

# **SOUTH JERSEY PORT CORPORATION**



## **BOARD OF DIRECTORS ANNUAL MEETING FEBRUARY 24, 2026**

### **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 November 20, 2025, 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 2026, 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 2026. The meeting schedule was also placed on the Port Corporation's website at [www.southjerseyport.com](http://www.southjerseyport.com).

#### **1. APPROVAL OF MINUTES**

Regular Open Meeting February 3, 2026  
Closed Session Meeting February 3, 2026

#### **2. APPROVAL OF OPERATING BILLS RESOLUTION 2026-02-0015**

#### **3. APPROVAL OF ADVANCED PAYMENT BILL LIST RESOLUTION 2026-02-0016**

#### **4. APPROVAL OF CREDITS RESOLUTION 2026-02-0017**

#### **5. APPROVAL OF CHANGE ORDERS (ONE)**

**RESOLUTION 2026-02-0018: APPROVAL OF CHANGE ORDER NO. 1 TO REMINGTON & VERNICK ENGINEERS OF VIDEO OF PIPING AND ADD BERTH 3 DRAINAGE IMPROVEMENTS AT BOTH TERMINALS**



- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS RESOLUTION 2026-02-0019**
- 7. RECEIPT OF TREASURER’S REPORT**
- 8. RECEIPT OF COUNSEL’S REPORT**
- 9. RECEIPT OF EXECUTIVE DIRECTOR’S REPORT**
- 10. APPOINTMENT OF COMMITTEES / REPORTS OF COMMITTEES**
- 11. ADDITIONAL AGENDA ITEMS REQUIRING BOARD ACTION:  
ACTION ITEMS**
  - A. RESOLUTION 2026-02-0020: APPROVAL TO RENEW THE SERVICE CONTRACT FOR A CRANE REPAIR CONTRACTOR TO PERFORM ALL REQUIRED CRANE INSPECTIONS, PREVENTIVE MAINTENANCE, AND REPAIRS, AS NECESSARY, ON AN ON-CALL BASIS AT THE BALZANO AND BROADWAY MARINE TERMINALS**
  - B. RESOLUTION 2026-02-0021: APPROVAL TO AWARD A CONTRACT FOR FIRE CODE COMPLIANCE CONSULTING SERVICES**
  - C. RESOLUTION 2026-02-0022: APPROVAL TO ISSUE A REQUEST FOR QUALIFICATIONS TO PROFESSIONAL FIRMS FOR CIVIL ENGINEERING, ELECTRICAL ENGINEERING, CERTIFIED DIVERS, CONSTRUCTION MANAGEMENT, GEOTECHNICAL, AND MARINE ENGINEERING**
  - D. RESOLUTION 2026-02-0023: APPROVAL OF TRI - STATE BULK HANDLING, INC. LEASE EXTENSION**



**E. RESOLUTION 2026-02-0024: APPROVAL AND ADOPTION OF BY-LAWS FOR THE SOUTH JERSEY PORT CORPORATION'S AUDIT COMMITTEE**

**12. SUPPLEMENTAL BOARD INFORMATION:**

**F. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT**

**G. PORT SECURITY UPDATE**

**H. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

**PUBLIC SESSION FOR QUESTIONS / COMMENT**

**13. CLOSED SESSION AND/OR ADJOURNMENT**



**APPOINTMENT OF COMMITTEES / REPORTS OF COMMITTEES**

The Chairman recommends appointing the following Directors to the listed Committees:

**Audit / Finance Committee** – Chair - Director Gershen,  
Members: Director DeAngelo, Chairman Maressa and Director Burzichelli

**Legal Committee** – Chair- Director MacFarlane  
Members: Director Gershen, Chairman Maressa and Vice Chairman Higgins

**Facilities Committee** – Chair- Director DeAngelo  
Members: Director Roberts, Chairman Maressa and Director Styles



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**ACTION ITEM:**

**A. RESOLUTION 2026-02-0020: APPROVAL TO RENEW THE SERVICE CONTRACT FOR A CRANE REPAIR CONTRACTOR TO PERFORM ALL REQUIRED CRANE INSPECTIONS, PREVENTIVE MAINTENANCE, AND REPAIRS, AS NECESSARY, ON AN ON-CALL BASIS AT THE BALZANO AND BROADWAY MARINE TERMINALS**

**REQUEST**

Staff is requesting Board Authorization to renew the existing service contract to perform required crane inspections, preventive maintenance, and repairs as necessary on an on-call basis at the Balzano and Broadway Marine Terminals.

**BACKGROUND**

Pursuant to the Board Authorization: RESOLUTION 2024-2-0032 APPROVAL TO ADVERTISE FOR A CRANE REPAIR CONTRACTOR TO PERFORM ALL REQUIRED CRANE INSPECTIONS, PREVENTIVE MAINTENANCE, AND REPAIRS, AS NECESSARY, ON AN ON-CALL BASIS AT THE BALZANO AND BROADWAY MARINE TERMINALS, a Request for Quotations was advertised for the solicitation of public bids.

Per Board Resolution 2025-03-0046, the contract was awarded to the low bidder, Flatiron Crane, dba Reading Crane, Reading, PA, in the amount of \$774,636. Most of the contract was dedicated to support services for the two major projects last year, Slew Gear and Planetary Drive Replacement for the Kocks crane at Broadway, and Stay Pins and Boom Hinge Replacements at the Kocks crane at Balzano.

After the completion of those two projects, the contract continues on an on-call basis for one-year, with options to renew for two (2) additional one-year periods subject to approval by the Board. The bid budget allowance for the on-call services is \$10,800 per year for the required annual inspections of the two cranes and \$100,000 per year for maintenance and emergency repairs, for a total of \$110,800.

**RECOMMENDATION:**

Staff is recommending Board approval to exercise the first one-year renewal of the existing service contract for required crane inspections, preventive maintenance, and repairs as necessary on an on-call basis to Flatiron Crane, dba Reading Crane, Reading, PA in the amount of \$110,800.



**ACTION ITEM:**

**B. RESOLUTION 2026-02-0021: APPROVAL TO AWARD A CONTRACT FOR FIRE CODE COMPLIANCE CONSULTING SERVICES**

**REQUEST**

Staff is requesting Board approval to award a professional services contract for fire code compliance consulting at the Balzano and Broadway Marine Terminals.

**BACKGROUND**

SJPC has over a million square feet of buildings with dry pipe riser fire protection sprinkler systems dating back to 1945. At Balzano, eleven (11) operations buildings house fourteen (14) pump rooms serving twenty-five (25) individual valve zones. At Broadway, twenty-six (26) operations buildings house twenty-eight (28) valve rooms serving forty-two (42) individual valve zones, with a single duplex pumping station.

The SJPC is regulated by the New Jersey Department of Community Affairs, Division of Fire Safety. In addition to routine fire code compliance, the SJPC makes on-going repairs, replacements, and additions to the various fire suppression systems. Some of these activities require detailed interpretation of the relevant portions of the NFPA code. Therefore, the SJPC advertised for the on-call services of a fire suppression engineer with expertise in the fire code, to advise and assist the SJPC on an on call, as needed basis.

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 \$25,000.00 per year.

A Request for Proposals was advertised in three newspapers and posted on the SJPC website. Bids were opened on Thursday February 10<sup>th</sup>, 2026, with one qualified proposal received from Independence Fire Sprinkler Company with an hourly rate of \$250.00 per hour.

The proposals were evaluated by staff and legal counsel.

**RECOMMENDATION:**

Staff is requesting Board authorization to award a contract to Independence Fire Sprinkler Company of Lester, PA, in an amount not-to-exceed \$25,000 per year for fire code compliance consulting at the Balzano and Broadway Marine Terminals.



**ACTION ITEM:**

**C. RESOLUTION 2026-02-0022: APPROVAL TO ISSUE A REQUEST FOR QUALIFICATIONS TO PROFESSIONAL FIRMS FOR CIVIL ENGINEERING, ELECTRICAL ENGINEERING, CERTIFIED DIVERS, CONSTRUCTION MANAGEMENT, GEOTECHNICAL, AND MARINE ENGINEERING**

**REQUEST**

Staff is requesting Board approval to issue Request for Qualifications (RFQs) to professional firms for Civil Engineering, Electrical Engineering, Certified Divers, Construction Management, Geotechnical, and Marine Engineering Services

**BACKGROUND**

The RFQ seeks qualification proposals from qualified engineering firms, in accordance with the terms, conditions, and specifications contained in the RFQ, to be considered prequalified for the opportunity to submit cost proposals for future projects. The prequalification process operates over a three-year cycle. With the last three-year cycle terminating in June 2026, we will be requesting proposals to have prequalified firms on board for the first year of the new three-year cycle which will begin in July 2026. This advertisement will give all interested firms the opportunity to become prequalified for the upcoming three-year cycle.

This specific prequalification term will be for three (3) years, commencing on July 1, 2026, and expiring on June 30, 2029.

**RECOMMENDATION:**

Staff requests Board approval to issue an RFQ to professional firms for Civil Engineering, Electrical Engineering, Certified Divers, Construction Management, Geotechnical, and Marine Engineering Services to prequalify for a term of three years.



**ACTION ITEM:**

**D. RESOLUTION 2026-02-0023: APPROVAL OF TRI - STATE BULK HANDLING, INC. LEASE EXTENSION**

**REQUEST**

Staff is requesting Board approval to extend the lease with Tri - State Bulk Handling, Inc. through March 31, 2028.

**BACKGROUND**

Tri State Bulk Handling is a stevedoring company who performs bulk material vessel stevedoring services at SJPC's Camden terminals Tri-State leases open space and building space for equipment storage and for Tri-State's office trailer placement at SJPC's Broadway Marine Terminal.

**Key Anticipated Lease Renewal Terms**

- One-year early term extension for 2,600 sf of open space for Tri-State's office trailer, which currently expires March 31, 2027; extending the term through March 31, 2028
- Two-year term for an additional 8,355 sf of buildings (Parcels B & C) for equipment storage, and 16,920 sf open area (Parcel D), which currently expire March 31, 2026; extending the term through March 31, 2028
- \$ 2,705.00 annual rental on space for Tri-State's office trailer (Parcel A) commencing April 1, 2026
- \$ 50,139.00 annual rental for Parcels B and C commencing April 1, 2026
- \$ 17,576.00 annual rental for Parcel D commencing April 1, 2026
- Annual CPI rental increase
- All other terms and conditions remain unchanged

**RECOMMENDATION:**

Staff recommends Board approval to accordingly extend the lease with Tri-State Bulk Handling, Inc. through March 31, 2028.



**ACTION ITEM:**

**E. RESOLUTION 2026-02-0024: APPROVAL AND ADOPTION OF BY-LAWS FOR THE SOUTH JERSEY PORT CORPORATION'S AUDIT COMMITTEE**

**REQUEST**

Staff is requesting the Board approve and adopt By-Laws for the South Jersey Port Corporation's ("SJPC") Audit Committee, which was created and established previously by the Board as directed by Executive Order No. 122 issued July 23, 2004 ("EO 122").

**BACKGROUND**

In accordance with EO 122, the Board previously created an Audit Committee. The By-Laws proposed for adoption for the Audit Committee will provide for, and set forth, the following: (i) the composition of the Audit Committee; (ii) the duties and responsibilities of the Audit Committee; and, (ii) the procedures to be followed by the Audit Committee. The By-Laws, as proposed, will provide needed structure to and for the Audit Committee, formalize its procedures, and ensure that the committee operates in compliance with the requirements and dictates of EO 122. The proposed By-Laws will supersede all prior charters or by-laws previously adopted by the Board for the Audit Committee.

EO 122 does not require that the Board's Audit Committee have a set of by-laws. However, the By-Laws here are proposed and recommended for purposes of ensuring strict compliance with the requirements of EO 122, and, also, to provide structure and guidance for the Audit Committee in carrying out its duties and responsibilities in accordance therewith.

A true and correct copy of the proposed Audit Committee By-Laws are attached hereto and incorporated herein by reference.

**RECOMMENDATION:**

Staff recommends the Board approve and adopt By-Laws for the SJPC's Audit Committee in the form as proposed, attached hereto, and incorporated herein by reference.



**INFORMATION ITEM:**

**F. MARKETING REPORT:**



**INFORMATION ITEM:**

**G. SECURITY UPDATE:**



**INFORMATION ITEM:**

**H. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

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



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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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### **1. COUNSEL'S REPORT**