



Bellmawr Redevelopment Agency

Regular Meeting of the
Board of Commissioners |
Tuesday, December 14, 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



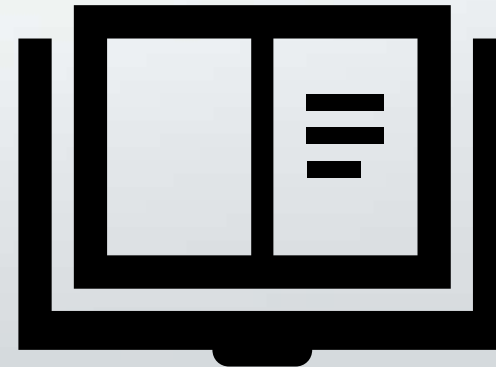
Meeting Agenda

- Reading of Minutes: Regular Meeting- November 15, 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- November 15, 2021





Communications

- Redeveloper's Report | December- 2021: *rec'd 12/14/2021*
- Traffic Engineer's Report: Quarterly Q4: *rec'd 12/14/2021*



Commissioner's Reports

- Chairman Frank Filipek
- 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
 - 2019: complete | 2020/2021 by 1/15/2021
- Financial/Admin
 - Audit- 2019 delayed due to financial data conversion during process
 - Working w/ Bowman <Auditor> to finalize: all required support files/docs in- hand & under review by Auditor
 - Drafting schedule to satisfy outstanding reports: targeting Re- Org Meeting for presentation
- Year- End Close / Prep CY-2022
 - Re-Org Meeting / 2022 schedule
 - Published/processed Professional Services RFP & Submittals for CY-2022



Solicitor's Report

- Review Dec- 2021 Redeveloper's Report
- Insurance
- 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, 2021

Summary

As of December 10, 2021, the Bellmawr Waterfront Development (“BWD”) Project is finally nearing completion of the Pre-Development Phase. The Remediation Phase of the Project was substantially completed in 2020. There are only a few outstanding tasks remaining in order to complete the Pre-Development Phase, which are detailed below. The Redeveloper and the Bellmawr RDA are working diligently and cooperatively, to get to title closing early in Q1 2022. Once title closing occurs, it is anticipated that the Development Phase of the Project will then commence during Q1 2022, and continue through 2023.

I. Tidelands Update

The Redeveloper (Big Timber Junction, LLC), the Borough and the Tidelands Resource Council (within NJDEP) have finally resolved all outstanding Tidelands issues. BWD has 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 one will ever again have to go back and interpret the ancient Tidelands Grants, which were never really exact or fully accurate. BWD has agreed to pay \$950k for the new Tidelands Grant, the form of which is being currently reviewed by the Attorney General’s office, prior to being signed and recording later this month.

II. Redevelopment Process Updates

Mr. Nogowski met with BRA Real Estate Counsel David Weinstein, and they are together working on finalizing the Agreement of Sale with the BRA, and other closing -related processes. The Redeveloper has provided a proposed revised “Schedule N” to the Redevelopment Agreement, which details project schedules and milestones.

The Redeveloper has had several meetings with Conner Strong (the BRA's insurance Broker) and prospective insurers, and we have provided requested information, so that the Insurer 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.

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

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.

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.

Mr. Nogowski has reached out to Kimberly Nance, the NJDOT Municipal Liaison, for an update on both Missing Moves and the Connector Road projects.

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 in January. 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 Wienckoski. 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. At this point in December 2021, just waiting for final execution draft from AG office.
- b. NJDEP – Green Acres. See above – both BWD Diversion and the new Water Treatment Plant Diversion can proceed simultaneously.
- 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.
- 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; anticipate Q1 2022 Planning Board Submission.
- g. Deptford Township – Mr. Nogowski has met with Brain Slaugh, 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.

VII. Site Use / Market Conditions

a. Anticipate 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, Q1 2022.
- 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



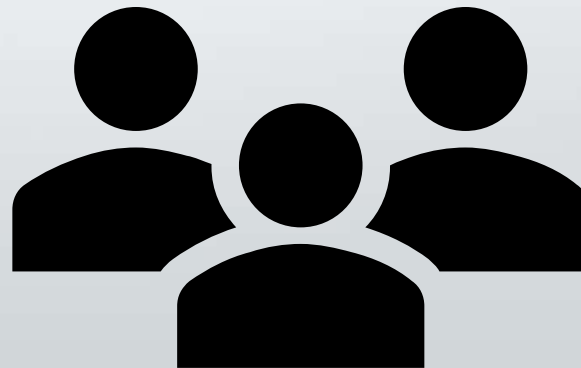
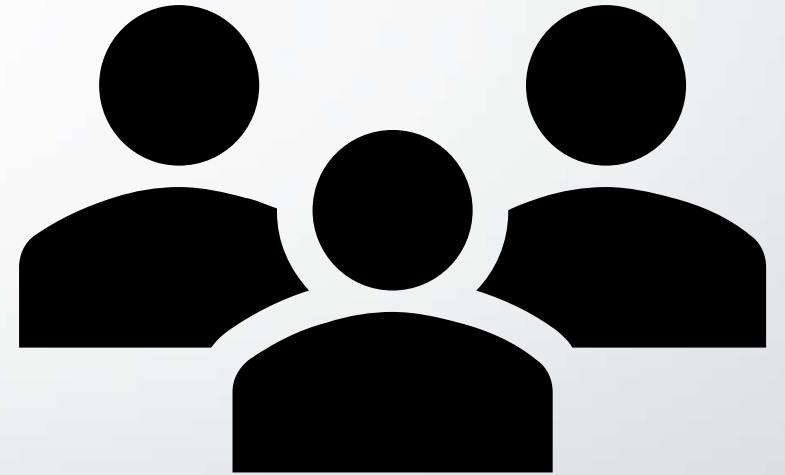
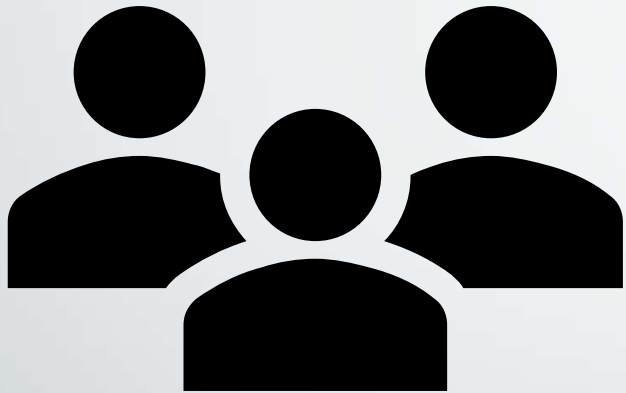
New Business

A RESOLUTION OF THE BELLMAWR REDEVELOPMENT AGENCY...

- **RESOLUTION # 12:034-21 ... OF THE BELLMAWR REDEVELOPMENT AGENCY AUTHORIZING PAYMENT OF OUTSTANDING BILLS**



Public Portion



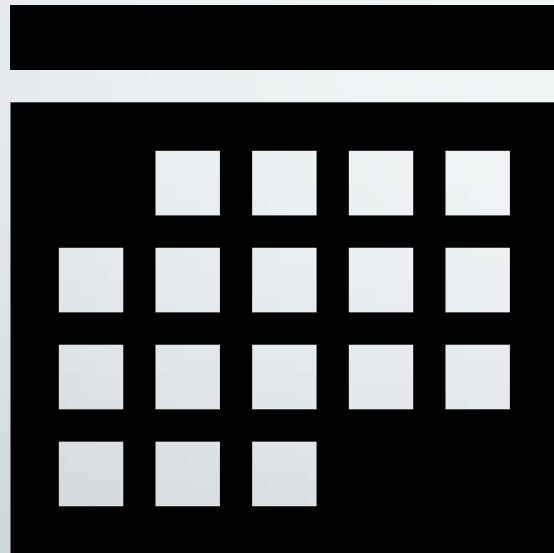


Meeting Adjournment





Coming up. . .



Re-Organization Meeting

TBD: January 2022



THANK YOU!!