

The background features a large, light gray watermark of the Bellmawr Redevelopment Agency logo. The logo is circular, with the words "BELLMAWR REDEVELOPMENT AGENCY" around the perimeter. Inside the circle is a silhouette of a mountain with a white star on its left side, and a building with a grid of windows at the bottom. On the left side of the image, there are two diagonal stripes: a blue one on top and a black one below it, both pointing towards the bottom right.

Bellmawr Redevelopment Agency

Regular Meeting of the
Board of Commissioners |
Tuesday, September 15, 2026 @ 5pm



Open Meeting

- Call to Order
- Reading of OPMA Statement:
 - On January 28, 2026, notice of this meeting was placed on the official Bellmawr Redevelopment Agency website. 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 <OPMA> have been met in compliance with the Sunshine Law.*





Flag Salute





Roll Call

- Board of Commissioners

- Chairman Frank Filipek
- Vice Chair Ray Bider (Councilman- Bellmawr)
- Commissioner James D'Angelo (Councilman- Bellmawr)
- Commissioner Tom Whitman
- Commissioner Anil Patel
- Commissioner Jeff Simpson
- Commissioner Peter Macrina

- Management / Professionals

- Joshua T. Tregear | Executive Director
- Michael J. McKenna, Esquire | Agency Solicitor
- Dennis McNulty | Agency Engineer

Meeting Agenda

Reading of Minutes: Regular Meeting | August 18, 2026

Communications

Commissioner's Reports

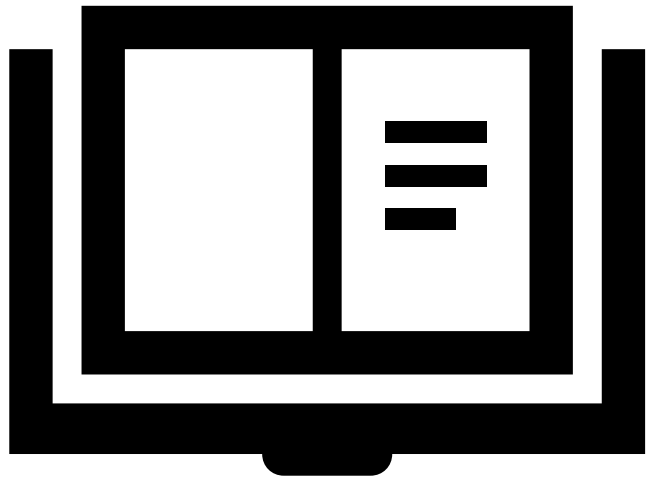
Executive Director's Report

Solicitor's Report

New Business

Public Portion

Adjournment



Reading of Minutes

Regular Meeting | August 18, 2026

Communications

- Redeveloper's Report <monthly> | September- 2026: *pending*

Commissioner's Reports

Chairman Frank Filipek

Vice Chair Ray Bider (Councilman- Bellmawr)

Commissioner James D'Angelo (Councilman- Bellmawr)

Commissioner Tom Whitman

Commissioner Anil Patel

Commissioner Jeff Simpson

Commissioner Peter Macrina



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
 - Integrated 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
- Opportunity Zone submission
 - Worked with Greystar to submit & endorse a letter to the Governor's office to have a tract of land within the development be considered as an "Opportunity Zone"

Solicitor's Report

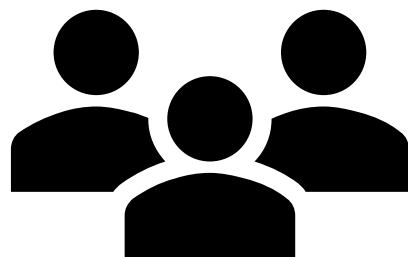
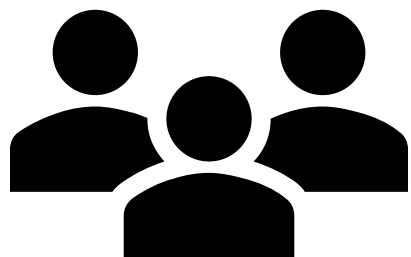
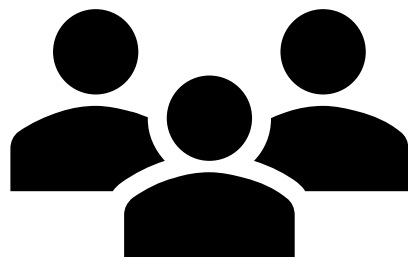
- Review Redeveloper's Report
- General Comments



New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

- **RESOLUTION # 09:030-26 . . . AUTHORIZING EXECUTION OF PROFESSIONAL SERVICE CONTRACTS FOR CALENDAR YEAR 2026**
- **RESOLUTION # 09:031-26 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS**



Public Portion



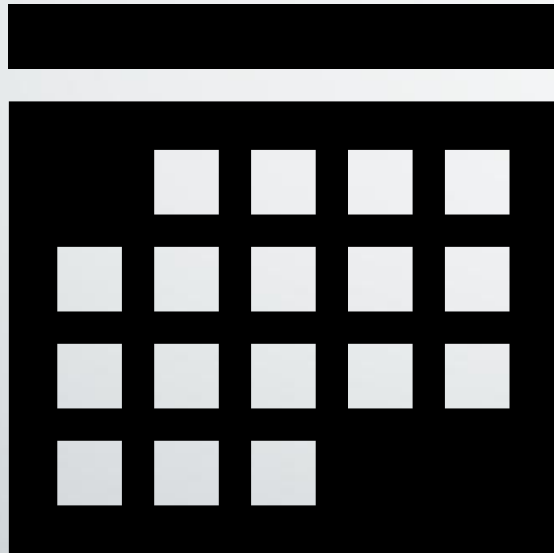
Meeting
Adjournment



Coming up. . .

Regular Meeting

October 20, 2026





THANK YOU!!