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February 20, 2026  
22052 04

Re: The Promenade at Sagemore – *Lorenzo Pizza and Steaks*  
**Variance/Site Plan Waiver application**  
The Promenade  
Block 33.11, Lot 1  
Application #P-26-03

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

Dear Ms. Newton:

Our office has received an application for the construction of a shed at the rear of the existing Lorenzo's Pizza and Steaks unit at the Promenade shopping center along Route 73. The applicant proposes to install an 80 SF shed to store cold materials for their restaurant. No changes to the site, circulation, parking, lighting, etc. are proposed.

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:

1. Land Development Application with checklist and Rider.
2. Existing Conditions Plan, prepared by PS&S, dated September 23, 2024, revised to October 13, 2025.
3. Lorenzo's Equipment Floor Plan Update - Shed., prepared by M3 Architectural, LLC, revised through November 12, 2025.

### **General Information**

Applicant: LRL Management, LLC

Owner: Davis & Associates, LLC  
dba Davis Enterprises

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

Architect: David J. Markowski, AIA, LEED AP, NCARB  
M3 Architectural, LLC

**General Comments**

1. The applicant is requesting submission waivers from providing a fully engineered site plan. Per §127-2A, the reviewing board may waive site plan approval requirements if the construction or alteration does not affect circulation, parking demands, drainage, relationship of buildings to each other, landscaping, buffering, lighting and other considerations of site plan review. Our office can support a site plan waiver if the applicant provides testimony regarding the following:
  - a. Additional lighting. Provide testimony as to whether the existing site lighting is sufficient for access and safety for the shed at night, assuming that employees may be required to collect materials from the shed during evening operating hours.
  - b. Drainage: Discuss whether roof drains are proposed. It is recommended that any roof drains be directed to the grassy area to the south to prevent additional drainage onto the existing sidewalk.
  - c. Landscaping/Buffering: Discuss whether there are any trees/fencing proposed to be removed to install the prefabricated shed. This office recommends that the landscaping along the southern side of the building be extended to screen the proposed shed from the drive aisle to the south.
2. The applicant is also requesting a submission waiver from providing utility information on the plan. Testimony should be provided as to the anticipated utilities required for the shed. Should the Board act favorably upon this application, utility information will be required to be provided at the time of Building and Zoning Permits.
3. The applicant is proposing to provide a shed at the rear of the existing restaurant. This restaurant occupies an end unit in a building that contains both retail and restaurant use. A parking lot drive aisle is to the rear which separates the building from Sagemore Drive.
  - a. An 80 SF prefabricated shed is proposed. The shed is shown to be located along the rear sidewalk accessing the unit containing the restaurant. The 80 SF shed is proposed to be placed upon existing grass surface. The overall change in impervious is de minimis and would not require stormwater management.
  - b. An existing mailbox structure, utility box and landscaping will provide screening from the rear parking and drive aisle.
  - c. Provide testimony regarding access to the shed from the drive aisle at the rear. There is full height curb at this sidewalk which would not allow easy access for deliveries to the rear.
4. Testimony should be provided in the following:
  - a. It appears that the doors to the shed are orientated to open onto the grass area. Note whether it is anticipated that additional impervious surface will be added to provide a path from the existing sidewalk to the doors of the shed.

**Permits and Approvals**

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

**Administrative**

6. 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.
7. 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](mailto:rjisk@evesham-nj.gov))  
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Robert S. Baranowski, Jr., Esq., Applicant's Attorney  
LRL Management, LLC, Applicant  
Davis & Associates, LLC, dba Davis Enterprises, Owner

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