

2025.05.13

**RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT
AGENCY AUTHORIZING TERMINATION OF REDEVELOPMENT AGREEMENT
AND TERMINATION OF CONDITIONAL REDEVELOPER DESIGNATION IN
CONNECTION WITH REAL PROPERTY LOCATED AT MAIN STREET
(CR-670) AND GARDEN STATE PARKWAY**

WHEREAS, the Borough of Sayreville (the “Borough”) adopted a redevelopment plan, entitled “Waterfront Redevelopment Plan” regarding property located at Main Street (CR-670) and Garden State Parkway, Sayreville, New Jersey 08872 and identified as Block 333.02, Lots 1, 2 & 3 (the “Property”); and

WHEREAS, InSite Development Partners LLC, located at 19191 S Vermont Ave, Ste 680, Torrance, CA 90502 (“InSite”), proposed to construct on a self-storage facility on said Property pursuant to a site plan, entitled “Preliminary and Final Major Site Plan for Insite Development Partners, LLC, Proposed Self-Storage Facility, Block 333.02, Lots 1, 2 & 3; Tax Map Sheet #99, Latest Rev. Dated 02-1991, Main Street (CR-670) & Garden State Parkway, Borough of Sayreville, Middlesex County, New Jersey”, dated 09/29/2022 and prepared by Dynamic Engineering (“Concept Plan”); and

WHEREAS, on February 23, 2023, the Sayreville Economic and Redevelopment Agency (“Agency”) designated InSite as Conditional Redeveloper of the Property; and

WHEREAS, InSite formed a New Jersey urban renewal entity for this project known as Main Street East Urban Renewal LLC; and

WHEREAS, the Agency and Main Street East Urban Renewal LLC entered into a certain Redevelopment Agreement, which Agreement they wish to mutually terminate; and

NOW, THEREFORE, BE IT RESOLVED, by the Sayreville Economic and Redevelopment Agency that the Agency Chairperson and/or Executive Director are hereby authorized to execute the attached Termination Agreement, in substantially similar form attached hereto as Exhibit A; and

BE IT FURTHER RESOLVED, that Insite’s designation as Conditional Redeveloper is hereby terminated.

OFFERED BY:

Steve Grillo

SECONDED BY:

Ken Scott

Governing Body Recorded Vote:

Members:

	Aye	Nay	Abstain	Absent
1. Robert Davis	<u>X</u>	—	—	—
2. Robert DeWise	—	—	—	<u>X</u>
3. Rosetta Fisher	<u>X</u>	—	—	—
4. Steve Grillo	<u>X</u>	—	—	—
5. Trushar Parikh	—	—	—	<u>X</u>
6. Donna Roberts	<u>X</u>	—	—	—
7. Ken Scott	<u>X</u>	—	—	—
8. John Zebrowski	<u>X</u>	—	—	—

I, Himanshu Shah, Executive Director/ Secretary, and certifying agent of the Sayreville Economic and Redevelopment Agency, hereby certify that the foregoing Resolution was adopted at the reorganizational meeting of the Agency held on May 15, 2025.

Himanshu R. Shah

Himanshu Shah
Executive Director/ Secretary

**TERMINATION OF REDEVELOPMENT AGREEMENT
BY AND BETWEEN
SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY
AND
MAIN STREET EAST URBAN RENEWAL LLC**

15th This Termination Agreement (hereinafter referred to as the "Agreement") made this day of May, 2025 (hereinafter referred to as the "Effective Date") by and between:

MAIN STREET EAST URBAN RENEWAL LLC, a limited liability company organized under the laws of the State of New Jersey, located at 110 Edison Place, Suite 301, Newark, NJ 07102 (hereinafter referred to as the "Redeveloper")

-and-

SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY, a public body corporate and politic organized and existing under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (hereinafter the "Redevelopment Law"), located at 167 Main Street, Sayreville, NJ 08872 (hereinafter referred to as "SERA")

Preamble

WHEREAS, the Redeveloper and SERA enter into a certain Redevelopment Agreement in connection with real property located at Main Street (CR-670) and Garden State Parkway, Sayreville, New Jersey 08872 and identified as Block 333.02, Lots 1, 2 & 3 (hereinafter the "Property"); and

WHEREAS, the Redeveloper and SERA wish to mutually terminate said Redevelopment Agreement; and

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Agreement, the Redeveloper and SERA agree as follows:

1. **Termination**. The aforementioned Redevelopment Agreement is hereby terminated as of the Effective Date.
2. **Binding Effect**. Except as may otherwise be provided herein to the contrary, this Agreement and each of the provisions hereof shall be binding upon and inure to the benefit the Redeveloper, SERA and their respective permitted successors and assigns.
3. **Counterparts**. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

LAWRENCE B. SACHS, ESQ.
COUNSELOR AT LAW

8G AUER COURT
EAST BRUNSWICK, NJ 08816

(732) 613-1441
FAX: (732) 613-4747
larry@sachslawnj.com

May 14, 2025

Via Email: himshah@sayreville.com
Mr. Himanshu Shah
Executive Director
Sayreville Economic and Redevelopment Agency
167 Main Street
Sayreville, NJ 08872

RE: Main Street Self Storage
Sayreville, NJ
Block 333.02, Lots 1, 2 & 3

Dear Mr. Shah:

Please be advised that I represent Applicant, Main Street Self Storage, in connection with the above matter. I am writing to request that my client's application to be considered as conditional redeveloper of the subject site be withdrawn. As such, please forward any and all unused escrow to my office.

Should you have any questions regarding same, please do not hesitate to contact me.

Very truly yours,

Lawrence B. Sachs
LBS/ep

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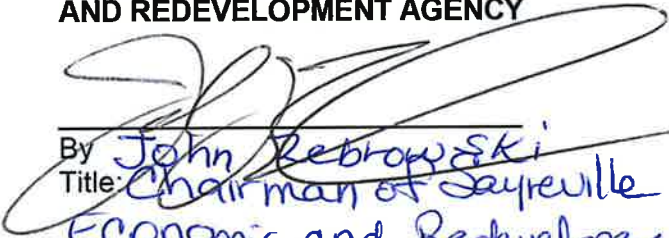
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3. **Counterparts**. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed, all as of the date first above written.

ATTEST:

**MAIN STREET EAST URBAN
RENEWAL LLC**

**SAYREVILLE ECONOMIC
AND REDEVELOPMENT AGENCY**

By 
Title: Chairman of Sayreville
Economic and Redevelope
agency.

ALL-PURPOSE ACKNOWLEDGMENT

State of New Jersey

County of Middlesex

On May 15, 2025 before me, Nicole Waranowicz
DATE NAME OF NOTARY PUBLIC

personally appeared John Zebrowski
NAME(S) OF SIGNER(S)

☒ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Nicole L. Waranowicz
NOTARY PUBLIC
State of New Jersey
ID # 50108785
My Commission Expires July 21, 2029

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Nicole Waranowicz
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT**

Agreement
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

May 15, 2025
DATE OF DOCUMENT

①
SIGNER(S) OTHER THAN NAMED ABOVE