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March 4, 2026

**VIA HAND DELIVERY**

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



**RE: PROMENADE CAR WASH  
RUSSELL SPEEDER'S CAR WASH OF NEW JERSEY, L.L.C.  
987 ROUTE 73 SOUTH, BLOCK 36, LOT 7, EVESHAM TOWNSHIP, NEW JERSEY  
987 ROUTE 73 SOUTH, BLOCK 220, LOT 7, VOORHEES TOWNSHIP, NEW JERSEY**

Dear Ms. Newton:

This firm represents Russell Speeder's Car Wash of New Jersey, L.L.C. ("Applicant"), tenant at the property located at 987 Route 73 and designated as block 36, lot 7 on the Evesham Township municipal tax map and block 220, lot 7 on the Voorhees Township municipal tax map. This Application will pertain only to block 36, lot 7 in Evesham Township (the "Property"). No work is proposed in the Voorhees Township portion of the overall tract. The Property is approximately 0.66 acres and currently operates as The Promenade Car Wash. The Evesham Township portion of the Property is located in the Township's C-1 Commercial 1 zoning district. Car washes are a conditional use in the C-1 zone, pursuant to Section 160-68.C(5) and Section 161-1.C(9).

The Applicant seeks D(3) conditional use variance and minor site plan approval to add a three-lane canopy structure to the existing car wash, for the cover of employees who are performing full-service operations under the canopy, along with a pay kiosk, digital menu board, and new pavement and curb areas. The Applicant also proposes to rebrand this location, using exterior paint and signage.

The Applicant also seeks bulk variance approval along with any design exceptions, submission waivers and any other approvals that may be required by the Board.

I enclose the following:

1. One (1) original and sixteen (16) copies of a completed Land Development Application including checklists and summary;
2. Six (6) full-sized copies of a Minor Site Plan, prepared by Avila Engineering dated January 5, 2026, last revised January 30, 2026 (Sheets 1-3);
3. Eleven (11) reduced-size copies of a Minor Site Plan, prepared by Avila Engineering dated January 5, 2026, last revised January 30, 2026 (Sheets 1-3);

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4. Seventeen (17) copies of an Existing Conditions Plan, prepared by Avila Engineering dated July 22, 2025 (1 sheet);
5. Six (6) full-sized copies of architectural plans and elevations, prepared by Way Maker Architecture dated February 20, 2026 (Sheets A0.0, A0.1, A2.0 & A2.1);
6. Eleven (11) reduced-size copies of architectural plans and elevations, prepared by Way Maker Architecture dated February 20, 2026 (Sheets A0.0, A0.1, A2.0 & A2.1);
7. Seventeen (17) copies of signage plans, prepared by Egan Sign dated April 11, 2025, last revised February 16, 2026 (7 sheets);
8. One (1) copy of a list of property owners within 200' of the Property (Evesham), and one (1) copy of a request for a list of property owners within 200' of the Property (Voorhees);
9. One (1) ownership disclosure statement;
10. One (1) W-9;
11. Two (2) checks, payable to Evesham Township, in the amounts of \$400.00 (application fees) and \$3,500.00 (escrow fee); and
12. 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*

Damien O. Del Duca, Esquire

DOD:sed  
Enclosures

cc: T.C. Nales (via e-mail)  
Matt Bruggeman (via e-mail)  
Michael Avila (via e-mail)  
Nicole Sievers (via e-mail)

