



Bellmawr Redevelopment Agency

Regular Meeting of the

Board of Commissioners |

Monday, November 15, 2021 @ 5pm



Open Meeting

- Call to Order
- Reading of OPMA Statement:
 - On February 5, 2021, notice of this meeting was posted to 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 February 5, 2021, which included requests for publication 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 Steve Hagerty (Councilman- Bellmawr)
- Commissioner Ray Bider (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- October 18, 2021
- Communications
- Commissioner's Reports
- Executive Director's Report
- Solicitor's Report
- New Business
- Public Portion
- Adjournment



Reading of Minutes

- Reading of Minutes | Regular Meeting- October 18, 2021





Communications

- Redeveloper's Report | November-2021: *rec'd 11/15/2021*
- Traffic Engineer's Report: Quarterly: *due by 12/1/2021*



Commissioner's Reports

- Chairman Frank Filipek
- Vice Chair Steve Hagerty (Councilman- Bellmawr)
- Commissioner Ray Bider (Councilman- Bellmawr)
- Commissioner Nick Kappatos (Mayor- Runnemedede)
- Commissioner Tom Whitman
- Commissioner Anil Patel
- Commissioner Jeff Simpson



Executive Director's Report | Key Items

- Edmunds Governmental Finance/Admin management software
 - Conversion went live 8/12/2021; System training ongoing
 - Q/C measures under triage; establishing reporting/processing protocols
 - De- fragmenting incorrect codes & chart of account allocations
- Financial/Admin
 - Audit- 2019 delayed due to financial data conversion during process
 - Working w/ Bowman <Auditor> to finalize
 - Overall, drafting schedule to satisfy outstanding reports
- Year- End Close
 - Re-Org Meeting / 2022 schedule
 - Publish Professional Services RFP for CY-2022



Solicitor's Report

- Review Q4-2021 Redeveloper's Report
- Tidelands
- West Deptford Parcel
- 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

November, 2021

I. Tidelands Update

Since our last report, The Redeveloper, the Borough and Tidelands have resolved all outstanding Tidelands issues. When we received the new 2021 draft grant to Bellmawr Borough to review, we saw that Tidelands was asserting rights under the Borough's 1977 Grant, which still restricted future use. Tidelands initially claimed that the Borough still was required to pay Tidelands several hundred thousand dollars, separate and apart from the Green Acres use restrictions, even though the Borough had paid Tidelands \$97,755.00 in 1977, the equivalent of over \$455,000.00 today.

Fortunately, with the assistance of Chairman Filipek and Senator Cruz-Perez, we were able to provide Tidelands with sufficient evidence to convince Tidelands that the Borough's subsequent Tidelands Grant in 1993 (for the Compost Center use), was sufficient consideration to remove any further Tidelands use restrictions, leaving only the Green Acres Major Diversion (which NJDEP has already approved).

Last week, we then reached agreement with Tidelands on the form of the two new "sweep grant", covering the entire site (both new grant areas and areas already granted), which will make the job of future title examiners much easier, as no ones will ever again have to go back and interpret the ancient Tidelands Grants, which were never really exact or fully accurate. We are told we will have new Grant drafts by next week (by 11/24).

II. Redevelopment Process Updates

Mr. Nogowski met with BRA Real Estate Counsel David Weinstein last week, and they are together working on finalizing the Agreement of Sale with the BRA, and other closing - related processes.

The Redeveloper has provided Conner Strong (the BRA's insurance Broker), with requested information, so that the Broker can provide updated Environmental Insurance Policy Updates, with the goal of getting a policy available by the end of the year.

The Redeveloper is in the process of completing rough grading at the site as approved by NJDEP and required for current possible future commercial uses and park construction purposes. This was discussed before hand with the BRA, and plans have been provided to Remington and Vernick. This current grading work should be completed by 12/31/21.

III. Green Acres

Now that the Tidelands Grant is being finalized, the Redeveloper 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.

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.

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.

IV. NJDOT

Redeveloper Counsel Don Nogowski and Borough Solicitor Howard Long are coordinating on NJDOT matters. The Borough will confirm its agreement and consent to the NJDOT plans, which were reviewed and paper owed by Borough . 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 and Mr. Long will work with NJDOT to ensure that NJDOT proceeds with this important local roadway improvement.

V. Engineering Summary

- a. Site Grading, Development Design and Potential Development Yield have been developed by Sam Renauro, PE.
- b. Waterfront Development Permit Application – to be submitted to NJDEP. Sam Renauro has completed updating the plans, to reflect new stormwater regs and BMP's.
- c. Site Remediation. A very positive meeting with DEP was held on the site in late August, between Sam Renauro, PE, Jen Berg and Chris Ward, LSERP, and NJDEP Case Manager Ron Wienkoski. Ron approved the latest site grading and stormwater plans, which are necessary to support the planned redevelopment.
- 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), will have to be developed and approved.
- f. CCMUA, PSEG have been contacted and have issued (or are prepared to issue) Will Serve Letters; CCMUA will require 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.
- g. Water/ Fire Suppression. Grade (or below grade) storage and pump system will be developed. Water allocation is in place.

VI. Public Approval Processes

- a. NJDEP – Tidelands – Approved at August 2021 Tidelands for Meeting.
- b. NJDEP – Green Acres. See above – both BWD Diversion and the new Water Treatment Plant Diversion can proceed simultaneously.
- c. NDEP – Site Remediation/ Brownfields; CHris Ward has replaced our friend Gary Brown as PE and LSRP. Successfu lMeeting 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.
- e. NJDOT – See above, regarding connector road. We should review any interim traffic issue and/ or mitigation requirement.
- f. Bellmawr Borough – Site Plan submissions are being developed .
- g. Deptford Township – Mr. Nogowski has met with Brain Slauch, Deptford, Development Director. 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.
- i. Sweeney- Singleton Bill. Sen Sweeney has sponsored legislation which would require plans to be reviewed and approved by neighboring municipalities. This is primarily designed to address suburban / rural sprawl, not industrial infill / brownfield development. Deptford is already involved in our project. It is possible Runnemede and Westville may need to be consulted. We have met with Runnemede and they are supportive. We may need to reach out to Westville at the appropriate time.

VII. Site Use / Market Conditions

- a. Anticipate Late Fall 2021/ Q1 2022 marketing.
- b. **Potential Project Timelines**
 - a. Final Tidelands Grant Approval and signatures - within 30 Days.
 - b. Green Acres – A final Green Acres public meeting will be scheduled within 60 Days. A new Green Acres Sign will need to be placed.
 - c. Site Work Design Process – ongoing

- d. Obtain Environmental Insurance Policies – within 60 days.
- e. Schedule Title Closing on both BWD Redevelopment Site and West Deptford in a single Closing- by EOY.
- f. Bellmawr / Deptford Planning Board submissions. Tentatively, October – December 2021.
- g. Site Work Construction Start- estimated Spring 2022

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 (Petrongolo). Don to contact Petrongolo counsel to discuss.
- 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 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



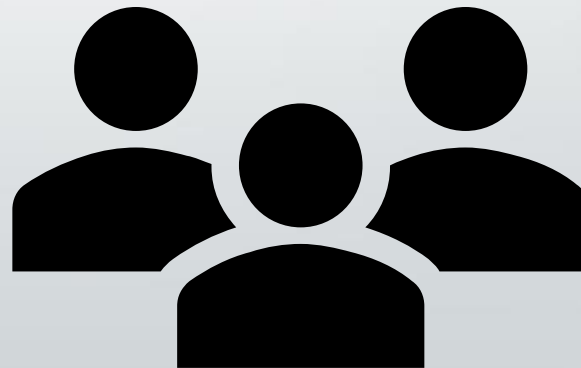
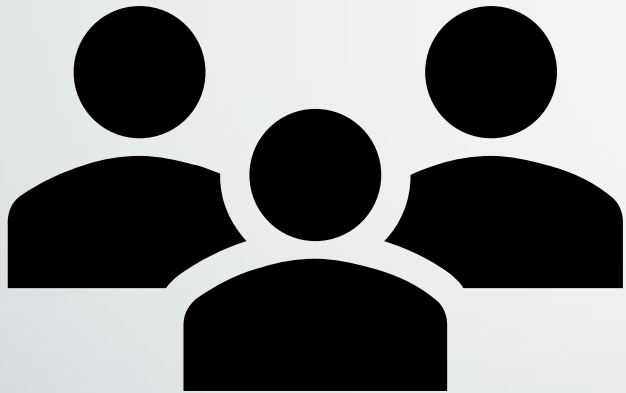
New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

- **RESOLUTION #11:032-21 ... OF THE BELLMAWR REDEVELOPMENT AGENCY ESTABLISHING APROCEDURE FOR THE AWARDING OF PROFESSIONAL SERVICE CONTRACTS- 2022**
- **RESOLUTION # 11:033-21 ... OF THE BELLMAWR REDEVELOPMENT AGENCY AUTHORIZING PAYMENT OF OUTSTANDING BILLS**



Public Portion



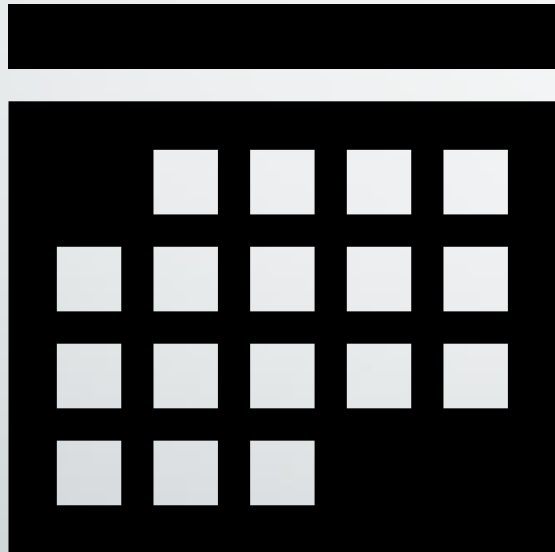


Meeting Adjournment





Coming up. . .



Regular Meeting

Tuesday, December 14th @ 5pm



THANK YOU!!