

SOUTH JERSEY PORT CORPORATION



BOARD OF DIRECTORS MEETING SEPTEMBER 30, 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 Directors' Meetings for 2025. The meeting schedule was also placed on the Port Corporation's website at www.southjerseyport.com.

1. APPROVAL OF MINUTES

Regular Open Meeting August 26, 2025

Closed Session Meeting August 26, 2025

Special Open Meeting September 16, 2025

Special Closed Session Meeting, September 16, 2025

2. APPROVAL OF OPERATING BILLS

RESOLUTION 2025-09-0126:

3. APPROVAL OF ADVANCED PAYMENT BILL LIST

RESOLUTION 2025-09-0127:

4. APPROVAL OF CREDITS

RESOLUTION 2025-09-0128:

5. APPROVAL OF CHANGE ORDERS (FOUR)

**RESOLUTION 2025-09-0129: APPROVAL OF CHANGE ORDER NO.
12 TO TRACKS UNLIMITED, LLC FOR RAIL REHABILITATION
AT BALZANO MARINE TERMINAL**



RESOLUTION 2025-09-0130: APPROVAL OF CHANGE ORDER NO. 1 TO KOCKS KRANBAU GmbH, BREMEN, GERMANY TO REPLACE THE SLEW BEARINGS AND PLANETARY GEAR IN THE KOCKS CRANE AT THE BROADWAY MARINE TERMINAL

RESOLUTION 2025-09-0131: APPROVAL OF CHANGE ORDER NO. 1 TO KOCKS KRANBAU, BREMEN, GERMANY FOR THE PURCHASE OF TWO NEW 250 HP 500V DC HOIST MOTORS FOR THE KOCKS CRANE AT THE BALZANO MARINE TERMINAL

RESOLUTION 2025-09-0132: APPROVAL OF CHANGE ORDER NO. 2 TO HARRING FIRE PROTECTION FOR THE ANNUAL FIRE CODE INSPECTIONS AND REPAIRS AS REQUIRED BY FIRE MARSHALL ANNUAL INSPECTIONS

6. **APPROVAL OF CONSTRUCTION FUND REQUISITIONS
RESOLUTION 2025-09-0133:**
7. **RECEIPT OF TREASURER’S REPORT**
8. **RECEIPT OF COUNSEL’S REPORT**
9. **RECEIPT OF EXECUTIVE DIRECTOR’S REPORT**
10. **ADDITIONAL AGENDA ITEMS REQUIRING BOARD ACTION:**

ACTION ITEMS

- A. **RESOLUTION 2025-09-0134: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR THE REPLACEMENT OF UNDERGROUND FIRE SUPPLY PIPING TO BUILDING Y-2, BROADWAY MARINE TERMINAL, CAMDEN, NJ**
- B. **RESOLUTION 2025-09-0135: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR THE N-1 BUILDING ROOF REPAIRS AT THE BROADWAY MARINE TERMINAL**



C. RESOLUTION 2025-09-0136: APPROVAL OF PRE-QUALIFIED PROFESSIONAL FIRMS TO PERFORM PORT PLANNING SERVICES

D. RESOLUTION 2025-09-0137: APPROVAL TO RENEW TRASH REMOVAL SERVICES CONTRACT

E. RESOLUTION 2025-09-0138: APPROVAL TO ENTER INTO AN ANCILLARY AGREEMENT WITH THE COMMUNICATION WORKERS OF AMERICA AFL-CIO, LOCAL 1040 (NON-SUPERVISORY) AMENDING THE COLLECTIVELY NEGOTIATED AGREEMENT TO ESTABLISH A NEW SHIFT, TEMPORARY SHIFTS AND SALARY INCREASE, ALL REGARDING THE JOB TITLE/CLASSIFICATION OF CAPTAIN IN THE SECURITY UNIT

F. RESOLUTION 2025-09-0139: APPROVAL TO ESTABLISH EMPLOYEE HEALTH REIMBURSEMENT ACCOUNT (“HRA”) AND AUTHORIZING AMENDMENT OF SIDEBAR AGREEMENTS WITH ALL BARGAINING UNITS REGARDING THE HRA

11. SUPPLEMENTAL BOARD INFORMATION:

G. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

H. PORT SECURITY UPDATE

I. PAULSBORO MARINE TERMINAL PROJECT UPDATES

PUBLIC SESSION FOR QUESTIONS / COMMENT

12. CLOSED SESSION AND/OR ADJOURNMENT



ACTION ITEM:

A. RESOLUTION 2025-09-0134: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR THE REPLACEMENT OF UNDERGROUND FIRE SUPPLY PIPING TO BUILDING Y-2, BROADWAY MARINE TERMINAL, CAMDEN, NJ

REQUEST

Staff is requesting Board approval to award a construction contract for the replacement of the underground fire supply piping to Building Y-2 on the Broadway Marine Terminal, Camden, New Jersey.

BACKGROUND

Pursuant to Board Resolution 2022-10-0123, bid documents were prepared by Remington & Vernick Engineers (RVE) for the replacement of the underground fire main piping supply lines on the Broadway Marine Terminal.

In response to a Notice of Violation by the DCA Division of Fire Safety received on July 24, 2025, the fire water lines to the Y-2 Building need to be repaired on an expedited basis.

The scope of work includes replacement of the underground fire piping between the fire mains and the Building Y-2 valve houses with new ductile iron pipe along with valves, etc., to provide fire suppression water to the warehouse building.

The project was posted on the SJPC website, and ten (10) qualified bidders were notified directly by email. The Prebid site visit was held on August 14, 2025, with representatives of five (5) construction firms attending. One addendum was issued. Bids were publicly opened on September 11, 2025. Four (4) bids were received.

Firm	Bid Amount
RE PIERSON PILESGROVE, NJ	\$ 535,050.50
GEMINI BLACKWOOD, NJ 08012	\$ 558,795.00
BOND MEDFORD, MA	\$ 569,825.00
EARLE FARMINGDALE, NJ 07727	\$ 590,513.13



RECOMMENDATION:

Staff recommends award of a construction contract to the low bidder, RE Pierson, of Piles Grove New Jersey



ACTION ITEM:

B. RESOLUTION 2025-09-0135: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR THE N-1 BUILDING ROOF REPAIRS AT THE BROADWAY MARINE TERMINAL

REQUEST

Staff is requesting Board approval to award a construction contract for replacement of the N1-Building roof at the Broadway Marine Terminal.

BACKGROUND

The existing roof, due to its age and state of deterioration, has received numerous local leak repairs over the years. During high wind and rain events in March of this year, the roof incurred further damage exposing the support wood decking. SJPC Maintenance staff were able to construct a series of large patches as a temporary measure to avoid water damage to the cargo in storage below.

As it is no longer feasible to continuously perform temporary repairs to this deteriorated roof system, SJPC plans to replace the entire roof system and remove the clerestory structure. The drainage components of the roof system will also be replaced.

Pursuant to the Board Authorization: RESOLUTION 2025-04-0069: APPROVAL TO ADVERTISE A REQUEST FOR BIDS FOR THE N-1 BUILDING ROOF REPAIRS 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 (9) firms were notified directly of the opportunity. A Prebid meeting was held on Wednesday, August 6, 2025, with two (2) contractors in attendance. A total of one addendum was issued, and seven (7) bids were received on Thursday, August 28, 2025, as follows:

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Firm	Bid Amount
Jottan, Inc. Delran, NJ	\$ 335,828
Reliance Remodeling, LLC Saddlebrook, NJ	\$ 394,500
Union Roofing Contractors, Inc. Philadelphia, PA	\$ 589,400
Winchester Roofing Corp. Gibbsboro, NJ	\$ 629,145
D.A. Nolt, Inc. Berlin, NJ	\$ 690,000
MAK Group, LLC Saddle Brook, NJ	\$ 693,758
Detwiler Roofing, LLC East Earl, PA	\$ 718,510

RECOMMENDATION:

Staff is recommending Board approval to award a construction contract for the N-1 Building Roof replacement project to the low bidder, Jottan, Inc. of Delran, NJ, in the Lump Sum Bid Amount of \$335,828.00.



ACTION ITEM:

C. RESOLUTION 2025-09-0136: APPROVAL OF PRE-QUALIFIED PROFESSIONAL FIRMS TO PERFORM PORT PLANNING SERVICES

REQUEST

Staff is requesting Board approval for a prequalified list of professional firms to perform port planning services for a five year period.

BACKGROUND

In 2020, the SJPC prequalified professional firms to perform port planning services for a five-year period expiring in July 2025. A Request for Qualifications (RFQ) was publicly advertised in June of 2025 to solicit proposals from qualified professional firms that engage in port planning activities such as port land use planning, master plan studies, market analysis, supply chain management, strategic planning, bulk and project cargo, preparation of simulation studies, intermodal rail analysis, auto processing, containerization, and warehousing and break bulk distribution.

Proposals were received on July 31, 2025. The Review Committee, consisting of SJPC staff reviewed the qualifications packages and recommend the following firms:

Martin Associates – Lancaster, PA
AECOM – Philadelphia, PA
Hatch – Brooklyn, NY
WSP - Lawrenceville, NJ
Moffatt & Nichol - Philadelphia, PA
Jacobs – Morristown, NJ

RECOMMENDATION:

Staff recommends that the Board prequalify the above listed professional firms for performing port planning services for a term of five years beginning October 1, 2025 through September 30, 2030. In the event of a need for these services, a request for proposals would be sent to the pre-qualified firms.



ACTION ITEM:

D. RESOLUTION 2025-09-0137: APPROVAL TO RENEW TRASH REMOVAL SERVICES CONTRACT

REQUEST

Staff is requesting Board approval to renew the Trash Removal Services contract by exercising the third-year renewal option in the contract.

BACKGROUND

In accordance with a competitive advertisement for services resulting in Resolution 2023-10-0094, the SJPC awarded a contract to Green Guys Recycling Solutions LLC of Deptford, NJ, for trash removal services at the Balzano and Broadway Marine Terminals.

The contract provides for the regular removal of thirty and forty cubic yard containers from the operating piers and berths, and for the removal of three and four cubic yard trash containers to be emptied twice a week.

The contract was issued for one year, with options for the SJPC to extend it for an additional two (2), one (1) year terms. The contract was renewed for the second year (2025) by Resolution No 2024-12-0153.

Staff is recommending to exercise the third-year renewal option at the same terms and conditions as the original award for the 2026 calendar year.

RECOMMENDATION:

Staff recommends Board approval to renew the Trash Removal Services contract with Green Guys Recycling Solutions LLC of Deptford, NJ, by exercising the third year renewal option at the same terms and conditions as the original award.



ACTION ITEM:

E. RESOLUTION 2025-09-0138: APPROVAL TO ENTER INTO AN ANCILLARY AGREEMENT WITH THE COMMUNICATION WORKERS OF AMERICA AFL-CIO, LOCAL 1040 (NON-SUPERVISORY) AMENDING THE COLLECTIVELY NEGOTIATED AGREEMENT TO ESTABLISH A NEW SHIFT, TEMPORARY SHIFTS AND SALARY INCREASE, ALL REGARDING THE JOB TITLE/CLASSIFICATION OF CAPTAIN IN THE SECURITY UNIT

REQUEST

Staff requests Board approval to enter into an Ancillary Agreement to amend the Collectively Negotiated Agreement that the South Jersey Port Corporation (“SJPC”) is party to with the Communications Workers of America AFL-CIO Local 1040 (“Local 1040”) concerning SJPC’s non-supervisory clerical personnel, crane maintenance foreman and operations supervisors that ends June 30, 2027 (hereinafter the “CNA”), to establish a new shift assignment, and the ability to establish temporary shift assignments, and for a base salary increase, all as it regards the job title/classification of Captain in SJPC’s Security Unit.

BACKGROUND

SJPC and Local 1040 are parties to the CNA, which has been in effect since July 1, 2023, and ends on June 30, 2027. Local 1040 is the recognized collective bargaining agent in the CNA for SJPC’s non-supervisory personnel, including, but not limited to, SJPC employees with the job title/classification of Captain in SJPC’s Security Unit. The SJPC and Local 1040 desire to amend the CNA through an Ancillary Agreement, as follows: 1. Establish a new shift (11:00 am to 8:00 pm) for employees with the job title/classification of Captain in SJPC’s Security Unit; and, 2. Establish the right for SJPC’s General Manager Security, Public Safety and Emergency Management (hereinafter the “General Manager”), or alternatively, the SJPC’s Executive Director, to assign employees with the job title/classification of Captain in SJPC’s Security Unit to a temporary shift assignment of no more than sixty (60) calendar days upon one (1) weeks’ written notice to the



Captain. It will be the General Manager's sole discretion regarding assignment of any Captain of the Security Unit to the newly created shift assignment. The SJPC and Local 1040 desire then to amend the CNA, as afore said, regarding the shift assignments for SJPC employees with the job tile/classification of Captain through the entry into an Ancillary Agreement to the CNA.

The proposed Ancillary Agreement provides for the creation of the new 11:00 am to 8:00 pm shift, outside of the normal 8:00 a.m. to 5:00 p.m. shift currently provided for in the CNA for any Captain in SJPC's Security Unit. The proposed Ancillary Agreement provides further for the creation of the right of the General Manager, or alternatively the Executive Director, to authorize temporary shift assignments for any Captain in SJPC's Security Unit. These proposed amendments to the CNA are an effort to address the ever-changing requirements for Maritime Security coverage at SJPC's various terminals and facilities. In consideration of the CWA's agreement to modify the work schedule of the Captain of SJPC's Security Unit, which is needed to meet operational needs of the SJPC, and its Security Unit, it is proposed that the CNA be amended further through the Ancillary Agreement to provide that the base salary of and for the job title/classification of Captain in the Security Unit who is assigned to the new shift assignment of 11:00 am to 8 pm be increased by \$2,000.00. Only a Captain assigned to the new 11:00 am to 8:00 pm shift shall receive the increased base salary; as the base salary of any Captain not assigned to the newly created shift shall remain as is currently provided in the CNA. The base salary increase will be retroactive to August 4, 2025.

RECOMMENDATION:

Staff recommend that the Board approve entry by the SJPC into an Ancillary Agreement with Local 1040 to amend the CNA, as follows: 1. Establish a new 11:00 am to 8:00 pm shift assignment for the job title/classification of Captain in SJPC's Security Unit; 2. Establish the ability for the General Manager and/or Executive Director to make temporary shift assignments for the job title/classification of Captain in SJPC's Security Unit for up to sixty (60) calendar days; and, 3. Increase by \$2,000.00 the base salary for only the job title/classification of Captain in SJPC's Security Unit that may be assigned to the new 11:00 am to 8 pm shift assignment, which increase shall be retroactive to August 4, 2025.



ACTION ITEM:

F. RESOLUTION 2025-09-0139: APPROVAL TO ESTABLISH EMPLOYEE HEALTH REIMBURSEMENT ACCOUNT (“HRA”) AND AUTHORIZING AMENDMENT OF SIDEBAR AGREEMENTS WITH ALL BARGAINING UNITS REGARDING THE HRA

REQUEST

Staff requests Board approval to establish an employee Health Reimbursement Account (“HRA”) option, implemented through a contract with EB Employee Solutions, LLC, d/b/a as The Difference Card. Staff also seeks Board approval to authorize the Interim-Executive Director, or such other authorized designee, to sign amended Sidebar Agreements with the South Jersey Port Corporation’s (“SJPC”) three (3) bargaining units reaffirming and updating their prior agreement to the HRA option.

BACKGROUND

The State Health Benefits Plan (“SHBP”) has recently allowed members to offer their employees an HRA option. SJPC’s insurance broker, Conner Strong and Buckelew, conducted a publicly advertised Request for Proposals process for HRA Services pursuant to New Jersey law, and applicable rules and regulations, and recommended to SJPC a company called The Difference Card to provide HRA services to and for SJPC employees who enroll in an HRA-eligible health plan.

The Board approved the HRA option for 2025, and is required to re-authorize the contract annually, inclusive of authorizing the amended/updated Sidebar Agreements with each of the three (3) of SJPC’s Bargaining Units.

By enrolling in an HRA-eligible health plan, employees receive the same benefits at a lower premium. SJPC will fund an HRA for each enrolled employee, which the employee can use to pay the difference in employee out-of-pocket expenses between their current plan and the HRA plan, including co-pays, deductibles, co-insurance, prescription costs, and all other out-of-pocket expenses that would not have been incurred under their existing plan. It is SJPC’s intention to offer its employees the opportunity to enroll in the Direct Access/Aetna Freedom 2035 plan with a fully funded HRA in the amount of \$16,960 for each employee regardless of the level of coverage (single, member/spouse, parent/child, family) to be effective January 1st, 2026.



Reducing premium costs will result in potentially significant cost savings to both the employee and the SJPC. All contracts are subject to review and final approval by SJPC's legal counsel.

The Port is also required by the SHBP to annually obtain approval, via Sidebar Agreements to the various union contracts from the SJPC's three (3) bargaining Units in order to provide this HRA option. The SJPC and each of its Bargaining Units entered into a Sidebar Agreement in 2024, permitting the HRA option to be offered by SJPC. The said Sidebar Agreements each require revision concerning the HRA account amount, which has increased for 2026.

RECOMMENDATION:

Staff recommends that the Board approve contracting with EB Employee Solutions, LLC, d/b/a as The Difference Card, and establish an HRA option for its employees for 2026, the same as it did for its employees in 2025, and to then authorize the Interim Executive Director, or such other authorized designee, to enter into amended and updated Sidebar Agreements with each of the SJPC's three (3) bargaining units unions concerning the HRA option.



INFORMATION ITEM:

G. MARKETING REPORT:



INFORMATION ITEM:

H. SECURITY UPDATE:

Security Overview

Security operations across all terminals remain stable and incident-free during this reporting period:

- Balzano and Broadway Terminals: No significant security incidents reported; operations remain secure and effective.
- Paulsboro and Salem Terminals: No notable security issues occurred.

Stakeholder Engagement

- Camden Corporation Watch Meeting: Participated in the monthly meeting hosted by the Camden County Prosecutor's Office. Key regional security concerns were reviewed and addressed in coordination with partner agencies.
- Ongoing Outreach: Continued active engagement with regional stakeholders to strengthen collaborative relationships and maintain situational awareness.

Facility Security Plan (FSP)

- Updates to the Facility Security Plan are ongoing.
- Completion and submission to the U.S. Coast Guard remain on schedule for mid-October.

Summary

This reporting period was marked by operational stability and proactive security management across all facilities. Collaboration with regional partners continues to be strong, reinforcing a collective approach to security. Work on the Facility Security Plan remains on track, ensuring regulatory compliance and preparedness.



INFORMATION ITEM:

I. PAULSBORO MARINE TERMINAL PROJECT UPDATES

The Paulsboro Marine Terminal Project updates are provided by the Gloucester County Improvement Authority.



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.

1. COUNSEL'S REPORT