in a proceeding before the Evesham Township Zoning Board on February 23, 2026, relating to property located at 300 East Greentree Road, Unit 10, Marlton, New Jersey, said property also designated as Block 8.16, Lot 1 on the Official Tax Map of the Township of Evesham.

2. On February 6, 2026, I gave written notice of the hearing on said application to each and all persons upon whom service must be made in the required form attached hereto as Exhibit "A," according to the Property Owner List attached hereto as Exhibit "B." A copy of the postmarked Certified Mail Receipts evidencing same are attached hereto as Exhibit "C."

3. On January 30, 2026, I caused to be published in the Burlington County Times Legal Classifieds Section a public notice of said application and the scheduled hearing date for same in the required form, see Exhibit "A". A copy of the proof of publication regarding same is attached hereto as Exhibit "D".

THE PLATT LAW GROUP, P.C.

By:   
CHRISTOPHER J. NORMAN, ESQUIRE  
Attorney for Applicant

Sworn and subscribed before me  
this 9<sup>TH</sup> day of FEBRUARY, 2026.

  
NOTARY PUBLIC

**THERESA A. PUSEY**  
Notary Public, State of New Jersey  
Comm. # 50235284  
My Commission Expires 07/09/2030

# **EXHIBIT “A”**

**TOWNSHIP OF EVESHAM  
ZONING BOARD OF ADJUSTMENT**

A Public Hearing of the Zoning Board of Adjustment of the Township of Evesham, County of Burlington and the State of New Jersey will be held on Monday, February 23, 2026, commencing at 7 p.m. at the Evesham Municipal Building, located at 984 Tuckerton Road on the development application of Coven Tattoo, LLC for the following relief:

Applicant requests use variance approval and waiver of site plan approval to permit the operation of a tattoo shop within the Meeting House Shopping Center, located at 300 E. Greentree Road, Unit #10, in the C-2 Zoning District. No site improvements are proposed. Use Variance approval is required because the proposed tattoo shop is not permitted in the C-2 Zoning District under the definition of "Personal Services, Neighborhood" in Section 160-5 of the Evesham Township Code.

Applicant also seeks all other variances, waivers or other relief as may be required. The Subject Property is located at 300 E. Greentree Road, Unit #10, and more particularly described as Block 8.16, Lot 1 on the Tax Map of the Township of Evesham.

Interested parties may inspect documents relative to this development application on file at the Planning & Zoning Office, Second Floor, Municipal Building, 984 Tuckerton Road, Evesham Township, New Jersey, during normal business hours.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board.

Christopher Norman, Esquire  
The Platt Law Group, P.C.  
(856)784-8050 Ext 16  
ATTORNEY FOR APPLICANT  
Coven Tattoo, LLC

# **EXHIBIT “B”**



**TOWNSHIP OF MOUNT LAUREL**  
TAX ASSESSOR'S OFFICE  
750 CENTERTON ROAD  
MOUNT LAUREL, NEW JERSEY 08054  
(856) 234-6272 • Fax: (856) 231-8800  
www.mountlaurel.com

**Dear Applicant:**

Attached please find the Certified List of Property Owners within 200' of the referenced property. The subject property is located in Evesham Township.

Please be advised that the Tax Assessor's office does not maintain ownership or location records on Utility Easements or Right-of-Ways, which may include County Roads or State Highways. This office is only required to maintain records of the current owners of real property.

In order to comply with Chapter 245, P.L. 1991, notice of hearings shall be given to the public utility, cable television company, or local utility which possesses a right-of-way or easement within the municipality and which has registered with the municipality to receive notice. The following list includes the companies that serve Mount Laurel Township:

**MOUNT LAUREL M.U.A.**  
1201 South Church Street  
Mount Laurel, NJ 08054  
Attn: Customer Service Division

**NJ AMERICAN WATER**  
1 Water Street  
Camden, NJ 08102  
\*per NJ American Water Website

**VERIZON**  
540 Broad Street  
Newark, NJ 07101  
Attn: Customer Service Division

**PUBLIC SERVICE ELECTRIC & GAS**  
Manager - Corporate Properties  
80 Park Plaza, T6B  
Newark, New Jersey 07102

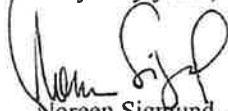
**COMCAST / XFINITY**  
42 Centerton Road; H-1  
Mount Laurel, NJ 08054  
Attn: Customer Service Division

This list does not include the additional entities that may be required to receive notice of the hearing based on N.J.S.A. 40:55D-12, Sections d-g. The Administrative Officer is not responsible to provide on the list if the applicant must serve an adjoining municipality, a county or state agency, or a highway authority.

Be advised that this record may contain information governed by L. 2015, c. 226 and L. 2020, c. 125, which include civil and criminal penalties for improper disclosure.

The Certified List reflects the property ownership in the tax records as of 1/13/2026.

Very truly yours,

  
Noreen Sigmund, CTA  
Deputy Tax Assessor

OWNER & ADDRESS REPORT

MT. LAUREL

LISTING OF MT. LAUREL PROPERTY OWNERS WITHIN 200 FEET OF EVEHSHAM BLOCK  
8.16 LOT 1 REPORT NO. 664

01/13/26 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1001.01	4		2	Current Owner 113 UNION MILL TERRACE MT LAUREL, NJ 08054	113 UNION MILL TERR	
1001.01	5		2	Current Owner 115 UNION MILL TER MT LAUREL, NJ 08054	115 UNION MILL TERR	
1002	1.02		15C	Current Owner 984 TUCKERTON ROAD MARLTON, NJ 08053	1151 UNION MILL RD	
1002.01	40		2	Current Owner 880 BERKELEY PLACE MT LAUREL, NJ 08054	880 BERKELEY PL	
1002.01	42		2	Current Owner 882 BERKELEY PLACE MT LAUREL, NJ 08054	882 BERKELEY PL	
1002.01	43		2	Current Owner 884 BERKELEY PLACE MT LAUREL, NJ 08054	884 BERKELEY PL	
1002.01	44		2	Current Owner 886 LAFAYETTE DR MT LAUREL, NJ 08054	886 LAFAYETTE DR	
1002.01	45		2	Current Owner 888 LAFAYETTE DRIVE MT LAUREL, NJ 08054	888 LAFAYETTE DR	
1002.01	46		2	Current Owner 890 LAFAYETTE DRIVE MT LAUREL, NJ 08054	890 LAFAYETTE DR	
1002.90	6		15C	Current Owner 100 MT LAUREL ROAD MT LAUREL, NJ 08054	BERKELEY PL - REAR	



# 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

January 7, 2026

Rachel Friel  
20C Village of Stoney Run  
Maple Shade, NJ 08052

**Re: Certified Lists of Evesham Owners within 200 feet of  
Block 8.16 Lot 1**

Dear Applicant:

Please be advised that the Assessor's Office does not maintain ownership or location records on utility easements or right-of-ways. This office is only required to maintain records of the current owners of real property.

In order to comply with Chapter 245, P.L. 1991, any Utility Company that affects your property should be properly notified. Following is a list of Utility Companies, which serve Evesham Township.

**Evesham Municipal Utility Authority**  
100 Sharp Road  
Marlton, NJ 08053

**Conectiv Real Estate Department**  
5100 Harding Highway, Suite 399  
Mays Landing, NJ 08330

**Public Service Electric & Gas**  
Manager-Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

**Comcast Cable TV**  
P.O. Box 5025  
Cherry Hill, NJ 08034

**Verizon NJ**  
PO Box 2749  
Addison, TX 75001

**South Jersey Gas**  
1 So. Jersey Plaza, Route 54  
Folsom, NJ 08037

Very truly yours,

Jonathan Unangst, CTA  
Deputy Tax Assessor

Cc: Planning Board Secretary

OWNER & ADDRESS REPORT

EVESHAM TWP

01/07/26 Page 1 of 1

200 FOOT LIST FOR BLOCK 8.16 LOT 1  
 \*\*\*PROPERTY IS WITHIN 200 FEET OF MT. LAUREL\*\*\*

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
8.10	1		4A	EVESBORO ASSOCIATES% S BENDZYN 14000 HORIZON WAY-STE 100 MT LAUREL, NJ 08054	225 GREENTREE ROAD	
8.12	27		2	MARINAS, FRANCISCO 63 HEARTHSTONE LANE MARLTON, NJ 08053	63 HEARTHSTONE LANE	
8.12	28		2	KAPNISIS, SPYRIDON & KOLOVOS, V 65 HEARTHSTONE LANE MARLTON, NJ 08053	65 HEARTHSTONE LANE	
8.12	29		2	GHOTIKAR, MAKARAND L & AJITA M 108 PREAMBLE DRIVE MARLTON, NJ 08053	67 HEARTHSTONE LANE	
8.12	30		2	DOOLING, MATTHEW & BINNIG, CHRISTINA 69 HEARTHSTONE LANE MARLTON, NJ 08053	69 HEARTHSTONE LANE	
8.12	31		2	PAGIAVLAS, GEORGIA 71 HEARTHSTONE LANE MARLTON, NJ 08053	71 HEARTHSTONE LANE	
8.12	32		2	YIM, KATHERINE 73 HEARTHSTONE LANE MARLTON, NJ 08053	73 HEARTHSTONE LANE	
8.12	33		2	SMITH, STEPHEN J & MARGARET H 75 HEARTHSTONE LANE MARLTON, NJ 08053	75 HEARTHSTONE LANE	
8.12	48		1	HEARTHSTONE AT EVESHAM COMM ASSOC 680 US HWY 130 UNIT 9972 HAMILTON, NJ 08650	1 FIRESIDE LANE	
8.14	6		2	TRAINO, DAVID & LOIS(ESTATE) 123 CHURCH ROAD MARLTON, NJ 08053	123 CHURCH ROAD	ML 1001/31
8.14	6.01		4A	GREENTREE OFFICES L L C 400 NORTH CHURCH STREET MOORESTOWN, NJ 08057	127 CHURCH ROAD	ML 1001/30
8.15	2.02		4A	290 N MAPLE, LLC % SCOTT A LAVIN 40 LINCOLN ST DEMAREST, NJ 07627	200 GREENTREE ROAD	
8.15	4.01		4A	WAWA INC 260 W BALTIMORE PIKE WAWA, PA 19063	252 GREENTREE ROAD	
8.16	1.01		4A	KELLER, GERALD K & SHARON B PO BOX 2650 CHERRY HILL, NJ 08034	320 GREENTREE ROAD	
8.16	1.02		4A	330 MARLTON LP 1800 BRIDGETOWN PIKE FEASTERVILLE, PA 19053	330 GREENTREE ROAD	

# **EXHIBIT “C”**

9589 0710 5270 1882 0620 53

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CERTIFIED MAIL® RECEIPT  
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Certified Mail Fee

Return Receipt (hardcopy)	\$
Return Receipt (electronic)	\$
Certified Mail Restricted Delivery	\$
Adult Signature Required	\$
Adult Signature Restricted Delivery	\$



Stephen & Margaret Smith  
75 Hearthstone Lane  
Marlton, NJ 08053

Postage

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To  
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Restricted Delivery	\$



Katherine Yim  
73 Hearthstone Lane  
Marlton, NJ 08053

Postage

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Adult Signature Required	\$
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Current Owner  
115 Union Mill Terrace  
Mt. Laurel, NJ 08054

Postage

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Adult Signature Required	\$
Adult Signature Restricted Delivery	\$



Evesboro Associates  
14000 Horizon Way, Ste. 100  
Mt. Laurel, NJ 08054

Postage

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Certified Mail Restricted Delivery	\$
Adult Signature Required	\$
Adult Signature Restricted Delivery	\$



Comcast/Xfinity  
42 Centerton Road; H-1  
Mt. Laurel, NJ 08054  
Attn: Customer Service Division

Postage

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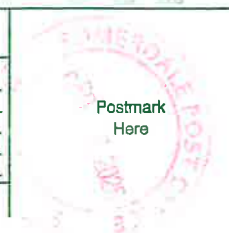
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Adult Signature Required	\$
Adult Signature Restricted Delivery	\$



PSE&G  
Manager – Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

Postage

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Verizon  
540 Broad Street  
Newark, NJ 07101  
Attn: Customer Service Division

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Current Owner  
113 Union Mill Terrace  
Mt. Laurel, NJ 08054

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Hearthstone at Evesham  
Comm Assoc  
680 US Hwy 130, Unit 9972  
Hamilton, NJ 08650

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NJ American Water  
1 Water Street  
Camden, NJ 08102

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Greentree Offices LLC  
400 North Church Street  
Moorestown, NJ 08057

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



David & Lois Traino  
123 Church Road  
Marlton, NJ 08053

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

Current Owner  
882 Berkeley Place  
Mt. Laurel, NJ 08054



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Postage

Georgia Pagiavlas  
71 Hearthstone Lane  
Marlton, NJ 08053



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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

Current Owner  
880 Berkeley Place  
Mt. Laurel, NJ 08054



9589 0710 5270 1882 0618 58

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

Current Owner  
984 Tuckerton Road  
Marlton, NJ 08053



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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

Current Owner  
888 Lafayette Drive  
Mt. Laurel, NJ 08054



9589 0710 5270 1882 0619 19

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

Current Owner  
890 Lafayette Drive  
Mt. Laurel, NJ 08054



9589 0710 5270 1882 0618 89

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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



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Current Owner  
884 Berkely Place  
Mt. Laurel, NJ 08054

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1882 0618 96

U.S. Postal Service™  
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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
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Current Owner  
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Mt. Laurel, NJ 08054

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Verizon NJ  
PO Box 2749  
Addison, TX 75001

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South Jersey Gas  
1 South Jersey Plaza  
Route 54  
Folsom, NJ 08037

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Conectiv Real Estate Department  
5100 Harding Highway, Ste. 399  
Mays Landing, NJ 08330

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Comcast Cable TV  
PO Box 5025  
Cherry Hill, NJ 08034

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Current Owner  
100 Mt. Laurel Road  
Mt. Laurel, NJ 08054

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Evesham Municipal Utility  
Authority  
100 Sharp Road  
Marlton, NJ 08053

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Makarand & Ajita Ghotikar  
108 Preamble Drive  
Marlton, NJ 08053

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Matthew Dooling  
& Christina Binnig  
69 Hearthstone Lane  
Marlton, NJ 08053

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Francisco Marinas  
63 Hearthstone Lane  
Marlton, NJ 08053

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Spyridon Kapnisis & V. Kolovos  
65 Hearthstone Lane  
Marlton, NJ 08053

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Gerald & Sharon Keller  
PO Box 265  
Cherry Hill, NJ 08034

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330 Marlton LP  
1800 Bridgetown Pike  
Feasterville, PA 19053

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290 N. Maple, LLC  
Scott Lavin  
40 Lincoln Street  
Demarest, NJ 07627

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WaWa Inc.  
260 W. Baltimore Pike  
Wawa, PA 19063

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Mount Laurel, MUA  
1201 South Church Street  
Mount Laurel, NJ 08054  
Attn: Customer Service Division

# **EXHIBIT “D”**

# USA TODAY CO.



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## AFFIDAVIT OF PUBLICATION

Terri Pusey  
Stuart Platt  
The Platt Law Group  
40 Berlin RD  
Stratford NJ 08084-1404

### STATE OF NEW JERSEY, COUNTY OF BURLINGTON

The Burlington County Times, a newspaper printed and published and of general circulation in the County of Burlington, State of New Jersey, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

01/30/2026

and that the fees charged are legal.

Sworn to and subscribed before on 01/30/2026

Legal Clerk *James*

Notary, State of WI, County of Brown *Amy Kokott*

My commission expires *6/30/2029*

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### TOWNSHIP OF EVESHAM ZONING BOARD OF ADJUSTMENT

A Public Hearing of the Zoning Board of Adjustment of the Township of Evesham, County of Burlington and the State of New Jersey will be held on Monday, February 23, 2026, commencing at 7 p.m. at the Evesham Municipal Building, located at 984 Tuckerton Road on the development application of Coven Tattoo, LLC for the following relief:

Applicant requests use variance approval and waiver of site plan approval to permit the operation of a tattoo shop within the Meeting House Shopping Center, located at 300 E. Greentree Road, Unit #10, in the C-2 Zoning District. No site improvements are proposed. Use Variance approval is required because the proposed tattoo shop is not permitted in the C-2 Zoning District under the definition of "Personal Services, Neighborhood" in Section 160-5 of the Evesham Township Code.

Applicant also seeks all other variances, waivers or other relief as may be required. The Subject Property is located at 300 E. Greentree Road, Unit #10, and more particularly described as Block 8.16, Lot 1 on the Tax Map of the Township of Evesham.

Interested parties may inspect documents relative to this development application on file at the Planning & Zoning Office, Second Floor, Municipal Building, 984 Tuckerton Road, Evesham Township, New Jersey, during normal business hours.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board.

**Christopher Norman, Esquire**  
**The Platt Law Group, P.C.**  
**(856)784-8050 Ext 16**  
**ATTORNEY FOR APPLICANT**  
**Coven Tattoo, LLC**  
1/30/2026 (\$22.32)