

SOUTH JERSEY PORT CORPORATION



SPECIAL BOARD OF DIRECTORS MEETING TUESDAY, APRIL 1, 2025

THE CHAIRMAN COMMENCES MEETING WITH PLEDGE OF ALLEGIANCE AND ROLL CALL

OPEN PUBLIC MEETINGS ACT STATEMENT:

Pursuant to the provisions of the Open Public Meetings Act, Chapter 231, Public laws of 1975, adequate notice of this meeting has been provided. On December 3, 2024, the Board Secretary of the Corporation sent a legal notice with a schedule of Regular Meetings to be held by the South Jersey Port Corporation's Board of Directors, during the calendar year 2025, indicating the time and place to the County Clerks within the seven counties of the Port District and the Secretary of State. A legal notice was sent to the following newspapers: Courier-Post, South Jersey Times and the Burlington County Times.

In addition, the meeting schedule was posted at the Port Corporation's designated Bulletin Board at the main entrance to the Broadway Terminal, its official place for posting and maintaining a schedule of the monthly Board of Director's Meetings for 2025. The meeting schedule was also placed on the Port Corporation's website at www.southjerseyport.com.

ACTION ITEMS:

**A. RESOLUTION 2025-04-0052: APPROVAL TO AWARD A
CONSTRUCTION CONTRACT FOR REPAIRS TO THE Y-2
BUILDING ROOF AT BROADWAY TERMINAL**

**B. RESOLUTION 2025-04-0053: APPROVAL TO AWARD A
CONSTRUCTION CONTRACT FOR REPAIRS TO THE PIER
1 SEAWALL AT BROADWAY TERMINAL**

**C. RESOLUTION 2025-04-0054: APPROVAL TO ADVERTISE
FOR COMPETITIVE PROPOSALS FOR A ROOFTOP
MOUNTED COMMUNITY SOLAR DEVELOPER AT THREE
BUILDINGS**



**D. RESOLUTION 2025-04-0055: APPROVAL TO ADVERTISE
FOR COMPETITIVE PROPOSALS FOR HIGH VOLTAGE
SUBSTATION MAINTENANCE AND REPAIRS AT THE
BROADWAY MARINE TERMINAL**

**E. RESOLUTION 2025-04-0056: APPROVAL TO PURCHASE
ONE (1) 2025 CHRYSLER PACIFICA PLUG-IN HYBRID
MINIVAN**

ACTION ITEM:

A. RESOLUTION 2025-04-0052: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR REPAIRS TO THE Y-2 BUILDING ROOF AT BROADWAY TERMINAL

REQUEST

Staff is requesting Board approval to award a construction contract for emergency repairs to the Y-2 Building Roof at the Broadway Marine Terminal.

BACKGROUND

On Wednesday, March 5, 2025, a high wind and heavy rain event caused leaking in Warehouse D and tore off a section of roof from the southwest corner of Building Y-2. The area of roofing that will need to be replaced is approximately 4,200 square feet. SJPC documented the damage and filed a notice of a potential claim to our insurance company. On Tuesday, March 11, the insurance adjuster inspected the damage, and we are waiting to hear back from the insurance company regarding the claim. In the meantime, we issued a request for proposals to obtain competitive quotes for the repair work. An Invitation for Bidders (IFB) was advertised to solicit public bids on March 19.

The IFB was posted on the SJPC website, advertised in three papers, and seven (7) firms were notified directly of the opportunity. A Prebid meeting was held on Friday March 21, 2025, with four contractors in attendance. One addendum was issued, and four bids were received on Wednesday, April 26, 2025, as follows:

Company Name	Amount
Jottan Inc.	\$86,769
US Roofing	\$126,400
Aetna Roofing	\$141,800
D.A. Nolt Inc	\$158,374

RECOMMENDATION:

Staff is recommending Board approval to award a construction contract for the Y-2 Building emergency roof repairs at Broadway Terminal to the low bidder, Jottan, Inc., of Delran, New Jersey, in the Lump Sum Low Bid Amount of \$ 86,769.

ACTION ITEM:

B. RESOLUTION 2025-04-0053: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR REPAIRS TO THE PIER 1 SEAWALL AT BROADWAY TERMINAL

REQUEST

Staff is requesting Board approval to award a construction contract for repairs to the Pier 1 Seawall at the Broadway Marine Terminal.

BACKGROUND

During the construction of sinkhole repair work in Pier 1, it was noted that a section of the inshore concrete seawall had rotated caused by the advanced deterioration of supporting timber and steel piles. The area of concern was cordoned off for safety. In October of 2023, a contract for design services was awarded to GEI consultants per Board Resolution Number 2023-10-0093. A comprehensive inspection was performed, and the design prepared for the construction of the Pier 1 Seawall repair work. The NJDEP and Army Corp of Engineers permits have been received.

Pursuant to the Board Authorization: RESOLUTION 2024-06-0074 APPROVAL TO ISSUE AN INVITATION FOR BIDS - CONSTRUCTION REPAIRS TO THE PIER 1 SEAWALL AT BROADWAY MARINE TERMINAL, an Invitation for Bidders (IFB) was advertised to solicit public bids.

The IFB was posted on the SJPC website, advertised in three papers, and 23 firms were notified directly of the opportunity. A Prebid meeting was held on Thursday, December 5, 2024, with six contractors in attendance. A total of two addenda were issued, and four bids were received on Thursday, January 9, 2025, as follows:

Company	Amount
PKF Mark III, Inc Newton, PA	\$596,140
Scofield Marine Contractors / Engineers Egg Harbor Township, NJ	\$756,950
JPC Group, Inc Blackwood, NJ	\$949,000
AP Construction, Inc. Blackwood, NJ	\$1,187,000

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A low bid meeting was held with the contractor on Monday, January 13, 2025, at which time the contractor demonstrated a clear understanding of the work to be performed. Legal review confirmed that the bid met all the requirements of the IFB.

RECOMMENDATION:

Staff is recommending Board approval to award a construction contract for the Broadway Pier 1 Seawall repairs project to the low bidder, PKF Mark III, Inc., of Newtown, PA, in the Lump Sum Bid Amount of \$596,140.

ACTION ITEM:

C. RESOLUTION 2025-04-0054: APPROVAL TO ADVERTISE FOR COMPETITIVE PROPOSALS FOR A ROOFTOP MOUNTED COMMUNITY SOLAR DEVELOPER AT THREE BUILDINGS

REQUEST

Staff is requesting Board approval to publicly advertise for competitive proposals for a rooftop mounted community solar developer for three buildings.

BACKGROUND

SJPC intends to select a developer to install rooftop solar under the New Jersey Community Solar Energy Program. SJPC will lease its roof(s) to the selected developer who will pay SJPC on a monthly basis over 20 years.

After evaluating all the roofs in the port's inventory, three buildings were selected as the most promising for a rooftop solar installation. The request for proposals will include the D Building at Balzano, the I Building at 1101 S 2nd Street, and the Z Building at Broadway.

RECOMMENDATION:

Staff is requesting Board authorization to issue a Request For Proposals for a rooftop solar developer under the New Jersey Community Solar Energy Program.

ACTION ITEM:

D. RESOLUTION 2025-04-0055: APPROVAL TO ADVERTISE FOR COMPETITIVE PROPOSALS FOR HIGH VOLTAGE SUBSTATION MAINTENANCE AND REPAIRS AT THE BROADWAY MARINE TERMINAL

REQUEST

Staff is requesting Board approval to publicly advertise for competitive proposals for the maintenance and repairs of the Broadway Main Electrical Substation.

BACKGROUND

At Broadway, the existing 26,000 volt substation is a unique “pass through” substation designed to enable the Port to receive a redundant electrical supply from two (2) different PSE&G distribution lines. It was originally constructed in 2001.

Standard maintenance practice requires complete deactivation and maintenance on a maximum operation schedule of no more than five (5) years. The substation was last serviced in 2021, so it is coming due for a scheduled maintenance.

During a high voltage meter replacement on Saturday March 8th, it was discovered that one of the two 5,000 KVA transformers was not energized. It is suspected that this condition is due to a main breaker disconnect re-set issue due to a 26 KV dual service fault as recently experienced by PSE&G. In addition, these are two new CTs that have been waiting for installation in the substation during the next planned outage.

Therefore, staff is recommending a complete shutdown for maintenance and repair services to be performed by a qualified high voltage electrical contractor.

RECOMMENDATION:

Staff is requesting Board authorization to issue a Request For Proposals for a high voltage electrical contractor to perform maintenance and repair services to the Broadway Main Electrical Substation.

ACTION ITEM:

E. RESOLUTION 2025-04-0056: APPROVAL TO PURCHASE ONE (1) 2025 CHRYSLER PACIFICA PLUG-IN HYBRID MINIVAN

REQUEST

Staff is requesting Board approval to purchase one (1) 2025 Chrysler Pacifica Plug-in hybrid minivan.

BACKGROUND

Pursuant to Board Authorization: RESOLUTION 2025-02-0035: APPROVAL TO PURCHASE ONE (1) 2025 CHRYSLER PACIFICA PLUG-IN HYBRID MINIVAN was granted. The quote obtained was from Nielson of Morristown in the amount of \$49,716.00 utilizing NJ State Contract 24-FLEET-85678. Unfortunately, Nielson of Morristown is unable to provide the vehicle due to the manufacturer cut-off date for NJ State Contract 24-FLEET-85678.

Governor Murphy signed S2252 on January 17, 2020, a law that requires, among other things, at least 25 percent of all State-owned non-emergency light-duty vehicles shall be plug-in electric vehicles by December 31, 2025. The Port is required to purchase nine total plug-in electric vehicles to meet its obligation under these regulations.

A quote for one (1) 2025 Chrysler Pacifica Plug-in hybrid minivan was obtained from National Auto Fleet Group utilizing Sourcewell Contract 091521-NAF in the amount of \$52,620.66, a price increase of \$2,904.66.

The vehicle requires a charger, for an additional cost of 10,332.50.

There are State and federal tax credits and rebates available that the Port intends to take advantage of to help defray the cost of these purchases. The NJ Board of Public Utilities Clean Fleet EV Program offers up to \$4,000 for each vehicle, as well as up to \$4,000 towards the cost of the charger. In addition, the federal Inflation Reduction Act Direct Pay tax credit program provides up to \$7,5000 per vehicle and 30% of the cost of the charger, or \$3,099.75. As a result, if approved for these credits and rebates, the final price could be considerably lower.

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Vehicle	Base Price	IRA Tax Credit	BPU Clean Fleet Rebate	Final Cost Per Unit	Total Units	Final Cost
Chrysler Pacifica Plug-In	\$52,620.66	\$7,457.00	\$4,000.00	\$41,163.66	1.00	\$41,163.66
Charging Station	\$10,332.50	\$3,099.75	\$4,000.00	\$3,232.75	1.00	\$3,232.75
						\$44,396.41

RECOMMENDATION:

Staff are therefore recommending Board approval to purchase one (1) 2025 Chrysler Pacifica Plug-In Hybrid Minivan in the amount of \$52,620.66 utilizing Sourcewell Contract 091521-NAF.

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MATTERS INVOLVING LITIGATION, PERSONNEL MATTERS & SPECIAL MATTERS

The subject matter is covered by one or more of the following legal exemptions:

- Matters made confidential by state, federal law or rule by court.
 - Disclosure would result in an unwarranted invasion of individual privacy, unless the person affected consents in writing.
 - Disclosure would impair the body's right to receive federal or state funds.
 - Collective bargaining.
 - Lease or acquisition of property, setting of banking rates, investment of public funds if disclosure would harm the public interest.
 - Investigations into violations of law.
 - Strategies to protect public security.
 - Pending, ongoing or anticipated litigation or contract negotiation, including attorney-client privilege. The threat of litigation must be more than theoretical for this exemption to apply.
 - Personnel matters affecting employees of the public bodies, unless all parties request or consent to a public hearing. Prior to discussion of personnel, affected employees must be given notice, known as a Rice notice, which gives the employee the right to request a public hearing.
 - Proceedings that could result in a suspension, civil penalty, or loss of a license or permit.
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