

Christopher J. Noll, PE, CME, FP
President & CEO

William H. Kirchner, PE, CME, N-2
Vice President

Rakesh R. Darji, PE, PP, CME, CFM
Vice President/Treasurer

Benjamin R. Weller, PE, CME, CPWM, S-3, C-3
Secretary



Harry R. Fox, NICET III
G. Jeffrey Hanson, PE, CME
Jennifer A. Harris, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
Ethan F. Hyder, CST II
Ryan G. McCarthy, PE, CME
C. Jeremy Noll, PE, CME, CPWM
Marc H. Selover, LSRP, PG
Neil J. Werket, RLA, LLA, CPSI

September 9, 2025
22052 03

Re: The Promenade at Sagemore
Variance/Site Plan Waiver application
The Promenade
Block 33.11, Lot 1
Application #P-25-14

Ms. Jennifer Newton, Board Secretary
Township of Evesham
984 Tuckerton Road
Marlton, NJ 08053

Dear Ms. Newton:

Our office has received an application for a bulk variance with site plan waiver. In addition, the applicant is seeking to amend the condition of the prior approval. The applicant is seeking to exceed the approved cap of 20% permitted for restaurant use. The existing site contains retail and restaurant (both with a bar and without) uses, stormwater management, parking, sidewalks and mature landscaping.

Access to the site is from both State Highway 73 North, Brick Road, Marlton Parkway and Sagemore Drive. No changes to existing site access are proposed.

Our office has reviewed the following, prepared by Shropshire Associates, LLC, unless otherwise noted:

1. Land Development Application with checklist.
2. Parking Analysis, dated September 3, 2025.
3. Location Map, dated June 2025.
4. Prior Resolutions, Evesham Township Planning Board, #PB 88-27 and #PB 00-02A7.
5. ALTA/NSPS Land Title Survey, prepared by Stout and Caldwell Engineers, LLC, revised to June 6, 2018.

General Information

Applicant/ Owner: Davis & Associates, LLC
dba Davis Enterprises
mdavis@davisenterprises.com

Attorney: Robert S. Baranowski, Jr., Esq.
Hyland Levin Shapiro, LLP

Engineer:
(Traffic) Shropshire Associates, LLC

General Comments

1. Our office defers to the Board Planner for comments regarding any variances requested and any further relief that may be required for this application.
 - a. Comments regarding the requested variance for parking are summarized below.
2. The applicant is requesting a site plan waiver. The reviewing board may waive site plan approval requirements if the construction or alteration or change of occupancy or use does not affect circulation, parking demands, drainage, relationships of buildings to each other, landscaping, buffering, lighting and other considerations of site plan review.

Per §127.2, in order for the Board to grant a waiver of site plan, sufficient information must be provided for the review. In addition, per §127.3 site plan approval must be obtained if the following conditions are met:

- a. A change of use from one non-residential use to another; or
- b. The number of existing parking spaces on the site is less than the number of spaces required for the proposed use; or
- c. For the conversion of a residential use to a non-residential use.

Our office defers to the Board Planner as to whether any of these conditions require site plan approval.

Traffic Summary

3. Traffic Comment Summary

The following is a breakdown of current uses at the Promenade, provided by the Shropshire report:

Land Use	Square Footage
Retail	185,927 SF
Warehouse	5,903 SF
Restaurant with bar	36,124 SF
Restaurant without bar	16,848 SF
Vacant	21,109 SF
Total	265,911 SF

Based upon the tenant data provided above in Table 1, the 52,972 SF of total restaurant space occupies approximately 19.9% of the total Promenade at Sagemore shopping center tenant space. This is within the permitted maximum percentage of 20% per the original parking variance granted.

However, the information provided states that an additional 3,000 square feet of restaurant space will occupy space in the future but does not appear to be part of the vacant 21,109 square foot area. **The applicant should clarify this, as the report adds the parking for this area.**

The applicant has provided a parking analysis report to determine how much of the vacant 21,109 square foot space can be occupied by restaurant use and still be within the existing parking constraints on the site.

History of the site

In 2009, a site plan amendment to convert a portion of the shopping center from Hugo Boss to the Brio Restaurant was approved to permit 20% of the total building area of the shopping center to be utilized for restaurants. At that time, 10.45% of the existing shopping center was used for restaurant use. With the approval

of the Brio restaurant, which included 5,852 square feet of restaurant space plus outdoor seating area, the percentage increased to 13%.

In 2014, a revision to the parking ordinance Section 160-32.A.3 and 4 was approved by Township Council. The revisions changed parking requirements for retail shopping centers from 5.0 spaces per 1,000 sq ft of floor space to 4.5 spaces per 1,000 sq ft and also allowed up to 25% of shopping center floor area to be occupied by restaurant uses without increasing the base retail center requirement.

Per the current Evesham Township Zoning Ordinance, section 160-32, the parking requirements for the spaces within the existing Promenade at Sagemore are as follows:

- Retail shopping center - 4.5 spaces per 1,000 SF
- Restaurant with bar or lounge - 20 spaces per 1,000 SF
- Restaurant without bar or lounge - 15 spaces per 1,000 SF
- Warehouse - 1 space per 5,000 SF

Existing Parking Requirements

Per the Shropshire report, the existing 21,109 SF of vacant space noted above was assumed be retail space and utilize the parking requirement ratio of 4.5 spaces per 1,000 SF. Based upon this assumption, the following square footage (with calculated parking space requirements) per use exists within the shopping center:

Total Existing square footage = 265,911 square feet (SF)

- Retail space (185,927+21,109 = 207,036 SF) = 932 spaces
- Restaurant with Bar space (36,124 SF) = 722 spaces
- Restaurant without Bar space (16,848 SF) = 253 spaces
- Warehouse space (5,903 SF) = 2 spaces
- **Total Existing Parking Requirement = 1,909 spaces**

Future Parking Requirements

Per the Shropshire report, the total square footage will not change. The following revisions to the breakdown of use and square footage are provided:

Total Future Square Footage = 265,911 square feet (SF)

- Retail Space = 195,036 SF (207,036 – **12,000 SF**)
- Warehouse Space = 5,903 SF (Remains Same)
- Restaurant w/ Bar Space = 42,124 SF (36,124 + **6,000 SF**)
- Restaurant w/o Bar Space = 22,848 SF (16,848 + **6,000 SF**)
- Total = 265,911 SF

Based upon these future uses and square footage, the following is a breakdown of the total parking requirement:

- Retail = 4.5 spaces per 1,000 SF = $195.036 * 4.5 = 878$ spaces
- Warehouse = 1 space per 5,000 SF = 2 spaces
- Restaurant w/ Bar = 20 spaces per 1,000 SF = $42.124 * 20 = 843$ spaces
- Restaurant w/o Bar = 15 spaces per 1,000 SF = $22.848 * 15 = 343$ spaces
- **Total Future Parking Requirement = 2,066 spaces**

The traffic engineer should clarify whether the proposed 3,000 square-foot restaurant space is included in these calculations.

A Parking Variance is required to permit 1,275 parking spaces, whereas 2,066 parking spaces are required.

Current Parking Information

A parking analysis provided by Shropshire, LLC has been provided in support of the proposed parking variance.

The existing Promenade Shopping Center is 265,911 square feet of tenant space and 1,275 parking spaces. According to the report, Shropshire Associates, LLC conducted parking surveys at the existing Promenade shopping center on Friday, May 9, 2025, and Saturday, May 10, 2025, from 2:00 PM to 8:00 PM, every 30-minutes. The surveys occurred during Mother's Day weekend which may result in a more conservative "worst-case" scenario analysis of the existing peak parking demands.

Shropshire provided the following table in their report, depicting the parking counts, with the maximum parking counts in bold.

Time	Friday(5-9-25)		Saturday 5-10-25)	
	Demand	Surplus	Demand	surplus
2:00PM	722	553	978	297
2:30PM	724	551	921	354
3:00PM	598	677	898	377
3:30PM	604	671	868	407
4:00PM	660	615	891	384
4:30PM	658	617	858	417
5:00PM	432	543	892	383
5:30PM	768	507	883	392
6:00PM	827	448	878	397
6:30PM	813	462	909	366
7:00PM	784	491	879	396
7:30PM	689	586	838	437
8:00PM	619	656	712	563

As can be seen, the following peaks were noted:

- Friday peak occurred at 6pm and there was a surplus of 448 vehicles, and
- Saturday peak occurred at 2 pm and there was a surplus of 297 vehicles.

The 21,109 square feet of vacant retail space was evaluated to determine how much can be used as restaurant before it exceeds current parking availability.

The report states that a 3,000 square-foot restaurant tenant will be occupying space in the future. Therefore, this has been reflected in the existing parking and tenant space noted above, but space has not been occupied as yet. At 15 spaces per 1,000 square feet, it is assumed that this space would require 45 parking spaces per ordinance. Therefore, the total parking demand during the worst-case Saturday at 2pm peak time would be 978 plus the additional 45 spaces, for a total of 1,023 spaces. The surplus would be reduced to 252 spaces.

Shropshire prepared a threshold analysis and averaged the parking spaces required for with/without a bar to 17.5 spaces per 1,000 square feet. Under this analysis, the following breakdown is provided:

Use	Square footage	Parking Requirement	Resultant Parking
Restaurant	12,000 sq ft	17.5 spaces / 1,000 sf	210 spaces
Retail	9,109 sq ft	4.5 spaces / 1,000 sf	41 spaces
	21,109 sq ft		251 spaces

The result of the analysis prepared by Shropshire is that, based on an **average parking calculation** of 17.5 spaces / 1,000 square feet for the restaurant uses, a total of 12,000 square feet of restaurant space can be accommodated.

General Comments

4. We requested that the traffic engineer provide calculations for the worst-case scenario of a restaurant with no bar, as there is no guarantee that a bar will be an option in all cases. We feel that this scenario should be utilized; however, the applicant may make their case to the Board members for the average. The following information was provided on September 3, 2025, via email:

Use	Square footage	Parking Requirement	Resultant Parking
Restaurant	12,000 sq ft	20 spaces / 1,000 sf	240 spaces
Retail	9,109 sq ft	4.5 spaces / 1,000 sf	41 spaces
	21,109 sq ft		281 spaces

The 12,000 SF of restaurant space would require 240 spaces, then when added to the 41 spaces required for the 9,109 of retail space, **the total demand would be 281 spaces, which exceeds the 252 available parking supply by 29 spaces.**

5. The Brio restaurant application appeared to take outside seating into account. The applicant should provide further information as to whether outside seating will be included in their plans and how this will impact parking calculations.
6. The traffic engineer should further discuss where the 3,000 square foot restaurant will be located and how their location may impact the future restaurants.
7. The traffic engineer should discuss where the surplus parking is generally located in conjunction with the 3,000 square foot restaurant and the future potential 12,000 square foot restaurants. Table 2 in the report and the map provided shows the parking available in each individual section. It would be helpful if the restaurant areas were shown on the map as well.

Permits and Approvals

8. The following is a list of outside agency approvals which may be required for this application:
 - a. Evesham Township Construction/Building Code Official
 - b. Burlington County Planning Board
 - c. Any and all others that may be required.

Administrative

9. 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.
10. 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, CFM
Zoning Board Engineer



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

RRD/SA/mbs

Cc: Kevin Rjis, Director of Community Development, (rjisk@evesham-nj.gov)
Michele Taylor, AICP, PP, Board Planner (staylor@tdgplanning.com)
Eric Snee, PE, LSRP, Board Environmental Consultant, (bturan@cmeusa1.com)
Ronald Cucciaro, Esq., Board Attorney (rcucciaro@weiner.law)
Nathan Mosley, PE, PTOE, Applicant's Traffic Engineer, via email nmosley@sallc.com
Robert S. Baranowski, Jr., Esq., Applicant's Attorney

File: G:\22000 - Evesham\22051 - 22100\22052 03 – Promenade at Sagemore - P25-14\00-ERI Reviews\22052 03 – Promenade Parking