

TOWNSHIP OF NEPTUNE

RESOLUTION 26-275

AUTHORIZING A DEVELOPER'S AGREEMENT WITH CRASH CHAMPIONS, LLC FOR PROPERTY LOCATED AT 1704 HUNTINGTON AVENUE AND 9 FISHER AVENUE, BLOCK 514, LOTS 1.01 AND 3

WHEREAS, Crash Champions, LLC (the "Developer") received preliminary and final major site plan approval, together with use variance, bulk variance, and design waiver/exception relief, from the Zoning Board of Adjustment of the Township of Neptune for property located at 1704 Huntington Avenue and 9 Fisher Avenue, designated as Block 514, Lots 1.01 and 3 on the Tax Map of the Township of Neptune (the "Property"), as memorialized by Resolution No. 25/10 on July 2, 2025 (the "Board Approval"); and

WHEREAS, the Board Approval authorizes demolition of the existing single-family residence on Lot 3 and an approximately 4,173-square-foot expansion of the existing approximately 4,204-square-foot auto repair facility on Lot 1.01, resulting in an approximately 8,377-square-foot facility, together with a parking area and related grading, drainage, utility, landscaping, lighting, signage, and other site improvements; and

WHEREAS, pursuant to Section 1004 of the Township's Land Development Ordinance and the conditions of the Board Approval, the Developer is required to enter into a Developer's Agreement with the Township and post the required performance guarantee and engineering inspection fees; and

WHEREAS, Leon S. Avakian, Inc. prepared a Bond Estimate dated May 1, 2026, establishing a total Performance Guarantee of \$73,200.00, consisting of a surety bond in the amount of \$65,880.00 and a cash deposit/certified check in the amount of \$7,320.00, together with an Engineering Inspection Fee deposit of \$16,100.00; and

WHEREAS, the Developer has agreed to enter into the Developer's Agreement attached hereto as Exhibit "A" to ensure faithful performance of the obligations and representations associated with the Board Approval and the proper installation and completion of the required improvements on the Property; and

WHEREAS, the Township Committee finds that approval and execution of the Developer's Agreement and approval of the Bond Estimate are in the best interest of the Township.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Neptune, County of Monmouth and State of New Jersey:

1. The Developer's Agreement between the Township of Neptune and Crash Champions, LLC, is hereby approved.
2. The Bond Estimate prepared by Leon S. Avakian, Inc., dated May 1, 2026, and incorporated into the Developer's Agreement, is hereby approved and adopted.

3. The Mayor and Clerk are hereby authorized to execute the Developer's Agreement on behalf of the Township and return the executed Agreement to the Township Attorney for recording in the Monmouth County Clerk's Office.
4. The Business Administrator and Staff of the Township of Neptune are hereby authorized and directed to take all actions deemed necessary or desirable to implement this Resolution.
5. This Resolution shall be effective immediately.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on June 22, 2026.

William Bray, RMC
Township Clerk