

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 map of the town of Bellmawr with a white star. Below the map is a stylized building. On the left side of the image, there are two diagonal stripes, one blue and one dark gray, with a thin white line between them.

Bellmawr Redevelopment Agency

Re-Organization Meeting of the
Board of Commissioners |
Tuesday, January 24, 2023 @ 5pm



Open Meeting

- Call to Order
- Reading of OPMA Statement:
 - January 4, 2023, 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 January 4, 2023, 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 Nick Kappatos (Mayor- Runnemede)
- Commissioner Tom Whitman
- Commissioner Anil Patel
- Commissioner Jeff Simpson

- Management / Professionals

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

Meeting Agenda

Reading of Minutes: Regular Meeting - December 14, 2022

Communications

Commissioner's Reports

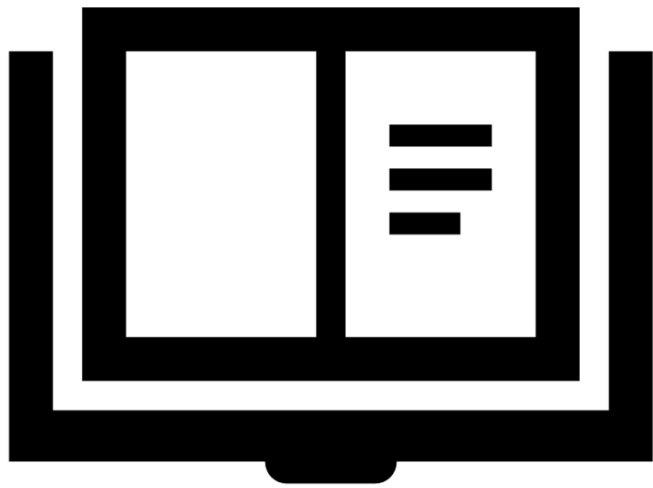
Executive Director's Report

Solicitor's Report

New Business

Public Portion

Adjournment



Reading of Minutes

Regular Meeting - December 14, 2022

Communications

- Redeveloper's Report <monthly> | January- 2023: *rec'd 1/24/23*
- Traffic Engineer's Report <quarterly> | Q1-2023: *due by 3/31/23*

Commissioner's Reports

Chairman Frank Filipek

Vice Chair Ray Bider (Councilman- Bellmawr)

Commissioner James D'Angelo (Councilman- Bellmawr)

Commissioner Nick Kappatos (Mayor- Runnemedede)

Commissioner Tom Whitman

Commissioner Anil Patel

Commissioner Jeff Simpson



Executive Director's Report | Key Items

- Budget- 2022:
 - NJ-DCA 'approval' rec'd 12/13/22 | Board 'Adopted' on 12/14/22
 - 'Introduction' approved by BOC on 11/9/22
- Audit- 2021: prepping docs/files for submittal to Bowman
 - Targeting Mar- 2023 meeting for presentation/'Certification'
- Budget- 2023: 'Intro' scheduled for Re-Org Meeting, w/ 'Adoption' @ Feb- 2023 meeting
- Professional Services- 2023 RFPs
 - Resolution #12:041-22 authorized process & publication of Pro Service Contract Award RFPs for CY-2023
 - Published/posted RFPs on 12/15/22
 - Deadline to receive proposals- 1/6/2023
 - Contracts to be awarded @ Re- Org Meeting
 - Note: no responses for 'General Planner'
 - Re-posting RFP on 1/25/23
 - Submittals due by 5pm on Fri- Feb 17th
 - Award @ Feb 21st Meeting

Solicitor's Report

- Administered Commissioner Oaths
- Closing Documents status
- General Comments

BIG TIMBER JUNCTION, LLC, Redeveloper
Bellmawr Waterfront Development Project
Status Report

Chairman Hon. Frank Filipek
Executive Director Josh Tregear
Donald Nogowski, Esq., Redeveloper Counsel
Michael J. McKenna, Redevelopment Authority Solicitor

January, 2023

Summary

As previously reported, the Pre-Development Phase of the Bellmawr Waterfront Development (“BWD”) Project is substantially complete. The Remediation Phase of the Project was substantially completed in 2020. Pre-development grading has also now largely been completed.

The Redeveloper and Bellmawr officials, along with Camden County officials, have been meeting and working cooperatively to advance the Project. The Redeveloper and the Bellmawr RDA are also working diligently and cooperatively, on many items, including the Green-Acres required Subdivisions in both Bellmawr and Deptford, as well as the contemplated title transfer closing. Once title transfer closing occurs, it is anticipated that the Development Phase of the Project will then commence during Q1 -Q2 2023, and continue throughout 2023.

I. Tidelands Update

We are pleased to report that the Tidelands Grants have now been recorded in both Camden and Gloucester Counties. BWD and Bellmawr Borough now have title clear of any Tidelands claims, which will make future development possible. This will conclude the long Tidelands process.

II. Redevelopment Process Updates

Mr. Nogowski continues to work closely with BRA Real Estate Counsel David Weinstein and Solicitor Mike McKenna, as they work together on finalizing the Agreement of Sale and other closing -related documents. Revised drafts have been circulated for approval.

Mr. Nogowski has also met with Borough Solicitor Howard Long, to review actions that will be required by the Mayor and Counsel, regarding Green Acres, Title Transfer, Subdivision and related matters. The Redeveloper has provided a proposed revised “Schedule N” to the Redevelopment Agreement, which details project schedules and milestones.

Bellmawr Borough passed several Resolutions in December, including authorizing title transfer to the BRA, and the submission of the required Green Acres application. Mr. Nogowski has provided a desired schedule of municipal processes required in order to achieve all required approvals by June 03, 2023.

The Redeveloper has had continuing meetings with Conner Strong (the BRA’s insurance Broker) and prospective insurers, and we are pleased to report that Conner Strong has provided several updated quotes for the required Environmental Insurance Policy. Mr. Nogowski is working closely with Mike Avalone of Conner Strong, to finalize and bind the environmental insurance policy, as soon as Conner Strong is re-appointed as BRA insurance broker.

We have narrowed our environmental insurance negotiations to one finalist, and Conner Strong will present the application documents right after appointment. So that coverage can be bound within a couple of weeks.

The Redeveloper has provided the renewed \$1 Million security bond, covering 2021-2022. The Redeveloper will renew the bond for 2023, ensuring that BRA expenses are included in the scope, as requested by Mr. McKenna.

The Redeveloper has met with Deptford development officials, and reviewed the required steps that must be taken in Deptford. Deptford remains very supportive for the project. An additional coordination meeting between Deptford’s Mayor and Bellmawr’s Mayor is planned, and will be scheduled.

As outlined in the Redevelopment Agreement, Mr. Nogowski will work with Mr. McKenna and Mr. Long, too achieve title transfer to the BRA within the next sixty days.

III. Green Acres

Now that the Tidelands Grant is being finalized, the Redeveloper will be working closely with Green Acres over the next sixty days, to proceed with “final approval” of the Borough’s Green Acres Diversion application for Phase III. Green Acres has been apprised of the recent Tidelands developments. The Redeveloper has engaged Nave Newell to complete the new

survey work required. The survey work is now complete, and is being reviewed for accuracy by Sam Renauro and Mr. Nogowski.

In addition, BWD has secured from Green Acres their consent to resolve the Borough's longstanding Green Acres violation at the Borough's water treatment plant and water tower. BWD will donate additional parkland acreage at both the BWD site, and also in West Deptford, and Green Acres has indicated they will accept this acreage. This will resolve a longstanding Borough dispute with Green Acres, which is not related to the BWD project. This achievement will save Bellmawr Borough several hundred thousand dollars, or more. Mr. Nogowski recently reviewed the DEP's Green Acres requirements with Borough Engineer Steve Bach.

Sam Renauro has completed updated updating BWD's Green Acres plans to reflect this change, as well as new access point in Phase III. After consultation with Steve Bach, Borough Engineer, the Redeveloper will prepare the Water Treatment Plant Green Acres Diversion application, for review by Solicitor Long and Mr. Bach.

Sam Renauro and Don Nogowski met with Jessica Patterson from Green Acres, to review the status of all of the above. Green Acres remains very supportive of the project, and pledged to work cooperatively with Bellmawr on both the BWD Project and new park, as well as the Borough's outstanding dispute with Green Acres regarding the Water Treatment Plant. The Redeveloper will work with Solicitor Long, regarding authorizing resolutions for the two Green Acres processes.

The next step in the Green Acres process will be the subdivision applications in both Bellmawr and Deptford, to create new separate lots for the future Parkland area. Those plans have been completed, and have been circulated for review by Mr. McKenna, Mr. Bach and Mr. McNulty. A meeting to review these plans has taken place.

The Subdivision application in Bellmawr has been submitted, after the preliminary review by Mr. McKenna, Mr. Bach and Mr. McNulty. The Deptford subdivision application is being submitted this week. The Redeveloper hopes to have the Subdivision applications heard in both Bellmawr and Deptford in early March, 2023.

IV. NJDOT

Bellmawr Borough, the BRA, and the Redeveloper have completed several status update meetings with NJDOT, regarding the Missing Moves and the Creek Road Connector Projects. The BRA (Mr. McKenna and Exec. Director Josh Tregear), the Redeveloper and Borough Solicitor Howard Long are all coordinating on NJDOT matters going forward. Traffic Engineer Mark Roth has confirmed that the NJDOT has agreed to make the plan changes requested by the Borough and the Redeveloper, which plan now reverts back to the original two lanes from Creek Road to

Rt. 42, with an improved merge pattern. The Redeveloper, the BRA and the Borough will work with NJDOT to ensure that NJDOT proceeds with this important local roadway improvement.

The BRA and the Borough are coordinating with NJDOT, to try to expedite construction of the Connector Road. Camden County is also a partner in this Project, as Creek Road is a County Road. After the Connector Road is completed, the NJDOT will turn over jurisdiction of the Connector Road to Camden County.

The Redeveloper has recently met again with DOT and Camden County officials, to discuss options to expedite construction of the Connector Road. The Redeveloper met with County Planner Andrew Levecchia, to bring him up to date on the Project. One option to expedite construction would be for the Redeveloper to voluntarily acquire the Right of Way ("ROW") necessary to build the Connector Road.

The Redeveloper is also exploring other options to expedite as well. Camden County and Congressman Norcross are supporting the Borough's efforts to expedite construction of the Connector Road. The Redeveloper will discuss these options further with the BRA, Solicitor Long and Mayor Sauter, as more information becomes available. The Redeveloper is engaged in discussions regarding consensual acquisition of the Connector Road ROW. The Redeveloper's goal will be to start construction on the Connector Road in 2023.

V. Engineering Summary

- a. Site Grading, Development Design and Potential Development Yield have been developed by Sam Renauro, PE.
- b. Waterfront Development Permit ("WDP") Application – covering both the Park and the proposed commercial development opportunities, has been submitted to NJDEP by the Redeveloper. We are pleased to report that the WDP application has been reviewed by NJDEP, and been deemed "administratively complete". We have now also received a second round of technical review comments, which are being addressed by Civil Engineer Sam Renauro, and Environmental Professional Jen Berg. The WDP process is progressing nicely.
- c. Site Remediation. NJDEP Case Manager Ron Wienckoski has approved the latest site grading and stormwater plans, which are necessary to support the planned redevelopment. NJDEP is a strong advocate for the redevelopment of this site.
- d. Stormwater Management – Overall Plan being updated by Sam Renauro.

- e. DOT - Traffic / Roadway Design; NJDOT Plan includes all prior Borough requests, including two thru lanes eastbound. Interim Access plans at Phase III (including left turn into site), at the site of the existing Driveway, is being developed and will be shared when the plans are completed. Traffic Engineer Mark Roth is conducting a design review for interim access directly from Creek Road (prior to to construction of the Connector Road).
- f. CCMUA, PSEG have been contacted and have issued (or are prepared to issue) Will Serve Letters; CCMUA will require construction of a forced main (+/- 1 mile) and some pump station upgrades; this will proceed concurrent with site work. Each warehouse will have grinder pump and low-pressure system. Bellmawr must complete infiltration work at existing pump station, and throughout their system. This work will need to be included in CCMUA capital improvement plan. Gas, Electric Cable and Fiber are available.

The Redevelopers and Bellmawr officials have met with CCMUA, to plan for CCMUA system improvements necessary to service the project.

- g. Water/ Fire Suppression. Grade (or below grade) storage and pump system will be developed. Water allocation is in place. A meeting is scheduled this week with the Bellmawr Water Department, to review service requirements.

VI. Public Approval Processes

- a. NJDEP – Tidelands – Approved at August 2021 Tidelands for Meeting. The Tidelands Grants have been completed, paid for and recorded.
- b. NJDEP – Green Acres. See above – both BWD Diversion and the new Water Treatment Plant Diversion can proceed simultaneously. Subdivision applications will be submitted within thirty days of Borough adopting authorizing Resolutions.
- c. NDEP – Site Remediation/ Brownfields; We have had a series of successful meetings with Case Manager Ron Wienkoski. Ron remains very supportive of the project, and is prepared to work with permit updates upon title transfer to the BRA.

Plan has been developed to address permitting from both Solid Waste and Site Remediation. Passive Gas vent system for Phases II and III are being developed. Phase I gas system is complete.

- d. Park Planning; concept plan largely complete and reviewed; Borough and Redeveloper will formally submit to Green Acres for review within 60 days, after the Subdivision is heard.
- e. NJDOT – See above, regarding Connector Road. We will need to develop and review the interim traffic plan and traffic mitigation requirement.
- f. Bellmawr Borough – Subdivision applications will be submitted in November; Site Plan submissions are being developed; anticipate Q1 2023 Joint Land Use Board Submission.
- g. Deptford Township – Mr. Nogowski has met with Brain Slaugh, Deptford, Development Director several times. Deptford Redevelopment Plan is being drafted. A meeting between the Mayors of Bellmawr and Deptford will be scheduled soon, to discuss continuing inter-local cooperation.
- h. Camden and Gloucester Counties – NJDOT Plan Park Plan and Waterfront Development Plan will need to be reviewed by Counties, once Bellmawr completes its review.

VII. Site Use / Market Conditions

- a. Anticipate Q1 -Q2 2023 site marketing. Ongoing discussions with potential end users.

b. Potential Project Timelines

- a. Final Tidelands Grant- has now been recorded.
- b. Green Acres – A final Green Acres public meeting will be scheduled within 90 Days. A new Green Acres Sign will need to be placed.
- c. Site Work Design Process – ongoing
- d. Obtain Environmental Insurance Policies – putting policy in place, in favor of BRA and Bellmawr Borough.
- e. Schedule Title Closing on both BWD Redevelopment Site and West Deptford in a single Closing – Q4 2022.
- f. Bellmawr / Deptford Planning Board submissions. Tentatively, Q1 2023.
- g. Site Work Construction Start- estimated Q2 2023

B. Critical Path Items to Consider

- a. Waterfront Development timeline- typically 6 to 9 months from submission. We can work on this, but 6 months is likely minimum possible.
- b. NJDOT Missing Moves construction. We need to coordinate, to ensure no conflict with DOT construction on adjacent property.
- c. Certain Order/ Process must be followed:
 - i. Waterfront Development
 - ii. E & S approvals
 - iii. Municipal and County Site Plan approvals;
 - iv. THEN- we can apply for Solid Waste approvals, before work is started (Ron W.);
 - v. Sam Renauro will send updated Waterfront Development plans to Ron W.
 - vi. For Site Remediation, you submit AFTER work is completed;
 - vii. Phase I is already approved; will need to submit Cap Modification Application – for buildings and paving; New RAR;
 - viii. For Phases II and III – plan to cut and fill to level site for anticipated development



New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

- RESOLUTION # 01:001-23 . . . ELECTING THE CHAIRMAN
- RESOLUTION # 01:002-23 . . . ELECTING THE VICE CHAIRMAN
- RESOLUTION # 01:003-23 . . . APPOINTING THE EXECUTIVE DIRECTOR
- RESOLUTION # 01:004-23 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY SOLICITOR
- RESOLUTION # 01:005-23 . . . ESTABLISHING MEETING AGENDA 'ORDER OF BUSINESS'
- RESOLUTION # 01:006-23 . . . DESIGNATING THE REGULAR MEETING SCHEDULE (FEB – DEC 2023)



New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

- RESOLUTION # 01:007-23 . . . DESIGNATING THE OFFICIAL NEWSPAPERS OF RECORD FOR PUBLIC & LEGAL NOTICES
- RESOLUTION # 01:008-23 . . . APPROVING INTRODUCTION OF OPERATIONS BUDGET- 2023
- RESOLUTION # 01:009-23 . . . DESIGNATING BANK DEPOSITORIES AND AUTHORIZED SIGNATURES
- RESOLUTION # 01:010-23 . . . DESIGNATING AUTHORIZED PERSON TO PREPARE, CODE & SIGN PURCHASE ORDERS FOR THE AGENCY
- RESOLUTION # 01:011-23 . . . AUTHORIZING POLICY FOR A DEFENSE & INDEMNIFICATION OF OFFICIALS, EMPLOYEES & SERVANTS
- RESOLUTION # 01:012-23 . . . APPOINTING PROFESSIONAL SERVICES: AGENCY ARCHITECT



New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

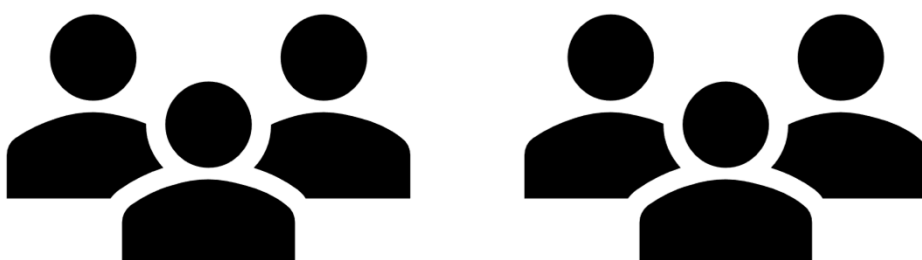
- RESOLUTION # 01:013-23 . . . APPOINTING PROFESSIONAL SERVICES: AGENCY AUDITOR
- RESOLUTION # 01:014-23 . . . APPOINTING PROFESSIONAL SERVICES: AGENCY GENERAL ENGINEER
- RESOLUTION # 01:015-23 . . . APPOINTING PROFESSIONAL SERVICES: AGENCY RISK MANAGEMENT CONSULTANT
- RESOLUTION # 01:016-23 . . . APPOINTING PROFESSIONAL SERVICES: SPECIAL COUNSEL- CONTRACT LAW



New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

- **RESOLUTION # 01:017-23 . . . APPOINTING PROFESSIONAL SERVICES: SPECIAL COUNSEL- ENVIRONMENTAL LAW**
- **RESOLUTION # 01:018-23 . . . APPOINTING PROFESSIONAL SERVICES: AGENCY TRAFFIC ENGINEER**
- **RESOLUTION # 01:019-23 . . . ESTABLISHING A PROCEDURE FOR THE AWARDING OF PROFESSIONAL SERVICE CONTRACTS- 2023: GENERAL PLANNER**
- **RESOLUTION # 01:020-23 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS**



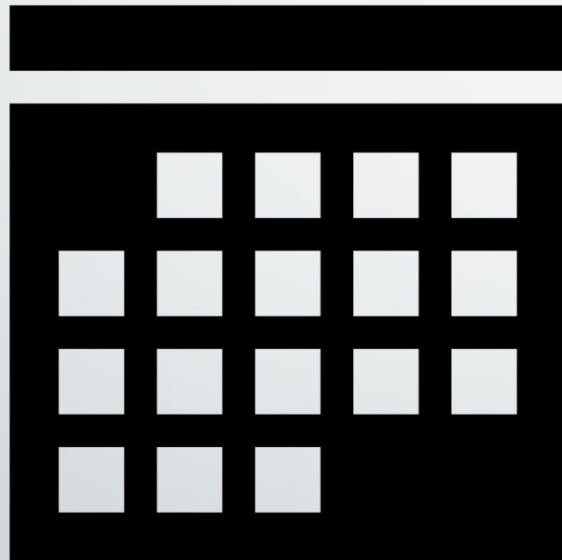
Public Portion



Meeting
Adjournment



Coming up. . .



Regular Meeting

Tuesday, February 21st @ 5pm



THANK YOU!!