



**SOUTH JERSEY PORT CORPORATION**  
**OFFICIAL BOARD OF DIRECTORS MEETING MINUTES**  
**CAMDEN, NEW JERSEY**  
**SPECIAL MEETING**  
**JUNE 26, 2025**  
**10:00 a.m.**

<b>Directors Present:</b>	William Higgins	Acting Chairman ☺
	Joseph Maressa, Jr., Esq.	Chairman ☺
	Robert Tighue	State Treasurer Designee ☺
	Sheila Roberts	Director ☺
	Robert DeAngelo	Director ☺
	Chad Bruner	Director ☺
<b>Directors Absent:</b>	Richard Alaimo	Director
	Jonathan Gershen	Director
	Carl Styles	Director
	Eric Martins	Director
	James MacFarlane	Director
<b>In Attendance:</b>	Aaron Creuz	Governor's Authorities Unit ☺
	Andrew Saporito	Executive Director & CEO ☺
	August Knestaut	Dir. of L&R Affairs ☺
	Victoria D'Amico	Board Secretary ☺
	Lisa McLaughlin	CFO / Treasurer ☺
	Neil Grossman	Financial Advisor ☺
	Kevin Duffy	COO ☺
	Chris Perks	Director of Engineering ☺
	Lou Lessig	Brown & Connery ☺
	Mark D.	Public ☺
	Hellon Fallon	Public ☺

**The Board Secretary opened the meeting at 10:00 a.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 June 18, 2025, the Board Secretary of the Corporation sent a legal notice with the information for this Special Meeting to be held by the South Jersey Port Corporation's Board of Directors, indicating the time and place of the meeting. 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 notice 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 notice was also placed on the Port Corporation's website at [www.southjerseyport.com](http://www.southjerseyport.com).

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

**CHANGE ORDER:****RESOLUTION 2025-06-0091: APPROVAL OF CHANGE ORDER NO. 10 TO TRACKS UNLIMITED LLC FOR RAIL REHABILITATION AT BALZANO MARINE TERMINAL**

The contract for Rail Track Rehabilitation at the Balzano Terminal was awarded to the low bidder, Tracks Unlimited, LLC, of Mountainside, NJ, in June 2023 by SJPC Board Resolution Number 2023-06-0052 in the amount of \$6,656,968.00.

The scope of work for this project included removal of existing rail track, excavation for the new track alignment and the associated rehabilitation of drainage system infrastructure in the vicinity of the new track alignment.

The SJPC Board had previously approved nine Change Orders by Resolution Numbers 2023-12-0110, 2024-01-0005, 2024-02-0026, 2024-04-0052, 2024-06-0072, 2024-07-0079, 2024-08-0101, 2024-09-0117 and 25-01-0006.

This change order addresses the increased costs associated with strengthening sections of the Berth 3 concrete deck at the realigned rail track area adjacent to the rail crossing frogs recently installed. Specific items of work include the demolition of concrete deck between adjacent concrete support members to allow access to strengthen the deck from above in lieu of a waterborne construction effort. Additional reinforcement steel will be placed in three bays and the new concrete slab between the adjacent support members will be a thicker depth to adequately support future rail activity onto the berth.

The Original Contract Amount	\$ 6,656,968.00
Change Order Number 1	\$ 150,799.00
Change Order Number 2	\$ 75,971.00
Change Order Number 3	\$ 25,859.00
Change Order Number 4	\$ 40,767.00
Change Order Number 5	\$ 176,156.60
Change Order Number 6	\$ 63,100.00
Change Order Number 7	\$ 109,311.34
Change Order Number 8	\$ 71,015.54
Change Order Number 9	\$ 225,000.00
Change Order Number 10	\$ 196,000.00
Adjusted Contract Amount	\$ 7,790,947.48

*A motion was made to approve Resolution 2025-06-0091 of Change Order Number 10 to Tracks Unlimited LLC in the amount of \$196,000, bringing the total contract amount from \$7,594,947.48 to \$7,790,947.48.*

<b>Moved by:</b>	<b>R. DeAngelo</b>
<b>Seconded by:</b>	<b>J. Maressa</b>
<b>Voting for Motion:</b>	<b>All</b>
<b>Voting against motion:</b>	<b>None</b>

## 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 10:07 a.m.*

<b>Moved by:</b>	<b>R. DeAngelo</b>
<b>Seconded by:</b>	<b>S. Roberts</b>
<b>Voting for Motion:</b>	<b>All</b>
<b>Voting Against Motion:</b>	<b>None</b>

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 Thursday, June 26, 2025.

*Victoria D'Amico*

Victoria D'Amico  
Board Secretary

