



## Regular Meeting - Minutes

November 19, 2018 @ 5pm

Bellmawr Borough Hall -- Courtroom  
21 East Browning Road  
Bellmawr, New Jersey 08031

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The meeting began at approximately 5:02pm on November 19, 2018.

The meeting has been properly noticed in accordance with the Open Public Meetings Act. The meeting has been posted, and notice has been sent to two (2) newspapers, and notice of the meeting has been filed with the Bellmawr Borough Clerk.

**Call to Order:** The meeting was called to order at 5:02pm by Vice Chairman Paul DeAngelis, with the salute to the flag.

**Roll Call:**      Attending:      Paul DeAngelis, Vice Chairman  
   Nick Kappatos, Chairman  
   Jasper Garagozzo, Commissioner  
   Tom Whitman, Commissioner  
   Anil Patel, Commissioner

Absent:              Frank Filipek, Chairman  
   Paul Medany, Commissioner

Staff:                Joshua T. Tregear, Executive Director / Agency Secretary  
   Michael C. McKenna, Esquire, Agency Solicitor

**Reading of Minutes:**              **Regular Meeting – October 15, 2018**  
   Motion: Kappatos      Second: Patel              All Voted in Favor.

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**Communications:** N/A

**Commissioner Reports:** N/A

**New Business:**

**RESOLUTION # 11:024-18 . . .OF THE BELLMAWR REDEVELOPMENT AGENCY ESTABLISHING A  
PROCEDURE FOR THE AWARDING OF PROFESSIONAL SERVICE CONTRACTS- 2019**

Motion: Kappatos    Second: Garagozzo    All Voted in Favor.

**RESOLUTION # 11:025-18 . . .OF THE BELLMAWR REDEVELOPMENT AGENCY AUTHORIZING  
PAYMENT OF OUTSTANDING BILLS**

Motion: Kappatos    Second: Patel    All Voted in Favor.

**Agency Solicitor McKenna made the following comments:**

- Briefed Board on Redevelopment Agreement and associated documents
  - Detailed timeline & process flow for execution of agreements
    - Council to be briefed first at December Caucus
    - BRDA to follow at December Meeting
    - *Targeting January for execution*
- Commissioner Kappatos inquired about the environmental insurance
  - To which McKenna replied: we have quotes from Connor Strong that have been passed on to the Redeveloper. The Redeveloper is questioning & balking at the cost, which is high, but we will require them to secure insurance from the BRDA's appointed broker
- Executive Director Tregear interjected requesting Solicitor McKenna to articulate the BRDA & Borough Council relationship in terms of the documents
  - McKenna further detailed that Council will have continued involvement and provide direction after the Redevelopment agreements are executed
- Commissioner Kappatos asked McKenna if the BRDA is similar in function to a Planning Board, to which McKenna replied "No."
- McKenna & Tregear detailed the leasing relationship structure as follows: BRDA is the landlord, the Redeveloper is the master tenant, and they will sub-lease to users

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**Agency Solicitor McKenna made the following comments (cont.):**

- Tregear discussed the difference between a “Redeveloper” and a “dirt merchant”.
  - A “dirt merchant” will merely accept fill and just move soil around
  - Whereas, this Redeveloper prepped the site for actual development while generating revenue, maintaining a longview approach towards redevelopment

**Public Portion:**

Mark Sharp of Anthony Drive, Bellmawr, read from a prepared statement <see enclosure>.

**Meeting Adjourned @ 5:46pm.**

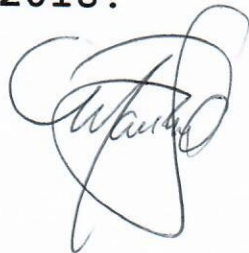
Motion: Kappatos    Second: Garagozzo    All Voted in Favor.

**BRDA MEETING NOVEMBER 2018**

Mr. McKenna, I wanted to ask you if possible could a brief synopsis or bullet points in memo form be provided for residents to follow along when you provide an overview. I know last meeting in October once the meeting started you provided an overview of 4 stages /phases pertaining to how measures are developing with the waterfront development. It was a lot of information and difficult to follow along at times. You do an excellent job in explaining information and informing the public. And Mayor Kappatos had several questions for assisting residents in getting a better understanding of events unfolding. I know the information you reviewed was for the record.

The reason I ask is I am sure once development starts becoming more active, you're certainly going to have more residents attending BRDA meetings, and asking many questions in 2019, and providing such information would prove to be invaluable in providing clear and concise information.

Please submit my statement for the record.  
Resident Mark Sharp Anthony Drive, has attended **BRDA meetings in May, August, September, October and November of 2018.**

A handwritten signature in blue ink, appearing to read 'Mark Sharp', written in a cursive style.