



# Township of Evesham

"Respecting Diversity, Preserving Dignity"

Mayor Jaelyn Veasy - Councilwoman Heather Cooper - Councilwoman Ginamarie Espinoza - Councilman Eddie Freeman, III - Councilwoman Patricia Hansen

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • www.evesham-nj.org

## Zoning Board of Adjustment

### Agenda

May 13, 2024

7:00 P.M.

Revised 5/10/2024

**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, Chairperson	Patrick Carragher, Vice Chair
Michael Grantner, Member	Sean Masson, Member
Victoria Smith, Member	Michael Thompson, Member
Andrew Willmott, Member	
Dr. Vinita Ganju, Alt. #1	Roger Graterol, Alt. #2
Lloyd Humphrey, Alt. #3	Jack Lynn, Alt. #4

**V. Continuation of scheduled matters:**

1. **870 Route 70 East:** Block 16, Lot 3 & 3.03 **Z23-15**  
 CareOne at Evesham Zone: C-1 (Commercial 1)  
Application: Amended Preliminary/Major Site Plan, "D" variances and "C" variances for a building addition and additional parking.  
*Carried to June 17, 2024 Zoning Board of Adjustment meeting.*

1. **150 Route 70 East:** Block 13.60, Lot 1 **Z23-19**  
 Wal-Mart Real Estate Business Trust Zone: C-1 (Commercial 1)/EVCO  
 Existing Use: Shopping Center  
 Proposed Use: Shopping Center with Trailer Storage  
 Attorney: Donald M. Pepe, Esq.  
Application: Request for "D" variance and "C" variances for 37+/- storage shipping containers proposed for front parking lot, side of building, and rear of building.  
*Carried to June 17, 2024 Zoning Board of Adjustment meeting.*



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2. **293 Tomlinson Mill Road:** Block 42, Lot 11.03, 11.04, 12 & 13 **Z24-04**  
Nick & Danielle F. Zone: RD-3 (Rural Development)  
Application: "C" variance for second floor addition and front porch to a nonconforming structure  
Side yard setback required 25'/Proposed 4.84'  
Front yard setback required 50'/Proposed 26.07'  
*Carried to June 17, 2024 Zoning Board of Adjustment meeting.*

## VI. New Business

1. **730 Route 73. South, Suite 748:** Block 35.07, Lot 7 **Z24-03**  
Five Below Zone: C-1 (Commercial 1)  
Existing Use: Vacant tenant space in commercial shopping center  
Proposed Use: New tenant in commercial shopping center  
Attorney: Augusta M. O'Neill, Esq.  
Application: "C" variance to permit a 102.4 S.F. façade sign where 80 S.F. is allowed, 160-75.M.(1)(a)
2. **735 Route 70 West:** Block 5, Lot 2.08 **Z23-14A**  
Bertino, FHG, Inc. Zone: C-1 (Commercial 1)/EVCO  
Attorney: Dennis E. Block, Esq.  
Application: Use variance for adult retail/adult bookstore business
3. **4 Pickwick Drive:** Block 7.04, Lot 2 **Z24-06**  
Robert O. Zone: MD (Medium Density)  
Existing Use: Residential Proposed Use: Deck  
Application: "C" variance for a replacement and extension of an existing wood deck, Chapter 160-64(E.)(1)  
Rear yard setback required 25'/Proposed 20'
4. **47 Lexington Circle:** Block 13.72, Lot 1 **Z24-07**  
Kevin L. Zone: MD (Medium Density)  
Existing Use: Residential Proposed Use: In-ground pool  
Application: "C" variances for pool equipment in the front yard setback, Chapter 160-64E and 6' fence in front yard setback, Chapter 160-22B
5. **3 Normandy Road:** Block 11.31, Lot 7 **Z24-08**  
Karen & Nick J. Zone: LD (Low Density)  
Existing Use: Residential Proposed Use: in-ground pool  
Application: "C" variance for in-ground pool, Chapter 62-62  
Rear yard setback required 15'/Proposed 5.4'



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- VII. Minutes from Previous Meeting:** April 15, 2024 Meeting
- VIII. Memorialization of Resolutions:**  
2024-ZB-03: MGA Petroleum, 936 Route 70 West (Block 4, Lot 1) Z23-20
- IX. Public Comment**
- X. Board Comment**
- XI. Communication/Organization**
- XII. Adjourn**

If you cannot attend the meeting, please contact the Board Secretary - [newtonj@evesham-nj.gov](mailto:newtonj@evesham-nj.gov)

## **Upcoming Meeting Dates – 2024**

6/11\* 6/17 7/15 (reorg)

*\*irregular meeting dates – Special Meeting*