



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
CAMDEN, NEW JERSEY
AUGUST 26, 2025
12:30 p.m.

Directors Present:	Joseph Maressa, Jr. Esq.	Chairman
	William Higgins	Vice Chairman
	Robert Tighue	Director
	Jonathan Gershen	Director ☎
	Chad Bruner	Director ☎
	Sheila Roberts	Director
	Carl Styles	Director ☎
	James MacFarlane	Director ☎
	Robert DeAngelo	Director ☎
Directors Absent:	Richard Alaimo	Chairman Emeritus
	Eric Martins	Director
In Attendance:	Jessica O'Connor	Governor's Authorities Unit ☎
	Andrew Saporito	Executive Director & CEO
	Victoria D'Amico	Board Secretary
	Louis Lessig, Esq	Brown & Connery
	Jonathan Atwood	Chief of Staff & External Affairs
	August Knestaut	Dir. of L&R Affairs
	Kevin Duffy	COO
	Neil Grossman	Financial Advisor
	Chris Perks	Director of Engineering
	Richard Altomare	General Mgr. Security
	George Englehardt	Facilities Engineer ☎
	Dan Bontempo	Stantec ☎
	Dennis Culnan	Phoenix
	Charles Hassler	Salem City Port Authority

*Individuals listed in attendance may or may not have been in attendance during the entire Session but will be so noted in the text of the minutes.

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: 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.**

PRESENTATION OF REGULAR MEETING MINUTES – JULY 29, 2025

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on July 29, 2025, were presented for approval.

A motion was made to approve the July 29, 2025, Board of Directors Regular Open Session Meeting Minutes as presented.

Moved by:	S. Roberts
Seconded by:	R. Tighue
Abstain:	None
Voting against motion:	None

PRESENTATION OF CLOSED MEETING MINUTES – JULY 29, 2025

The minutes for the South Jersey Port Corporation Board of Directors closed session meeting held on July 29, 2025, were presented for approval.

A motion was made to approve the July 29, 2025, Board of Directors Regular Closed Session Meeting Minutes as presented.

Moved by:	W. Higgins
Seconded by:	S. Roberts
Abstain:	None
Voting against motion:	None

OPERATING BILLS

The Operating Unpaid Bill list for the period 7/1/2025–7/31/2025 was presented for approval.

A motion was made to adopt Resolution 2025-08-0108 for the approval of the Operating Unpaid Bill list for the period 7/1/2025-7/31/2025.

Moved by: R. Tighue
Seconded by: R. DeAngelo

Voting for Motion: All
Voting against motion: None

ADVANCE PAYMENT LIST

The Advance Payment Bill List for the period 7/1/2025–7/31/2025 was presented for approval.

A motion was made to adopt Resolution 2025-08-0109 for the approval of the Advance Payment Bills for the period 7/1/2025-7/31/2025.

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

Abstain: J. MacFarlane (DRS& Fazzio)
Voting against motion: None

CREDIT LIST

The Credit List for the period ending July 31, 2025, was presented for approval.

A motion was made to adopt Resolution 2025-08-0110 for the approval of the Credit List for the period ending July 31, 2025.

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

Voting for Motion: All
Voting against motion: None

CHANGE ORDERS- (ONE)

RESOLUTION 2025-08-0111: APPROVAL OF CHANGE ORDER NO. 1 TO KYLE CONTI CONSTRUCTION, LLC FOR REPAIRS TO CRANE RAIL CONCRETE SUPPORT BEAM, DRAINAGE AND OUTER DECK PAVING IMPROVEMENTS ON BERTH 4 AT BALZANO MARINE TERMINAL

The contract for Repairs to Crane Rail Concrete Support Beam, Drainage and Outer Deck Paving Improvements on Berth 4 at the Balzano Terminal was awarded to the low bidder, Kyle Conti Construction, LLC in May of 2025 by SJPC Board Resolution Number 2024-04-0065 in the amount of \$1,828,828.00.

The scope of work for this project included performing concrete repairs to the crane rail concrete support beams and improving the drainage and full depth paving on the outer deck on Berth4. Removal of existing deteriorated cargo and crane rail track is also to be performed.

This change order addresses the increased costs associated with the removal of the abandoned crane rail that is embedded in concrete. The drawings only showed a detail for the cargo rail track removal which was installed on railroad ties. The degree of difficulty to remove concrete embedded rail is much greater than rail track on ties.

SJPC staff requests Board Approval of Change Order Number 1 to Kyle Conti Construction, LLC in the amount of \$\$62,040.00, bringing the total contract amount from \$1,828,828.00 to \$\$1,890,868.00.

The Original Contract Amount	\$ 1,828,828.00
Change Order Number 1	\$ 62,040.00
Adjusted Contract Amount	\$ 1,890,868.00

A motion was made to approve Resolution 2025-08-0111 to approve Change Order Number 1 to Kyle Conti Construction, LLC in the amount of \$\$62,040.00, bringing the total contract amount from \$1,828,828.00 to \$1,890,868.00.

Moved by:	S. Roberts
Seconded by:	C. Styles
Voting for Motion:	All
Voting Against Motion:	None

CONSTRUCTION FUND REQUISITIONS

Staff presented (34) advance construction fund requests in the amount of \$802,894.93 and (5) unpaid construction fund requisitions in the amount of \$50,476.97

A motion was made to adopt Resolution 2025-08-0112 to approve the Construction Fund List for the period ending July 31, 2025.

Moved by:	C. Styles
Seconded by:	J. Gershen
Voting for Motion:	All
Voting against motion:	None

TREASURERS REPORT

For the month of July 2025, SJPC had net income in the amount of \$542,654 which is over budget by \$538,529 for the month. Our (year-to-date) YTD net income remains strong as of July 31st at \$1,967,402 which is over budget by \$1,884,045. The tonnage for July increased as compared to June which resulted in 69% more revenue for July as compared to June. For July, Cost of Goods Sold was 72% and Gross profit was 28%. G&A expense was 11% and Net income was 18% of revenue.

COUNSEL'S REPORT

The Counsel's Report will be discussed in closed session.

EXECUTIVE DIRECTORS REPORT

The Executive Director & CEO for the South Jersey Port Corporation reports cargo tonnage for July 2025 was 345,274 s/tons: a 97.2% increase compared to 175,100 s/tons in July 2024. All terminals combined handled a total of 180,522 s/tons of breakbulk cargo during July 2025; showing a 121.3% increase compared to July 2024. July 2025 bulk cargo activity for all terminals was 164,752 s/tons: a 76.2% increase from July 2024. Year to date tonnage for all terminals through July 2025 totaled 2,194,264 s/tons; representing a 14.5% increase compared to 1,916,378 s/tons YTD July 2024.

CAMDEN TERMINALS ACTIVITY

Camden tonnage for July 2025 totaled 242,440 s/tons, a 159.6% increase when compared to 93,372 s/tons in July 2024. Balzano Terminal tonnage for July 2025 was 146,129 s/tons; a 122.5% increase compared to 65,658 s/tons in July 2024. Broadway Terminal tonnage for July 2025 at 96,310 s/tons showed a 247.5% increase compared to 27,714 s/tons in July 2024.

Camden steel imports in July 2025 were 77,387 s/tons showing a 536.7% increase from 14,420 s/tons in July 2024. There were 12,062 s/tons of wood products in July 2025 compared to no wood products in July 2024.

There were 69,979 s/tons of recycled metals in July 2025 compared to 51,237 s/tons in July 2024: representing a 36.6% increase. July 2025 furnace slag imports at 53,521 s/tons Compared to no furnace slag imports in July 2024. There were 29,489 s/tons of Grancem in July 2025 compared to 27,714 s/tons in July 2024: representing a 6.4% increase.

PAULSBORO TERMINAL ACTIVITY

Paulsboro Marine Terminal handled 91,071 s/tons of steel cargo in July 2025, showing a 35.6% increase compared to July 2024. Paulsboro Recorded their first shipment of Military related items totaling 3,511 S/tons. There were 24 lay berth vessel days for July 2025.

SALEM TERMINAL ACTIVITY

Export sand at 8,251 s/tons for July 2025 shows an 43.4% decrease compared to 14,573 s/tons in July 2024.

OTHER TERMINAL ACTIVITY

SJPC's marine terminals handled 30 ships in July 2025, compared to 13 in July 2024. The number of ship days (i.e., the number of days a ship is loading or unloading at its terminals) for July 2025 was 72 compared to 31 days in July 2024.

The Executive Director also updated the Board on the below topics as well:

Activation of Buildings F1 and F2 for Steel

At the July 29th Board meeting, the Board granted approval to amend the leases with Lyons & Sons in order to provide for the surrender of the F1 and F2 storage warehouses back to the SJPC (Resolution 2025-07-0105). Each of the F Buildings is 30,000 square feet, for a total of 60,000 square feet of usable storage space. On August 4th, the lease termination document was executed. SJPC maintenance staff then prepared the buildings for cargo storage by checking and repairing the buildings including the roofs, overhead doors, fire pumps and alarm panels, fans, locks, etc. In addition, sixty new LED lights were installed inside the sheds (30 each), and all the old metal halide lights were removed. The 30 exterior wall pack lighting fixtures are also all being replaced with LED.

Operations staff then cleaned the floors of both sheds and began transferring 650 steel coils into the F1 Building on Saturday August 16th, in order to provide space for three steel ships scheduled to deliver over 40,000 tons of steel by the end of August.

Paulsboro/EEW – Upcoming Navy Visit

Representatives from the US Navy will be visiting with EEW at the end of the month to tour the facility. Congressmen Norcross and Van Drew will also participate in the tour.

Kock's Crane Projects

Over the past two months, the two major projects were completed on the two Kocks marine gantry cranes at the Balzano and Broadway Marine Terminals. A team of SJPC crane personnel, Kocks Crane technicians, and Reading Crane technicians replaced the Slew Gear and Planetary Drive on the Kocks crane at Broadway and also replaced the Stay Pins and Boom Hinges on the Kocks crane at Balzano.

These repairs to the two Kock's Cranes were completed on July 30, 2025. The cranes have been operating with limited issues following the completion of the repair project. As mentioned at the July Board meeting both Balzano Terminal Cranes are due for replacement given their age and upcoming NJDEP regulations for terminal handling equipment.

SJPC Maintenance Projects Camden and Salem

At Broadway, we are in the process of cleaning up the entire facility by removing old concrete, steel debris, and abandoned equipment.

We are also undergoing annual state inspections of all 102 buildings for fire code compliance, which generates a considerable amount of maintenance staff activity.

At Balzano, maintenance is reconstructing the pump room in Shed 1, and a lot of effort was made getting F1 and F2 ready to accept cargo in a short period of time.

They are also painting and replacing the metal panels on Shed 1 at the north and east elevations.

At Salem, maintenance has secured the port facilities and performed weed removal and exterior painting. The work in Salem is ongoing when staff are available.

Summer Safety Training

Safety items addressed for the month of July 2025 are as follows:

Confined Space Training [7-8-25] - 8 Attendees for compliance

Forklift Certification Training [7-8-24] - 7 Attendees with 2 members that remain for compliance

Lock Out Tag Out Training [7-10-25] - 6 Attendees for compliance

High Reach Certification Training [7-10-25] - 8 Attendees for compliance

Safety items addressed for the month of August 2025 are as follows:

Safety Shoe Program (Cintas Boot Mobile) - [8-13-25] - 65-attendees / 46-staff remaining for scheduled return.

Hazard Communication Training [8-14-24] -4 attendees for compliance

Accident Investigation Training [8-14-25] - 5 Attendees for compliance

Safety Committee Meeting [8-19-25] - 11 Attendees

Forklift Certification Training [8-20-25] - 2 Attendees for completed compliance

CPR/AED Training [8-21-25] - 27 scheduled to attend

Rep. Conaway Tour

Staff met with Rep. Herb Conaway, MD (NJ-3), and gave him a tour of the Camden terminals. Staff provided the Congressman with an overview of port operations and discussed national issues facing the maritime industry.

Events Attended:

- US Coast Guard Birthday Luncheon, Union League Club, Philadelphia
- NJRRA Railroad Day Conference, Edison
- SNJDC Day on the Delaware
- CCSNJ From Vision to Impact featuring Governor Phil Murphy

Visitors:

- South Jersey Transportation Authority
- New Jersey Youth Workforce Camden

ACTION ITEMS:**RESOLUTION 2025-08-0113: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR THE D BUILDING ROOF REPLACEMENT AT BROADWAY TERMINAL****REQUEST**

Staff is requesting Board approval to award a construction contract for replacement of the D Building roof and interior stairs to mezzanine floor at the Broadway Marine Terminal.

BACKGROUND

Pursuant to the Board Authorization: RESOLUTION 2025-03-0049, APPROVAL TO ADVERTISE A REQUEST FOR BIDS FOR THE CONSTRUCTION OF A REPLACEMENT ROOF ON D BUILDING AT THE 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 nine firms were notified directly of the opportunity. A Prebid meeting was held on Thursday, July 10, 2025, with ten contractors in attendance. A total of four addenda were issued, and six bids were received on Thursday, August 7, 2025, as follows:

Firm	Fee Amount
Winchester Roofing Corp. Gibbsboro, NJ	\$3,081,086
Union Roofing Contractors, Inc. Philadelphia, PA	\$3,473,000
D.A. Nolt, Inc. Berlin, NJ	\$4,338,342
Detwiler Roofing, LLC East Earl, PA	\$4,572,000
Jottan, Inc. Delran, NJ	\$4,786,849
MAK Group, LLC Saddle Brook, NJ	\$6,549,758

A low bid meeting was held with the contractor, at which time the contractor demonstrated a clear understanding of the work to be performed.

A motion was made to approve Resolution 2025-08-0113 to approve award a construction contract for the D Building Roof replacement project to the low bidder, Winchester Roofing Corporation of Gibbsboro, NJ, in the Lump Sum Bid Amount of \$3,081,086.00. Funding is available from the NJ State Debt Defeasance Fund FY24 to complete this work.

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

Voting for Motion:
Voting Against Motion: W. Higgins

RESOLUTION 2025-08-0114: APPROVAL TO AWARD A PROFESSIONAL SERVICES DESIGN CONTRACT FOR DRAINAGE AND PAVING IMPROVEMENTS AT THE BALZANO AND BROADWAY MARINE TERMINALS

REQUEST

Staff is requesting Board approval to award a professional services design contract for drainage and paving improvements at the Balzano and Broadway Marine Terminals.

BACKGROUND

At each of the two terminals, there are localized areas that experience inadequate drainage during heavy rain events. At Balzano, this occurs in the outdoor cargo storage area adjacent to Berth 3.

At Broadway, the problem area is outside of the Local 18 breakroom south of Building E-1. The SJPC intends to regrade these areas and add drainage structures if needed to correct these drainage problems.

The overall scope of work for each of the two locations will include a topographic survey, a proposed grading plan, and details for paving and new drainage structures if required.

A Request for Proposals was prepared and issued to all 29 firms that are currently prequalified with the SJPC as Civil Engineers. A non-mandatory pre-proposal site meeting was held on Thursday, July 24, 2025, with seven (7) engineering firms in attendance. Two addenda were issued, and five (5) proposals were received on Tuesday, August 12, 2025, as follows:

Firm	Proposed Fee
Remington & Vernick Engineers Cherry Hill, NJ	\$51,205
Greenman-Pederson, Inc. Bridgewater, NJ	\$53,200
MidAtlantic Engineering Partners Mt. Laurel, NJ	\$59,500
Consulting Engineer Services Sicklerville, NJ	\$65,000
Pennoni Haddon Heights, NJ	\$87,290

A meeting was held with the lowest fee proposer, at which time the firm demonstrated a clear understanding of the work to be performed.

A motion was made to approve Resolution 2025-08-0114 to award a professional services design contract for the drainage and paving improvements project at both terminals to Remington & Vernick Engineers of Cherry Hill, NJ, in the amount of \$51,205.

Moved by:
Seconded by:

S. Roberts
W. Higgins

Voting for Motion:
Voting Against Motion:

All
None

RESOLUTION 2025-08-0115: APPROVAL TO ADVERTISE A REQUEST FOR BIDS FOR THE CONSTRUCTION OF DRAINAGE AND PAVING IMPROVEMENTS AT BALZANO AND BROADWAY MARINE TERMINALS

REQUEST

Staff is requesting Board approval to issue a publicly advertised request for bids for the construction of drainage and paving improvements at the Balzano and Broadway Marine Terminals, Camden, NJ.

BACKGROUND

At each of the two terminals, there are localized areas that experience inadequate drainage during heavy rain events. At Balzano, this occurs in the outdoor cargo storage area adjacent to Berth 3. At Broadway, the problem area is outside of the Local 18 breakroom south of Building E-1. The SJPC intends to regrade these areas and add drainage structures if needed to correct these drainage problems. In addition, there are areas on and adjacent to Berth 3 / Shed 3 that require paving repairs for safe operations.

The overall scope of work for each of the three locations will include milling, excavation, grading, and paving, and construction of new inlets and piping if required.

A motion was made to approve Resolution 2025-08-0115 to publicly advertise for competitive bids for the construction of drainage and paving improvements at the Balzano and Broadway Marine Terminals, Camden, NJ.

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

Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2025-08-0116: APPROVAL TO ADVERTISE A REQUEST FOR BIDS FOR PARTIAL DEMOLITION OF BERTH 1 AND CONSTRUCTION OF SLOPE STABILIZATION AT BALZANO MARINE TERMINAL

REQUEST

Staff is requesting Board approval to issue a publicly advertised request for bids to demolish a portion of Berth 1 adjacent to the Shed 1 warehouse and construct a stabilized slope at the Balzano Marine Terminal, Camden, NJ.

BACKGROUND

The existing Berth 1 low-level timber platform marine structure, located immediately adjacent to Transit Shed 1, has progressively collapsed and caused shoreline erosion over the last 20 years, rendering it unusable for marine operations. Furthermore, the riverbank erosion has progressed eastward undermining western portions of the TS-1 building floor slab rendering those areas to be off limits for cargo placement. Stabilizing Berth 1 will provide the port with the ability to better utilize Shed 1 for the storage and distribution of cargo.

In the Consolidated Appropriations Act, Congress made funding available for grants for the Economic Development Initiative for the purposes, and in amounts, specified for Community Project Funding/Congressionally Directed Spending. The South Jersey Port Corporation was awarded a \$750,000 grant administered through the US Department of Housing and Urban Development toward the cost for the Berth 1 demolition and slope stabilization project. The Port is required to supply a 20% match as part of the grant agreement.

The drawings and specifications are being prepared by GEI Consultants in accordance with Resolution 2024-04-0059.

A motion was made to approve Resolution 2025-08-0116 to publicly advertise for competitive bids to demolish a portion of Berth 1 adjacent to the Shed 1 warehouse and construct a stabilized slope at the Balzano Marine Terminal.

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

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2025-08-0117: APPROVAL TO ISSUE AN RFP TO PREQUALIFIED CIVIL ENGINEERING FIRMS, TO OBTAIN THE SERVICES OF A LICENSED SITE REMEDIATION PROFESSIONAL

REQUEST

Staff is requesting Board Approval to issue an RFP to prequalified civil engineering firms to obtain the on-call services of a licensed site remediation professional (LSRP).

BACKGROUND

SJPC owns a number of properties that are subject to New Jersey Department of Environmental Protection (NJDEP) regulations pertaining to contaminated sites in accordance with the Industrial Site Recovery Act (N.J.A.C. 7:26B), the Site Remediation Reform Act (N.J.S.A. 58:10C-1), and other applicable laws. As the owner, the SJPC is routinely involved with compliance activities at these sites.

Therefore, the SJPC is seeking to retain the on-call services of an LSRP to advise and assist the SJPC with these compliance activities at all the relevant properties.

The SJPC maintains a list of pre-qualified civil engineering firms, many of whom employ one or more LSRPs. This RFP will be distributed to that list.

The selected firm will provide one or more LSRPs to advise or assist the SJPC on an on-call, as-needed basis. This would entail document review, site inspections, the preparation of documents, interaction with NJDEP, filings, and other related activities.

The term would be one year with two one-year renewal options at the discretion of the SJPC. Assignments would be made on a pre-approved task order basis. Total annual fees will not exceed \$50,000.00 per year.

A motion was made to approve Resolution 2025-08-0117 to issue an RFP to prequalified civil engineering firms to obtain the on-call services of a licensed site remediation professional.

Moved by: R. Tighue
Seconded by: R. DeAngelo

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2025-08-0118: APPROVAL TO ISSUE REQUEST FOR BIDS FOR ASPHALT PAVING REPAIR SERVICES AT BALZANO AND BROADWAY TERMINALS

REQUEST

Staff is requesting Board approval to issue a Request for Bids for asphalt paving repair services for all areas requiring paving repairs throughout the Balzano and Broadway Marine Terminals.

BACKGROUND

Heavy and continuous tractor-trailer and forklift traffic at the Balzano and Broadway Marine terminals causes deterioration of the bituminous asphalt paving and creates safety issues. Because the scope of work is too large to be handled with in-house staff and equipment, there is an ongoing need to issue an invitation for bids and award a paving contract for these routine repairs.

This contract will be issued effective January 1, 2026.

The contract terms for the requested solicitation will be for a one-year term with the option of two additional, one-year extensions.

A motion was made to approve Resolution 2025-08-0118 to approve to issue a Request for Bids for asphalt paving repair services for all areas requiring paving repairs throughout the Balzano and Broadway Marine Terminals.

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

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2025-08-0119: APPROVAL TO ISSUE REQUEST FOR BIDS FOR UNDERGROUND UTILITIES REPAIR SERVICES AT BALZANO AND BROADWAY TERMINALS

REQUEST

Staff is requesting Board approval to issue a Request for Bids for underground utilities repair

services for all areas throughout the Balzano and Broadway Marine Terminals.

BACKGROUND

Due to the age of the terminal infrastructure, there is a continuous need for underground utility repairs due to breaks in the system. These breaks primarily occur in the underground piping of the fire protection, potable water, sanitary sewer, and storm water sewer piping systems. When these breaks occur, they can disrupt and impact operations and often require a response on an emergency basis.

In order to better prepare for these contingencies, the SJPC will publicly advertise for competitive bids from qualified utility contractors.

The resulting contract would be issued effective January 1, 2026.

The contract terms for the requested solicitation will be for a one-year term with the option of two additional, one-year extensions.

A motion was made to approve Resolution 2025-08-0119 to approve to issue a Request for Bids for underground utilities repair services for all underground piping systems throughout the Balzano and Broadway Marine Terminals.

Moved by: S. Roberts

Seconded by: C. Styles

Voting for Motion: All

Voting Against Motion: None

RESOLUTION 2025-08-0120: APPROVAL TO PURCHASE A 2025 INTERNATIONAL MV607 SBA STAKE BODY TRUCK

REQUEST

Staff are requesting Board Authorization for the purchase of a 2025 International model MV607 SBA Stake Body with a Tier four engine and a snowplow. The truck will replace an older truck (2001 International Diesel Stake Body Truck) that requires replacement to comply with NJDEP regulations.

BACKGROUND

South Jersey Port Corporation requested pricing from Allegiance Trucks utilizing Sourcewell pricing for a 2025 International MV607 SBA Truck. Sourcewell provided a quote with all options requested by SJPC in the amount of \$143,596.04, which includes a Sourcewell member discount of \$33,861.96. Staff utilize this type of truck to move cargo around and between terminals as well as to transport equipment and supplies. The truck will have a snowplow to augment our snow removal fleet.

A motion was made to approve Resolution 2025-08-0120 to purchase the 2025 International MV607 SBA Dump Truck from Sourcewell in the amount of \$143,596.04.

Moved by: R. DeAngelo
Seconded by: W. Higgins

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2025-08-0121: APPROVAL TO EXECUTE AN ENGINEERING DESIGN AGREEMENT WITH ATLANTIC CITY ELECTRIC COMPANY TO ENGINEER AND DESIGN OF A NEW TRANSMISSION SERVICE AT AND FOR THE PAULSBORO MARINE TERMINAL

REQUEST

Staff is requesting Board approval to authorize the South Jersey Port Corporations's ("SJPC") Executive Director and CEO to execute an Engineering Design Agreement with Atlantic City Electric Company ("ACE") setting forth each of the party's rights, responsibilities and obligations concerning the engineer and design only by ACE of a new transmission service to be constructed in the future at the Paulsboro Marine Terminal ("PMT"), subject to final review and approval as to form by SJPC's legal counsel.

BACKGROUND

Staff are presenting a proposed Engineering Design Agreement with ACE regarding the engineering and design by ACE of a new transmission service for the PMT. The final phases of design and construction of the PMT are on-going. One of the remaining items to be completed at the PMT is a new transmission service, specifically, a terminal position at Paulsboro Substation and a 2.75-mile 69kV transmission radial feed. The new transmission feed would be engineered and designed only at the present time. Any construction of the new transmission service would be undertaken in the future by current and/or future tenants at, and users of, the PMT, depending upon their electric needs; and at their sole cost and expense. Additionally, SJPC would require that the engineering/design costs of the new transmission service be reimbursed to the SJPC by the tenants and/or users that may require the said service, when it would be constructed. The estimated costs for engineering/design of the new transmission service are \$2,080,300.00.

The PMT is currently interconnected to the ACE electric system. As such, engineering, design, and future construction of a new transmission service at the PMT for purposes of enhancing and expanding existing capacity to service either current and/or new additional uses at the PMT must be coordinated with and through ACE. SJPC has funding available currently for the engineering and design only of the new transmission service. Staff recommend pursuing this engineering and design only at this time for two important reasons: (1) the costs of same will only continue to increase moving forward; and, (2) the SJPC is in a position to expand quickly the PMT through

implementation of new uses that may be undertaken by current and/or future tenants and/or subtenants.

A motion was made to approve Resolution 2025-08-0121 to authorize the SJPC's Executive Director and CEO to execute an Engineering Design Agreement with ACE setting forth each of the said parties' rights, responsibilities, and obligations concerning the engineer and design only by ACE of a new transmission service to be constructed in the future at the PMT, subject to final review and approval as to form by SJPC's legal counsel.

Moved by: S. Roberts
Seconded by: W. Higgins

Voting for Motion: All
Voting Against Motion: None

INFORMATION ITEMS:

MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

Dennis Culnan presented the monthly Marketing Report. The report was received and filed.

PORT SECURITY UPDATE

Richard Altomare presented his report to the Board. The report was received and filed.

PAULSBORO MARINE TERMINAL PROJECT UPDATE

Dan Bontempo presented the Monthly PMT Report. The report was received and filed.

PUBLIC COMMENTS

The Chairman asked if there were any public comments.

Mr. Charles Hassler, Chairman of the Salem City Port Authority spoke briefly to let the Board of Directors know that he is always available to assist with anything they may need at the Salem City Port Authority.

A motion was made to adjourn the Regular Open Meeting at 1:21p.m.

Moved by: W. Higgins
Seconded by: C. Styles

Voting for Motion: All
Voting Against Motion: None

Following closed session, the Regular Session was reopened at **1:55 pm.**

Moved by: S. Roberts
Seconded by: C. Styles

Voting for Motion: All
Voting Against Motion: None

A motion was made to adjourn the Regular Open Meeting at 1:56pm

Moved by: C. Styles
Seconded by: J. Maressa

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 Meeting held Tuesday, August 26, 2025.



Victoria D'Amico
Board Secretary

