

This meeting will be conducted via electronic conferencing using Zoom <https://www.zoom.us/> or by phone +1 646 558 8656 US (New York) Meeting ID: 860 4443 4025 Passcode: 003379

**Direct link:** <https://us02web.zoom.us/j/86044434025?pwd=UVlvU0ZlaTJ4d1pCTDd6TVlyTFVxUT09>

In addition, members of the public may send questions or comments for inclusion during the public portion to the Borough Clerk at [ewallace@capemaypoint.org](mailto:ewallace@capemaypoint.org) by 12:00 PM the Wednesday before the meeting.

**AGENDA  
BOROUGH OF CAPE MAY POINT  
BOARD OF COMMISSIONERS**

**BOROUGH MEETING – DECEMBER 5, 2024 – 6:00 PM**

**MEETING CALLED TO ORDER / SUNSHINE STATEMENT / FLAG SALUTE**

In compliance with the Open Public Meetings Act, Chapter 231, Public Laws of 1975, this meeting was properly advertised in the annual notice and this agenda was properly distributed and duly posted on the Borough Hall bulletin board as the required notice under the Statute.

**ROLL CALL:** Commissioner Busch, Mayor Moffatt, Commissioner vanHeeswyk

**COMMISSIONERS' DISCUSSION/REPORTS**

- Safe Streets and Roads Program Action Plan

**ADMINISTRATOR'S REPORT**

**PUBLIC COMMENT ON RESOLUTIONS ONLY**

**APPROVAL OF MINUTES**

November 14, 2024

**ORDINANCES FOR INTRODUCTION / PUBLICATION** None

**RESOLUTIONS**

- 131-24 Authorizing Borough Engineer to Provide Design Services for Alexander Avenue Phase II and Surf Avenue Resurfacing Improvements for a Total Cost Not to Exceed \$36,175.00
- 132-24 Authorizing a Shared Services Agreement with the City of Cape May for Construction Code Services
- 133-24 Award of Contract – Ocean Avenue and Lehigh Avenue Resurfacing Improvements and Water Main Replacement Project
- 134-24 Authorizing the Transfer of Funds
- 135-24 Approval of Bill List

**ORDINANCES FOR SECOND READING / PUBLIC HEARING / ADOPTION**

19-2024 An Ordinance Amending Chapter 54 ("Animals") of the Code of the Borough of Cape May Point

**PUBLIC PORTION**

**ADJOURNMENT**

The Board of Commissioners welcomes the participation of interested parties during the public portions of its meetings. For the Board to conduct the business of the Borough in the most productive and open manner possible, questions and comments may be limited to four (4) minutes per person. In addition, each person may only speak once per meeting on a single topic. If you wish to address the Board, please raise your hand and the moderator will try to accommodate everyone in the order in which they are recognized.

**BOROUGH OF CAPE MAY POINT  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION 131-24**

**AUTHORIZING THE BOROUGH ENGINEER TO PROVIDE DESIGN SERVICES  
FOR ALEXANDER AVENUE PHASE II AND SURF AVENUE RESURFACING  
IMPROVEMENTS FOR A TOTAL COST NOT TO EXCEED \$36,175.00**

**BE IT RESOLVED**, by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey, that Greenman Pedersen, Inc. be and is hereby authorized to provide engineering design services for Alexander Avenue Phase II and Surf Avenue Resurfacing Improvements in an amount not to exceed \$36,175.00; and

**BE IT FURTHER RESOLVED** the award is contingent upon the issuance of a certificate of availability of funds by the Chief Financial Officer; and

**BE IT FURTHER RESOLVED** the proper Borough officials be and are hereby authorized to do all things necessary to carry out the intent of this Resolution.

|            | MOTION | SECOND | YES | NO | ABSTAIN | ABSENT |
|------------|--------|--------|-----|----|---------|--------|
| Busch      |        |        |     |    |         |        |
| Moffatt    |        |        |     |    |         |        |
| vanHeeswyk |        |        |     |    |         |        |

**CERTIFICATION OF AVAILABILITY OF FUNDS**

I, Eleanor Cifaloglio, Temporary Chief Finance Officer of the Borough of Cape May Point, hereby certify that funds are available in the following accounts, C-04-55-998-222 for \$31,779.72 and 4-01-26-292-021 for \$4,395.28, to award a contract for \$36,175.00 Design Services for Alexander Ave Phase II and Surf Avenue Resurfacing Improvements to Greenman Pedersen, Inc.

I further certify that this commitment together with all previously made commitments does not exceed the appropriation balance available for this purpose.

Dated: Dec. 5, 2024

Signed:           Eleanor Cifaloglio            
Eleanor Cifaloglio, Temporary Chief Financial Officer

**CERTIFICATION**

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on December 5, 2024.

\_\_\_\_\_  
Elaine L. Wallace, Municipal Clerk

**BOROUGH OF CAPE MAY POINT  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 132-24**

**AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE  
CITY OF CAPE MAY FOR CONSTRUCTION CODE SERVICES**

**WHEREAS**, pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A 40:8-1 et-seq., the City of Cape May currently provides construction code services to the Borough of Cape May Point under an agreement that expired October 31, 2024; and

**WHEREAS**, both the City of Cape May and Borough of Cape May Point wish to enter into a new Shared Services Agreement commencing from November 1, 2024 through October 31, 2028.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Borough of Cape May Point that the Mayor and Municipal Clerk are hereby authorized to execute the Shared Services Agreement with the City of Cape May for Construction Code Services.

|            | MOTION | SECOND | YES | NO | ABSTAIN | ABSENT |
|------------|--------|--------|-----|----|---------|--------|
| Busch      |        |        |     |    |         |        |
| Moffatt    |        |        |     |    |         |        |
| vanHeeswyk |        |        |     |    |         |        |

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on December 5, 2024.

\_\_\_\_\_  
Municipal Clerk

**BOROUGH OF CAPE MAY POINT  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION 133-24**

**AWARD OF CONTRACT – OCEAN AVENUE LEHIGH ALEXANDER AVENUE  
RESURFACING IMPROVEMENTS AND WATER MAIN REPLACEMENT PROJECT**

**WHEREAS**, a request for bids for the Ocean Avenue and Lehigh Avenue Resurfacing Improvements and Water Main Replacement Project was advertised in the October 23, 2024 edition of the Cape May Star and Wave; and

**WHEREAS**, in response to said request, sealed bids were received, opened and publicly read by the Municipal Clerk, Elaine Wallace at 1:30 p.m. November 21, 2024; and

**WHEREAS**, Landberg Construction, LLC of Dorothy, NJ, submitted the lowest of five (5) bids received, which are summarized as follows:

| <b>Bidder</b>                        | <b>Total</b> |
|--------------------------------------|--------------|
| Landberg Construction, LLC           | \$447,707.28 |
| South State, Inc.                    | \$457,000.00 |
| Mathis Construction Co., Inc.        | \$480,407.60 |
| Fred M. Schiavone Construction, Inc. | \$485,436.50 |
| West Bay Construction, Inc.          | \$493,758.00 |

**WHEREAS**, the Borough Engineer has determined the bid of Landberg Construction, LLC. has been submitted in proper form and the contractor appears qualified to perform the work anticipated under this contract.

**NOW, THEREFORE, BE IT RESOLVED** the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey, hereby awards a contract for the Ocean Avenue and Lehigh Avenue Resurfacing Improvements and Water Main Replacement Project to Landberg Construction, LLC in the amount of \$447,707.28, contingent upon the NJ Department of Transportation concurrence of the award.

**BE IT FURTHER RESOLVED** the Mayor and Clerk are authorized to take all steps necessary to execute the contract with Landberg Construction, LLC.

|            | MOTION | SECOND | YES | NO | ABSTAIN | ABSENT |
|------------|--------|--------|-----|----|---------|--------|
| Busch      |        |        |     |    |         |        |
| Moffatt    |        |        |     |    |         |        |
| vanHeeswyk |        |        |     |    |         |        |

## CERTIFICATION OF AVAILABILITY OF FUNDS

I, Eleanor Cifaloglio, Temporary Chief Finance Officer of the Borough of Cape May Point, hereby certify that funds are available in Grant Fund Account G-02-40-000-031 for \$177,000.00, account G-02-40-000-106 for \$152,487.00 and General Capital Fund Account C-04-55-998-222 for \$118,220.28 to award a contract for \$447,707.28 for Ocean Avenue Lehigh Avenue Resurfacing Improvements and Water Main Replacement Project with Landberg Construction, LLC.

I further certify that this commitment together with all previously made commitments does not exceed the appropriation balance available for this purpose.

Dated: December 3, 2024

Signed: *Eleanor Cifaloglio*  
Eleanor Cifaloglio, Temporary Chief Financial Officer

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on December 5, 2024.

\_\_\_\_\_  
Municipal Clerk

**BOROUGH OF CAPE MAY POINT  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 134-24**

**AUTHORIZING THE TRANSFER OF FUNDS**

**BE IT RESOLVED** by the Commissioners of the Borough of Cape May Point that the following transfers of 2024 appropriations are hereby approved in accordance with N.J.S.A 40A:4-58

From:

4-01-27-232-021 Animal Control OE \$2,000.00  
\$2,000.00

To:

4-01-25-260-021 First Aid OE \$2,000.00  
\$2,000.00

|            | MOTION | SECOND | YES | NO | ABSTAIN | ABSENT |
|------------|--------|--------|-----|----|---------|--------|
| Busch      |        |        |     |    |         |        |
| Moffatt    |        |        |     |    |         |        |
| vanHeeswyk |        |        |     |    |         |        |

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on December 5, 2024.

\_\_\_\_\_  
Municipal Clerk

**BOROUGH OF CAPE MAY POINT  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION 135-24**

**APPROVAL OF BILL LIST**

**WHEREAS**, the Borough of Cape May Point has received certain claims against it by way of voucher, which have been duly reviewed by the Board of Commissioners.

**NOW THEREFORE BE IT RESOLVED**, by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey that the attached claims are hereby approved for payment in the total amount of \$598,411.72.

|            | MOTION | SECOND | YES | NO | ABSTAIN | ABSENT |
|------------|--------|--------|-----|----|---------|--------|
| Busch      |        |        |     |    |         |        |
| Moffatt    |        |        |     |    |         |        |
| vanHeeswyk |        |        |     |    |         |        |

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on December 5, 2024.

\_\_\_\_\_  
Municipal Clerk

Range of Checking Accts: OTHER to OTHER Range of Check Ids: 18349 to 18380  
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

| Check #  | Check Date               | Vendor                                  | Reconciled/Void | Ref Num |
|----------|--------------------------|-----------------------------------------|-----------------|---------|
| PO #     | Description              | Amount Paid                             | Contract        |         |
| 18349    | 12/05/24                 | ACE01 ACE PLUMBING & HEATING SUPPLY     |                 | 1938    |
| 24-00608 | SUPPLIES                 | 395.87                                  |                 |         |
| 18350    | 12/05/24                 | ANCOA005 ANCO ACE HARDWARE              |                 | 1938    |
| 24-00574 | PAINTBRUSH/CHAIN LOOP    | 142.14                                  |                 |         |
| 18351    | 12/05/24                 | ATL01 ATLANTIC CITY ELECTRIC            |                 | 1938    |
| 24-00604 | ELECTRIC BILLS           | 2,090.21                                |                 |         |
| 18352    | 12/05/24                 | BRTTE005 BRT TECHNOLOGIES, LLC          |                 | 1938    |
| 24-00563 | NOA POSTCARDS            | 381.92                                  |                 |         |
| 18353    | 12/05/24                 | CAP03 CAPE MAY STAR & WAVE              |                 | 1938    |
| 24-00625 | LEGAL ADS                | 13.00                                   |                 |         |
| 18354    | 12/05/24                 | CAP14 CAPE MAY COUNTY MUA               |                 | 1938    |
| 24-00600 | SOLID WASTE OCTOBER 2024 | 2,138.79                                |                 |         |
| 18355    | 12/05/24                 | CAPEE005 CAPE ENVIRONMENTAL LABORATORY  |                 | 1938    |
| 24-00596 | 217 ALEXANDER AVE        | 40.00                                   |                 |         |
| 18356    | 12/05/24                 | CAS01 CASA PAYROLL SERVICE              |                 | 1938    |
| 24-00602 | PAYROLL                  | 142.50                                  |                 |         |
| 18357    | 12/05/24                 | CIT03 CITY OF CAPE MAY                  |                 | 1938    |
| 24-00603 | OCTOBER 2024 WATER       | 30,058.70                               |                 |         |
| 18358    | 12/05/24                 | CLA01 CLARKE CATON HINTZ                |                 | 1938    |
| 24-00609 | AFFORDABLE HOUSING       | 572.50                                  |                 |         |
| 18359    | 12/05/24                 | CMP01 CM POINT VOLUNTEER FIRE CO #1     |                 | 1938    |
| 24-00624 | 2024 ANNUAL AIDE         | 15,000.00                               |                 |         |
| 18360    | 12/05/24                 | CNA01 CNA SURETY                        |                 | 1938    |
| 24-00578 | NJ STREET OPENING        | 100.00                                  |                 |         |
| 18361    | 12/05/24                 | COPIE005 COPIERS PLUS                   |                 | 1938    |
| 24-00620 | COPIER MAINTENANCE       | 43.86                                   |                 |         |
| 18362    | 12/05/24                 | COU03 COUNTY OF CAPE MAY                |                 | 1938    |
| 24-00618 | 4TH QUARTER TAXES        | 462,691.98                              |                 |         |
| 18363    | 12/05/24                 | DAT01 DATA NETWORK SOLUTIONS            |                 | 1938    |
| 24-00619 | TELEPHONE                | 310.11                                  |                 |         |
| 18364    | 12/05/24                 | DIS01 DISCOUNT HYDRAULICS CORP          |                 | 1938    |
| 24-00561 | PRESSURE SWITCH          | 86.76                                   |                 |         |
| 18365    | 12/05/24                 | GARDE005 GARDEN STATE LABORATORIES, INC |                 | 1938    |
| 24-00610 | WATER TESTING            | 120.00                                  |                 |         |



| Check # | Check Date  | Vendor                                  | Reconciled/Void | Ref Num |
|---------|-------------|-----------------------------------------|-----------------|---------|
| PO #    | Description | Amount Paid                             | Contract        |         |
| 18366   | 12/05/24    | GREEN005 GREENMAN-PEDERSEN, INC.        |                 | 1938    |
|         | 22-00349    | Eng-PW Building Addition/Reno           | 1,874.82        |         |
|         | 23-00329    | Water Utility Controls                  | 440.00          |         |
|         | 24-00583    | ENGINEERING SERV                        | <u>3,357.50</u> |         |
|         |             |                                         | 5,672.32        |         |
| 18367   | 12/05/24    | MGL01 MGL PRINTING SOLUTIONS            |                 | 1938    |
|         | 24-00607    | SUPPLIES                                | 855.00          |         |
| 18368   | 12/05/24    | MUR01 MURPHY FENCE COMPANY              |                 | 1938    |
|         | 24-00613    | SUPPLY AND INSTALL FENCING              | 5,770.90        |         |
| 18369   | 12/05/24    | NAT04 VAN EMBDEN, NATHAN, ESQUIRE       |                 | 1938    |
|         | 24-00623    | ADMIN SOLICITOR                         | 350.00          |         |
| 18370   | 12/05/24    | NJS01 NJ ST. LEAGUE OF MUNICIPALITIE    |                 | 1938    |
|         | 24-00622    | MUN OFFICIALS CLASS                     | 260.00          |         |
| 18371   | 12/05/24    | RMAXW005 R. MAXWELL CONSTRUCTION CO,INC |                 | 1938    |
|         | 24-00225    | PUBLIC WORKS BUILDING ADD/RENO          | 68,796.00       |         |
| 18372   | 12/05/24    | SAM01 SAMPLE MEDIA, INC                 |                 | 1938    |
|         | 24-00595    | FLUSHING AD                             | 69.30           |         |
| 18373   | 12/05/24    | SOU06 SOUTH JERSEY GAS                  |                 | 1938    |
|         | 24-00605    | GAS BILLS                               | 312.97          |         |
| 18374   | 12/05/24    | STA02 STATE OF NEW JERSEY PWT           |                 | 1938    |
|         | 24-00599    | WATER TAX 3RD QU 2024                   | 83.27           |         |
| 18375   | 12/05/24    | TRUMA005 TRUMARK FINANCIAL CREDIT UNION |                 | 1938    |
|         | 24-00601    | REFUND TAXES                            | 630.46          |         |
| 18376   | 12/05/24    | VER01 VERIZON                           |                 | 1938    |
|         | 24-00606    | PHONE BILLS                             | 352.44          |         |
| 18377   | 12/05/24    | VER03 VERIZON WIRELESS                  |                 | 1938    |
|         | 24-00616    | CELL PHONE                              | 372.14          |         |
| 18378   | 12/05/24    | VIL01 NAPA AUTO PARTS                   |                 | 1938    |
|         | 24-00612    | STATEMENT                               | 497.60          |         |
| 18379   | 12/05/24    | WIL01 WILLIAM GIBSON                    |                 | 1938    |
|         | 24-00615    | REIMBURSEMENT                           | 20.00           |         |
| 18380   | 12/05/24    | XTE01 XTEL COMMUNICATIONS INC           |                 | 1938    |
|         | 24-00611    | TELEPHONE                               | 40.98           |         |

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| Check # | Check Date | Vendor      |             | Reconciled/Void | Ref Num  |
|---------|------------|-------------|-------------|-----------------|----------|
| PO #    |            | Description | Amount Paid |                 | Contract |

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|               |  |                         |             |             |                    |                    |
|---------------|--|-------------------------|-------------|-------------|--------------------|--------------------|
| 18380         |  | XTEL COMMUNICATIONS INC |             | Continued   |                    |                    |
| Report Totals |  |                         | <u>Paid</u> | <u>Void</u> | <u>Amount Paid</u> | <u>Amount Void</u> |
|               |  | Checks:                 | 32          | 0           | 598,411.72         | 0.00               |
|               |  | Direct Deposit:         | 0           | 0           | 0.00               | 0.00               |
|               |  | Total:                  | <u>32</u>   | <u>0</u>    | <u>598,411.72</u>  | <u>0.00</u>        |

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| Totals by Year-Fund        |      |                   |               |             |                   |
|----------------------------|------|-------------------|---------------|-------------|-------------------|
| Fund Description           | Fund | Budget Total      | Revenue Total | G/L Total   | Total             |
| CURRENT                    | 4-01 | 493,982.76        | 0.00          | 0.00        | 493,982.76        |
|                            | 4-05 | <u>32,124.14</u>  | <u>0.00</u>   | <u>0.00</u> | <u>32,124.14</u>  |
| Year Total:                |      | 526,106.90        | 0.00          | 0.00        | 526,106.90        |
|                            | C-04 | 70,670.82         | 0.00          | 0.00        | 70,670.82         |
|                            | G-02 | 440.00            | 0.00          | 0.00        | 440.00            |
| TRUST ACCOUNT EXPENDITURES | T-13 | 1,194.00          | 0.00          | 0.00        | 1,194.00          |
| Total of All Funds:        |      | <u>598,411.72</u> | <u>0.00</u>   | <u>0.00</u> | <u>598,411.72</u> |

**BOROUGH OF CAPE MAY POINT  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**ORDINANCE NO. 19-2024**

**AN ORDINANCE AMENDING CHAPTER 54 (“ANIMALS”)  
OF THE CODE OF THE BOROUGH OF CAPE MAY**

**BE IT ORDAINED** by the Board of Commissioners of the Borough of Cape May Point that existing Chapter 54, Article III is hereby repealed and replaced with a new Article III entitled PET WASTE REGULATIONS as follows:

**SECTION I**

**ARTICLE III PET WASTE REGULATIONS**

**54-14. PURPOSE**

An ordinance to establish requirements for the proper disposal of pet solid waste in the Borough of Cape May Point to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

**54-15. DEFINITIONS**

For the purpose of this ordinance, the following terms, phrases, words, and their derivations, shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

- A. “Owner/Keeper” means any person who shall possess, maintain, house or harbor any pet or otherwise have custody of any pet, whether or not the owner of such pet.
- B. “Person” means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.
- C. “Pet” means any domesticated animal kept for companionship.

D. "Pet solid waste" means feces from any domesticated animal.

E. "Proper disposal" means placement in a designated waste receptacle, or other suitable container which is regularly emptied by the municipality or some other refuse collector; or disposal into a system designed to convey domestic sewage for proper treatment and disposal.

#### **54-16. REGULATED ACTIVITIES**

All pet owners and keepers are required to immediately and properly dispose of their pet's solid waste deposited on any property, public or private, not owned or possessed by that person.

#### **54-17. EXEMPTIONS**

Any owner or keeper who requires the use of a disability assistance animal for disabilities such as vision or hearing loss, or other physical disabilities, shall be exempt from the provisions of this section while such animal is being used for that purpose. This exemption is not applicable to pets that are exclusively emotional support animals.

#### **54-18. ENFORCEMENT**

This ordinance shall be enforced by the Police Department and/or Code Enforcement Officer of the Borough of Cape May,

#### **54-19. VIOLATIONS AND PENALTIES**

Any person who violates any provision of this Article shall be liable, upon conviction, to the penalty stated in Chapter 1, Section 1-5.

**SECTION 2** Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

**SECTION 3** Should any provision of this ordinance be deemed invalid for any reason that invalidity shall not affect the remaining provisions of the ordinance, and the provisions and sections of the ordinance are hereby declared to be severable with respect to their validity.

**SECTION 4** This ordinance shall take effect twenty (20) days after final passage, according to law.

| Final Adoption Vote | MOTION | SECOND | YES | NO | ABSTAIN | ABSENT |
|---------------------|--------|--------|-----|----|---------|--------|
| Busch               |        |        |     |    |         |        |
| Moffatt             |        |        |     |    |         |        |
| vanHeeswyk          |        |        |     |    |         |        |

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Catherine Busch, Commissioner

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Robert Moffatt, Mayor

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Anita vanHeeswyk, Commissioner

ATTEST:

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Elaine L. Wallace, Borough Clerk

FIRST READING: Nov. 14, 2024  
PUBLICATION: Nov. 27, 2024  
PUBLIC HEARING: Dec. 5, 2024  
PUBLICATION: Dec. 11, 2024