

**A RESOLUTION OF THE TOWNSHIP OF NORTH BRUNSWICK  
AUTHORIZING AN AMENDMENT TO THE LEASE AGREEMENT  
FOR MUNICIPAL SPACE FOR THE DEPARTMENT OF PUBLIC SAFETY**

**WHEREAS**, on September 27, 2021 the Township Council of the Township of North Brunswick approved Resolution 287-9.21 which authorized the execution of a Lease Agreement for the Police Department to occupy on a temporary basis 1460 Livingston Ave LLC, with a three-month initial term (and option to extend month-to-month) at \$34,000/month for 10,000 square feet; and

**WHEREAS**, on July 23, 2024, the Township received notification of a transfer of ownership has occurred at the property located at 1460 Livingston Avenue to New Brunswick Livingston Ave LLC; and

**WHEREAS**, as part of the transfer, 1460 Livingston Ave LLC desires and hereby requests to assign all of its rights and obligations under the current agreement to New Brunswick Livingston Ave LLC (67 Mountain Blvd. Suite 201, Warren, NJ 07059); and

**WHEREAS**, in addition, New Brunswick Livingston Ave LLC has completed and submitted a C.271 Political Contribution Disclosure Form pursuant to N.J.S.A. 19:44A-20.26 et seq.

**NOW, THEREFORE, BE IT RESOLVED** on this 29<sup>th</sup> day of July 2024 that the Township Council of the Township of North Brunswick does hereby authorize the Mayor to execute and the Township Clerk to witness an amendment to the lease agreement with New Brunswick Livingston Ave LLC authorizing the assignment of all rights and obligations under the current lease agreement to be assumed by New Brunswick Livingston Ave LLC with a month-to-month lease.

**BE IT FURTHER RESOLVED** notice of this action shall be published in the Home News & Tribune as required by law within 10 (ten) days after its passage.

\_\_\_\_\_  
Cavel Gallimore  
Chief Financial Officer

\_\_\_\_\_  
Joseph A. Battaglia  
Police Chief

\_\_\_\_\_  
Justine Progebin  
Business Administrator

\_\_\_\_\_  
Ronald Gordon, Esq.  
Township Attorney  
Approved as to legal form

**RECORDED VOTE:**

| <b>COUNCIL MEMBER</b> | <b>YES</b> | <b>NO</b> | <b>ABSTAIN</b> | <b>NOTES</b> |
|-----------------------|------------|-----------|----------------|--------------|
| MEHTA                 |            |           |                |              |
| GUADAGNINO            |            |           |                |              |
| ANDREWS               |            |           |                |              |
| DAVIS                 |            |           |                |              |
| SOCIO                 |            |           |                |              |
| HUTCHINSON            |            |           |                |              |
| MAYOR WOMACK          |            |           |                |              |

I hereby certify that the above Resolution was duly adopted by the Township Council of the Township of North Brunswick, County of Middlesex, at its meeting held on July 29, 2024.

\_\_\_\_\_  
Lisa Russo  
Township Clerk

**NOTICE TO TENANT**

**Township of North Brunswick**  
1460 Livingston Avenue,  
New Brunswick, New Jersey

**Re: Notice of Sale of 1460 Livingston Avenue, North Brunswick, New Jersey**

Dear Tenant:

Please be advised that **1460 LIVINGSTON AVENUE LLC** has conveyed its interest in the property commonly known as **1460 Livingston Avenue, North Brunswick, New Jersey** (the "**Property**") to **NEW BRUNSWICK LIVINGSTON AVE LLC** (the "**Purchaser**"). The conveyance of the Property to Purchaser included an assignment of all of Seller's right, title and interest in and to the lease between you and Seller with respect to the Property (as same may have been amended and extended, the "**Lease**"). Your security deposit, if any, has been transferred to Purchaser.

All future payments of rent, additional rent and other sums due under the Lease, and all notices and other correspondence to the Landlord under the Lease should be sent to the following address, or as Purchaser may otherwise direct:

**NEW BRUNSWICK LIVINGSTON AVE LLC**  
67 Mountain Boulevard, Suite 201  
Warren, NJ 07059  
Attention: Noelle du Toit and Jason Leary

In addition, to the extent required by the Lease, please amend all insurance policies you are required to maintain pursuant to the Lease to name Purchaser as an additional insured thereunder and promptly provide Purchaser with evidence thereof.

[Signature page to follow]





**New Brunswick Livingston Ave LLC  
c/o B&D Holdings Inc  
67 Mountain Blvd, Suite 201  
Warren, NJ 07059**

July 22, 2024

Samantha Sickles,  
North Brunswick Township  
1460 Livingston Ave, Building 400, 2<sup>nd</sup> floor  
North Brunswick, NJ 08902  
Via email: [ssickles@northbrunswicknj.gov](mailto:ssickles@northbrunswicknj.gov)

With copy to:

*North Brunswick Township  
710 Hermann Road  
North Brunswick, NJ 07731*

Dear Samantha,

I am reaching out on behalf of **New Brunswick Livingston Ave LLC**, the Landlord of **1460 Livingston Ave, North Brunswick, NJ 08902**.

Below are the **New Brunswick Livingston Ave LLC** instructions used for both wire and ACH for your convenience:

Beneficiary: **New Brunswick Livingston Ave LLC**  
Bank: Bank of America  
Bank Address: New York, NY 10179-0001  
Routing Number: 011900571  
Account Number: 385015970769  
Account type: Checking

I have enclosed a W-9 for your records. Also enclosed is the August 2024 invoice. Please see the below description of each of our team members and feel free to contact any of us individually or collectively if there are any questions or concerns.

- Amanda Newett (Property Accountant) [accounting@bndholdings.com](mailto:accounting@bndholdings.com) – Tenant Billing
- Marcy Gross – [mgross@sheldongrossrealty.com](mailto:mgross@sheldongrossrealty.com) – Building Related Issues
- Noelle du Toit (Controller) [noelle@BNDHOLDINGS.com](mailto:noelle@BNDHOLDINGS.com) – Financial
- Danny Harrison (VP of Leasing) [danny@BNDHOLDINGS.com](mailto:danny@BNDHOLDINGS.com) – Leasing
- If the above are not available, you may reach out to our general mailboxes [mgmt@BNDHOLDINGS.com](mailto:mgmt@BNDHOLDINGS.com) (Property Related), if you have any questions, please let us know. Thank you and we look forward to working with you!

Best Regards,

A handwritten signature in cursive script that reads "Jason Leary".

**Jason Leary**  
Senior Asset Manager  
B&D Holdings  
[jason@bndholdings.com](mailto:jason@bndholdings.com)

