



PARK LANE
AT GARDEN STATE PARK

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1 PARK LANE BOULEVARD CHERRY HILL, NJ 08002

The Residences

ELEVATE EVERY DAY LIVING

The Reserve, The Grandview, and The Clubside offer three distinctive ways to live the life of your dreams. Spacious, light-filled interiors feature chef-inspired kitchens and refined finishes, with select homes including private outdoor spaces and garages. Furnished options and pet-friendly residences are available throughout, creating a lifestyle designed for comfort, style, and flexibility.

The Reserve

Refined one and two bedroom homes featuring light-filled layouts and thoughtful details throughout. Pet Friendly!



In-home laundry
Pristine baths and chef-style kitchens
Available garages and extra storage
Walk-in closets, and dual vanities in select homes

The Grandview

Expansive two bedroom residences designed for comfort, style, and modern elegance. Pet friendly!



Open layout kitchens with premiere finishes
Spa-like baths with dual vanities
Walk-in closets and large balconies in select homes
Available garages and extra storage

The Clubside

Two-bedroom, resort-inspired living just steps from the amenity clubhouse. Pet friendly!



Open kitchens and large balconies
Walk-in closets and dual-vanity baths
Fitness center, coffee lounge, pool, game room, theater, and business hub right next door



OUTSTANDING FEATURES

Your *Luxurious* Interior

- Studio, one, and two bedroom apartments
- Private balconies and patios (in select homes)
- Central air conditioning
- Large walk-in closets with custom shelving
- Luxury plank flooring, porcelain tile, and plush carpets
- Pre-wired for phone and internet (Cat 5)
- Full-size front loading washer and dryer

Your *Gourmet* Kitchen

- Quartz or granite countertops
- Stainless steel sink and appliances
- Multi-cycle dishwasher
- Deluxe kitchen cabinetry
- Tile backsplashes
- Ceramic tile or vinyl plank flooring
- Energy efficient self cleaning gas range/oven
- Over-the-range microwave (vented outside)
- Single lever Moen faucet

Your *Pristine* Bathroom

- Quartz or granite vanity tops
- Oversized showers with glass doors
- Porcelain tile flooring
- Spacious en-suite baths with dual vanity sinks
- Deluxe custom cabinetry
- Single lever Moen faucets
- Oversized designer mirror above vanities

Your *Quality* Construction

- Frame construction and sheathing
- Energy efficient insulated glass windows with screens
- Insulated glass patio doors
- 100 AMP electric service
- Underground utilities
- Smoke detectors throughout each bedroom
- Automatic fire sprinkler system
- Carbon monoxide detectors
- Public water and sewer
- Underground utilities



OUTSTANDING AMENITIES

Your *Prestigious* Community

Pedestrian access to 800,000 square feet of upscale retail and dining

Outstanding accessibility to Philadelphia, Princeton, and the Jersey Shore

Minutes from the NJ Transit Atlantic City Rail Line and Cherry Hill NJ
Transit Station

Resort Style Swimming Pool With Sun Deck

Fully-Equipped Grilling Areas

High-Definition Media Room

Concierge Service

Beautifully-Landscaped Grounds

Fully-Equipped Business Center
& Conference Rooms

44 Acres of Pet Friendly Walking Trails

Outdoor Fire Pit & Lounge Area

24 Hour State-of-the-Art Fitness Center

Billiards & Gaming Room

Tennis & Pickle Ball Courts

Outdoor Children's Play Area



LIFE IN THE CENTER OF IT ALL

The Neighborhood

At Park Lane, everyday favorites meet indulgent hot-spots creating an unmatched mix of shopping and dining right outside your door. When it's time to venture further, cultural opportunities, live events and tons of options for rest and recreation abound in this extraordinary lifestyle destination.

Uptown Style, Downtown Charm

Combining a tranquil neighborhood setting, with access to the area's best places to eat, shop, drink, play, and discover – Park Lane at Garden State Park is an oasis of modern living just miles outside of Philadelphia. Discover a retreat from the grind that keeps you carefully connected to everything you need to master daily living, in a vibrant area alive with opportunities.



The Community

WHERE HOME IS JUST THE BEGINNING

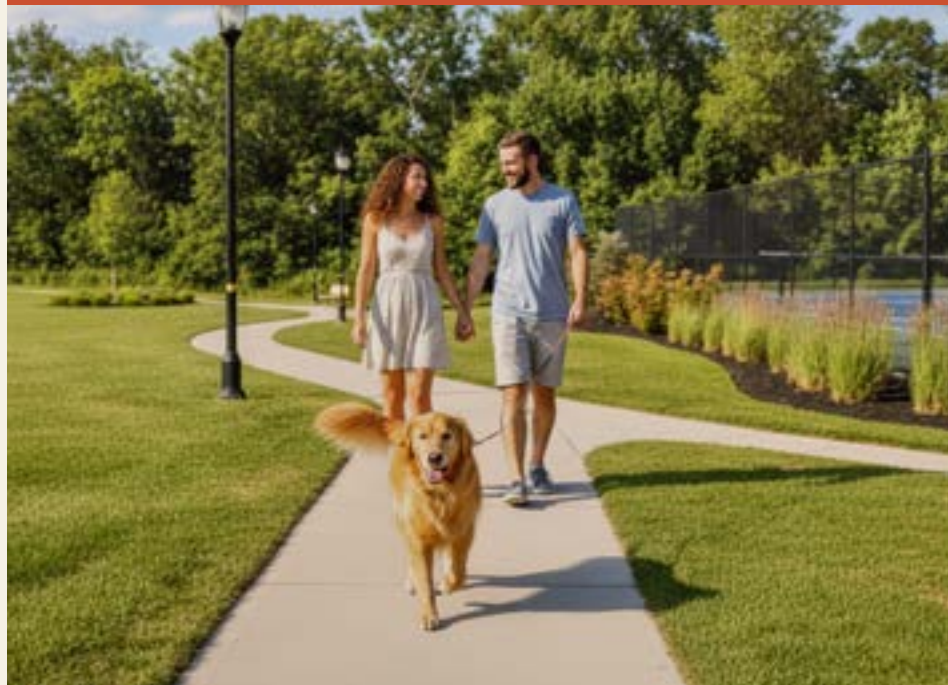
Beyond shopping and dining, Park Lane at Garden State Park is designed for connection and play. Green spaces, playgrounds, and cultural attractions create a lively backdrop, while excellent schools and easy access to regional entertainment make it a place every generation can call home.

THE HISTORY Garden State Park



Once home to the historic racetrack, Garden State Park has been reimagined as a vibrant hub for living, shopping, and dining. Blending legacy with modern convenience, it's now a destination where community, connection, and everyday ease come together.

THE LIFESTYLE A World Class Address



Placing you in the heart of it all, Park Lane seamlessly ties home life to the energy of the neighborhood. Steps from parks, playgrounds, and pet-friendly spaces, these residences connect you directly to everything that makes this community special.

CONVENIENCES Modern Day Living



From daily staples at Wegmans and Trader Joe's to sweet indulgences at Sugar Factory and Crumbl Cookies, life here blends convenience with delight. Add in boutique shopping and inspired dining, and Garden State Park turns everyday errands into a distinctive experience - all right at your doorstep.



NJ TRANSIT
CHERRY HILL TRAIN STATION
ATLANTIC CITY RAIL LINE

COSTCO
GASOLINE

COSTCO
WHOLESALE

petco
INNOVATE SALON
BROWNS - HAIR - NAIL SPA

COMMERCE CENTER

crumbl
SPREAD

NJ TRANSIT BUS STOP
406 - PHILADELPHIA
460 - CAMDEN

HAND & STONE
Wonder
MISSION BBQ

Garden Park Blvd

MARKET PLACE

Citizens Bank

Carhartt
Lakeshore
sleep & number

STARBUCKS
FIVE GUYS
BURGERS and FRIES
M/W Hallmark

AVAILABLE
UP TO
48,000 SF

DICK'S
SPORTING GOODS

PARKING GARAGE
675 SPACES

PARK LANE
691 RESIDENTIAL UNITS

PARK PLACE
360 RESIDENTIAL UNITS

PARK PLACE CLUBHOUSE

PARK LANE CLUBHOUSE

barre3
sonobello COMPAS
EUROPEAN WAX CENTER
ethos
PARK ROYAL

EXPANSION:
UP TO 16,547 SF

EPIC VET
TJ-MAXX

HomeGoods

TRADER JOE'S

PARK PLACE RETAIL

THE SHOPPES

TOWNE PLACE

rack Skin Center
TGI AVNET
PARIS BAGUETTE

Regus
sugar

BARNES & NOBLE

CULTA

DSW

GAP xfinity
JARED

ATHLETA
TALBOTS
PS A BANK
LOFT
ME lash

AMERICA'S BEST
CARPET & FLOOR CARE
The Good Feet Store
ROCKIT & RACHAEL'S
BOURNE
BODYROK

NJ TRANSIT BUS STOP
406 - PHILADELPHIA
460 - CAMDEN

Wild Fork TRINITY
TACONIA RENAB
CHOPT

NJ State Route 70

Haddonfield Road

Garden Park Blvd

Policies & Documents

Pet Policy

THE FOLLOWING RULES ARE TO BE OBSERVED BY
PET OWNERS RESIDING IN THE COMMUNITY:

Policy:

Dogs and cats are permitted at the community with permission only.

Pet Fees:

Deposit Fee (non-refundable): \$500 | Monthly Pet Fee: \$50

Restrictions:

Pets under the age of 7 (seven) months are prohibited.

Pets over 40 lbs, in weight are prohibited.

No apartment home may have more than 2 (two) pets

The following breeds are not permitted:

Pit Bulls, Tosa Inus, German Shepherds, Rottweilers, Bres Canarios, Fila Brasileiros,
Argentine Dogos, Akilas, Chow Chows, Shar Peis, Dalmatians and Doberman Pinschers.

Vaccination & Licenses:

All pets must hold current rabies vaccination and city license # for
Cherry Hill, New Jersey.

THANK YOU FOR YOUR COOPERATION. THE PARK LANE MANAGEMENT TEAM



Policies & Documents

Requirement Sheet

APPLICATION AND MOVE-IN INFORMATION

- **APPLICATION FEE:** \$50 per applicant age 18+ (non-refundable)
- **HOLDING FEE:** \$300 (The Holding Fee is required to hold your apartment off the market). If approved, the Holding Fee is applied towards your first month's rent. If we are unable to approve the application, the Holding Fee will be refunded in full. If the application is cancelled by the applicant(s), for any reason, after 24 hours the Holding Fee will not be refunded and will be retained as liquidated damages for withdrawing the apartment from the market.
- **PET FEE:** \$500 (non-refundable) one time per pet fee and \$50/month per pet (restrictions apply)
- **C/O FIRE CERTIFICATION:** \$65
- **ADMINISTRATIVE FEE:** \$150
- **AMENITY FEE:** \$45/month • Garage: \$300/month
- **STORAGE:** \$50 - \$100/month
- Completed and signed rental application form is required for all applicants 18 years of age or older.
- Upload a copy of your Driver's License & Social Security Card (or Passport) to the online leasing portal.
- Upload proof of income for the last two months to the online leasing portal for each applicant. Please refer to the Qualification Standards for what types of proof of income are acceptable.

NOTE: Please make all checks out to "Cherry Hill Partners at Village Place".

AFTER YOUR APPLICATION IS APPROVED, THE FOLLOWING ITEMS ARE REQUIRED WHEN SIGNING YOUR LEASE:

- Confirmation of utility account numbers for both electric & gas. Contact PSE&G to establish using your move-in date as your start date. PSE&G 1-800-436-7734
- Proof of Renter's Liability Insurance with a minimum of \$100,000 in liability and Cherry Hill Partners at Village Place listed as "Additional Interest."
- A photo ID, such as a driver's license must be present at lease signing.
- Certified check or money order for applicable deposits and fees. Please see your Leasing Consultant for these figures.
- Certificate of insurance from your moving company.

Qualifications Standard

FOR PROSPECTIVE RESIDENTS

Fair Housing

Edgewood Properties complies with the Federal Fair Housing Act. Edgewood Properties does not discriminate on the basis of race, color, religion, national origin, sex, familial status or disability, or any other basis protected by applicable state, Federal or local fair housing laws.

Applications

Each person that will occupy the apartment who is 18 years old or older must complete an application and sign the lease. The following **MUST** accompany ALL applications:

1. Two most recent original pay stubs or signed offer letter on company letterhead (start date within 60 days of application).
2. A valid driver's license, age of majority card, military ID or state issued Photo ID card.
3. All applicants in the United States on a visa must list the visa number and expiration date on the application.

Credit History

1. Credit reports will be run on each applicant and will be considered in the overall credit worthiness of the application.

Rent/Mortgage Payment History

1. Legal proceedings such as judgments, evictions, skips, etc. may result in a declined application
2. Outstanding rental balances at any Community may result in a declined application

Income Requirements

1. Gross monthly household income must equal three times the monthly rent. Please see leasing agent for co-signer requirements if necessary.

Conviction Information

1. Eligibility criteria includes the review and consideration of criminal history.
2. Applicant may provide evidence demonstrating inaccuracies with the applicant's criminal record or evidence of rehabilitation or other mitigating factors

Occupancy Guidelines

1. Occupancy standards are governed by state, city, and local ordinances. Guidelines will be a maximum of two (2) residents per bedroom - (Lofts and Dens are not considered bedrooms)

PLEASE SEE YOUR LEASING AGENT FOR COMPLETE DETAILS



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