



Township of Evesham.

<https://evesham-nj.org/departments/construction>

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • Township Code Book: <https://www.ecode360.com/EV0481>

Land Development Application Form

The application must be filed with the board at least 20-days prior to the hearing date.
Application Fee is Nonrefundable.

RECEIVED

Application Fee (94-10): \$150.00
Escrow (initial deposit): \$750.00

Date received: APR 17 2026
PB or ZBA #: P26-09
HPC App #: _____

If you are not familiar with the Township Zoning Code (Ch. 160), please see the Township Administrative Officer for assistance or visit the Community Development webpage: <http://www.evesham-nj.org/index.php/forms-comm-dev> or Application Checklists: Attachments to Chapter 94 Land Use Regulations

1. SITE INFORMATION **ZONE DISTRICT:** C-1

Property Address: 500 Route 73 South, Suite A-1

Block/s: 33.11 Lot/s: 1

Development Name: The Promenade Home Owners Association: YES NO

Is the property within the Pinelands. YES NO

Present Use: Shopping center Proposed Use: No change.

Proposed Development Name: Same as above; The Promenade at Sagemore

Proposed Number of Phases of Construction: 1

2. APPLICANT & OWNER INFORMATION

Applicant Name: Davis & Associates, LLC DBA Davis Enterprises

Mailing Address: 8000 Sagemore Drive, Suite 8201, Marlton, NJ 08053

Phone #: 856.985.1200 Email: mdavis@davisenterprises.com

Form of Ownership: Individual Partnership Corporate Utility *✓ LLC*
 Government Nonprofit

If applicant is not the owner, state applicant's authority to bring this application and specific interest in application (i.e. agent for owner, equitable interest, agreement of sale): _____

Owner and applicant are the same

Property Owner Name: Same as applicant

Property Owner Address: _____

Phone #: _____ Email: _____

Form of Ownership: Individual Partnership Corporate
 Government Nonprofit Utility



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3. APPLICATION TYPE: Check as many items as applicable.

- Bulk Variance/s Use Variance Conditional Use Informal/Concept Review
- Appeal of Decision Site Plan Waiver Interpretation of Zoning Map or Ordinance
- Waiver of Development Standard Submission Waiver Other _____

Subdivision Application:

- Minor Subdivision Major Sub. Preliminary Major Sub. Final
- _____ Total Number of lots to be created _____ Total Proposed Dwellings

Amend Prior Subdivision Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. _____

Site Plan Application:

- Minor Site Plan Preliminary Major Site Plan Final Major Site Plan

Amend Prior Site Plan Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. _____

4. ROADWAY JURISIDCTION: NJ State County Route Municipal Road

5. PROPERTY DIMENSIONS:

- a. Total Area in square feet or acres: ±43.7ac b. Frontage in feet: ±2,000ft
- c. Corner property: Yes or No

6.A. SUBDIVISION INFORMATION:

1. Number of proposed lots: _____
2. Average lot size in square feet or acres: _____
Proposed: _____ Required: _____
3. Average Street Frontage: _____
Proposed: _____ Required: _____
4. Will any new streets be created? Yes No
5. Purpose of Subdivision:
Residential Industrial Mixed Use Commercial
Office Agriculture Other (Describe): _____



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7. UTILITIES: (Complete if subdivision and/or site plan are requested) *Waiver requested*

a. What is the present source of potable water? Well Municipal

b. Is the present water source adequate to service the proposed development? Yes No

c. If the present water source is not adequate, how will the development receive potable water? _____

d. Is municipal water service capacity presently available? Yes No

e. Has application been made for municipal water connection permits? Yes No

If yes, how many _____ and when _____

f. Will an existing well be used? Yes No

g. Are any new wells to be used? Yes No

h. Has the potability of the well water been certified? Yes No

i. Is the property serviced by municipal sewer? Yes No

j. Will the development require additional sewer lines? Yes No

k. Can the existing connection service the development? Yes No

l. Is sewer capacity presently available? Yes No

m. Has application been made for municipal sewer connection permit(s)? Yes No

If yes, how many _____ and when _____

n. Have any municipal water connection permits been obtained? Yes No

If yes, how many _____ and when _____

o. Have any municipal sewer connection permits been obtained? Yes No

p. Is there any existing septic system? Yes No

q. Can the existing septic system service the development? Yes No

r. Is a new septic system proposed? Yes No

If yes, state the type:

Conventional
 Alternative

Waterless toilet w/ gray water
 Other (describe) _____

s. Has application been made for an on-site septic system(s)? Yes No

If yes, how many _____ and when _____

t. Has the application been approved? Yes No

If yes, and when _____

u. Gas: (check)

Natural Proposed Existing
Propane Proposed Existing

Electric: (check)

Above ground Proposed Existing
Below ground Proposed Existing



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9. VARIANCES: Complete for variance applications. **Public Notice (15-16) must be completed by the applicant in compliance with the requirements of the New Jersey Municipal Land Use Law. A copy of the public notice and proof of service are required.**

A. Briefly describe each variance requested and provide Zoning Code Section from which relief is being sought: N/A

B. If a "d" variance is requested, what are the special reason(s) which support your application: (This type of variance can only be heard by the Zoning Board of Adjustment) N/A

C. If a "c" variance is requested, what are the exceptional property conditions which prevent you from complying with the zoning ordinance? N/A

D. If a "c" variance is requested and you contend there are no exceptional property conditions, how will the Municipal Land Use Act be advanced if the variance were to be granted and how would the benefits of a variance outweigh any detriment? N/A

E. Supply a brief statement of facts showing why the requested variance can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Township's zoning plan and zoning ordinance: N/A

10. WAIVERS: (Complete if waiver/s requested) Attach additional pages if necessary.

A. Subdivision or Site Plan Filing: Briefly describe each filing requirement (submission) waiver you are seeking: See application rider.



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B. Subdivision or Site Plan Filing: Briefly describe each Design Standard Waiver you are seeking:
N/A

11. INTERPRETATION - APPLICATION: For Zoning Board of Adjustment only.

Attach a statement of contentions and provide Code Section(s) in question.

12. APPEAL DECISION OF ZONING OFFICER OR BUILDING INSPECTOR - APPLICATION:

Attach a statement which includes the following: (1) Description of the order, determination or decision being appealed (hereinafter called "adverse ruling"), (2) Name and Title of enforcing officer; (3) Date adverse ruling was issued, (4) Date applicant received adverse ruling, (5) Why you allege the adverse ruling is in error, (6) The relief you are seeking, and (7) If the adverse ruling is upheld, do you request that a variance be considered?

13. OTHER AGENCIES OR PRIOR APPROVALS REQUIRED:

Agency	Yes or No	Date Submitted
A. Burlington County Planning Board	Section N/A	
B. Burlington County Soil Conservation		
C. Pinelands Commission		
D. NJ Department of Transportation		
E. NJ Department of Environmental Protection		
F. Other: (Describe)		

14. SUBMISSION ITEMS: Plans, surveys, reports, & other items included with application.

Item/Exhibit	Date/Last Revision	Prepared By
See attached cover letter.		

15. SUPPLEMENTAL INFORMATION:

A. Have there been any previous applications for this property filed with the Planning Board or Zoning Board?

Planning Board: Yes No Zoning Board: Yes No

If yes, state the nature, date and disposition of each prior application:
See application rider.



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B. Describe any deed restrictions affecting the property: None affecting application

C. Describe any proposed deed restrictions: None

D. Describe any easements or rights of way affecting the property: None affecting application

E. Describe any easements or rights of way proposed by the applicant: None

16. CORRESPONDENCE: In addition to the applicant, to whom should Township and/or the Board Professional/s correspondence be sent?

Name: Robert S. Baranowski, Jr. Esq. Address: See below.

Name: _____ Address: _____

Name: _____ Address: _____

17. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:

A. Name & Profession (Attorney, Engineer, Planner etc): Robert S. Baranowski, Jr., Esq.

Hyland Levin Shapiro LLP

Mailing Address: 6000 Sagemore Drive, Suite 6301, Marlton, NJ 08053

Phone #: 856.355.2900 Email: baranowski@hylandlevin.com

B. Name & Profession (Attorney, Engineer, Planner etc): Matthew J. Walsh, PE

PS&S, LLC

Mailing Address: 1415 Route 70 East, Suite 305, Cherry Hill, NJ 08034

Phone #: 856.288.9810 Email: mwalsh@psands.com

C. Name & Profession (Attorney, Engineer, Planner etc): _____

Mailing Address: _____

Phone #: _____ Email: _____

D. Name & Profession (Attorney, Engineer, Planner etc): _____

Mailing Address: _____

Phone #: _____ Email: _____



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18. CERTIFICATIONS:

A. TAX COLLECTOR CERTIFICATION (Proof of Payment)

It is hereby certified that all taxes, municipal liens, and utility charges for the address and block and lot below are paid and current as of _____.

Address: 500 Route 73 South, Suite A-1

Block/s: 33.11

Lot/s: 1

Property Owner: Davis & Associates, LLC DBA Davis Enterprises

Evesham Township Tax Collector Signature and Date

B. APPLICANT CERTIFICATION:

The undersigned certify they are the applicant(s) named in the foregoing application or the undersigned certify they are legally authorized to submit the foregoing application and may sign this Certification on behalf of the applicant. The undersigned certify the information stated in the foregoing application and submissions made therewith are true and correct. If any of the foregoing statements are willfully false, the undersigned understand they are subject to punishment.

[Signature] 4/14/26
Applicant Signature Date

Applicant Signature Date

Print Name: Mitchell Davis
Print Title: Authorized Representative

Print Name: _____
Print Title: _____

C. OWNER CERTIFICATION:

The undersigned hereby certify that he/she/it/they is/are the owner(s) of the property which is the subject of the foregoing application and that the applicant named therein has been authorized to submit said application to the Planning Board or Zoning Board of Evesham Township. The undersigned certify he/she/it/they is/are said owner(s) or is/are legally authorized to sign this certification on behalf of the owner. The undersigned realize that if any of the foregoing statements are willfully false, he/she/it/they is/are subject to punishment

[Signature] 4/14/26
Owner Signature Date

Owner Signature Date

Print Name: Mitchell Davis
Print Title: Authorized Representative

Print Name: _____
Print Title: _____



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CERTIFICATION OF CORPORATE/PARTNERSHIP


To be completed if the applicant is a corporation/partnership and if the application seeks permission to subdivide a parcel of land into six (6) or more lots, or seeks a variance to construct a multiple dwelling of twenty-five (25) or more family units, or seeks site plan approval of a site to be used for commercial purposes in accordance with N.J.S.A. 40:55D-4B.1.

The undersigned hereby certifies that he/she is an authorized representative of the applicant named in the foregoing application and that the applicant is a corporation [] partnership []. The undersigned hereby certifies that the name and address of all shareholders or individual partners owning at least 10% of the stock of the corporation or at least 10% of the interest in the partnership is:

Print Name:
Mitchell Davis
Patricia Davis Lahn

Print Address:
8000 Sagemore Drive, Suite 8201, Marlton, NJ 08053
450 SE 5th Ave, 102N, Boca Raton, FL 33432

The undersigned realizes that if any of the foregoing statements are willfully false, he/she is subject to punishment.

Signature 

Print Name: Mitchell Davis
Print Title: Authorized Representative
Date: 4/16/20

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to N.J.S.A. 40:50D- 48.2). (Attach separate sheet if needed).

This application was prepared by: Robert S. Baranowski, Jr., Esq., Hyland Levin Shapiro LLP
Print Name