Bellmawr Redevelopment Agency

Regular Meeting of the

Board of Commissioners |

Tuesday, November 10, 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



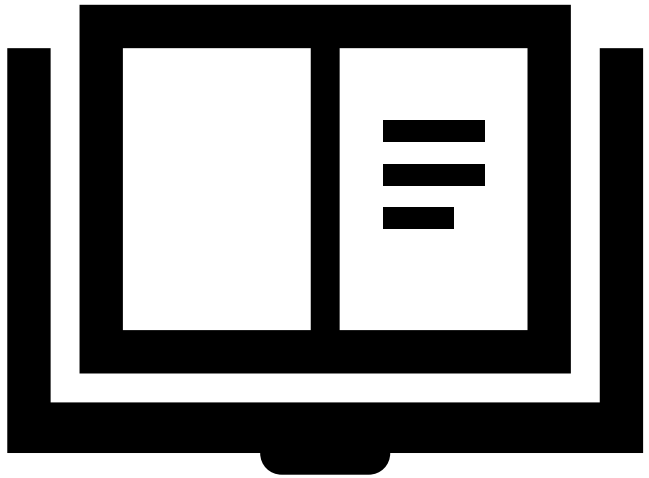
Roll Call

- 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 | October 20, 2026
- Communications
- Commissioner's Reports
- Executive Director's Report
- Solicitor's Report
- New Business
- Public Portion
- Adjournment



Reading of Minutes

Regular Meeting | October 20, 2026

Communications

- *Invitations sent by Greystar to the Board for the Ground Breaking Ceremony on November 17th*

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
  - Budget- 2027
    - Downloaded NJ-DCA workbook and began completing
      - Targeting December meeting for Budget Introduction
        - Adoption then slated for Re-Org Meeting (Jan- 2027)
  - Audit- 2025
    - all requested files, docs & reports submitted to Auditor
    - Auditors began working on Audit in late October
    - Targeting December meeting for presentation/certification

  - Professional Services
    - Preparing release of RFPs for CY-2027 by 11/13/2027
    - Submittals due by 1/7/2027 with awarding of contracts at Re-Org Meeting (Jan- 2027)

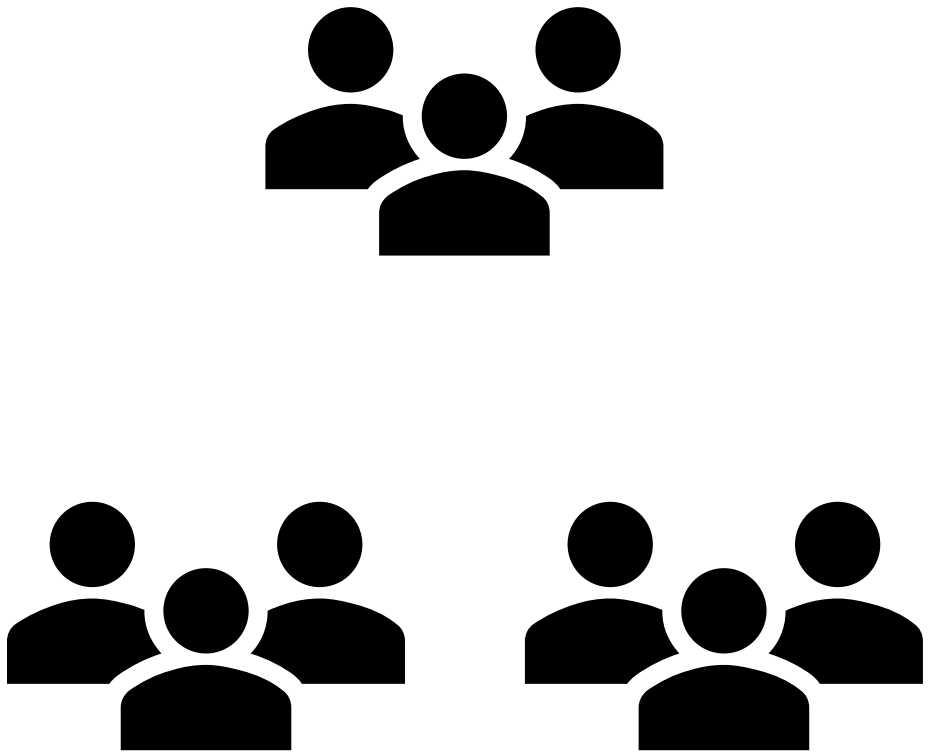
Solicitor's Report

- General Comments

New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY. . .

- **RESOLUTION # 11:035-26 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS**



Public Portion



Meeting Adjournment

Coming up. . .



Ground Breaking Ceremony at Big Timber Junction Site

November 17, 2026

Regular Meeting

December 8, 2026



THANK YOU!!