



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
CAMDEN, NEW JERSEY
APRIL 28, 2026
12:31 p.m.

Directors Present:	Joseph Maressa, Jr. Esq.	Chairman
	William Higgins	Vice Chairman
	Robert DeAngelo	Director
	Sheila Roberts	Director
	Robert Tighue	Director
	James MacFarlane	Director
	Jonathan Gershen	Director ☺
	*Dominick Burzichelli	Director ☺
	Carl Styles	Director

Directors Absent:

In Attendance:	Jessica O'Connor	Governor's Authorities Unit
	David Mayer	Executive Director & CEO
	Victoria D'Amico	Board Secretary
	Brendan Dugan	Deputy Executive Director & CCO
	Louis Lessig	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
	TJ Daddino	General Mgr of Security
	Perry Bicher	SJPC Employee
	Stuart Lewis	Midatlantic Engineering
	Frank Nestore	SJPC Employee
	Franco Nestore	SJPC Employee
	Ed Luedtke	SJPC Terminal Superintendent
	Michael Vanderbilt	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 12:31 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, 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 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 – MARCH 31, 2026

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on March 31, 2026, were presented for approval.

A motion was made to approve the March 31, 2026, Board of Directors Regular Open Session Meeting Minutes as presented.

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

PRESENTATION OF CLOSED MEETING MINUTES – MARCH 31, 2026

The minutes for the South Jersey Port Corporation Board of Directors closed session meeting held on March 31, 2026, were presented for approval.

A motion was made to approve the March 31, 2026, Board of Directors Regular Closed Session Meeting Minutes as presented.

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

OPERATING BILLS

The Operating Unpaid Bill list for the period 3/1/2026–3/31/2026 was presented for approval.

A motion was made to adopt Resolution 2026-04-0039 for the approval of the Operating Unpaid Bill list for the period 3/1/2026-3/31/2026.

Moved by: C. Styles
Seconded by: R. DeAngelo

Voting for Motion: All
Voting against motion: None

ADVANCE PAYMENT LIST

The Advance Payment Bill List for the period 3/1/2026–3/31/2026 was presented for approval.

A motion was made to adopt Resolution 2026-04-0040 for the approval of the Advance Payment Bills for the period 3/1/2026-3/31/2026.

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

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

CREDIT LIST

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

A motion was made to adopt Resolution 2026-04-0041 for the approval of the Credit List for the period ending March 31, 2026.

Moved by: R. Tighue
Seconded by: C. Styles

Voting for Motion: All
Voting against motion: None

CHANGE ORDERS- (TWO)**RESOLUTION 2026-04-0042: APPROVAL OF CHANGE ORDER NO. 3 TO PENNONI ASSOCIATES SPRINKLERS REPLACEMENT PROGRAM AT BROADWAY MARINE TERMINAL FOR ASBESTOS REMOVAL CONSULTING FOR THE E BUILDING AT BROADWAY MARINE TERMINAL**

By Resolution 2015-06-0056 the SJPC Board of Directors approved the Pennoni Associates contract to provide professional engineering services for the sprinklers system replacement program at the Broadway Terminal.

This contract had two previous change orders for additional work. Board Resolutions Number 2018-03-0031 to add three additional buildings, and Resolution 2025-12-0161 to add the Y-2 Building.

During the E Building Sprinkler Replacement Project, the contractor raised concerns that they had seen potentially asbestos containing materials in their work areas. We therefore asked the design engineer, Pennoni, to perform some qualitative (present or not present) sampling, which they did on March 24, 2026. Unfortunately, in addition to expected locations (pipe wraps, roofing materials, etc.), those results came back positive in several unexpected locations, specifically in the dust and debris on the floors of some work areas.

We therefore requested additional quantitative samples which were taken on April 6th and 10th. We have used those results to map out the areas that need remediation in order for the contractor to work safely, and Pennoni then prepared bid documents for competitive bids for a licensed asbestos removal contractor.

Original Contract Amount	\$	243,200
Change Order Number 1	\$	48,640
Change Order Number 2	\$	32,300
Change Order Number 3	\$	35,800
Adjusted Contract Amount	\$	359,940

A motion was made to approve Resolution 2026-04-0042 to approve Change Order Number 3 to the Pennoni contract for preparation of the necessary asbestos removal scope of work and specifications in the amount of \$35,800, bringing the total contract amount to \$ 359,940.

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

Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2026-04-0043: APPROVAL OF CHANGE ORDER NO. 3 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 Berth 4. It also includes removal of damaged legacy crane and rail tracks.

There were two previous change orders by Resolution Number 2025-08-0111 and Resolution Number 2026-03-0028.

This change order addresses the increased costs associated with interruption of construction work from their submitted schedule. These interruptions resulted in a premium time differential on two Saturdays, March 21 and March 28 to recover the schedule.

The Original Contract Amount	\$	1,828,828
Change Order Number 1	\$	62,040
Change Order Number 2	\$	70,219
Change Order Number 3	\$	13,869
Adjusted Contract Amount	\$	1,974,956

A motion was made to approve Resolution 2026-04-0043 to approve Change Order Number 3 in the amount of \$13,869, bringing the total contract amount to \$ 1,974,956.

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

CONSTRUCTION FUND REQUISITIONS

Staff presented (16) advance construction fund requests in the amount of \$1,083,388.82 and (4) unpaid construction fund requisitions in the amount of \$89,087.61

A motion was made to adopt Resolution 2026-04-0044 to approve the Construction Fund List for the period ending March 31, 2026.

Moved by:	R. DeAngelo
Seconded by:	W. Higgins
Voting for Motion:	All
Voting against motion:	None

TREASURERS REPORT

For the month ending March 31st, 2026, SJPC had net income in the amount of \$318,478 which is better than budget by \$298,214. Net income, tonnage and ship days for March 31st 2026 were lower than March 2025 as compared. In March 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 March 2026.

COUNSEL'S REPORT

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

*At this time, the Executive Director presented a plaque to Frank Nestore who is retiring from South Jersey Ports on May 1, 2026. Frank Nestore served SJPC for 29 years and is currently an Equipment Operator. Another employee, Earl Farrish, who was not in attendance, is also retiring on May 1, 2026, after 47 years of service to SJPC.

EXECUTIVE DIRECTORS REPORT

The Executive Director & CEO for the South Jersey Port Corporation reports cargo tonnage for March 2026 was 279,811 s/tons: a 7.7% decrease compared to 303,161 s/tons in March 2025. All terminals combined handled a total of 172,955 s/tons of breakbulk cargo during March 2026; showing a 23.1% decrease compared to March 2025. March 2026 bulk cargo activity for all terminals was 106,856 s/tons: a 36.5% increase from March 2025. Year to date tonnage for all terminals through March 2026 totaled 691,367 s/tons; representing a 31.5% decrease compared to 1,008,692 s/tons YTD March 2025.

CAMDEN TERMINALS ACTIVITY

Camden tonnage for March 2026 totaled 164,567 s/tons, a 20.7% decrease when compared to 207,410 s/tons in March 2025. Balzano Terminal tonnage for March 2026 was 89,587 s/tons; a 25.4% decrease compared to 120,082 s/tons in March 2025. Broadway Terminal tonnage for March 2026 at 74,980 s/tons showed a 14.1% decrease compared to 87,328 s/tons in March 2025.

Camden steel imports in March 2026 were 57,711 s/tons showing a 51.9% decrease from the 120,082 s/tons in March 2025. There was no cargo activity for wood products in March 2026 compared to 13,303 s/tons in March 2025.

There were 31,876 s/tons of recycled metals in March 2026 compared to no cargo activity in March 2025. There were 22,397 a/tons of Grancem in March 2026 compared to 27,352 s/tons in March 2025: representing an 18.1% decrease. There were 52,583 s/tons of furnace slag in March 2026 compared to no cargo activity in March 2025. There was no cargo activity for salt in March 2026 compared to 40,431 s/tons in March 2025. Broadway Pier 5 had no cocoa bean cargo activity in March 2026 compared to 6,242 s/tons in March 2025. There was no Gypsum cargo activity in March 2026 or March 2025.

PAULSBORO TERMINAL ACTIVITY

Paulsboro Marine Terminal handled 115,244 s/tons of steel cargo in March 2026 showing a 35.2% increase compared to 85,241 s/tons in March 2025. There were 49 lay berth vessel days for March 2026.

SALEM TERMINAL ACTIVITY

There was no cargo activity for export sand in March 2026 compared to 10,510 s/tons in March 2025.

OTHER TERMINAL ACTIVITY

SJPC's marine terminals handled 13 ships in March 2026, compared with 24 in March 2025. The number of ship days (i.e., the number of days a ship is loading or unloading at its terminals) for March 2026 was 56 compared to 88 days in March 2025.

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

New Business:

Steel by Rail to Camden. Staff received an inquiry from a fourth potential customer very likely to use the rail connection into Balzano terminal. This addition would increase the year- round domestic rail tonnage business to 60,000 annual tons.

Market Outreach Study:

SJPC commissioned a market development report focused on contacts controlling logistics for commodities that are not normally handled by SJPC, including paper products, lumber for outdoor storage, and various metal products, especially aluminum. The report yielded names of specific companies, countries of origin, and contacts controlling the business. The information will be used by staff to work on new business development.

Terminal Staff Appreciation Lunch:

The Port hosted an appreciation lunch for the terminal staff to acknowledge the hard work and dedication showed by staff during the terrible weather in January and February. Staff showed up to work to keep cargo moving in snow and sleet and rain, in temperatures often dipping into the single digits. Assemblyman Bill Moen attended and gave a brief speech acknowledging their efforts and presenting a joint resolution of the New Jersey Legislature to IFPTE Local 18 President Roy McCormick, who accepted on behalf of all terminal staff.

Events Attended

April 20-22: Annual Breakbulk and Project Cargo Conference, New Orleans:

Staff attended this conference organized by the Journal of Commerce, during which SJPC participated as one of the sponsoring organizations. It was an opportunity to conduct meetings with several current and potential customers of our Camden terminals. The trade outlook remains uncertain due to the tariff volatility as well as geopolitical issues, but Camden customers continue to express interest and confidence in our ability to handle their cargos. Within the steel sector, imports of structural steel in particular is strong due to the construction of data centers in the Northeast and Mid Atlantic.

Visitors

- April 9: meeting with DRS to discuss and decide on automating terminal truck appointments via SJPC's website.
- April 14th- Maritime Charter School visit.
- April 23rd- Bring Your Child to Work Day.

ACTION ITEMS CONSENT AGENDA:

RESOLUTION 2026-04-0045: APPROVAL OF PRE-QUALIFIED ENGINEERING FIRMS FOR CIVIL, CONSTRUCTION MANAGEMENT, MARINE, GEO TECH, ELECTRICAL AND CERTIFIED DIVERS

REQUEST

Staff is requesting Board approval to add firms to the pre-qualified engineers list for a term of three years beginning July 1, 2026.

BACKGROUND

The SJPC prequalifies Professional Engineering and related service firms on a three-year cycle. Each year during the three-year term, the Board considers engineering firms who wish to be added to the prequalified list for the remaining term through an RFQ process. The end of the current three-year cycle ends on June 30, 2026, so this will be for the next three-year cycle.

Accordingly, Staff released a Request for Qualifications (RFQ) for Engineering Services for each of the categories of Civil Engineering, Construction Management, Marine Engineering, Geotechnical Services, Electrical Engineering and Certified Divers. The RFQ invited qualifications statements from interested firms in accordance with certain terms and conditions, in order for them to be considered pre-qualified for opportunities to submit cost proposals on upcoming projects.

We are beginning the first year of the three-year cycle, so this round of qualifications carries a term of three (3) years, commencing on July 1, 2026, and expiring on June 30, 2029.

The deadline to submit qualifications was on April 9, 2026, and there were eighty-three (83) qualifications packages submitted. See the complete list of qualified respondents attached.

<u>Category</u>	<u>Qualified</u>
Civil Engineering	23
Construction Management	18
Marine Engineering	14
Certified Divers	10
Geotechnical Engineering	8
Electrical Engineering	6

The SJPC engineering department staff have reviewed the submissions.

RESOLUTION 2026-04-0046: APPROVAL TO RENEW THE CONTRACT FOR HIGH VOLTAGE SUBSTATION MAINTENANCE AND REPAIRS AT THE BROADWAY MARINE TERMINAL**REQUEST**

Staff is requesting Board approval to renew the contract for the maintenance and repairs of the Broadway Main Electrical Substation.

BACKGROUND

Pursuant to Board Resolution Number 2025-04-0055, the authorization to advertise, bid documents were prepared for this work. Competitive proposals were received and the contract was awarded to the low bidder, North Central Electric, Inc., of Langhorne, PA by Board Resolution Number 2025-04-0064, in the amount of \$95,200.

After the 2025 scheduled maintenance service, this contract continued for one year of on-call services, with the SJPC's option to renew for a second one-year term. This Resolution will extend the contract term from May 21, 2026, to May 20, 2027, under the same terms and conditions as the original contract. This resolution also replenishes the Owner's Allowance for maintenance, repairs, and emergency work in the amount of \$50,000.

RESOLUTION 2026-04-0047: APPROVAL TO ISSUE AN INVITATION FOR BIDS FOR ASBESTOS REMOVAL FROM THE E BUILDING AT THE BROADWAY MARINE TERMINAL**REQUEST**

Board approval is requested to issue an invitation for public bids to perform asbestos removal services on E Building at the Broadway Martine Terminal.

BACKGROUND

SJPC is replacing the sprinkler systems in the E Building.

At the regular March 19th job progress meeting, the sprinkler contractor raised their concern that they had seen potentially asbestos containing materials in their work areas, specifically the West Mezzanine, West Attic, and the East Mezzanine. We therefore asked the design engineer, Pennoni, to perform some qualitative sampling, which they did on March 24th. Unfortunately, in addition to expected locations (pipe wraps, roofing materials, etc.), those results came back positive in several unexpected locations, specifically in the dust and debris on the floors of some work areas.

Staff then requested additional quantitative samples which were taken on April 6 and 10th. Pennoni used those results to map out the areas that need remediation in order for the contractor to work safely and have prepared bid documents for competitive bids for a licensed asbestos removal contractor.

The SJPC intends to publicly advertise plans and specifications for competitive bids from asbestos removal contractors for the E Building work.

RESOLUTION 2026-04-0048: APPROVAL OF ANNUAL SCI SUPPORT FOR SERVICES

REQUEST

Staff requests Board approval of the Port's annual contribution to the Seaman's Church Institute.

BACKGROUND

The Seamen's Church Institute (SCI) provides services to seafarers who visit the ports along the Delaware River, including SJPC's facilities. SCI visits every ship that calls both the Balzano Marine Terminal and the Broadway Terminal. Those services include hospitality, transportation, telephone, computer, spiritual, and many other necessary and vital services. SCI has requested \$10,000 for services rendered at our terminals.

The payment will be funded through the Operations account.

RESOLUTION 2026-04-0049: APPROVAL OF PERSONNEL HIRE

REQUEST

Staff is requesting Board approval to hire a Marketing and Administrative Intern.

BACKGROUND

Staff is seeking Board approval to hire a Marketing and Administrative Intern, with a wage range of \$22-\$24/hour, depending on their college year. The intern would work on projects relating to marketing and business development, operations, human resources, and logistics.

A motion was made to approve the Consent Agenda Action Items, Resolutions 2026-04-0045 through 2026-04-0049

Moved by:

C. Styles

Seconded by:

R. DeAngelo

Voting for Motion:

All

Voting Against Motion:

None

***Resolution 2026-04-0048, Director MacFarlane Abstained.**

***Director Burzichelli left the meeting at approx.. 1:15pm**

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

The board was briefed on the security update during the closed session.

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 1:25p.m.

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

Voting for Motion: All
Voting Against Motion: None

Following closed session, the Regular Session was reopened at 2:00 pm.

Moved by: C. Styles
Seconded by: R. DeAngelo

Voting for Motion: All
Voting Against Motion: None

A motion was made to adjourn the Regular Open Meeting at 2:00 pm

Moved by: C. Styles
Seconded by: R. DeAngelo

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, April 28, 2026.



Victoria D'Amico
Board Secretary