



Regular Meeting | Minutes

Tuesday, June 23, 2026 @ 5pm

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

OPMA Statement:

On June 11, 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 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 have been met in compliance with the Sunshine Law.

Call to Order: The meeting was called to order at 5:02pm by Chairman Frank Filipek, with the salute to the flag.

Roll Call:

Attending:	Frank Filipek, Chairman James D'Angelo, Commissioner <Councilman- Bellmawr> Tom Whitman, Commissioner Jeff Simpson, Commissioner Peter Macrina, Commissioner
Absent:	Ray Bider, Vice Chair <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
Regular Meeting | Minutes
June 23, 2026

Reading of Minutes: Regular Meeting | May 19, 2026

Motion: Filipek

Second: Whitman

All in favor.

Communications:

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

Commissioner Reports:

- *None*

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:

- Reviewed Redeveloper's Report
- PFAS testing to commence as requested by the NJ-DEP to be funded by a grant provided by the NJ-EDA
- Title settlement fees refunded to the Redeveloper from closing in December 2025
- Addressing tax notice bills w/ Redeveloper counsel for Agency parcels located in West Deptford, Runnemede & Deptford

Bellmawr Redevelopment Agency
Regular Meeting | Minutes
June 23, 2026

New Business:

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY . . .

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

Motion: Filipek

Second: Simpson

All in favor.

Public Portion:

Adjournment: Meeting Adjourned @ 5:15pm

Motion: Simpson

Second: Whitman

All in favor.

MINUTES PREPARED & PRESENTED TO BOARD OF COMMISSIONERS BY:

Joshua T. Tregear, Executive Director, Secretary to the Board- August 18, 2026

APPROVED BY BOARD OF COMMISSIONERS: REGULAR MEETING | August 18, 2026

Motion: Filipek

Second: Whitman

All in favor.

CERTIFICATION OF ADOPTED MINUTES: REGULAR MEETING | August 18, 2026

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