

Operations Summary
Evesham Township Zoning Board of Adjustment
Flagship New Jersey Propco LLC
Block 815, Lot 2.02

Spotless Brands:

The applicant, Flagship New Jersey Propco, LLC, will operate the proposed car wash under the name “Flagship Car Wash”. Flagship Car Wash is a Spotless Brands concept. Spotless Brands is a super regional car wash company, which currently owns and operates over (225) car wash locations throughout the country across five brands; the operating brand on the East coast is Flagship, which operates several differentiated concepts across more than (40) locations. The concept proposed for the Evesham Township location is our "flex" model owing to the fact that it provides the customer with the ultimate flexibility regarding their car wash experience as outlined below. We opened a similar project in late 2025 in Vineland, NJ, which was also a repurpose of a former Rite Aid building. Flagship is in the process of developing flex car washes in multiple locations throughout New Jersey.

Customer Experience:

Upon entering the site from any of the access points to the site, the customer will proceed to one of three pay station lanes to process their transaction. Members will proceed directly through the pay station, while non-members will be greeted by a Flagship employee who will explain the options available and assist the customer with processing payment at the pay station. The customer will then drive to the entrance to the wash tunnel and will proceed through the wash tunnel while still in their vehicle as directed by Flagship employees. Upon exiting the wash tunnel, the customer has three options to proceed:

- The customer can simply leave the site if they selected a wash only package.
- The customer can loop back into the building and enter one of (2) dry belts if they selected that option; once the car is loaded onto the belt, the customer will exit their car and proceed to a waiting room while employees of the car wash vacuum the interior of the car, clean the windows and do a final wipe of the car. Once the service is complete, the customer will pick up their car at the end of the dry belt and will be directed to exit the building by Flagship employees.
- The customer can proceed to the vacuum stalls, where they can vacuum the inside of their car and use towels provided to do a final wipe of the car.

Employees on site:

On a typical shift there will be approximately (10) to (12) employees on site as follows:

- One to two employees will be located at the pay stations to greet customers and process them through the pay station and into the wash tunnel.
- Two employees will be in the wash tunnel to direct customers into and out of the tunnel and to ensure there are no issues processing cars through the tunnel.
- Six to eight employees will be in the dry belts to perform the services described above.
- One to two employees will be monitoring the exterior of the site, monitoring traffic flow to ensure efficiency and monitoring the vacuum stations to ensure customers are abiding by the rules and regulations regarding noise and stay time, and ensuring that trash and used towels are put in the appropriate receptacles; these typically will be the same team members monitoring the pay stations.

- All on-site personnel are Flagship employees that undergo a (3) to (4) week training program led by the Flagship operations team prior to opening.

Miscellaneous Operations:

- Flagship currently operates from 8 a.m. until 8 p.m., seven days a week.
- Flagship recycles a portion of their wastewater.
- Flagship uses environmentally sensitive products.