SOUTH JERSEY PORT CORPORATION

BOARD OF DIRECTORS ANNUAL MEETING
SEPTEMBER 29, 2026

THE CHAIRMAN COMMENCES MEETING WITH PLEDGE OF ALLEGIANCE AND ROLL CALL

OPEN PUBLIC MEETINGS ACT 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 November 20, 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 Directors' Meetings for 2026. The meeting schedule was also placed on the Port Corporation's website at www.southjerseyport.com.

1. **APPROVAL OF MINUTES**
   Regular Open Meeting August 25, 2026
   Closed Session Meeting August 25, 2026

2. **APPROVAL OF OPERATING BILLS**
   RESOLUTION 2026-09-0090

3. **APPROVAL OF ADVANCED PAYMENT BILL LIST**
   RESOLUTION 2026-09-0091

4. **APPROVAL OF CREDITS**
   RESOLUTION 2026-09-0092

5. **APPROVAL OF CHANGE ORDERS (NONE)**

6. **APPROVAL OF CONSTRUCTION FUND REQUISITIONS**
   RESOLUTION 2026-09-0093

7. RECEIPT OF TREASURER'S REPORT

8. RECEIPT OF COUNSEL'S REPORT

9. RECEIPT OF EXECUTIVE DIRECTOR'S REPORT

10. ADDITIONAL AGENDA ITEMS REQUIRING BOARD ACTION:

CONSENT AGENDA ACTION ITEMS

A. RESOLUTION 2026-09-0094: APPROVAL TO ENTER A CONTRACT FOR JOB ORDER CONTRACTING SERVICES AT BALZANO, BROADWAY, PAULSBORO AND SALEM MARINE TERMINALS

B. RESOLUTION 2026-09-0095: APPROVAL TO ADVERTISE AN RFP FOR TRASH REMOVAL SERVICES

C. RESOLUTION 2026-09-0096: APPROVAL TO ISSUE AN RFP FOR PROFESSIONAL ENGINEERING SERVICES FOR A TRUCK ACCESS, CIRCULATION AND QUEUING STUDY FOR THE BROADWAY MARINE TERMINAL, CAMDEN, NEW JERSEY

D. RESOLUTION 2026-09-0097: APPROVAL TO RENEW A CONTRACT FOR SANITARY SEWER INSPECTIONS, MAINTENANCE AND REPAIRS AT THE BALZANO AND BROADWAY MARINE TERMINALS

E. RESOLUTION 2026-09-0098: APPROVAL TO RENEW THE CONTRACT FOR JANITORIAL SERVICES AT BALZANO AND BROADWAY TERMINALS

F. RESOLUTION 2026-09-0099: APPROVAL OF NON-REPRESENTED STAFF COMPENSATION ADJUSTMENTS

G. RESOLUTION 2026-09-0100: APPROVAL OF THE 2027 SJPC HOLIDAY SCHEDULE

H. RESOLUTION 2026-09-0101: APPROVAL OF THE SJPC 2027 BOARD OF DIRECTORS MEETING SCHEDULE

I. RESOLUTION 2026-09-0102: APPROVAL OF CONSENT FOR PAULSBORO WATERFRONT DEVELOPMENT LLC TO CONSTRUCT CRANE RAIL IMPROVEMENTS AT THE PAULSBORO MARINE TERMINAL, SUBJECT TO CONDITIONS AND LIMITATIONS

11. SUPPLEMENTAL BOARD INFORMATION:

J. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

K. PORT SECURITY UPDATE

L. PAULSBORO MARINE TERMINAL PROJECT UPDATES

PUBLIC SESSION FOR QUESTIONS / COMMENT

12. CLOSED SESSION AND/OR ADJOURNMENT

ACTION ITEM:

A. RESOLUTION 2026-09-0094: APPROVAL TO ENTER A CONTRACT FOR JOB ORDER CONTRACTING SERVICES AT BALZANO, BROADWAY, PAULSBORO AND SALEM MARINE TERMINALS

REQUEST

Staff is requesting Board approval to enter a contract for Job Order Contracting (JOC) Services at the Balzano, Broadway, Paulsboro, and Salem Marine Terminals.

BACKGROUND

Job Order Contracting (JOC) is an Indefinite Delivery, Indefinite Quantity (IDIQ) construction procurement method that facilitates repair, maintenance, renovation, and new construction projects through a single, competitively awarded contract.

The JOC method allows an owner to establish competitively bid unit prices - comprised of local labor (e.g., prevailing wage), material, and equipment costs - with a contractor and subsequently issue individual work orders without separately bidding each project. Key benefits include reduced procurement timelines, cost transparency, improved budget certainty, and streamlined project delivery.

JOC is not intended to replace traditional design-bid-build procurement, but rather to serve as an additional construction delivery method that complements existing procurement practices.

By utilizing a competitively awarded, on-call contractor and a pre-established construction task catalog, JOC reduces the time, expense, and administrative burden associated with traditional project delivery while enabling projects to move forward more quickly and with greater cost certainty.

Numerous public agencies throughout the region and across the country utilize JOC, including the United States General Services Administration, the New Jersey Department of Treasury Division of Purchase and Property (on behalf of the New Jersey Department of Transportation), the Delaware River Port Authority, the Delaware River Joint Toll Bridge Commission, and the South Jersey Transportation Authority (SJTA).

SJPC staff have been discussing the concept of entering into a shared services agreement with the South Jersey Transportation Authority (SJTA) to access their existing JOC

program. On December 21, 2022, the SJTA Board of Commissioners approved Resolution 2022-137, authorizing the South Jersey Port Corporation to perform services and projects through the Authority's JOC program via a shared services agreement. The resolution notes that SJTA has partnered with Gordian since 2021 to develop, implement, and administer its Job Order Contracting program and has competitively procured contractors to deliver construction services under the program.

In order to implement and administer the JOC method, a second contract is required. The second contract would be with the Gordian Group who will maintain the unit pricing and administer the project cost controls for the selected work orders.

For these professional services, the SJPC staff are recommending use of the state contract held by NJDOT which was established by the New Jersey Department of Treasury Division of Purchase and Property, Master Blanket Purchase Order 84862. This can be accomplished with the issuance of an SJPC purchase order.

Gordian Group does not charge any fees for JOC overall system development and implementation. They also do not charge for the scoping and pricing of individual projects. Once a project has been fully scoped and priced, and the SJPC chooses to proceed with that individual work order, then Gordian's fee is 4.74% of construction costs for aggregated projects up to $6 million in value, and 1.97% licensing fee of aggregated construction costs thereafter. At that point, SJPC may continue to utilize the JOC Complete service level on a project-by-project basis. When those additional services are elected, the total fee for the applicable project remains 4.74%.

All task order projects priced under this JOC system would be brought before the SJPC Board of Directors for approval just like any other construction contract award.

RECOMMENDATION:

Staff is requesting Board approval to enter a shared services agreement with the SJTA to access its established JOC program, and to access the professional services of the Gordian Group for Job Order Contracting (JOC) Services through the New Jersey Department of Treasury Division of Purchase and Property, Master Blanket Purchase Order 84862. This program would have a term of three years and a not-to-exceed budget amount of $300,000.

ACTION ITEM:

B. RESOLUTION 2026-09-0095: APPROVAL TO ADVERTISE AN RFP FOR TRASH REMOVAL SERVICES

REQUEST

Staff are requesting Board approval to issue an RFP for trash removal services for a one-year term with options to renew services for up to two (2) one-year renewals at the discretion of the SJPC for the Balzano and Broadway Terminals.

BACKGROUND

In accordance with a competitive advertisement for services resulting in Resolution 2023-10-0094, the SJPC awarded a contract for trash removal services at the Balzano and Broadway Marine Terminals. The contract was renewed for two successive one-year terms in accordance with the contract and approvals by the Board. The contract term expires in December 2026.

The refuse removal specifications include wood dunnage and metal waste which may be segregated from the mixed solid waste stream. Remaining mixed trash will contain miscellaneous and general debris and must be disposed of in compliance with all applicable laws.

Volumes are estimated to be between 25 to 40, 40 cubic yard containers per month, and three (3), four (4) cubic yard containers to be emptied twice each week. Contractor must supply the 40 cubic yard containers upon request.

RECOMMENDATION:

Staff requests Board approval to issue an RFP for a new trash removal services contract for a one-year term with options for two (2) one-year renewals periods for the Balzano and Broadway Terminals.

ACTION ITEM:

C. RESOLUTION 2026-09-0096: APPROVAL TO ISSUE AN RFP FOR PROFESSIONAL ENGINEERING SERVICES FOR A TRUCK ACCESS, CIRCULATION AND QUEUING STUDY FOR THE BROADWAY MARINE TERMINAL, CAMDEN, NEW JERSEY

REQUEST

Staff is requesting Board approval to issue an RFP to the SJPC list of pre-qualified civil engineering firms to perform professional services for truck access, truck circulation and a queuing study at the Broadway Marine Terminal.

BACKGROUND

Currently the trucks are required to queue along Broadway for main gate access to the port. With trucks parked along Broadway during processing for entry to the port, truck traffic leaving the port via Broadway has difficulty traversing the turns due to limited available length and width of the Broadway street. Performing a traffic study to address truck access and circulation on port, the opportunity may exist to create a logical pathway for traversing through the port to reduce congestion at the main gate area. Some non-paved areas may require paving such as the F Lot area and the unpaved road west of the E Building.

The selected engineering firm will be requested to consider a few scenarios and determine if there is sufficient truck turning radii at various areas of the terminal and improvements to the gate access arrangement.

RECOMMENDATION:

Staff requests Board approval to issue a Request for Proposals to our list of prequalified civil engineering firm to perform a port truck access and on port traffic circulation study at the Broadway Marine Terminal.

ACTION ITEM:

D. RESOLUTION 2026-09-0097: APPROVAL TO RENEW A CONTRACT FOR SANITARY SEWER INSPECTIONS, MAINTENANCE AND REPAIRS AT THE BALZANO AND BROADWAY MARINE TERMINALS

REQUEST

Staff is requesting Board approval renew the contract to perform inspections, maintenance and repair services for sanitary sewer pump stations at the Balzano and Broadway Marine Terminals.

BACKGROUND

Sanitary sewage flows for the Balzano Marine Terminal are collected at five (5) canned grinder pump stations where the raw sewage is pumped via small diameter pressure sanitary sewer lines to the City of Camden sewage collection system in the surrounding streets.

At the Broadway Terminal, four (4) SJPC operated grinder pump stations and small diameter lines discharge to a common 10 horsepower duplex pump station which then pumps to the City's gravity lines in South Broadway. The nine (9) grinder type sanitary sewage pump stations at the two Camden terminals were installed in 1987.

Competitive publicly advertised bids resulted in a contract to perform biannual inspections, preventive maintenance, and repair services as needed for all ten of the sanitary pump stations.

Board Resolution Number 2024-08-0120 awarded the contract to Municipal Maintenance Company of Cinnaminson, New Jersey in their low bid amount of $39,100.

The initial term was for a period of one year (2025) and was renewed for an additional one-year term (2026) by Resolution Number 2025-12-0167. As we are nearing the end of the second year, this renewal will be for the third year (2027).

RECOMMENDATION:

Staff is requesting Board approval to again renew the contract to perform inspections, maintenance, and repair services for all sanitary sewer pump stations at the Balzano and Broadway Marine Terminals for the third-year option, with Municipal Maintenance Company from Cinnaminson, New Jersey, in their original budget amount of $39,100.

ACTION ITEM:

E. RESOLUTION 2026-09-0098: APPROVAL TO RENEW THE CONTRACT FOR JANITORIAL SERVICES AT BALZANO AND BROADWAY TERMINALS

REQUEST

Staff is requesting Board approval to renew the New Jersey statewide contract for janitorial services with ACCSES NJ / CNS Services for the Balzano and Broadway Marine terminals.

BACKGROUND

By Board Resolution 2025-12-0166, a contract for janitorial services was awarded under New Jersey State Method of Operations Number T1480, Contract Number A77110, which is held by ACCSES NJ CNA Services from Trenton, New Jersey.

The term of that resolution and contract provided for one year with the SJPC Board's option for two one-year renewals. The contract amount for one year under the terms of the state contract was $ 77,239.42, with the SJPC Board's option for two one-year renewals after the initial year.

The vendor has performed well during this contract.

The SJPC intends to renew the contract for another year (2027), by exercising the SJPC Board's option for a second-year renewal. The contract amount for the upcoming year will remain the same under the terms of the state contract at the originally budgeted amount of $77,239.42.

RECOMMENDATION:

Staff is requesting Board approval to renew the New Jersey Statewide contract for janitorial services with ACCSES NJ / CNS Services for another year (2027), by exercising the SJPC Board's option for a second-year renewal, in the not-to-exceed amount of $77,239.42.

ACTION ITEM:

F. RESOLUTION 2026-09-0099: APPROVAL OF NON-REPRESENTED STAFF COMPENSATION ADJUSTMENTS

REQUEST

Staff is requesting Board approval for an annual compensation adjustment, in line with current SJPC Collective Bargaining Agreements (CBA), for non-represented staff.

BACKGROUND

In concert with all of the Collective Bargaining Agreements (CBA) in effect at the South Jersey Port Corporation, staff requests Board consideration and approval of a 3.5% compensation adjustment for all non-represented employees effective January 1, 2027. This includes the Executive Director and CEO, Deputy Executive Director/Chief Commercial Officer, Assistant Executive Director/COO, Chief of Staff and External Affairs, Director of Engineering, CFO/Treasurer, Director of Legal and Regulatory Affairs, Facilities Engineer, General Manager Security, Public Safety, and Emergency Management, Senior Executive Assistant, Board Secretary, Senior Advisor – Administration, Senior Advisor – Engineering, HR Manager and Janitor.

RECOMMENDATION:

Staff recommends Board approval of the non-represented staff compensation adjustment recommendation.

ACTION ITEM:

G. RESOLUTION 2026-09-0100: APPROVAL OF THE 2027 SJPC HOLIDAY SCHEDULE

HOLIDAY	DATE
New Year's Day	Friday, January 1, 2027
Martin Luther King Day	Monday, January 18, 2027
President's Day	Monday, February 15, 2027
Good Friday	Friday, March 26, 2027
Memorial Day	Monday, May 31, 2027
Juneteenth	Friday, June 18, 2027
Independence Day	Monday, July 5, 2027
Labor Day	Monday, September 6, 2027
Veteran's Day	Thursday, November 11, 2027
Thanksgiving Day	Thursday, November 25, 2027
Day After Thanksgiving Day	Friday, November 26, 2027
Christmas Eve	Thursday, December 23, 2027
Christmas Day	Friday, December 24, 2027

*Some days vary based on Union Contracts

RECOMMENDATION:
Staff recommends Board approval of the 2027 South Jersey Port Corporation Holiday Schedule

ACTION ITEM:

H. RESOLUTION 2026-09-0101: APPROVAL OF THE SJPC 2027 BOARD OF DIRECTORS MEETING SCHEDULE

DATE	MEETING	TIME
Tuesday, January 26, 2027	Regular	12:30 P.M.
Tuesday, February 23, 2027	Regular	12:30 P.M.
Tuesday, March 30, 2027	Regular	12:30 P.M.
Tuesday, April 27, 2027	Regular	12:30 P.M.
Tuesday, June 8, 2027	Regular	12:30 P.M.
Tuesday, July 27, 2027	Regular	12:30 P.M.
Tuesday, August 31, 2027	Regular	12:30 P.M.
Tuesday, September 28, 2027	Regular	12:30 P.M.
Tuesday, October 26, 2027	Regular	12:30 P.M.
Tuesday, December 7, 2027	Regular	12:30 P.M.

RECOMMENDATION:
Staff recommends Board approval of the 2027 South Jersey Port Corporations Board of Directors Meeting Schedule.

ACTION ITEM:

I. RESOLUTION 2026-09-0102: APPROVAL OF CONSENT FOR PAULSBORO WATERFRONT DEVELOPMENT LLC TO CONSTRUCT CRANE RAIL IMPROVEMENTS AT THE PAULSBORO MARINE TERMINAL, SUBJECT TO CONDITIONS AND LIMITATIONS

REQUEST:
Staff is requesting Board approval to authorize the South Jersey Port Corporation's ("SJPC") Executive Director and CEO to grant Paulsboro Waterfront Development LLC ("PWD"), SJPC's lessee at the Paulsboro Marine Terminal ("PMT"), a limited consent to install gantry crane rail within the existing rail pockets of the PMT wharf (hereinafter the "Crane Rail Work"), and to execute a consent agreement with PWD containing the conditions below (hereinafter the "Consent Agreement"), subject to final review and approval as to form by SJPC's legal counsel.

BACKGROUND:
SJPC leases the PMT to PWD under the Paulsboro Marine Terminal Lease dated November 6, 2014, as assigned to PWD and amended by Amendment 1 (hereinafter the "Lease"). The wharf, including its provisions for 100-foot gauge crane rail, is a Lessor Improvement under Exhibit C of the Lease and is located on the BP Land (as defined in the Lease), which SJPC subleases from the Borough of Paulsboro (the "Borough"). PWD has advised that it has acquired two (2) ship-to shore container cranes, which require crane rail to operate. On August 18, 2026, an engineering submittal was delivered to SJPC on PWD's behalf proposing to install crane rail along approximately 2,266 linear feet of wharf, including anchors drilled into the wharf's concrete rail support beam and the removal of existing freight rails (hereinafter the "Submittal"). On September 3, 2026, Jacobs Engineering Group ("Jacobs"), which served as engineer on the wharf's construction, reviewed the Submittal for SJPC and identified revisions needed to reflect as-built conditions and to protect the rail support beam and the existing grounding wires in the rail pockets. SJPC's consent to the Crane Rail Work is required, and SJPC, as a public instrumentality of the State of New Jersey, grants such consent through Board action. Because the wharf was designed for crane rail and the Lease permits use of the PMT as a multi-purpose marine terminal, Staff believes consent is appropriate, subject to the following conditions:

(a) **Scope.** The consent extends only to installing crane rail in the existing rail pockets, with the related removal of pocket fill and widening of pockets at expansion joints, strictly in accordance with final plans approved in writing by SJPC (hereinafter the "Approved Plans").

(b) **Approval Before Any Work.** No work, mobilization or staging may begin until SJPC's Director of Engineering, after review by Jacobs or another engineer SJPC designates, approves in writing construction drawings that incorporate Jacobs's comments and markups and are signed

and sealed by a New Jersey licensed Professional Engineer, together with the anchor installation procedure, the contractor, the schedule and any other information SJPC reasonably requires. No crane may be operated on the rail at loads exceeding the wharf's design rail loadings (80 kips per foot operating; 90 kips per foot stowed), and PWD shall furnish certified wheel loads for each crane before its use.

(c) **Freight Rails.** Existing freight rails may be removed only as the Approved Plans require.

(d) **Costs.** PWD shall bear all costs of the Crane Rail Work and reimburse SJPC's reasonable engineering review and inspection costs, without any rent credit, offset or abatement.

(e) **Maintenance and Damage.** PWD shall maintain, repair and replace the crane rail system at its sole cost, and SJPC shall have no obligation for it under Section 8.C of the Lease. PWD shall repair, at its cost, any damage to the wharf or other SJPC property caused by the Crane Rail Work, subject to the limitation in Section 8.C(ii)(e) of the Lease where SJPC's insurance covers the damage.

(f) **Insurance and Compliance.** Before any work begins, PWD shall deliver to SJPC the plans, specifications, permits and approvals for the Crane Rail Work and certificates of insurance, including builder's risk and contractors' coverage, naming SJPC, the Borough and BP (as defined in the Lease) as additional insureds consistent with Section 10 of the Lease, as Article 8 of SJPC's sublease of the BP Land from the Borough requires. PWD shall also provide any bonds SJPC reasonably requires; indemnify SJPC against claims arising from the Crane Rail Work; discharge any lien arising from the work within twenty (20) days after notice; comply with all applicable laws and Section 14 of the Lease, and not disturb BP's remediation facilities, Engineering Controls or Institutional Controls or interfere with BP's Remedial Actions; permit SJPC to inspect and to stop nonconforming work; and deliver as-built and closeout records.

(g) **Effectiveness.** The consent takes effect only upon PWD's execution of the Consent Agreement and lapses if work has not begun within twelve (12) months.

(h) **Limited Consent.** The consent is not, and shall not be used or construed as, consent to or a basis for: (i) any other work at the PMT, including crane power and cable systems or any other part of PWD's proposed container terminal; (ii) any work, use or operations, proposed or existing, on the premises formerly subleased to EEW; (iii) any assignment, sublease, license or occupancy arrangement requiring SJPC's consent under Section 12 of the Lease; or (iv) any amendment of the Lease, other than as the Consent Agreement provides for the Crane Rail Work, or any agreement on rent. Nothing in the consent satisfies, waives or defers the requirement of Section 3.3 of Amendment 1 that SJPC and PWD agree on a new rent for the Terminal Premises before further operations commence on the premises formerly subleased to EEW, or the agreement on associated rent under Section 3.1.1 of Amendment 1.

(i) **Reservation of Rights.** The consent is subject to SJPC's reservation of all rights, remedies,

claims and positions under the Lease and otherwise, as set forth in the Consent Agreement.

RECOMMENDATION:
Staff recommends Board approval to authorize SJPC's Executive Director and CEO to grant PWD a limited consent to perform the Crane Rail Work and to execute the Consent Agreement containing the conditions above, subject to final review and approval as to form by SJPC's legal counsel. Any expansion of the consent or relaxation of its conditions shall require further Board action.

INFORMATION ITEM:

J. MARKETING REPORT:

INFORMATION ITEM:

K. SECURITY UPDATE:

- Sign Pros
- Cochrane Fencing
- Concert season
- CTCI
- Guard refresher courses

INFORMATION ITEM:

L. PAULSBORO MARINE TERMINAL PROJECT UPDATES

The Paulsboro Marine Terminal Project updates are provided by the Gloucester County Improvement Authority.

MATTERS INVOLVING
LITIGATION, PERSONNEL MATTERS & SPECIAL MATTERS

The subject matter is covered by one or more of the following legal exemptions:

- Matters made confidential by state, federal law or rule by court.
- Disclosure would result in an unwarranted invasion of individual privacy, unless the person affected consents in writing.
- Disclosure would impair the body's right to receive federal or state funds.
- Collective bargaining.
- Lease or acquisition of property, setting of banking rates, investment of public funds if disclosure would harm the public interest.
- Investigations into violations of law.
- Strategies to protect public security.
- Pending, ongoing or anticipated litigation or contract negotiation, including attorney-client privilege. The threat of litigation must be more than theoretical for this exemption to apply.
- Personnel matters affecting employees of the public bodies, unless all parties request or consent to a public hearing. Prior to discussion of personnel, affected employees must be given notice, known as a Rice notice, which gives the employee the right to request a public hearing.
- Proceedings that could result in a suspension, civil penalty, or loss of a license or permit.

1. COUNSEL'S REPORT