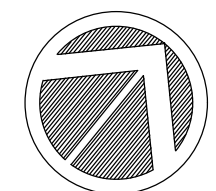


SCALE: 1" = 200'



A horizontal scale bar with alternating black and white segments. Above the bar, the numbers 20, 0, 200, and 400 are marked. Below the bar, the text "SCALE IN FEET" is centered.

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AERIAL EXHIBIT
JANUARY 27, 2025
FOR
ADVENTURE CROSSING
BLOCK 3001
LOTS 1, 2, 3, 4, 5, 6, 19 & 20

TOWNSHIP OF JACKSON
OCEAN COUNTY NEW JERSEY

SCALE:	1" = 200'	JOB NUMBER:	16641
DRAWN BY:	KNL	DATE:	JANUARY 27, 2025
DESIGN/CALC'D BY:	IMB	SHEET:	1
CHECKED BY:	WAS		8

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AERIAL EXHIBIT
JANUARY 27, 2025
FOR
ADVENTURE CROSSING
BLOCK 3001
LOTS 1, 2, 3, 4, 5, 6, 19 & 20

TOWNSHIP OF JACKSON			
OCEAN COUNTY		NEW JERSEY	
SCALE:	1" = 200'	JOB NUMBER:	16641
DRAWN BY:	KNL	DATE:	JANUARY 27, 2025
DESIGN/CALC'D BY:	IMB	SHEET:	2
CHECKED BY:	WAS		8

KRISTIN 2/2/25
H:\PROJECTS\16641\EXHIBITS\PHASE 3 & 4 < 16641 EXHIBIT A3.1 >

MONMOUTH ROAD
(OCEAN COUNTY ROUTE 537)

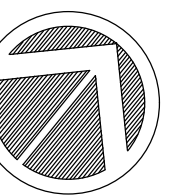
INTERSTATE HIGHWAY 195

ANDERSON ROAD

A3-3
3/5/25



KEY MAP
SCALE: 1" = 200'



20 0 200 400
SCALE IN FEET

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AERIAL EXHIBIT
JANUARY 27, 2025

FOR
ADVENTURE CROSSING
BLOCK 3001
LOTS 1, 2, 3, 4, 5, 6, 19 & 20

TOWNSHIP OF JACKSON

OCEAN COUNTY NEW JERSEY

SCALE: 1" = 200' JOB NUMBER: 16641

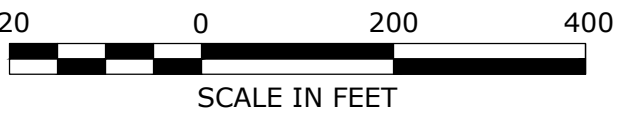
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DESIGN/CALC'D BY: IMB SHEET: 3

CHECKED BY: WAS SHEET: 8

A3-3

KEY MAP
SCALE: 1" = 2000'



No.	DATE	DESCRIPTION	BY

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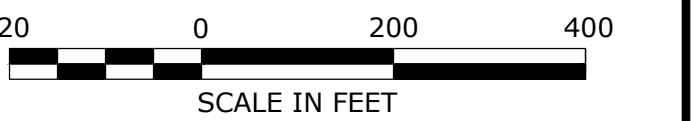
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TOWNSHIP OF JACKSON
EAN COUNTY NEW JERSEY


SCALE:	1" = 200'	JOB NUMBER:	16641
DRAWN BY:	KNL	DATE:	JANUARY 27, 2025
DESIGN/CALC'D BY:	IMB	SHEET:	4
CHECKED BY:	WAS		8

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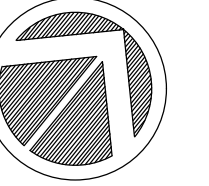

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AERIAL EXHIBIT
JANUARY 27, 2025
FOR
ADVENTURE CROSSING
BLOCK 3001
LOTS 1, 2, 3, 4, 5, 6, 19 & 20

TOWNSHIP OF JACKSON	
OCEAN COUNTY	NEW JERSEY
SCALE: 1" = 200'	JOB NUMBER: 16641
DRAWN BY: KNIL	DATE: JANUARY 27, 2025
DESIGN/CALC'D BY: IMB	SHEET: 5
CHECKED BY: WAS	8

KEY MAP

SCALE: 1" = 2000'

[illegible]



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PROFESSIONAL PLANNER, NEW JERSEY LIC. #3994

**AERIAL EXHIBIT
JANUARY 27, 2025
FOR
ADVENTURE CROSSING
BLOCK 3001
LOTS 1, 2, 3, 4, 5, 6, 19 & 20**

TOWNSHIP OF JACKSON
OCEAN COUNTY NEW JERSEY

SCALE:	1" = 200'	JOB NUMBER:	16641
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DRAWN BY:	KNL	DATE:	JANUARY 27, 2025
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DESIGN/CALC'D BY:	IMB	SHEET:	6
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No.	DATE	DESCRIPTION	BY


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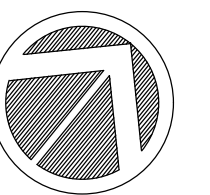

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PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394

AERIAL EXHIBIT
JANUARY 27, 2025
FOR
ADVENTURE CROSSING
BLOCK 3001
LOTS 1, 2, 3, 4, 5, 6, 19 & 20

TOWNSHIP OF JACKSON	
EAN COUNTY	NEW JERSEY
1" = 200'	JOB NUMBER: 16641
KNL	DATE: JANUARY 27, 2025
IMB	SHEET: 7
WAS	8

KEY MAP

SCALE: 1" = 2000'



20 0 200 400

SCALE IN FEET

No.	DATE	DESCRIPTION	BY

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AERIAL EXHIBIT
JANUARY 27, 2025
FOR
ADVENTURE CROSSING
BLOCK 3001
LOTS 1, 2, 3, 4, 5, 6, 19 & 20

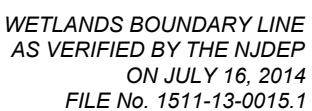
TOWNSHIP OF JACKSON
OCEAN COUNTY NEW JERSEY

SCALE:	1" = 200'	JOB NUMBER:	16641
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DRAWN BY:	KNL	DATE:	JANUARY 27, 2025
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DESIGN/CALC'D BY:	IMB	SHEET:	8
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Notes:

- (1) The maximum height may be increased by one foot for each 10 feet of increased distance from a public right-of-way limit to a maximum of 90 feet.
- (2) Based on Tract, Block 3001 Lots 1, 2, 3, 4, 5, 19 & 20
- (3) No Front Yard Setbacks Along Road 'A' & Road 'B' per technical subdivision requirements, Ordinance Section 244-57.2F.
- (4) Variance Required
- (5) 1,146 residential units are proposed. 641 units in Phase 1 & 505 units in Phase 3 & 4

Notes:	1. <i>italics</i> are uses not listed in the Township Ordinance
	2. Phase E parking has 406 spaces in the surface parking and 2,261 spaces in the 6-story parking structure

A. PHASE A (MONMOUTH ROAD PAD SITES) AND B (ATHLETIC FIELDS) **WILL BE BUILT AND REMAIN UNCHANGED AND WILL REMAIN UNCHANGED.**

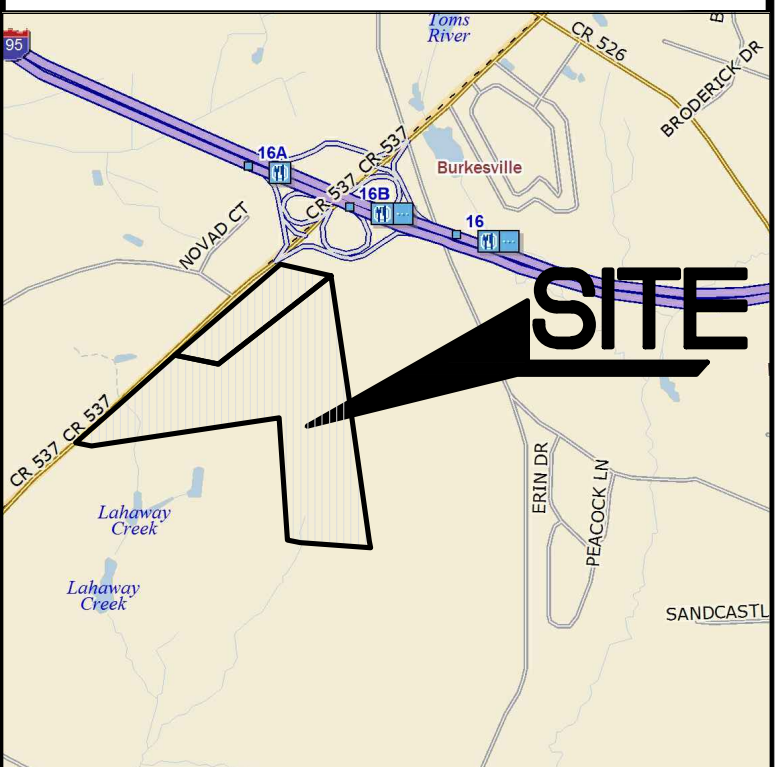
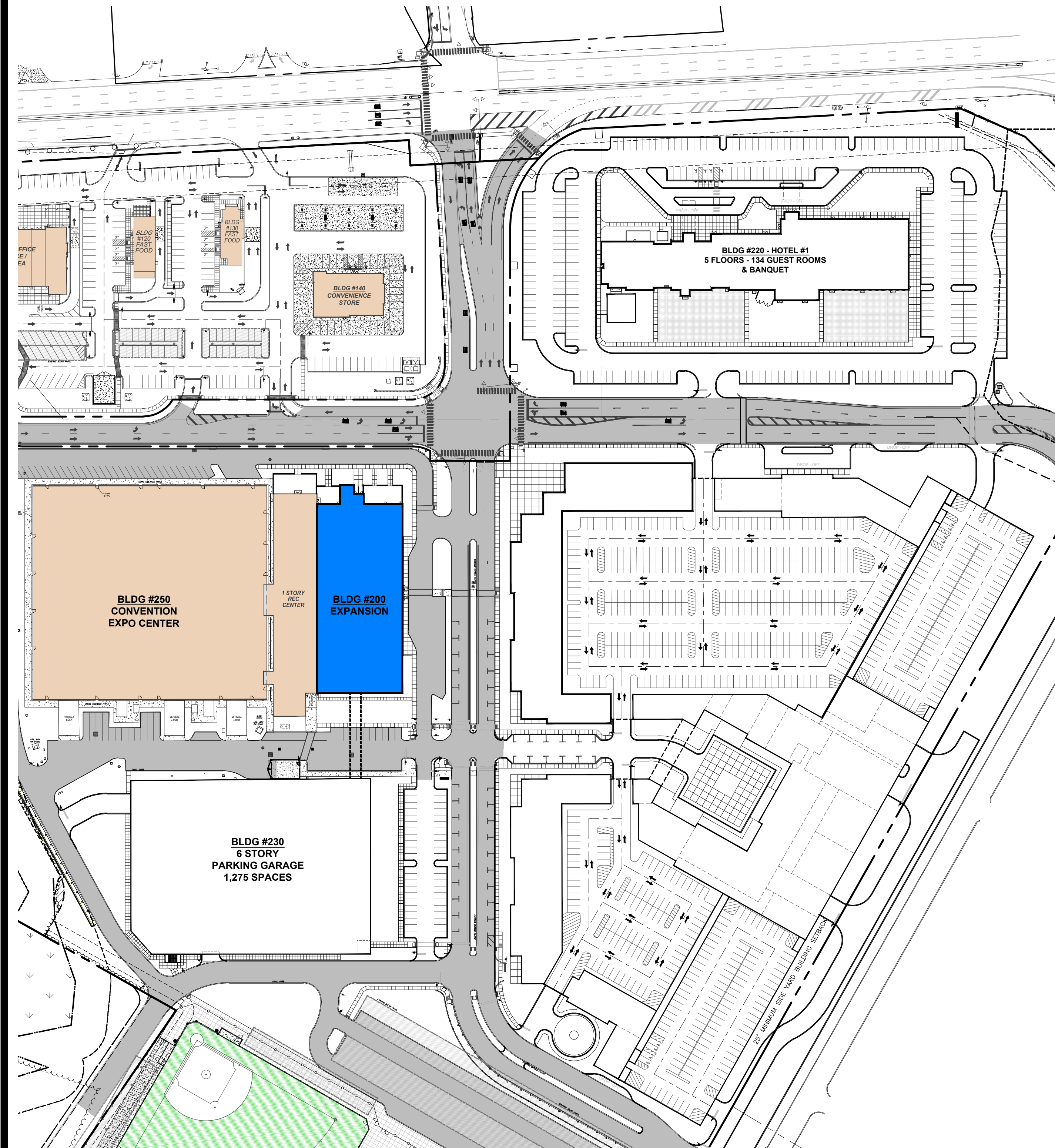
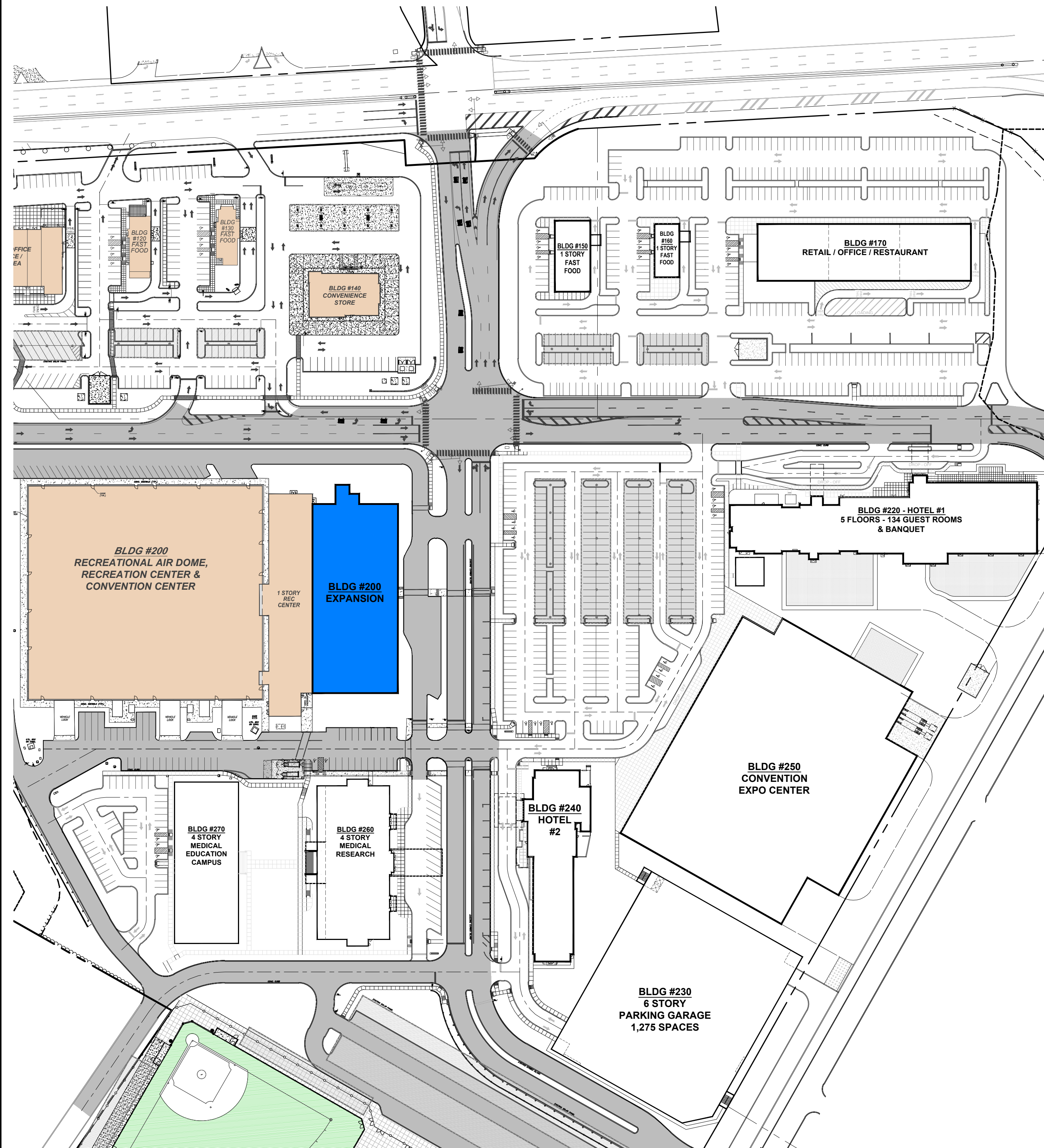
B. ALL PROPOSED USES IN PHASE E, CURRENTLY UNDEVELOPED EXCEPT FOR SOME PARKING, WILL BE RELOCATED AS FOLLOWS:

- **BUILDING 220 (HILTON HOTEL) WILL BE RELOCATED TO PHASE D RECREATIONAL BUILDINGS 150 (FAST FOOD), 160 (FAST FOOD) & 170 (RETAIL/ OFFICE & RESTAURANT). BUILDINGS 150, 160 & 170 ARE ELIMINATED FROM THE PROJECT.**
- **BUILDING 240 (HOTEL) WILL BE RELOCATED TO THE FRONT OF THE CURRENT BUILDING AT THE BUILDING 200 (AIRDOME). THE HOTEL WILL BE CONSTRUCTED ON TOP OF THE PHASE II EXPANSION OF THE AIRDOME BUILDING. THE SECOND FLOOR EXPANSION OF THE PHASE II EXPANSION AS PREVIOUSLY APPROVED WILL NOT BE CONDUCTED AND THE HOTEL WILL BE ELIMINATED FROM THE PROJECT.**
- **BUILDING 250 (CONVENTION CENTER) WILL BE RELOCATED TO BUILDING 200 (AIRDOME) AND NO NEW CONSTRUCTION IS PROPOSED. THE CONVENTION CENTER WILL SIMPLY OCCUPY THE AIRDOME ALONG WITH THE EXISTING RECREATIONAL AND ASSEMBLY ACTIVITIES.**
- **BUILDING 230 (PARKING GARAGE) WILL BE RELOCATED TO PHASE F ADJACENT TO BUILDING 200**

C. BUILDINGS 260 (MEDICAL RESEARCH) AND 270 (MEDICAL CAMPUS) WILL BE RELOCATED TO THE DEVELOPER SITE OWNED BY THE APPLICANT LOCATED ON MONMOUTH ROAD.

D. PHASE D IS PROPOSED TO BE DEVELOPED WITH A MIXED USE COMMERCIAL, RESIDENTIAL AND HOTEL COMPLEX WITH A SECOND PARKING STRUCTURE.

DESIGN/CALC'D BY:	IMB	SHEET:	1
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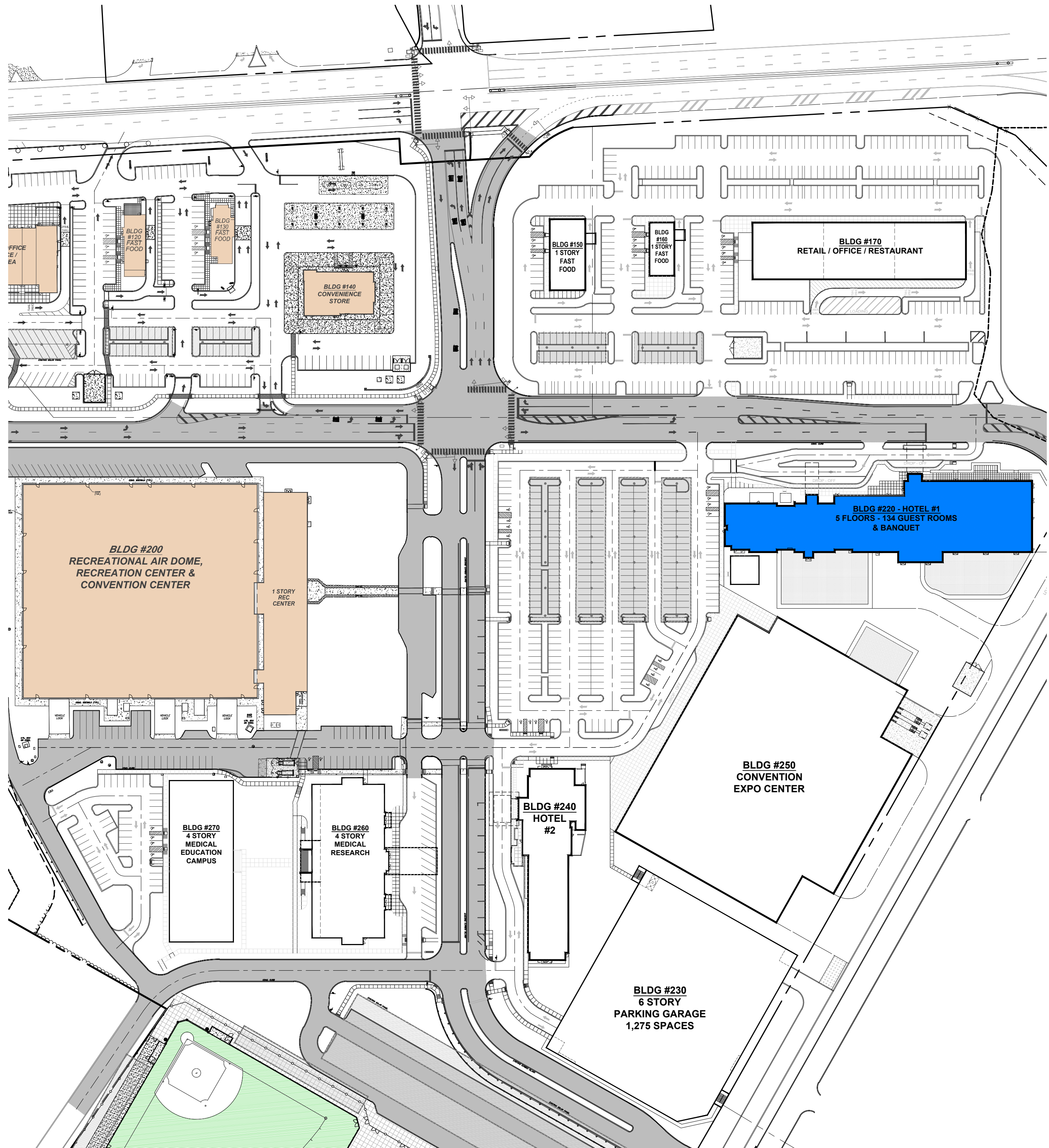
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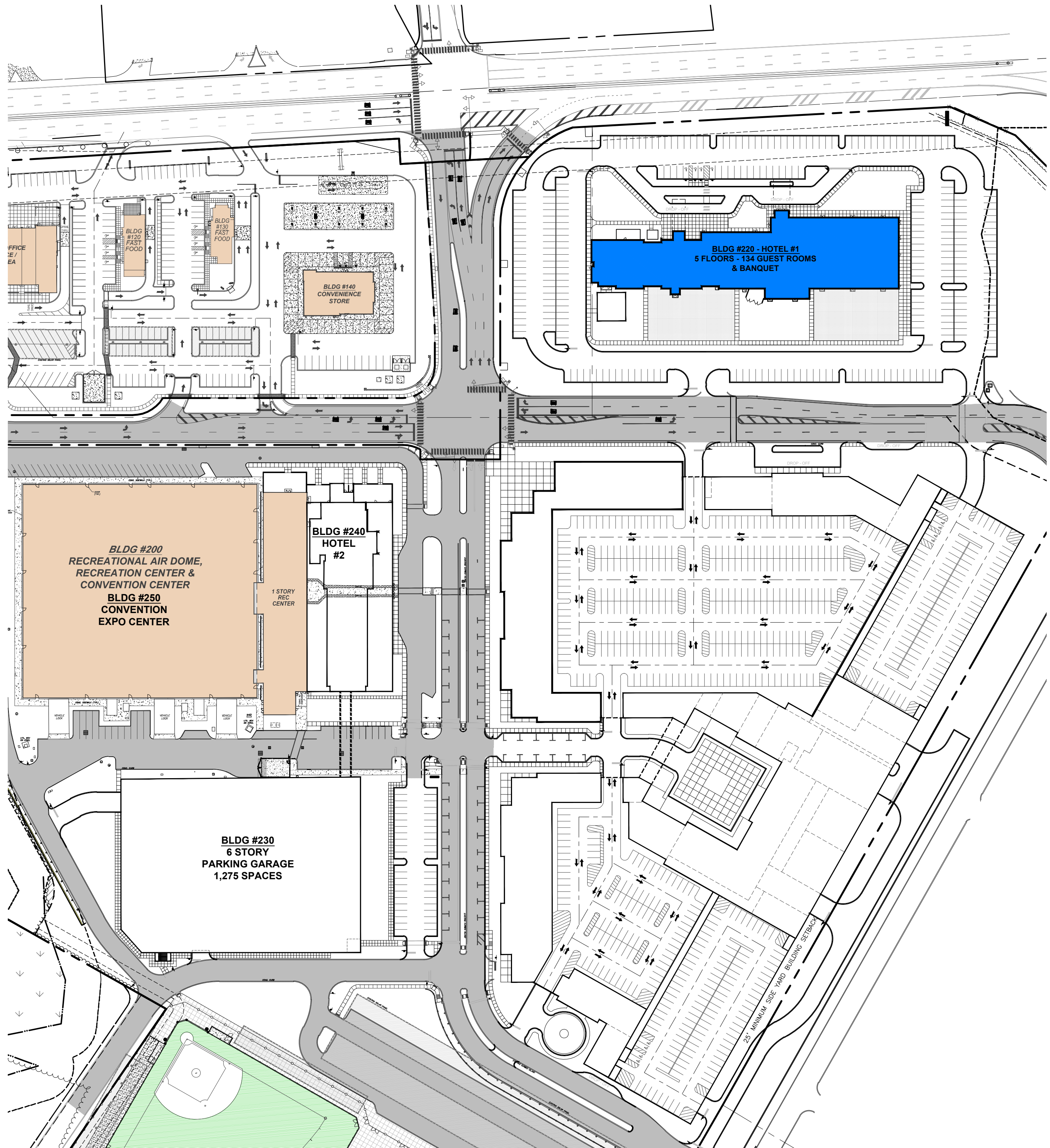

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SITE PLAN EXHIBIT
BUILDING #200
FOR
ADVENTURE CROSSING
PHASE 1 - PHASE C, D, E & F
BLOCK 3001 - LOTS 2, 3 & 4

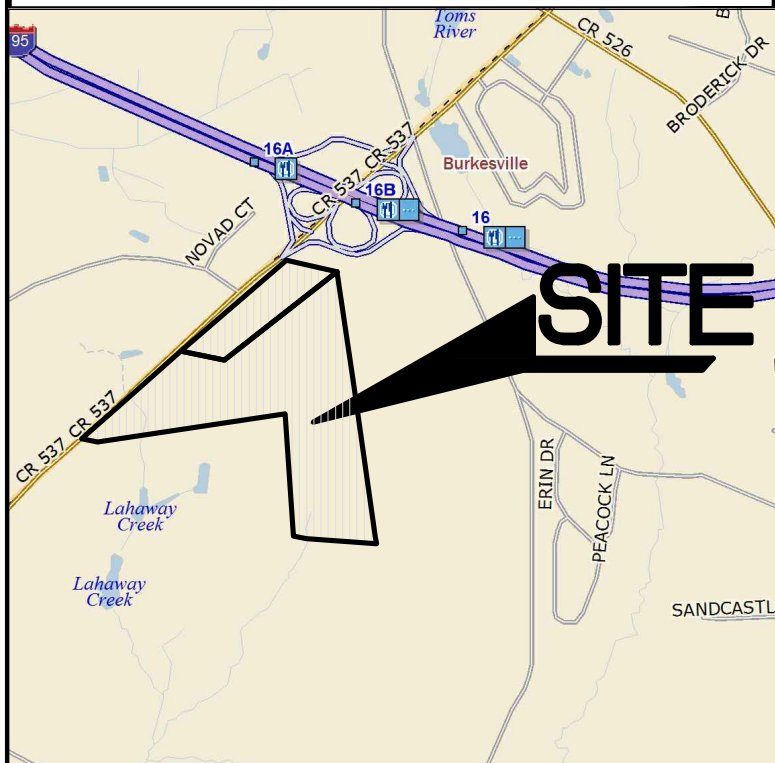
TOWNSHIP OF JACKSON	
OCEAN COUNTY	NEW JERSEY
SCALE: 1" = 100'	JOB NUMBER: 16641
DRAWN BY: KNL	DATE: MARCH 5, 2025
DESIGN/CALC'D BY: IMB	SHEET: 2
CHECKED BY: WAS	10



APPROVED SITE PLAN

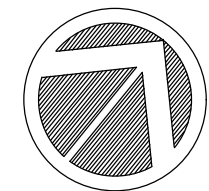


PROPOSED SITE PLAN



KEY MAP

SCALE: 1" = 200'



100 0 100 200
SCALE IN FEET

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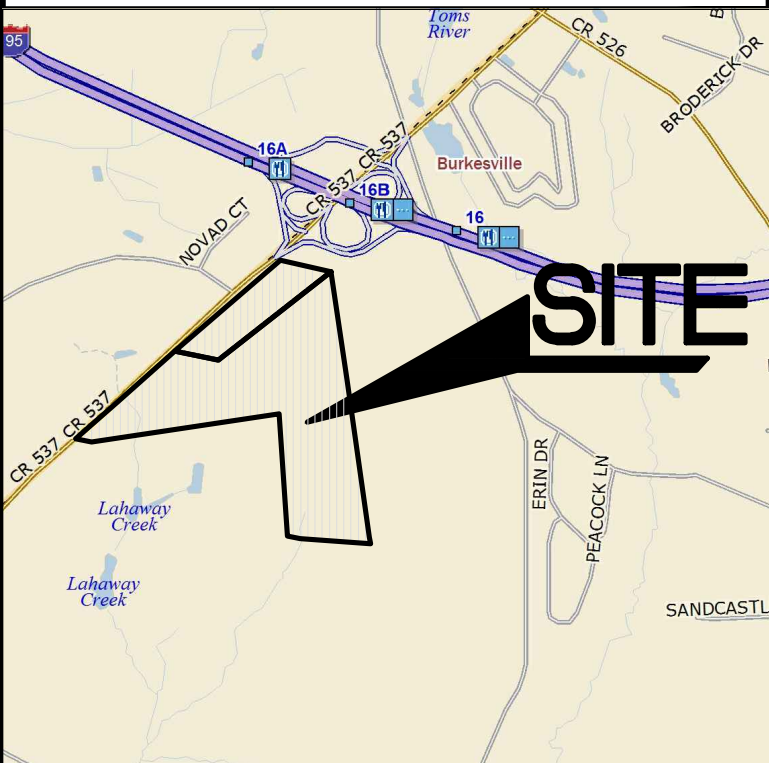
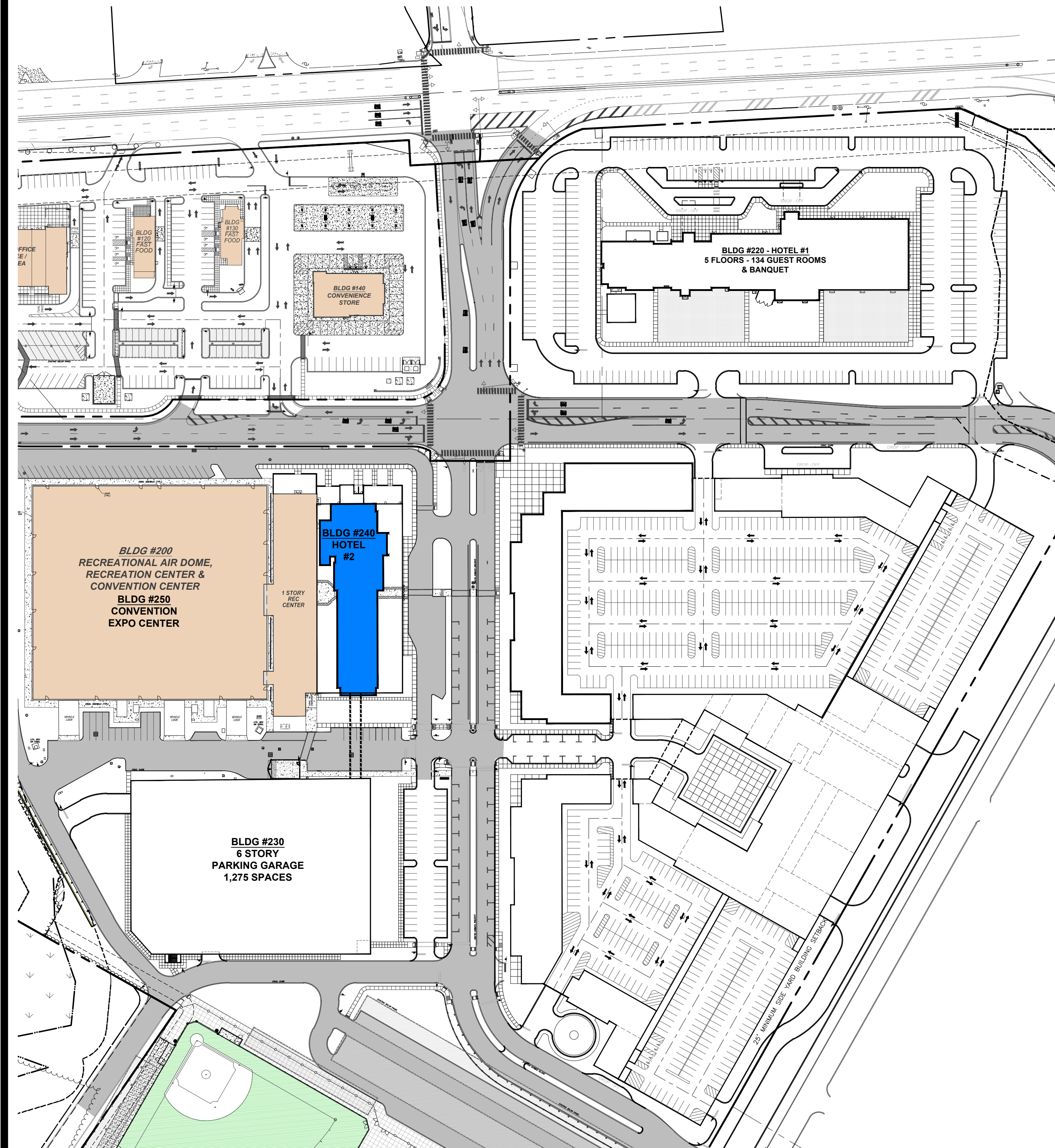
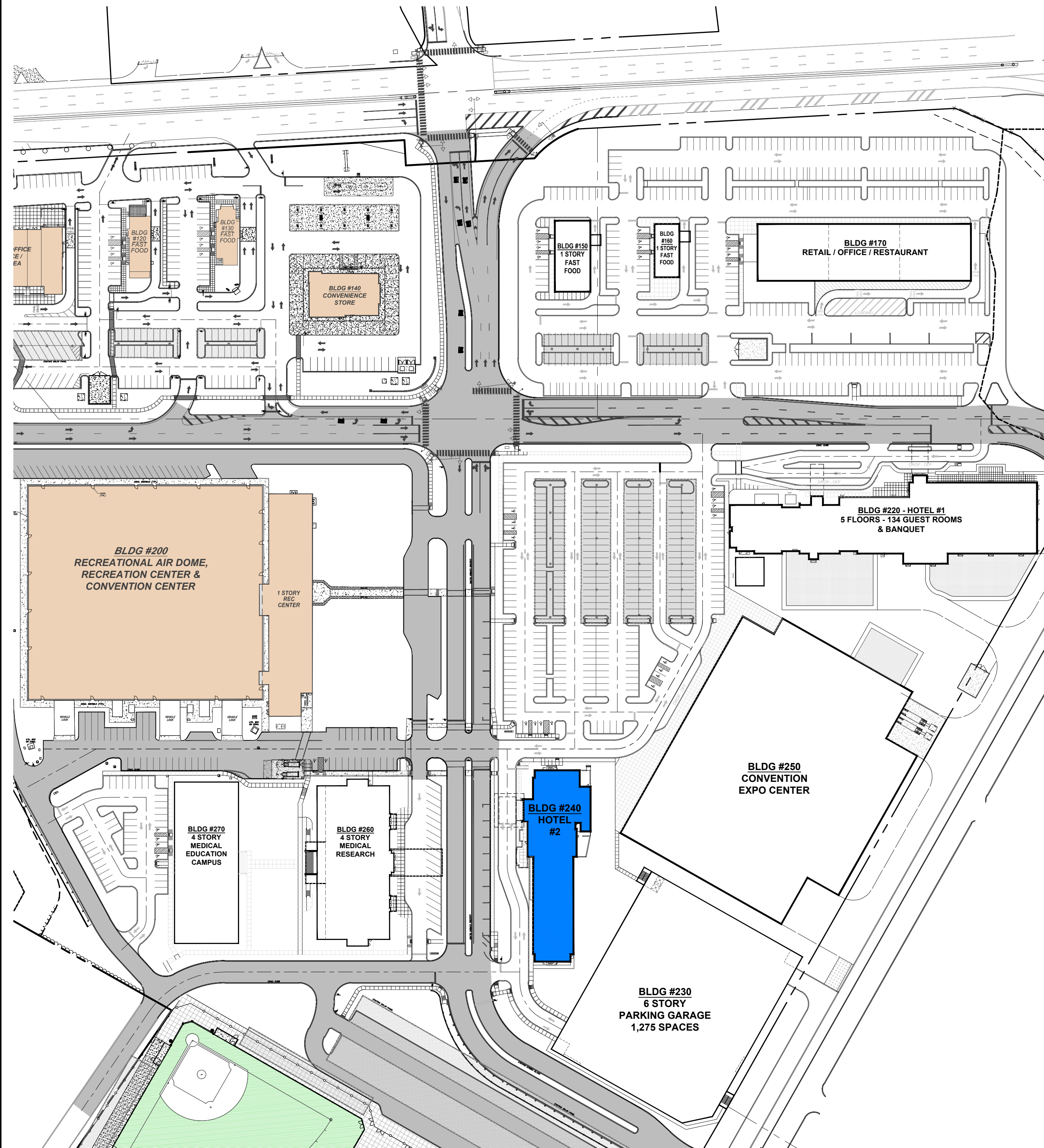
**SITE PLAN EXHIBIT
BUILDING #220**

FOR
**ADVENTURE CROSSING
PHASE 1 - PHASE C, D, E & F**

BLOCK 3001 - LOTS 2, 3 & 4

TOWNSHIP OF JACKSON
OCEAN COUNTY NEW JERSEY

SCALE: 1" = 100' JOB NUMBER: 16641
DRAWN BY: KNL DATE: MARCH 5, 2025
DESIGN/CALC'D BY: IMB SHEET: 3
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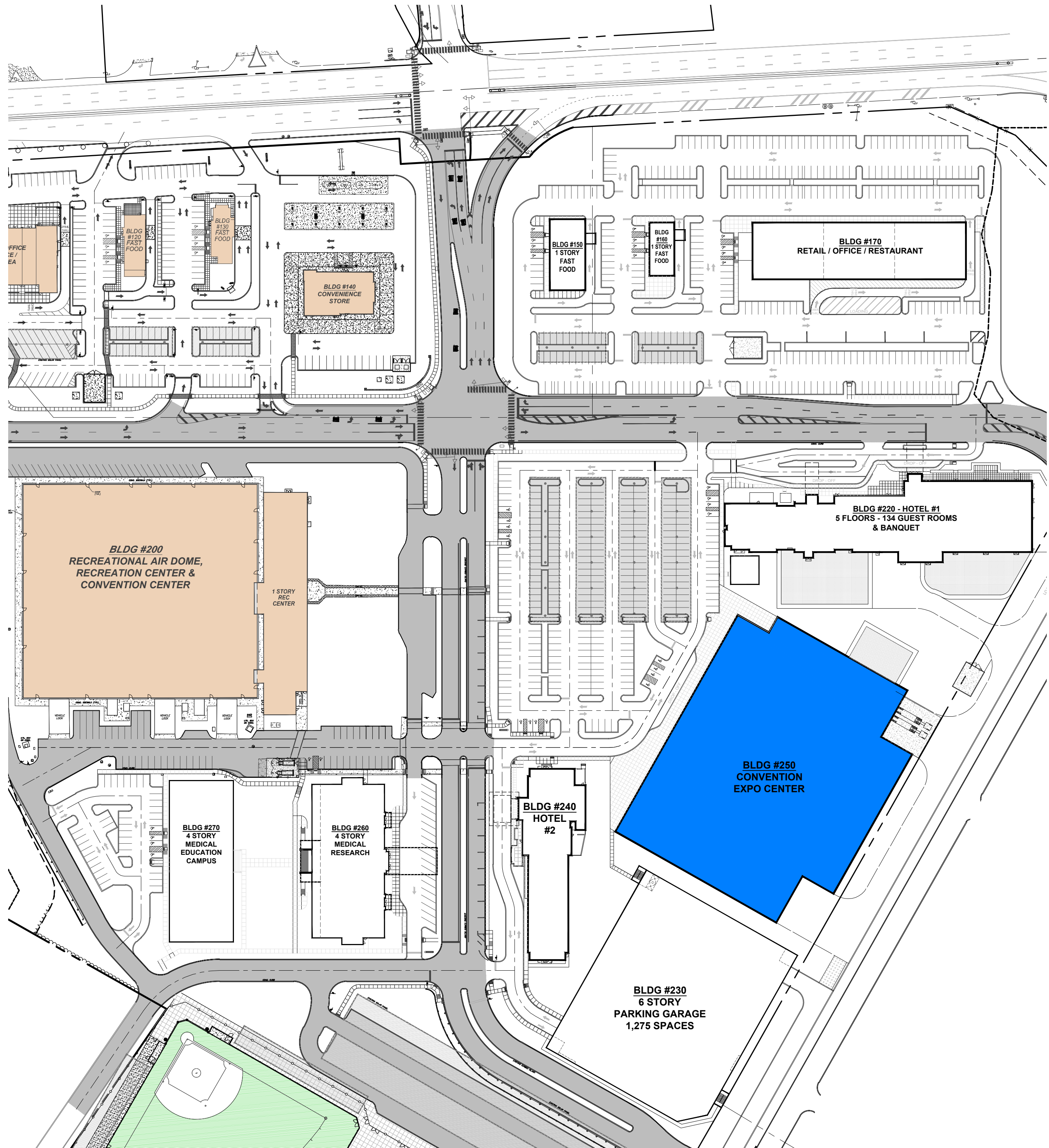
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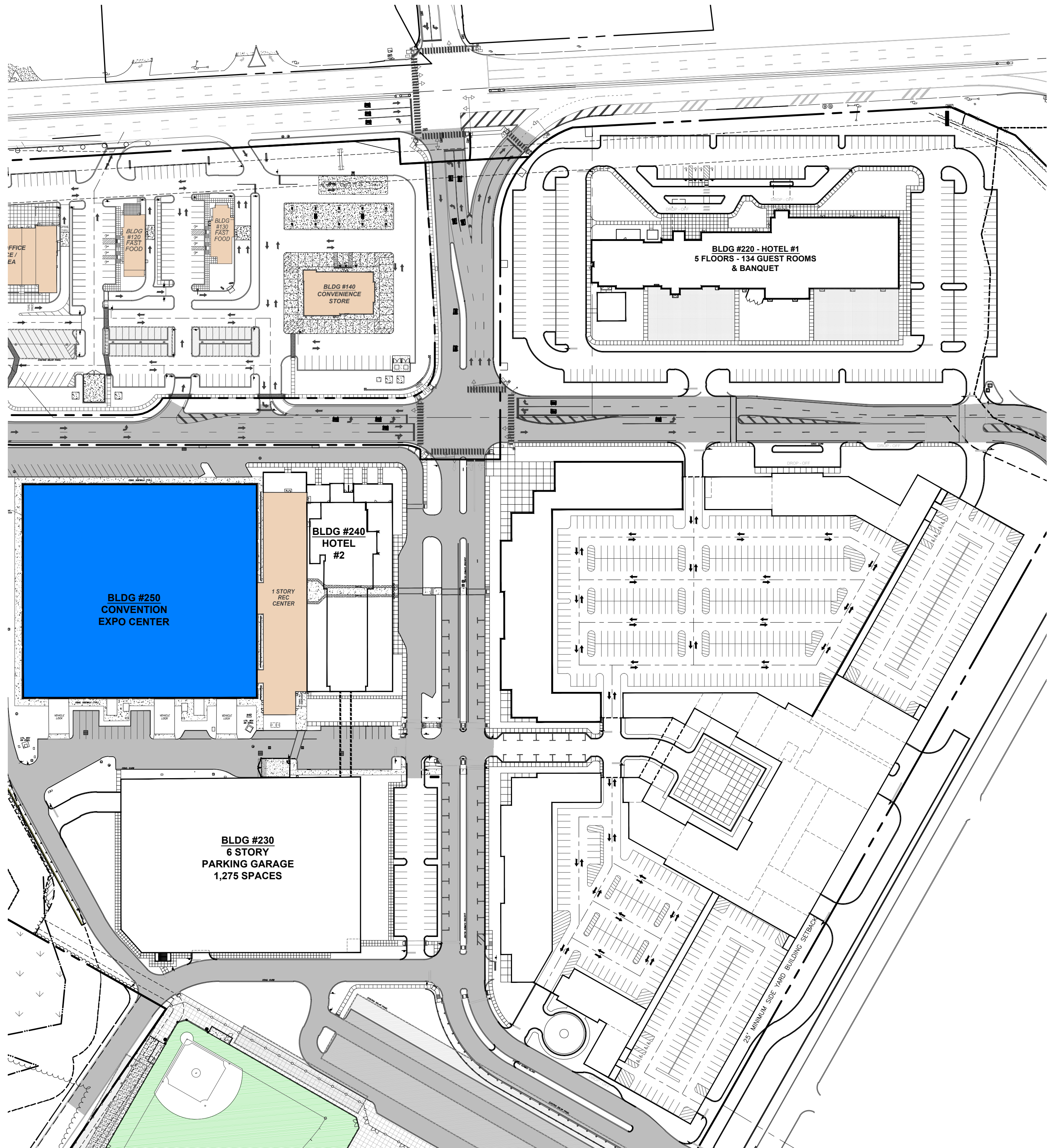

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PROFESSIONAL PLANNER, NEW JERSEY LIC. #3394

SITE PLAN EXHIBIT
BUILDING #240
FOR
ADVENTURE CROSSING
PHASE 1 - PHASE C, D, E & F
BLOCK 3001 - LOTS 2, 3 & 4

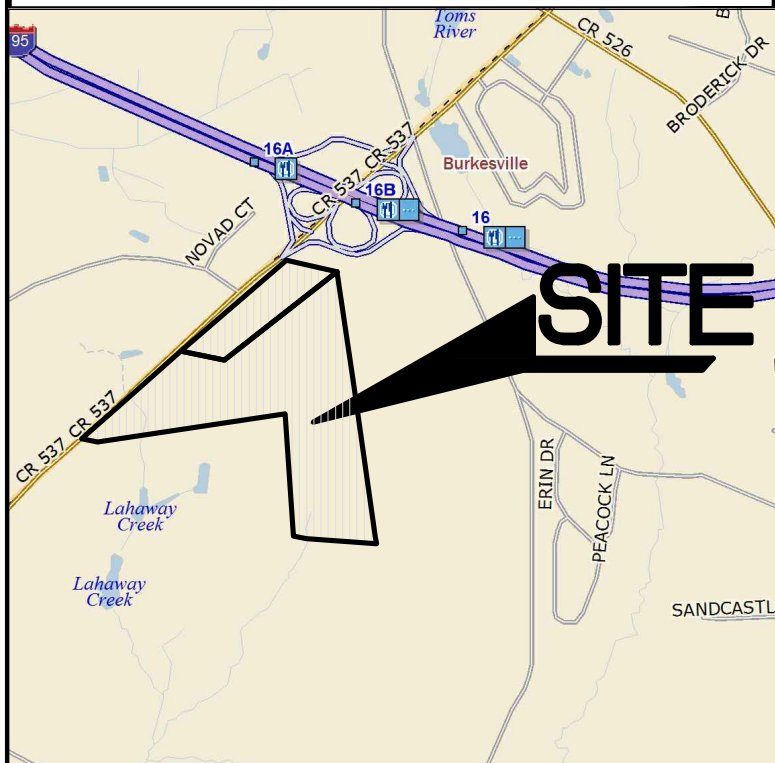
TOWNSHIP OF JACKSON	
OCEAN COUNTY	NEW JERSEY
SCALE: 1" = 100'	JOB NUMBER: 16641
DRAWN BY: KNL	DATE: MARCH 5, 2025
DESIGN/CALC'D BY: IMB	SHEET: 4
CHECKED BY: WAS	10



APPROVED SITE PLAN

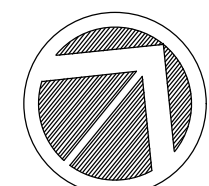


PROPOSED SITE PLAN



KEY MAP

SCALE: 1" = 200'



SCALE IN FEET

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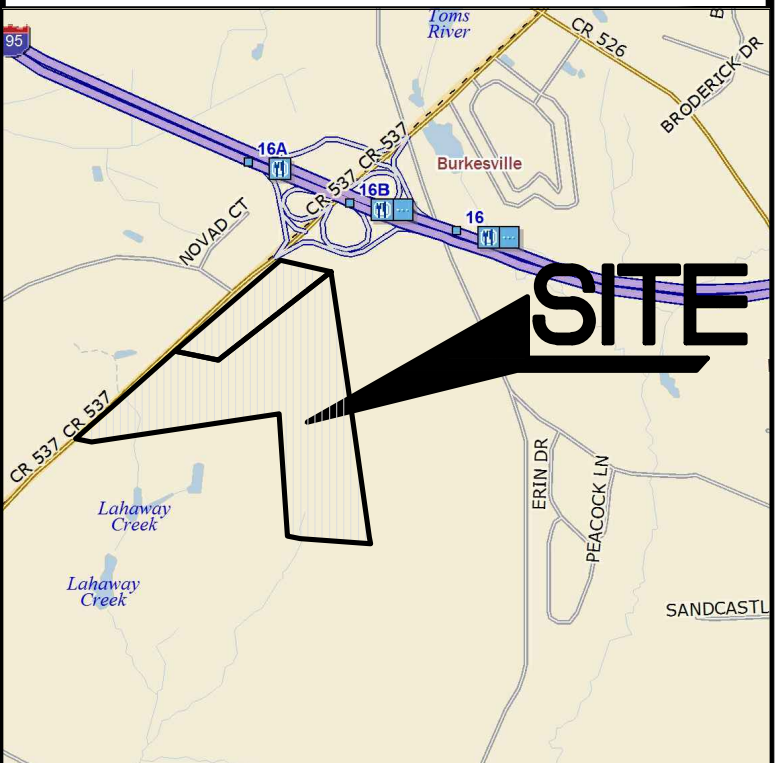
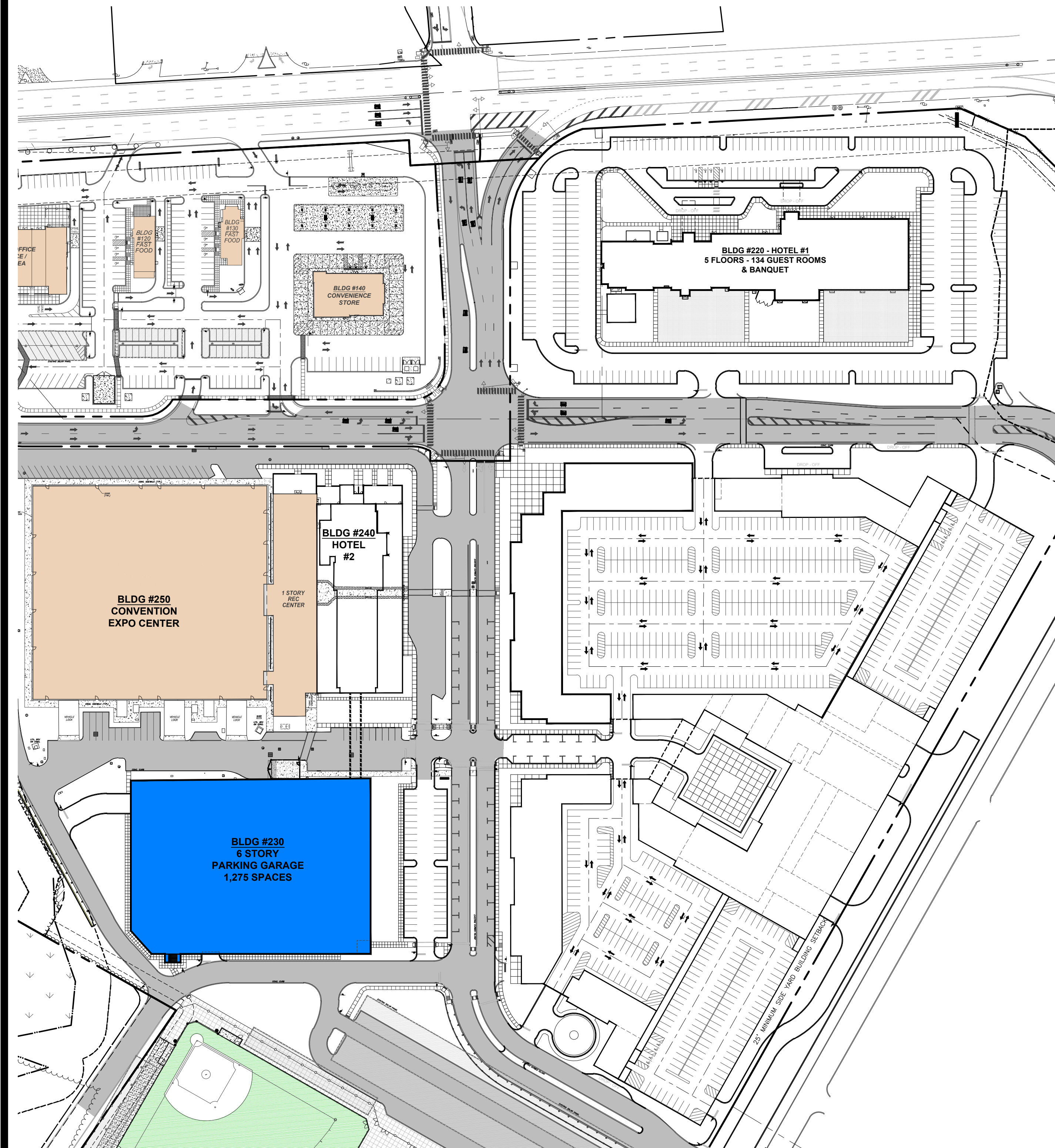
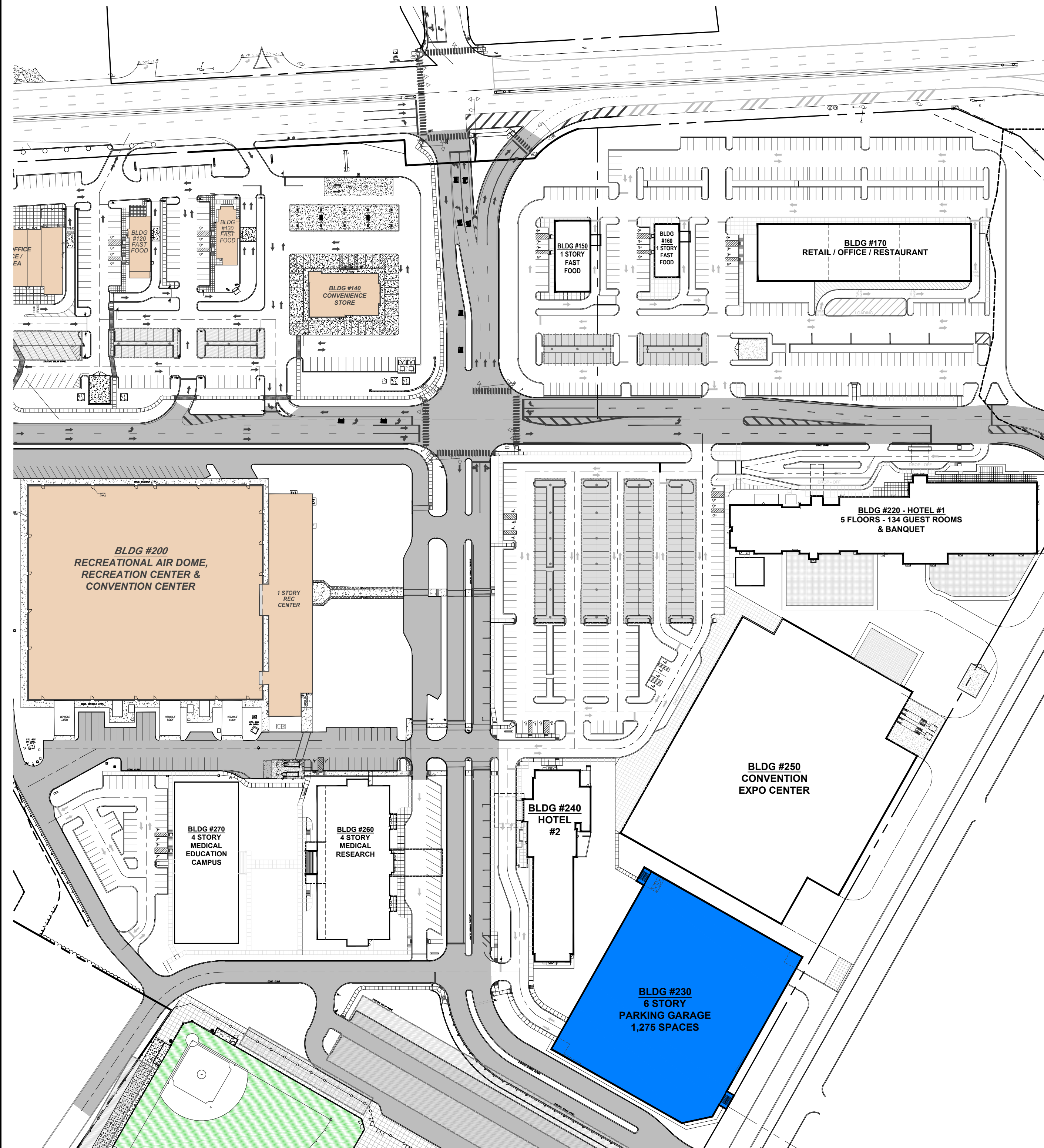
**SITE PLAN EXHIBIT
BUILDING #250**

FOR
**ADVENTURE CROSSING
PHASE 1 - PHASE C, D, E & F**

BLOCK 3001 - LOTS 2, 3 & 4

TOWNSHIP OF JACKSON
OCEAN COUNTY NEW JERSEY

SCALE: 1" = 100' JOB NUMBER: 16641
DRAWN BY: KNL DATE: MARCH 5, 2025
DESIGN/CALC'D BY: IMB SHEET: 5
CHECKED BY: WAS

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SITE PLAN EXHIBIT

BUILDING #230

FOR

ADVENTURE CROSSING

PHASE 1 - PHASE C, D, E & F

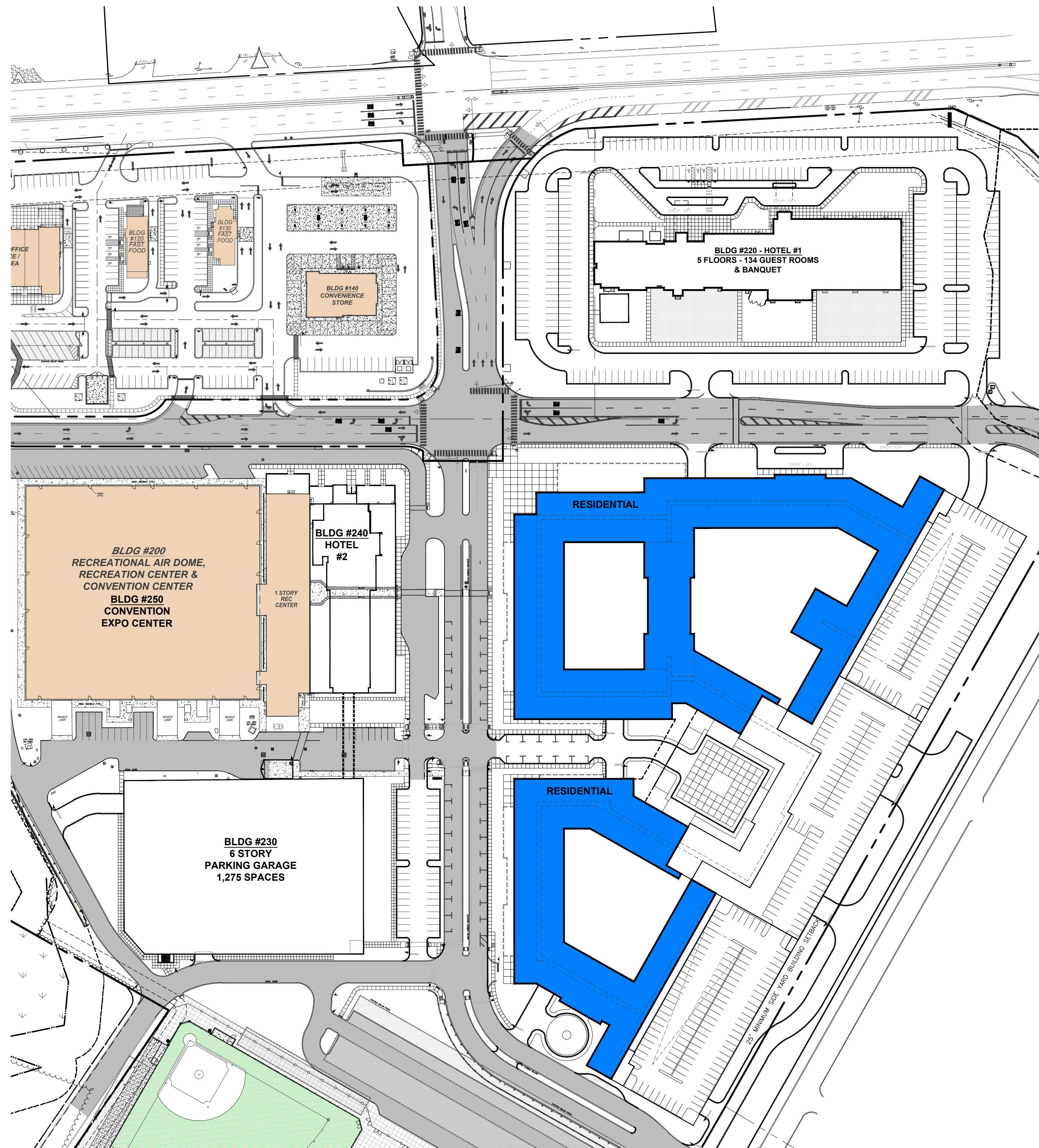
BLOCK 3001 - LOTS 2, 3 & 4

TOWNSHIP OF JACKSON

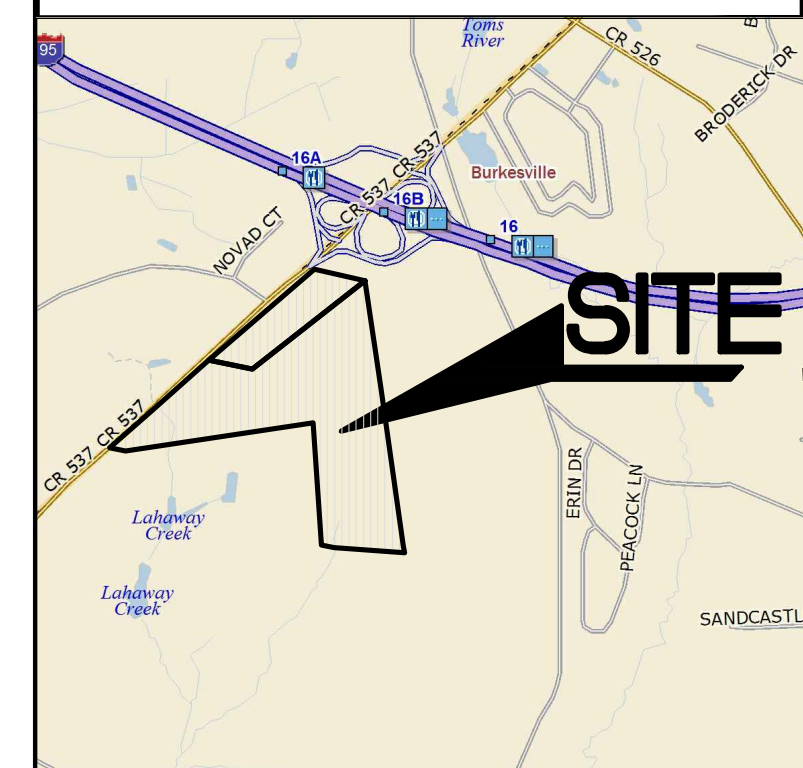
OCEAN COUNTY NEW JERSEY

SCALE:	1" = 100'	JOB NUMBER:	16641
DRAWN BY:	KNL	DATE:	MARCH 5, 2025
DESIGNED/CALC'D BY:	IMB	SHEET:	6
CHECKED BY:	WAS		10

A5-6 - PARKING GARAGE (BUILDING 230) RELOCATION - MARCH 5, 2025

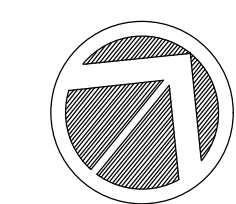


PROPOSED SITE PLAN



KEY MAP

SCALE: 1" = 2000'



A horizontal scale bar with alternating black and white segments. Above the bar, the numbers 100, 0, 100, and 200 are marked. Below the bar, the text "SCALE IN FEET" is centered.

[illegible]

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**SITE PLAN EXHIBIT
NEW RESIDENTIAL**

FOR
ADVENTURE CROSSING
PHASE 1 - PHASE C, D, E & F
BLOCK 3001 - LOTS 2, 3 & 4

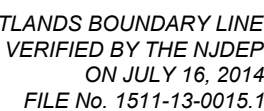
TOWNSHIP OF JACKSON
OCEAN COUNTY NEW JERSEY

SCALE:	1" = 100'	JOB NUMBER:	16641
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DRAWN BY:	KNL	DATE:	MARCH 5, 2025
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DESIGN/CALC'D BY:	IMB	SHEET:	10
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CHECKED BY:	WAS	10
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Affordable Housing Completion Schedule					
Market Units		Affordable Units			
		Required		Provided	
Number (1)	Percentage	Number	Percentage	Number	Percentage
146	25%	0	0%	0	0%
147		6	10%	6	10%
292	50%	29	50%	29	50%
437	75%	44	75%	44	75%
525	90%	58	100%	58	100%

(1) = Townhouse Units Completed

Notes:

- Based on 583Market Units

1. SECTION 244-30B(11) REQUIRES TOPOGRAPHICAL FEATURES WITHIN 200 FEET OF THE SITE WHERE NONE ARE BEING PROVIDED BEYOND THE DEVELOPED AREA OF THE SITE;
2. SECTION 244-188D REQUIRES A SIX FOOT SHADE TREE AND UTILITY EASEMENT, NONE IS PROVIDED ALONG MONMOUTH ROAD
3. SECTION 244-203 REQUIRES INSTALLATION OF SIDEWALKS AND CURBING ALONG THE MONMOUTH ROAD STREET FRONTAGE, NONE PROVIDED.

Notes:

- (1) The maximum height may be increased by one foot for each 10 feet of increased distance from a public right-of-way limit to a maximum of 90 feet.
- (2) Based on Tract, Block 3001 Lots 1, 2, 3, 4, 5, 19 & 20
- (3) No Front Yard Setbacks along Road 'A' and Road 'B' per technical subdivision requirements, Ordinance Section 244-57.2F.
- (4) Variance Required
- (5) 1,146 residential units are proposed. 641 units in Phase 1 & 505 units in Phase 3 & 4

Notes:	1. <i>italics</i> are uses not listed in the Township Ordinance
	2. Phase E parking has 406 spaces in the surface parking and 2,261 spaces in the 6-story parking structure

A. PHASE A (MONMOUTH ROAD PAD SITES) AND B (ATHLETIC FIELDS) WILL BE BUILT AND REMAIN UNCHANGED AND WILL REMAIN UNCHANGED.

B. ALL PROPOSED USES IN PHASE E, CURRENTLY UNDEVELOPED EXCEPT FOR SOME PARKING, WILL BE RELOCATED AS FOLLOWS:

- **BUILDING 220 (HILTON HOTEL) WILL BE RELOCATED TO PHASE D REPLACING BUILDINGS 150 (FAST FOOD), 160 (FAST FOOD) & 170 (OFFICE & RESTAURANT). BUILDINGS 150, 160 & 170 ARE ELIMINATED FROM THE PROJECT.**
- **BUILDING 240 (HOTEL) WILL BE RELOCATED TO THE FRONT OF THE CURRENT BUILDING AT THE BUILDING 200 (AIRDOME). THE HOTEL WILL BE CONSTRUCTED ON TOP OF THE PHASE II EXPANSION OF THE AIRDOME BUILDING. THE SECOND FLOOR EXPANSION OF THE PHASE II EXPANSION AS PREVIOUSLY APPROVED WILL NOT BE CONSTRUCTED AND REPLACED WITH THE HOTEL.**
- **BUILDING 250 (CONVENTION CENTER) WILL BE RELOCATED TO BUILDING 200 (AIRDOME) AND NO NEW CONSTRUCTION IS PROPOSED. THE CONVENTION CENTER WILL SIMPLY OCCUPY THE AIRDOME ALONG WITH THE EXISTING RECREATIONAL AND ASSEMBLY ACTIVITIES.**
- **BUILDING 230 (PARKING GARAGE) WILL BE RELOCATED TO PHASE F ADJACENT TO BUILDING 200**

C. BUILDINGS 260 (MEDICAL RESEARCH) AND 270 (MEDICAL CAMPUS) WILL BE RELOCATED TO THE EXISTING SITE OWNED BY THE APPLICANT LOCATED ON MONMOUTH ROAD.

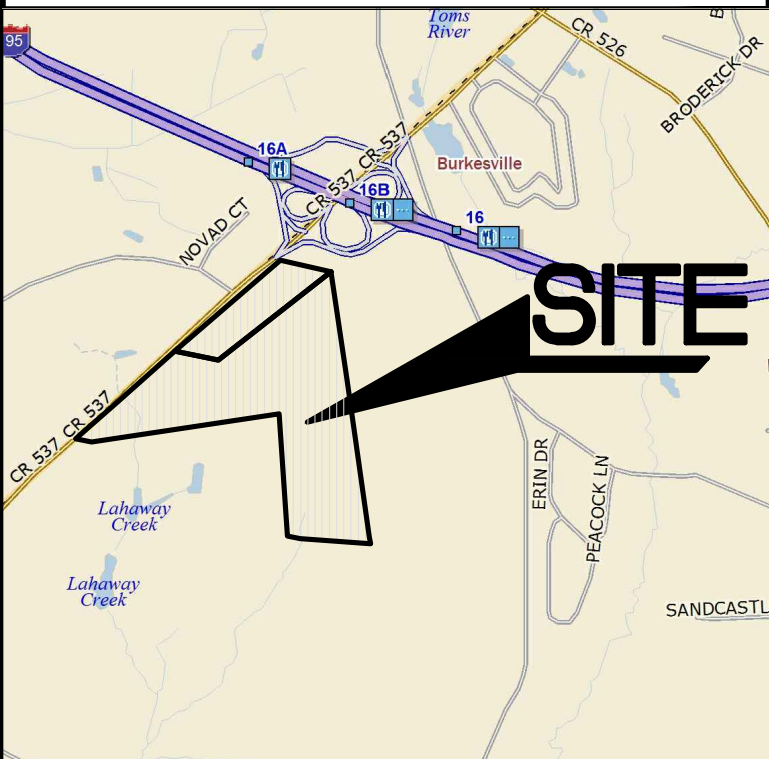
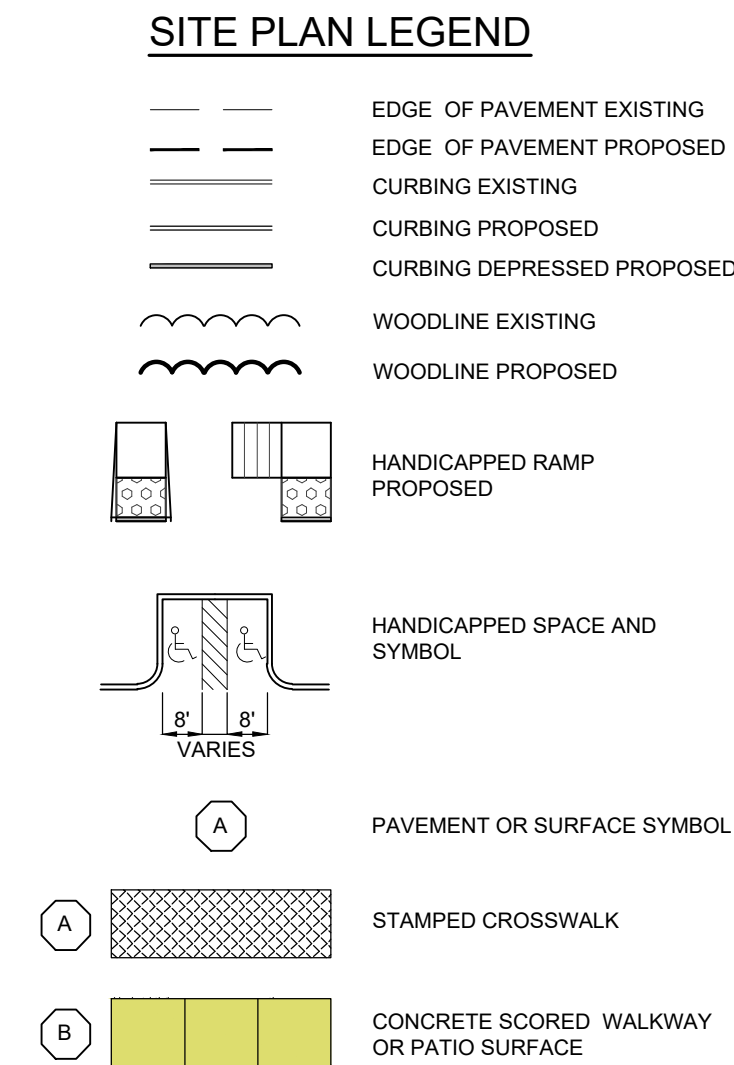
D. PHASE D IS PROPOSED TO BE DEVELOPED WITH A MIXED USE COMMERCIAL, RESIDENTIAL AND HOTEL COMPLEX WITH A SECOND PARKING STRUCTURE.

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RNL	DATE:	NOVEMBER
C'D BY:	IMP	

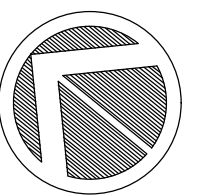


KEY MAP "C-1"



KEY MAP

SCALE: 1" = 2000'



40 0 40 80

SCALE IN FEET

No.	DATE	DESCRIPTION	BY

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CERTIFICATE OF AUTHORIZATION NO. 24G28125400

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**AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN
SITE PLAN 'C-1'**

FOR
ADVENTURE CROSSING
PHASE 1 - PHASE C, D, E & F

BLOCK 3001 - LOTS 2, 3 & 4
TOWNSHIP OF JACKSON

OCEAN COUNTY NEW JERSEY

SCALE:	1" = 40'	JOB NUMBER:	16641
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RAWN BY:	KNL	DATE:	NOVEMBER 21, 2024
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DESIGN/CALC'D BY:	IMB	SHEET: 7
CHECKED BY:	WAS	32

RISTIN 2/28/25
 :\\PROJECTS\\16641\\EXHIBITS\\AMENDED PHASE 1 C-F.2025 < 16641 P1C-F EXHIBIT A6 >

MATCHLINE - SEE SITE PLAN 'A'

MATCHLINE - SEE SITE PLAN 'B'