

Bellmawr Redevelopment Agency

Regular Meeting of the

Board of Commissioners |

Wednesday, December 14, 2022 @ 5pm



Open Meeting

- Call to Order
- Reading of OPMA Statement:
 - On December 9, 2022, 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 December 9, 2022, 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- Runnemedede)
- 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 - November 9, 2022

Communications

Commissioner's Reports

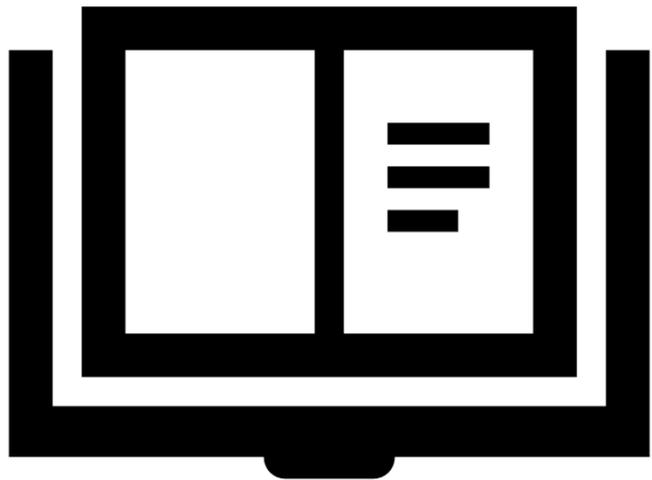
Executive Director's Report

Solicitor's Report

New Business

Public Portion

Adjournment



Reading of Minutes

Regular Meeting - November 9, 2022

Communications

- Redeveloper's Report <monthly> | December - 2022: *rec'd*
12/14/2022
- Traffic Engineer's Report <quarterly> | Q4-2022: *rec'd*
12/14/2022

Commissioner's Reports

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



Executive Director's Report | Key Items

- Budget- 2022:
 - NJ-DCA 'approval' rec'd 12/13/22 | Board to 'Adopt' on 12/14/22
 - 'Introduction' approved by BOC on 11/9/22
- Audit- 2021: prepping docs/files for submittal to Bowman by year's end
 - Targeting Feb- 2023 meeting for presentation/'Certification
- Budget- 2023: Temp Budget to be approved at ReOrg Meeting- 2023
 - Official 'Intro' scheduled for Feb- 2023 meeting, w/ 'Adoption' @ Mar- 2023 meeting
- Professional Services- 2023 RFPs
 - Resolution #12:041-22 authorized process & publication of Pro Service Contract Award RFPs for CY-2023
 - To publish/post RFPs by 12/16/22
 - Deadline to receive proposals- 1/6/2023
 - Contracts awarded @ Re- Org Meeting | Jan. 2023
- Year- End
 - Close- out financials
 - Prep for Re- Org, etc.

Solicitor's Report

- Review Redeveloper's Report
- Green Acres Subdivision
- 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

December, 2022

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. Mr. Nogowski is working with Mr. Long on several Borough Resolutions required in December, regarding title transfer and Green Acres. Mr. Nogowski has provided a desired schedule of municipal processes required in order to achieve all required approvals by June 30, 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.

We have narrowed our environmental insurance negotiations to one finalist, and we are working on finalizing the policy terms. We expect to have a firm, final proposal and to present an insurance application to the BRA prior to the end of December, so that coverage can be bound in January 2023.

The Redeveloper has provided the renewed \$1 Million security bond, covering 2021-2022. The Redeveloper will renew the bond for 2023.

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 applications will be submitted, after the preliminary review by Mr. McKenna, Mr. Bach and Mr. McNulty. The Redeveloper hopes to have the Subdivision applications heard in both Bellmawr and Deptford in January 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 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 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

Bellmawr Waterfront Redevelopment Project
Big Timber Junction, LLC
Project Timeline Milestones
11/30/22

Big Timber Junction, LLC, (“BTJ”), is pleased to report to Bellmawr Borough that it has secured the necessary financial commitments to proceed with the planned Redevelopment Project (the “Project”) in 2023. As you may recall, the Project consists of: (i) a new Waterfront Park along the Big Timber Creek; (ii) development of a new +/- 990,000 square feet distribution / manufacturing center; and (iii) in cooperation with NJDOT and Camden County, expedited construction of the Creek Road Connector. In order to successfully implement the Project in 2023, BTJ would like to share this proposed schedule and timeline with the Borough.

As you know, BTJ has already submitted the Waterfront Development Permit (“WDP”) application to NJDEP. The WDP is typically one of the longest lead-time permits, and we have been working diligently to move that permit along in a timely manner.

There are of course many other permits and approvals that must be secured in order to proceed with the Project, including municipal (both Bellmawr and Deptford), County and State approvals. BTJ, BWD and the Borough have all together achieved remarkable results so far, in remediating the landfills and preserving public access to the waterfront. Now is the time to turn our attention to finally building the Park and the commercial development, as well as doing everything we can to expedite construction of the Creek Road Connector.

Notably, we are also including in this timeline the work necessary for BTJ and BWD to solve, at no expense to the Borough, the Borough’s longstanding dispute with NJDEP- Green Acres, concerning the alleged unauthorized diversion of parkland at the Borough Water Tower location. BWD will provide the 2.5 acres of replacement ground.

The processes and sequence of events that are laid out below are all described within the Redevelopment Agreement that all parties negotiated and signed back in 2020. State laws and the MLUL also influence the timing and sequence of events. In order to meet our commitments with our equity and financing sources, we should have all relevant approvals in place no later than May 1, 2023. This will allow the New Jersey 45 day appeal period to expire at June 15, 2023.

Here is a summary of the milestone events and timelines that we propose, in order to ensure that all necessary approvals are in place on or prior to May 1, 2023. Much of the work is understandably within BTJ’s responsibility, but the Project cannot move forward successfully without an equally concerted effort by our partners- the public officials of Bellmawr Borough and the Bellmawr BRA, so that together we can timely complete these tasks.

1. Bellmawr Borough approves necessary authorizing Resolutions (December 2022):

- a. Resolution approving title transfer of Block 78, Lots 1 and 2 to the Bellmawr Redevelopment Agency (“BRA”);
- b. Resolution authorizing the Final Application to Green Acres for Diversion of Block 78, Lot 1;

- c. Resolution authorizing the Preliminary Application to Green Acres, for the Water Tower diversion, with BWD offering the 2.5 acres of replacement ground; and
- d. Resolution accepting the Deed from NJ DOT to Bellmawr Borough and associated cross access easement, for the batting cage property and parking area on 100 Essex Ave. (DOT has already recorded the Deed, and the Bellmawr Planning Board required and approved the Cross-Easement).

We have already reviewed the subject of these Resolutions with Solicitor Howard Long, and Don Nogowski will continue to work with Howard regarding the details necessary for drafting Resolutions.

2. Financial discussions with Bellmawr (December/ January , 2022).

- a. BTJ and Mayor Sauter will need to discuss informally the likely scope of the Development, the potential PILOT revenue, the Connector Road, the future Fee Transfer process, and the proposed allocation of PILOT revenues between Bellmawr and Deptford Township.

3. Financial Discussions with Deptford. (January / February 2022).

- a. Initially, about 66.6% of PILOT Revenue will accrue to Bellmawr and 33.3% to Deptford, based upon the geography of the Site. Deptford will then share a portion of its 33.3% share with Bellmawr.
- b. After Bellmawr decides on an acceptable financial proposal to Deptford (with Deptford sharing a portion of Deptford PILOT taxes as compensation for Bellmawr providing municipal services), BTJ, Bellmawr and Deptford meet to discuss the Deptford financial proposal, with the intent being to draft a mutually acceptable Inter-Local Agreement.

4. Bellmawr Subdivision (December 2022 – January 2023)

- a. Green Acres requires the Park Lots to be subdivided into separate tax parcels. Mike McKenna, Don Nogowski, Sam Renauro and Steve Bach will be meeting soon to review the proposed subdivision plans.

5. Schedule and Complete Title Transfer to BRA, as per the Redevelopment Agreement (January 2023)

- a. BTJ provides Environmental Insurance Policy, as per the Redevelopment Agreement;
- b. BTJ complies with other closing prerequisites, as per the Redevelopment Agreement;
- c. BTJ conveys its part of the Site to the BRA (including the West Deptford parcel);
- d. Bellmawr Borough conveys its part of the Site to the BRA;
- e. After Title Transfer, Bellmawr Borough requests that the HDSRF liens are released, as the properties have come under public ownership.

6. Green Acres Final Diversion Application – Block 78, Lot 1 (January 2023)

- a. After Subdivision and authorizing Resolution, the Final Green Acres application will be prepared by BTJ submitted by Bellmawr Borough.

7. Green Acres Preliminary Diversion Application – Water Treatment Plant (January 2023).

- a. After authorizing Resolution and completion of survey work, application will be prepared and submitted to NJDEP, at not cost to the Borough.

8. Deptford Approval of Redevelopment Plan and Process (February-March 2023).

- a. Once the Deptford financial discussions are completed in December, we would expect Deptford to move forward with the redevelopment process, as agreed. Deptford has already declared the area to be a Redevelopment Area, but Deptford now needs to approve a Redevelopment Plan authorizing the Park and the Development.
- b. After approval of the Deptford Redevelopment Plan, we expect Deptford, pursuant to the MLUL, will authorize the Bellmawr Joint Land Use Board to hear future land use applications.
- c. BTJ will consult with Deptford regarding the Deptford Park Lot Subdivision, as we believe this could be head by the Bellmawr Board, after the Deptford MLUL authorization.

9. Develop Plan with NJDOT for Creek Road Connector (December 2022 – March 2023).

- a. Bellmawr, BTJ, Camden County and NJDOT agree on a methodology to expedite construction of the Connector Road, along with a funding plan.
- b. Congressman Norcross, South Jersey legislators and County Director Cappelli have pledged to assist in encouraging NJDOT to cooperate.
- c. Process may include RAB bond proceeds to initially build the road.

10. BTJ applies for Site Plan approvals for the Park and the Development with the Bellmawr Joint Board and the Camden County Planning Board (perhaps also Gloucester County Planning Board- jurisdiction will be reviewed with them). (February -March 2023).

- a. Bellmawr Joint Land Use Board would have authority to hear site plan application for entire site.

11. Once Site Plan approvals are obtained, CCMUA and Bellmawr Public Works department work cooperatively to obtain all DEP and EPA approvals for water and sewer service to the site. (Application in February 2023; approvals by May 2023).

12. Bellmawr and Deptford negotiate, agree and approve: (i) formal PILOT Financial Agreements; and (ii) the formal Inter-Local Agreement sharing PILOT Revenue (March -May 2023).



New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

- **RESOLUTION # 12:039-22 . . . AUTHORIZING THE REDEVELOPER TO MAKE APPLICATION BEFORE THE BELLMAWR PLANNING BOARD FOR A GREEN ACRES SUBDIVISION**
- **RESOLUTION # 12:040-22 . . . APPROVING ADOPTION OF THE OPERATIONS BUDGET- 2022**
- **RESOLUTION # 12:041-22 . . . OF THE BELLMAWR REDEVELOPMENT AGENCY ESTABLISHING A PROCEDURE FOR THE AWARDING OF PROFESSIONAL SERVICE CONTRACTS- 2023**
- **RESOLUTION # 12:042-22 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS**

Green Acres Subdivision



Bellmawr Redevelopment Agency

RESOLUTION: # 12:039-22

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY AUTHORIZING THE REDEVELOPER TO MAKE APPLICATION BEFORE THE BELLMAWR PLANNING BOARD FOR A GREEN ACRES SUBDIVISION

WHEREAS, the statement of facts and procedural history is set out in the attached narrative as Exhibit A;

WHEREAS, on December 9, 2022 the professional staffs of the Bellmawr Redevelopment Agency, Mayor and Council, and the Bellmawr Planning Board met to "pre-review" the proposed application and plan for a Green Acres subdivision for the reasons set out in detail in the attached narrative ;

WHEREAS, the Borough of Bellmawr and the Bellmawr Redevelopment Agency are not approving this plan, but rather authorizing the application before the Bellmawr Planning Board.

WHEREAS, the Borough of Bellmawr and the Bellmawr Redevelopment Agency reserves and retains all review and approval rights under the Redevelopment Agreement and the New Jersey Municipal Land Use Law;

NOW, BE IT THEREFORE RESOLVED, that the Commissioners of the Bellmawr Redevelopment Agency, at an open public meeting held on December 14, 2022, hereby authorizes the Green Acres Subdivision application to the Bellmawr Planning Board provided Mayor and Council also authorizes said application. We further authorize the application before the Deptford Planning Board.

Dated: December 14, 2022

APPROVED:

Frank R. Filipek, Chairman

The foregoing resolution was duly adopted by the Board of Commissioners of the Bellmawr Redevelopment Agency at the Regular Meeting hosted virtually via the public access portal located at <https://us02web.zoom.us/j/9694859482> on December 14, 2022 at 5 PM.

Joshua T. Tregear, Executive Director,
Secretary to the Board

McKENNA LAW

A PROFESSIONAL CORPORATION
MICHAEL J. McKENNA • MICHAEL C. McKENNA
THE AND PA LICENSED ATTORNEYS

December 12, 2022

VIA EMAIL: ffilipek@bellmawrredevelopment.org
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The Honorable Chairman and Members of the Bellmawr Redevelopment Agency

Re: Green Acres Subdivision

Dear Honorable Chairman and Commissioners:

On our next agenda will be the consideration and action upon greenlighting the redeveloper's application to the Bellmawr Planning Board for the Green Acres Subdivision. After we authorize this application, Mayor and Council will also take action on authorization. The actual approval will be undertaken by the planning board at a public hearing and with the full review of its professional staff and members.

The nature of our action is akin to prior authorizations we have given for Tidelands' and Green Acres' applications. We are not the approving authorities. That said, however, in order to provide for consensus, I recently suggested that the professional staff of our Agency, Mayor and Council, and the planning board meet to "pre-review" the proposed application and plan. We did that last Friday and now have a consensus on the application that will appear before the planning board. I enclose a copy of that plan with the understanding that we are not approving this plan, but rather authorizing the application before the appropriate authority, that is, the planning board. In connection with that plan which both Dennis McNulty and I will be able to go over with you, I enclose a detailed narrative of the procedural posture and historical background for this application before the Planning Board, together with the plan of subdivision.

It is my recommendation that it is in the best interest of the redevelopment project and the Bellmawr Redevelopment Agency that we authorize the application to be made before the planning board, subject of course to a similar authorization being entered by Mayor and Council.

Very truly yours,

/s/ Michael J. McKenna
Michael J. McKenna

MJM:dmt
Enclosures

cc: Josh Tregear, Executive Director of Bellmawr BRA (via: email jttregear@bellmawrredevelopment.org)
Howard Long, Esquire (via: email hlong@wtklaw.net)
Honorable Mayor and Members of Council (via: email mayor.sinter@bellmawr.com; jdanelo@bellmawr.com; weyans@bellmawr.com; fbider@bellmawr.com; jcasey@bellmawr.com; jfinai@bellmawr.com; crain@bellmawr.com)
Dennis McNulty (via: email dennis.mc-nulty@rsc.com)
Steven Bach (via: email sbach@bachdesigngroup.com)

Bellmawr Waterfront Development Project Green Acres-Required Subdivision December, 2022

As you know, Block 78, Lots 1 and 2 are Green Acres-encumbered, due to the Borough accepting \$45,000.00 from Green Acres toward the purchase of a Tidelands Grant for those lots, in 1972.

In June of 2010, working in partnership with Bellmawr Waterfront Development, LLC ("BWD"), Bellmawr Borough submitted a "Major Diversion" application to NIDEP-Green Acres, which requested Green Acres approval to: (i) release Block 78, Lot 2 (+/- 17 acres) (the "Diversion Parcel") from Green Acres restrictions, in exchange for new Green Acres Parkland, including: (x) +/- 20 acres of waterfront land along the Big Timber Creek owned by BWD; and (y) +/- 150 acres along located along the Delaware River in West Deptford (collectively the "Replacement Parcels"), also owned by BWD. Green Acres specifically requested that BWD acquire the West Deptford parcel, and to include that parcel in Bellmawr's Green Acres application. Green Acres approved Bellmawr's Major Diversion Application in 2010.

As part of its approval, Green Acres required BWD to obtain the Tidelands Grant, which covered some of the Replacement Parcels. BWD obtained the Tidelands Grant a few months ago, at a cost of just under \$1 Million.

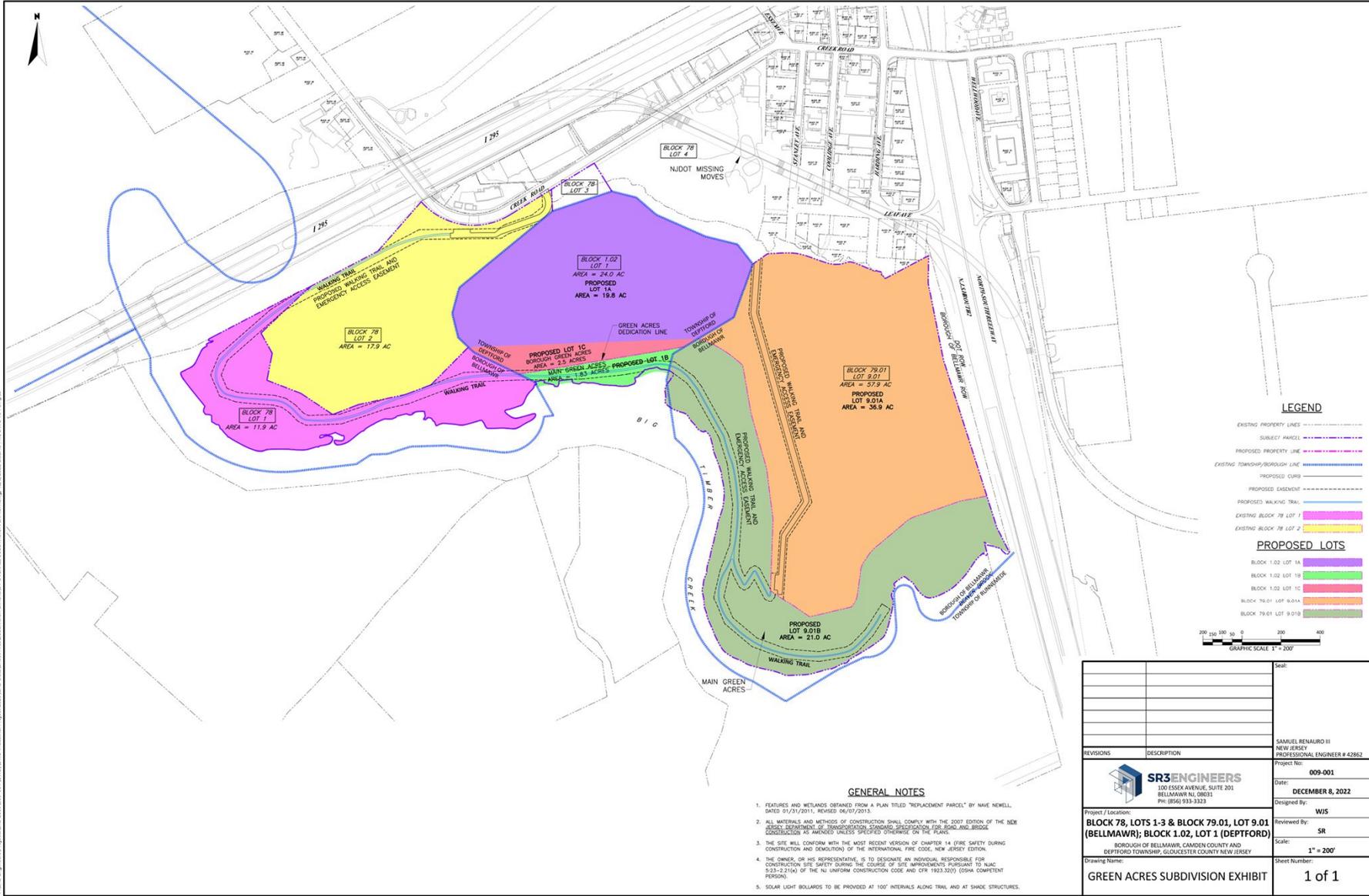
In addition, Green Acres has also required that the Replacement Ground in Bellmawr and Deptford be subdivided from the area to be developed in the future, as shown on the attached plan. Green Acres requires the new Parkland to be separate, distinct tax parcels, against which Green Acres Restrictive Covenants will be recorded. Thus, a separate subdivision application is required in both Bellmawr and Deptford, to create these separate tax parcels. Block 78, Lot 1, is already a separate and distinct tax parcel, and will remain subject to Green Acres restrictions, as it will become part of the new 37 acre contiguous Waterfront Park.

Pursuant to the Redevelopment Agreement, Big Timber Junction, LLC (the Redeveloper), BWD and Bellmawr Borough all contemplate working cooperatively to obtain the Final Green Acres Approval. Once Bellmawr Borough adopts a Resolution authorizing the Final Green Acres Diversion Application, and the Subdivision application is heard by the Bellmawr Joint Land Use Board, Bellmawr Borough would have complied with all Green Acres Diversion requirements. Green Acres would then approve the Final Diversion application, releasing Block 78 Lot 2 from Green Acres restrictions.

In addition, the Borough had requested that the Redeveloper assist the Borough in resolving a separate, longstanding dispute with Green Acres, concerning the Borough's Water Treatment plant. Green Acres has alleged for years that Bellmawr improperly diverted 0.5 acres of "park", for use in its Water Treatment infrastructure, without first obtaining Green Acres approval. Bellmawr has disputed Green Acres on this point.

In order to resolve this issue and at no cost to the Borough, the Redeveloper has offered an additional 2.5 acres of Replacement Ground to Green Acres, and Green Acres has accepted this offer. The Borough is considering a Resolution authorizing this second Green Acres application, and the attached Subdivision plans show this separate, 2.5 acre parcel that will be created, as part of the Deptford Subdivision. This will finally resolve this dispute between Bellmawr Borough and NIDEP Green Acres.

Green Acres Subdivision



P:\S\Engineers\Projects\483_1009\09-001_BW03\BWD Industrial Project 2020\CAD Data\Sheet Files\Subdivision Exhibit\01 OVERALL SUBDIVISION EXHIBIT.dwg, 12/8/2022 2:52:45 PM, DWG to PDF job

REVISIONS		DESCRIPTION	DATE
PROJECT LOCATION		BLOCK 78, LOTS 1-3 & BLOCK 79.01, LOT 9.01 (BELLMAWR); BLOCK 1.02, LOT 1 (DEPTFORD) BOROUGH OF BELLMAWR, CAMDEN COUNTY AND DEPTFORD TOWNSHIP, GLoucester COUNTY NEW JERSEY	
DRAWING NAME		GREEN ACRES SUBDIVISION EXHIBIT	
DESIGNED BY		WJS	
REVIEWED BY		SR	
SCALE		1" = 200'	
SHEET NUMBER		1 of 1	
PROJECT NO.		009-001	
DATE		DECEMBER 8, 2022	
DESIGNED BY		WJS	
REVIEWED BY		SR	
SCALE		1" = 200'	
SHEET NUMBER		1 of 1	
DRAWING NAME		GREEN ACRES SUBDIVISION EXHIBIT	
DESIGNED BY		WJS	
REVIEWED BY		SR	
SCALE		1" = 200'	
SHEET NUMBER		1 of 1	



New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

- **RESOLUTION # 12:039-22 . . . AUTHORIZING THE REDEVELOPER TO MAKE APPLICATION BEFORE THE BELLMAWR PLANNING BOARD FOR A GREEN ACRES SUBDIVISION**
- **RESOLUTION # 12:040-22 . . . APPROVING ADOPTION OF THE OPERATIONS BUDGET- 2022**
- **RESOLUTION # 12:041-22 . . . OF THE BELLMAWR REDEVELOPMENT AGENCY ESTABLISHING A PROCEDURE FOR THE AWARDING OF PROFESSIONAL SERVICE CONTRACTS- 2023**
- **RESOLUTION # 12:042-22 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS**

Revenue and Appropriation Summaries

<u>Summary of Revenues</u>	<u>Anticipated 2022</u>
1. Redevelopment / Management	160,725.00
2. Cap Maintenance	125,275.00
Total General Revenues	286,000.00

<u>Summary of Appropriations</u>	<u>Anticipated 2022 Budget</u>
1. Operating Expenses: Administration	40,500.00
Cost of Providing Services	242,250.00
2. Debt Service	0.00
3. Total Interest Payments on Debt	0.00
4. Total Non- Other Operating Appropriations	0.00
5. Total Accumulated Deficit	0.00
Total General Appropriations	282,750.00

Anticipated Surplus (Deficit)	3250.00
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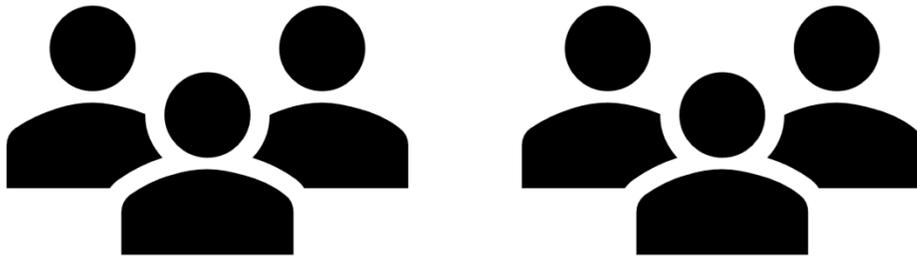
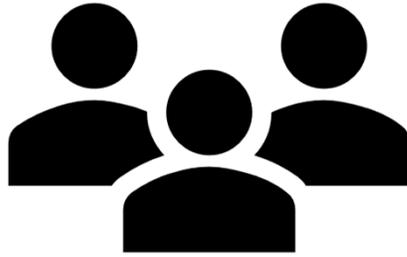
Budget- 2022 Adoption



New Business

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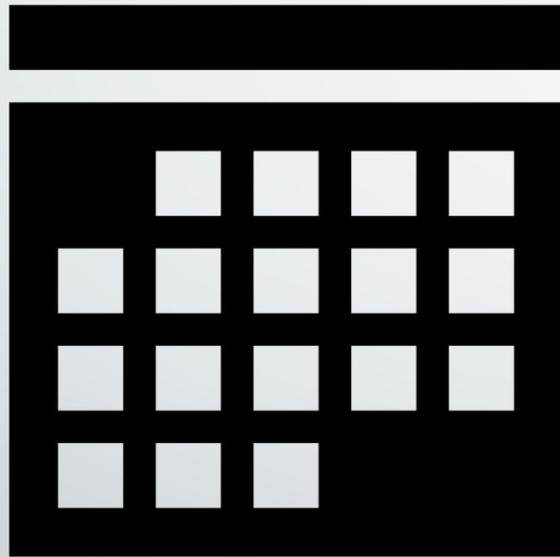
Public Portion



Meeting
Adjournment



Coming up. . .



Re-Organization Meeting

*TBD- 3rd or 4th Tuesday in
January 2023*

Happy Holidays!



THANK YOU!!