



Regular Meeting | Minutes

Tuesday, August 18, 2026 @ 5pm

Remote <Virtual> Meeting: <https://us02web.zoom.us/j/9694859482>

OPMA Statement:

On January 28, 2026, notice of this meeting was placed on the official Bellmawr Redevelopment Agency website, and e-mailed to both the *Courier- Post & Gloucester City News* newspapers for publication. The official 'Notice to Borough Clerk' was emailed on January 28, 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 have been met in compliance with the Sunshine Law.

Call to Order: The meeting was called to order at 5:01pm by Chairman Frank Filipek, with the salute to the flag.

Roll Call:

Attending:	Frank Filipek, Chairman Ray Bider, Vice Chair <Councilman- Bellmawr> Tom Whitman, Commissioner Jeff Simpson, Commissioner Peter Macrina, Commissioner
Absent:	James D'Angelo, Commissioner <Councilman- Bellmawr> Anil Patel, Commissioner
Staff / Pros:	Joshua T. Tregear, Executive Director / Agency Secretary Michael McKenna, Agency Solicitor Dennis McNulty, Agency Engineer

**Bellmawr Redevelopment Agency
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Reading of Minutes: Regular Meeting | June 23, 2026

Motion: Filipek

Second: Whitman

All in favor.

Communications:

- Redeveloper's Report | August- 2026: ***rec'd 8/17/2026***
- NJ-DEP Confirmation of Termination of Deed Notice: ***rec'd 7/14/2026***
- Public Hearing Notice | Green Acres Diversion: ***to be held on 8/27/2026***

Commissioner Reports:

- *None*

Executive Director's Report (Key Items):

- Financials | State Reporting
 - Audit- 2025: all files, docs & reports submitted to Auditor
 - Agency in Auditor's work queue and anticipate scheduling shortly
 - Targeting presentation/certification for September, but could push to October meeting contingent upon Auditor workload
 - Integrating manual paper checks for "Pro Services / Escrow Account" into Edmunds <gov't financial management platform> per past Audit recommendations
 - Working w/ Redeveloper counsel to address tax notice bills for Agency parcels located in West Deptford, Runnemede & Deptford
- Public Notice
 - Posted/published notice of Pubic Scoping Hearing for Green Acres diversion to be held on August 27th

Solicitor's Report:

- Reviewed Redeveloper's Report
- Working with Special Counsel- Contracts in preparation for construction loan settlement, including deeds, etc.

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New Business:

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY . . .

RESOLUTION # 08:029-26 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS

Motion: Filipek

Second: Simpson

All in favor.

Public Portion:

Adjournment: Meeting Adjourned @ 5:13pm

Motion: Simpson

Second: Bider

All in favor.

MINUTES PREPARED & PRESENTED TO BOARD OF COMMISSIONERS BY:

Joshua T. Tregear, Executive Director, Secretary to the Board- September 15, 2026

APPROVED BY BOARD OF COMMISSIONERS: REGULAR MEETING | September 15, 2026

Motion: Filipek

Second: Patel

All in favor.

CERTIFICATION OF ADOPTED MINUTES: REGULAR MEETING | September 15, 2026

Attest: Joshua T. Tregear, Executive Director, Secretary to the Board of Commissioners