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April 14, 2026
22050 02

Re: Russell Speeders Car Wash
Completeness Review #2
987 Route 73 South
Block 36, Lot 7 (Evesham Township)
Block 222, Lot 7 (Voorhees Township)
Application # Z26-08

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 Avila Engineering, unless otherwise noted, for completeness:

1. Land Development Application with Summary of Application and Checklists.
2. List of requested relief.
3. Existing Conditions Plan, dated July 22, 2025.
4. Minor Site Plan, dated January 5, 2026, revised to April 3, 2026.
 - a. Cover Sheet
 - b. Demolition Plan, Site Plan and Grading Plan.
 - c. Construction Details
5. Survey, prepared by Avila Engineering, dated July 22, 2025, revised to April 2, 2026.
6. Site and Sign Location Plans, prepared by Egan Sign, most recent revision February 16, 2026, 7 sheets.
7. Architectural Plans, prepared by Way Maker Architecture, dated February 20, 2026, 4 sheets.

General Information

Applicant: Russell Speeder's Car Wash of NJ, LLC

Owner: Platinum Properties, LLC

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

Engineer: Michael Avila, PE
Avila Engineering

Architect: Jared Weaver, AIA
Way Maker Architecture

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

#2	Environmental Assessment Report. <i>A submission waiver is requested.</i>
#3	Environmental Impact Report and Cultural Resources Survey. <i>A submission waiver is requested.</i>
#4	Traffic Impact Study. <i>A submission waiver is requested.</i>
#23	Information within 200 FT of property. <i>A submission waiver is requested to provide what is needed due to the scope of the project.</i>
#24	Existing ROWs and/or easements within 200 FT of property. <i>A submission waiver is requested to provide what is needed due to the scope of the project.</i>
#26	Existing and proposed contours. <i>A submission waiver is requested. Information provided for the proposed work.</i>
#32	Square footage allocated per building. <i>A submission waiver is requested.</i>
#42	Location and dimensions of adjacent and opposite driveways. <i>A submission waiver is requested.</i>
#49	Sight Triangles. <i>A submission waiver is requested.</i>
#74	Landscaping. <i>A submission waiver is requested.</i>
#75	Tree Protection Management Plan, when tree removal is proposed – <i>Per the applicant, no tree removal proposed.</i>

Land Use Regulations, §94 Attachment 1

#5	Square footage allocated per building, existing and proposed contours and existing and proposed ROWs. <i>The applicant is requesting submission waivers.</i>
#7	Tree Protection Management Plan – <i>Per the applicant, no tree removal is proposed.</i>
#8	Traffic Impact Statement – <i>The applicant is requesting a submission waiver</i>
#9	Environmental Assessment Report – <i>The Applicant is requesting a submission waiver.</i>
#10	Environmental Impact Report and Cultural Resources Survey – <i>The applicant is requesting a submission waiver.</i>

- Our office can support the submission waivers requested with the exception the following:
 - Testimony will be provided.** #4/#8 - Traffic Impact Study: As a minimum, a trip generation report and operations statement should be provided.
 - Provided.** #74 - Landscaping: The applicant is proposing to remove approximately 75 FT of landscaping along the northern property line. There is a residential dwelling adjacent to the parcel. Buffering of 40 FT is required. The removal of the landscaping removes the buffer. In addition, the drive aisle is now approximately 7 FT from the property line. A landscaping plans should be provided.
 - Provided.** #75/#7 - Tree Removal: Notes provided on the checklists state that no trees are to be removed. There is a landscaped area identified on the demolition plan depicting an area of approximately 1,300 SF to be removed. Further information is required.
 - Testimony will be provided.** #2/#9 – Partial submission waiver, noise requirements as described by the Environmental Impact Report, should be summarized.
- 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**, pending receipt of requested information.

Permits and Approvals

3. 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. Burlington County Planning Board.
 - c. Burlington County Soil Conservation District.
 - d. New Jersey Department of Transportation.
 - e. Voorhees Township.
 - f. Any and all others that may be required.

Administrative

4. 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.
5. 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)