



Alaimo Group

200 High Street, Mount Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452
201 Willowbrook Blvd, Wayne, New Jersey 07470 Tel: 973-523-6200 Fax: 973-523-1765

May 13, 2026

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

Re: Z26-07
8000 Sagemore Drive LLC
Proposed Signage
8000 Sagemore Drive
Commercial 1 (C-1) Zone
Block 33.10 Lot 8
***Bulk Variance Request
Planner's Report***
Our File No. A-1398-0048-000

Dear Chair Thomas and Board Members:

We have reviewed the submission package and Signage Plan (1/29/26) for the 8000 Sagemore Drive tract and are familiar with the site. The site is currently a 3-story commercial office building. The application is for an additional façade sign, to the existing two façade signs. The site is located in the Commercial – 1 (C-1) Zone, where signs are a permitted accessory use, however, the site is permitted a maximum of two façade signs totaling less than 80-SF, therefore, **a bulk variance is required.**

Variance Requests:

1. Section 160-75M(1)(b) of the ordinance require building with two street frontages, that are at a corner lot, or that have visibility from public areas from multiple directions within the site to have a maximum of two façade signs, so long as the total aggregate area of both signs shall not exceed 15% of the front façade area or 80-square feet, whichever is less. The applicant proposes a third façade sign, in addition to the existing two façade signs. **A bulk variance is required.** Applicant is to provide the square footages of the existing and proposed signage. It appears the total of all three signs exceeds 80-SF.

Our Comments:

1. The applicant is requesting variances related to MLUL 40:55D-70c, known as c. or bulk/dimensional variances. As the Zoning Board is 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:

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- 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.

2. Applicant has provided a signage plan. Applicant should provide additional details as to the square footage of the proposed and existing signs. They appear to exceed the maximum allowed total signage area of 80-SF.
3. Applicant to provide testimony to any prior approvals.
4. Section 160-75M(1)(c) of the ordinance requires façade signs shall consist of channel letters. Applicant to confirm use of channel letters and sign design.
5. Applicant to provide testimony to the maintenance of the signs.
6. Applicant to confirm any illumination methods for all proposed signage.
7. Applicant should provide on the submitted survey the location of all three signs.

Should you need more information, please call.

Sincerely,

ALAIMO GROUP



Richard Hunt, PP, AICP
Senior Project Manager

RH/SS

cc: Evesham Township Zoning Board Members
Matt Wieliczko, Esq., Board Solicitor
Jennifer Newton, Administrative Officer/Board Secretary, Evesham Township
Rakesh Darji, PE, PP, CME, Board Engineer
Stacy Arcari, PE, Board Traffic Engineer

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