



## Regular Meeting | Minutes

November 17, 2025 @ 5pm

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

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### OPMA Statement:

On November 12, 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 November 14, 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 5:03pm 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> Tom Whitman, Commissioner Anil Patel, Commissioner Jeff Simpson, Commissioner
Absent:	Eric Beck, Commissioner
Staff / Pros:	Joshua T. Tregear, Executive Director / Agency Secretary Michael McKenna, Agency Solicitor Dennis McNulty, Agency Engineer

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**Reading of Minutes:      Regular Meeting | September 16, 2025**

Motion: Filipek

Second: Patel

All in favor.

**Communications:**

- Redeveloper's Report <monthly> | Nov- 2025: *rec'd 11/17/25*

**Commissioner Reports:**

- N/A

**Executive Director's Report (Key Items):**

- Budget- 2026
  - Complete workbook from NJ-DCA FAST portal
  - Introduction @ Nov meeting
- Agency IT
  - Procure new PC
  - Set up in line with government standards & practices
  - Re-establish systems, portals, etc

**Solicitor's Report:**

- Review Redeveloper's Report
- Received HSDRF release from State AG
- Expecting package of documents related to closing from Redeveloper's counsel
- All parties are committed in effort to close by year's end
- Runnemede parcel (possible billboard location) may resurface in future considerations

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**New Business:**

***A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY . . .***

**RESOLUTION # 11:036-25 . . . APPROVING BALANCE TRANSFER FROM ESCROW ACCOUNT TO OPERATIONS ACCOUNT**

Motion: Filipek                                      Second: Patel                                      All in favor.

**RESOLUTION # 11:037-25 . . . AUTHORIZING INTRODUCTION OF OPERATIONS BUDGET- 2026**

Motion: Patel                                      Second: Simpson                                      All in favor.

**RESOLUTION # 11:038-25 . . . AUTHORIZING PROCEDURE TO RELEASE RFP FOR PROFESSIONAL SERVICE CONTRACTS- 2026**

Motion: Simpson                                      Second: Patel                                      All in favor.

**RESOLUTION # 11:039-25 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS**

Motion: Filipek                                      Second: Whitman                                      All in favor.

**Public Portion:** N/A

**Adjournment:** Meeting Adjourned @ 5:23pm

Motion: Patel                                      Second: Bider                                      All in favor.

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**MINUTES PREPARED & PRESENTED TO BOARD OF COMMISSIONERS BY:**

*Joshua T. Tregear, Executive Director, Secretary to the Board- December 9, 2025*

**APPROVED BY BOARD OF COMMISSIONERS: REGULAR MEETING | December 9, 2025**

*Motion: Filipek                                      Second: Patel                                      All in favor.*

**CERTIFICATION OF ADOPTED MINUTES: REGULAR MEETING | December 9, 2025**

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