

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

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 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
BANQUET FLOOR AREA	38,120
DWELLING UNITS:	641 DU
HOTEL KEYS	150 KEYS

SHEET INDEX

C-01	COVER SHEET
A-01	SITE PLAN
A-02	BUILDING PLAN
A-03	BUILDING PLAN
A-04	BUILDING PLAN
A-05	BUILDING PLAN
A-06	BUILDING PLAN
A-07	BUILDING PLAN
A-08	BUILDING PLAN
A-09	BUILDING PLAN
A-10	BUILDING ELEVATIONS
A-11	BUILDING ELEVATIONS
A-12	BUILDING ELEVATIONS
A-13	BUILDING ELEVATIONS
A-14	BUILDING SECTION / BUILDING SIGNAGE
A-15	ILLUSTRATIVE PERSPECTIVE
A-16	ILLUSTRATIVE PERSPECTIVE
A-17	ILLUSTRATIVE PERSPECTIVE
A-18	ILLUSTRATIVE PERSPECTIVE
A-19	ILLUSTRATIVE PERSPECTIVE
A-20	ILLUSTRATIVE PERSPECTIVE
A-21	ILLUSTRATIVE PERSPECTIVE
A-22	ILLUSTRATIVE PERSPECTIVE
A-23	ILLUSTRATIVE PERSPECTIVE
A-24	ILLUSTRATIVE PERSPECTIVE

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  
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PROJECT UNIT MIX:

TOTALS

1 BEDROOM:	258	40%
2 BEDROOM:	325	50%
SPECIAL NEEDS AFFORDABLE:	58	10%

TOTAL: 641

HOTEL KEYS: 150 100%

TOTAL: 150

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

BUILDING 1 (MIXED USE MULTI-FAMILY RESIDENTIAL)

1 BEDROOM:	169	40%
2 BEDROOM:	191	46%
SPECIAL NEEDS AFFORDABLE:	58	14%

TOTAL: 418

BUILDING 2 (MIXED USE MULTI- FAMILY RESIDENTIAL)

1 BEDROOM:	79	39%
2 BEDROOM:	122	61%

TOTAL: 201

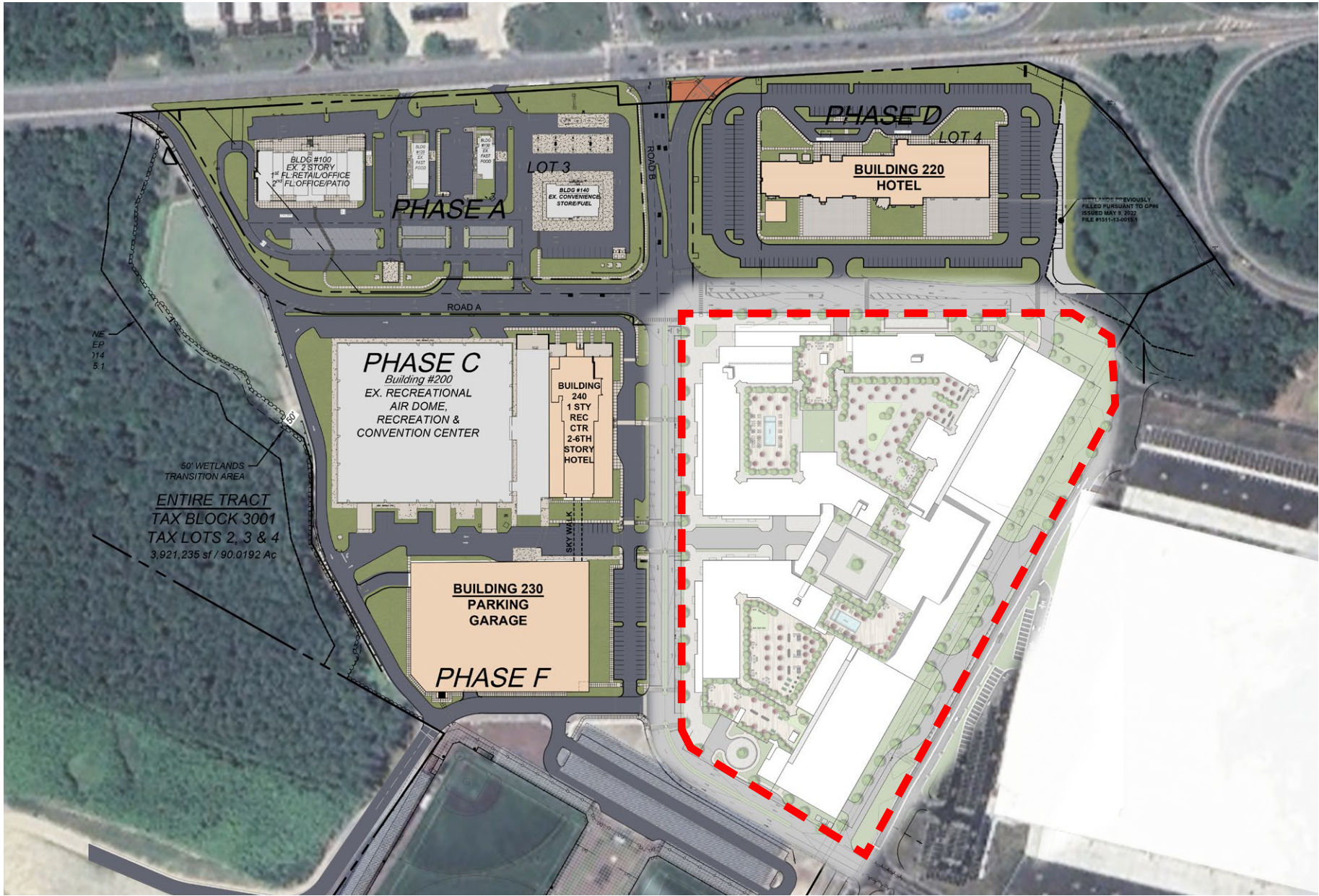
BUILDING 3 (MIXED USE MULTI-FAMILY RESIDENTIAL /  
HOTEL / BANQUET HALL)

1 BEDROOM:	10	45%
2 BEDROOM:	12	55%

TOTAL: 22

HOTEL KEYS: 150 100%

TOTAL: 150







01 SITE PLAN  
SCALE: NTS

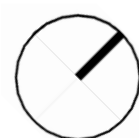
PREPARED BY:  
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## ADVENTURE CROSSING

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

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

# A-01





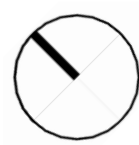
01 GROUND FLOOR PLAN  
SCALE: 1" = 40'-0"  
0 40' 80'

PREPARED BY:  
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JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY  
BLOCK 3001 - LOTS 2, 3, & 4

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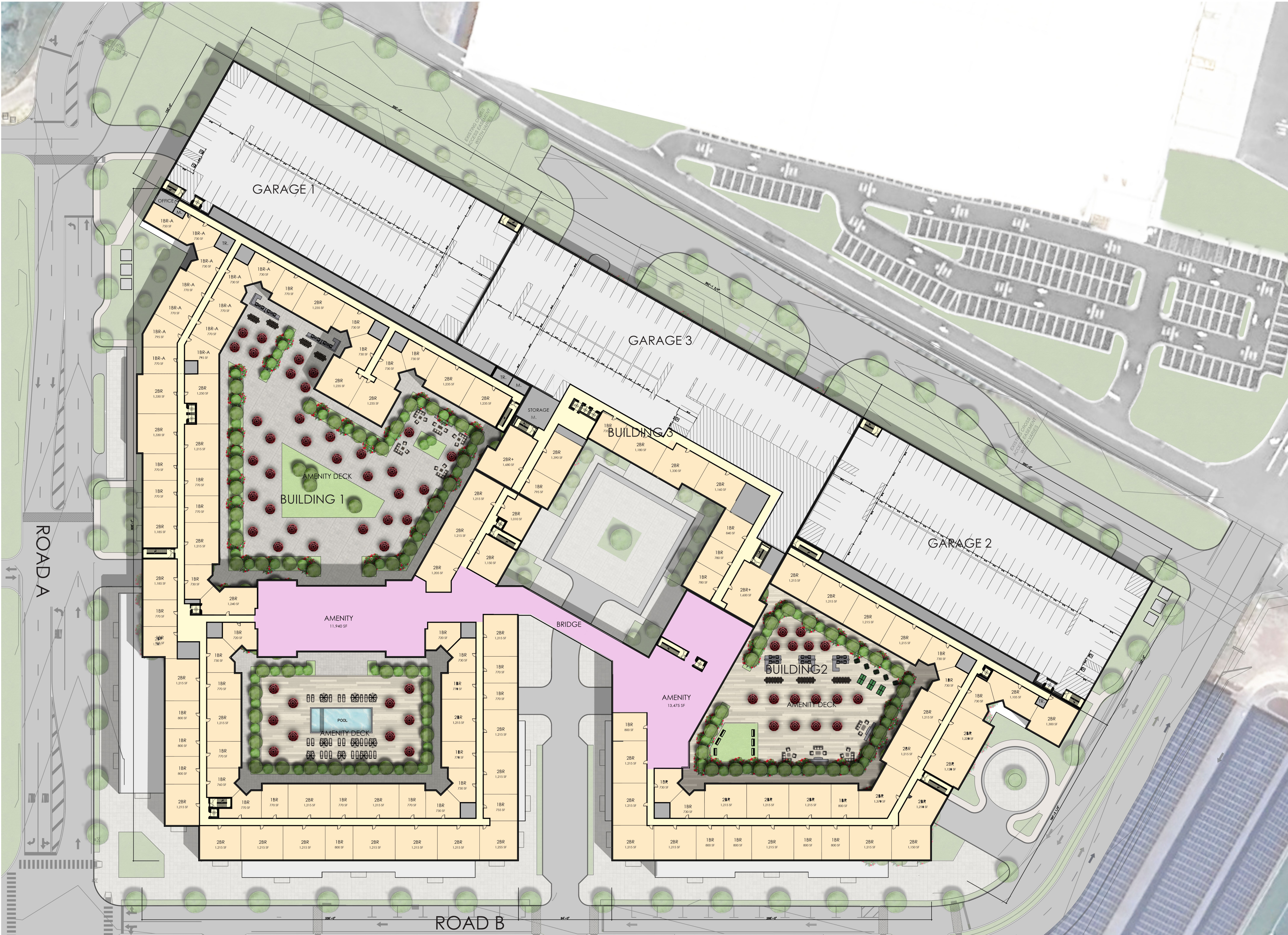
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07-03-2025	PRELIM & FINAL SITE PLAN



**A-02**

BUILDING PLAN





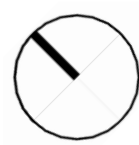
01 SECOND FLOOR PLAN  
SCALE: 1" = 40'-0"  
0 40' 80'

PREPARED BY:  
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JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY  
BLOCK 3001 - LOTS 2, 3, & 4

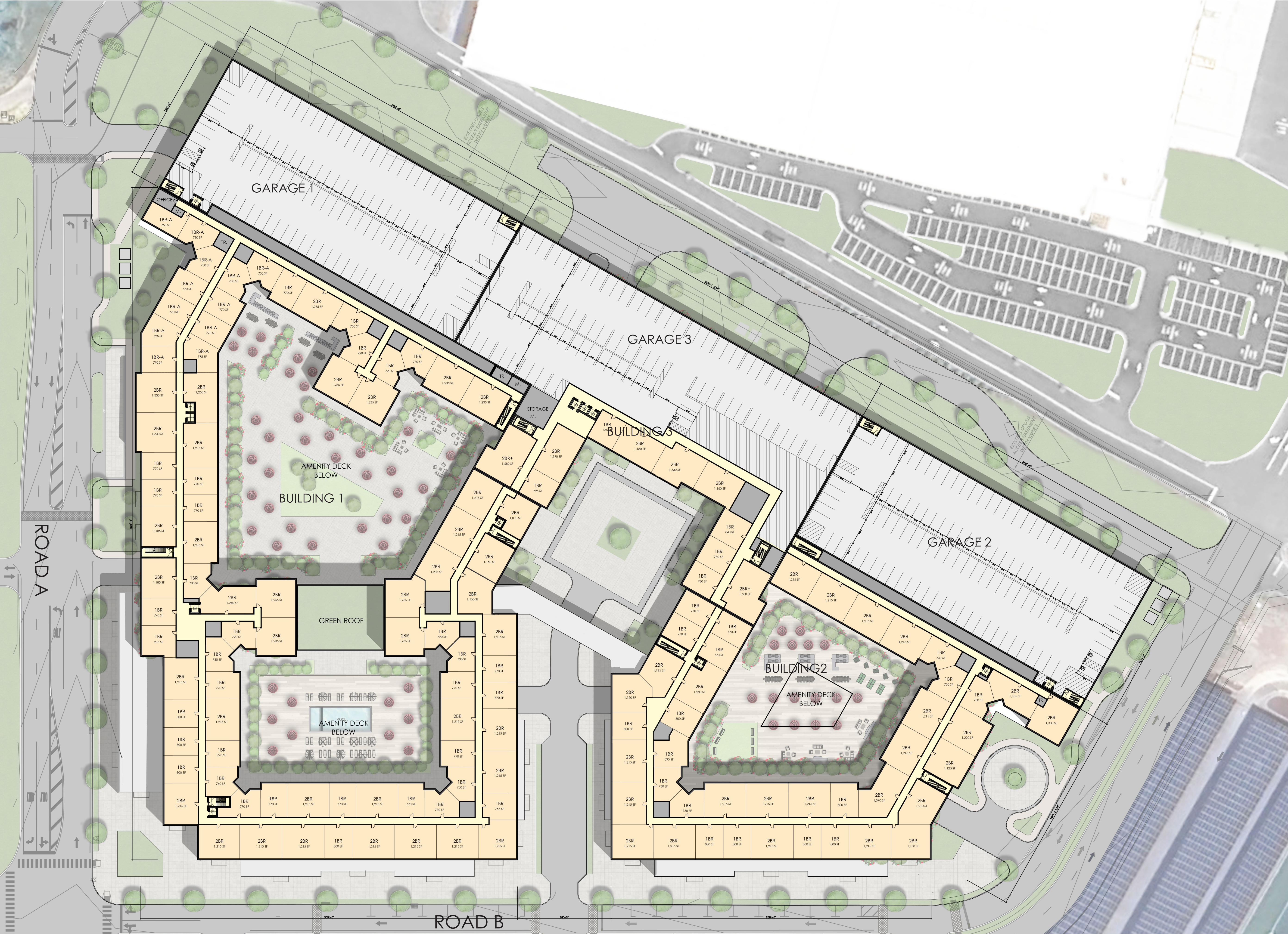
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**A-03**  
BUILDING PLAN





01 THIRD FLOOR PLAN  
SCALE: 1" = 40'-0"  
0 40' 80'

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

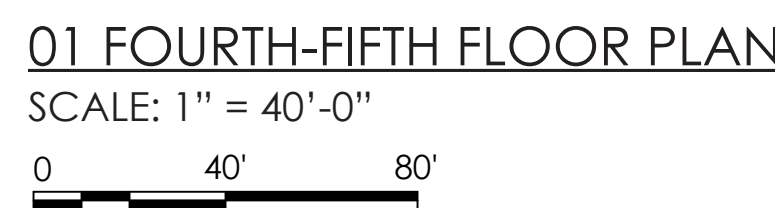
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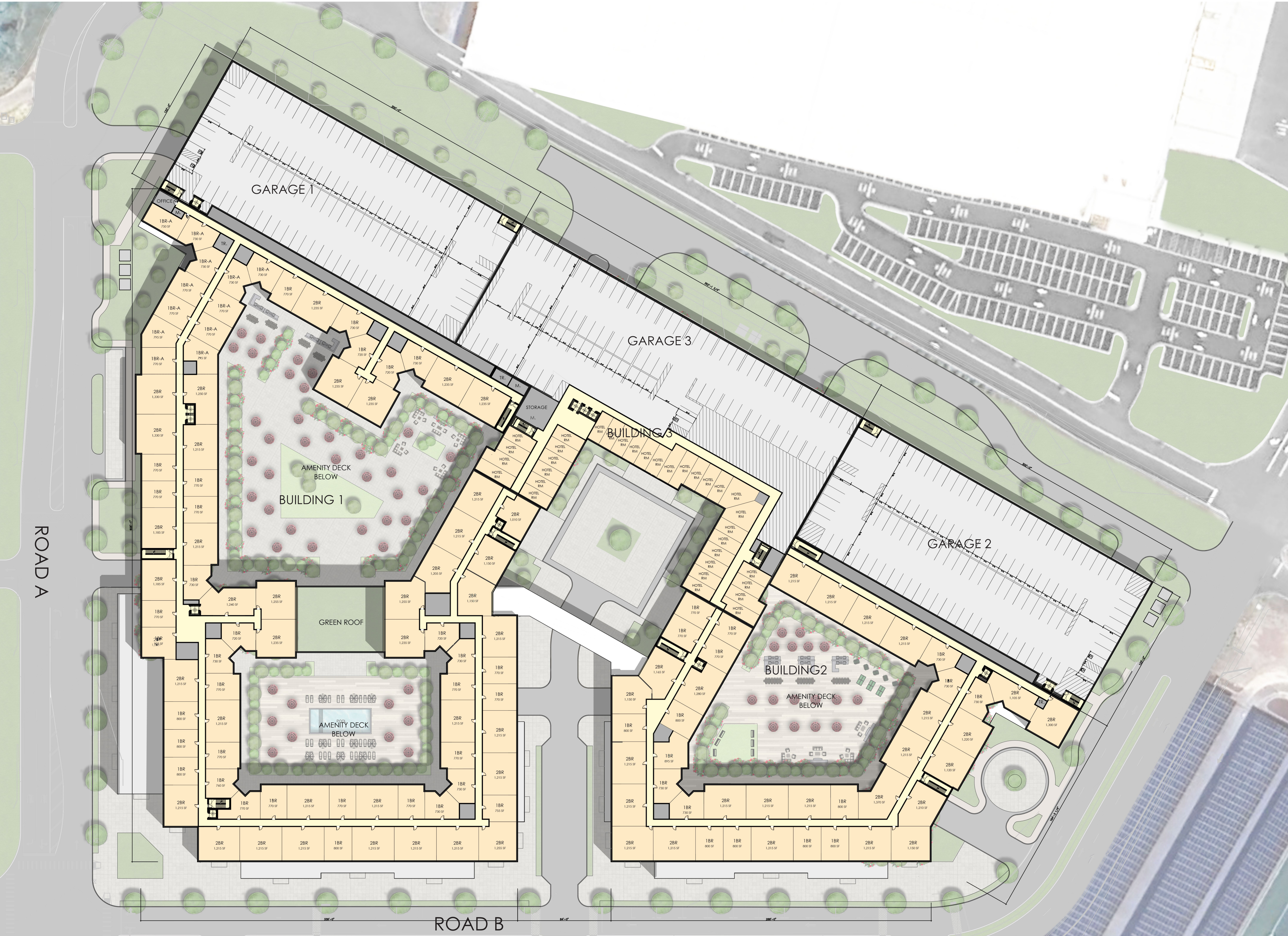


**A-04**  
BUILDING PLAN









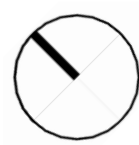
01 SIXTH FLOOR PLAN  
SCALE: 1" = 40'-0"  
0 40' 80'

PREPARED BY:  
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**ADVENTURE CROSSING**  
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**A-06**

BUILDING PLAN





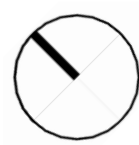
01 SEVENTH FLOOR PLAN  
SCALE: 1" = 40'-0"  
0 40' 80'

PREPARED BY:  
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**ADVENTURE CROSSING**  
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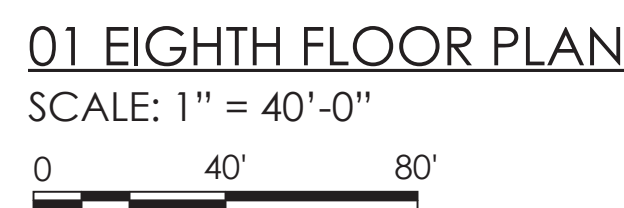
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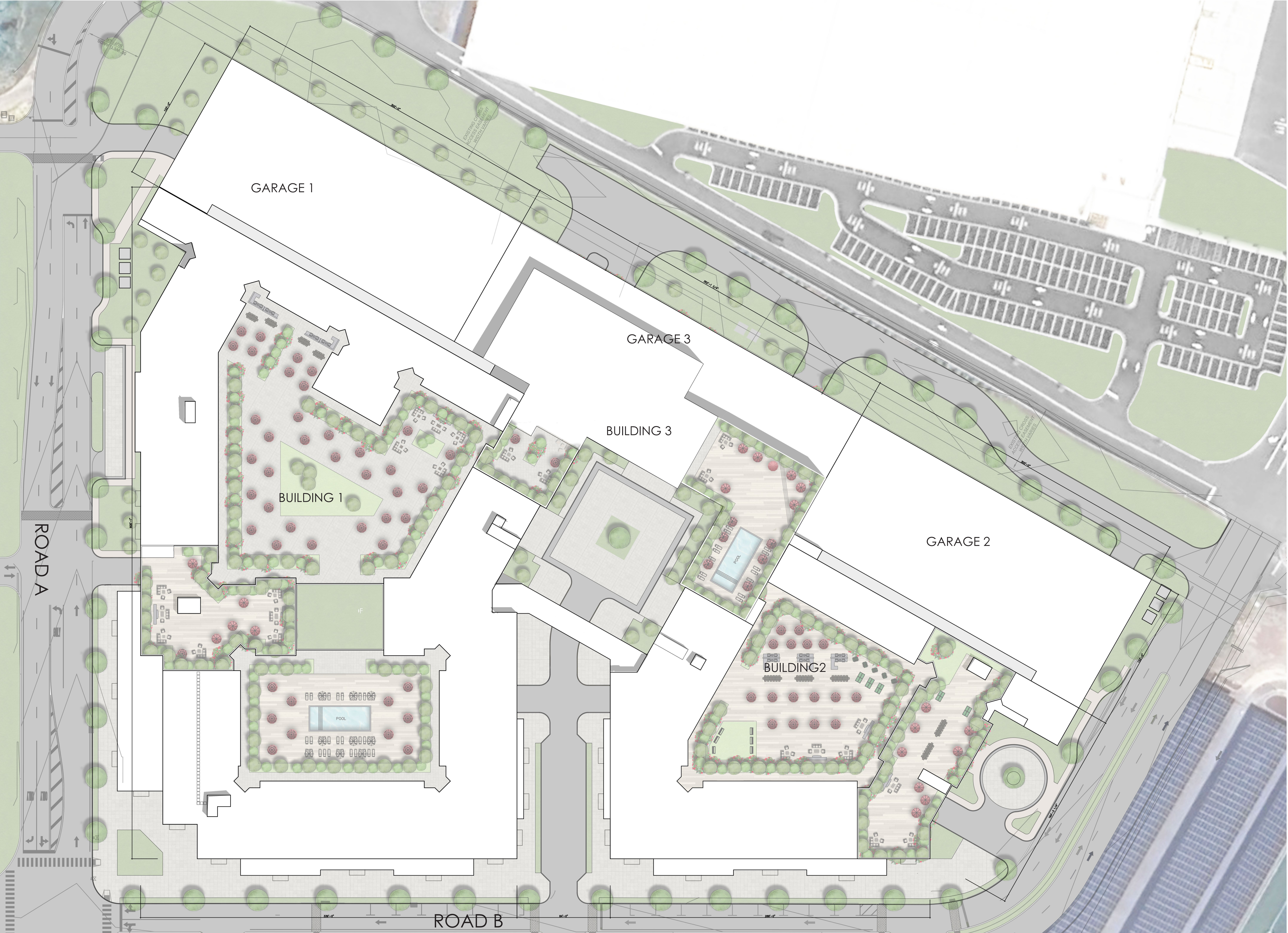
**A-07**

BUILDING PLAN









01 ROOF PLAN  
SCALE: 1" = 40'-0"  
0 40' 80'

PREPARED BY:  
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**ADVENTURE CROSSING**  
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**A-09**

BUILDING PLAN





03 ENLARGED SOUTHWEST BUILDING ELEVATION BUILDING 1 - ROAD B  
SCALE: 1" = 20'-0"

0 20' 40'



02 ENLARGED SOUTHWEST BUILDING ELEVATION BUILDING 2 - ROAD B  
SCALE: 1" = 20'-0"

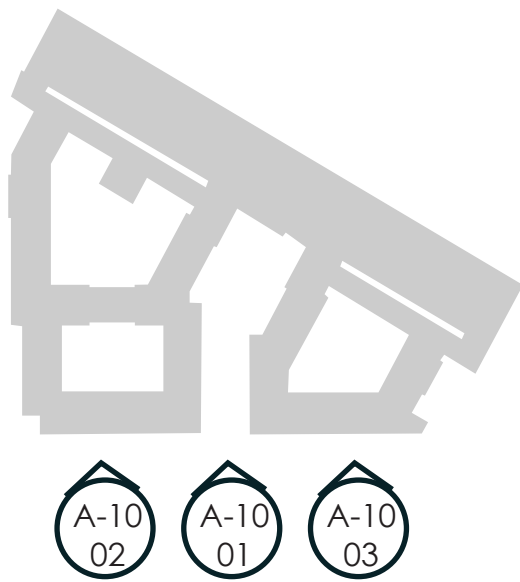
0 20' 40'



01 SOUTHWEST BUILDING ELEVATION - ROAD B  
SCALE: 1" = 40'-0"

0 8' 16' 32'

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

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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ADVENTURE CROSSING

JACKSON TOWNSHIP, OCEAN COUNTY, NEW JERSEY  
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A-10

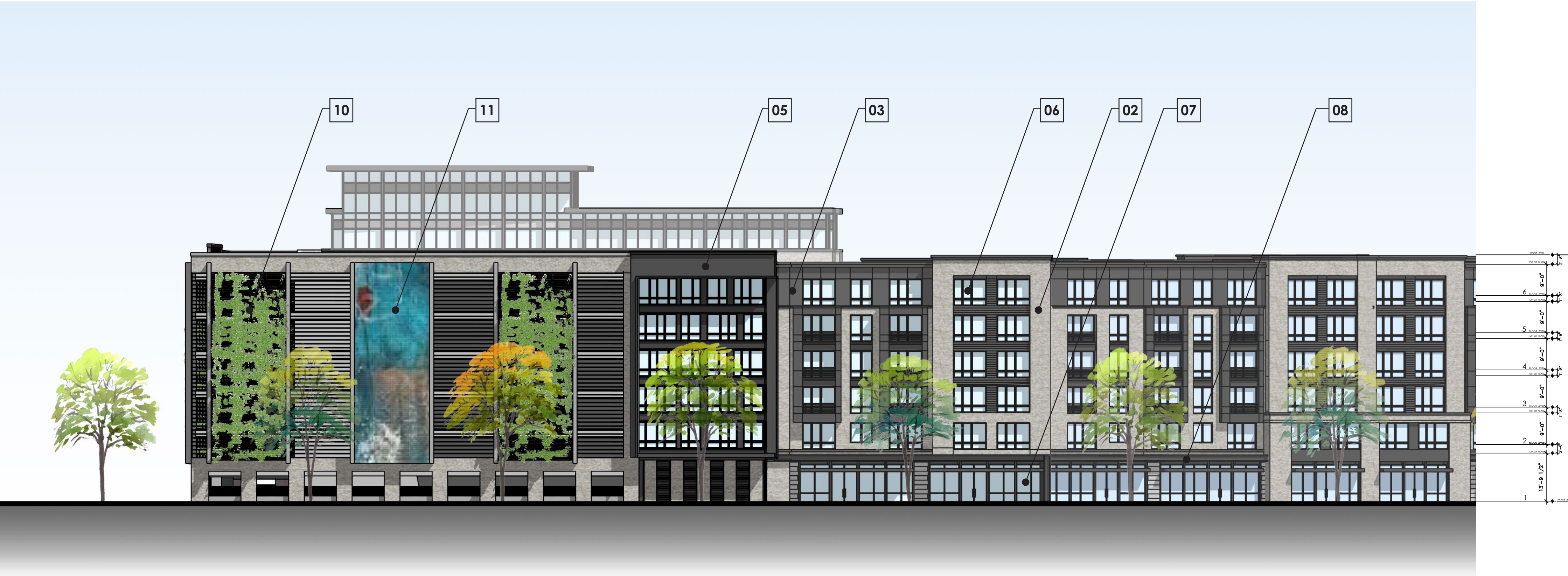
BUILDING ELEVATIONS





03 SOUTH BUILDING ELEVATION

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



04 NORTH BUILDING ELEVATION

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
- 09 ARCHITECTURAL GARAGE DOOR
- 10 ARCHITECTURAL GARAGE GREEN SCREEN
- 11 ARCHITECTURAL GARAGE SCREEN

NOTES:

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ADVENTURE CROSSING

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

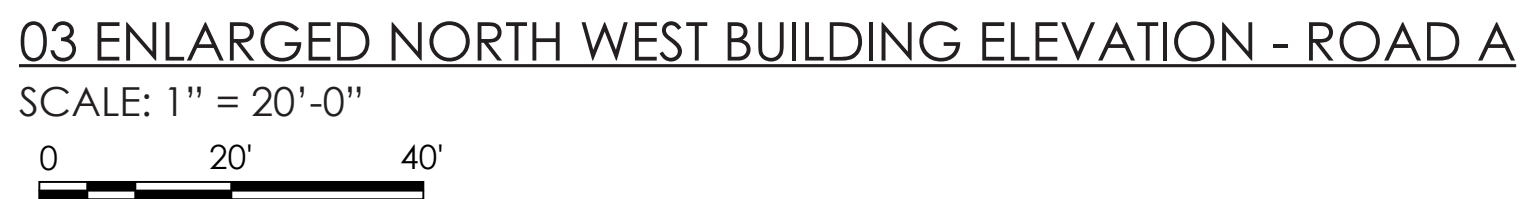
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A-11

BUILDING ELEVATIONS





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

PREPARED FOR:

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515 MONMOUTH ROAD BLDG #100; SUITE 2000  
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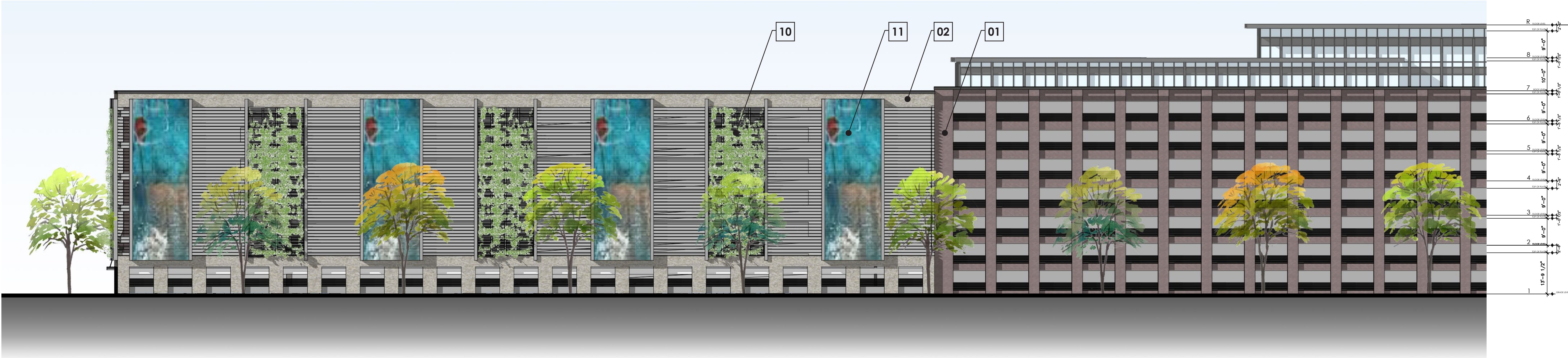
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# A-12

BUILDING ELEVATIONS

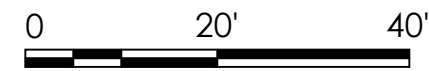
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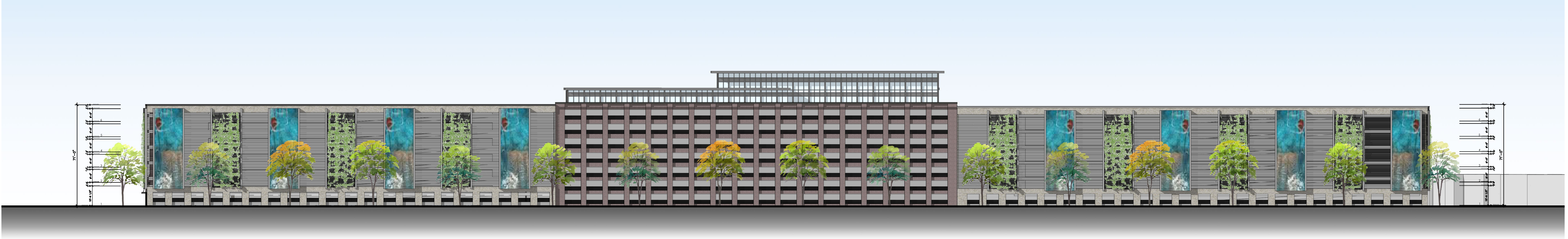
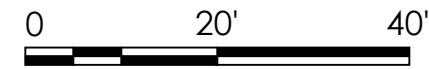
03 ENLARGED EAST BUILDING ELEVATION

SCALE: 1" = 20'-0"



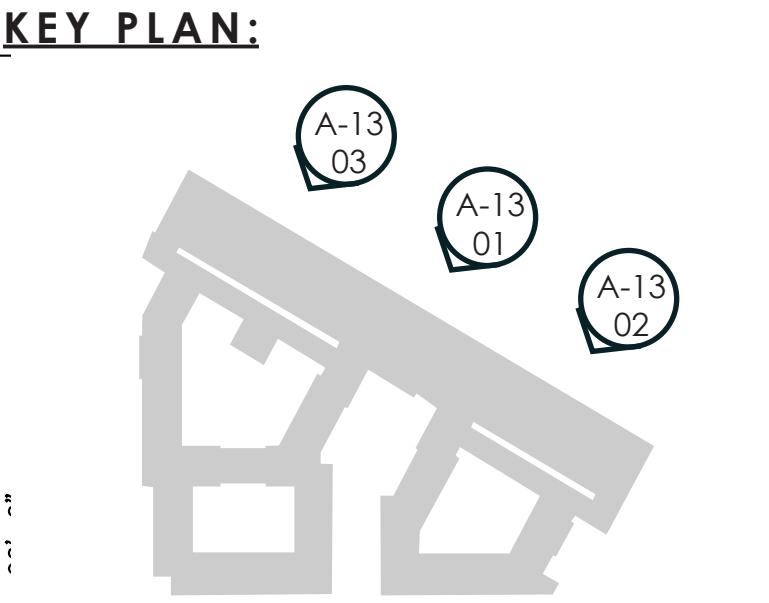
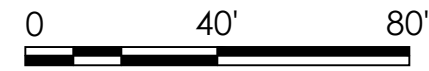
02 ENLARGED EAST BUILDING ELEVATION

SCALE: 1" = 20'-0"



01 EAST BUILDING ELEVATION

SCALE: 1" = 40'-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
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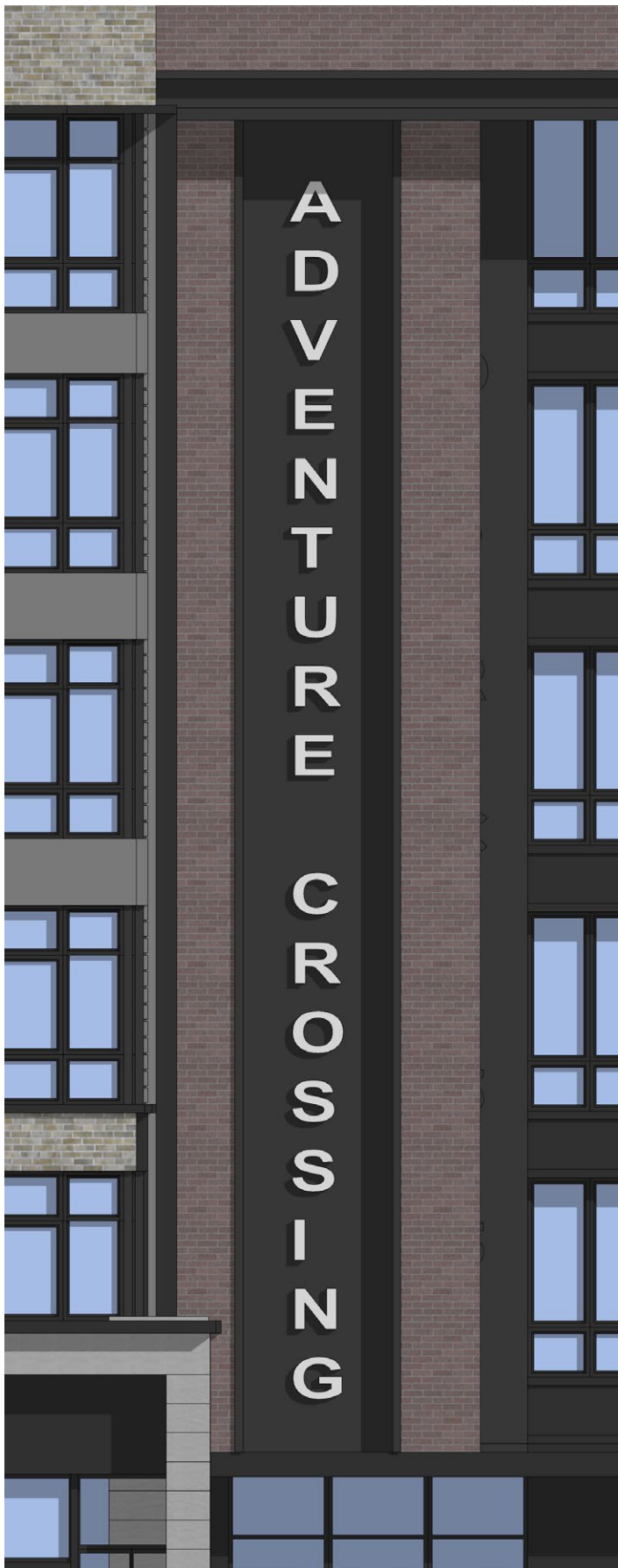
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**A-13**  
BUILDING ELEVATIONS

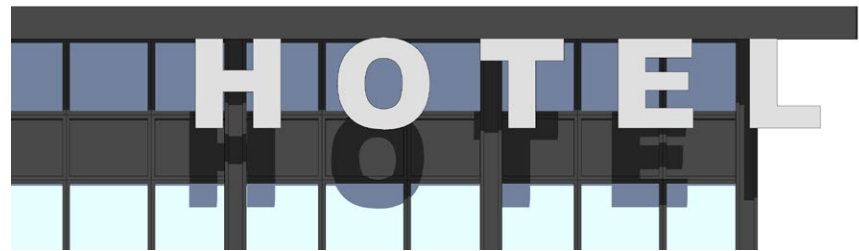




02 SIGNAGE

SCALE: 1/4" = 1'-0"

0 8' 16' 32'



KEY PLAN:



BUILDING SIGNAGE:

RESIDENTIAL SIGNAGE:

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

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

GARAGE SIGNAGE:

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

RETAIL SIGNAGE

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

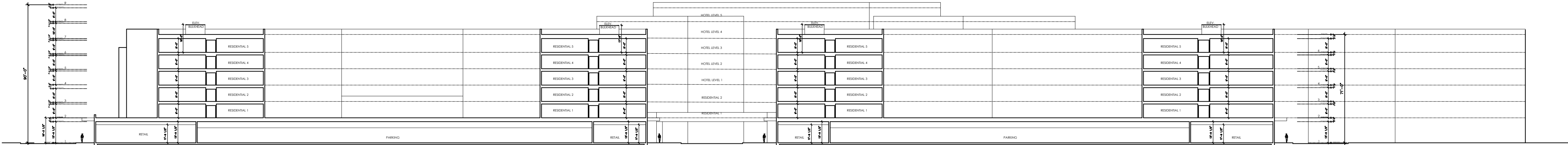
HOTEL/BANQUET SIGNAGE

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

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

PREPARED BY:

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01 SECTION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

ADVENTURE CROSSING

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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