



## Regular Meeting - Minutes

June 4, 2020 @ 5pm

*<postponed from May 22, 2020>*

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

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*The meeting began at approximately 5:13pm on Thursday, June 4, 2020.*

**OPMA Statement:** On December 30, 2019, notice of this meeting was e-mailed to the Courier-Post & Gloucester City News newspapers for publication, and duly posted on the official Bellmawr Redevelopment Agency website, as well. The Official Notice to Borough Clerk was emailed on January 2, 2020, which included requests for posting notice to the official Borough of Bellmawr website & Bulletin Board.

On May 29, 2020, notice of this meeting's new date & time, including the location change to "online", was duly posted to the Agency's official website. Further, public notice was emailed to the Courier- Post & Gloucester City News newspapers for publication. The corresponding 'Official Notice to Borough Clerk' was emailed the same day (5/29/2020), which included requests for posting 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 5:67pm by Chairman Frank Filipek, with the salute to the flag.

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**Roll Call:**

Attending: Frank R. Filipek, Chairman  
Jay Garagozzo, Vice Chairman  
Tom Whitman, Commissioner  
Anil Patel, Commissioner

Absent: Paul DeAngelis, Commissioner <Councilman- Bellmawr>  
Steve Hagerty, Commissioner <Councilman- Bellmawr>  
Nick Kappatos, Commissioner <Mayor- Runnemedede>

Staff: Joshua T. Tregear, Executive Director / Agency Secretary  
Michael C. McKenna, Esquire, Agency Solicitor  
Agency Engineer / Planner: Remington & Vernick

**Reading of Minutes: Regular Meeting- April 20, 2020**

Motion: Filipek                      Second: Whitman                      All in Favor.

**Communications:** N/A

**Commissioner Reports:**

- Commissioner Anil Patel: reported upon his progress in completing the NJ-DCA required courses

**Executive Director's Report:**

- Remote Meeting Platform: utilizing Zoom platform, and have steadily made improvements/enhancements with each Meeting
  - Meetings are recorded, and then posted to the Agency's recently launched YouTube channel- @BellmawrRedevAgency
- Audit- 2019: process underway; targeting July 2020 for presentation to BOC
- NJ- DCA required courses: thanked BOC Members for registering; will look to Fall-2020 schedule in order to finalize

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**Solicitor’s Report:**

- “Big Timber” Project Redevelopment Agreement
  - Provided BOC with all docs, including Exhibits for review in advance
  - Borough of Bellmawr executed the document first, as pledged throughout process
  - Addition of ‘solar lighting’ for Waterfront Park/Nature Trail since last review
  - Documents endorsed and presented for BOC ‘Approval’ via Resolution
- Next Steps
  - NJ-DEP
    - Waterfront development in- process
    - Green Acres <West Deptford parcel> & Tidelands active
    - All FINAL approvals pending
  - HSDRF loan/lien to be released
  - NJ- DOT: working actively on ‘Creek Road Connector’
  - Township of Deptford: negotiate Interlocal Agreements
  - Site Lease

**New Business:**

**RESOLUTION # 06:030-20 . . . OF THE BELLMAWR REDEVELOPMENT AGENCY APPROVING THE EXECUTION OF REDEVELOPMENT AGREEMENT**

Motion: Filipek                      Second: Garagozzo                      All in Favor.

**RESOLUTION # 06:031-20 . . . OF THE BELLMAWR REDEVELOPMENT AGENCY AUTHORIZING TRANSFER OF FUNDS FROM PRO SERVICES ACCOUNT TO OPERATIONS ACCOUNT**

Motion: Filipek                      Second: Garagozzo                      All in Favor.

**RESOLUTION # 06:032-20 . . . OF THE BELLMAWR REDEVELOPMENT AGENCY AUTHORIZING PAYMENT OF OUTSTANDING BILLS**

Motion: Whitman                      Second: Garagozzo                      All in Favor.

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**Public Portion:**

- Anne Forline, South Jersey Observer – 225 McClelland Ave:
  - Requests clarification on Resolution passed on Borough of Bellmawr concerning the Redevelopment Project
    - Solicitor McKenna responds by stating this is in relation to the total project, and the Borough must have executed their portion first
  - Ms. Forline requests clarification on capping
    - Solicitor McKenna that is nearly completed with the exception of the top cap
  
- Mark Sharp– 352 Anthony Drive:
  - Thanked Solicitor McKenna for his presentation at the Borough of Bellmawr the prior month.
  - Thanked Executive Director Tregear for posting all relevant documents to the Agency’s official website in a timely manner

**Adjournment: Meeting Adjourned @ 5:35pm.**

Motion: Filipek                                      Second: Garagozzo                                      All in Favor.

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**MINUTES PREPARED & PRESENTED TO BOARD OF COMMISSIONERS BY:**

*Joshua T. Tregear, Executive Director*

**APPROVED BY AGENCY BOARD OF COMMISSIONERS: REGULAR MEETING- JUNE 22, 2020:**

*Motion: Filipek                                      Second: Garagozzo                                      All in Favor.*

**CERTIFICATION OF ADOPTED MINUTES: REGULAR MEETING- JUNE 22, 2020**

*Attest: Joshua T. Tregear, Executive Director*