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March 10, 2026  
22234 00

Re: Flagship Car Wash  
**Completeness Review**  
325 N Maple Avenue (a/k/a 200 Greentree Road)  
Block 8.15, Lot 2.02  
Application # Z25-28

Ms. Jennifer Newton, Board Secretary  
Township of Evesham  
984 Tuckerton Road  
Marlton, NJ 08053

Dear Ms. Newton:

Our office has reviewed the following information, prepared by BL Companies, unless otherwise noted, for completeness:

1. Land Development Application with Summary of Application and Checklists.
2. List of requested relief.
3. ALTA/NSPS Land Title Survey, dated July 28, 2025, revised to August 18, 2025.
4. Preliminary and Final Major Site Plan, dated January 30, 2026, consisting of the following:
  - a. Cover Sheet, G0.00, sheet 1 of 28.
  - b. General Notes, G0.01, sheet 2 of 28.
  - c. Existing Conditions Plan, V1.00 sheet 3 of 28.
  - d. Existing Proximity Plan within 200 FT, V1.01, sheet 4 of 28.
  - e. Demolition Plan, C0.00, sheet 5 of 28.
  - f. Site Plan, C1.00, sheet 6 of 28.
  - g. Truck Turning Movements and Sight Triangle, C1.20, sheet 7 of 28.
  - h. Site Details, C1.100-C1.108, sheets 8-16 of 28.
  - i. Grading and Drainage Plan, C2.0, sheet 17 of 28.
  - j. Grading and Drainage Details, C2.100, sheet 18 of 28.
  - k. Site Utilities Plan, C3.00, sheet 19 of 28.
  - l. Site Utilities Plan Details, C3.100-C3.102, sheets 20-22 of 28.
  - m. Soil Erosion and Sediment Control Plan, C4.01, sheet 23 of 28.
  - n. Soil Erosion and Sediment Control Notes, C4.100, sheet 24 of 28.
  - o. Soil Erosion and Sediment Control Details, C4.101, sheet 25 of 28.
  - p. Landscape Plan, C5.00, sheet 26 of 28.
  - q. Landscape Notes and Details, C5.100, sheet 27 of 28.
  - r. Lighting Plan by others, C6.00, 28 of 28.
5. Floor Plan and Elevations, dated January 30, 2026, 2 sheets.
6. Traffic Engineering Assessment, prepared by Shropshire Associates, LLC, dated February 2, 2026.
7. Phase I Environmental Site Assessment Report, Partner Engineering and Science, Inc., dated July 25, 2025.
8. Preliminary Assessment Report, Partner Engineering and Science, Inc., dated July 25, 2025.
9. Stormwater Analysis Report, dated January 30, 2026.

## 10. Green Development Checklist.

**General Information**

Applicant: Flagship New Jersey Propco, LLC

Owner: 290 N. Maple, LLC

Attorney: Damien O. Del Duca, Esq.  
Del Duca Lewis & Berr, LLC

Engineer: Jose Lazo, PE  
BL Companies

Traffic Engr: Nathan B. Mosley, PE, CME  
Shropshire Associates, LLC

Planner: John McDonough, LA, PP, AICP  
John McDonough Associates, LLC

Architect: Kelly Beaufreau-Hwang, AIA  
BL Companies

**Completeness Review**

Our office has reviewed the above referenced documents for completeness. The Land Development checklists were utilized as a guide, and the requested submission waivers are noted.

Land Use Regulations, §94 Attachment 1

#3	Environmental Impact Report and Cultural Resources Survey. <i>A submission waiver is recommended.</i>
#5	A copy of the approval by the Burlington County Planning Board shall be submitted with the final application. <i>This approval has not yet been provided. The applicant should request a submission waiver from providing at the time of application. Burlington County Planning Board approval will be required.</i>
#7	Phone and fax #s of the owner and applicant – <i>A submission waiver is recommended.</i>
#44	Location and dimensions of loading/unloading area – <i>The applicant is requesting a bulk variance.</i>
#75	Tree Protection Management Plan, when tree removal is proposed – <i>The landscaping plan provides this information.</i>

Land Use Regulations, §94 Attachment 1

#5	Email address of owner and applicant – <i>This information is provided with the Application but not on the plan; a submission waiver is recommended.</i>
#7	Tree Protection Management Plan – <i>The landscaping plan provides the required information.</i>
#10	Environmental Impact Report and Cultural Resources Survey – <i>A submission waive is recommended.</i>

Note that all approvals and permits will be required to be finalized and submitted to the Township at the time of conformance to resolution should the Board act favorably upon the application.

At this time, the application is deemed **complete**, upon relief requested for the submission waivers.

**Permits and Approvals**

1. The following is a list of outside agency approvals which may be required for this application (this summary is provided as a response to various checklist item submission requirements):
  - a. Evesham Township Construction Code Official.

- b. Evesham Township MUA.
- c. Burlington County Planning Board.
- d. Burlington County Soil Conservation District.
- e. Any and all others that may be required.

**Administrative**

2. All future re-submissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board's professional staff.
3. We reserve the opportunity to make further comments in our review of plans and documentation should additional information become available to address this initial review.

Should you or the Applicant have any questions, please do not hesitate to contact our office.

Sincerely,



Rakesh R. Darji, PE, PP, CME, CFM  
*Planning Board Engineer*



Stacey Arcari, PE, PP, CME, PTOE  
*Planning Board Traffic Engineer*

RRD/mbs

Cc: Kevin Rjis, Director of Community Development, ([rjisk@evesham-nj.gov](mailto:rjisk@evesham-nj.gov))