Bellmawr Redevelopment Agency

Regular Meeting of the

Board of Commissioners |

Tuesday, June 23, 2026 @ 5pm

Open Meeting

- Call to Order
- Reading of OPMA Statement:
  - On June 11, 2026, notice of this meeting was placed on the official Bellmawr Redevelopment Agency website. The official 'Notice to Borough Clerk' was emailed on June 11, 2026, which included requests for posting of the Notice to the official Borough of Bellmawr website & Bulletin Board.
  - *All requirements of the Open Public Meetings Act <OPMA> have been met in compliance with the Sunshine Law.*

Flag Salute

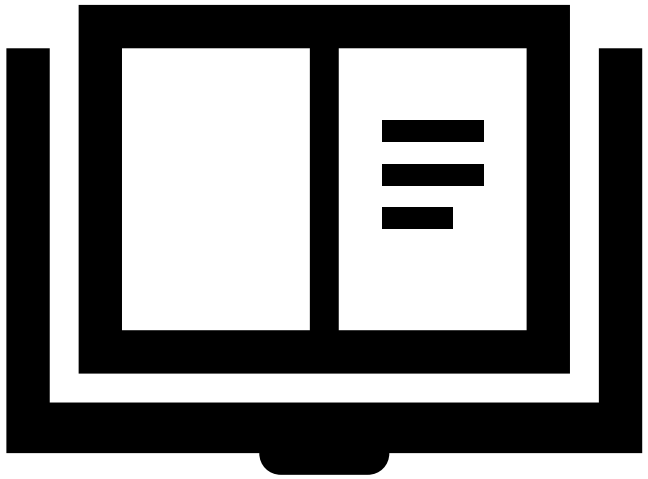
Roll Call

- Board of Commissioners
  - Chairman Frank Filipek
  - Vice Chair Ray Bider (Councilman- Bellmawr)
  - Commissioner James D'Angelo (Councilman- Bellmawr)
  - Commissioner Tom Whitman
  - Commissioner Anil Patel
  - Commissioner Jeff Simpson
  - Commissioner Peter Macrina

- Management / Professionals
  - Joshua T. Tregear | Executive Director
  - Michael J. McKenna, Esquire | Agency Solicitor
  - Dennis McNulty | Agency Engineer

Meeting Agenda

- Reading of Minutes: Regular Meeting | May 19, 2026
- Communications
- Commissioner's Reports
- Executive Director's Report
- Solicitor's Report
- New Business
- Public Portion
- Adjournment



Reading of Minutes

Regular Meeting | May 19, 2026

Communications

- Redeveloper's Report <monthly>| June- 2026: *rec'd 6/22/2026*

Commissioner's Reports

Chairman Frank Filipek

Vice Chair Ray Bider (Councilman- Bellmawr)

Commissioner James D'Angelo (Councilman- Bellmawr)

Commissioner Tom Whitman

Commissioner Anil Patel

Commissioner Jeff Simpson

Commissioner Peter Macrina

Executive Director's Report | Key Items

- Financials | State Reporting
  - Title Settlement fees reconciliation / reimbursement to Redeveloper (Bellmawr Waterfront Development)
  - Audit- 2025: preparation underway; running reports & culling files to provide to Auditors
  - Integrating manual paper checks for "Pro Services / Escrow Account" into Edmunds <gov't financial management platform> per past Audit recommendations

- Public Notice
  - Posted/published notice of June Meeting rescheduled for 6/23/2026

Solicitor's Report

- Review Redeveloper's Report
- General Comments

BIG TIMBER JUNCTION, LLC, Redeveloper
Bellmawr Waterfront Development Project
Status Report

Chairman Hon. Frank Filipek
Executive Director Josh Tregear
Donald Nogowski, Esq., Redeveloper Counsel
Michael J. McKenna, Redevelopment Authority Solicitor

June 2026

Summary

(New Information in Bold)

We are pleased to report that the Redeveloper and Greystar Development reached agreement on Friday April 20th regarding specific restated business terms and and a mutual action plan to obtain the necessary financing for the Project. The Redeveloper and Greystar will now work cooperatively to achieve the financing closing in August 2026.

The Redeveloper and Greystar are working cooperatively to close on Project financing, accept fee title, pay the balance of the Transfer Fee and proceed with Project Construction, commencing in early August 2026.

The Redeveloper close on the Deptford RAB bonds, and as agreed made a $300k partial payment of the Transfer Fee to the BRA.

The Redeveloper will be working closely with Bellmawr Solicitor Howard Long, BRA Solicitor Mike McKenna and Special Counsel David Weinstein to achieve fee title and construction loan closing into Big Timber Junction LLC in August 2026.

The Redeveloper thanks the Board and its Counsel for its hard work and cooperation in permitting the Project to reach this important milestone.

The Redeveloper and Bellmawr Borough completed the issuance of non-recurse Redevelopment Area Bonds, and the Redeveloper purchased the Bellmawr RAB Bonds, as contemplated in the Bellmawr Redevelopment Agreement.

Green Acres and NJDEP have sent the Green Acres Release for Block 78, Lot 2 to Mayor Sauter, who executed the Agreement. Green Acres and EDA will now also execute, and file the release of record.

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We are pleased to report that the Redeveloper and Greystar Development met in closed session last night with Mayor and Council, along with Borough Engineer Steve Bach, Solicitor Howard Long, Special Counsel David Weinstein and Bond Counsel Jeff Winitsky.

The meeting was cordial and informative. The Redeveloper shared that the Redeveloper and Greystar have now been under contract to develop the Project for three years now, under the original Agreement and Thirty-Two Amendments and Extensions. Greystar is one of the largest developers in the world, with significant accomplishments in both residential and industrial real estate.

The Redeveloper and Greystar have reached agreement on a revised structure whereby Greystar would acquire 100% of the interests of Redeveloper along with the fee title interest from the BRA at a future closing, and then proceed to develop the site. The intent is to start construction on or about August 2026.

The Redeveloper and the Bellmawr Redevelopment Agency were able to successfully complete closing of real estate title into the BRA, with a Closing Date of December 19, 2026. The BRA is now in title to both the Park Areas and the Development Areas.

This was an essential step in advancing the Project. The HDSRF Liens have been released, and the Redeveloper was able to comply with its contractual conditions with its financial partner by December 31, 2025 as anticipated.

As part of ongoing NJDEP oversight, the Redeveloper is currently pursuing a Groundwater Permit. As part of that process, the NJDEP has requested that the Redeveloper conduct testing throguh existing test wells for "PFAS" (which are widely used chemicals that break down slowly over time). PFAS testing was not previously required nor recommended by NJDEP. NJDEP further recommended that an application to the state HDSRF program be submitted, as the state will provide grant funding for this testing and investigative effort. After testing, no remedial activities are anticipated and there is no obligation to repay the HDSRF RI Grant. The Redeveloper is preparing the HDSRF application.

The Redeveloper has requested that the BRA approve and execute the HDSRF Application.

Also as part of ongoing NJDEP project oversight, the Redeveloper pursuant to NJDEP regulations has requested the BRA execute the Termination of the existing 2019 Deed Notice for Phase I (executed by BWD as the then-owner), due to the subdivision on Lot 9.01 and also the December 2025 title transfer to the BRA. A new deed notice will be executed at later date, when fee title is transferred to the Redeveloper. The Redeveloper has requested that the BRA approve and execute the Deed Notice Termination.

As previously reported, the Pre-Development Phase of the Bellmawr Waterfront Development ("BWD") Project is substantially complete. The Remediation Phase of the Project was substantially completed in 2020. Pre-development grading has also now largely been completed. The Redeveloper is now focusing its efforts on advancing the long-planned Waterfront Park and adjacent commercial redevelopment. Development work has been proceeding, in anticipation of having all approvals in place by December 2025, so that construction could begin during 2026.

The Redeveloper, the BRA and the Borough continue to work diligently and cooperatively to satisfy all conditions necessary to complete closing of title transfer into the BRA, followed by closing on the construction loan thereafter in a second closing.

We are also pleased to report that the final phase of the remediation project - the importation and placement of "Top of Cap" material, pursuant to the site's NJDEP-approved Remedial Action Work Plan ("RAWP"), has been completed.

The Redeveloper, Bellmawr officials, Deptford Officials and Camden County officials have been meeting frequently and working to advance the Project.

We are pleased to report that the Redeveloper, the Borough professionals, Mayor and Council have reached substantial agreement on key economic and legal terms, including the PILOT, the $3 Million+ Transfer Fee and the construction of the Leaf Avenue Extension.

Bellmawr Mayor and Council have now approved the First Amendment to Redevelopment Agreement, which has been executed.

All parties are working diligently and cooperatively to to reach agreements that would cause the Project to advance to the construction phase by Q1 2026.

The NJDOT has finally issued the Permit to Camden County to authorize construction of the Leaf Avenue Extension.

Bellmawr and Deptford have reached agreement on revenue sharing. Both Bellmawr and Deptford have now adopted Resolutions approving the Shared Services Agreement.

Deptford approved the Redevelopment Agreement with Big Timber Junction at its September 8th meeting.

Deptford has adopted the PILOT, and has authorized Title Transfer at it November meeting.

The NJDOT has issued the Leaf Avenue Extension Permit to Camden County, which project will be funded by the Redeveloper.

The Local Finance Board approved the Bellmawr Redevelopment Area Bonds in October, and the Deptford Redevelopment Area Bonds in November.

BRA solicitor Mike McKenna has in his possession the HDSRF Lien Release Documents to be recorded at the BRA closing.

Don Nogowski recently met with BRA Special Counsel David Weinstein and Solicitor Michael McKenna. David has created a closing checklist, and the Redeveloper is working with David and Michael to prepare for a BRA Title Closing in December 2025.

Don Nogowski has committed to provide updated drafts of the critical closing documents by this Friday, November 21st.

The Redeveloper desires to work cooperatively with the BRA in order to achieve BRA title closing in December, 2025.

The Redeveloper has reaffirmed its commitment to begin the primary park construction once all required development approvals (for the Park and the Logistics Center) are obtained, and to diligently pursue completion of the park within twelve (12) months on commencing construction.

The Bellmawr Joint Land Use Board has approved the Site Plan Application for the Park and the Logistics Center. The Redeveloper and Borough are continuing to work cooperatively to pursue all other necessary approvals to build the Project (the Park and the Logistics Center), as well as to satisfy conditions precedent imposed by the Board.

The Redeveloper has received Site Plan Approval for the Park, the Logistics Center and the Connector Road from Camden County, at their January Board Meeting. The County approved the Site Plan, conditioned upon: (i) no vertical construction until financial security for construction of the Connector Road has been provided; and (ii) the Buildings will not open until the Connector Road is completed.

The Bellmawr Joint Land Use Board approved a revised Site Plan Resolution in October 2024, after Council adopted the First Amendment.

The Redeveloper has been formally approved as Redeveloper by Deptford.

Deptford has adopted it's Redevelopment Plan.

The Redeveloper met with Deptford's Development Review Committee on December 5th, and no significant issues were raised.

The Redeveloper appeared before the Deptford Planning Board on May 7th, and the Redeveloper received site plan approval and subdivision approval.

The Redeveloper has submitted a draft Redevelopment Agreement and Financial Agreement (PILOT) to Deptford. The proposed PILOT is identical to the PILOT approved by Bellmawr.

Deptford and Bellmawr have agreed on the essential economic terms of an Inter-Local Shared Services Agreement. An initial draft agreement has been circulated, and we expect both municipalities to reach agreement on the final form of the agreement soon.

The Redeveloper and Bellmawr have reached agreement on the terms of the Second Amendment to the Redevelopment Agreement. The Second Amendment provides for an increase in the Transfer Fee, and also includes commitments from Bellmawr to promptly complete certain processes as described in the Redevelopment Agreement, as amended.

Bellmawr Council approved the Second Amendment last wee at their meeting. The Redeveloper requests that the Bellmawr BRA also vote to approve the Second Amendment at their meeting on June 16th.

The Final Green Acres Scoping Hearing took place on July 23, 2024. All public comments were addressed.

The DEP Commissioner has issued final Agency approval, and the Green Acres Diversion received final state approval by the State House Commission, on Sept. 23, 2024.

The BRA has confirmed that the Site Plan conforms to the Redevelopment Plan and the Redevelopment Agreement.. The Redeveloper and RDA officials are working diligently to satisfy the title closing conditions precedent. The Redeveloper has obtained the required Environmental Insurance policy.

Mr. McKenna has submitted to DEP Bellmawr's request to release the HDSRF liens, in anticipation of the BRA taking title to the Property.

As of May 17, 2024, DEP and the Attorney General's office has confirmed that DEP will issue the HDSRF Lien Releases once the BRA Closing is scheduled.

The Redeveloper agrees with the NJDOT and the BRA traffic engineer that construction of the Connector Road will substantially improve traffic flow and safety on Creek Road as well as local Bellmawr Roads, even with the addition of traffic from the planned Logistics Center. The Connector Road is a crucial public infrastructure project that will substantially improve overall traffic flow in Bellmawr- another key benefit of the Redevelopment Project.

Camden County has now responded to all DOT information requests. The Redeveloper and Camden County expect NJDOT to issue the HAP Permit for the Leaf Avenue Extension by June 30th.

I. Tidelands Update

We are pleased to report that the Tidelands Grants have now been recorded in both Camden and Gloucester Counties. BWD and Bellmawr Borough now have title clear of any Tidelands claims, which will make future development possible. This will conclude the long Tidelands process.

II. Redevelopment Process Updates

Mr. Nogowski has worked closely with BRA Real Estate Counsel David Weinstein and Solicitor Mike McKenna, to finalize the Agreement of Sale, the Project Site Lease and other closing -related documents. The Redeveloper has shared with both the BRA and Bellmawr Council, its plans to develop a Class A Corporate Logistics Center, a use expressly permitted under the Redevelopment Plan.

Mr. Nogowski has also met with Borough Solicitor Howard Long, to review actions that will be required by the Mayor and Counsel, regarding Green Acres, Title Transfer, Subdivision and related matters. The Redeveloper has provided a proposed revised "Schedule N" to the Redevelopment Agreement, which details project schedules and milestones.

Bellmawr Borough passed several Resolutions in December 2022, including authorizing title transfer of Block 78, Lots 1 and 2 to the BRA, and the submission of the required Green Acres application. Mr. Nogowski has provided a desired schedule of municipal processes required in order to achieve all required approvals by Q1 2024.

The Redeveloper, Mr. McKenna and Conner Strong (the BRA's insurance Broker) are pleased to report that Conner Strong has secured a favorable Environmental Insurance Quote from Great American Insurance Company, provided $25 Million Dollars in coverage for the BRA, Bellmawr Borough and the Redeveloper, at the Redeveloper's sole expense. The insurer was able to offer the insurance, after reviewing the substantial environmental remediation work completed by BWD and the Redeveloper at the entire site, including at Block 78, Lots 1 and 2, owned by Bellmawr Borough.

The Redeveloper has provided the renewed $1 Million security bond. **The Redeveloper has renewed the bond for 2025, ensuring that certain BRA budget expenses are included in the scope, as requested by Mr. McKenna.** At title Closing, the Redeveloper has agreed to provide additional security for the Redeveloper's obligations post-closing, by proving an advance six month escrow of the Redeveloper's financial obligations.

The Redeveloper has met with Deptford development officials on May 10th, and reviewed the required steps that must be taken in Deptford. Deptford remains very supportive of the Project, and an additional coordination meeting between Deptford's Mayor and Bellmawr's Mayor is planned.

The Redeveloper has been formally approved as Redeveloper by Deptford.

Deptford has adopted its Redevelopment Plan.

The Redeveloper met with Deptford's Development Review Committee on December 5th, and no significant issues were raised.

The Redeveloper has submitted a draft Redevelopment Agreement and Financial Agreement (PILOT) to Deptford. The proposed PILOT is identical to the PILOT approved by Bellmawr.

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increase in the Transfer Fee, and also includes commitments from Bellmawr to promptly complete certain processes as described in the Redevelopment Agreement, as amended.

Bellmawr Council approved the Second Amendment last wee at their meeting. The Redeveloper requests that the Bellmawr BRA also vote to approve the Second Amendment at their meeting on June 16th.

The Redeveloper appeared before the Deptford Planning Board on May 7th, and received site plan and subdivision approval. The Board approved its Resolution memorializing its approval at its meeting on June 4th.

As outlined in the Redevelopment Agreement, Mr. Nogowski will work with Mr. McKenna and Mr. Long, to achieve title transfer to the BRA by October 31st, or thereabout.

The Redeveloper, the BRA and the Borough continue to work diligently and cooperatively to satisfy all conditions necessary to complete closing of title transfer into the BRA, followed by closing on the construction loan thereafter in a second closing.

Bellmawr and Deptford have reached agreement on revenue sharing. Both Bellmawr and Deptford have now adopted Resolutions approving the Shared Services Agreement.

Deptford approved the Redevelopment Agreement with Big Timber Junction at its September 8th meeting.

Deptford has adopted the PILOT, and has authorized Title Transfer at it November meeting.

The Local Finance Board approved the Bellmawr Redevelopment Area Bonds in October, and the Deptford Redevelopment Area Bonds in November.

All municipal approvals are now in place.

III. Green Acres

Now that the Tidelands Grant is being finalized, the Redeveloper is pleased to report that the Green Acres Final Diversion Application for Phase III has been submitted to NJDEP. Mr. Nogowski has been working with Ms. Jessica Patterson of Green Acres, to advance this process.

In addition, BWD has secured from Green Acres their consent to resolve the Borough's longstanding Green Acres violation at the Borough's water treatment plant and water tower. BWD will donate additional parkland acreage at both the BWD site, and also in West Deptford,

and Green Acres has indicated they will accept this acreage. This will resolve a longstanding Borough dispute with Green Acres, which is not related to the BWD project. This achievement will save Bellmawr Borough several hundred thousand dollars, or more. Mr. Nogowski recently reviewed the DEP's Green Acres requirements with Borough Engineer Steve Bach. Mr. Nogowski and Sam Renauro have met with Jessica Patterson soon, to cooperatively prepare the Borough's water treatment plant Green Acres Diversion Application.

Sam Renauro has completed updated updating BWD's Green Acres plans to reflect this change, as well as new access point in Phase III. After consultation with Steve Bach, Borough Engineer, the Redeveloper will prepare the Water Treatment Plant Green Acres Diversion application, for review by Solicitor Long and Mr. Bach.

Green Acres remains very supportive of the project, and pledged to work cooperatively with Bellmawr on both the BWD Project and new park, as well as the Borough's outstanding dispute with Green Acres regarding the Water Treatment Plant. The Redeveloper has worked with Solicitor Long, regarding authorizing resolutions for the two Green Acres processes.

The Subdivision applications in both Bellmawr and Deptford have now been approved by the respective land use boards. Mr. Bach has approved the plan, and Mr. Bach and Mr McKenna have requested that the Bellmawr subdivision be recorded by plat. Deptford Solicitor has indicated that he requests the subdivision be recorded by plat also. Sam Renauro is preparing these plans for recording.

Camden County conditionally approved the Site Plan in January 2024.

The Redeveloper has responded to all technical comments and information requests from Green Acres regarding the Final Diversion Approval.

The Final Green Acres Scoping Hearing took place on July 23, 2024. All public comments were addressed.

The DEP Commissioner has issued final Agency approval, and the Green Acres Diversion received final state approval by the State House Commission, on Sept. 23, 2024.

Mayor **Sauter has executed the Green Acres Release for Block 78, Lot 2, and Green Acre will also execute and file the Release.**

IV. NJDOT

Bellmawr (with financial help from the Redeveloper), is proposing to solve a regional transportation problem caused by NJDOT, by building the Connector Road this year. Design

and construction will be to County and NJDOT specs, and the process will be coordinated among Bellmawr, Camden County and the BRA.

Creek Road is a County Road. After the Connector Road is completed, Camden County has agreed to assume jurisdiction of the Connector Road. The Redeveloper has all required privately-owned Right of Way ("ROW") necessary to build the Connector Road under voluntary Agreements.

Camden County is taking lead on the Leaf Avenue Extension Project, and has requested DOT consent to widen Creek Road, cause the new road to be built and assume jurisdictional control once completed.

Camden County and our South Jersey elected officials (including Congressman Norcross) are all supporting the Borough's efforts to secure reimbursement for the cost of ROW and construction of the Connector Road from NJDOT.

BRA Traffic Engineer Mark Roth has completed an updated traffic study, covering the Connector Road and the proposed Redevelopment. The traffic study confirms that the Connector Road will substantially improve traffic flow on Creek Road and the surrounding local area, even with the addition of traffic from the Project.

Discussions with the NJDOT at the Commissioner level regarding cooperation among the NJDOT, Camden County and Bellmawr are ongoing.

The Borough and Camden County met with NJDOT Commissioner O'Conner on 11/26, and discussed cooperative efforts to advance the Leaf Avenue Extension.

A follow up meeting occurred on January 7th, and a meeting with DOT's Capital Projects unit is being scheduled by Camden County.

A second follow-up meeting with NJDOT took place on February 20th.

Camden County, with assistance from the Redeveloper, has submitted the Highway Occupancy Permit ("HAP") Application to NJDOT, for the Leaf Avenue Extension. The NJDOT Commissioner has pledged to expedite this permit.

Camden County has now responded to all DOT information requests. The Redeveloper and Camden County expect NJDOT to issue the HAP Permit for the Leaf Avenue Extension by June 30th.

NJDOT has now issued the HAP Permit to Camden County.

The Jurisdictional Agreement among Bellmawr, Camden County and DOT is now fully executed and in place.

The County is working to implement the permit to cause construction of the Leaf Avenue Extension to begin during Q4 2026.

V. Engineering Summary

a. Site Grading, Development Design and Potential Development Yield have been developed by Sam Renauro, PE.

b. Waterfront Development Permit ("WDP") Application – We are pleased to report that the WDP, covering both the Park and the proposed commercial development opportunities, has finally been approved by the NJDEP. This is an extremely important step in the Redevelopment Process,

c. Site Remediation. NJDEP Case Manager Ron Wienckoski has approved the latest site grading and stormwater plans, which are necessary to support the planned redevelopment. NJDEP is a strong advocate for the redevelopment of this site. Case Manager Mr. Wienkoski has advocated strongly in support of the Borough's redevelopment plans, within the DEP.

   The final phase of remediation has now commenced – the placement of "top of cap material.

d. Stormwater Management – Overall Plan has been updated by Sam Renauro.

e. DOT - Traffic / Roadway Design; NJDOT Plan includes all prior Borough requests, including two thru lanes eastbound. Interim Access plans at Phase III (including left turn into site), at the site of the existing Driveway, is being developed and will be shared when the plans are completed. Traffic Engineer Mark Roth is conducting a design review for interim access directly from Creek Road (prior to to construction of the Connector Road). A new traffic study has been provided to the BRA .

f. Engineering design of the roadway was completed by September 30th. Plan sets have been submitted to Camden County and Bellmawr for review.

g. CCMUA, PSEG have been contacted and have issued (or are prepared to issue) Will Serve Letters; CCMUA will require construction of a forced main (+/- 1 mile) and some pump station upgrades; this will proceed concurrent with site work. Each warehouse will have grinder pump and low-pressure system. Bellmawr must complete infiltration work at existing pump station, and throughout their system. This work will need to be included in CCMUA capital improvement plan. Gas, Electric Cable and Fiber are available.

The Redevelopers and Bellmawr officials have met with CCMUA, to plan for CCMUA system improvements necessary to service the project.

TWA Application has been submitted, as per Steve Bach and Sam Renauro . **TWA Permit has now been issued.**

PSEG is proceeding with the pole relocation, as the request of Camden County.

h. Water/ Fire Suppression. Grade (or below grade) storage and pump system will be developed. Water allocation is in place. A meeting is scheduled this week with the Bellmawr Water Department, to review service requirements.

VI. Public Approval Processes

a. NJDEP – Tidelands – Approved at August 2021 Tidelands for Meeting. The Tidelands Grants have been completed, paid for and recorded.

b. NJDEP – Green Acres. See above – both BWD Diversion and the new Water Treatment Plant Diversion can proceed simultaneously. Subdivision applications will be submitted within thirty days of Borough adopting authorizing Resolutions. Final Green Acres Scoping Hearing occurred on July 23rd.

c. NDEP – Site Remediation/ Brownfields; We have had a series of successful meetings with Case Manager Ron Wienkoski. NJDEP remains very supportive of the project, and is prepared to work with permit updates upon title transfer to the BRA.

Plan has been developed to address permitting from both Solid Waste and Site Remediation. Passive Gas vent system for Phases II and III are being developed. Phase I gas system is complete.

d. Park Planning; concept plan largely complete and reviewed; Borough and Redeveloper will formally submit to Green Acres for review within 30 days, after

the Subdivision is heard. Site Plan approval applications to the Borough will also be submitted at that time.

e. NJDOT – See above, regarding Connector Road.

f. Bellmawr Borough – Subdivision applications have been submitted; **Site Plan approved by Bellmawr, Deptford and Camden County.**

g. Deptford Township –

Subdivision has been approved.

Don Nogowski met with Deptford on May 10th, and reviewed the required approval processes with Deptford.

The Redeveloper has been formally approved as Redeveloper by Deptford.

Deptford has adopted it's Redevelopment Plan.

The Redeveloper met with Deptford's Development Review Committee on December 5th, and no significant issues were raised. The Redeveloper expects to appear before the Deptford Planning Board in January.

The Redeveloper has submitted a draft Redevelopment Agreement and Financial Agreement (PILOT) to Deptford. The proposed PILOT is identical to the PILOT approved by Bellmawr.

Camden County has now responded to all DOT information requests. The Redeveloper and Camden County expect NJDOT to issue the HAP Permit for the Leaf Avenue Extension by June 30th.

The Redeveloper appeared before the Deptford Planning Board on May 7th, and received site plan and subdivision approval.

Bellmawr and Deptford have reached agreement on revenue sharing. Both Bellmawr and Deptford have now adopted Resolutions approving the Shared Services Agreement.

Deptford approved the Redevelopment Agreement with Big Timber Junction at its September 8th meeting.

All municipal approvals are now in place.

h. Camden and Gloucester Counties – NJDOT Plan Park Plan and Waterfront Development Plan will need to be reviewed by Counties, once Bellmawr completes its review.

VII. Site Use / Market Conditions

a. Anticipate 2026 site marketing. Ongoing discussions with potential end users.

b. Potential Project Timelines

a. Final Tidelands Grant- has now been recorded.
b. Green Acres – A final Green Acres public meeting will be scheduled within 60 Days. A new Green Acres Sign will need to be placed.
c. Site Work Design Process – ongoing
d. Environmental Insurance Policies have been obtained.
e. **Schedule Title Closing on both BWD Redevelopment Site and West Deptford in a single Closing. CLOSING WAS COMPLETED IN DECEMBER 2025.** The Redeveloper is targeting BRA title Closing in December, 2025.
f. Bellmawr / Deptford Planning Board submissions. Bellmawr completed; Deptford completed May 2025.
g. Site Work Construction Start- estimated 2026.

B. Critical Path Items to Consider

a. Waterfront Development timeline- typically 6 to 9 months from submission. **WDP has been obtained.**

b. NJDOT Missing Moves construction. We need to coordinate, to ensure no conflict with DOT construction on adjacent property.

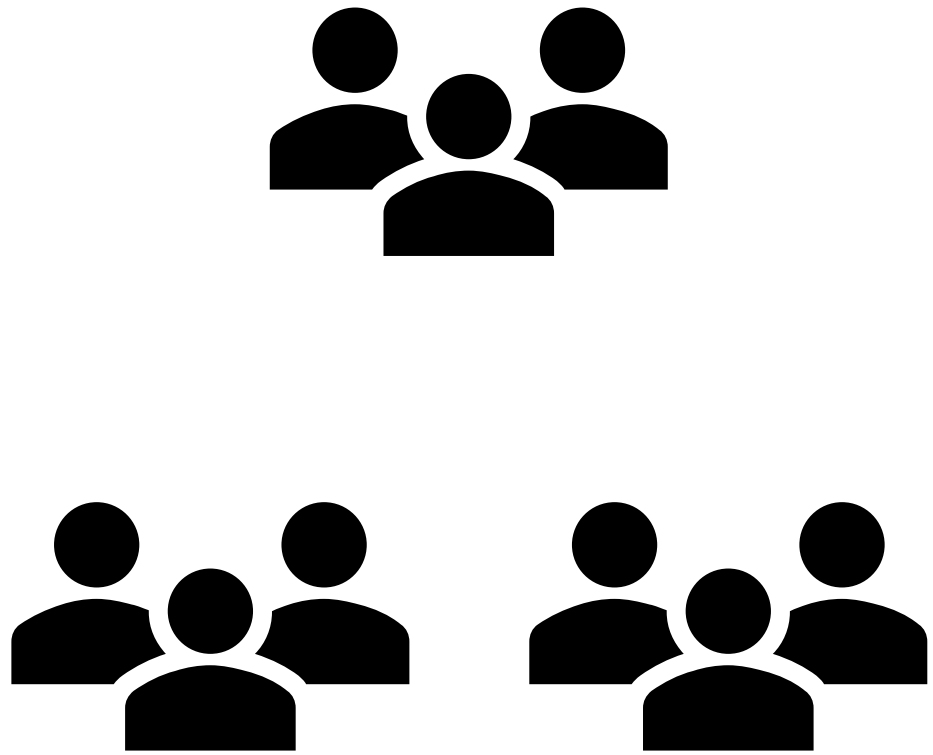
c. Certain Order/ Process must be followed:
   i. Waterfront Development (Permit Obtained).
   ii. E & S approvals
   iii. Municipal and County Site Plan approvals;
   iv. THEN- we can apply for Solid Waste approvals, before work is started (Ron W.);
   v. Sam Renauro will send updated Waterfront Development plans to Ron W.
   vi. For Site Remediation, you submit AFTER work is completed;

vii. Phase I is already approved; will need to submit Cap Modification Application – for buildings and paving; New RAR;
viii. For Phases II and III – plan to cut and fill to level site for anticipated development.

New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY. . .

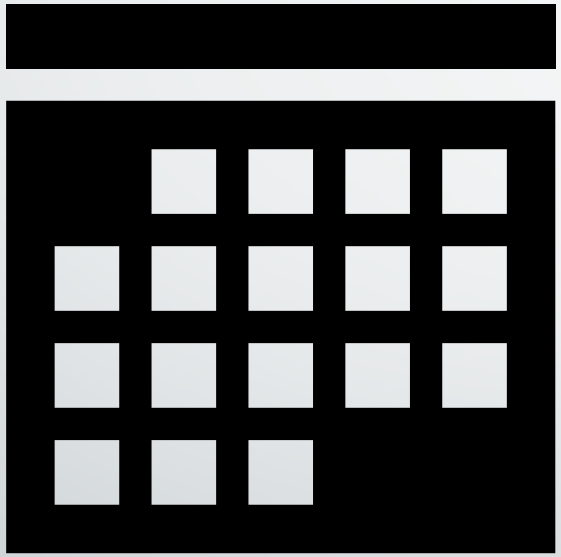
- **RESOLUTION # 06:028-26 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS**



Public Portion

Meeting Adjournment

Coming up. . .



Regular Meeting

August 18, 2026

NO July Meeting

THANK YOU!!