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- Community Planning
- Landscape Architecture
- Municipal Consulting
- Streetscape Design
- Economic Development
- Parks and Recreation

October 3, 2025

Planning Board  
Township of Evesham  
984 Tuckerton Road  
Marlton, NJ 08053

**Re: Promenade at Sagemore – Marlton ID: P25-14  
Block 33.11, Lot 1  
500 Route 73 South  
Township of Evesham, Burlington County, New Jersey  
Amended Site Plan Condition  
TDG Project No. 2019-109.67P, Planning Letter #1**

Dear Chair and Board Members:

Our office has received and reviewed the following submission items:

- **Land Development Application**, submitted by Robert S. Baranowski, on behalf of Davis & Associates LLC. /DBA Davis Enterprises, dated July 23, 2025.
- **Existing Conditions Plan**, prepared by Matthew J. Walsh, PE, consisting of 1 sheet, dated September 9, 2024, last revised August 18, 2025.
- **Parking Assessment Letter**, prepared by Nathan B. Mosley, PE, CME, & Christopher R. Campbell, PE, consisting of 6 sheets, dated October 2, 2025.
- **Site Location Map**, prepared by Shropshire Associates, LLC., consisting of 1 sheet, dated June 2025.
- **Resolution PB 88-27 Promenade at Sagemore/Davis Enterprises, Major Preliminary & Final Site Plan Approval**, Evesham Township Planning Board, hearing date March 2, 1989 & April 6, 1989, adoption date June 1, 1989.
- **Resolution PB 00-02A7, Promenade at Sagemore/Davis Enterprises, Major Site Plan & Bulk Variance**, hearing date December 17, 2009, adoption date January 7, 2010.
- **2010 Master Plan Reexamination and Recommendations**, adoption date June 17, 2010 by Resolution PB 10-46.

At this time, we offer the following comments:

**A. Site & Proposal**

1. The subject property is located along the northbound frontage of NJSH Route 73 north between Brick Road to the north and Marlton Parkway to the south, within the Commercial-1 (C-1) Zoning District.
2. The subject tract is a planned commercial development, as defined, and previously received Site Plan approval. The tract contains the 265,911 SF Promenade at Sagemore, which is a multi-building retail and restaurant commercial center. The site shares access, parking spaces, landscaping, lighting, stormwater, other improvements, and maintenance. The provided off street parking supply requirement for specific use types within the shopping center is 1,909 parking spaces. (See page 2 of the parking analysis.)
3. The site is consistent with the surrounding area and contains the following:

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Small Business  
Enterprise

- a. North across Brick Road are medical office/ facility and commercial retail uses within the C-1 District and EVCO Evesham Crossroads Overlay.
- b. East across Sagemore Drive are multi-family residential uses within the MF, Multi-family district.
- c. South across Marlton Parkway are commercial office uses within the C-1 District.
- d. West across Route 73 are retail commercial uses within the C-1 District.

See image below courtesy of Google Earth Pro, 2025.



4. Resolution #PB 88-27 granted major preliminary and final site plan approval for the shopping center, noting that **1,946** parking spaces were to be provided, a reduction of 216 parking spaces from the prior plan.
5. Resolution No. 00-02A7 references Resolution No. 00-2A dated May 3, 2001 (not provided), which conditioned the 2001 approval, upon the following:
 

*“That restaurants proposed for the P.I.Q. shall not occupy more than 10% of the total building area of the shopping center.”*
6. Resolution No. 00-02A7 amends the final site plan approval to increase the percentage of the total building area of the shopping center that can be utilized for restaurants from 10% to 20%. The resolution estimates that approximately 2,020 parking spaces would be required, and **1,279** constructed parking spaces are provided plus 90 banked in reserve parking spaces (1,369 total possible).
7. The existing conditions plans states that there are **1,269** parking spaces on the site, per Note 11.
8. The Applicant seeks amended site approval, and specifically relief from a condition of approval to increase the permitted restaurant area from 20% of the shopping center square footage to 25%. The Applicant also seeks a bulk variance from the parking standards, but a variance is not required.
  - a. Existing, 265,911 SF developed and 53,182.2 SF maximum permitted to be restaurant. Currently, 52,972 SF of restaurant with and without bars exist.
  - b. Proposed 265,911 SF developed and 66,477.75 SF maximum proposed to be restaurant.



## B. Ordinance

1. The ordinance contains specific requirements for retail uses with restaurant space that were generated in 2010, after the approvals for the referenced application. Specifically, the following at §160-32.A.(4):

*“Where more than one of the uses designated above is proposed in a development, the minimum parking requirements shall be the sum of the proposed uses based upon the minimum parking requirements. Except that restaurants may occupy up to 25% of the gross floor area of a retail shopping center without increasing the retail parking requirements”*

2. The 2010 Master Plan Reexamination adds a sentence at the end of the recommended ordinance paragraph that states the following:

*“If more than 25% of the retail center is proposed for restaurant uses, then additional parking would be required in accordance with the restaurant parking ratios.”*

3. Based upon the standards of the current ordinance, the entire 265,911 SF retail shopping center requires 4.5 spaces/1,000 SF or **1,197** parking spaces.
4. The total parking provided, as characterized, is either 1,281 or 1,325 parking spaces, including standard, accessible and EV parking spaces, calculated at two (2) parking space credit per EV parking space.

## C. General Comments

1. Evesham’s ordinance is very specific regarding parking, requiring that each use accommodate the parking requirements for that specific use, which is helpful on single use sites.

However, this approach can be problematic for a multi-use shopping center such as Promenade at Sagemore, where demand for parking changes over the course of an operating day and evening. The ordinance manages the issue of excessive parking requirements and unnecessary supply, by providing an exception for shopping centers, as noted above.

2. Per the Shropshire report the current number of *actual* parking spaces on the site, is **1,313**, which exceeds the ordinance requirements for this shopping center with less than 25% restaurant uses.
3. Testimony should be provided regarding the parking supply and demand analysis. The overall parking ratio analysis at the end of the Shropshire report characterizes a parking ratio based upon the overall center, not the specific uses within the center, consistent with the ordinance.
4. The request to eliminate the resolution condition is reasonable, based upon the ordinance and the evaluation provided by the Applicant’s traffic consultant.
5. Based upon the variable parking space figures provided over time and during the course of this review, a revised existing conditions plan or survey should be provided to the Evesham professional staff. The existing conditions plan or survey should accurately reflect and reconcile the actual number of on-site spaces, based upon the actual amount of standard, accessible, and EV parking spaces. This information should also be helpful to the Applicant.





If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

Very truly yours,  
Taylor Design Group, Inc.

A handwritten signature in black ink that reads "Michelle Taylor". The signature is written in a cursive style with a period at the end.

Michelle Taylor, PP, AICP  
President

Ec: Kevin Rijs, PP, AICP, Director of Community Development  
Jennifer Newton, Administrative Officer/ Board Secretary  
Ronald Cucchiaro, Esq., Board Attorney  
Rakesh Darji, PE, PP, CME, Board Engineer  
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