



## Regular Meeting - Minutes

February 25, 2019 @ 5pm

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

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The meeting began at approximately 5:07pm on February 25, 2019.

**OPMA Statement:** The meeting has been properly noticed in accordance with the Open Public Meetings Act (OPMA). Notice of this meeting was posted to both the Bellmawr Redevelopment Agency and Bellmawr Borough websites, and was sent to two (2) newspapers, and notice of the meeting was filed with the Bellmawr Borough Clerk.

**Call to Order:** The meeting was called to order at 5:07pm by Chairman Frank Filipek, with the salute to the flag.

**Roll Call:**

Attending:	Frank R. Filipek, Chairman Jay Garagozzo, Vice Chairman James D'Angelo, Commissioner Tom Whitman, Commissioner
Absent:	Paul DeAngelis, Commissioner Nick Kappatos, Commissioner Anil Patel, Commissioner
Staff:	Joshua T. Tregear, Executive Director / Agency Secretary Michael C. McKenna, Esquire, Agency Solicitor

**Bellmawr Redevelopment Agency  
Regular Meeting – Minutes  
February 25, 2019**

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**Reading of Minutes:** Re-Organization Meeting – January 14, 2019  
Special Meeting – January 31, 2019

**Communications:** N/A

**Commissioner Reports:**

- Chairman Filipek thanked the Commissioners in attendance for taking the time to participate in the Meeting. He also thanked Bellmawr Borough Mayor & Council for their support.
- Solicitor McKenna reported that Bellmawr Borough Mayor & Council have been briefed on the Professional Service Appointment of Special Counsel- Environmental Law.

**New Business:**

**RESOLUTION # 02:025-19 . . . OF THE BELLMAWR REDEVELOPMENT AGENCY APPOINTING PROFESSIONAL SERVICES FOR AGENCY SPECIAL COUNSEL- ENVIRONMENTAL LAW, DEB ROSEN, ESQUIRE- ARCHER GREINER LAW FIRM**

Motion: Filipek                      Second: Garagozzo                      All in Favor.

**RESOLUTION # 02:026-19 . . . OF THE BELLMAWR REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO 2019 TEMPORARY BUDGET**

Motion: Whitman                      Second: Whitman                      All in Favor.

*Executive Director Tregear offered further clarification on the Budget's process and current status. He stated that the Agency had Introduced the Budget at the January ReOrg Meeting, which was also a mirror of the Temp Budget. Prior to the Budget's Final Adoption, the Agency must further work with the Redeveloper to finalize expenses, projections, etc. Internally, the Agency is working towards re-structuring the Budget to utilize an escrow account for Professional Services. Finally, once all of this is completed, it needs to be submitted to the State Local Finance Board for approval, and then the Agency may Adopt. So, given current timing & deliverables, I anticipate the need for another Temporary Budget Amendment (Amendment III) at the March Meeting, with the Agency target the April Meeting for Final Adoption.*

Bellmawr Redevelopment Agency  
Regular Meeting – Minutes  
February 25, 2019

---

**New Business (cont.)**

**RESOLUTION # 02:027-19 . . . OF THE BELLMAWR REDEVELOPMENT AGENCY AUTHORIZING PAYMENT OF OUTSTANDING BILLS**

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

**Public Portion:** Mark Sharp of Anthony Avenue requested that the fact that he attended both the January "Re-Org" & "Special" Meetings to this record.

**Discussion:**

*Solicitor McKenna provided an update on the current status of the Agreements with the Redeveloper for the Big Timber Waterfront Development Project. He went on to explain that there are a total of (3) documents, comprising of the Redevelopment Agreement, which is practically completed, along with that doc's (2) Exhibits, the Site Lease & Agreement of Sale which are still in process. Further, Borough Council will need to adopt a Resolution clearing the docs prior to this Agency's vote.*

**Meeting Adjourned @ 5:31pm.**

Motion: Filipek                      Second: Whitman                      All in Favor.