



## Alaimo Group

200 High Street, Mount Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452  
201 Willowbrook Blvd, Wayne, New Jersey 07470 Tel: 973-523-6200 Fax: 973-523-1765

February 10, 2026

Chair Thomas, and Board Members  
Evesham Township Zoning Board  
984 Tuckerton Road  
Marlton, New Jersey 08053

Re: Evesham Township Zoning Board  
Rachel Friel  
Application #Z26-01  
Coven Tattoo Studio  
300 E. Greentree Road  
C2 – Commercial-2 Zone  
Block 8.16, Lot 1  
**Use Variance Request**  
***Planner's Report***  
Our File No: A-1398-0045-000

Dear Chair Thomas and Board Members:

We have reviewed the submission package and floor plan for the referenced application and are familiar with the site. The property is located along East Greentree Road within the Meeting House Square Shopping Center. The applicant is proposing to occupy Unit #10 for the purpose of operating a tattoo studio. It should be noted that the unit in question was previously occupied by a T-Mobile store. No site improvements are proposed. Tattoo shops are not permitted in the Commercial-2 (C-2) zone. The Land Development Form indicates a request for a use variance; however the submitted narrative statement requests a use variance and a site plan waiver.

### **Variance Requests:**

1. Section 160-69 of the Ordinance does not list tattoo studios as a permitted use in the Commercial -2 (C-2) Zone. **The applicant requests a D(1) Use Variance to permit the proposed tattoo shop use.**

### **Our comments:**

2. The applicant is requesting a use variance related to MLUL 40:55D-70d. As the Zoning Board is aware, these variance requests may be granted based on proofs presented by the applicant, with determination that the proofs are met. The applicant must convince the Board of **all** of the following:

**- Consulting Engineers -**

Civil • Structural • Mechanical • Electrical • Environmental • Planners

- a. There are “special reasons” why the use should be permitted in a zone where it is not allowed under the Ordinance. The elements of “special reasons” are:
  - The proposed project carries out a purpose of the Zoning; **or**
  - Refusal to allow the project would impose on the applicant an undue hardship.
- b. The proposed site is particularly suited for the proposed use.
- c. An “enhanced quality of proof”
  - The variance being requested will not be inconsistent with the intent and purpose of the Master Plan and Zoning Ordinance.
  - There is a valid reason why the variance should be granted despite the fact that it is not permitted under the Zoning Ordinance.
- d. An applicant for a “use variance” must also satisfy the “negative criteria”:
  - If the variance is granted there will not be a substantial detriment to the public good; **and**
  - The granting of the variance will not substantially impair the intent and purpose of the Zone Plan and Zone Ordinance.
3. Confirmation should be provided regarding the site plan submission waiver request.
4. Applicant to provide testimony to the operations of the tattoo shop, including hours of operations, number of employees, type of office use, frequency of patrons visiting the business.
5. Applicant to provide testimony to parking on site.
6. Section 160-27 of the Ordinance requires all nonresidential uses to provide and utilize outside trash enclosures (dumpsters) for the elimination of trash and/or garbage. Applicant to provide testimony to the operations of the storage of trash/recycling on site and removal of trash/recycling off site.
7. Applicant to provide testimony and details as to proposed signage. Applicant to confirm whether or not the location will be the same as the existing T-Mobile wall sign. Compliance with Section 160-75 of the Ordinance regarding signage is required.
8. Applicant to present floor plans to the Board for review.

Should you need additional information, please contact us.

Sincerely,

ALAIMO GROUP



Richard Hunt, PP, AICP  
Senior Project Manager

RH/DV

- c: Evesham Township Zoning Board Members  
Kevin Rijs, Director of Community Development  
Matt Wieliczko, Esq., Board Solicitor  
Jennifer Newton, Administrative Officer/Board Secretary, Evesham Township  
Rakesh Darji, PE, PP, CME, Board Engineer  
Stacy Arcari, PE, Board Traffic Engineer  
Dan Vechesky, Associate, Alaimo Group

Q:\Projects\A13980045000\Docs\Reports\Z26-01 - Friel Use variance - Planners Report.docx