



Evesham Township  
 984 Tuckerton Road  
 Marlton NJ 08053  
 (856) 983-2914

Date Issued: 2/26/2026  
 Application Number: 0010  
 Application Date: 1/7/2026  
 Project Number: \_\_\_\_\_  
 Permit Number: ZP260064  
 Fee: \$100.00 CHK 1731

# Zoning Permit

Worksite **987 ROUTE 73 SOUTH**  
 Location: **MARLTON, NJ 08053**

Owner: **PLATINUM PROPERTIES LLC**  
 Address: **987 ROUTE 73 SOUTH**  
**MARLTON, NJ 08053**

Applicant: **PLATINUM PROPERTIES LLC**  
 Address: **987 ROUTE 73 SOUTH**  
**MARLTON, NJ 08053**

Block: 36 Lot: 7 Qualifier: \_\_\_\_\_ Zone: C-1

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: Neighborhood Commercial

- Non Conforming Use  Non Conforming Structure

Proposed Use: (None)

**Work Description:**

**Install 39.9 S.F. illuminated channel letter facade sign - Speeders Car Wash - and 32 S.F. non-illuminated cabinet sign attached to existing monument columns as per plans revision dated 2/16/2026.**

**Building color and trim to be painted as per plans revised 2/16/2026.**

**Note: Interior signs visible from the exterior, permanent window signs/decals covering greater than 10% of windows, opening signs/banners of any type require a separate permit.**

**A temporary facade sign, pending the erection of a permanent sign may be installed for a period of no longer than 30 days.**

Application Approved Date: 2/26/2026

Building Permit: C-26-0359

Upon review it was determined that the Zoning Permit is:

- Permitted by Ordinance  
 Permitted by Variance approved on: 7/18/2011 - ZB-18-15A  
 Approved with Conditions  
 Valid Nonconforming Use/Structure is established by  
 Zoning Board of Adjustment  Zoning Officer

Jennifer A. Newton, Administrative Officer

2/26/2026  
 Date



# Township of Evesham

**RECEIVED**  
JAN 07 2026

## Zoning Permit Application

Township Zoning Code Chapter 160-9

Please review all Application Procedures and Filing Fee on the reverse side of this form prior to submission.  
Application fee is non-refundable. Please Note: Review may take up to 10 business days.

Block: 36 Lot: 7 Zone: C-1

Does the property have well & septic? [ ] No [ ] Yes

Does the property have a variance approval? [ ] No [ ] Yes (if yes, please include resolution with application)

**Note:** If this property is governed by a Homeowners Association (HOA) which requires their approval, that approval must be sought from the association separately. The issuance of a Zoning Permit does not replace or negate a property's owner's responsibility or requirement to obtain their association's approval.

**Please print**

Work Site Address: 987 Route 73 S Marlton, NJ

Contractor: DCI Signs

Applicant/Owner: Platinum Properties, Inc

Contact Name: Joshua Alvarez

Address: 987 Route 73 South Marlton, NJ

Address: 110 Riverside Ave Newark, NJ

Telephone: 9736709189 08053

Telephone: 9733500400

Email: \_\_\_\_\_

Email: joshua@dcisigns.com

Primary Contact for this Application: Owner [ ] Contractor  Other [ ] \_\_\_\_\_

Email address where approval is to be sent: joshua@dcisigns.com

Use of Property: Former Use: Car wash Proposed Use: Car wash

**Type of Work (check all that apply):**

- Fence - If the fence acts as a pool barrier a UCC permit is required. Please see "UCC Guidance" on reverse.  
Fence Height (front yard) \_\_\_\_\_ (side yard) \_\_\_\_\_ (rear yard) \_\_\_\_\_
- Shed or similar accessory building [ ] Deck [ ] Finished Basement [ ] Patio
- Pool or Hot Tub (specify below) [ ] Standby generator [ ] Addition
- Driveway expansion (DPW approval may be needed) [ ] New Building
- Business sign (commercial only) [ ] Tenant fit out or expansion (commercial only)
- Other Work Type: \_\_\_\_\_

*Erik.Carl@cgansign.com*

**Detailed description of the proposed work, including dimensions/square footage, use, and/or activities or services proposed at the property:**

Install New Channel letter and Install New Monument Cabinet

**Proposed setbacks (distance from property line, excluding fences/interior projects):**

Front Yard \_\_\_\_\_ Rear Yard \_\_\_\_\_ Right Side \_\_\_\_\_ Left Side \_\_\_\_\_

I am the (circle one) Property Owner, Contractor, Tenant, Other (specify \_\_\_\_\_) making this application. I hereby certify that the owner of record authorizes the proposed work and, as his/her/their agent, we agree to conform to all applicable laws and regulations of this jurisdiction. The undersigned certifies the information stated in this application and submissions made therewith are true and correct. If any of the statements are willfully false, the undersigned understands they are subject to punishment.

Signature: [Signature] Print Name: Joshua Alvarez Date: 1/5/26

ZONING OFFICE USE ONLY			
Date Paid: <u>1/7/26</u>	Cash/Check #: <u>1731/100.-</u>	Receipt #: <u>R26-0077</u>	Collected by: <u>LH</u>

**Zoning Permit Application Procedures (Note: items in blue are hyperlinks to the Township Website)**

The application will be considered incomplete and will not be reviewed unless the following have been received:

- o A completed Zoning Permit Application with **all** applicable fields completed. All proposed improvements require at least the dimensions of the structure, height above grade, and setbacks (distance) from the improvement to the property line as applicable.
- o A copy of a property survey to scale with location of fence(s) marked and/or shed, patio, addition, etc. drawn with dimensions and setbacks (distances) to the property lines indicated (except in application for finished basements, interior work not expanding the current footprint, commercial tenant fit outs)
- o Grading plan review if required. For any improvements that involve the grading or disturbance of more than 201 S.F. of surface dirt (unless exempt), as well as in-ground pools, submit two (2) original signed and sealed grading plans along with an initial escrow deposit \$500.00 (exact cash or check), completed Agreement to Pay Fees and W-9 form (see [Chapter 72-1E.\(4\)](#)).
- o [Building & Lot Coverage Worksheet](#) (except in application for fences, finished basements, interior work not expanding the current footprint, commercial tenant fit outs)
- o A drawing/catalog photo/brochure or similar showing details of the proposed structure including fences.
- o Payment of the applicable Zoning Permit fee.

The applicant will be advised via email of any deficiencies which would prohibit the issuance of a Zoning Permit.

**Please be sure the email address to which approval is to be sent is completed and is legible.**

**Zoning Permit Application Filing Fee [Chapter 72-1E.](#) (non-refundable)**

Residential additions, rehabilitation, fences, pools, sheds, etc.	\$ 50.00*
*Fee for <u>Active Evesham Township volunteer firefighter/EMT</u>	\$25.00 (per <a href="#">Chapter 39-2.F.</a> )
Each lot containing a new 1 or 2 family dwelling unit	\$100.00
Each new multiple dwelling building	\$200.00
Non-residential development not requiring site plan approval	\$100.00
Non-residential development authorized by site plan approval	\$200.00
Grading Plan Review (if required) <a href="#">Chapter 62-54</a>	\$500.00** Escrow (initial deposit)
**W-9 and Agreement to Pay Fees forms required with check submission**	
Development Fees (Article XXII Ch.205-106 & 107) for residential (1.5%) & nonresidential development (2.5%) may be applicable.	

**For residential projects that require construction review**, the tolling of time for review of the Construction Permit Application begins one day after the Zoning Permit has been issued. You will not be notified of issuance of the Zoning Permit until the Construction Permit is released (approved).

**Regulations:** Zoning Ordinance [Chapter 160](#)  
 Fences [Chapter 160-22](#)  
 Swimming Pools [Chapter 62-62](#)  
 Sign Regulations [Chapter 160-75](#)

**UCC Guidance:**  
[Pool Installation Guide \(including Barrier\)](#)  
[Replacement Fence Guide](#)  
**UCC/Zoning:** [Information Regarding Shed Installation](#)

ZONING OFFICE USE ONLY	
Application Control Number: _____	
Proposed project approved by: Zoning Board _____ Planning Board _____	
Application # _____ Hearing date _____ Resolution # _____ Resolution date _____	
Grading Plan # _____ Engineer Approval date _____ MUA Approval date _____	
Application <i>Incomplete</i> date: _____ Reason: _____	
Application <i>Denied</i> date: <u>1/22/26</u> Reason for Denial: <u>X</u> Bulk Variance Required _____ Use Variance Required _____	
Prior required/type _____ Notes: <u>Inconsistent with conditions of prior approval ZB08-15A; red/blue color - Code 160-68F.(1)(F)</u>	
Application Conditions of Approval: _____	
Zoning Permit Approval date: <u>2/26/26</u> Zoning Permit # <u>ZP260064</u> <span style="float: right;"><u>Jenny A. Newk</u> Authorized Signature/Approval</span>	



**Speeders**  
**CAR WASH**

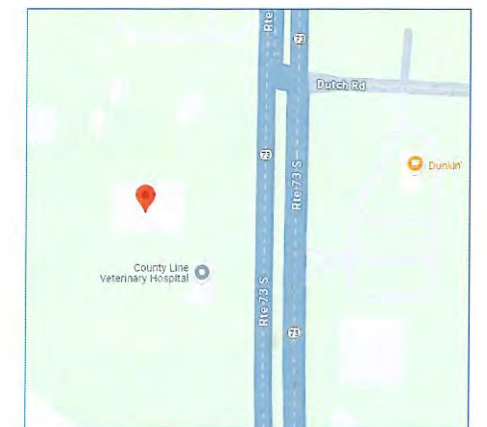
**Speeders**  
**CAR WASH**

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FEB 17 2026

Sign 2/26/26 J

VICINITY MAP



**SP** **Site & Sign Location Plan**  
Scale: NTS

SIGN	SQ FT	QTY	TOTAL	SQ FT ALLOWED
A	39.9	1	39.9	40
B	32	1	32	N/A



222 NORTH KENHORST BOULEVARD, READING, PA 19607  
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM

This design/engineering proposal will remain the exclusive property of Egan Sign until approved & accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.



**CLIENT**  
Summit Wash Holdings  
3801 PGA Blvd.  
Suite 600  
Palm Beach Gardens, FL 33410

**LOCATION ADDRESS**  
Speeder's Car Wash  
987 Rte 73 S  
Marlton, NJ 08053

**LAYOUT DATES**  
04/11/2025 - RS  
07/08/2025 - SK  
12/16/2025 - JG  
01/25/2026 - JG  
02/16/2026 - RS

**PROJECT NO.**  
**33337**

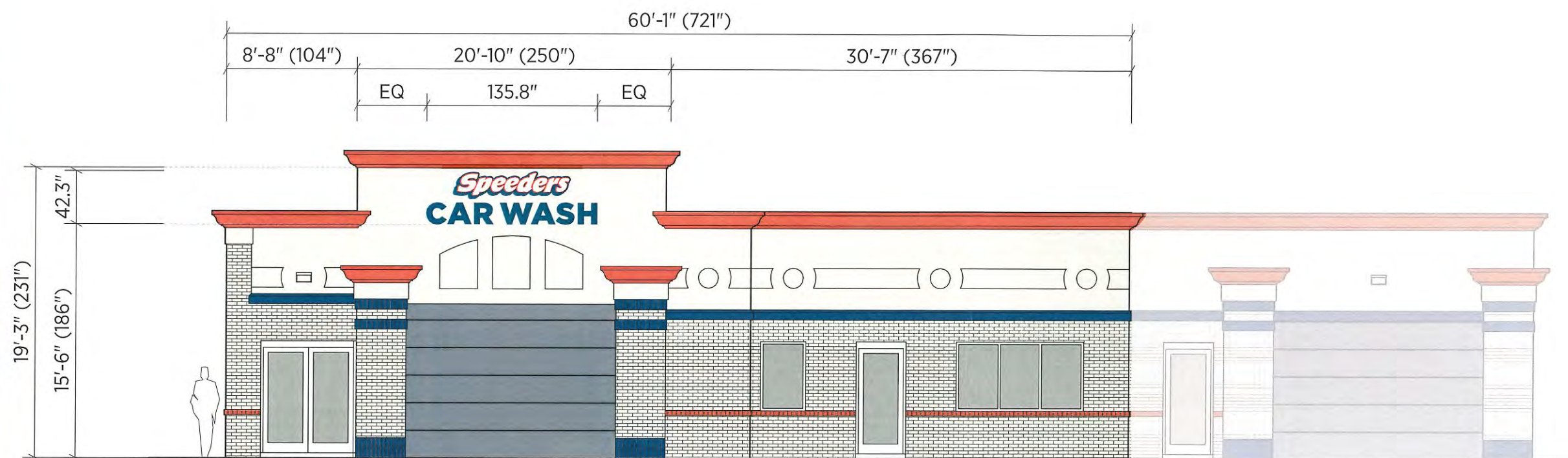
<b>Quantity</b>	1
<b>Square Footage</b>	39.9 Sq Ft
<b>Square Footage Calculation</b>	Code: one sign allowed, NTE 15% of the front facade of the principle building or 40 sf, whichever is smaller  Calculation: 15% * ((15.25*60.1) + (4*20.8)) = 150  <b>Allowed: 40 sf</b>

**Description**  
Install LED illuminated channel letters per detail; mounted flush to facade.

**NOTE:** Patch & repair wall as need w/ paintable caulk

**Color Key**

- SW 9177 Salty Dog
- SW 7049 Nuance
- SW 6866 Heart Throb
- SW 7660 Earl Grey



**A**

## Illuminated Channel Letters

Scale: 1/8" = 1'-0"

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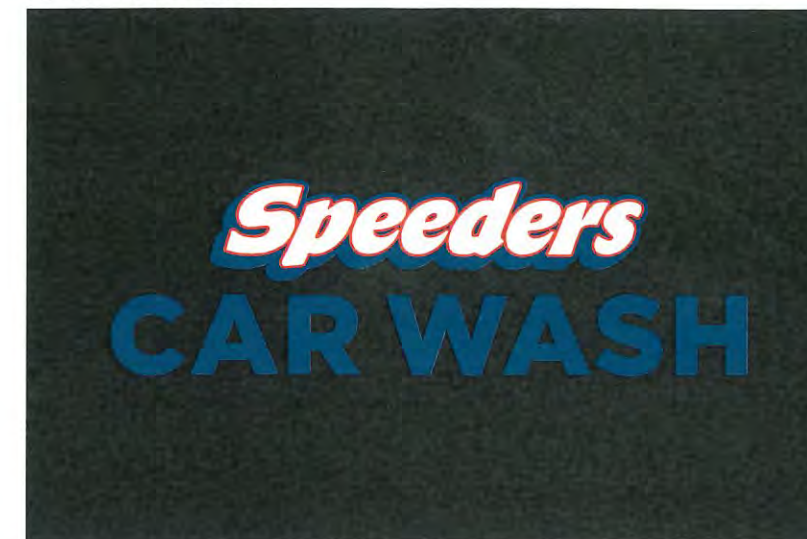
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04/11/2025 - RS  
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**PROJECT NO.**  
33337



NIGHT RENDERING



**Quantity**

1

**Square Footage**

39.9 Sq Ft

**Square Footage Calculation**

Code: one sign allowed, NTE 15% of the front facade of the principle building or 40 sf, whichever is smaller

Calculation: 15% \* ((15.25\*60.1) + (4\*20.8)) = 150

Allowed: 40 sf

**Description**

Provide LED illuminated channel letters per detail; mounted flush to facade.

**Color Key**

- Finish Line Navy
- White
- Hot Rod Red

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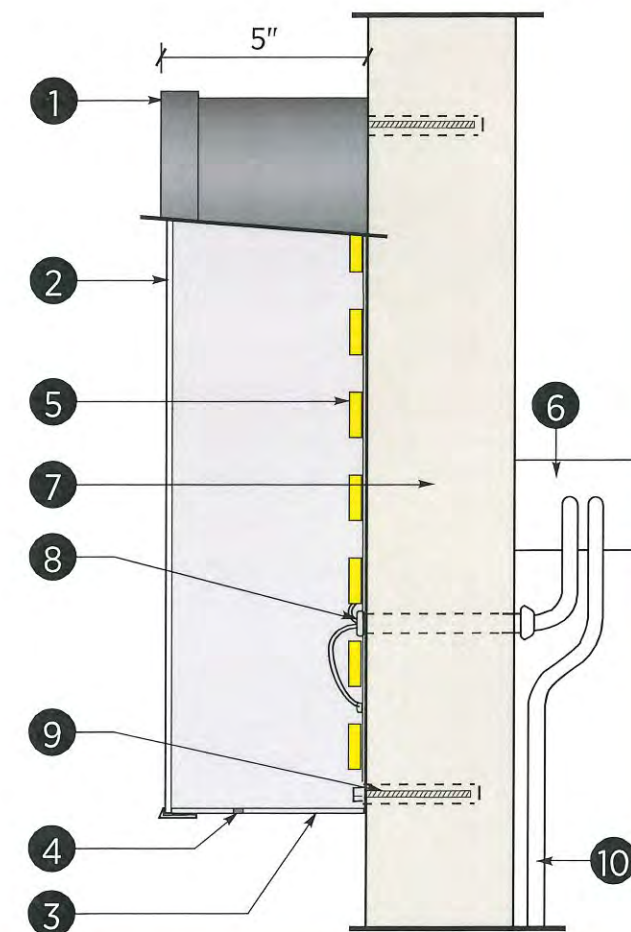
FEB 17 2026

**CROSS SECTION OF UL LISTED CHANNEL LETTERS w/ LEDS**

- (1) 1" BLACK PLASTIC TRIM CAP
- (2) 3/16 WHITE PLEXIGLAS FACE
- (3) .040 ALUMINUM RETURN PAINTED BLACK (.063 BACK)
- (4) 1/4" DRAIN HOLES (Min. 2 per letter)
- (5) LED ILLUMINATION
- (6) LED POWER SUPPLY
- (7) FACADE
- (8) LOW VOLTAGE CLASS 2 POWER LINE
- (9) MOUNTING HARDWARE (3/8"x5" Bolts)
- (10) EXISTING 120 VOLT SERVICE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.

This includes proper grounding and bonding of the sign.



**Illuminated Channel Letters**

Scale: 1/2" = 1'-0"



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 Suite 600  
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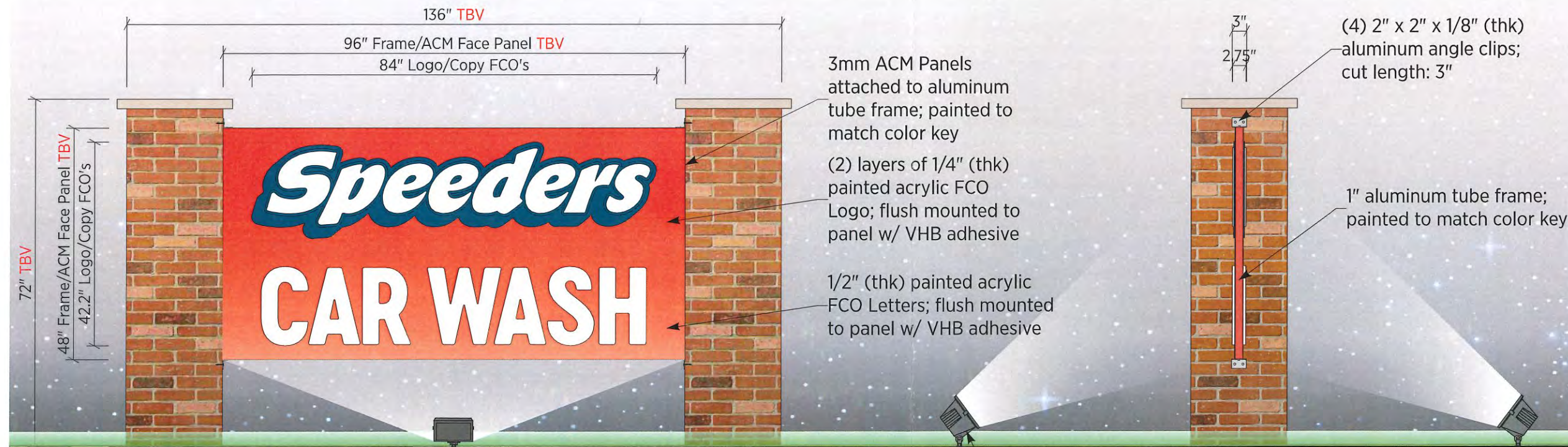
**PROJECT NO.**  
 33337



Proposed



Existing



<b>Quantity</b>	2 ( 1 per side)
<b>Square Footage</b>	32 Sq Ft
<b>Square Footage Calculation</b>	Code: NTE 7 feet in height or 32 Sq. Ft.
<b>Allowed:</b>	32 sf

**Description**  
Provide non-illuminated aluminum fabricated D/F frame w/ 3mm thk. ACM panels w/ painted FCO logo/letters per color key.

Attached to existing masonry bases w/ L brackets & masonry anchors

**Color Key**

- Finish Line Navy
- White
- Heartthrob Red SW 6866

**B Monument Sign - FCO's on ACM Panels**  
Scale: 1/2" = 1'-0" **NOT FOR PRODUCTION**

LED Ground flood lighting; both sides of sign faces. Primary electric by others.

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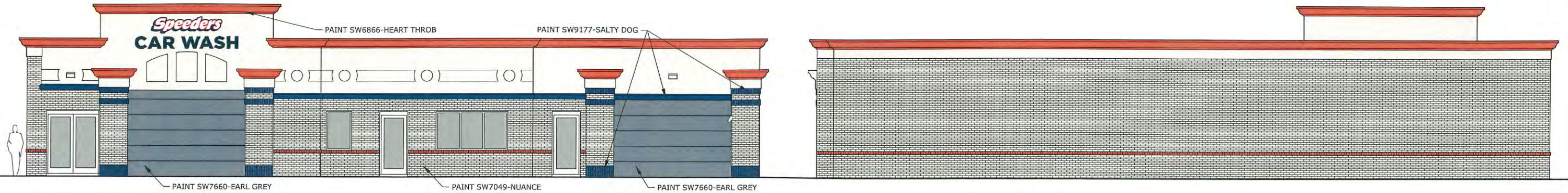
**EGAN SIGN**  
222 NORTH KENHORST BOULEVARD, READING, PA 19607  
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM  
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**Speeders**  
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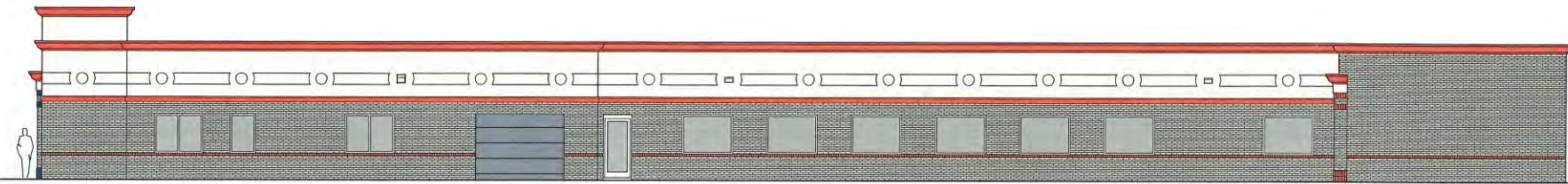
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**PROJECT NO.**  
33337

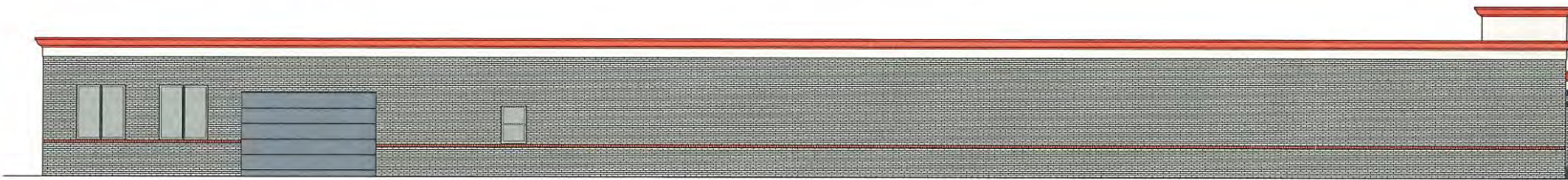


1 PROPOSED EAST ELEVATION  
Scale: 1/8" = 1'-0"

2 PROPOSED WEST ELEVATION  
Scale: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



4 PROPOSED NORTH ELEVATION  
Scale: 1/8" = 1'-0"

RECEIVED

FEB 17 2026

PAINT SCHEDULE

COLOR	NAME	NUMBER	REMARKS
	HEART THROB	SW 6866	SHERWIN WILLIAMS
	SALTY DOG	SW 9177	SHERWIN WILLIAMS
	EARL GREY	SW 7660	SHERWIN WILLIAMS
	NUANCE	SW 7049	SHERWIN WILLIAMS

**P** Painting

**EGAN SIGN**  
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**PROJECT NO.**  
 33337



Evesham Township  
 DEPT. OF COMMUNITY DEVELOPMENT - ZONING  
 984 TUCKERTON ROAD  
 MARLTON, NJ 08053  
 (856) 983-2914

Application Date: 1/7/2026  
 Application Number: 0010  
 Permit Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_  
 Fee: \$100

# Denial of Application

Date: 1/22/2026

To: DCI SIGNS & AWNINGS  
 110 RIVERSIDE AVENUE  
 NEWARK, NJ 07102

CC: APP TELE:(973) 670-9189

RE: 987 ROUTE 73 SOUTH  
 BLOCK: 36 LOT: 7 QUAL: ZONE: C-1

DEAR PLATINUM PROPERTIES LLC,

We are in receipt of a zoning permit application submitted on 1/7/2026 for the proposed installation of a new façade sign and new monument sign cabinet. This application is denied.

The current façade sign and monument sign were approved under variance resolution number ZB08-15A. The proposed 46.7 S.F. façade sign and proposed 45 S.F. illuminated monument sign cabinet are inconsistent with the approval for signage at this property.

Additionally, the renderings indicate that the top half of the carwash building will be painted red with blue trim. Per Code 160-68F.(1)(f) "Dominant facade colors must be low reflectance, subtle, neutral, or earth-toned. The use of high-intensity colors, metallic colors and black is prohibited. Building trim and accents may feature brighter colors. Neon tube lighting may not be used for building trim or accent."


You may submit an application requesting a variance from the Zoning Board of Adjustment. Please contact the Board Secretary at 856-983-2900 ext. 2083 for more information.

Please note that the plans provided include notes and analysis that are misleading and incorrect. The sign façade and monument sign for this property are governed by Code 160-75M.(1)(a). Any resubmissions of the plans to the either the Board or the Zoning office must be corrected.

If you feel aggrieved by this denial, a notice of appeal is possible in accordance with New Jersey State Statute. The appeal must be filed with this office not later than twenty (20) days from the date of this notice per Chapter 15-4 of the Township Code. The appeal would be heard before the Zoning Board of Adjustment. Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Board Secretary.

This zoning application has been placed in the inactive files in the Zoning Department of Community Development.

Sincerely,

  
 JENNIFER A. NEWTON, ADMINISTRATIVE OFFICER

- ( X ) Approved
- ( X ) General Conditions
- ( X ) Additional Conditions
- ( ) Denied

**EVEESHAM TOWNSHIP ZONING BOARD  
RESOLUTION # ZB-08-15A**

<ul style="list-style-type: none"> <li>( ) Appeal from Administrative Officer Decision</li> <li>( ) Interpretation</li> <li>( ) "C" Variance</li> <li>( ) "D" Variance</li> <li>( ) Waiver</li> <li>( ) Minor Subdivision</li> <li>( ) Major Subdivision, Preliminary</li> <li>( ) Major Subdivision, Final</li> <li>( ) Minor Site plan</li> <li>( X ) Major Site Plan, Amended</li> <li>( ) Major Site Plan, Final</li> </ul>	Application # <u>ZB-08-15A</u> Applicant <u>Lazgor, LLC</u> <hr/> Owner <u>Same</u> <hr/> Block <u>36</u> Lot <u>7</u> (P.I.Q.) Action <u>June 20, 2011</u> Memorialized <u>July 18, 2011</u> Plan Name <u>Major Site plan for Block 36, Lot 7 in Evesham Twp &amp; Block 220, Lot 7 in Voorhees Twp consisting of 6 sheets, prepared by P. Lazaropolous, AIA, PE, PP of Notis Professional Services dated 1/02/09 and revised through 4/15/2011</u>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

WHEREAS, the applicant has applied to the Evesham Township Zoning Board (ETZBA) for the following primary approvals(s): Amended Major Site Plan Approval; and

WHEREAS, the applicant has applied for the following ancillary approvals(s): \_\_\_\_\_; and

WHEREAS, the application was considered by the ETZBA on June 20, 2011; and

WHEREAS, a public hearing ( ) was not required; or

WHEREAS, a public hearing ( X ) was required and the ETZBA has considered that public comments

- ( X ) were not made by the public
- ( ) were made in favor of all or some aspect of the application
- ( ) were made against all or some aspect of the application; and

WHEREAS, it appears that all jurisdictional and procedural requirements of applicable Township Ordinances have been met; and

The foregoing action was taken by the ETZBA on June 20, 2011 upon the motion of Saper, seconded by Bernstein, with the vote on the motion being as follows:

AYE: Laverghetta, Bernstein, McVaugh, Hoffman, Williamson, Saper, Passanante, Pathouas

NAY:

ABSTAIN:

ABSENT:

DID NOT PARTICIPATE:

The foregoing action was memorialized by the ETZBA on July 18, 2011 on the motion of Saper, seconded by Patouhas, with the vote on the motion being as follows:

AYE: Laverghetta, Bernstein, Saper, Patouhas, Williamson

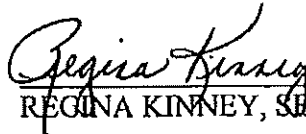
NAY:

ABSTAIN:

ABSENT:

DID NOT PARTICIPATE:

The undersigned Secretary of the ETZBA hereby certified that the above is a true copy of Resolution # ZB08-15A adopted by the ETZBA on July 18, 2011

  
REGINA KINNEY, SECRETARY

7. At the hearing, the applicant marked into evidence exhibit A-1 – a site plan; A-2 – modified site plan; and A-3 – rendering of building architecture.

8. At the time of the application, the applicant by and through their attorney indicated that they proposed the amended site plan in order to accommodate the condition imposed by the Voorhees approval. The applicant indicated that the condition was imposed by the Voorhees Board in order to address potential noise issues associated with the vehicle stacking area at the rear of the PIQ and adjacent to Voorhees Township.

9. The applicant indicated that the only change to the site plan was the proposed additional building and indicated that the building area will simply house the vehicles as they approach the wash area of the car wash.

10. The applicant agreed, as a condition of approval, that they would satisfy all conditions and recommendations included in the various Board professional reports not specifically addressed herein.

11. The applicant agreed, as a condition of approval, to add additional light standards in accordance with the recommendations of the Board's Planner and to utilize the proposed fixtures recommended by the Board Planner.

12. The applicant agreed, as a condition of approval, that if additional well and/or septic systems are found during demolition and/or construction at the PIQ that such structures will be properly closed.

13. The applicant agreed, as a condition of approval, to provide the Board's environmental consultant with a copy of the testing results and any report prepared by any environmental consultant and resulting from the Phase II investigation previously conducted and/or the site visit by an Environmental Consultant in 2008.

14. The ETZBA, therefore, concludes that amended major site plan approval should be and is hereby granted to the PIQ subject to the conditions set forth in this resolution.

15. All conditions included in any prior resolution of the ETZBA shall continue in full force and affect unless specifically and explicitly modified herein.

7. Prior to the commencement of any construction, the applicant shall obtain the following governmental approvals and/or permits:

- ( X ) Evesham Township Construction Code Official
- ( X ) Burlington County Soil Conservation District
- ( X ) New Jersey Department of Transportation Highway Access Permit
- ( ) Burlington County Engineer Highway Access Permit
- ( ) Burlington County Engineer Utility Connection Permit
- ( ) Burlington County Board of Health Approvals
- ( X ) Evesham Municipal Utilities Authority approval (including, without limitation, W-4 and S-4 permits
- ( X ) New Jersey Department of Environmental Protection
- ( ) New Jersey Department of Environmental Protection-wetlands delineation, wetlands transition area and/or general permit(s) approval

8. The applicant shall be responsible for and shall satisfy, in accordance with the Evesham Township Land Use Ordinance, the following fees and charges:

- ( X ) Mandatory Development Fees
- ( ) Floor area Ratio Fees in the amount of \$\_\_\_\_\_.

9. Any improvement(s) to be constructed as a result of the ETZBA approving this application shall be constructed and operated in full compliance with the Code of Evesham Township, the Revised Statutes of the State of New Jersey and any other applicable county and/or Federal law.

10. Unless specifically waived in whole or in part and noted in the Additional Conditions of this approval, if the above application involves the granting of a final major subdivision approval or a final site plan approval or the approval for the issuance of a zoning permit, the applicant, in order to assure the installation and maintenance of all required improvements required by the preliminary approval or as a condition to the issuance of a zoning permit, shall furnish written performance guarantees and written maintenance guarantees in the form(s) which comply with the provisions of N.J.S.A.

13. If a minor subdivision approval has been granted, such approval shall lapse unless within 190 days from the date the approval has been granted the applicant either files a plat in conformity with the approval and the "Map Filing Law" (N.J.S.A. 46:23-99, et seq.) or records a deed with the County Clerk which clearly described the approved minor subdivision and files a copy of the deed with the Township's Engineer and the Township's Tax Assessor. Such deed shall also be signed by the Chairman and Secretary of the ETZBA.

14. If a final approval has been granted, the applicant shall submit to the ETZBA Engineer for his review a minimum of 8 complete sets of plans which shall incorporate all of the revisions that have been made conditions of this approval.

15. As part of this first application for final approval, the applicant shall provide a construction schedule as required by the Evesham Township Ordinances which must be satisfactory to the ETZBA Engineering Consultant.

16. The applicant shall comply with Title 39 of the New Jersey Statutes.

17. The applicant shall construct all drainage basins or alternate drainage facilities upon the P.I.Q., including inflow and outflow structures, prior to the commencement of any construction upon the P.I.Q.

7. Township of Voorhees Zoning Board Resolution #09-034 for Preliminary & Final Site Plan Approval and bulk variance relief, memorialized December 11, 2009.

The subject property consists of 1.05 acres with approximately 0.61 acres situated in Evesham and the remaining 0.44 acres located in Voorhees Township. The Evesham portion of the property is located within the C-1 District.

Evesham Township granted approval for a use and bulk variances on September 29, 2008 and Preliminary and Final Site Plan approval on June 15, 2009 for a 6,042 SF building and associated site improvements. The site received Preliminary and Final Major Site Plan approval from Voorhees Township on December 11, 2009. Conditions imposed as part of the approval given by Voorhees Township required that the car queuing occur within the building. Consequently, the building size increased to 9,108 SF. The resulting building and site modifications have necessitated submission of the Amended Major Site Plan which is the subject of this review.

We have reviewed the documentation cited above for conformance to the Evesham Township Zoning Board Resolutions as well as impacts of the proposed site modifications depicted on the Amended Plans. We offer the following comments.

#### **Stormwater Management & Drainage**

1. A K-5 sand layer is noted for the basin bottom. However, the permeability specified does not correspond to K-5 sand. This should be revised.

#### **Utilities**

1. Voorhees Township approval for sewer connection should be provided.

#### **Lighting**

1. The sheet SP-3 indicates a 12' high building mounted light while the photometric detail on the same sheet indicate a mounting height of 14'. The inconsistency should be reconciled.
2. Ordinance 62-55B prohibits mounting heights of lighting fixtures greater the height of the building which is indicated as 16'+/-. The light pole detail indicates a height of 20'.
3. The footcandle limits depicted within the queuing lanes are less than that required by ordinance for medium activity vehicular traffic however we note that operating hours are limited to 6pm and that stacked cars will provide additional lighting.

#### **Circulation**

1. The plans indicate a sidewalk along the parcels Rt. 73 frontage. The detail indicates a width of 4'. Resolution ZB-08-15 indicates the applicant agreed as a condition of approval to make a contribution in an amount equal to that required to construct it. We support the installation of the sidewalk. It is recommended that the width of the sidewalk conform to the recently

**Outside Agency Approvals**

1. Burlington County Planning Board
2. Burlington County Soil Conservation District (received)
3. Voorhees Township Planning Board
4. Voorhees Township Utilities
5. New Jersey Department of Transportation (received)
6. Any others as may be necessary

Should you have any questions, please do not hesitate to contact us.

Sincerely yours,



Richard Lake  
Zoning Board Environmental Scientist



Rakesh R. Darji, PE, CME, PP  
Zoning Board Engineer

RRD/RL/tk

Cc: Evesham Township Zoning Board Members and Alternates  
Peter Lange, Esquire  
Leah Furey, AICP, PP  
Lee Klein, T & M Associates  
Peter Lazaropoulos, AIA, PE, PP, LEED-AP, 1926 Greentree Road, Suite 200, Cherry Hill, NJ 08003  
Lazgor, LLC, 1926 Greentree Road, Cherry Hill, NJ 08003  
Jeffrey I. Baron, Esq., 1307 White Horse Road, Building F, Suite 600, Voorhees, NJ 08043

file: G:\22000 - Evesham\22000 - 22050\22050 00\22050 01\Amended Major Site Plan - 05-24-11.doc

Voorhees Township consisting of 6 sheets, prepared by P. Lazaropolous, AIA, PE, PP of Notis Professional Services, dated January 2, 2009 and revised through April 15, 2011.

- Architectural Plan (Conceptual Floor Plan and Elevations) for Block 36 Lot 7 in Evesham Township and Block 220 Lot 7 in Voorhees Township, consisting of 2 sheets, prepared by P. Lazaropolous, AIA, PE, PP of Notis Professional Services, dated April 15, 2011.
- Drainage Report for Block 36 Lot 7 in Evesham Township and Block 220 Lot 7 in Voorhees Township prepared by P. Lazaropolous, AIA, PE, PP of Notis Professional Services, dated April 29, 2011.
- Phase II Investigation soil testing results for Block 36, Lot 7 prepared by Brinkerhoff Environmental Services, Inc. and dated April 28, 2011.
- Letter from Evesham Township Fire District No. 1 dated November 30, 2009 confirming that a fire hydrant is not required on the site.
- Certification of Soil Erosion and Sediment Control Plan by Burlington County Soil Conservation District, dated September 18, 2009.
- Letter from New Jersey Department of Transportation dated August 7, 2009 indicating that the access permit has been issued.
- Letters from New Jersey American Water (dated September 10, 2009) and Evesham Municipal Utilities Authority (August 11, 1997) indicating that the property may be served through Voorhees Township.

**Variations**

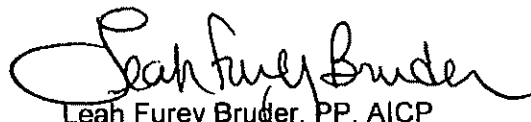
The applicant provided testimony in support of requested variations at the hearings on the use variance and initial site plan. A number of variations were granted, which are listed below. The amended site plan does not create any new variations in Evesham Township.

Section	Required	Proposed	Compliance
160-27 Trash Enclosures	Outside trash enclosure required for non-residential use	Interior trash storage area	Variance Granted
160-32D(2) Loading Area	1 Loading Area	None	Variance Granted
160-68E(2) Minimum Lot Area	2 acres	Total 1.05 acre (.61 in Evesham and .44 in Voorhees)	Variance Granted
160-68E(3) Lot frontage	200 feet	150 feet	Variance Granted
160-68E(3) Lot width	200 feet	150 feet	Variance Granted

4. **Architectural Plans.** The architectural plan shows that the building will be constructed with brick and synthetic stucco with canvass awnings to accent the windows. The material are consistent with the character of the Route 73 corridor and together with other recently approved developments in the area will contribute to a coordinated design theme. The applicant should confirm that the parapet will be of sufficient height to screen all roof mounted equipment.
5. **Signage.** The applicant proposes to construct a monument style freestanding sign and has not proposed a façade sign.
  - a. The freestanding monument style sign will be 7 feet high and will be setback 15 feet from the northerly property line and 15 feet from the front (easterly) property line. The sign copy area will be 32 square feet (4' by 8'). The sign will be supported by 20" by 20" brick piers, which will complement the architectural style of the proposed building. This sign is compliant with the requirements of section 160-75.
  - b. The applicant should indicate how the sign will be illuminated. It is recommended that the applicant agree as a condition of approval that the entire sign box will not be lit. Rather the sign should be externally illuminated (with lighting from above) or internally illuminated with only the letters and logo being translucent.
  - c. The applicant has not proposed a façade sign. If the applicant determines that a façade sign is desired, it is recommended that the sign be constructed of channel letters (not a sign box) and that the sign area not exceed 40 square feet in order to be proportionate to the building.
6. **Conditions.** The applicant should confirm that all of the conditions of the use variance approval and the major site plan approval not otherwise modified by the amendment will continue to apply. The conditions relate to hours of operation, noise levels, time of deliveries and size of delivery trucks, water recycling, number of employees, utility service, site lighting,

We reserve the option to make additional comments as more information becomes available. Please call with any questions.

Very truly yours,  
BACH Associates, PC

  
Leah Furey Bruder, PP, AICP

Cc: Peter Lange, Esq.  
Rakesh Darji, PE, CME  
Lee Klein, PE, Traffic Engineer  
Rich Lake, Environmental Scientist  
Jeffrey Baron, Esq  
Pete Lazaropolous AIA, PE, PP  
LazGor, LLC



EVZB-R0910

May 26, 2011  
REVISED: July 6, 2011  
Page 2

**Le:** Ms. Regina Kinney, Zoning Board Administrative Officer  
Township of Evesham, Department of Community Development

**Re:** Application No. ZB 08-15A  
Promenade Car Wash  
Block 36, Lot 7  
987 Route 73 South  
Traffic Engineering Review – *Applicant's June 28, 2011 Response to Comment*

7. The applicant shall confirm that all of the conditions of the use variance approval and major site plan approval will continue to apply.
8. The plans indicate that all agency approvals have been obtained.

We reserve the right to provide additional comments at testimony or as new information is provided. Should you have questions or comments regarding this information, please contact me. *The applicant has satisfactorily addressed our traffic engineering comments.*

Yours very truly,

T&M ASSOCIATES

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LEE D. KLEIN, P.E., PTOE  
TRAFFIC CONSULTANT

LDK:sef

cc: Evesham Zoning Board Members  
Evesham Professional Staff (Zoning Board)  
Peter Lange, Esq. [plange@langelawoffice.com](mailto:plange@langelawoffice.com)  
Leah Furey Bruder, PP, AICP, Bach Associates, [lfurey@bachdesigngroup.com](mailto:lfurey@bachdesigngroup.com)  
Rakesh Darji, PE, Environmental Resolutions, Inc. [rdarji@erinj.com](mailto:rdarji@erinj.com)  
P. Lazaropoulos, LAZGOR 1926 Greentree Rd, Cherry Hill, NJ 08003  
Jeffrey Baron, Esq. 1307 White Horse Pike, Voorhees, NJ 08043

May 7, 2012

Ms. Regina Kinney  
Administrative Officer  
Evesham Township Zoning Board  
984 Tuckerton Road  
Marlton, NJ 08053

Re: Lazgor LLC  
Promenade Car Wash, Route 73  
Amended Prior Approval, Sign Setback Variance  
ZB Appl. No. 08-15A  
ORA Job No. 2012.057

Dear Ms. Kinney:

I have reviewed the following with regard to the above-referenced application:

- A copy of the Land Development Application for ZB 08-15A
- A one-sheet plan, "Amended Final Site Plan, Lot 7, Block 36, Evesham Twp., Burlington County and Lot 7, Block 220, Voorhees Twp., Camden County" by Notis Professional Services (signed and sealed by P. Lazaropoulos, A.I.A., P.E., P.P., C.M.E.) dated 4/13/12

The applicant has received prior approval from the Zoning Board to construct a new car wash on southbound Route 73 including an access driveway on N.J. Route 73 (with Access Permit from NJ DOT). The applicant is now seeking approval to amend that previous plan approval to permit construction of a free-standing sign on the site. The sign (8 ft. by 4 ft.) would be supported between two brick piers with the pier closest to Route 73 being located 7 feet beyond the right-of-way line of Route 73, 18 feet from the curb line on Route 73, and about 39 feet from the edge of the nearest southbound traffic lane – i.e., 7 feet beyond ROW plus 18 feet to the curb, plus an approximate 14-foot shoulder area.

**Township Code (Section 62.26.D) requires a minimum 15 feet setback from the property/ROW line. The applicant is seeking approval for the reduced seven-foot setback.**

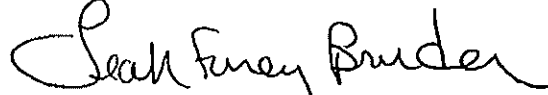
I offer the following comments for consideration of the Zoning Board and the applicant:

- A "sight triangle line" is shown on the submitted plan indicating a clear line of sight for a driver exiting the site drive and looking north on Route 73 (i.e., to the left) of only 120 feet (by scale). Highway design standards require a minimum sight distance of 530 feet for right-turn entry onto a highway with a speed of 55 mph. The posted speed limit on Route 73 is 55 mph along the site

LazGor, LLC  
Block 36 Lots 7  
Sign Variance Application  
May 10, 2012  
Page 3 of 3

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Very truly yours,  
BACH Associates, PC



Leah Furey Bruder, PP, AICP

Cc: Peter Lange, Esq.  
Chris Rehman, PE, CME  
Dick Orth, PE, Traffic Engineer  
Environmental Scientist  
Jeffrey Baron, Esq.  
Pete Lazaropolous AIA, PE, PP  
LazGor, LLC

Ms. Regina Kinney  
Administrative Officer  
May 7, 2012  
Page 2 of 2

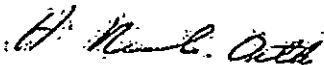
frontage. The "clear sight distance" will permit entry onto the highway and acceleration to the posted speed limit without being overtaken by approaching vehicles (on Route 73 in this case).

The plan should be corrected to show the appropriate sight triangle line. It appears possible that given the correct sight distance line measured from the driver's eye behind the striped STOP bar on the driveway that the location of the brick pier closest to Route 73 could obstruct sight distance for exiting motorists. The applicant should correct the plan and respond.

- The applicant should provide expert testimony as to the impact on traffic safety resulting from construction of the new sign eight feet closer to the highway than permitted by Code.

If you have any questions concerning this review please contact me by email ([rorth@orth-rodgers.com](mailto:rorth@orth-rodgers.com)) or via cell phone (856-304-8610).

Very truly yours,



H.R. ORTH, P.E.  
Orth-Rodgers & Associates  
Senior Consultant  
Zoning Board Traffic Engineer

HRO: ek

cc: Zoning Board Members and Alternates  
Peter Lange, Esq  
Leah Furey-Bruder, PP, AICP  
Chris Rehmann, PE  
Marc Selover, Environmental Consultant  
Peter Lazaropoulos, PE – Lazgor LLC  
Jeffrey Baron, Esq