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Summary of Application
Township of Evesham Zoning Board of Adjustment
Flagship New Jersey Propco, LLC
Block 8.15, Lot 2.02
235 N. Maple Avenue

Flagship New Jersey Propco, LLC (the "Applicant") is the contract purchaser of real 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 approximately 3.65 acres and is currently improved with a vacant Rite Aid. The Applicant proposes to convert the existing Rite Aid building to a Flagship Car Wash. The property is located in the C-2 Commercial zoning district where car washes are not a permitted use. The Applicant seeks a D(1) use variance for the proposed car wash use. This is a bifurcated use variance application. The Applicant will return to the Zoning Board for site plan and any other approvals if the use variance is granted. This is permitted under the Municipal Land Use Law. Although the enclosed use variance plan is not yet fully engineered, the final design will be substantially consistent with such plan. The Applicant also intends to make improvements to the building itself, and those improvements are shown on the enclosed architectural exhibits.

Flagship Car Wash is a Spotless Brands company. Spotless Brands operates car washes in at least eight states, and they are expanding into at least nine additional states including New Jersey. Their concept in New Jersey will be called Flagship Car Wash. They have a strong record of success in their current markets. The Applicant intends to adaptively re-use and renovate the existing Rite Aid building to accommodate a "flex car wash." In a flex car wash, the customer will select the level of service at an ordering kiosk, enter a wet tunnel where their car will receive a thorough wash, and they will then have the option to continue into a dry tunnel in which the car will be dried and detailed based on the services selected, proceed to an exterior vacuum parking area, or simply exit the property without drying their vehicle. The Applicant is pursuing this adaptive re-use of closed pharmacies in multiple locations, and it has found that the pharmacy building size and shape are particularly suitable for this flex car wash concept.

In order to obtain a use variance for a car wash at this location, the Applicant must demonstrate that the proposed use promotes the general welfare of the community because the site is particularly suitable for the intended use, even though a car wash is not expressly permitted in the C-2 zone. The Applicant will demonstrate that it can successfully adapt the existing pharmacy building for a flex car wash. This adaptive re-use promotes various purposes of zoning. It will take a prominent site and return it to productive use in a responsible way. The unique shape of the property also lends itself to the proposed car wash use which requires several drive aisles, including a pay lane that can accommodate stacking. In other words, the car wash use fits the unique shape of the Property. In addition, the Property is particularly suitable for a car wash use because it has three separate accesses, allowing cars to enter, navigate and exit the site with minimal traffic issues.

The Property also has the following existing non-conforming conditions:

1. Section 160-32D(2) – minimum number of loading areas: 1 required; 0 provided (ENC); and
2. Section 160-32(B)(5) – minimum front setback for parking (commercial): 50 feet required; 23 feet proposed (ENC).

Testimony will be provided that the proposed conversion to a car wash will not exacerbate the existing non-conforming conditions.

The Applicant must also satisfy the "negative criteria," namely, it must demonstrate that the Board can grant the use variance without substantial detriment to the public good and without substantially impairing the

purpose and intent of the zone plan and zoning ordinance. The Applicant will satisfy the negative criteria. This carwash will not change the nature and character of this busy commercial corridor, nor will it create a substantial negative impact on the surrounding neighborhood or roadway network. Additionally, the proposed use is consistent with the intent and purpose of the ordinance and master plan. The car wash satisfies the bulk requirements in the C-2 zone and any nonconformities are pre-existing.

The Applicant also requests the following submission and design waivers:

1. Submission Checklist #24 - Existing rights-of-way and/or easements on and within 200 feet of the tract: partial waiver requested. Rights-of-way and easements provided for subject property.

The Applicant also requests any additional variances, submission waivers, additional exceptions, design waivers, de minimis exceptions, interpretations, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions, conditional use approval, other approvals reflected on the plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application by the Board and its professional staff, and permits requested or required by the Board at the public hearing.