

## ADVENTURE CROSSING PHASE 1

PROPOSED MIXED USE RESIDENTIAL DEVELOPMENT  
BLOCK 3001, LOTS 2, 3, & 4  
JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY



ILLUSTRATIVE PERSPECTIVE - AERIAL VIEW LOOKING NORTHEAST

PROJECT UNIT MIX:

| TOTALS                    |     |     | BUILDING 1 (MIXED USE MULTI-FAMILY RESIDENTIAL) |     |     |
|---------------------------|-----|-----|---|-----|-----|
| 1 BEDROOM:                | 258 | 40% | 1 BEDROOM:                                      | 169 | 40% |
| 2 BEDROOM:                | 325 | 50% | 2 BEDROOM:                                      | 191 | 46% |
| SPECIAL NEEDS AFFORDABLE: | 58  | 10% | SPECIAL NEEDS AFFORDABLE:                       | 58  | 14% |
| <b>TOTAL:</b>             |     |     | <b>418</b>                                      |     |     |

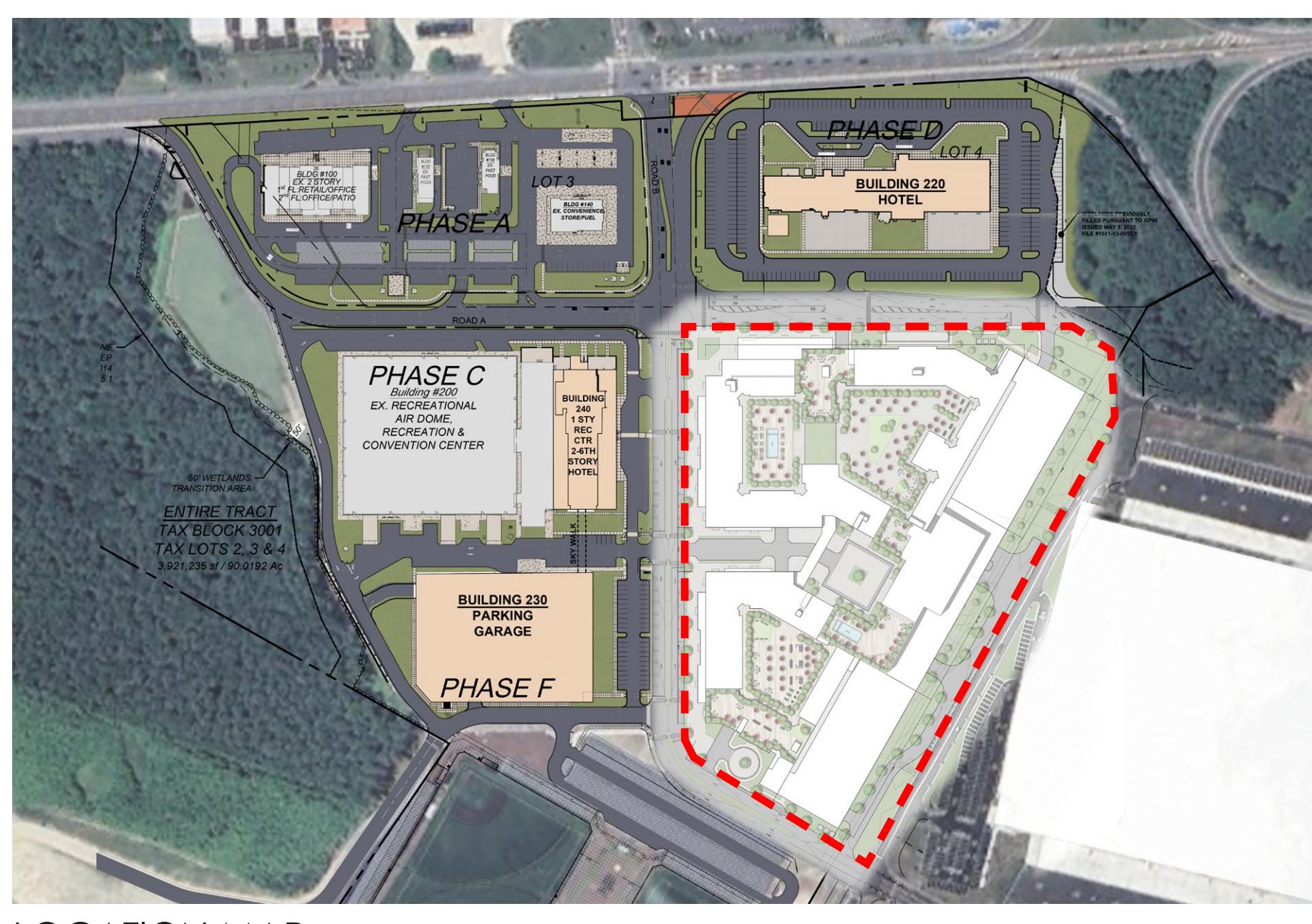
| TOTALS        |     |      | BUILDING 2 (MIXED USE MULTI-FAMILY RESIDENTIAL) |     |     |
|---------------|-----|------|---|-----|-----|
| HOTEL KEYS:   | 150 | 100% | 1 BEDROOM:                                      | 79  | 39% |
|               |     |      | 2 BEDROOM:                                      | 122 | 61% |
| <b>TOTAL:</b> |     |      | <b>201</b>                                      |     |     |

**NOTE:**  
10% OF THE MARKET RATE UNIT COUNT WILL BE  
SPECIAL NEEDS AFFORDABLE UNITS

| BUILDING 3 (MIXED USE MULTI-FAMILY RESIDENTIAL / HOTEL / BANQUET HALL) |    |     |
|--|----|-----|
| 1 BEDROOM:   | 10 | 45% |
| 2 BEDROOM:   | 12 | 55% |

| TOTAL:      |     |      |
|-------------|-----|------|
| HOTEL KEYS: | 150 | 100% |

| TOTAL: |     |  |
|--------|-----|--|
|        | 150 |  |

LOCATION MAP  
NTS

| PROJECT DATA        |                             |
|---------------------|-----------------------------|
| BLOCK / LOT:        | BLOCK 3001 - LOTS 2, 3, & 4 |
| LOT AREA:           | 404,494 SF (9.240 ACRES)    |
| BUILDING HEIGHT:    | 8 STORIES                   |
| BUILDING FOOTPRINT: | 391,565 SF                  |
| RESI FLOOR AREA:    | 752,875 SF                  |
| RETAIL AREA:        | 65,155 SF                   |
| HOTEL FLOOR AREA:   | 104,970 SF                  |
| BANQUET FLOOR AREA: | 38,120 SF                   |
| DWELLING UNITS:     | 641 DU                      |
| HOTEL KEYS:         | 150 KEYS                    |

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ZONING BD. APPROVAL

PRELIMINARY AND FINAL ZONING BOARD  
APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN  
BY THE ZONING BOARD OF THE TOWNSHIP OF  
JACKSON, NEW JERSEY, THIS \_\_\_\_ DAY OF  
2025.

Board Chairman

Board Secretary

Board Engineer

PREPARED BY:

**MINNO WASKO**  
ARCHITECTS AND PLANNERS  
204 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530  
GATEWAY TWO, SUITE 1700, NEWARK, NEW JERSEY 07102  
MINNOWASKO.COM

**ADVENTURE CROSSING**  
JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY  
BLOCK 3001 - LOTS 2, 3, & 4

PREPARED FOR:  
CARDINALE ENTERPRISES  
515 MONMOUTH ROAD BLDG #100, SUITE 2000  
JACKSON, NJ 08527

| ISSUE:     | FOR:                     |
|------------|--------------------------|
| 11-22-2024 | PRELIM & FINAL SITE PLAN |
| 03-05-2025 | PRELIM & FINAL SITE PLAN |
| 07-03-2025 | PRELIM & FINAL SITE PLAN |

C-01

COVER SHEET



01 SITE PLAN  
SCALE: NTS

PREPARED BY:  
**MINNO WASKO**  
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GATEWAY TWO, SUITE 1700, NEWARK, NEW JERSEY 07102  
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**ADVENTURE CROSSING**  
JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY  
BLOCK 3001 - LOTS 2, 3, & 4

PREPARED FOR:  
CARDINALE ENTERPRISES  
515 MONMOUTH ROAD BLDG #100; SUITE 2000  
JACKSON, NJ 08527

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| 07-03-2025 |       | PRELIM & FINAL SITE PLAN |



01 GROUND FLOOR PLAN

SCALE: 1" = 40'-0"

0 40' 80'

PREPARED BY:  
**MINNO WASKO**  
 ARCHITECTS AND PLANNERS  
 204 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530  
 GATEWAY TWO, SUITE 1700, NEWARK, NEW JERSEY 07102  
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**ADVENTURE CROSSING**  
 JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY  
 BLOCK 3001 - LOTS 2, 3, & 4

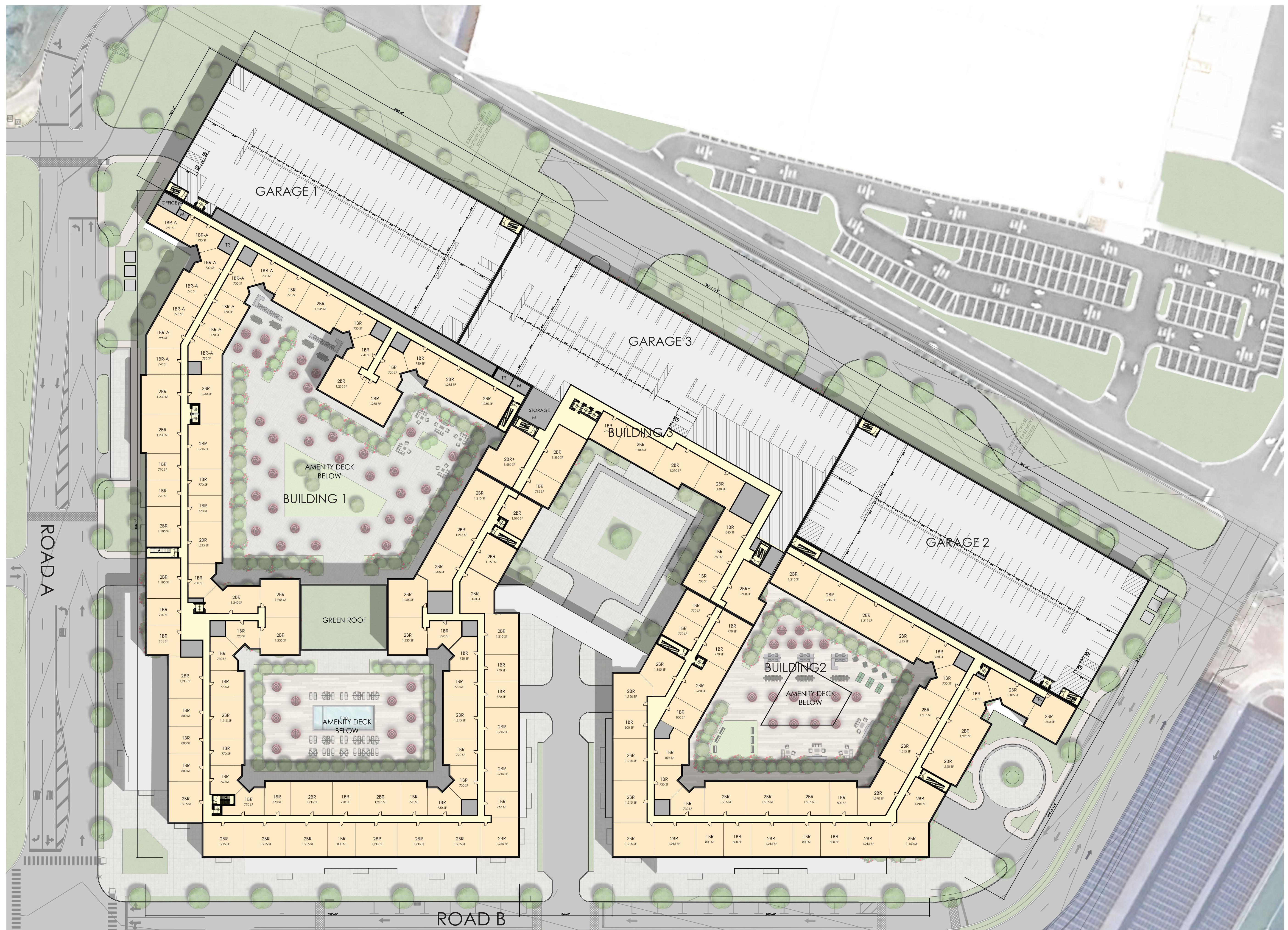
PREPARED FOR:  
 CARDINALE ENTERPRISES  
 515 MONMOUTH ROAD BLDG #100; SUITE 2000  
 JACKSON, NJ 08226

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**A-02**

BUILDING PLAN





## 01 THIRD FLOOR PLAN

SCALE: 1" = 40'-0"

0 40' 80'

PREPARED BY:

MINNO ■ WASKO  
ARCHITECTS AND PLANNERS  
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TEWAY TWO, SUITE 1700, NEWARK, NEW JERSEY 07102  
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# ADVENTURE CROSSING

JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY

PREPARED FOR:  
CARDINALE ENTERPRISES  
515 MONMOUTH ROAD BLDG #100; SUITE 2000  
JACKSON, NJ 08527

|            |                          |
|------------|--------------------------|
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| 10-05-2025 | PRELIM & FINAL SITE PLAN |
| 10-03-2025 | PRELIM & FINAL SITE PLAN |

**A-04**

# BUILDING PLAN







01 SEVENTH FLOOR PLAN

SCALE: 1" = 40'-0"

0 40' 80'

PREPARED BY:  
**MINNO WASKO**  
 ARCHITECTS AND PLANNERS  
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**ADVENTURE CROSSING**  
 JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY  
 BLOCK 3001 - LOTS 2, 3, & 4

PREPARED FOR:  
 CARDINALE ENTERPRISES  
 515 MONMOUTH ROAD BLDG #100; SUITE 2000  
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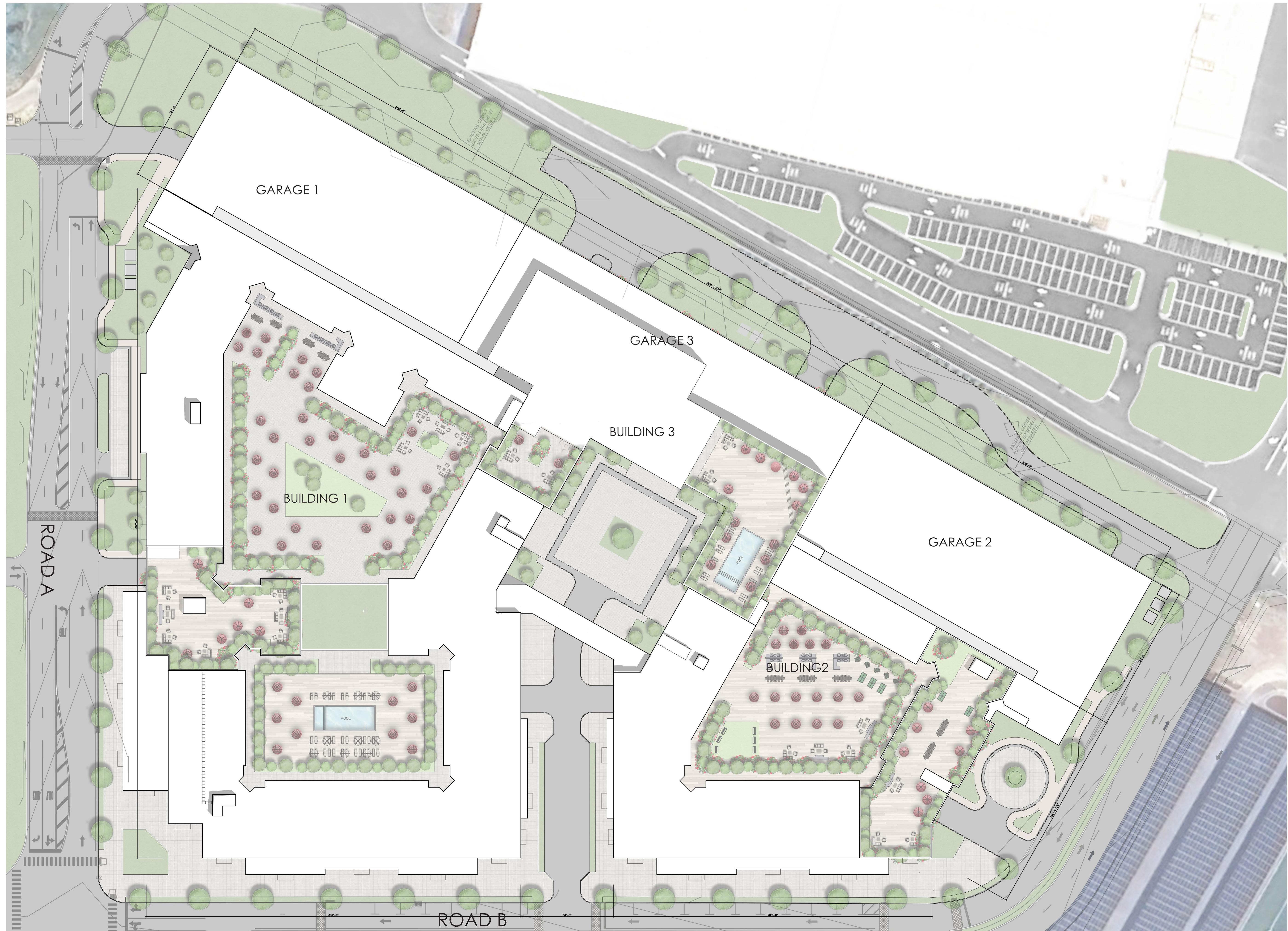


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**ADVENTURE CROSSING**  
 JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY  
 BLOCK 3001 - LOTS 2, 3, & 4

PREPARED FOR:  
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01 ROOF PLAN

SCALE: 1" = 40'-0"

0 40' 80'

PREPARED BY:  
**MINNO WASKO**  
 ARCHITECTS AND PLANNERS  
 204 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530  
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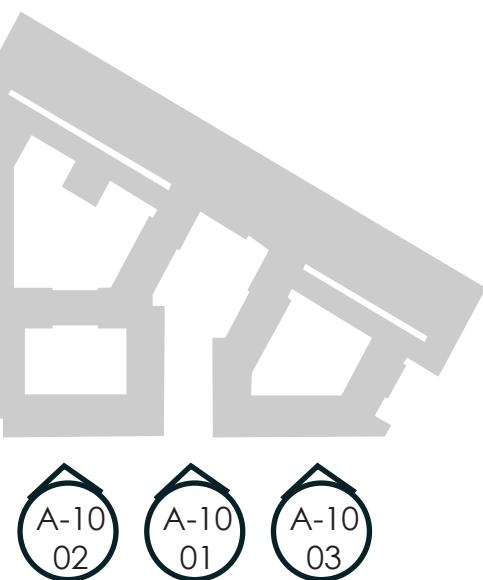
**ADVENTURE CROSSING**  
 JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY  
 BLOCK 3001 - LOTS 2, 3, & 4

PREPARED FOR:  
 CARDINALE ENTERPRISES  
 515 MONMOUTH ROAD BLDG #100; SUITE 2000  
 JACKSON, NJ 08527

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 11-22-2024 PRELIM & FINAL SITE PLAN  
 03-05-2025 PRELIM & FINAL SITE PLAN  
 07-03-2025 PRELIM & FINAL SITE PLAN



KEY PLAN:



MATERIALS KEY:

|    |                                   |
|----|-----------------------------------|
| 01 | BRICK 01                          |
| 02 | BRICK 02                          |
| 03 | FIBER CEMENT PANEL 01             |
| 04 | FIBER CEMENT PANEL 02             |
| 05 | METAL PANEL                       |
| 06 | ARCHITECTURAL VINYL WINDOW        |
| 07 | ARCHITECTURAL STOREFRONT          |
| 08 | ARCHITECTURAL METAL CANOPY        |
| 09 | ARCHITECTURAL GARAGE DOOR         |
| 10 | ARCHITECTURAL GARAGE GREEN SCREEN |
| 11 | ARCHITECTURAL GARAGE SCREEN       |

03 ENLARGED SOUTHWEST BUILDING ELEVATION BUILDING 1 - ROAD B

SCALE: 1" = 20'-0"

0 20' 40'



NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

02 ENLARGED SOUTHWEST BUILDING ELEVATION BUILDING 2 - ROAD B

SCALE: 1" = 20'-0"

0 20' 40'



ADVENTURE CROSSING  
JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY  
BLOCK 3001 - LOTS 2, 3, & 4

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01 SOUTHWEST BUILDING ELEVATION - ROAD B

SCALE: 1" = 40'-0"

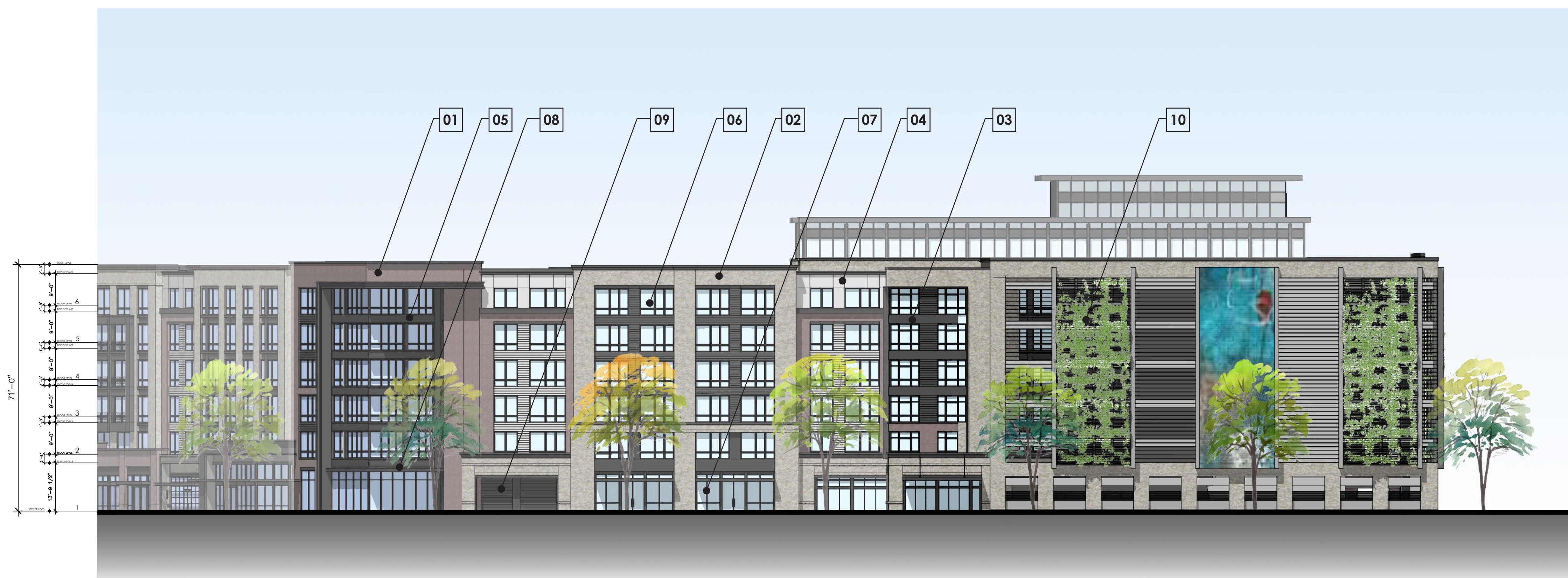
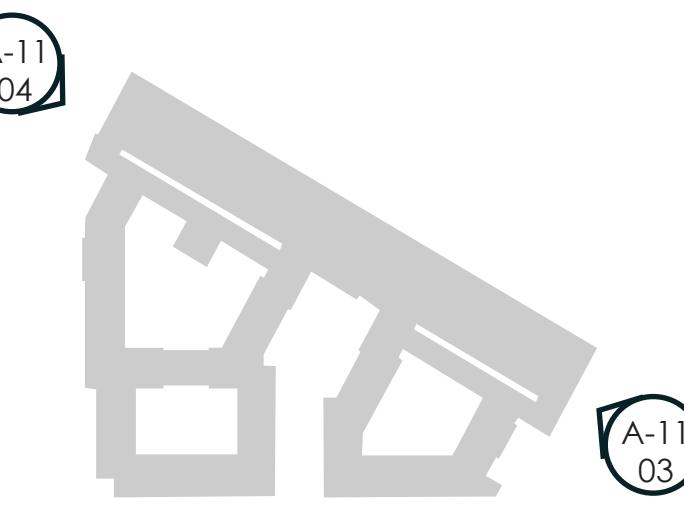
0 8' 16' 32'

A-10

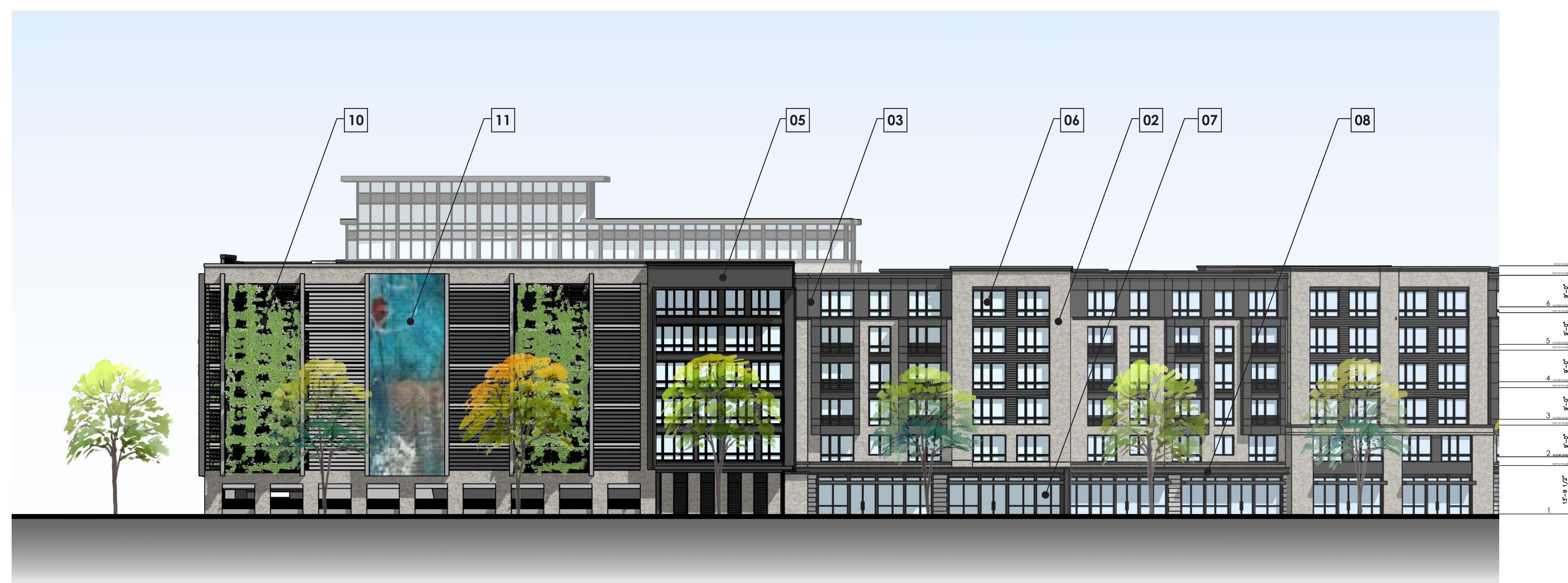
BUILDING ELEVATIONS

15-0746-03

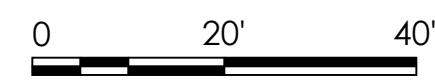
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**KEY PLAN:****03 SOUTH BUILDING ELEVATION**

SCALE: 1" = 20'-0"

**04 NORTH BUILDING ELEVATION**

SCALE: 1" = 20'-0"

**MATERIALS KEY:**

- 01 BRICK 01
- 02 BRICK 02
- 03 FIBER CEMENT PANEL 01
- 04 FIBER CEMENT PANEL 02
- 05 METAL PANEL
- 06 ARCHITECTURAL VINYL WINDOW
- 07 ARCHITECTURAL STOREFRONT
- 08 ARCHITECTURAL METAL CANOPY
- 09 ARCHITECTURAL GARAGE DOOR
- 10 ARCHITECTURAL GARAGE GREEN SCREEN
- 11 ARCHITECTURAL GARAGE SCREEN

**NOTES:**

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SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

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 GATEWAY TWO, SUITE 1700, NEWARK, NEW JERSEY 07102  
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**ADVENTURE CROSSING**  
 JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY  
 BLOCK 3001 - LOTS 2, 3, & 4

PREPARED FOR:  
 CARDINALE ENTERPRISES  
 515 MONMOUTH ROAD BLDG #100; SUITE 2000  
 JACKSON, NJ 08527

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**A-11**

BUILDING ELEVATIONS



03 ENLARGED NORTH WEST BUILDING ELEVATION - ROAD A

SCALE: 1" = 20'-0"

0 20' 40'

**KEY PLAN:**



**MATERIALS KEY:**

|    |                                   |
|----|-----------------------------------|
| 01 | BRICK 01                          |
| 02 | BRICK 02                          |
| 03 | FIBER CEMENT PANEL 01             |
| 04 | FIBER CEMENT PANEL 02             |
| 05 | METAL PANEL                       |
| 06 | ARCHITECTURAL VINYL WINDOW        |
| 07 | ARCHITECTURAL STOREFRONT          |
| 08 | ARCHITECTURAL METAL CANOPY        |
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| 10 | ARCHITECTURAL GARAGE GREEN SCREEN |
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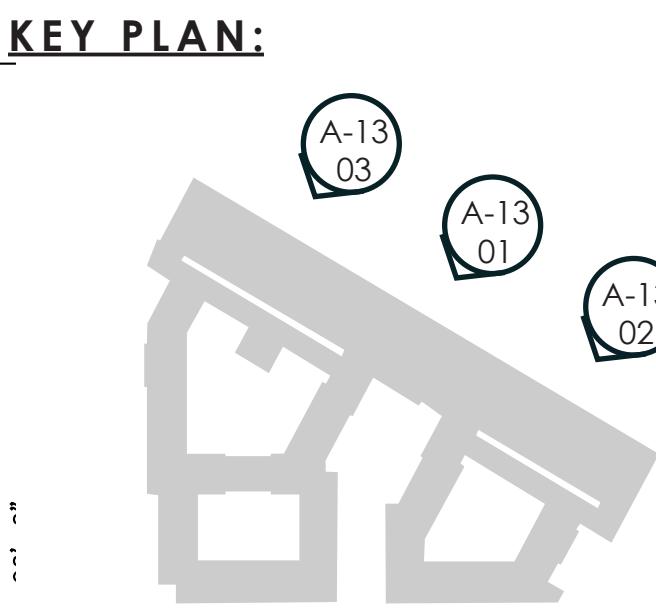
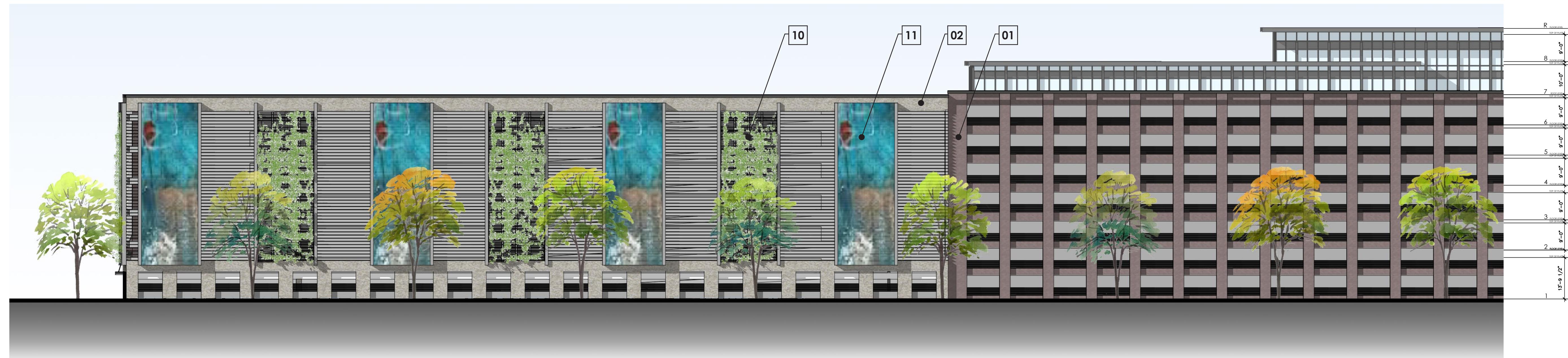
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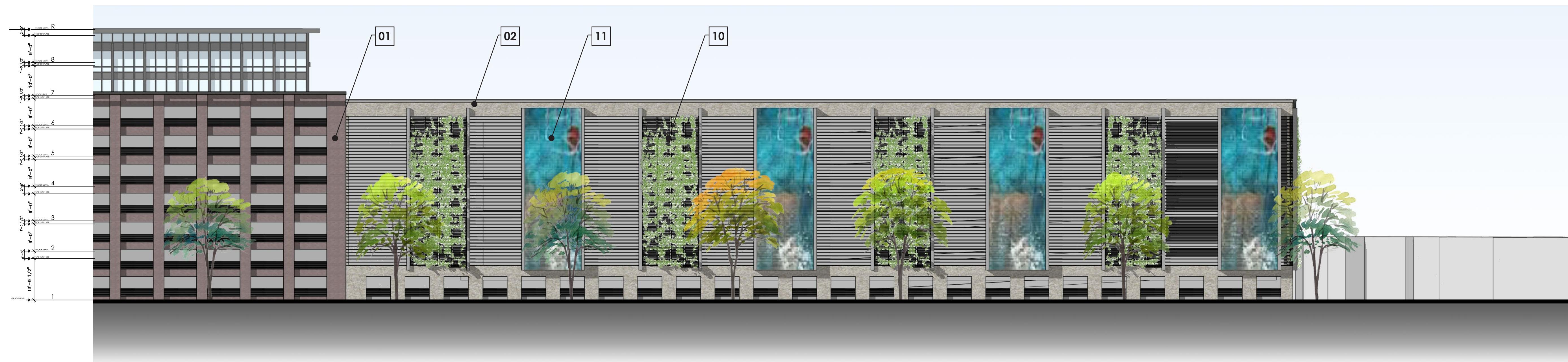


**MATERIALS KEY:**

|    |                                   |
|----|-----------------------------------|
| 01 | BRICK 01                          |
| 02 | BRICK 02                          |
| 03 | FIBER CEMENT PANEL 01             |
| 04 | FIBER CEMENT PANEL 02             |
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| 08 | ARCHITECTURAL METAL CANOPY        |
| 09 | ARCHITECTURAL GARAGE DOOR         |
| 10 | ARCHITECTURAL GARAGE GREEN SCREEN |
| 11 | ARCHITECTURAL GARAGE SCREEN       |

**03 ENLARGED EAST BUILDING ELEVATION**

SCALE: 1" = 20'-0"  
0 20' 40'



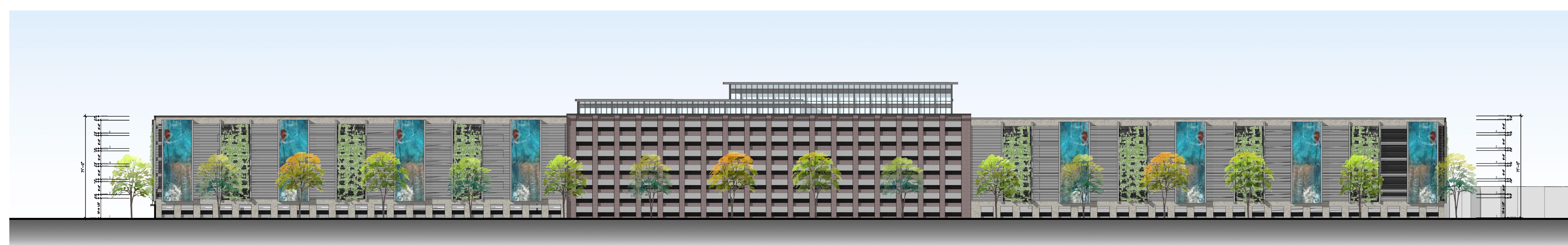
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**02 ENLARGED EAST BUILDING ELEVATION**

SCALE: 1" = 20'-0"  
0 20' 40'



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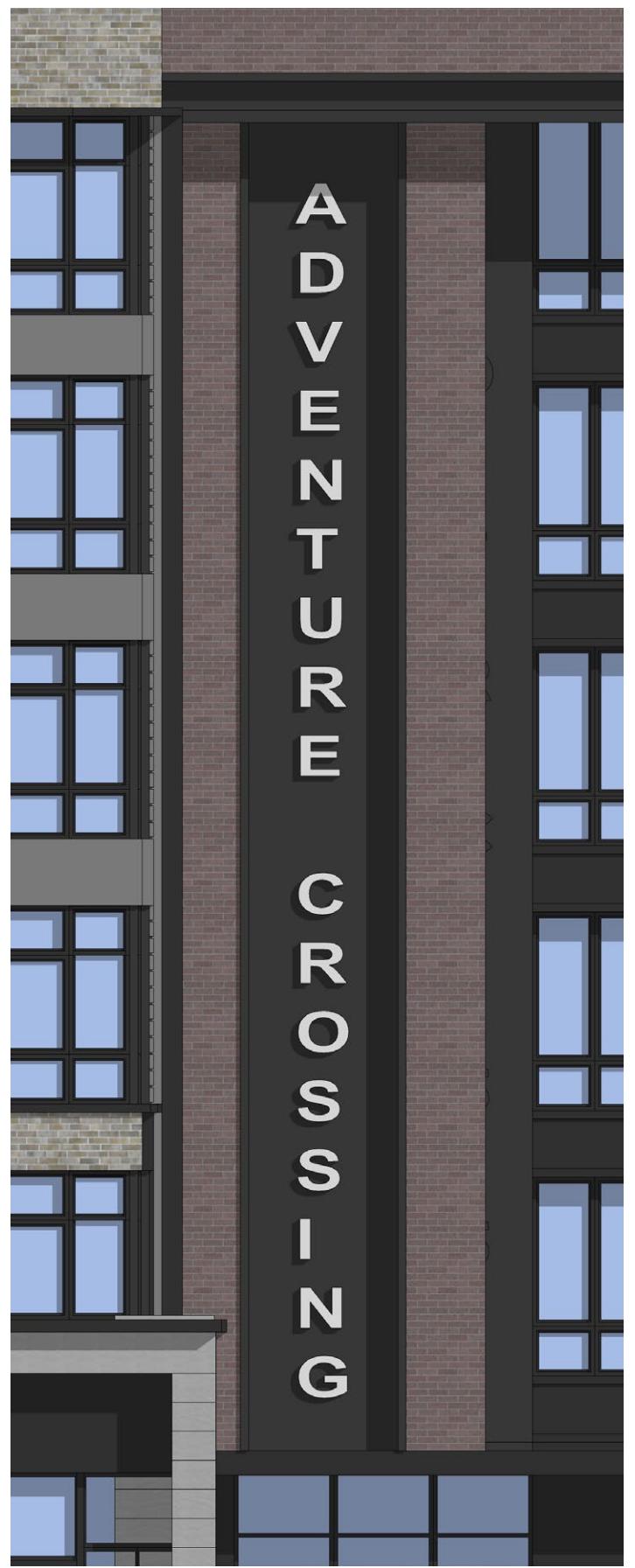
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**01 EAST BUILDING ELEVATION**

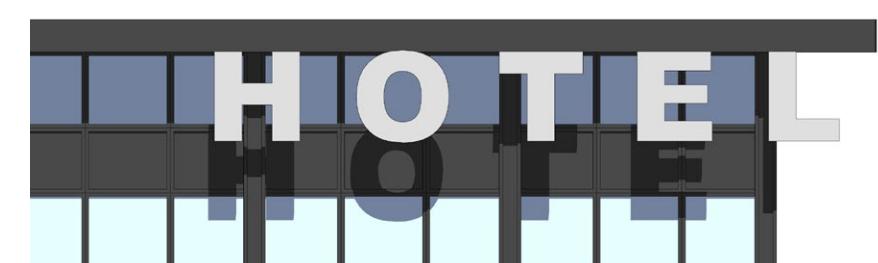
SCALE: 1" = 40'-0"  
0 40' 80'

**A-13**

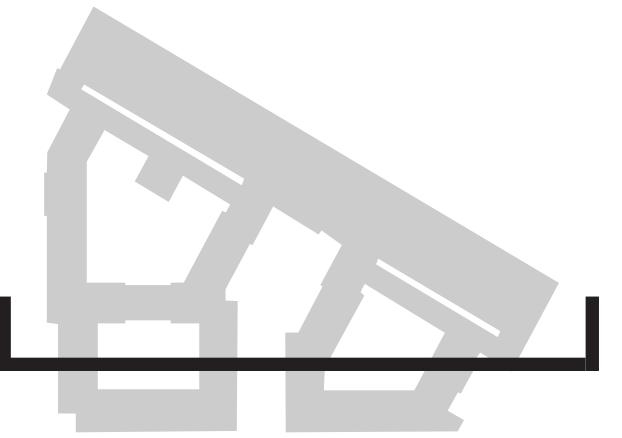
BUILDING ELEVATIONS



02 SIGNAGE  
SCALE: 1/4" = 1'-0"  
0 8' 16' 32'



**KEY PLAN:**



**BUILDING SIGNAGE:**

RESIDENTIAL SIGNAGE:

4 RESIDENTIAL ENTRY CANOPY SIGNS (@ EAST LOBBY  
ENTRY)  
CHANNEL CUT METAL LETTERS, BACKLIT/HALO LIGHTING

1 RESIDENTIAL WALL SIGN  
PIN MOUNTED, CHANNEL CUT LETTERS, BACKLIT/HALO  
LIGHTING

GARAGE SIGNAGE:

6 GARAGE ENTRY/EXIT SIGNS  
PIN MOUNTED, CHANNEL CUT LETTERS, BACKLIT/HALO  
LIGHTING

RETAIL SIGNAGE:

1 SIGN PER TENANT PER FRONTAGE  
CANOPY MOUNTED OR BUILDING MOUNTED  
CHANNEL CUT LETTERS, BACKLIT/HALO LIGHTING

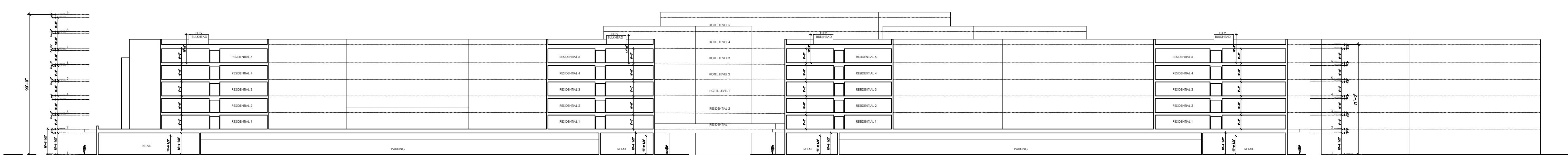
HOTEL/BANQUET SIGNAGE

2 HOTEL/BANQUET ENTRY CANOPY SIGNS (@ EAST  
LOBBY ENTRY)  
CHANNEL CUT METAL LETTERS, BACKLIT/HALO LIGHTING

1 HOTEL WALL SIGN  
PIN MOUNTED, CHANNEL CUT LETTERS, BACKLIT/HALO  
LIGHTING

PREPARED BY:

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GATEWAY TWO, SUITE 1700, NEWARK, NEW JERSEY 07102  
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01 SECTION  
SCALE: 1/16" = 1'-0"  
0 8' 16' 32'

**ADVENTURE CROSSING**  
JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY  
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**A-14**

BUILDING SECTION/ SIGNAGE



AERIAL VIEW LOOKING EAST

**A-15**

ILLUSTRATIVE PERSPECTIVE  
DATE: 06/26/2025



AERIAL VIEW LOOKING NORTHEAST

**A-16**

ILLUSTRATIVE PERSPECTIVE

DATE: 06/26/2025



AERIAL VIEW LOOKING NORTH

A-17

ILLUSTRATIVE PERSPECTIVE

DATE: 06/26/2025



AERIAL VIEW LOOKING EAST

A-18

ILLUSTRATIVE PERSPECTIVE

DATE: 06/26/2025



VIEW LOOKING EAST FROM ROAD 'B'

**A-19**

ILLUSTRATIVE PERSPECTIVE

DATE: 06/26/2025



VIEW LOOKING NORTHEAST FROM ROAD 'B'

**A-20**

ILLUSTRATIVE PERSPECTIVE

DATE: 06/26/2025



VIEW LOOKING NORTHEAST FROM ENTRY MOTOR COURT

**A-21**

ILLUSTRATIVE PERSPECTIVE

DATE: 06/26/2025



VIEW LOOKING SOUTH FROM ROAD 'A'

**A-22**

ILLUSTRATIVE PERSPECTIVE

DATE: 06/26/2025



VIEW LOOKING NORTH FROM ROAD 'B'

**A-23**

ILLUSTRATIVE PERSPECTIVE

DATE: 06/26/2025



AERIAL VIEW LOOKING SOUTH

A-24

ILLUSTRATIVE PERSPECTIVE

DATE: 06/26/2025