



**SOUTH JERSEY PORT CORPORATION**  
**OFFICIAL BOARD OF DIRECTORS MEETING MINUTES**  
**TELECONFERENCE**  
**CAMDEN, NEW JERSEY**  
**August 31, 2021**  
**12:32 p.m.**

|                           |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Directors Present:</b> | Richard Alaimo<br>Chad Bruner<br>Robert Tighue<br>Robert DeAngelo<br>Joseph Maressa<br>Carl Styles<br>William Higgins                                                                                                          | Chairman 🗳️<br>Director 🗳️<br>State Treasurer Designee 🗳️<br>Director 🗳️<br>Director 🗳️<br>Director 🗳️<br>Director 🗳️                                                                                                                                                                                                                                           |
|                           |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Directors Absent:</b>  | Jonathan Gershen<br>Eric Martins<br>Sheila Roberts                                                                                                                                                                             | Director<br>Director<br>Director                                                                                                                                                                                                                                                                                                                                |
|                           |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                 |
| <b>In Attendance:</b>     | Janice Venables<br>Andrew Saporito<br>Raymond Zane, Esq.<br>Bruno Cellucci<br><br>Brendan Dugan<br>Jonathan Atwood<br>Neil Grossman<br>Kevin Duffy<br>Chuck O'Leary<br>George Englehardt<br>Dennis Culnan, Jr.<br>Dan Bontempo | Governor's Authorities Unit 🗳️<br>Executive Director & CEO 🗳️<br>General Counsel– Zane & Assoc. 🗳️<br>AssistantED/CFO/ActingBoardSec🗳️<br><br>AssistantED/Bus. Development🗳️<br>Chief of Staff & External Affairs🗳️<br>GB Associates – FA 🗳️<br>Assistant ED/COO 🗳️<br>Security Manager/FSO 🗳️<br>Facilities Engineer 🗳️<br>Phoenix Strategies 🗳️<br>Stantec 🗳️ |

**The Acting 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 January 10, 2020, the 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 2020, 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 2020. The meeting schedule was also placed on the Port Corporation's website at [www.southjerseyport.com](http://www.southjerseyport.com).

Roll call was taken and recorded. **PLEDGE OF ALLEGIANCE RECITED.**

#### **PRESENTATION OF REGULAR MEETING MINUTES – JULY 27, 2021**

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on July 27, 2021 were presented for approval.

*A motion was made to approve the July 27, 2021 Board of Directors Regular Open Session Meeting Minutes as presented.*

|                     |                   |
|---------------------|-------------------|
| <b>Moved by:</b>    | <b>J. Maressa</b> |
| <b>Seconded by:</b> | <b>W. Higgins</b> |

|                               |             |
|-------------------------------|-------------|
| <b>Voting for motion:</b>     | <b>All</b>  |
| <b>Voting against motion:</b> | <b>None</b> |
| <b>Abstaining:</b>            |             |

#### **PRESENTATION OF CLOSED MEETING MINUTES – JULY 27, 2021**

The minutes for the South Jersey Port Corporation Board of Directors closed session meeting held on July 27, 2021 were presented for approval.

*A motion was made to approve the July 27, 2021 Board of Directors Closed Meeting Minutes, as presented, with the condition that any matters contained in the closed session minutes may be withheld and not disclosed to the public until the need for the closed session has passed.*

|                     |                   |
|---------------------|-------------------|
| <b>Moved by:</b>    | <b>J. Maressa</b> |
| <b>Seconded by:</b> | <b>W. Higgins</b> |

|                               |             |
|-------------------------------|-------------|
| <b>Voting for motion:</b>     | <b>All</b>  |
| <b>Voting against motion:</b> | <b>None</b> |
| <b>Abstaining:</b>            |             |

**OPERATING BILLS**

The Operating Unpaid Bill list for the period 7/14/2021– 8/19/2021 was presented for approval.

*A motion was made to adopt Resolution 2021-08-0076 for the approval of the Operating Unpaid Bill list for the period 7/14/2021 –8/19/2021.*

**Moved by:** R. DeAngelo  
**Seconded by:** W. Higgins

**Voting for motion:** All  
**Voting against motion:** None

**ADVANCE PAYMENT LIST**

The Advance Payment Bill List for the period 7/14/2021– 8/19/2021 was presented for approval.

*A motion was made to adopt Resolution 2021-08-0077 for the approval of the Advance Payment Bills for the period 7/14/2021 – 8/19/2021.*

**Moved by:** J. Maressa  
**Seconded by:** C. Bruner

**Voting for motion:** All  
**Voting against motion:** None

**CREDIT LIST**

No Credit List

**CHANGE ORDERS**

No Change Orders

**CONSTRUCTION FUND REQUISITIONS**

Staff presented (6) advance construction fund requests in the amount of \$1,711,745.86 and (4) unpaid construction fund requisitions in the amount of \$1,057,012.57

*A motion was made to adopt Resolution 2021-08-0078 for the approval of Construction Fund Requisitions for the period ending August 31, 2021 as presented.*

**Moved by:** J. Maressa  
**Seconded by:** W. Higgins

**Voting for motion:** All  
**Voting against motion:** None

**TREASURER'S REPORT**

For the month of July 2021, the SJPC generated net income before non-operating interest expense and depreciation and amortization of \$97,505.00, which is under budget by \$82,491.00 for the month. On a year-to-date basis through the end of July, we are ahead of budget by \$248,931.00 or just shy of 20%. If we added back extraordinary expenses (i.e. credit refund to customer, higher than usual engineering fees and recurring COVID-19 costs) the SJPC would have generated an additional \$135,000 plus in net income before non-operating interest expense and depreciation and amortization.

The robust summer ship schedule continues into August and is a welcome change for the SJPC! Our trucks and staff are humming and this is a clear sign that our outreach and marketing efforts continue to stimulate new business and retain current customers.

**COUNSEL'S REPORT**

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

**EXECUTIVE DIRECTOR'S REPORT**

Executive Director and CEO for the South Jersey Port Corporation reported total tonnage for July 2021 was 298,020 short tons, which represents a 99% increase compared to July 2020. Year to date tonnage July totaled 1,611,306 short tons, a 81.7% increase compared to the same period in 2020. Camden steels cargoes increased by 93.4% compared to July 2020. Overall breakbulk cargo has increased 415%. July 2021 YTD cocoa beans totaled 71,285 tons, a 77% increase compared to July 2020 YTD. July YTD plywood was 57.3% ahead of July 2020 YTD. Recycled metals incresed 4.5% compared to 2020 YTD. Imported cement YTD increased 35.2% compared to 2020.

All SJPC terminals handled 15 ships in July 2021, compared to 14 ships in July 2020. On a YTD basis, the Port handled 126 ships, compared to 121 YTD 2020.

The Executive Director also updated the Board on the below topics as well:

**COVID 19 Update**

All Office and administrative employees will be returning to the office full time on October 18<sup>th</sup> in accordance with the latest guidance from the Governor's office received on August 23, 2021. The guidance also requires all employees to be fully vaccinated by October 18<sup>th</sup> or take a weekly Covid tests. We are awaiting further guidance on the testing policy.

We have no new cases to report at this time. Approximately (45) employees have been vaccinated, which is (40) percent of our workforce. We continue to encourage employees to get vaccinated. Temperature scans and other protocols continue at our terminals.

We have been advised that public meetings must continue to remain virtual until further notice.

**Paulsboro Update**

EEW has poured the slab for the first building and is installing the roof and siding. EEW continues to make good progress.

Our first Project Management Committee meeting was held on August 16, 2021 with EEW, Orsted, GCIA and SJPC to discuss the progress of the project.

The next meeting is scheduled for mid-September.

**Port of Salem**

On Wednesday August 18, 2021, we met with the Salem County Commissioners to brief them on our Port of Salem project and the grant from USDOT.

The Commissioners were also briefed on the joint study that we are conducting with NJEDA and expressed an interest to participate in meetings with the consultants performing the study.

Representatives for SMS Rail the short line service provider also attended the meeting to discuss synergies between the rail connection and the Port of Salem.

**Repauno Terminal Tour**

On Thursday August 19<sup>th</sup>, we met with representatives from the Repauno Terminal and toured the terminal. The current terminal management team are looking for additional business opportunities for the terminal which currently has one operational berth and 350 acres approved for development, out of 1,600 acres of upland area that can be developed for cargo operations.

**NJDCA Meeting August 24, 2021**

On August 24<sup>th</sup> we had a follow-up with the State Fire Marshall to update him and his staff on the progress of our fire safety projects at the Balzano and Broadway Terminals.

They were satisfied with our progress since our last meeting. We agreed to have another meeting in early December to review our project plans for 2022.

**Senator Booker Tour of PMT**

This past Saturday, August 28, we welcomed Senator Cory Booker, Assemblymen John Burzichelli and Adam Taliaferro, members of the Gloucester County Board of Commissioners and the Deputy Mayor of Paulsboro to Paulsboro for a tour and update on the construction of EEW's monopole facility. We were joined by representatives from EEW, Orsted, Holt, and PSE&G.

**ACTION ITEMS:**

**RESOLUTION 2021-08-0079: APPROVAL OF SUPPORT OF THE NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION PHYSICAL OCEANOGRAPHIC REAL TIME SYSTEM (PORTS®) FOR THE DELAWARE RIVER AND BAY**

**REQUEST**

Staff is requesting approval of the continued funding for the Delaware River and Bay National Oceanic Atmospheric Administration (NOAA) Physical Oceanographic Real Time (PORTS®) system in the amount of \$81,833.00.

**BACKGROUND**

SJPC has provided the New Jersey funding share of the PORTS® since 2013. SJPC provided \$100,000.00 each year from 2013-2016. No funding was needed in 2017. In 2018, SJPC provided \$27,113.33. In 2019, SJPC provided \$78,655.67 and in 2020 the amount provided by SJPC was \$33,332.66. Pennsylvania, Delaware and New Jersey share the cost to support this vital system.

PORTS® is a critical tool for vessel navigation, which affects both the safety of our tri-state waterway and the economic health of the commercial port. PORTS® is a decision support tool that improves the safety and efficiency of maritime commerce and coastal resource management through the integration of real-time environment observations, forecasts and other geospatial information.

Further, though initially installed to assist with safe navigation of commercial cargo ships, PORTS® is also critical in the preparation for and response to natural man-made disasters, environmental protection, recreational boating, and all manner and means of scientific research. PORTS® is also vital for coastal resource protection, emergency preparedness and response for both natural and man-made disasters, as well as municipal and county waterway planning and the monitoring of municipal drinking water resources.

Funding for this project is available from the Operating Fund

*A motion was made to approve Resolution 2021-08-0079 of the PORTS® funding in the amount of \$81,833.00.*

**Moved by:**  
**Seconded by:**

**J. Maressa**  
**W. Higgins**

**Voting for Motion:**  
**Voting Against Motion:**

**All**  
**None**

**RESOLUTION 2021-08-0080: APPROVAL TO AWARD DEMOLITION OF BUILDING AT 551 SOUTH SECOND STREET**

**REQUEST**

Pursuant to the Board Authorization: RESOLUTION 2021-06-0056 APPROVAL TO ISSUE RFP FOR DEMOLITION OF BUILDING AT 551 S. SECOND STREET AT THE BALZANO TERMINAL, an RFP was issued soliciting public bids to demolish the building at address 551 South Second Street at the estimated cost of \$575,000.

**BACKGROUND**

The scope of work includes demolition of the brick and masonry, including steel frame, structure and its foundation, proper disposal of asbestos and lead painted materials, property grading with placement of crushed stone, and installation of perimeter fencing meeting Coast Guard regulations.

A prebid meeting was held on July 20, 2021, with 9 contractors in attendance. The following three (3) bids were received on August 10, 2021 as follows:

|                                                    |               |
|----------------------------------------------------|---------------|
| Caravella Demolition, Inc.<br>East Hanover, NJ     | \$227,524.73  |
| Plymouth Environmental Co., Inc.<br>Norristown, PA | \$302,700.00  |
| W. Hargrove Demolition, Inc.<br>Camden, NJ         | \$580,000.000 |

Low bid meeting was held with Caravella Demolition, Inc. at which time the contractor demonstrated an understanding of the scope of work and explained his means and methods to accomplish the project. General Counsel review indicated that the bid proposal met all requirements of the RFP.

*A motion was made to approve Resolution 2021-08-0080 to award Bid Proposal SJPC-SSD-081021 to Caravella Demolition, Inc. from East Hanover, NJ in the Lump Sum Bid Amount of \$227,524.73.*

**Moved by:**  
**Seconded by:**

**R. DeAngelo**  
**R. Tighue**

**Voting for Motion:**  
**Voting Against Motion:**

**All**  
**None**

**RESOLUTION 2021-08-0081: AWARD OF TRASH REMOVAL CONTRACT RFP**

**REQUEST**

Staff is requesting Board approval to award the Trash Removal Contract RFP. The contract is for one year starting October 1, 2021, with two additional one-year options.

**BACKGROUND**

Staff is presenting the results of the Request for Proposals for the Trash Removal Contract at the Balzano and Broadway Marine Terminals. Estimated volumes are twenty-five to forty, 30 or 40

cubic yard containers per month, and up to three cubic yard containers to be emptied twice per week. The contract is for one year starting October 1, 2021, with two additional one-year options.

Proposals were due on August 24, 2021, at 2:00 PM.

The following proposals were received:

| Bidder Name and Address                                                | Amount                                                                                                                                                                                                     |
|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Green Guys Recycling<br>1014 Tanyard Rd.<br>Deptford, NJ 08096         | 30 yd. - \$600.00<br>per pick up<br>40 yd. - \$700.00<br>per pick up<br>(3) 4 yards pick up<br>(2x week):<br>\$623.52/mo<br>nthly<br>Extra pick ups:<br>\$32.00 per 4 yd.                                  |
| Waste Management of New Jersey, Inc.<br>107 Silvia St. Ewing, NJ 08628 | Pricing Per<br>lift:<br>30 yd. -<br>\$863.20<br>40 yd. -<br>\$906.10<br>4 yd. front load<br>can: \$21.38                                                                                                   |
| Gold Medal Environmental<br>309 Salina Rd<br>Sewell, NJ 08080          | Option 1 - \$645.00<br>(\$72 per<br>ton over)*<br>Option 2 -<br>\$285.00 (\$72 per<br>ton over)*<br>Option 3-<br>\$260.00 (\$77<br>per ton over)*<br><br>*5 ton limit, \$72-<br>\$77 per ton over<br>limit |

The proposals were evaluated by Staff and General Counsel based on the specified criteria within the RFP.

*A motion was made to approve Resolution 2021-08-0081 approval to award the Trash Removal Contract RFP to Green Guys Recycling of Deptford, NJ.*

|                               |                   |
|-------------------------------|-------------------|
| <b>Moved by:</b>              | <b>C. Styles</b>  |
| <b>Seconded by:</b>           | <b>W. Higgins</b> |
| <b>Voting for Motion:</b>     | <b>All</b>        |
| <b>Voting Against Motion:</b> | <b>None</b>       |

**RESOLUTION 2021-08-0082: APPROVAL TO AWARD RFP BID CONTRACT FOR CONSULTANT TO CONDUCT A PORT OF SALEM DEVELOPMENT STUDY**

**REQUEST**

Staff is requesting Board approval to award a contract to Martin Associates to conduct a Port of Salem Development Study.

**BACKGROUND**

At SJPC's April Board meeting, approval was granted to issue an RFP in a not to exceed amount of \$300,000 to SJPC's pre-approved planning and marine engineering consultants to conduct a Port of Salem development study. It was agreed that the cost of the study would be shared equally by SJPC and NJEDA. The study is in furtherance of SJPC's strategy for the Port of Salem to undertake an actionable phased development plan for the Port with the goals of increasing maritime economic activity, employment, and revenue generation at the Port of Salem, including the retention and growth of existing business, plus the attraction of new business, including that associated with the Offshore wind industry.

The RFP was issued on June 4<sup>th</sup> to the pre-qualified consultant list, and the following bids were received from the four respondent firms by the June 29<sup>th</sup> submission deadline:

**Firm & (Subconsultants):**

- **AECOM** (GBA, Triad): \$285,394
- **Jacobs** (BVG Assoc.): \$248,000
- **Martin Associates** (Mott McDonald, McLaren): \$210,000
- **WBCM** (Moffat & Nichol): \$265,740

The Martin Associates bid scored best in terms of combined technical and cost proposal. Martin Associates' lump sum cost proposal was the lowest of the four respondents, at \$210,000.

*A motion was made to approve Resolution 2021-08-0082 to award the Port of Salem development study contract to Martin Associates.*

**Moved by:** J. Maressa  
**Seconded by:** W. Higgins

**Voting for Motion:** All  
**Voting Against Motion:** None

**RESOLUTION 2021-08-0083: APPROVAL TO ENTER INTO NEGOTIATIONS FOR PURCHASE OF ALUCHEM SITE IN SALEM NJ**

**REQUEST**

Staff is requesting Board approval to enter into negotiations with Aluchem Inc. to purchase the former glass factory site adjacent to the Port of Salem.

**BACKGROUND**

Aluchem Inc. of Cincinnati, OH, owns an approximately 6.02-acre former glass factory located at Front. St. and W. Broadway, encompassing Block 7 Lots 1,2,3, and 13.01 in the City of Salem, Salem County, NJ. This site is directly adjacent to SJPC's wharf and backland property and the freight rail track terminating at the Port of Salem. The site in question includes several derelict structures that comprised the former glass factory

As part of the first phase of development envisioned for the Port of Salem, the Aluchem site would provide an additional backland terminal area for cargo storage and handling activities after the demolition of the derelict structures. SJPC commissioned Molinari and Associates P.C. of Woodbury, NJ, to undertake a property appraisal of the site, resulting in a \$232,000 (rounded) market value opinion as of February 27, 2021. This market value is based on the following calculation:

|                           |             |
|---------------------------|-------------|
| Indication of Land Value: | \$1,310,042 |
| Less Demolition Costs:    | \$1,078,400 |
| Market Value:             | \$ 231,642  |

Aluchem is conducting environmental remediation on the site to satisfy DEP requirements and will remain responsible for remediation after a potential sale.

*A motion was made to approve Resolution 2021-08-0083 to enter into negotiations with Aluchem Inc. to purchase the former glass factory site, as referenced above, in Salem, NJ.*

|                               |                   |
|-------------------------------|-------------------|
| <b>Moved by:</b>              | <b>W. Higgins</b> |
| <b>Seconded by:</b>           | <b>J. Maressa</b> |
| <b>Voting for Motion:</b>     | <b>All</b>        |
| <b>Voting Against Motion:</b> | <b>None</b>       |

**RESOLUTION 2021-08-0084: APPROVAL TO SOLICIT ADDITIONAL FUNDING FOR EMERGENCY REPAIRS TO PIER 5 DRY DOCK**

**REQUEST**

Staff is requesting additional funding for emergency work on the Pier 5 Dry Dock authorized at the July Board meeting.

**BACKGROUND**

An emergency inspection of the Pier 5 Dry Dock facility was performed on June 12th, 2021.

The urgent and immediate purpose of the inspection was to determine the cause and boundaries of a large sinkhole that had developed at the northeast corner of the dry dock facility.

Pursuant to the July 2021 Board meeting agenda and approval for the issuance of the initial construction RFP:

“Install steel patch repair at Cell 4N and backfill void: \$73,000 Engineer’s estimate.”

Staff is now requesting additional funding to repair the Immediate Repairs since discovered by a Ground Penetrating Radar (GPR) survey as recommended within the report provided by the Marine Engineer consulting firm, MidAtlantic Engineers:

“Perform additional steel patch repairs at areas adjacent to noted void locations per the GPR survey: Engineer’s Estimate \$350,000.”

**Considerations:**

Standards recommendations have been identified as either Immediate, Priority, or Routine repair items.

The Condition Assessment criteria, as per the ASCE inspection manual lists this “immediate” facility issue as “Critical;” and with approximately 75% of the remaining structural deficiencies identified as being within the same categorization.

**Conclusion:**

It is recommended that the additional “Immediate” repair items be performed as soon as possible to address the observed deteriorated conditions, and specifically to address the now observed sinkhole(s) by the preformed GPR Survey that may additionally contribute to possible operational limitations, or the potential for catastrophic consequences if

repairs are not undertaken. The areas of concern are marked on the pavement surface for operating equipment and personnel to remain a safe distance away until the repairs completed.

The Engineer's requested valuation to repair the initial sinkhole issue is estimated at \$73,000.00.

The Engineer's estimate to separately repair the additional sink holes, as discovered by the completed GPR Survey, is for an additional \$350,000.

*A motion was made to approve Resolution 2021-08-0084 for additional funding of \$350,000 to cover the Engineer's estimated costs to repair the sinkhole at Pier 5.*

**Moved by:** J. Maressa

**Seconded by:** C. Styles

**Voting for Motion:** All

**Voting Against Motion:** None

#### **INFORMATION ITEMS:**

#### **MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT**

The report was received and filed.

#### **PORT SECURITY UPDATE**

The report was received and filed.

#### **PAULSBORO MARINE TERMINAL PROJECT UPDATE**

The report was received and filed.

#### **PUBLIC COMMENTS**

The Chairman asked if there were any public comments.

Hearing none, the Chairman asked for a motion to adjourn the regular session meeting and enter into a second closed session.

*A motion was made to adjourn the Regular Open Meeting.*

**Moved by:** R. DeAngelo

**Seconded by:** C. Styles

**Voting for motion:** All

**Voting against motion:** None

At 1:05 p.m. the regular open session was adjourned.

Following closed session, the Regular Session was reopened at 1:18 p.m.

*A motion was made to adjourn the Regular Open Meeting at 1:20 p.m.*

**Moved by:**

**W. Higgins**

**Seconded by:**

**C. Styles**

**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, August 31, 2021.



Bruno Cellucci  
Acting Board Secretary