



Alaimo Group

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June 11, 2026

Chair Thomas, and Board Members
Evesham Township Zoning Board
984 Tuckerton Road
Marlton, New Jersey 08053

Re: Evesham Township Zoning Board
Russell Speeders Car Wash of NJ, LLC.
Application #Z26-08
Promenade Car Wash
987 Rt-73 South
C1- Commercial Zone
Block 36 Lot 7
**Conditional Use Variance
And Bulk Variances
Minor Site Plan
Planner's Report**
Our File No: A-1398-0047-000

Dear Chair Thomas and Board Members:

We have reviewed the submission package and Minor Site Plan for the referenced application and are familiar with the 1.07 +/- acre site located at 987 Rt-73 South. The property is located in both Evesham (0.63-acres) and Voorhees (0.44-acres), with the Evesham portion having frontage onto Rt-73 and Voorhees portion in the rear. All work is being proposed in the Evesham portion of the overall tract. No work is being proposed in Voorhees. The applicant is proposing to add a three-lane canopy structure, along with pay kiosk, digital menu board, and minor site improvements. Car Washes are a permitted conditional use in the C-1 Zone, however, the applicant does not meet all of the conditions, therefore, **a Conditional Use Variance is required.**

Variance Requests:

1. Section 160-68B of the Ordinance lists Car Washes as a permitted conditional use in the C-1 Zone. Section 161-1C(9) lists the required conditions. The proposed project does not meet all of the conditions, therefore, **a Conditional Use Variance is required.**
 - a. The principal building shall be a minimum of 2,500 square feet, and the total floor area of the principal building shall not be more than 20% of the total lot area. **Complies.**

- Consulting Engineers -

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- b. All mechanical activities must be conducted within a totally enclosed building. **Complies.**
- c. Off-street parking shall be provided in accordance with Chapter 160, Zoning. **Does not meet the requirements. Existing non-conformity.**
- d. One sign shall be permitted, either freestanding or attached, not exceeding an area equivalent to 5% of the first-floor portion of the front facade or 75 square feet, whichever is smaller. Freestanding signs shall be set back at least 25 feet from all street and lot lines. **Does not meet the requirements. Applicant is proposing a monument and façade sign, with the monument sign having a proposed setback of 4.31-feet. The monument sign is proposed to be replaced in the same location as the existing monument sign.**

The applicant received a zoning permit (2/26/2026) to install the 39.9-SF façade sign and the 32-SF monument sign. The same plans that were submitted with the zoning permit application were submitted with this application. We request the Board Attorney to opine if this application does not meet this condition 161-1C(9)(d).

- e. All of the other area, yard, building coverage, height and general requirements of the respective zone must be met. **Does not meet all of the bulk requirements.**
 - f. Other development standards of the applicable zone shall be satisfied.
2. The site has several existing non-conforming bulk conditions from Section 160-68E(3).
- a. Minimum Lot Area – 2-acres required, 0.65-acres existing
 - b. Minimum Lot Frontage – 200-feet required, 150-feet existing
 - c. Minimum Lot Width – 200-feet required, 150-feet existing
 - d. Minimum Lot Depth (Evesham) – 200-feet required, 174-feet existing
 - e. Minimum Side Yard Setback – 30-feet required, 19.42-feet existing
 - f. Minimum Front Yard Setback – 100-feet required, 96.06-feet existing
3. Section 160-68E(3) of the Ordinance permits a maximum building coverage of 15% where 16.79% exists and 23.41% is proposed. It should be noted that the proposed coverage percentage includes the proposed canopy. As the canopy is considered a structure, the canopy coverage should be included. **A bulk variance is required.**

4. Section 160-68E(3) of the Ordinance permits a maximum impervious coverage of 55% where 57.8% exists and 60.99% is proposed. **A bulk variance is required.**
5. Section 160-68E(9) of the Ordinance states that an accessory building shall not be located in the front yard where the proposed canopy is located in the front yard area approximately 47.29-feet from the lot line. **A bulk variance is required.**
 - a. Applicant to provide testimony if the canopy will be attached to the existing structure. If so, the canopy would be considered a part of the principal structure and be infringing on the front yard setback requirement of 100-feet (Section 160-68E(3)). **A bulk variance would be required.**
6. Section 160-75 F(1) of the Ordinance states that the number of directional signs shall not exceed the number of curb cuts on a lot, and that signs shall not exceed 2.5-SF in area nor 4.5-feet in height. There is one curb cut that provides access and three direction signs proposed (2 pay kiosks and 1 digital menu board). The greeter kiosks are 5.5-feet tall and have menu screens approximately 4.2-SF. The digital menu board is approximately 7.7-feet tall and 146.81-SF. **Variances are required.**

Our comments:

7. The applicant does not meet all of the conditions required for Car Wash use under Section 161-1C(9). The applicant requires a conditional use variance related to MLUL 40:55D-70d(3). In *Coventry Square, Inc. v. Westwood Zoning Bd. of Adjustment*, 138 N.J. 285 (1994), the court determined that the burden of proof required for a use variance was too onerous for a conditional use variance and fixed a less stringent standard of proof for conditional use variance relief cases. That standard of proof will:
 - a. Focus both the applicant's and the board's attention on the specific deviations from conditions imposed by the ordinance; and
 - b. Permit the board to find special reasons to support the variance only if it is persuaded that the non-compliance with conditions does not affect the suitability of the site for the conditional use.

Thus, a conditional-use variance applicant must show that the site will accommodate the problems associated with the use even though the proposal does not comply with the conditions the ordinance established to address those problems.

8. The applicant is requesting variances related to MLUL 40:55D-70c, known as c. or bulk/dimensional variances. As the Board is well aware, these variance requests may be granted based on proofs presented by the applicant, with determination that the proofs are met.

Firstly, the applicant must convince the Board one of the following is met:

- a. There is an undue hardship in requiring compliance with the ordinance relating to the peculiar physical condition or shape of the property; or
- b. There will be a benefit to the zoning per MLUL, and the benefit will substantially outweigh the detriment.

Secondly, the Board must be convinced there will not be a substantial detriment to the public good, and by granting the variance(s), there will not be substantial impairment to the intent and purpose of the Evesham zone plan and zoning ordinance. Note: The Board may consider mitigation designs and techniques such as landscape screening/buffering that address potential detriments to meet the necessary proofs.

9. Applicant to provide testimony to the operations of the car wash business, including need for the proposed canopy, hours of operations, site operations, number of employees, frequency of customers utilizing the business.
10. There is only one menu board proposed for the middle lane drive thru. Applicant to provide testimony how users in the right (north) lane will order services.
11. Applicant to provide testimony to illumination methods of all signage on site. (Section 160-75D).
12. The applicant has not provided a Landscape Plan. Applicant is to work with our office to ensure adequate site landscaping, and screening as required.
 - A note is to be provided stating a post-construction landscape inspection may require additional plantings to achieve the performance objective for adequate landscaping.
 - Applicant to provide landscaping along the northern lot line to screen from the adjacent residential property.
 - Applicant should provide landscaping on the south side of the concrete parking lot/canopy area to screen new outdoor operations.
13. Applicant has not provided a lighting plan. Applicant to confirm if any new lighting is proposed with the canopy structure. Applicant is to confirm that all lighting will be LED. Lighting is to be fully screened from offsite glare and uplighting.
 - a. Applicant to provide testimony to existing/proposed lighting on site.

- b. Applicant to provide manufacturer's light fixture catalog sheets and cutsheet photometric diagrams of any proposed lighting.
- 14. Section 160-27 of the Ordinance requires all nonresidential uses to provide and utilize outside trash enclosures (dumpsters) for the elimination of trash and/or garbage. Applicant to provide testimony to the operations of the storage of trash/recycling on site and removal of trash/recycling off site.
- 15. Applicant to present elevation renderings and architectural drawings to the Board.
- 16. Applicant to present testimony regarding the proposed building interior and exterior renovations.
- 17. Testimony should be provided as to the anticipated car stacking, parking demand, and truck delivery for the proposed use. Compliance with the Township parking ordinance should be addressed.

Should you need additional information, please contact us.

Sincerely,

ALAIMO GROUP



Richard Hunt, PP, AICP
Senior Project Manager

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- c: Evesham Township Zoning Board Members
Kevin Rijs, Director of Community Development
Matt Wieliczko, Esq., Board Solicitor
Jennifer Newton, Administrative Officer/Board Secretary, Evesham Township
Rakesh Darji, PE, PP, CME, Board Engineer
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