

Luke R. Grabiak, Esquire
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October 10, 2025

VIA UPS OVERNIGHT

Jennifer A. Newton
Township of Evesham
Zoning Board of Adjustment
984 Tuckerton Road, Rm #204
Marlton, New Jersey 08053



RE: FLAGSHIP NEW JERSEY PROPCO, LLC
235 N. MAPLE AVENUE (A/K/A 200 GREENTREE ROAD), BLOCK 8.15, LOT 2.02, EVESHAM TWP, NJ

Dear Ms. Newton:

Our firm represents Flagship New Jersey Propco, LLC (“Applicant”), contract purchaser of property located at 235 N. Maple Avenue (a/k/a 200 Greentree Road) and designated as block 8.15, lot 2.02 on the municipal tax map. The property is currently improved with a former Rite-Aid building and associated improvements. The Applicant seeks a D(1) use variance to convert the existing building to a new Flagship Car Wash. This is a bifurcated use variance application. The Applicant will return to the Board for site plan and any other approvals that may be required if the use variance is granted.

I enclose the following:

1. One (1) original and sixteen (16) copies of a Land Development Application, including a summary of application and checklists;
2. Six (6) full size and eleven (11) reduced size copies of a Use Variance Plan, prepared by BL Companies, dated September 25, 2025 (1 sheet);
3. Seventeen (17) reduced size copies of an Architectural Site Plan, prepared by BL Companies, dated April 9, 2025 (3 sheets);
4. Seventeen (17) reduced size copies of an ALTA/NSPS Land Title Survey, prepared by BL Companies, dated July 28, 2025, last revised August 18, 2025 (1 sheet);
5. Seventeen (17) copies of color photographs of the property (4 sheets);
6. Two (2) copies of a title commitment, issued by First American Title Insurance Company National Commercial Services, dated March 10, 2025;
7. One (1) copy of an Escrow Agreement;

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8. One (1) copy of an ownership disclosure statement;
9. One (1) copy of a W-9;
10. Three (3) checks payable to the Township of Evesham, in the amounts of \$250.00 (application fee), \$10.00 (200 ft list) and \$2,500.00 (escrow fee);
11. An electronic copy of the entire application.

We would like to meet with your professionals for an informal concept review of this application prior to appearing before the Board. Please provide our office with your professionals' availability.

Thank you.

Very truly yours,
DEL DUCA LEWIS & BERR, LLC

Luke R. Grabiak

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LRG:gml
Enclosures

cc: John Lombardo (via e-mail)
Jose Lazo, PE (via e-mail)
John McDonough, LA, PP, AICP (via e-mail)
Nathan Mosely, PE, CME (via e-mail)
Derek Keil, RA (via e-mail)

