

2025.05.14

**RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT  
AGENCY DESIGNATING TOVAH LIVING, LLC AS CONDITIONAL  
REDEVELOPER OF 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

**WHEREAS**, Tovah Living, LLC, a New Jersey Limited Liability Company, located at 701 Cross Street, Suite 236, Lakewood, NJ 08701, has proposed to construct an 81-unit age restricted (55 and over), multi-family rental project within Block 331.01, Lot 2; Block 332.01, Lots 2 & 3; and Block 333.02, Lots 1,2,3 & 4 (the “Property”) based on a concept site plan dated 1/24/2025 entitled “Main Street, Sayreville, NJ” prepared by Minno Wasko, Architects and Planners (“Concept Plan”), which Concept Plan is on file with Agency; and

**WHEREAS**, the Property is located within Parcel J of the Waterfront Redevelopment Plan; and

**WHEREAS**, said Concept Plan has been reviewed and found to be consistent with the goals of the Borough of Sayreville and the Sayreville Economic and Redevelopment Agency for redevelopment of the Property; and

**WHEREAS**, after considering the qualifications of the Tovah Living, LLC, the due diligence by the Agency’s professionals, and the deliberation by the Board of Commissioners, the Agency wishes to designate Tovah Living, LLC as the Conditional Redeveloper of the Property; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Sayreville Economic and Redevelopment Agency that Tovah Living, LLC is hereby designated the Conditional Redeveloper of the Property, subject to the following conditions:

(1) Tovah Living, LLC shall execute a redevelopment agreement acceptable to the Agency within six (6) months of the date hereof; and

(2) None of the approvals or designation contained in this Resolution shall become effective until such time as the aforementioned redevelopment agreement is fully executed by Tovah Living, LLC and the Agency.

OFFERED BY:

Kenneth Scott

SECONDED BY:

Robert Davis

**Governing Body Recorded Vote:**

**Members:**

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
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 <sup>regular</sup>~~reorganizational~~ meeting of the Agency held on May 15, 2025.

Himanshu R. Shah  
Himanshu Shah  
Executive Director/ Secretary