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May 15, 2026
22052 05

Re: The Promenade at Sagemore – *Proposed Patio*
Site Plan Waiver application
The Promenade
Block 33.11, Lot 1
Application #P26-06

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 500 SF patio at Suite 1-A at the Promenade shopping center along Route 73. The applicant proposes to install this patio to allow for outdoor dining for the new tenant in Suite 1-A. 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.

The site is located in the Commercial-1 (C-1) zoning district.

Our office has reviewed the following:

1. Land Development Application with checklist and Site Plan Waiver request.
2. Resolution PB-00-02AP, Evesham Township Planning Board, allowing outdoor seating for all restaurants.
3. Outdoor Seating Detail, prepared by PS&S, dated December 3, 2025.

General Information

Owner/ Applicant: Davis & Associates, LLC
d/b/a Davis Enterprises

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

Engineer: Matthew J. Walsh, PE
PS&S, LLC

General Comments

1. Per Resolution #PB-00-02A9, an amendment to the Final Major Site Plan was granted to allow for outdoor seating for all restaurants and/or eating establishments at the Promenade Shopping Center. Thus, this proposed patio would not require additional relief for the use. Further, the resolution of approval required the following:

- a. Restaurante uses shall not exceed 25% of the overall shopping center floor area. Additional information should be provided regarding the restaurant and its overall effect on the percentage of restaurants and/or eating establishments within the shopping center.
 - b. Site accessibility should not be impeded by the outdoor seating area. The applicant should discuss that accessibility to the site is not impeded and can be accomplished through demarcation of the outdoor area.
 - c. This resolution does not permit any changes to the existing site layout or building footprints. Testimony should be provided as to how this proposed patio area does not affect this resolution requirement.
2. 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 proposed improvements. Testimony should include whether additional lighting is proposed for the outdoor patio.
 - b. Drainage: There is an existing inlet east of the building. Testimony as well as grading information should be provided demonstrating that the proposed improvement will not alter existing drainage patterns directing runoff into this inlet.
 - c. Landscaping/Buffering: Discuss whether any screening is proposed.
 - d. Parking: Whether the parking demand for a restaurant exceeds the parking demand of a retail store and whether the site has sufficient parking available.
3. The applicant is proposing to construct a 16.7 FT x 30 FT outdoor patio seating area along the west side of Suite A-1. This proposed restaurant will occupy an end unit of the shopping center. This specific unit is along the drive aisle to the shopping center from the Brick Road entrance. The following is noted:
- a. The “detail plan” should be rotated to be consistent with the plan, or a north arrow should be provided to assist with orientation of the project area.
 - b. It is recommended that bollards be provided along the sidewalk for the protection of the outdoor seating area from the traffic into and out of the shopping center.
 - c. The height of the knee wall should be provided. Further, if the knee wall is proposed on the 3 sides of the patio not connected to the building, it should be noted on the plan. A detail should be provided.
 - d. If the knee wall is extended along the perimeter, there should be an opening provided that will allow egress from the site in the event of an emergency.
 - e. While spot grades are proposed, a grading plan should be provided and the limit of disturbance depicted.
 - f. No zoning chart has been provided. The overall impervious coverage has not been provided to demonstrate that additional relief is not required due to the addition of 500 SF of impervious coverage.
 - g. The proposed material for the patio should be provided.
 - h. The Applicant should provide testimony regarding whether it is anticipated that the proposed patio will be provided with a canopy or roof area.
4. It is recommended that an exhibit be prepared to show the proposed improvements.
5. Testimony should be provided regarding the following:
- a. Hours of operation.
 - b. Changes in the requirements for trash and recycling facilities due to the change in tenant.
 - c. Due to its proximity to the existing inlet, testimony should be provided regarding how the restaurant intends to keep any trash and debris from its outdoor operation from impacting the inlet.

While not intentional, straws, napkins and other loose items may blow off tables and eventually make their way to the inlet.

6. Our office defers to the Board Planner for further comment regarding the proposed improvements and any relief from the Township ordinance that may be required.

Permits and Approvals

7. 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

8. 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.
9. 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
Planning Board Engineer



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

RRD/SA/mbs

Cc: Kevin Rjis, Director of Community Development, (rjisk@evesham-nj.gov)
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LRL Management, LLC, Applicant
Davis & Associates, LLC, dba Davis Enterprises, Owner