
June 10, 2026

Evesham Township Zoning Board
984 Tuckerton Road
Marlton, New Jersey 08053

Attn: Jennifer Newton, Board Secretary

**Re: *Environmental Review
Speeder's Car Wash
Minor Site Plan
987 Route 73 South
Block 36, Lot 7
Evesham Township, Burlington County, New Jersey
Application No. Z26-08***

Dear Ms. Newton:

Artheon, Inc. (Artheon) has reviewed the application submitted by Russell Speeder's Car Wash of New Jersey, LLC for the above-referenced site. The overall property includes the adjoining Block 220, Lot 7 in Voorhees Township; however, the proposed improvements and this application are limited to Block 36, Lot 7 in Evesham Township. The site encompasses approximately 0.65-acres of land located on the western side of NJSH Route 73, south of Dutch Road and north of Kresson Road. The site is situated within the Commercial (C-1) zoning district.

Historically, the property consisted of agricultural land until the early 1950s, then contained a single-family residence from the mid-1950s until at least 1984. The existing car wash facility (The Promenade Car Wash) was constructed circa 2012. The applicant proposes to construct a new canopy structure, additional queuing lane, and associated infrastructure. The applicant seeks minor site plan and conditional use variance approval from the Township of Evesham.

On behalf of the Township of Evesham, Artheon has reviewed the following documents:

- Land Development Application with checklists, dated March 4, 2026.
- Summary of Application, prepared by Del Duca Lewis & Berr, LLC, undated.
- Minor Site Plan (3 sheets), prepared by Avila Engineering, dated January 5, 2026, last revised May 26, 2026.
- Existing Conditions Plan (1 sheet), prepared by Avila Engineering, dated July 22, 2025.
- Resolution No. ZB-08-15, Evesham Township Zoning Board, adopted September 29, 2008, memorialized October 20, 2008.

ENVIRONMENTAL REVIEW

We have reviewed the application for compliance with the Evesham Township Land Use Code (as it relates to use of the property), including §94 Article II (Environmental Impact Report, including Cultural Resource Survey) and §94 Article IV (Phase I Environmental Assessments).

We offer the following environmental review with recommendations for your consideration.

Environmental Impact Report

Pursuant to §94-13 through §94-17, an Environmental Impact Report with a Cultural Resource Survey is required for each application for development, except for a minor subdivision.

The applicant requested a waiver for this submission requirement.

1. Historically, the site consisted of agricultural and/or residential uses until at least 1984 and was vacant until the existing commercial development was constructed circa 2012. No wetlands, streams, or other environmentally sensitive areas are mapped at the site; however, a stormwater management basin is present in the eastern portion of the site. The application indicates the proposed improvements will increase impervious coverage from 57.58% to 63.62% and that the existing stormwater basin is sufficient to serve the site. **The applicant should provide testimony regarding the existing conditions and proposed changes to the pervious/impervious coverage, landscaping, and stormwater management at the site.**
2. The conditions of approval identified in Resolution No. ZB-08-15 indicate the facility utilizes a water reclamation system which recycles a minimum of 75% of the operation's wastewater. **The applicant should provide documentation/testimony regarding the existing conditions and proposed changes to wastewater generation/treatment at the site, including the water reclamation system and associated oil-water separator.**
3. The conditions of approval identified in Resolution No. ZB-08-15 indicate sound and noise levels at the property line would be monitored for a period of two years following construction and during operations to determine if noise levels comply with existing state statutes. **The applicant should provide documentation/testimony regarding noise generated by equipment and operations at the site, including the location of equipment within the building and any proposed improvements and/or mitigation measures.**

Cultural Resources Survey

The applicant requested a waiver for this submission requirement.

4. The site consisted of agricultural and/or residential uses until at least 1984 and vacant land until the existing commercial development was constructed circa 2012. Currently, the property contains an automatic car wash building, parking lot, stormwater basin, and associated infrastructure. Surrounding properties consist of residential, commercial, and institutional uses. The site and adjacent properties are not listed on the State and National Registers of Historic Places. Additionally, regional mapping indicates potential historic resources are not mapped on or adjacent to the site. **Based on the property location, site history, and proposed improvements, it is not anticipated that any significant cultural resources will be identified at the site.**

Air Quality Study

Per §160-15 of the Evesham Township Zoning Ordinance, an Air Quality Study is required for any residential development of 100 or more units and any other development involving more than 100 parking spaces.

5. Currently, the site contains eight (8) parking spaces where 11 are required; no changes to the on-site parking are proposed. No loading zone is proposed. **An air quality study is not required for the project as proposed. However, the applicant should provide testimony regarding the existing conditions and**

proposed changes at the site including pavement, loading and storage areas, and number/uses of parking spaces.

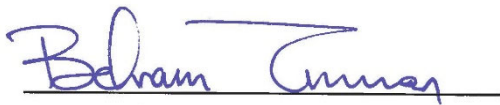
Environmental Site Assessment

Pursuant to §94-24 through §94-29, an Environmental Site Assessment is required as part of and as a condition of approval for each application for development.

6. During the staff review meeting on May 13, 2026, the applicant agreed to provide a copy of an environmental site assessment prepared in 2025. **The applicant should provide copies of said site assessment report and any other environmental reports prepared for the site.**
7. All imported fill materials shall meet the NJDEP's definition of clean fill (NJAC 7:26E-1.8). **The applicant should provide copies of all related reports, records, and supporting documentation.**
8. Any soils which will be removed from the site shall be properly sampled/characterized in accordance with applicable regulations prior to transporting off-site. **The applicant should provide copies of all related reports, records, and supporting documentation.**
9. All asphalt, concrete, and/or other debris/wastes generated during the proposed activities shall be properly disposed or recycled at regulated facilities. **The applicant should provide copies of all related reports, records, and supporting documentation.**

Artheon reserves the right to provide additional comments as more information becomes available. Should you have any questions in this regard, please do not hesitate to contact this office.

Sincerely,



ARTHEON

Behram Turan, PE, LSRP

Senior Vice President

cc: Kevin Rijs, PP, AICP, Director of Community Development
Matt Wieliczko, Esq., Board Solicitor
Richard Hunt, PP, AICP, Board Planner
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