SOUTH JERSEY PORT CORPORATION

OFFICIAL BOARD OF DIRECTORS SPECIAL VIRTUAL MEETING MINUTES, CAMDEN, NEW JERSEY

MAY 21, 2026

12:00 p.m.

Directors Present:	Joseph Maressa, Jr. Esq.	Chairman
	Robert DeAngelo	Director
	Robert Tighue	Director
	Jonathan Gershen	Director
	*James MacFarlane	Director
	Dominick Burzichelli	Director
	Carl Styles	Director
Directors Absent:	William Higgins	Vice Chairman
	Sheila Roberts	Director
In Attendance:	Jessica O'Connor	Governor's Authorities Unit
	David Mayer	Executive Director & CEO
	Victoria D'Amico	Board Secretary
	Louis Lessig	Brown & Connery
	Jonathan Atwood	Chief of Staff & External Affairs
	August Knestaut	Dir. of L&R Affairs
	Kevin Duffy	COO
	Neil Grossman	Financial Advisor
	Chris Perks	Director of Engineering

*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 12:00 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.

* Director MacFarlane joined the meeting at 12:05pm

ACTION ITEMS:

RESOLUTION 2026-05-0050: APPROVAL TO AWARD A SERVICE CONTRACT FOR ASBETOS REMOVAL FROM BUILDING E AT THE BROADWAY MARINE TERMINAL

REQUEST
Staff is requesting Board approval to award a service contract for asbestos removal from the Building E at the Broadway Marine Terminal.

BACKGROUND
Replacement of the E-Building sprinkler system has been in progress and as the contractor began work in the mezzanine areas, the contractor raised concerns for possible asbestos containing materials (ACM) at the upper-level work sites. Sampling was performed and laboratory analysis confirmed the presence of ACM in the pipe insulation and roofing material, but also in the accumulated dust and debris on the floor and other horizontal surfaces.

The design consultant used those results to map out the areas that need selective asbestos removal for the contractor to work safely. Bid documents were prepared for a licensed asbestos removal contractor to perform the work.

Pursuant to the Board Authorization: RESOLUTION 2026-04-0047: APPROVAL TO ISSUE AN INVITATION FOR BIDS FOR ASBETOS REMOVAL FROM THE E BUILDING AT THE BROADWAY MARINE TERMINAL, an Invitation for Bidders

(IFB) was advertised to solicit public bids.

The IFB was posted on the SJPC website, advertised in three papers, and five (5) firms were notified directly of the opportunity. Prebid meetings were held on Wednesday, April 22 and Wednesday, April 29, 2026, with a total of eight (8) contractors in attendance. A total of four addenda were issued, and seven qualified bids were received on Thursday, May 14, 2025, as follows:

Firm	Address	Proposed Fee
BRISTOL ENVIRONMENTAL	BRISTOL, PA	$ 598,600
UNICORN CONTRACTING CORP.	BLOOMSFIELD, NJ	$ 693,950
CHAMPION ENVIRONMENTAL	HOLTSVILLE, NY	$ 705,674
NIRAM INC.	CEDAR KNOLLS, NJ	$ 734,000
GREENWOOD ABATEMENT	BUTLER, NJ	$ 786,000
APEX DEVELOPMENT	NEWARK, NJ	$ 787,200
PLYMOUTH ENVIRONMENTAL	NORRISTOWN, PA	$ 1,080,420

A motion was made to approve Resolution 2026-05-0050 to approve to award a service contract for selective asbestos removal in Building E at the Broadway Marine Terminal to the low bidder, Bristol Environmental, in the Lump Sum Bid Amount of $ 598,600.

Moved by: **R. DeAngelo**
Seconded by: **J. Gershen**

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

RESOLUTION 2026-05-0051: APPROVAL OF PERSONNEL HIRES

REQUEST
Staff is requesting Board approval to hire a Chief Financial Officer (CFO)/Treasurer, Senior Executive Assistant, and Director of Terminal Operations.

BACKGROUND
The Port's incumbent CFO has submitted her resignation, effective May 15, 2026. Staff is requesting Board approval to conduct a candidate search and hire a replacement, subject to final Board approval.

Staff is requesting Board approval to fill the position of Senior Executive Assistant at a range of $55,000 - $65,000.

Staff is requesting Board approval to hire for a newly created position, Director of Terminal Operations, at a salary of $147,000. Port staff has started work to ensure proper succession planning across all departments in order to retain and develop top senior and

middle management leadership and talent. Reporting to the Chief Operating Officer, the Director, Terminal Operations will oversee terminal, crane and warehouse operations, as well as fleet and mobile equipment, to ensure cargo is moved safely and efficiently in a manner that meets productivity, cost, and scheduled objectives.

A motion was made to approve Resolution 2026-05-0051 to interview for the position of CFO.

Moved by:	**C. Styles**
Seconded by:	**J. Gershen**
Voting for Motion:	**All**
Voting Against Motion:	**None**

RESOLUTION 2026-05-0052: APPROVAL OF PERSONNEL HIRES

REQUEST
Staff is requesting Board approval to hire a Chief Financial Officer (CFO)/Treasurer, Senior Executive Assistant, and Director of Terminal Operations.

BACKGROUND
The Port's incumbent CFO has submitted her resignation, effective May 15, 2026. Staff is requesting Board approval to conduct a candidate search and hire a replacement, subject to final Board approval.

Staff is requesting Board approval to fill the position of Senior Executive Assistant at a range of $55,000 - $65,000.

Staff is requesting Board approval to hire for a newly created position, Director of Terminal Operations, at a salary of $147,000. Port staff has started work to ensure proper succession planning across all departments in order to retain and develop top senior and middle management leadership and talent. Reporting to the Chief Operating Officer, the Director, Terminal Operations will oversee terminal, crane and warehouse operations, as well as fleet and mobile equipment, to ensure cargo is moved safely and efficiently in a manner that meets productivity, cost, and scheduled objectives.

A motion was made to approve Resolution 2026-05-0052 to hire a Director of Terminal Operations.

Moved by:	**R. DeAngelo**
Seconded by:	**C. Styles**
Voting for Motion:	**All**
Voting Against Motion:	**None**

RESOLUTION 2026-05-0053: APPROVAL OF PERSONNEL HIRES

REQUEST

Staff is requesting Board approval to hire a Chief Financial Officer (CFO)/Treasurer, Senior Executive Assistant, and Director of Terminal Operations.

BACKGROUND

The Port's incumbent CFO has submitted her resignation, effective May 15, 2026. Staff is requesting Board approval to conduct a candidate search and hire a replacement, subject to final Board approval.

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A motion was made to approve Resolution 2026-05-0053 to hire a Senior Executive Assistant.

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

PUBLIC COMMENTS

The Chairman asked if there were any public comments. There was no public comment as there were no members of the public present.

A motion was made to adjourn the Regular Open Meeting at 12:26p.m.

Moved by:	**J. Gershen**
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 Thursday, May 21, 2026.

Victoria D'Amico
Board Secretary