

# MARLTON CROSSING

PROPOSED FOUR STORY BUILDING  
 BLOCK 24.21, LOT 3  
 TOWNSHIP OF MARLTON, BURLINGTON COUNTY, NEW JERSEY

**PROJECT DATA**

BLOCK / LOT:	BLOCK 24.21, LOT 3
ZONING DISTRICT:	CENTER BLVD. REDEVELOPMENT AREA
LOT AREA:	385,559 SF (8.85 ACRES)
BUILDING HEIGHT:	4 STORIES
BUILDING FOOTPRINT:	116,410 SF
RESI FLOOR AREA:	338,740 SF
FLOOR AREA RATIO:	1.39
DWELLING UNITS:	325 DU
GARAGE PARKING:	316 SPACES
SURFACE PARKING:	257 SPACES

**SHEET INDEX**

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**PLANNING BD. APPROVAL**

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

\_\_\_\_\_  
Board Chairman

\_\_\_\_\_  
Board Secretary

\_\_\_\_\_  
Board Engineer



**ILLUSTRATIVE ELEVATION**

**PROJECT UNIT MIX:**

TOTAL PROJECT

STUDIO:	30	09%
1 BEDROOM:	116	36%
2 BEDROOM:	161	50%
3 BEDROOM:	18	06%
<b>TOTAL:</b>	<b>325</b>	

TOTAL MARKET RATE

STUDIO:	30	11%
1 BEDROOM:	88	32%
2 BEDROOM:	147	53%
3 BEDROOM:	11	04%
<b>TOTAL:</b>	<b>276</b>	

TOTAL AFFORDABLE

1 BEDROOM:	28	57%
2 BEDROOM:	14	29%
3 BEDROOM:	7	14%
<b>TOTAL:</b>	<b>49</b>	



LOCATION MAP

NTS



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

**MARLTON CROSSING**  
 TOWNSHIP OF EVESHAM,  
 BURLINGTON COUNTY, NEW JERSEY  
 BLOCK 24.21, LOT 3

PREPARED FOR:  
 MARLTON CROSSING, LLC  
 1 BRIDGE PLAZA NORTH  
 FORT LEE, NJ 07024  
 212-695-7585

<b>ISSUE:</b>	
<b>DATE:</b>	<b>FOR:</b>
06-27-2025	PRELIM & FINAL SITE PLAN

**C-01**

COVER SHEET



**PARKING CALCULATIONS:**

TOTAL PROPOSED GARAGE PARKING: 316 SPACES

REFER TO CIVIL DRAWINGS/ TRAFFIC ANALYSIS FOR TOTAL PROPOSED PARKING/ SHARED PARKING ANALYSIS

**SITE NOTES:**

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

**REFUSE/RECYCLING:**

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

**01 GROUND FLOOR PLAN**

SCALE: 1" = 50'-0"



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**A-01**  
BUILDING PLAN





01 THIRD FLOOR PLAN  
 SCALE: 1" = 50'-0"  
 0 50' 100'

OLD MARLTON PIKE W

MARLTON CROSSING

LIPPINCOTT DR

CENTRE BLVD

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**A-03**  
 BUILDING PLAN



01 FOURTH FLOOR PLAN  
 SCALE: 1" = 50'-0"  
 0 50' 100'

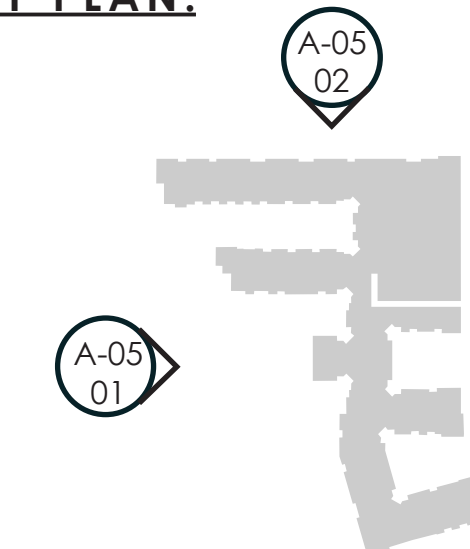
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**A-04**  
 BUILDING PLAN

**KEY PLAN:**



**02 NORTH BUILDING ELEVATION**

SCALE: 1" = 20'-0"



**MATERIALS KEY:**

- 01 BRICK VENEER
- 02 HORIZONTAL FIBER CEMENT LAP SIDING 01
- 03 FIBER CEMENT PANEL
- 04 FIBER CEMENT PANEL
- 05 FIBER CEMENT PANEL WOODTONE
- 06 ARCHITECTURAL WINDOW
- 07 ARCHITECTURAL RAILING
- 08 ARCHITECTURAL STOREFRONT SYSTEM
- 09 ARCHITECTURAL METAL CANOPY
- 10 ASPHALT SHINGLES

**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.

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\_\_\_\_\_

\_\_\_\_\_

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**A-05**

BUILDING ELEVATIONS

**01 WEST BUILDING ELEVATION**

SCALE: 1" = 20'-0"



**01 WEST BUILDING ELEVATION**

SCALE: 1" = 20'-0"



**KEY PLAN:**



**MATERIALS KEY:**

- 01 BRICK VENEER
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**01 SOUTH BUILDING ELEVATION**

SCALE: 1" = 20'-0"



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**A-06**

BUILDING ELEVATIONS



**01 EAST BUILDING ELEVATION**

SCALE: 1" = 20'-0"



**KEY PLAN:**



**02 SIGNAGE**

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

0 8' 16' 32'

**BUILDING SIGNAGE:**

- (1) RESIDENTIAL SIGN
  - CANOPY SIGN
  - INDIVIDUAL CHANNEL CUT, PAINTED LETTERS PIN MOUNTED AND RAISED FROM FACADE WALL FACE
  - LED HALO BACKLIT
  - SIGN DIMENSIONS 1'-0" TALL x 8'-3" WIDE
  - 8.25 SQUARE FEET

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**01 SECTION**

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

0 8' 16' 32'

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**A-07**

BUILDING SECTION/ SIGNAGE

