



Regular Meeting | Minutes

September 16, 2025 @ 5pm

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

OPMA Statement:

On February 3, 2025, 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 February 3, 2025, 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 R. Filipek, Chairman Ray Bider, Vice Chair <Councilman- Bellmawr> James D'Angelo, Commissioner <Councilman- Bellmawr> Anil Patel, Commissioner Jeff Simpson, Commissioner
Absent:	Tom Whitman, Commissioner Eric Beck, 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 | August 19, 2025

Motion: Filipek

Second: Patel

All in favor.

Communications:

- Redeveloper's Report <monthly>| Sept- 2025: *rec'd 9/15/25*

Commissioner Reports:

- N/A

Executive Director's Report (Key Items):

- Budget- 2026
 - Downloaded workbook from NJ-DCA FAST portal
 - Due Nov 1st, 2025 | Targeting October meeting for Intro
- Purchasing Card program
 - Established new payment agreement w/ appropriate vendors
 - Integrating w/ Edmunds financial management software suite for accurate expense tracking

Solicitor's Report:

- Review Redeveloper's Report
- Progress on all fronts with Boro officials in lead
 - Deptford progressing on their end, as well
- Preparing closing 'punch list'

New Business:

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY . . .

RESOLUTION # 09:035-25 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS

Motion: Patel

Second: Bider

All in favor.

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Public Portion: N/A

Adjournment: Meeting Adjourned @ 5:12pm

Motion: Filipek

Second: Patel

All in favor.

MINUTES PREPARED & PRESENTED TO BOARD OF COMMISSIONERS BY:

Joshua T. Tregear, Executive Director, Secretary to the Board- November 17, 2025

APPROVED BY BOARD OF COMMISSIONERS: REGULAR MEETING | November 17, 2025

Motion: Filipek

Second: Patel

All in favor.

CERTIFICATION OF ADOPTED MINUTES: REGULAR MEETING | November 17, 2025

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