



PERSPECTIVE RENDERING #2
(ROUTE 130 VIEW)



PERSPECTIVE RENDERING #1
(MAIN STREET VIEW)

SCALE: N.T.S.
1/20014
FEBRUARY 28, 2022

REN-1

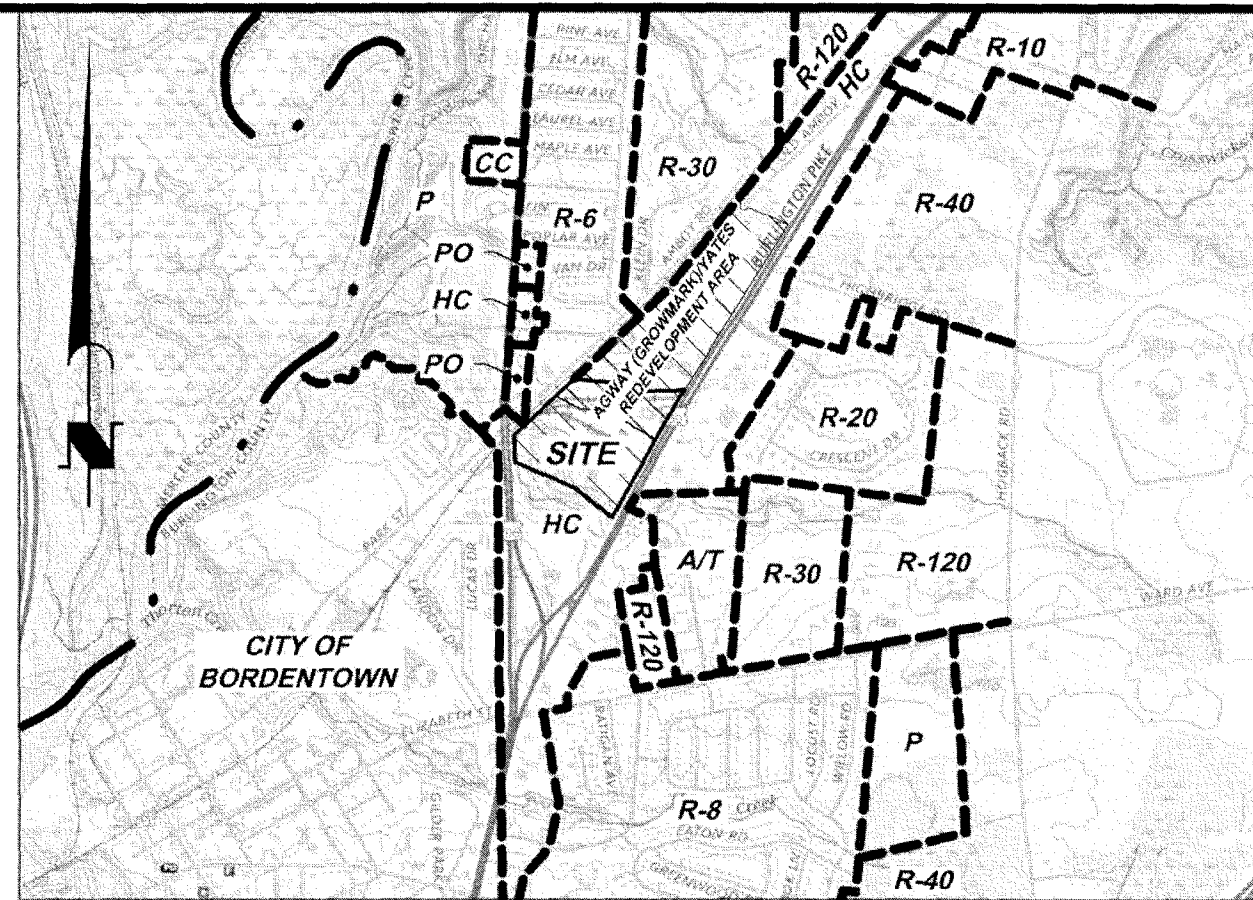
K JOHNSON
ENTERPRISES

PERSPECTIVE RENDERINGS
TEAM CAMPUS LUXURY APARTMENTS
BORDENTOWN TOWNSHIP, NEW JERSEY

FEINBERG & ASSOCIATES P.C.
ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN
1010 Haddonfield-Berlin Road • Suite 411 • Voorhees, NJ 08043
Tel: 856.782.0100 • Fax: 856.782.8656
www.feinbergdesign.com

ZONING STATISTICS SUMMARY WITHIN AGWAY(GROWMARK)/YATES REDEVELOPMENT AREA TOWNSHIP OF BORDENTOWN, BURLINGTON COUNTY, NEW JERSEY				
ORDINANCE	CRITERIA	REQUIREMENT	PROPOSED LOT 6.01	PROPOSED LOT 6.02
HIC ZONE AGWAY(GROWMARK)/YATES REDEVELOPMENT AREA	MINIMUM LOT SIZE	5 ACRES	23.87 ACRES	N/A
	MINIMUM LOT FRONTAGE	200 FEET	521 FEET	N/A
	MINIMUM LOT WIDTH	150 FEET	521 FEET	N/A
	YARD SETBACKS			
	FRONT YARD (ROUTE 130)	C	40.8 FEET	N/A
	FRONT YARD (ROUTE 206)	100 FEET	512.8 FEET	N/A
	SIDE YARD	50 FEET	50 FEET	N/A
	MAX. BUILDING HEIGHT (ALL OTHER BUILDINGS)	42 FEET OR 3.5 STORIES	B	N/A
	MAX. BUILDING HEIGHT (OFFICES)	15 FEET OR 5 STORIES	B	N/A
	MAX. IMPERVIOUS COVER	75%	50%	N/A
AFFORDABLE DISTRICT AGWAY(GROWMARK)/YATES REDEVELOPMENT AREA	MIN. FLOOR AREA RATIO	0.30	0.14	N/A
	MINIMUM LOT SIZE	N/A	N/A	5.00 ACRES
	MINIMUM LOT FRONTAGE	N/A	N/A	517.7 FEET
	MINIMUM LOT WIDTH	N/A	N/A	517.7 FEET
	YARD SETBACKS			
	FRONT YARD (ROUTE 130)	A	N/A	107.6 FEET
	SIDE YARD	A	N/A	43.5 FEET
	REAR YARD	A	N/A	34.1 FEET
	MAX. BUILDING HEIGHT (RESIDENTIAL)	A	N/A	B
	MAX. BUILDING HEIGHT (RESIDENTIAL)	35 FEET OR 4 STORIES	N/A	4 STORIES

A: SHALL BE CONSISTENT WITH EXHIBIT A ATTACHED TO THE 2021 KU SETTLEMENT AGREEMENT
B: CONSISTENT WITH EXHIBIT A ATTACHED TO THE 2021 KU SETTLEMENT AGREEMENT
C: 30' FOR SMALL SATELLITE SIGNS AND TIME-OUT RESTAURANTS; 150' FOR ALL OTHER BUILDINGS



OWNER/SUBDIVIDER:
KEVIN JOHNSON, PRESIDENT & CEO
KJUR, LLC
9500 N. JOHNSON BOULEVARD
BORDENTOWN, NJ 08055

TELEPHONE: (609) 298-0085

GENERAL NOTES:

1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING:

- PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, TAX MAP LOT 6, BLOCK 57, BORDENTOWN TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY" PREPARED BY DW SMITH ASSOCIATES, LLC DATED MAY 19, 2014 AND LAST REVISED JUNE 24, 2014.
- D.B. 13095, PAGE 9024.
- BORDENTOWN TOWNSHIP TAX MAPS 11 & 12.
- SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
- THIS PROPERTY HAS NOT BEEN REVIEWED FOR ANY STATE OF NEW JERSEY TIDAL CLAIMS THAT MAY ENCUMBER THIS PROPERTY.
- NO ATTEMPT HAS BEEN MADE TO IDENTIFY THE PRESENCE/ABSENCE OF FRESHWATER WETLANDS CLAIMS.
- ACREAGE: NEW LOT 6.01 23.877 AC.
NEW LOT 6.02 8.832 AC.
TOTAL AREA 32.709 AC.
- PLANS ENTITLED "AMENDED PRELIMINARY/FINAL SITE PLANS AND MINOR SUBDIVISION PLAN FOR THE TEAM CAMPUS AT BORDENTOWN PROJECT, BLOCK No. 56 LOT No. 6, 9500 N. JOHNSON BLVD, TOWNSHIP OF BORDENTOWN, BURLINGTON COUNTY, NEW JERSEY" PREPARED BY PS&S, LLC DATED MARCH 23, 2022.
- AREA UNDER CONSTRUCTION AT TIME OF REFERENCED SURVEY (GENERAL NOTE 1A).

I (WE) DO HEREBY CERTIFY TO BE THE OWNER(S) FOR THIS PROPERTY AS DESCRIBED ON THESE PLANS, AND DO HEREBY CONSENT TO THE FILING THEREOF WITH APPROPRIATE REGULATORY AGENCIES.

OWNER(S) _____

BY: _____ DATE _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ____, 2022.

NOTARY PUBLIC OF THE STATE OF NEW JERSEY

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER _____

THIS PLAN IS HEREBY APPROVED BY THE BURLINGTON COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE BURLINGTON COUNTY PLANNING BOARD.

DATE _____ CHAIRMAN _____

APPROVED BY
BOROUGH/TOWNSHIP
PLANNING BOARD

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____ RESOLUTION No. _____ AND SHALL BE FILED ON OR BEFORE _____ WHICH DATE IS 190 DAYS AFTER APPROVAL.

DATE _____ CHAIRMAN _____

DATE _____ SECRETARY _____

I CERTIFY I AM THE OWNER OF THIS PROPERTY AND CONSENT TO THE FILING OF THIS APPLICATION.

NAME _____ DATE _____

POSITION _____

NOTARY _____ DATE _____

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MARCH 23, 2022 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

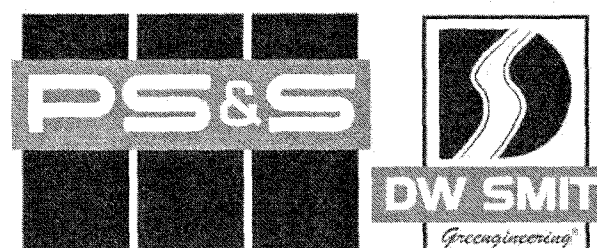
KEVIN J. MURPHY
PROFESSIONAL LAND SURVEYOR No. 24GB03586400

MINOR SUBDIVISION PLAN

LOT 6, BLOCK 57
TAX MAP SHEET 11

BORDENTOWN TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY

TEAM CAMPUS AT BORDENTOWN



ENGINEERS * PLANNERS * SURVEYORS
ENVIRONMENTAL SERVICES * COMMUNITY ASSA. SERVICES * LANDSCAPE ARCHITECTS
NJ CERTIFICATE OF AUTHORIZATION 24GA28122400

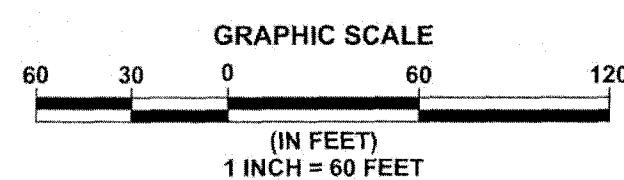
PROJECT No.: 068060001	
DATE: MARCH 23, 2022	SCALE: 1" = 60'
DESIGNED BY: A.S.C.	REVIEWED BY: K.J.M.
DRAWN BY: A.S.C.	SHEET: 1 OF 1

KEVIN J. MURPHY
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. P.E. & P.L.S. No. 24GB03586400
N.Y. P.L.S. No. 050622-1 PA. P.L.S. No. 50075294

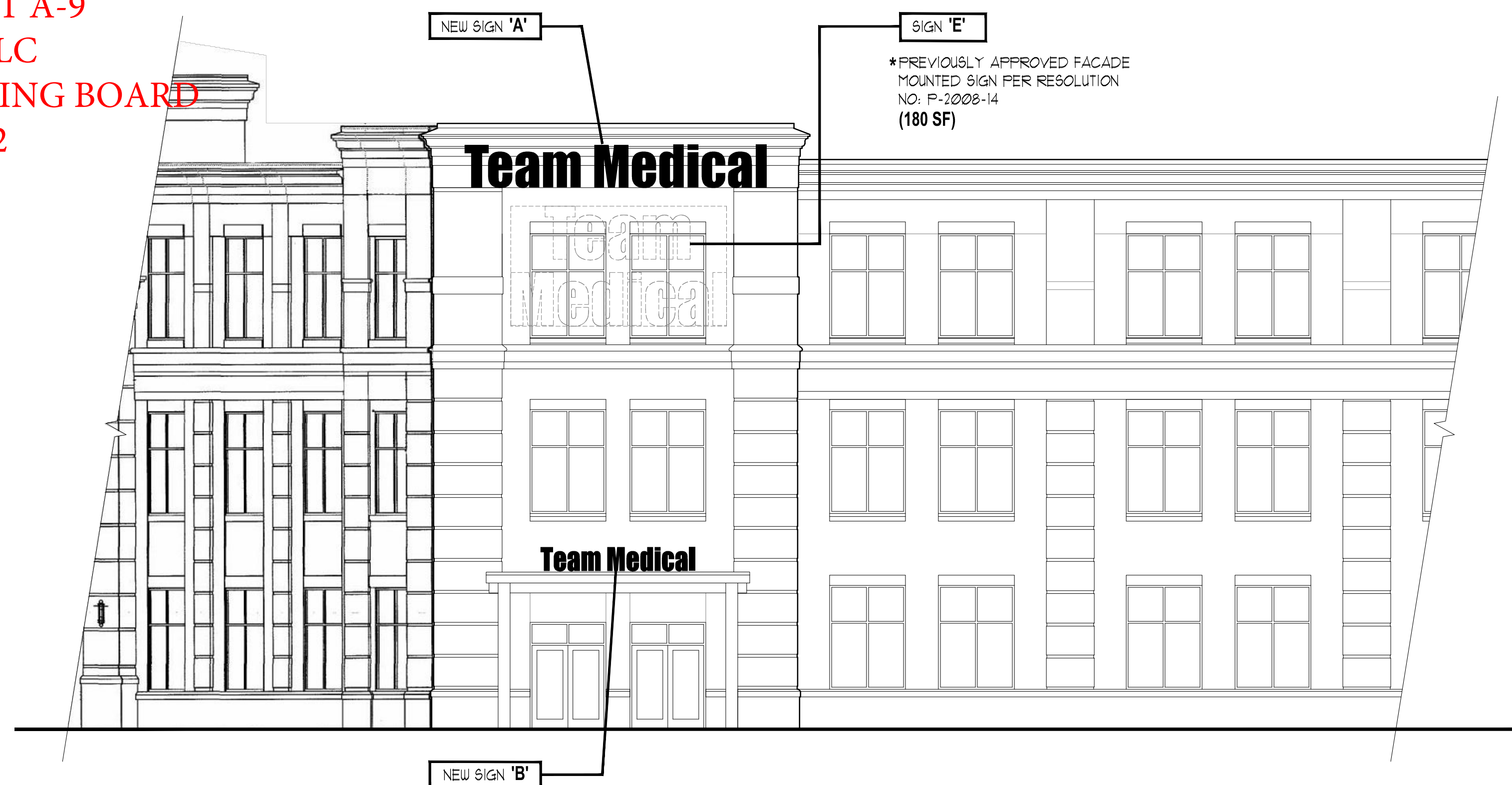
1450 STATE ROUTE 34
WALL TOWNSHIP, NJ 07733
(732) 363-5850
WWW.PSANDS.COM
WWW.DWSMITH.COM

LEGEND

- SYMBOLS
- BOLLARD
 - CLEAN OUT
 - ELECTRIC METER
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - TRAFFIC SIGNAL
 - UTILITY BOX
 - WATER VALVE
- PROPOSED MONUMENTATION
- IRON PIN TO BE SET
 - MONUMENT TO BE SET
- LINE
- DEPRESSED CURB
 - EASEMENT LINE
 - EDGE OF WOODS
 - FENCE
 - GUIDE RAIL
 - OVERHEAD WIRE
 - R.O.W. LINE/LOT LINE
 - SANITARY LINE/MARKOUT
 - STORM LINE/MARKOUT
- MANHOLE
- MARKER POST
 - MONITOR WELL
 - OUTLET CONTROL STRUCTURE
 - SANITARY MANHOLE
 - SIGN
 - STORM INLET
 - STORM MANHOLE
 - TRAFFIC SIGNAL
 - UTILITY BOX
 - WATER VALVE



No.	DATE	BY	DESCRIPTION
REVISIONS			



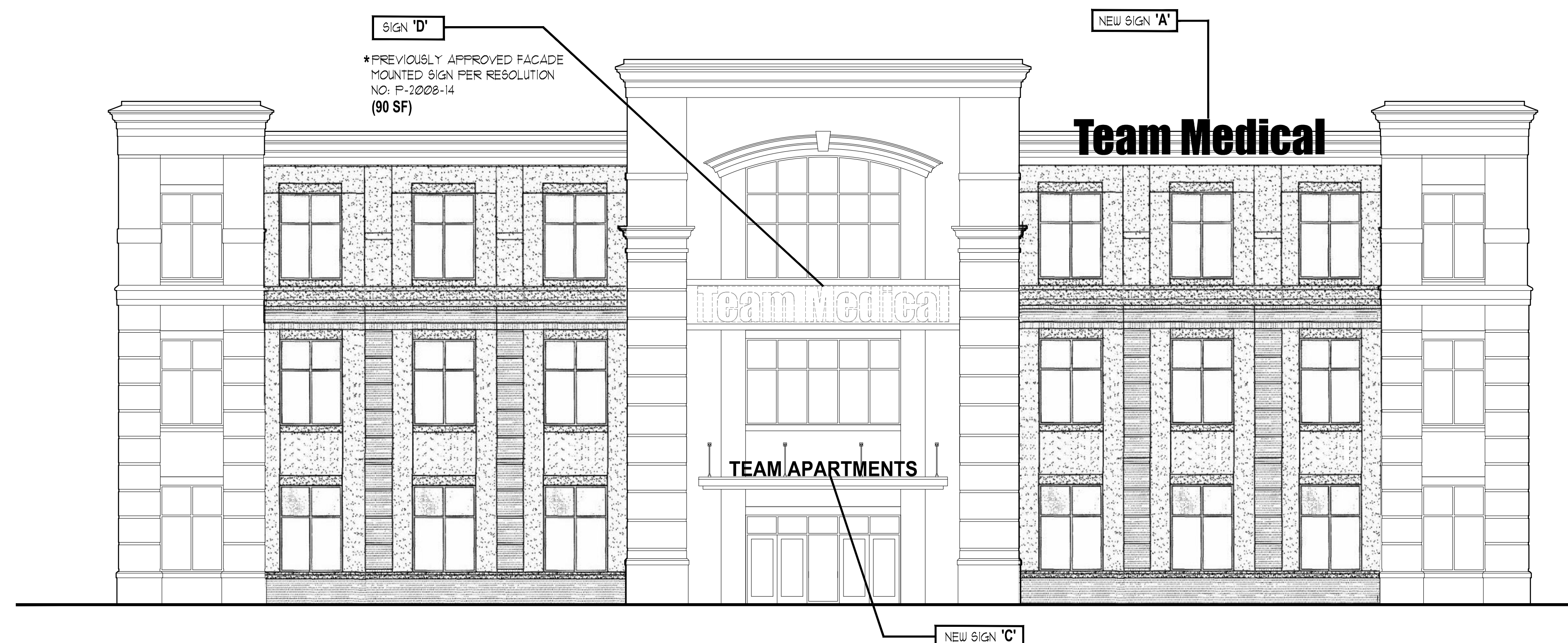
SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"



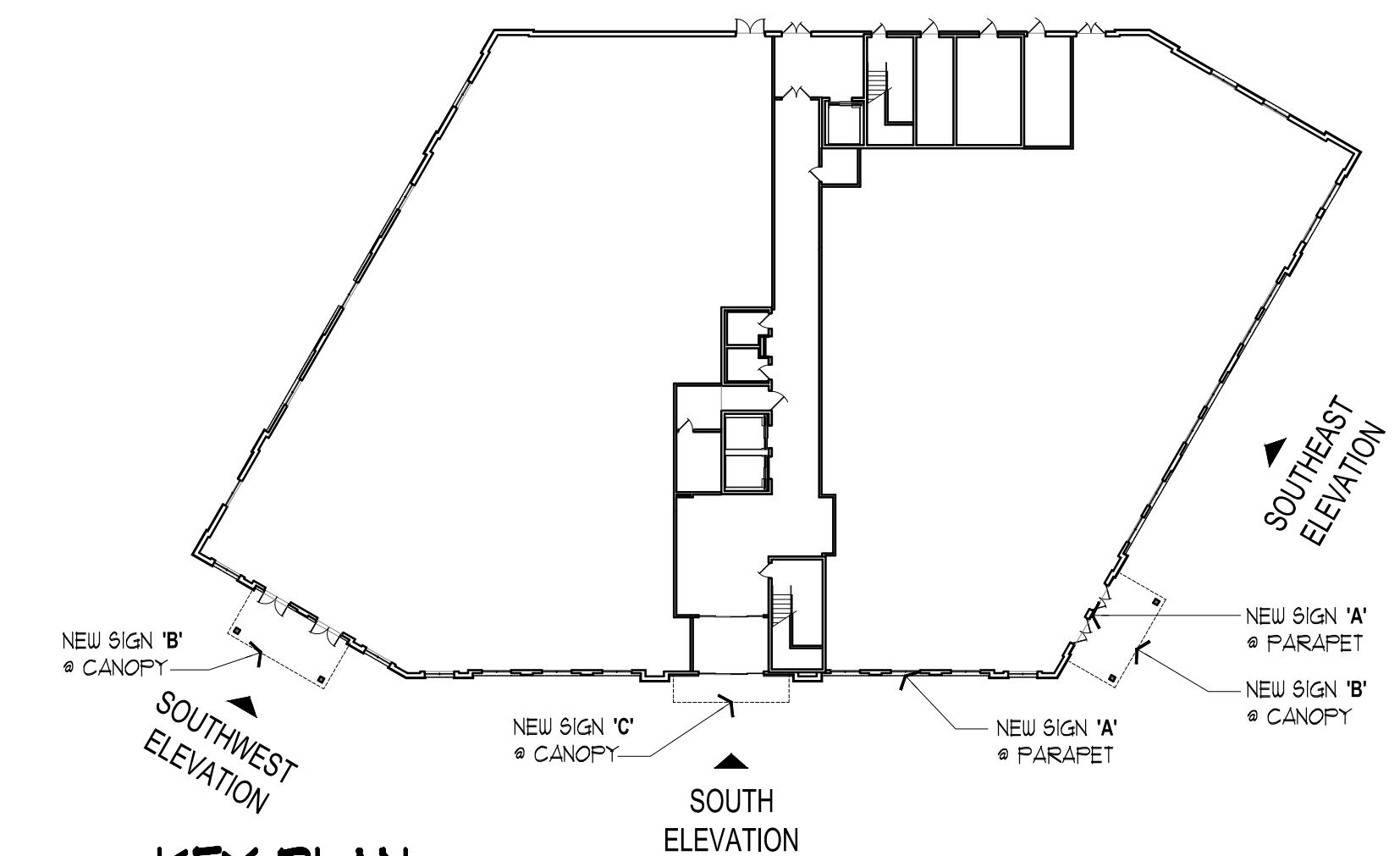
SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN

SCALE: N.T.S.

*PREVIOUSLY APPROVED FACADE MOUNTED
SIGNS PER RESOLUTION NO: P-2008-14

(1) SIGN 'D' (25'-3" x 3'-7") = 90 S.F.

(1) SIGN 'E' ($18' - 0'' \times 10' - 0''$) = 180 S.F.

TOTAL SIGNS D & E =		270 S.F. *
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NEW FACADE MOUNTED SIGNS

(2) SIGN 'A' (25'-3" x 3'-7") @ 90 S.F. / SIGN = 180 S.F.

(2) SIGN 'B' (12'-11" x 2'-0") @ 26 S.F. / SIGN = 52 S.F.

(1) SIGN 'C' (18'-10" x 1'-6") = 28 S.F.

TOTAL SIGNS A, B & C =	260 S.F.
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SCALE: AS NOTED
#20014
FEBRUARY 28, 2022

A-3



JOHNSON
ENTERPRISES

(BUILDING H1)
BUILDING SIGNAGE
◇ TEAM CAMPUS LUXURY APARTMENTS ◇
BORDENTOWN TOWNSHIP, NEW JERSEY

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18'-10"

1'-6"

TEAM APARTMENTS

SIGN 'C' - NEW RESIDENTIAL ENTRANCE CANOPY SIGN

SCALE: 3/4" = 1'-0" (28 S.F.)

SIGN 'C':
18'-10" x 1'-6" UPLIT STAINLESS STEEL PIN LETTERS
INDIVIDUAL LETTERS PIN MOUNTED TO RESIDENTIAL ENTRANCE CANOPY ON SOUTH ELEVATION
TYPICAL (1) LOCATION

12'-11"

2'-0"

Team Medical

SIGN 'B' - NEW MEDICAL OFFICE CANOPY SIGN*

SCALE: 3/4" = 1'-0" (26 S.F. PER SIGN)

SIGN 'B':
12'-11" x 2'-0" FACE-LIT CHANNEL LETTERS, WHITE LED ILLUMINATION
• "TEAM" PURPLE (EXACT PMS COLOR TBD)
• "MEDICAL" RED (EXACT PMS COLOR TBD)
INDIVIDUAL LETTERS PIN MOUNTED TO MEDICAL OFFICE CANOPIES ON SOUTHWEST & SOUTHEAST ELEVATIONS
TYPICAL (2) LOCATIONS
* COPY & FONT MAY CHANGE BASED UPON TENANT.

25'-3"

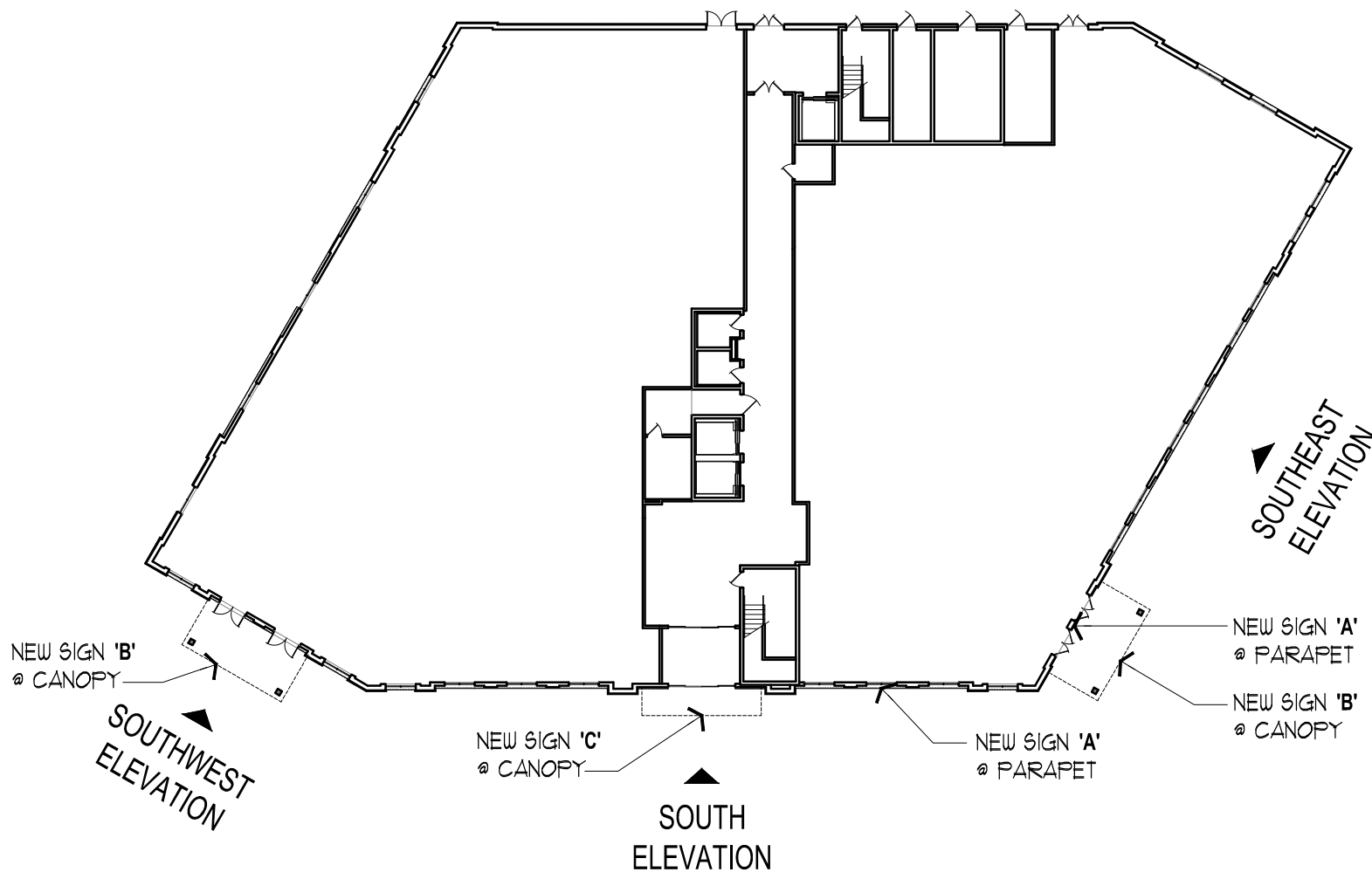
3'-1"

Team Medical

SIGN 'A' - NEW FACADE MOUNTED BLDG SIGN*

SCALE: 3/4" = 1'-0" (90 S.F. PER SIGN)

SIGN 'A':
25'-3" x 3'-1" FACE-LIT CHANNEL LETTERS, WHITE LED ILLUMINATION
• "TEAM" PURPLE (EXACT PMS COLOR TBD)
• "MEDICAL" RED (EXACT PMS COLOR TBD)
INDIVIDUAL LETTERS ANCHORED TO EXTERIOR SURFACE ON SOUTH & SOUTHEAST ELEVATIONS
TYPICAL (2) LOCATIONS
* COPY & FONT MAY CHANGE BASED UPON TENANT.



KEY PLAN
SCALE: N.T.S.

NOTE:
(2) FACADE MOUNTED SIGNS HAVE BEEN PREVIOUSLY
APPROVED PER RESOLUTION NO: P-2008-14.

SCALE: AS NOTED
#20014
FEBRUARY 28, 2022

A-3.1



PARTIAL WEST ELEVATION

SCALE: 3/32" = 1'-0"

(FACING FIELD HOUSE WEST)



PARTIAL EAST ELEVATION - ROUTE 130

SCALE: 3/32" = 1'-0"

(EAST)



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

(FACING POOL & BUILDING H2 NORTH)

(BUILDING B EXPANSION)
RETAIL / COMMERCIAL / OFFICE
ELEVATIONS

◇ TEAM CAMPUS LUXURY APARTMENTS ◇

BORDENTOWN TOWNSHIP, NEW JERSEY

SCALE: 3/32" = 1'-0"
2/20/14
FEBRUARY 28, 2022

A-35