



Re-Organization Meeting | Minutes

Tuesday, January 20, 2026 @ 5pm

Remote <Virtual> Meeting: <https://us02web.zoom.us/j/9694859482>

OPMA Statement:

On January 15, 2026, 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 20, 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 have been met in compliance with the Sunshine Law.

Call to Order: The meeting was called to order at 5:03pm by Chairman Frank Filipek, with the salute to the flag.

Roll Call:

Attending: Frank R. Filipek, Chairman
Ray Bider, Vice Chair <Councilman- Bellmawr>
James D'Angelo, Commissioner <Councilman- Bellmawr>
Tom Whitman, Commissioner
Jeff Simpson, Commissioner
Peter Macrina, Commissioner

Absent: Anil Patel, Commissioner

Staff / Pros: Joshua T. Tregear, Executive Director / Agency Secretary
Michael McKenna, Agency Solicitor
Dennis McNulty, Agency Engineer

**Bellmawr Redevelopment Agency
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January 20, 2026**

Reading of Minutes:

Motion: Filipek

Regular Meeting | December 9, 2025

Second: Simpson

All in favor.

Special Meeting | December 17, 2025

Motion: Simpson

Second: Bider

All in favor.

Communications:

- N/A

Commissioner Reports:

- N/A

Executive Director's Report (Key Items):

- N/A

Solicitor's Report:

- N/A

New Business:

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY . . .

RESOLUTION # 01:001-26 . . . ELECTING THE CHAIRMAN | *Nomination: Frank R. Filipek*

Motion: Bider

Second: D'Angelo

All in favor.

RESOLUTION # 01:002-26 . . . ELECTING THE VICE CHAIRMAN | *Nomination: Ray Bider*

Motion: Filipek

Second: D'Angelo

All in favor.

RESOLUTION # 01:003-26 . . . APPOINTING EXECUTIVE DIRECTOR | *Nomination: Joshua T. Tregear*

Motion: Bider

Second: D'Angelo

All in favor.

New Business (cont.):

RESOLUTION # 01:004-26 . . . APPOINTING PROFESSIONAL SERVICES- AGENCY SOLICITOR |

Nomination: Michael J. McKenna of McKenna Law Office

Motion: Filipek Second: Whitman All in favor.

RESOLUTION # 01:005-26 . . . ESTABLISHING ORDER OF BUSINESS

RESOLUTION # 01:006-26 . . . DESIGNATING THE REGULAR MEETING SCHEDULE CY-2026

RESOLUTION # 01:007-26 . . . DESIGNATING THE OFFICIAL NEWSPAPERS OF RECORD FOR PUBLIC & LEGAL NOTICES

Motion: Whitman Second: Simpson All in favor.

RESOLUTION # 01:008-26 . . . AUTHORIZING NARRATIVE ON ANNUAL BUDGET INTRODUCTION- 2026 TO LOCAL FINANCE BOARD

Motion: Filipek Second: Simpson All in favor.

RESOLUTION # 01:009-26 . . . APPROVING INTRODUCTION OF BUDGET- 2026

Motion: Whitman Second: D'Angelo All in favor.

RESOLUTION # 01:010-26 . . . DESIGNATING BANK DEPOSITORIES AND AUTHORIZED SIGNATURES

RESOLUTION # 01:011-26 . . . DESIGNATING AUTHORIZED PERSON TO PREPARE, CODE & SIGN PURCHASE ORDERS FOR THE AGENCY

RESOLUTION # 01:012-26 . . . PROVIDING FOR THE DEFENSE & INDEMNIFICATION OF OFFICIALS, EMPLOYEES & SERVANTS

Motion: Whitman Second: Filipek All in favor.

RESOLUTION # 01:013-26 . . . APPOINTING PROFESSIONAL SERVICES: AUDITOR & FINANCIAL CONSULTANT | *Nomination: Bowman & Company*

Motion: Macrina Second: D'Angelo All in favor.

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RESOLUTION # 01:014-26 . . . APPOINTING PROFESSIONAL SERVICES: GENERAL ENGINEER |

Nomination: Remington & Vernick Engineers

Motion: Whitman Second: Simpson All in favor.

RESOLUTION # 01:015-26 . . . APPOINTING PROFESSIONAL SERVICES: RISK MANAGEMENT CONSULTANT | *Nomination: Conner Strong & Buckelew*

Motion: D'Angelo Second: Bider All in favor.

RESOLUTION # 01:016-26 . . . APPOINTING PROFESSIONAL SERVICES: SPECIAL COUNSEL- CONTRACT LAW | *Nomination: David Weinstein of Archer Greiner Law Firm*

Motion: Simpson Second: Whitman All in favor.

RESOLUTION # 01:017-26 . . . APPOINTING PROFESSIONAL SERVICES: SPECIAL COUNSEL- ENVIRONMENTAL LAW | *Nomination: Debra Rosen of Archer Greiner Law Firm*

Motion: Filipek Second: D'Angelo All in favor.

RESOLUTION # 01:018-26 . . . APPOINTING PROFESSIONAL SERVICES: GENERAL PLANNER | *Nomination: Turek Consulting*

Motion: Whitman Second: Simpson All in favor.

RESOLUTION # 01:019-26 . . . AUTHORIZING PAYMENT OF OUTSTANDING BILLS

Motion: Whitman Second: Simpson All in favor.

Public Portion: N/A

Adjournment: Meeting Adjourned @ 5:39pm

Motion: Simpson Second: Filipek All in favor.

MINUTES PREPARED & PRESENTED TO BOARD OF COMMISSIONERS BY:

Joshua T. Tregear, Executive Director, Secretary to the Board- March 11, 2026

APPROVED BY BOARD OF COMMISSIONERS: REGULAR MEETING | March 11, 2026

Motion: Patel Second: Bider All in favor.

CERTIFICATION OF ADOPTED MINUTES: REGULAR MEETING | March 11, 2026

Attest: Joshua T. Tregear, Executive Director, Secretary to the Board of Commissioners