



**JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**  
**OPEN MINUTES**  
**May 25, 2023**  
**5:30 PM**

The Public Meeting of May 25, 2023, was called to order by William Allmann, Chairman. The meeting is being held in-person, including public participation, but for the record, this meeting is also being conducted by telephonic conference.

**PLEDGE OF ALLEGIANCE** – Chairman Allmann led the Commissioners in the Pledge of Allegiance.

The Open Public Meetings Act notice was read into the record by Tonya Coccio, Management Assistant. It was noted that for the record that this Public Meeting is being held in-person but was also advertised as being held via teleconference on the Authority’s website. The meeting is being recorded. If any remote participant is disconnected, please dial back in. For any public participating remotely, you will be muted until the Chairman opens this meeting for any public comment. All participants will be asked to identify themselves.

**ROLL CALL OF THE BOARD OF COMMISSIONERS:**

William Allmann, Chairman	Present
Clara Glory, Vice - Chairwoman	Present
Janet Longo, Secretary	Present
Todd Porter, Treasurer	Present
Lewis Wildman, Assistant Secretary/Treasurer	Present
Karen Bressi, Alternate	Present

**PROFESSIONALS:**

Attorney – Michael J. McKenna, Esq.	Present
Consulting Engineer – Trace Dittenhofer, PE	Present

**AUTHORITY STAFF:**

David Harpell, Executive Director	Present
James Diaz, Asst. Executive Director/Director of Finance	Present
Earl Quijano, Principal Engineer	Present
Tonya Coccio, Management Assistant	Present

Approval of the Minutes of the Open Session Reorganization Meeting of April 27, 2023

Moved:	Commissioner Wildman
Second:	Commissioner Longo
Vote:	Unanimous
Abstain:	Chairman Allmann

**QUESTIONS/COMMENTS/WRITTEN CORRESPONDENCE FROM THE PUBLIC:** Present from the public was Mr. Cordts, Mr. Ernie Peters, and Mr. John Giunco, Esq. At this time, Chairman Allmann stated that there were no public comments or written correspondence but will leave the meeting open for the balance of the meeting.

Please hold off on any questions or comments until recognized and you will be asked to state your name.

**REPORTS:**

**EXECUTIVE DIRECTOR'S REPORT:**

Mr. Harpell had nothing to discuss for the Executive Director's report.

**ENGINEERING COMMITTEE REPORT:**

Mr. Quijano discussed the following from the Engineering report:

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY AUTHORIZING THE RELEASE OF THE PERFORMANCE BOND AND CLOSEOUT OF THE 2021 WATER METER CHANGEOUT PROGRAM, CONTRACT NO. CT-21215 WITH NATIONAL METERING SERVICES, INC.** – On January 27, 2022, via Resolution No. 2022-010, the Authority authorized the award of the 2021 Water Meter Change Out Program, Contract No. CT-21215 to National Metering Services, Inc., in the amount of \$543,220.00.

On March 23, 2023, via Resolution No. 2023-059, the Authority authorized Final Quantities Change Order No. 1, in the decreased amount of <\$60,950.00>, revising the contract amount of \$543,220.00 to the decreased amount of \$482,270.00.

National Metering Services, Inc. has indicated that all contract work has been completed and has submitted the required closeout documents for this project and is requesting performance bond release.

National Metering Services, Inc. has fulfilled their contractual obligations and has submitted the required contract closeout document for the above-referenced referenced project. The documents have been reviewed and found to be in compliance with Contract Specifications, General Conditions – Article 8.7.

We are recommending that the Performance Bond be released, and the contract closed in the amount of \$482,270.00.

The Engineering Committee has reviewed and is recommending approval this evening.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY ACKNOWLEDGING THE DEVELOPER'S DECISION TO INSTALL A SEPTIC SEWER DISPOSAL SYSTEM AND WELL WATER AT DOWN TO EARTH OFFICE AND WAREHOUSE, BLOCK 301, LOT 5, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** – The Developer, Down to Earth Farms, LLC., is proposing to construct an office and flex warehouse on the south side of Wright-Debow Road, west of Ernest Way and to service the site with an individual septic disposal system and an individual potable water well, since the project is too far for connection.

The Authority acknowledges that certain projects may not be located within an active sewer or water area, may be too far for connection, may not be located within the 208 Sewer Service Area, or may, for other reasons, be unable to be serviced by the Authority's sewer and water systems.

The Engineering Committee has reviewed and is recommending approval this evening.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY AUTHORIZING A WATER SERVICE AGREEMENT WITH DIV HDV JACKSON, LLC., BLOACK 21103, LOTS 1, 2, 3, 18, 19, AND 20, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** – The Developer, DIV HDV JACKSON, LLC. formally known as Highland

Development Ventures, LLC., is required to execute a water service agreement because the existing water curb stop location is not in compliance with the Authority's Rules and Regulation, as curb stops are not permitted in a driveway or sidewalk.

If executed by the Authority, the Authority will accept the existing curb stop in its current location. If repair of the curb stop should be required in the future, the Owner shall be responsible for repairing and restoring the island area, at no cost to the Authority.

The Engineering Committee has reviewed and is recommending approval this evening.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY AUTHORIZING A SEWER SERVICE AGREEMENT WITH THE CONCOURSE, BLOCK 13801, LOT 7.01, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** – The Developer, Concourse Holdings, LLC., is required to execute a sewer service agreement for the support of a four-inch (4") force main in Block 21202, Lot 6.01. More specifically, a Developer is not permitted to own the force main in the right-of-way so the Authority will own this force main on paper, but the Developer shall remain liable for the repair and replacement of this pipe in the future.

The Engineering Committee has reviewed and is recommending approval this evening.

**CONSULTING ENGINEER'S REPORT:**

On behalf of Remington & Vernick Engineers, Mr. Trace Dittenhofer reported on the following developer approvals this evening:

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY GRANTING PRELIMINARY SEWER AND WATER APPROVAL TO 715 BENNETTS MILLS ROAD RETAIL OFFICE, BLOCK 8101, LOT 10, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** – The Developer, 715 Bennetts Mills, LLC., is proposing to construct a two-story office and retail facility comprising a total of 43,768 square-feet on the south side of Bennetts Mills Road, between Bennetts Mills Road and Manhattan Street. The Developer is proposing to service the site with the existing sanitary sewer and water services on site.

This has been recommended in our May 19, 2023, letter for the Board.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY GRANTING TENTATIVE SEWER AND WATER APPROVAL TO BREWERS BRIDGE ROAD OFFICE BUILDING, BLOCK 7403, LOTS 1 AND 2, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** – The Developer, Howell Realty Associates, LLC., is proposing to construct a two-story, 26,480 square-foot office facility, on the south side of Brewers Bridge Road, east of Delaware Trail. This project received Preliminary Sewer and Water Approval at the Authority's August 25, 2022, meeting via Resolution #2022-119. The Developer is proposing to install a grinder station with and force main discharging to an existing gravity sewer manhole in West County Line Road. The Developer is proposing to provide water service by extending an on-site main extension with a private fire hydrant from the existing main in Brewers Bridge Road and installing a dedicated domestic water service to the site.

This has been recommended in our May 19, 2023, letter for the Board.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY GRANTING PRELIMINARY SEWER AND WATER APPROVAL TO 81 EAST COMMODORE OFFICE-SHOWROOM-GARAGE, BLOCK 4301 LOTS 5 AND 6, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** – The Developer, 81 E Commodore, LLC., is proposing to construct a combination office, showroom, and garage facility comprising one building totaling 72,100 square feet on the south side of East Commodore Boulevard, between County Route 527 and

Jackson Mills Road. The Developer is proposing to install a sanitary sewer service to the existing sanitary sewer man in East Commodore Boulevard. The Developer proposed to provide water service to the site by installing an on-site water main extension as well as a designated domestic water service from the existing water main in East Commodore Boulevard.

This has been recommended in our May 19, 2023, letter for the Board.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY GRANTING PRELIMINARY AND TENTATIVE SEWER AND WATER APPROVAL TO GOOD FRIEND ELECTRIC, BLOCK 7306, LOT 5, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** – The Developer, Dazey Investors, LLC., c/o Good Friend Electric, is proposing to construct a 2,357 square-foot commercial warehouse addition to the existing 2,735 square-foot one-story masonry building on the north side of West County Line Road, between Steuben Lane and Seminole Drive. This project previously received Preliminary Sewer and Water Approval at the Authority’s February 24, 2022, meeting via Resolution #2022-034, which has since expired. Therefore, the Developer is reapplying for Preliminary and Tentative Sewer and Water Approval at this time. The Developer is proposing to provide sanitary sewer service to the site by installing a single sanitary sewer lateral from the existing sanitary sewer main in West County Line Road. The Developer is proposing to provide water service to the site by installing a single domestic water service from the existing water main in West County Line Road.

This has been recommended in our May 19, 2023, letter for the Board.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY GRANTING PRELIMINARY SEWER AND TENTATIVE SEWER AND WATER APPROVAL TO 361 GRAWTOWN ROAD SUBDIVISION, BLOCK 19501, LOT 36, ON THE TAX MAP OF THE TOWNSHIP OF LAKEWOOD** – The Developer, WP Operating, LLC., c/o Joseph Rabinowicz., is proposing to construct a major subdivision comprised of 65 single-family dwellings and 16 multi-family units on Grawtown Road, southwest of Whitesville Road. This project received Preliminary Water Approval at the Authority’s November 17, 2022, meeting via Resolution #2022-176. The Developer is proposing to install a system of on-site gravity sewer mains discharging to an adjacent development on Block 19501, Lots 29 & 30. The Developer proposes to provide water service to the site by installing an on-site water main extension through the subdivision and connecting to an adjacent subdivision on Block 19501, Lots 29 & 30.

This has been recommended in our May 19, 2023, letter for the Board.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY GRANTING TENTATIVE WATER APPROVAL TO JACKSON ONE WAREHOUSE, BLOCK 2701, LOTS 32 AND 33, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** - The Developer, Jackson One, L.L.C., is proposing to construct a warehouse facility on the northwest corner of West Commodore Boulevard and Patterson Road. This project received Preliminary Water Approval at the Authority’s March 23, 2023, meeting via Resolution #2023-053. The Developer is proposing to provide water service by installing an off-site and on-site water main extension to service the site.

This has been recommended in our May 19, 2023, letter for the Board.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY GRANTING AMENDED TENTATIVE AND FINAL SEWER AND WATER APPROVAL TO JACKSON TRAILS MAJOR SUBDIVISION, BLOCK 23001, LOTS 22 THROUGH 29, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** - The Developer, Jackson Trails, L.L.C., is proposing to construct a 482 residential unit subdivision and house of worship on the North side of South Hope Chapel Road. The Developer received an extension of Final Approval for this

project at the Authority's February 23, 2023, meeting via Resolution #2023-032. The Developer has changed the design proposal to include additional units, increasing the total unit count from 459 units to 482. The Developer proposes to install a system of eight-inch (8") gravity sewer mains as well as a pump station to service the lots. The Developer also proposes to install a system of twelve-inch (12") and eight-inch (8") ductile iron pipe (D.I.P.) water mains throughout the site to service the lots as well as construct an off-site booster station.

This has been recommended in our May 19, 2023, letter for the Board.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY GRANTING FINAL SEWER AND WATER APPROVAL TO MAZ PROPERTIES, BLOCK 4601, LOTS 9, 10, AND 1, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** - The Developer, MAZ Properties, LLC, is proposing to construct a mixed usage office/retail center on County Line Road consisting of one (1) warehouse building, one (1) retail building, and two (2) office buildings comprising a total of 133,699 square-feet on the South side of North County Line Road between Jackson Mills Road and North Cooks Bridge Road. The Developer previously obtained Tentative Sewer and Water Approval for this project at the Authority's December 15, 2022, meeting, via Resolution #2022-192. The Developer proposes to provide sewer service to the site by constructing a doghouse manhole in North County Line Road and installing an on-site gravity sewer main extension with laterals to service all of the buildings on the site. The Developer proposes to install an on-site water main extension looped through the site with services to each building on the site.

This has been recommended in our May 19, 2023, letter for the Board.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY ACKNOWLEDGEING THE DEVELOPER'S DECISION TO INSTALL A SEPTIC SEWER DISPOSAL SYSTEM AND GRANTING PRELIMINARY WATER APPROVAL TO PATTERSON ROAD WAREHOUSE, BLOCK 2603, LOTS 29, 30, 31, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** - The Developers, James R. Johnson, Jr., Carol Hordichuk, & David Johnson, are proposing to construct a warehouse facility comprised of two buildings totaling 235,017 square feet on the east side of Patterson Road, between County Route 526 and New Jersey State Highway 195. The Developers are proposing to install an off-site water main extension within Patterson Road and install dedicated fire and domestic water services to the facility from the proposed main in Patterson Road.

This has been recommended in our May 19, 2023, letter for the Board.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY GRANTING PRELIMINARY SEWER AND TENTATIVE SEWER AND WATER APPROVAL TO SOLOMON ZOLTY GRAWTOWN SUBDIVISION, BLOCK 19501, LOT 35, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** - The Developer, Solomon Zolty Investments, L.L.C. is proposing to construct twenty (20) single-family dwellings and four (4) affordable housing units adjacent to the intersection of Whitesville Road and Grawtown Road. This project was granted Preliminary Water Approval at the Authority's October 27, 2022, meeting via Resolution #2022-147. The Developer is proposing to service the subdivision with an on-site and off-site sanitary sewer main extension connecting to the existing sanitary sewer system constructed on Block 19501, Lots 29 & 30. The Developer proposes to provide water service to the site by installing an on-site water main extension from the proposed water main to be installed along the project's frontage on Grawtown Road.

This has been recommended in our May 19, 2023, letter for the Board.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY GRANTING PRELIMINARY SEWER AND TENTATIVE SEWER AND WATER APPROVAL TO 54 WHITESVILLE ROAD MAJOR SUDIVISION, BLOCK 19501, LOT 25, ON THE TAX MAP OF THE TOWNSHIP OF JACKSON** - The Developer, Whitesville Homes, L.L.C., c/o Joseph Rabinowicz, is proposing to construct a 27-lot subdivision to include 25 single-family dwellings and 6 affordable housing units on the west side of Whitesville Road, south of County Route 528. The Developer is proposing to install an on-site gravity sewer main extension to service the site. The Developer is proposing to provide water service by installing an on-site water main extension.

This has been recommended in our May 19, 2023, letter for the Board.

**PUBLIC RELATIONS COMMITTEE REPORT:**

None.

**ADMINISTRATIVE COMMITTEE REPORT:**

None.

**ASSISTANT EXECUTIVE DIRECTOR/DIRECTOR OF FINANCE REPORT:**

Mr. Diaz discussed the following from the Assistant Executive Director/Director of Finance report:

**FINANCE COMMITTEE REPORT:**

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY ACCEPTING THE CASH MANAGEMENT REPORT FOR MONTH ENDING APRIL 30, 2023** - The average rate for all accounts for the month is 2.02%. That is an increase of 0.10% from the prior month.

The Finance Committee has reviewed and is recommending approval this evening.

**RESOLUTION OF THE JACKSON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY AUTHORIZING THE PAYMENT OF VOUCHERS, DEPOSIT REFUNDS AND PAYROLL FOR MARCH 2023** – The total bills submitted for approval are \$1,518,894.92.

The operating expense amount includes \$350,000.00 for funding the payroll account and \$732,068.75 FOR OCUA's 2<sup>nd</sup> QUARTER 2023 installment.

An additional \$15,569.77 will be transferred into the Maple Glen (MG) account from the Authority's Operating Expense Fund (OEF) in accordance with the annual evaluation that was discussed with the Finance Committee. The additional funds have been added to the Revenue General Fund request amount to support the annual MG transfer.

The Finance Committee has reviewed and is recommending approval this evening.

**PANDEMIC-RELATED WATER AND SEWER ARREARAGES** – P.L. 2021, c. 317 and P.L. 2022, c. 4 prohibit local governments from charging residential customers interest, fees, or charges for late payment of *water* charges accruing between March 9, 2020, and March 15, 2022.

As previously noted, the Authority was able to activate the "Executive Order Interest Forgiveness" in the Edmunds program. This allows the Authority to mark "Interest-Exempt" those customers who have a past due balance between the period of 03/09/2020 through 3/15/2022. However, if the past

due balance remains unpaid interest will calculate on all periods going forward as of 03/16/2022. Additionally, any accounts that have a past due balance prior to 03/09/2020 will also accrue interest charges.

Following is the update on the bill assistance programs being offered:

- a. Low Income Household Water Assistance program (LIHWAP):  
The Authority has recently started receiving updated correspondence from the State detailing payments made to the Authority related to approved customer applications. As of the date of this report the Authority has received a total of \$60,286.26 from the State representing twenty-two (22) accounts. Be advised that the Authority has received more than one (1) payment from a number of the twenty-two (22) accounts. This represents a correction from last month's reporting.
- b. Twelve (12) month interest free payment plan option for customers who have arrearages through 4/15/2022:  
As of the date of this report, there are forty (40) accounts that remain compliant with the Payment Plan option. Twenty-eight (28) accounts have been removed from the payment plan for non-payment. The total amount due from the accounts is \$29,080.87.
- c. HomeServe Bill Assistance Program:  
To date six (6) applications have been received. Five (5) of which qualified for assistance totaling \$1,250.00 with the latest one received in March.

**CONSENT RESOLUTIONS:**

- |          |   |
|----------|---|
| 2023-090 | Resolution of the Jackson Township Municipal Utilities Authority Accepting the Cash Management Report for Month Ending April 30, 2023   |
| 2023-091 | Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary Sewer and Water Approval to 715 Bennetts Mills Road Retail-Office, Block 8101, Lot 10, on the Tax Map of the Township of Jackson              |
| 2023-092 | Resolution of the Jackson Township Municipal Utilities Authority Granting Tentative Sewer and Water Approval to Brewers Bridge Road Office Building, Block 7403, Lots 1 and 2, on the Tax Map of the Township of Jackson            |
| 2023-093 | Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary Sewer and Water Approval to 81 East Commodore Office-Showroom-Garage, Block 4301, Lots 5 and 6, on the Tax Map of the Township of Jackson     |
| 2023-094 | Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary and Tentative Sewer and Water Approval to Good Friend Electric, Block 7306, Lot 5, on the Tax Map of the Township of Jackson                  |
| 2023-095 | Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary Sewer and Tentative Sewer and Water Approval to 361 Grawtown Road Subdivision, Block 19501, Lot 36, on the Tax Map of the Township of Jackson |
| 2023-096 | Resolution of the Jackson Township Municipal Utilities Authority Granting Tentative Water Approval to Jackson One Warehouse, Block 2701, Lots 32 and 33, on the Tax Map of the Township of Jackson                                  |

- 2023-097 Resolution of the Jackson Township Municipal Utilities Authority Granting an Amended Tentative and Final Sewer and Water Approval to Jackson Trails Major Subdivision, Block 23001, Lots 22 Through 29, on the Tax Map of the Township of Jackson
- 2023-098 Resolution of the Jackson Township Municipal Utilities Authority Granting Final Sewer and Water Approval to MAZ Properties, Block 4601, Lots 9, 10, and 11, on the Tax Map of the Township of Jackson
- 2023-099 Resolution of the Jackson Township Municipal Utilities Authority Acknowledging the Developers Decision to Install a Septic Sewer Disposal System and Granting Preliminary Water Approval to Patterson Road Warehouse, Block 2603, Lots 29, 30, and 31, on the Tax Map of the Township of Jackson
- 2023-100 Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary Sewer and Tentative Sewer and Water Approval to Solomon Zolty Grawtown Subdivision, Block 19501, Lot 35, on the Tax Map of the Township of Jackson
- 2023-101 Resolution of the Jackson Township Municipal Utilities Authority Granting Preliminary Sewer and Tentative Sewer and Water Approval to 54 Whitesville Road Major Subdivision, Block 19501, Lot 25, on the Tax Map of the Township of Jackson
- 2023-102 Resolution of the Jackson Township Municipal Utilities Authority Acknowledging the Developer's Decision to Install a Septic Sewer Disposal System and Well Water at Down to Earth Office and Warehouse, Block 301, Lot 5, on the Tax Map of the Township of Jackson
- 2023-103 Resolution of the Jackson Township Municipal Utilities Authority Authorizing a Water Service Agreement with DIV HDV JACKSON, LLC., Block 21103, Lots 1, 2, 3, 18, 19, and 20, on the Tax Map of the Township of Jackson
- 2023-104 Resolution of the Jackson Township Municipal Utilities Authority Authorizing a Sewer Service Agreement with The Concourse, Block 13801, Lot 7.01, on the Tax Map of the Township of Jackson

Moved: Commissioner Wildman  
 Second: Commissioner Longo  
 Vote: Unanimous  
 Abstain: Commissioner Porter – Resolutions #2023-095, 2023-100, 2023-101

**RESOLUTIONS OFFERED:**

- 2023-105 Resolution of the Jackson Township Municipal Utilities Authority Authorizing the Release of the Performance Bond and Closeout of the 2021 Water Meter Change Out Program, Contract No. CT-21215 with National Metering Services, Inc.

Moved: Commissioner Porter  
 Second: Commissioner Wildman  
 Vote: Unanimous  
 Abstain: None



2023-106 Resolutions of the Jackson Townships Municipal Utilities Authority Authorizing the Payment of Vouchers, Deposit Refunds, and Payroll for May 2023

Moved: Commissioner Wildman  
Second: Commissioner Porter  
Vote: Unanimous  
Abstain: None

**CLOSED SESSION:**

There was no closed session.

Chairman Allmann noted that the next regular scheduled Public Meeting to be held will be on Thursday, June 22, 2023, at 5:30 PM.

**OTHER MATTERS:**

With no further matters to discuss, Commissioner Wildman made a motion to adjourn. Commissioner Longo seconded the motion, and it was passed unanimously. Chairman Allmann declared the May 25, 2023, Public Meeting adjourned.

---

End of Minutes