

South Jersey Transportation Authority

Friday, January 6, 2023

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Doing Business with SJTA

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SOUTH JERSEY TRANSPORTATION AUTHORITY

OPEN SESSION COMMISSION MEETING

DECEMBER 18, 2007

The regularly scheduled Commission meeting of the South Jersey Transportation Authority was held on Tuesday, December 18, 2007 commencing at 10:10 a.m. at the Authority's Administration Building on the Atlantic City Expressway, Milepost 21.3 in Elwood, New Jersey.

THE FOLLOWING COMMISSIONERS WERE PRESENT:

Chairman Kris Kolluri
 Vice Chairman Mark Summerville
 Commissioner Jeffery A. April, Esq.
 Commissioner Ernest Coursey
 Commissioner James M. Gaymon, Jr.
 Commissioner Louis Toscano (Participated via Conference Call)

ALSO PRESENT:

Bart Mueller, Executive Director
 James Carey, Governor's Authorities Unit
 Keith Barrack, Esq., General Counsel
 Susan Drake, Authority Board Secretary

NOTICE OF MEETING

Chairman Kolluri opened the Commission Meeting by advising the members of the Commission and the public that the meeting, as required by the Open Public Meetings Act, Chapter 231, P.L. of 1975, was advertised in three (3) designated newspapers and sent to the Secretary of the State of New Jersey. Notice was posted in the terminal of the Atlantic City International Airport, the South Jersey Transportation Authority's Atlantic City Office and the Tourist Information Center located at the Farley Service Plaza on the Atlantic City Expressway as prescribed by law.

ROLL CALL

Commissioner Present Absent
 Chairman Kris Kolluri X
 Vice Chairman Mark Summerville X
 Commissioner Jeffery A. April, Esq. X
 Commissioner Ernest Coursey X
 Commissioner James M. Gaymon, Jr. X
 Commissioner Louis Toscano X

A total of nine (9) members of the public attended the meeting.

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APPROVAL OF THE AGENDA

Chairman Kolluri called for a motion to approve the revised December 18, 2007 agenda.

Whereupon, motion was moved by Commissioner Gaymon and seconded by Commissioner April approving the revised December 18, 2007 Commission Meeting agenda. Chairman Kolluri asked the Commissioners for questions on the motion. No questions were asked. A unanimous vote was taken adopting and approving the agenda. This agenda is attached to and made a permanent part of these official Authority minutes.

APPROVAL OF THE NOVEMBER 20, 2007 COMMISSION MEETING MINUTES

Chairman Kolluri called for a motion to approve the November 20, 2007 Commission Meeting minutes.

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Atlantic City, NJ

51°

2:36 pm EST

Mostly cloudy



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Whereupon, motion was moved by Commissioner Coursey and seconded by Commissioner April, approving the November 20, 2007 Commission Meeting minutes. Chairman Kolluri asked the Commissioners for questions on the motion. No questions were asked. A unanimous vote was taken adopting and approving the November 20, 2007 Commission Meeting minutes.

EMPLOYEE AWARDS

Tim Kroll, Capital Budget Manager for the Engineering Department, was honored as the "Employee of the Month" for December 2007. William Lewis was honored for his twenty-five (25) years of service to the Authority.

EXECUTIVE SESSION

Chairman Kolluri asked General Counsel if an Executive Session was needed. General Counsel responded there was no need for an Executive Session.

EXECUTIVE REPORT

Chairman Kolluri asked Mr. Mueller for the presentation of the Executive Report. Mr. Mueller responded stating that he would be presenting the report this month on the 2008 Operating Budget.

Commissioner April questioned the actual 2006 versus the proposed amounts in the 2008 Operating Budget. He wanted a reconciliation of total 2006 actual to total 2008 expenses. Chairman Kolluri requested the Finance Director to provide the Commissioners with an analysis. Finance Director Kathleen Sharman responded that she would provide the Commissioners with the analysis.

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FINANCE, PLANNING & ENGINEERING, OPERATIONS AND PERSONNEL COMMITTEE REPORTS

Mr. Mueller reported to the Commissioners that the Finance, Planning & Engineering, Operations and Personnel Committees met on December 4, 2007 and discussed the topics on the attached agendas. These agendas are attached to and made a permanent part of these official Authority minutes. Mr. Mueller reported that the Authority held a stakeholders meeting regarding the status of the construction of Interchange 17. Representatives from Atlantic County and Egg Harbor City were briefed on the status of the design and environmental projects.

PUBLIC RESPONSE TO AGENDA ITEMS

Chairman Kolluri asked the public if there were any comments on any of the agenda items. There were no comments from the public.

PRESENTATION AND APPROVAL OF BILLS

Chairman Kolluri asked Mr. Mueller for the presentation of the bills. Mr. Mueller stated that the bills were mailed to the Commissioners for their review prior to the meeting and are recommended for approval.

Chairman Kolluri called for a motion to approve the bills as submitted by the Finance Director.

Whereupon, motion was moved by Commissioner Summerville and seconded by Commissioner April, approving the bills submitted by the Finance Director. Chairman Kolluri asked the Commissioners for questions on the motion. No questions were asked.

Chairman Kolluri requested the Secretary to call the roll.

Commissioner Motion 2nd Yea Nay Abstain Absent

Chairman Kris Kolluri X

Vice Chairman Mark Summerville X X

Commissioner Jeffery A. April, Esq. * X X

Commissioner Ernest Coursey X

Commissioner James M. Gaymon, Jr. X

Commissioner Louis Toscano X

* Commissioner April approved all bills but abstained from voting on the bill from Special Counsel Levenson's Office.

RESOLUTIONS AND MOTIONS

Finance Agenda Item

Resolution 2007-97 of the South Jersey Transportation Authority adopting the 2008 Operating Budget for the Authority

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Resolutions and Motions Continued

Mr. Mueller presented Resolution 2007-97 to the Commissioners stating that this resolution authorizes the adoption of the 2008 Operating Budget. This resolution was recommended for Board approval.

Chairman Kolluri called for a motion to approve Resolution 2007-97 of the South Jersey Transportation Authority adopting the 2008 Operating Budget for the Authority.

Whereupon, motion was moved by Commissioner Summerville and seconded by Commissioner Gaymon, approving Resolution 2007-97. Chairman Kolluri asked the Commissioners for questions of the motion. No questions were asked.

Chairman Kolluri requested the Secretary to call the roll.

Commissioner Motion 2nd Yea Nay Abstain Absent

Chairman Kris Kolluri X
 Vice Chairman Mark Summerville X X
 Commissioner Jeffery A. April, Esq. X
 Commissioner Ernest Coursey X
 Commissioner James M. Gaymon, Jr. X X
 Commissioner Louis Toscano X

A copy of Resolution 2007-97 is attached hereto and made a permanent part of these official Authority minutes.

Engineering Agenda Item

Resolution 2007-98 of the South Jersey Transportation Authority extending the contract for waste removal, trash and recycling services at Authority facilities

Mr. Mueller presented Resolution 2007-98 to the Commissioners and stated that this item is for the extension of our contract with Waste Management of Vineland, New Jersey for waste removal, trash and recycling services for Authority facilities. This resolution was recommended for Board approval.

Chairman Kolluri called for a motion to approve Resolution 2007-98 of the South Jersey Transportation Authority extending the contract for waste removal, trash and recycling services at Authority facilities.

Whereupon, motion was moved by Commissioner Coursey and seconded by Commissioner April, approving Resolution 2007-98. Chairman Kolluri asked the Commissioners for questions of the motion. No questions were asked.

Chairman Kolluri requested the Secretary to call the roll.

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Resolutions and Motions Continued

Commissioner Motion 2nd Yea Nay Abstain Absent

Chairman Kris Kolluri X
 Vice Chairman Mark Summerville X
 Commissioner Jeffery A. April, Esq. X X
 Commissioner Ernest Coursey X X
 Commissioner James M. Gaymon, Jr. X
 Commissioner Louis Toscano X

A copy of Resolution 2007-98 is attached hereto and made a permanent part of these official Authority minutes.

Airport Agenda Items

Mr. Mueller presented to the Commissioners the next three (3) items from the Airport Department. Resolution 2007-99 is authorization of an agreement with the Hudson Group to provide news, gift and specialty retail services at the Airport. The term of the agreement is for twelve (12) years for approximately 2,757 square feet. Resolution 2007-100 is authorizing execution of an office space lease agreement with TSA for a new office space layout of 1,607 square feet at the Airport. The term for this lease is for five (5) years. Resolution 2007-101 is authorizing a contract with T-Mobile Northeast for the installation of permanent ground telecommunications equipment at the Airport. The term is for five (5) years with three (3) additional and successive five (5) year terms.

Resolution 2007-99 through Resolution 2007-101 were presented to the Commissioners for approval. These agenda items were presented via Consent Agenda and were voted upon via a single roll call.

Chairman Kolluri called for a motion to approve Resolution 2007-99 through Resolution 2007-101 to be voted upon via Consent Agenda.

Whereupon, the motion as presented, was moved by Commissioner Coursey and seconded by Commissioner April. Chairman Kolluri asked the Commissioners for questions on the motion. No questions were asked.

Chairman Kolluri requested the Secretary to call the roll.

Commissioner Motion 2nd Yea Nay Abstain Absent

Chairman Kris Kolluri X
 Vice Chairman Mark Summerville X
 Commissioner Jeffery A. April, Esq. X X
 Commissioner Ernest Coursey X X
 Commissioner James M. Gaymon, Jr. X
 Commissioner Louis Toscano X

A copy of Resolution 2007-99 through Resolution 2007-101 are attached hereto and made a permanent part of these official Authority minutes.

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Resolutions and Motions Continued

Resolution 2007-99 of the South Jersey Transportation Authority authorizing the execution of an agreement with Airport Management Services, LLC, d/b/a the Hudson Group to provide news/gift/specialty retail concessions at the Atlantic City International

Airport

This resolution authorizes entering into an agreement with Airport Management Services, LLC, d/b/a the Hudson Group for the lease of space to operate news/gift/specialty retail concessions at the Atlantic City International Airport for approximately 2,757 square feet. The lease agreement begins February 1, 2008 and the term is for twelve (12) years. The Authority will receive 12% of new/sundries gross receipts, 15% of gifts gross receipts and 12% of specialty retail/coffee gross receipts with estimates for year 2008 in the amount of \$120,917.00. When the Hudson Group acquires the Talk of the Walk space in 2009, the 2009 projections to the Authority are estimated at \$240,000.00 for all of the spaces leased.

Resolution 2007-100 of the South Jersey Transportation Authority authorizing the execution of an office space lease agreement with General Services Administration of the United States of America, on behalf of the TSA, at the Atlantic City International Airport

This resolution authorizes the execution of an office space lease. The Authority currently has a lease agreement with the GSA, on behalf of the TSA, for the lease of a new office space layout of 1,607 square feet at the Atlantic City International Airport. The current supplemental lease agreement expires December 31, 2007 and all parties wish to enter into a new lease agreement. The new term is for five (5) years. The TSA shall pay to the Authority monthly rent for the use and occupancy of the rental space in the amount of \$4,305.42 per month, payable on the first day of each and every month and subject to the Prompt Payment Act. Rent shall include all utilities, custodial services, janitorial services and maintenance for the rental space.

Resolution 2007-101 of the South Jersey Transportation Authority authorizing a contract with T-Mobile Northeast, LLC for the installation of the permanent ground telecommunications equipment at the Atlantic City International Airport

This resolution is for the authorization of an agreement with T-Mobile Northeast, LLC for the execution of a site lease for ground telecommunications equipment at the Atlantic City International Airport. The initial term is for five (5) years and includes the right to extend for three (3) additional and successive five (5) year terms on the same terms and conditions set forth herein this agreement.

Tourist Services Agenda Items

Mr. Mueller presented to the Commissioners the next two (2) items from the Tourist Services Department. Resolution 2007-102 is for execution of a lease amendment for the leasing of office space between Fuerman Optometry and the Authority at the New York Avenue offices. The term is for twenty-four (24) months with two (2), one (1) year options to renew. Resolution
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Resolutions and Motions Continued

2007-103 is for the execution of a lease amendment for the leasing of office space between the Authority and the Atlantic City Professional Firefighters Union, Local 198. The term is for thirty-six (36) months, with two (2), one (1) year options to renew.

Mr. Mueller stated that the resolution adopting the new Bus Management Regulations is being withdrawn while the Office of Legislative Services does some additional review.

Resolution 2007-102 and Resolution 2007-103 were presented to the Commissioners for approval. These agenda items were presented via Consent Agenda and were voted upon via a single roll call.

Chairman Kolluri called for a motion to approve Resolution 2007-102 and Resolution 2007-103 to be voted upon via Consent Agenda.

Whereupon, the motion as presented, was moved by Commissioner Summerville and seconded by Commissioner Coursey. Chairman Kolluri asked the Commissioners for questions on the motion. No questions were asked.

Chairman Kolluri requested the Secretary to call the roll.

Commissioner Motion 2nd Yea Nay Abstain Absent
Chairman Kris Kolluri X
Vice Chairman Mark Summerville X X
Commissioner Jeffery A. April, Esq. X
Commissioner Ernest Coursey X X
Commissioner James M. Gaymon, Jr. X
Commissioner Louis Toscano X

A copy of Resolution 2007-102 and Resolution 2007-103 are attached hereto and made a permanent part of these official Authority minutes.

Resolution 2007-102 of the South Jersey Transportation Authority authorizing the execution of a lease agreement amendment for the leasing of office space between Fuerman Optometry and the Authority

The Authority currently has a lease agreement with Fuerman Optometry for the lease of office space at the New York Avenue parking garage. The lease agreement expires December 31, 2007 and all parties wish to enter into a lease extension. The term is for twenty-four (24) months, with two (2), one (1) year options to renew for approximately 1,040 square feet. Fuerman Optometry will pay to the Authority a rental amount of \$14,304.84 for 2008 in twelve (12) equal monthly installments of \$1,192.07 each, a rental amount of \$14,904.84 for 2009 in twelve (12) equal monthly installments of \$1,242.07 each, a rental amount of \$15,504.84 for option year one (1) in 2010 in twelve (12) equal installments of \$1,292.07 each and a rental amount of \$16,104.84 for option year two (2) in 2011 in twelve (12) equal installments of \$1,342.07 each.

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Resolutions and Motions Continued

Resolution 2007-103 of the South Jersey Transportation Authority authorizing the execution of a lease amendment for the leasing of office space between Atlantic City Professional Firefighters Union, Local 198 and the Authority

This resolution authorizes entering into a lease extension. The Authority currently has a lease agreement with the Atlantic City Professional Firefighters Union, Local 198 for the lease of office space in the New York Avenue parking garage for approximately 1,088 square feet. The lease agreement expires December 31, 2007 and all parties wish to enter into an extension. The term is for thirty-six (36) months, with two (2), one (1) year options to renew. Atlantic City Firefighters Union, Local 198 will pay to the Authority a rental amount of \$1,800.00 for 2008 in twelve (12) equal monthly installments of \$150.00 each, a rental amount of \$2,100.00 for 2009 in twelve (12) equal monthly installments of \$175.00 each, a rental amount of \$2,400.00 for 2010 in twelve (12) equal installments of \$200.00 each. The two (2), one (1) year options will be a rental amount of \$2,700.00 for 2011 in twelve (12) equal installments of \$225.00 each and \$3,000.00 for 2012 in twelve (12) equal installments of \$250.00 each. In conjunction with this lease, the tenant shall have the option to lease parking spaces at \$50.00 per space.

Transportation Services Agenda Item

Resolution 2007-104 of the South Jersey Transportation Authority authorizing a parking agreement with Trump Plaza Associates regarding the lease of parking spaces at the Fairmont Avenue parking lot

Mr. Mueller presented Resolution 2007-104 to the Commissioners stating that this resolution is for the authorization of a parking agreement with Trump Plaza Associates to lease parking spaces at the Fairmont Avenue parking lot. The term is for one (1) year and the reduction of parking spaces from 250 to 200. Trump Plaza Associates agrees to pay the Authority \$800.00 per each parking period to occupy the 200 spaces at the Fairmont Avenue parking lot. Should the actual number of Trump Plaza authorized parkers exceed 200 spaces during any given period, for each such vehicle, Trump Plaza Associates agrees to pay the Authority \$4.00 per car, per parking period. This resolution was recommended for Board approval.

Chairman Kolluri called for a motion to approve Resolution 2007-104 of the South Jersey Transportation Authority authorizing a parking agreement with Trump Plaza Associates regarding the lease of parking spaces at the Fairmont Avenue parking lot.

Whereupon, motion was moved by Commissioner Coursey and seconded by Commissioner April, approving Resolution 2007-104. Chairman Kolluri asked the Commissioners for questions of the motion. No questions were asked.

Chairman Kolluri requested the Secretary to call the roll.

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Resolutions and Motions Continued

Commissioner Motion 2nd Yea Nay Abstain Absent

Chairman Kris Kolluri X
Vice Chairman Mark Summerville X
Commissioner Jeffery A. April, Esq. X X
Commissioner Ernest Coursey X X
Commissioner James M. Gaymon, Jr. X
Commissioner Louis Toscano X

A copy of Resolution 2007-104 is attached hereto and made a permanent part of these official Authority minutes.

PETITIONS AND COMMUNICATIONS, UNFINISHED BUSINESS AND NEW BUSINESS

Chairman Kolluri asked Mr. Mueller if there were any petitions or communications, unfinished or new business to be brought before the Commissioners. Mr. Mueller responded that all previous petitions and communications were either mailed to the Commissioners prior to the meeting or are at their places and that there is no unfinished. Under new business, Mr. Mueller read a commendation letter for one of the Toll Collector employees.

GENERAL COMMENT

Chairman Kolluri asked if there were any general comments. There were no general comments.

Chairman Kolluri wished staff a happy and safe holiday and thanked his colleagues on the Board for their guidance while serving on the Board. Chairman Kolluri thanked the senior staff and all of the employees that work at the SJTA for their hard work.

ADJOURNMENT

There being no further business, Chairman Kolluri called for a motion to adjourn the meeting.

Whereupon motion was moved by Commissioner Coursey, seconded by Commissioner Summerville to adjourn the meeting. A unanimous vote was taken adjourning the meeting at 10:40 a.m.

Submitted by:

Susan Drake, Authority Board Secretary

Note: An Executive Session was not held at this meeting.

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