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June 10, 2026
22050 02

Re: Russell Speeders Car Wash
Engineering Review
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 plans and documents submitted for a d(3) conditional use variance with minor site plan approval. The applicant is proposing to provide a canopy structure over the existing car wash pavement as cover for the employees providing full service to the customers. A pay kiosk, digital menu board, landscaping and new pavement and curb areas are proposed.

The western portion of the subject parcel is located in Voorhees Township. No work is proposed in this area of the parcel. The eastern parcel is located in Evesham Township. The proposed improvements are located fully within the Evesham Township portion of the parcel.

The site fronts the southbound side of NJ State Highway 73. There is a right in/right out driveway to access the site.

The parcel is located within the C-1 Commercial Zoning District. A residential district is located to the west in Voorhees Township. The C-1 zoning district is located on the parcels to the north, south and east. Though the parcel to the north is located in the C-1 district, a residential use is located on the property.

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 May 26, 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, LLCEngineer: Michael Avila, PE
Avila EngineeringArchitect: Jared Weaver, AIA
Way Maker Architecture**Zoning Review**

1. The site is located in the C-1 Commercial District. A car wash is a conditional use in this zoning district.
2. The Bulk requirements are described in §160-68E, Commercial-1 (C-1).

	Required	Existing	Proposed	
Principal Structure				
Min Lot Area	2 acres	0.6547 acres	N/C	ENC
Min Lot Frontage	200 FT	150 FT	N/C	ENC
Min Lot Width	200 FT	150 FT	N/C	ENC
Min Lot Depth	200 FT	174 FT	N/C	ENC**
Min Front Yard Setback	100 FT	96.06 FT	47.29 FT	Variance
Min Side Yard Setback				
- From Residential	50 FT	19.42 FT	N/C	ENC
- From Non-Residential	30 FT	22.24 FT	N/C	ENC
Min Rear Yard Setback	50 FT	N/A	N/A	N/A
Max Building Coverage	15%	16.79%	23.41%	Variance
Max Impervious Cover	55%	57.58%	60.99%	Variance
Accessory Structure: Canopies				
Min Front Yard	Not Permitted	N/A	47.29 FT	Variance
Parking Requirements				
3/washing lane for stacking and 3+1/employee for parking	8	8	N/C	Conforms
Signage				
Max Number of Signs	1	1	2	Variance
Min Setback	25 FT	4.31 FT	N/C	ENC

Variances

1. The following are existing, non-conforming conditions not impacted by this application:
 - a. The minimum lot area is 2 acres where 0.6547 acres exist.
 - b. The minimum lot frontage is 200 FT where 150 FT exists.
 - c. The minimum lot width is 200 FT where 150 FT exists.
 - d. The minimum lot depth is 200 FT; the existing lot depth portion of the parcel in Evesham Township is 174 FT; and the overall lot depth is 320.59 FT.
 - e. The minimum number of loading spaces per §160-32D(2) is one space; none are provided.
 - f. Per §160-32E(3), for non-residential uses, no driveway edge of paving shall be located within 25 FT of a property line. The driveway edge is approximately 20.5 FT from the property line.
 - g. Per §160-32F(1), sidewalks and pedestrian access shall be provided for all development in the Township. No sidewalk exists along the frontage, and none is provided at the adjoining parcels.

2. The minimum front yard setback is 100 FT. The existing front yard setback is 96.06 FT. The architectural plans indicate that the canopy is a freestanding structure. If the canopy is attached to the existing building, a variance for front yard setback is required, with a proposed front yard setback of 47.29 FT. A variance may be required.
3. Should the canopy not be considered a part of the existing building, §160-68E(9) states that accessory buildings may not be located in the front yard or closer than 50 FT to a residential use. The canopy is proposed to be located in the front yard; a variance is required.
4. The maximum building cover in this zoning district is 15%. The existing building coverage is 16.79% where the proposed building coverage (which includes the proposed canopy) is 23.41 FT. A variance is required.
5. Per §160-68E, the maximum impervious coverage in this district is 55%. The existing impervious coverage is 57.58% whereas the proposed impervious coverage is 63.62%. A variance is required.
6. Per §160-17B(1)(a) references Table 1, Screening Buffer Widths, which states that a parcel in the C-1 zoning district requires a 40 FT buffer from a single family detached on an adjacent Zoning or Existing Land Use. The parcel to the north is a residential dwelling; thus a 40 FT buffer is required and 0.98 FT is proposed. A variance will be required.
7. Our office defers the Board Planner for discussion regarding the conditional use variance and any additional variance that may be required.

Waivers

8. Our office defers the Board Planner for discussion regarding any additional waivers that may be required

General Comments

9. The applicant should provide testimony regarding the following:
 - a. Hours of operations.
 - b. Maximum number of employees on a shift.
 - c. Trash and recycling collection, as it is noted that there are no existing or proposed trash enclosures for use at the site.
 - d. Site operations for the kiosk and pay station.
10. Testimony should be provided on the existing site lighting. Changes to the existing lighting are not proposed, however the proposed digital menu board may emit light from the screens. Lighting as a result of the proposed improvement should be discussed. Any impact on the adjacent parcel should be limited to no light spillage.
11. Testimony should be provided as to whether an application to Voorhees Township has been submitted.
12. Our office defers to the Township Fire Marshal for further comment regarding site safety, emergency vehicle access, striping, etc. It is noted that signage is proposed to be located on the northern façade of the building.
13. The applicant should provide testimony regarding whether a “letter of no interest” has been sought from the NJ Department of Transportation.
14. The applicant has requested an exemption from providing a Traffic Impact Study. The existing car wash use is proposed to continue. The applicant should address whether any change in trip generation is proposed with the modifications to the existing facility.
15. Testimony should be provided regarding site operations during construction activities.
16. This site was subject to a Major Site plan, ZB-08-15. The applicant should provide discussion regarding why this is considered a Minor Site Plan and not an Amended Site Plan.

Site Plan

17. This is a Zoning Board application. The signature block should be revised to reference the Zoning Board rather than the Planning Board.
18. It is unclear whether there are any clearance bars provided. A single, unidentified dark line is perpendicular to the southmost kiosk across the drive aisle to the 2nd kiosk area.
19. Testimony should be provided regarding the condition of the existing on-site pavement. Should conditions necessitate, the applicant will repair and/or replace the existing pavement at the request of the Township engineer.
20. The various hatchings which overlap are difficult to show the location of the proposed improvements. It is recommended that the pay station footprint detail that the proposed stripping in this area be provided along with the extents of the proposed concrete pad.
21. There is a wall noted with a portion to be removed in order to construct the proposed improvements. Provide testimony as to whether this is an existing, decorative wall and removing a portion will not impact the site. Wall repairs should be made appropriately.

Grading and Drainage

22. The site does not meet the definition of a Major Project for stormwater management; thus, stormwater measures are not required. The following should be discussed.
 - a. The condition of the existing stormwater system. It is recommended that the existing system be cleaned and televised to ensure that the structures function properly and as designed.
 - b. Testimony regarding the existing inlet in the area of the canopy should be discussed. Additional runoff from the vehicles may enter the stormwater system as the design now concentrates drying activities under the canopy and within the area of this inlet.
 - c. Testimony should be provided regarding how roof runoff will be addressed for the proposed canopy.
 - d. The spot grades provided show that the majority of the proposed asphalt will be directed to Route 73.

Landscaping/Tree Removal

23. The prior plans provide a total of 28 replacement trees. With this submission, additional trees are being removed, and only 13 trees are being proposed. Our office defers to the Board Planner for further comment regarding landscaping and tree replacement/compensation.

Soil Erosion

24. Soil erosion should be provided as appropriate. As a minimum, silt fence should be provided in the area of the proposed asphalt to protect the adjacent parcel. In addition, inlet protection should be provided as well as a silt fence at the basin.

Permits and Approvals

25. 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 Soil Conservation District.
 - c. New Jersey Department of Transportation.
 - d. Voorhees Township.
 - e. Any and all others that may be required.

Administrative

26. 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.

27. 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, CF
Zoning Board Engineer



Stacey Arcari, PE, PP, CME, PTOE
Zoning Board Traffic Engineer

RRD/SEA/mbs

Cc: Kevin Rjis, Director of Community Development, (rjis@evesham-nj.gov)
Russell Speeder’s Car Wash of NJ, LLC, c/o Damien Del Duca, Esq., Applicant’s Attorney
Michael E. Avila, PE, Applicant’s Engineer
Jared Weaver, AIA, Applicant’s Architect.