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May 12, 2026

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

**Re: Promenade at Sagemore – Evesham ID: P26-09  
 Block 33.11, Lot 1  
 500 Route 73 South  
 Township of Evesham, Burlington County, New Jersey  
 Site Plan and Submission Waivers  
 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 April 11, 2026.
- **Existing Conditions Plan**, prepared by Matthew J. Walsh, PE, consisting of 1 sheet, dated September 9, 2024, last revised August 18, 2025.
- **Outdoor Seating Detail**, prepared by Matthew J. Walsh, PE, consisting of 1 sheet, dated December 3, 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 00-02A, Promenade at Sagemore/Davis Enterprises, Major Site Plan Preliminary and Final Amendment & Bulk Variance**, hearing date May 3, 2001, adoption date June 21, 2001.
- **Resolution PB 00-02A7, Promenade at Sagemore/Davis Enterprises, Major Final Amended Site Plan & Bulk Variance**, hearing date December 17, 2009, adoption date January 7, 2010.
- **Resolution PB 00-02A9, Promenade at Sagemore/Davis Enterprises, Amended Final Major Site Plan Approval**, hearing date May 1, 2014, adoption date June 19, 2014.
- **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 43.68 acre (1,902,490.05 SF) 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 .

3. The site is consistent with the surrounding area and contains the following:
  - 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 00-02A9 granted amended major final site plan approval to permit outdoor seating for all restaurants and/or eating establishments at the shopping center.
5. The resolution conditions permitted existing restaurants to have outdoor seating; and proposed restaurants to have outdoor seating with a zoning permit, **except** if there are changes to the site layout or building footprint(s).
6. The Applicant seeks a waiver of site approval with submission waivers, and specifically relief from the condition of approval to add 500 SF outdoor seating area on the east side of Suite A-1 (vacated Banana Republic), which is currently a grassed area with a type 'E' inlet near the center.
7. See image below of the portion of the property for the Board's understanding, provided courtesy Google Street View © dated April 2023.





## **B. Ordinance at §160-68. Commercial-1 (C-1)**

1. Shopping centers are permitted uses in the district; and the shopping center is the retail, restaurant component of the overall planned development which includes residential and office space within their respective districts.
2. A zone chart/ table has not been provided. The only two parameters of area and dimensional regulations that may be impacted by the proposal, include building and impervious coverage.
  - a. 25% permitted maximum building coverage, 13.98% estimated existing; and 14% proposed.
  - b. 65% permitted maximum impervious coverage, unknown existing, and unknown proposed.
3. Based upon the submittal, it cannot be determined if variances from the area or dimensional regulations are required.

## **C. General Comments**

1. Testimony should be provided regarding the design standards for buildings and exterior treatments and specifically the following proposed treatments: (See §160-68.F(1)(c))
  - a. Canopies or overhangs, such as awnings or umbrellas;
  - b. Fencing, bollards, gates, integral planters, wing walls, etc. that are integrated and consistent with the existing materials utilized throughout the center.
  - c. Proposed surface(s), grades, accessibility, utilities, etc.
2. The Board and the Applicant should discuss the permitted dominant exterior building materials and colors which are limited to wood, brick, stone, split face masonry, glass (warm and cool tones) stucco, and synthetic stucco. (See §160-68.F(1)(e)) Testimony should be provided regarding :
  - a. Proposed modifications to the existing building architecture, such as removal of windows to be replaced with doors;
  - b. Exterior and interior access; and
  - c. Non-dominant exterior building materials including aluminum and vinyl siding, smooth CMU, tilt-up concrete panels, and highly reflective or mirrored glass.
3. Testimony should be provided that the use of prohibited high intensity colors, metallic colors, black, and neon are not proposed. (See §160-68.F(1)(f))



4. The intersection is at a busy vehicular location and a visible main entrance area for the center. Testimony should be provided regarding buffering, screening, and landscaping, which has not been provided. Landscaping may not be feasible if it impedes the sight triangle, which has not been provided. (See §160-68.F(2))

Landscaped areas to reduce urban heat island effects upon the proposed outdoor eating area with exposure to the south and west should be discussed. The Board and the Applicant should discuss shifting the eating area 10 feet back from the sidewalk to permit shade trees between the sidewalk and proposed eating area.

5. Plantings are typically required a minimum of 50% of the length of the building and any outdoor café. The ordinance recommends that some trees be placed in front of the specified areas. (See §62-56.J)
6. Outdoor storage is not permitted. Testimony should be provided regarding storage and use of the outdoor seating tables, chairs, hostess/server station, refuse/ recycling, etc. when the outdoor seating area is and is not in use. (See §160-68.G)
7. Testimony should be provided regarding trash and recycling control, clean-up, and management.
8. If lighting is proposed, then specifications and details should be provided, particularly so it is clear that pedestrians and vehicles are not negatively impacted by visible light sources (glare). (See §62-55.B&C)

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.



Michelle Taylor, AICP, PP  
President

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