



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
CAMDEN, NEW JERSEY
SPECIAL MEETING
APRIL 1, 2025
12:30 p.m.

Directors Present:	Joseph Maressa	Acting Chairman 🗳️
	Robert Tighue	State Treasurer Designee 🗳️
	Sheila Roberts	Director 🗳️
	Robert DeAngelo	Director 🗳️
	Jonathan Gershen	Director 🗳️
	James MacFarlane	Director 🗳️
Directors Absent:	Richard Alaimo	Chairman
	William Higgins	Director
	Carl Styles	Director
	Eric Martins	Director
	Chad Bruner	Director
In Attendance:	Alexis Franklin	Governor's Authorities Unit 🗳️
	Andrew Saporito	Executive Director & CEO 🗳️
	August Knestaut	Dir. of L&R Affairs 🗳️
	Jonathan Atwood	Chief of Staff 🗳️
	Victoria D'Amico	Board Secretary 🗳️
	Lisa McLaughlin	CFO / Treasurer 🗳️
	Neil Grossman	Financial Advisor 🗳️
	Kevin Duffy	COO 🗳️
	Chris Perks	Director of Engineering 🗳️
	Brendan Dugan	CCO 🗳️
	Lou Lessig	Brown & Connery 🗳️
	George Englehardt	Facilities Engineer 🗳️

The Board Secretary opened the meeting at 12:30 p.m. with the following 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 for this Special Meeting: 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.

Roll call was taken and recorded. **PLEDGE OF ALLEGIANCE RECITED.**

ACTION ITEMS:**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

A motion was made to approve Resolution 2025-04-0052 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.

Moved by: R. DeAngelo
Seconded by: J. Gershen
Voting for Motion: All
Voting against motion: None

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

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.

A motion was made to approve Resolution 2025-04-0053 to approve 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.

Moved by: S. Roberts

Seconded by: R. Tighue

Voting for Motion: All

Voting Against Motion: None

**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.

A motion was made to approve Resolution 2025-04-0054 to issue a Request For Proposals for a rooftop solar developer under the New Jersey Community Solar Energy Program.

Moved by: J. Gershen
Seconded by: R. DeAngelo

Voting for Motion: All
Voting Against Motion: None

**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.

A motion was made to approve Resolution 2025-04-0055 to issue a Request For Proposals for a high voltage electrical contractor to perform maintenance and repair services to the Broadway Main Electrical Substation.

Moved by: J. MacFarlane
Seconded by: S. Roberts

Voting for Motion: All
Voting Against Motion: None

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.

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

A motion was made to approve Resolution 2025-04-0056 to approve to purchase one (1) 2025 Chrysler Pacifica Plug-In Hybrid Minivan in the amount of \$52,620.66 utilizing Sourcewell Contract 091521-NAF.

Moved by: S. Roberts
Seconded by: J. MacFarlane

Voting for Motion: All
Voting Against Motion: None

PUBLIC COMMENTS

The Acting Chairman asked if there were any public comments.

Hearing none, the Acting Chairman asked for a motion to adjourn the regular session meeting.

A motion was made to adjourn the Regular Open Meeting at 12:49 p.m.

Moved by: S. Roberts
Seconded by: R. DeAngelo

Voting for Motion: All
Voting Against Motion: None

I certify that this is a true copy of the Minutes of the South Jersey Port Corporation's Regular Open Session of the Board of Director's Special Meeting held Tuesday, April 1, 2025.



Victoria D'Amico
Board Secretary