



Regular Meeting | Minutes

Wednesday, March 11, 2026 @ 5pm

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

OPMA Statement:

On March 4, 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 March 4, 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 R. Filipek, Chairman
Ray Bider, Vice Chair <Councilman- Bellmawr>
James D'Angelo, Commissioner <Councilman- Bellmawr>
Tom Whitman, Commissioner
Anil Patel, Commissioner

Absent: Jeff Simpson, Commissioner
Peter Macrina, 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: Re-Organization Meeting | January 20, 2026

Motion: Patel

Second: Filipek

All in favor.

Communications:

- N/A

Commissioner Reports:

- Chairman Filipek: thanks Mayor & Council for support on the project

Executive Director's Report (Key Items):

- Financials | State Reporting
 - Budget- 2025: Into'd at January meeting
 - State DCA approved Budget in February
 - Adoption scheduled for March meeting
- Audit- 2025: began preparation; targeting May for prezi/cert
- Public / Legal Notices
 - State legislation now allows for posting to official website without advertising in local papers of record
 - Must register with State to provide posting platform/destination Completing registration as appropriate

Solicitor's Report:

- Review Redevelopers Report
- Mayor & Council hosted session with Redevelopers with all parties pleased
 - Introduction to potential Redeveloper partners <GreyStar>
- Endorsed Resolution for Redevelopers, Big Timber Junction, to assign their interest to GreyStar according to the Redevelopment Agreement

