

Damien O. Del Duca, Esquire  
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February 13, 2026

**VIA HAND DELIVERY**

Jennifer A. Newton  
Zoning Board of Adjustment  
Evesham Township  
984 Tuckerton Road  
Marlton, NJ 08053

**RE: FLAGSHIP CAR WASH  
FLAGSHIP NEW JERSEY PROPCO LLC  
235 N. MAPLE AVENUE, BLOCK 8.15, LOT 2.02,  
EVESHAM TOWNSHIP, NEW JERSEY**

Dear Ms. Newton:

This firm represents Flagship New Jersey Propco LLC (“Applicant”), contract purchaser of the property located at 235 North Maple Avenue (also known as 200 Greentree Road) and designated as block 8.15, lot 2.02 on the Evesham Township municipal tax map (the “Property”). The Property is approximately 3.65 acres and is currently a vacant Rite Aid. The Property is located in the Township’s C-2 (Commercial 2) zoning district. The Applicant seeks to redevelop the Property into a car wash facility. A car wash is not a permitted use in the C-2 zoning district.

On October 10, 2025, the Applicant applied to the Zoning Board for a D(1) use variance. That application was not scheduled for a public hearing. The Applicant now amends that application to include both a D(1) use variance and preliminary and final major site plan approval, together with any bulk variances and other approvals that are required. The enclosed application supersedes the initial application filed on October 10, 2025.

I enclose the following:

1. One (1) original and nineteen (19) copies of application, including completed checklists and summary;
2. Twenty (20) copies of a completed Green Development Checklist;
3. Nine (9) full-sized copies of a Preliminary/Final Major Site Plan, prepared by BL Companies, dated January 30, 2026 (Sheets 1–28);
4. Eleven (11) reduced-size copies of a Preliminary/Final Major Site Plan, prepared by BL Companies, dated January 30, 2026 (Sheets 1–28);
5. Nine (9) full-sized copies of an ALTA/NSPS Land Title Survey, prepared by BL Companies, dated August 19, 2025 (Sheet AL-1);

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6. Eleven (11) reduced-size copies of an ALTA/NSPS Land Title Survey, prepared by BL Companies, dated August 19, 2025 (Sheet AL-1);
7. Nine (9) full-sized copies of architectural floor plans and elevations, prepared by BL Companies, dated January 30, 2026 (2 sheets);
8. Eleven (11) reduced-size copies of architectural floor plans and elevations, prepared by BL Companies, dated January 30, 2026 (2 sheets);
9. One (1) copy of a Traffic Engineering Assessment, prepared by Shropshire Associates LLC, dated February 2, 2026;
10. Two (2) copies of a Phase I Environmental Site Assessment Report, prepared by Partner Engineering and Science, Inc. dated July 25, 2025;
11. Two (2) copies of a Preliminary Assessment Report, prepared by Partner Engineering and Science, Inc. dated July 25, 2025;
12. Two (2) copies of a Stormwater Analysis Report, prepared by BL Companies, Inc., dated January 30, 2026;
13. One (1) list of requested variances and design waivers;
14. One (1) list of property owners within 200' of the Property;
15. One (1) copy of a title commitment issued by First American Title Insurance Company National Commercial Services, Commitment Number NCS-1254906-MD61, dated March 10, 2025;
16. One (1) owner and applicant certification;
17. One (1) signed escrow agreement;
18. One (1) completed tax collector certification;
19. One (1) ownership disclosure statement;
20. One (1) W-9;



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21. Two (2) checks payable to Evesham Township, in the amounts of \$1,050.00 (application fees) and \$9,064.00 (escrow fee). These amounts represent the additional fees owed, beyond what the Applicant paid in October;
22. One (1) check payable to Evesham Township Fire District No. 1, in the amount of \$500.00 (major site plan review fee); and
23. An electronic copy of this submission.

Please review this application for completeness and place this matter on the next available Zoning Board agenda.

Very truly yours,  
DEL DUCA LEWIS & BERR, LLC

*Damien O. Del Duca*

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DOD:  
Enclosures

cc: Judy Knop (via e-mail)  
Kelly Sterling (via e-mail)  
Nathan Mosley (via e-mail)  
Michael Layton (via e-mail)  
Jose Lazo (via e-mail)  
John McDonough (via e-mail)  
Derek Keil (via e-mail)

