



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
CAMDEN, NEW JERSEY
FEBRUARY 24, 2026
12:30 p.m.

Directors Present:	Joseph Maressa, Jr. Esq.	Chairman 🗳️
	William Higgins	Vice Chairman 🗳️
	Robert DeAngelo	Director
	Sheila Roberts	Director 🗳️
	Robert Tighue	Director 🗳️
	* Carl Styles	Director 🗳️
	James MacFarlane	Director 🗳️
	Jonathan Gershen	Director 🗳️
Directors Absent:	Richard Alaimo	Chairman Emeritus
	Dominick Burzichelli	Director
In Attendance:	Blair Gerold	Governor's Authorities Unit 🗳️
	Brendan Dugan	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
	Lisa Mc Laughlin	CFO / Treasurer
	Kevin Duffy	COO 🗳️
	Neil Grossman	Financial Advisor
	Chris Perks	Director of Engineering
	Chuck O'Leary	Port Liaison
	George Englehardt	Facilities Engineer 🗳️
	Dennis Culnan	Phoenix Strategies
	Dan Bontempo	Stantec 📞
Kevin Mincey	Public 📞	

*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 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 Director’s Meetings for 2026. 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 – FEBRUARY 3, 2026

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on February 3, 2026, were presented for approval.

A motion was made to approve the February 3, 2026, Board of Directors Regular Open Session Meeting Minutes as presented.

Moved by:	S. Roberts
Seconded by:	J. MacFarlane
Abstain:	None
Voting against motion:	None

PRESENTATION OF CLOSED MEETING MINUTES – FEBRUARY 3, 2026

The minutes for the South Jersey Port Corporation Board of Directors closed session meeting held on February 3, 2026, were presented for approval.

A motion was made to approve the February 3, 2026, Board of Directors Regular Closed Session Meeting Minutes as presented.

Moved by:	S. Roberts
Seconded by:	J. MacFarlane
Abstain:	None
Voting against motion:	None

OPERATING BILLS

The Operating Unpaid Bill list for the period 1/1/2026–1/31/2026 was presented for approval.

A motion was made to adopt Resolution 2026-02-0015 for the approval of the Operating Unpaid Bill list for the period 1/1/2026-1/31/2026.

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

Voting for Motion: All
Voting against motion: None

ADVANCE PAYMENT LIST

The Advance Payment Bill List for the period 1/1/2026–1/31/2026 was presented for approval.

A motion was made to adopt Resolution 2026-02-0016 for the approval of the Advance Payment Bills for the period 1/1/2026-1/31/2026.

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

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

* At this time, Director Carl Styles joined the meeting @ 12:34pm

CREDIT LIST

The Credit List for the period ending January 31, 2026, was presented for approval.

A motion was made to adopt Resolution 2026-02-0017 for the approval of the Credit List for the period ending January 31, 2026.

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

Voting for Motion: All
Voting against motion: None

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

The professional services for the topographic survey, and proposed grading plan for drainage and pavement improvements at the Balzano and Broadway Marine Terminals was awarded to Remington & Vernick Engineers by Board Resolution 2025-08-0114, in the amount of \$51,205.

The topographic survey has been completed at Broadway where an existing drainage structure was found that potentially could serve as the discharge point for the new improvements. However, it is unknown where the piping leads to, and so it has been recommended to perform a video inspection of the line to determine its direction, diameter, type, and condition.

Also, operations staff have identified a new priority at Balzano for repaving which is the berth cargo landing area at Berth 3 in front of Shed 3. This amendment would add that area to the scope of work for topography and grading.

SJPC staff has reviewed the associated change order request and is recommending Board Approval of an amendment to the Remington & Vernick Engineers contract in the amount of \$ 11,873 bringing the total contract amount to \$63,078.

Original Contract Amount	\$	51,205
Change Order Number 1	\$	11,873
Adjusted Contract Amount	\$	63,078

A motion was made to approve Resolution 2026-02-0018 to approve Change Order Number 1 to Remington & Vernick Engineers contract in the amount of \$ 11,873 bringing the total contract amount to \$63,078.

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

Voting for Motion: All
Voting Against Motion: None

CONSTRUCTION FUND REQUISITIONS

Staff presented (22) advance construction fund requests in the amount of \$1,370,171.06 and (4) unpaid construction fund requisitions in the amount of \$43,453.33

A motion was made to adopt Resolution 2026-02-0019 to approve the Construction Fund List for the period ending January 31, 2026.

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

Voting for Motion: All
Voting against motion: None

TREASURERS REPORT

For the month and YTD ending January 31st, 2026, SJPC had net income in the amount of \$297,471 which is better than budget by \$277,663 for the month. Net income, tonnage and ship days for January 31st 2026 were lower than January 2025 as compared. In January 2026 the Port had significant storage revenue generated from lumber and steel that was still on terminal during the month. Total gross profit was better than budget, as well as operating and G&A expenses. All combined, SJPC had a favorable month of January 2026.

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 January 2026 was 179,737 s/tons: a 47.1% decrease compared to 339,511 s/tons in January 2025. All terminals combined handled a total of 96,938 s/tons of breakbulk cargo during January 2026; showing a 42.7% decrease compared to 169,133 s/tons January 2025. January 2026 bulk cargo activity for all terminals was 82,799 s/tons: a 51.4% increase from 170,378 s/tons in January 2025.

CAMDEN TERMINALS ACTIVITY

Camden tonnage for January 2026 totaled 116,776 s/tons; a 47.9% decrease when compared to 224,221 s/tons in January 2025. Balzano Terminal tonnage for January 2026 was 91,130 s/tons; a 39.8% decrease compared to 151,310 s/tons in January 2025. Broadway Terminal tonnage for January 2026 at 25,646 s/tons showed a 64.8% decrease compared to 72,911 s/tons in January 2025.

Camden steel imports in January 2026 were 29,423 s/tons showing a 39.4% decrease from 48,564 s/tons in January 2025. There were 9,033 s/tons of wood products in January 2026 compared to 9,559 s/tons in January 2025: showing a 5.5% decrease.

Recycled metals exports were 61,707 s/tons in January 2026 showing a 40% increase compared to 44,092 s/tons in January 2025. January 2026 exports of Grancem totaled 16,613 s/tons compared to 5,582 s/tons in January 2025: representing a 197.6% increase. There was no slag cargo activity in January 2026 compared to 54,000 s/tons in January 2025. There was no gypsum cargo activity compared to 58,654 s/tons in January 2025. Broadway Terminal had 4 lay berth vessel day for January 2026.

PAULSBORO TERMINAL ACTIVITY

Paulsboro Marine Terminal handled 58,482 s/tons of steel slabs in January 2026 showing a 45.5% decrease compared to 107,240 s/tons of steel cargo in January 2025. There were 36 lay berth vessel days for January 2026.

SALEM TERMINAL ACTIVITY

Export sand at 4,479 s/tons for January 2026 showed a 44.4% decrease compared to 8,050 s/tons in January 2025.

OTHER TERMINAL ACTIVITY

SJPC's marine terminals handled 15 ships in January 2026, compared with 19 in January 2025. The number of ship days (i.e., the number of days a ship is loading or unloading at its terminals) for January 2026 was 39, compared to 61 days in January 2025.

The Executive Director also updated the Board on the following topics:

Working Through Extreme Weather

SJPC marine terminal staff as well as DRS ILA labor worked through extreme cold and snow weather conditions from late January through mid-February to serve our customers and keep cargo moving. These efforts are detailed through more formal recognition by Assemblyman Moen who will, at a date to be scheduled in the near future, present SJPC with a letter of Commendation.

Tampa Steel Conference, February 11-13

Staff attended this major annual steel conference, with several hundred steel shippers, receivers, and logistics providers in attendance. The conference provided an opportunity to meet with several current steel importers via Camden, including Summit Steel, Tata International, Thyssen Krupp Steel North America, Thyssen Materials, Mercury Resources, and others.

Other Events Attended

02/05/2026: NY/NJ Foreign Freight Forwarders and Brokers Assn. Annual Dinner, NYC

02/18/2026: AWO – American Waterway Operators, Atlantic Region Annual Meeting, Baltimore, MD – attended by Kevin Duffy

02/19/2026: Traffic Club of NY Annual Dinner, NYC

Visitors

02/03/2026: Thyssen Krupp Steel North America

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, Director Burzichelli and
Director Tighue

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

ACTION ITEMS:

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.

A motion was made to approve Resolution 2026-02-0020 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.

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

Voting For Motion: All
Voting Against Motion: None

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 10th, 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.

A motion was made to approve Resolution 2026-02-0021 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.

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

Voting for Motion: All
Voting Against Motion: None

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.

A motion was made to approve Resolution 2026-02-0022 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.

Moved by:	J. MacFarlane
Seconded by:	S. Roberts
Voting for Motion:	All
Voting Against Motion:	None

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 Parce D commencing April 1, 2026
- Annual CPI rental increase
- All other terms and conditions remain unchanged

A motion was made to approve Resolution 2026-02-0023 for approval to accordingly extend the lease with Tri-State Bulk Handling, Inc. through March 31, 2028.

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

Voting for Motion: All
Voting Against Motion: None

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.

A motion was made to approve Resolution 2026-02-0024 to approve and adopt By-Laws for the SJPC's Audit Committee in the form as proposed, attached hereto, and incorporated herein by reference.

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

Chuck O'Leary briefed the board on security matters.

PAULSBORO MARINE TERMINAL PROJECT UPDATE

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

PUBLIC COMMENTS

The Chairman asked if there were any public comments.

A motion was made to adjourn the Regular Open Meeting at 1:13p.m.

Moved by: S. Roberts
Seconded by: J. Gershen
Voting for Motion: All
Voting Against Motion: None

Following closed session, the Regular Session was reopened at **2:01 pm.**

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

A motion was made to adjourn the Regular Open Meeting at 2:01pm

Moved by: J. Gershen
Seconded by: W. Higgins
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, February 24, 2026.


Victoria D'Amico
Board Secretary