

MINUTES OF THE  
EAST BRUNSWICK TOWNSHIP  
PLANNING BOARD

January 12, 2022

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

Shawn Taylor, Chairman  
Laurence Bravman  
Brad Cohen, Mayor  
Charles Heppel  
Joseph Criscuolo  
Laurence Reiss  
Muhammad Hashmi  
Adam Neary  
Maya Maltez - Student Rep.

ABSENT:

James Wendell  
Julie Clarke  
Steve Philips

ALSO PRESENT:

Lawrence Sachs, Esquire  
Loren Morace - Secretary  
Anthony Abbonizio - CME  
Jennifer Berger - Township Staff

PLANNING BOARD REORGANIZATION

Chairman - Shawn Taylor nominated by Mayor Cohen,  
second by Mr. Criscuolo.

Vice Chairman - Laurence Bravman nominated by Mr.  
Taylor, second by Mr. Hashmi.

Secretary - Charles Heppel nominated by Mr. Bravman,  
second by Mayor Cohen.

Recording Secretary - Deborah Masterton nominated by  
Mr. Taylor, second by Mr. Bravman.

Attorney - Lawrence B. Sachs nominated by Mr.  
Heppel, second by Mr. Neary.

Engineer - CME Associates nominated by Mr. Criscuolo, second by Mr. Bravman.

Conflict Engineer - Remington Vernick Engineers nominated by Mr. Taylor, second by Mayor Cohen.

Conflict Attorney - Shamy, Shipers & Lonski, P.C., nominated by Mr. Criscuolo, second by Mr. Heppel.

#### ADJOURNMENT

Motion to adjourn by Mr. Criscuolo, second by Mr. Neary. Meeting adjourned at 8:04 p.m.

MR. SACHS: Good evening, everyone, this is the January 12, 2022, East Brunswick Township Planning Board meeting. In accordance with the Open Public Meeting Law, on November 18, 2021, notice of this meeting stating the time, date, and location was sent to the Home News Tribune, filed with the township clerk, and posted on the bulletin board in the lobby of the municipal building. A copy of this notice will be incorporated into the minutes of this meeting.

The chair reserves the right to call any application in an order different from that appearing on the agenda. On each application, the chair will give the public an opportunity to comment.

The planning board will entertain no new business after 10 p.m. and will close all proceedings at 10:30 p.m.

Loren, can we put the flag up for the pledge of allegiance. Do we have that? Or if not, we'll just rise.

(Flag salute)

MS. MORACE: Thank you, Mayor.

MR. SACHS: Loren, if you can call the roll, please.

MS. MORACE: Yes. Mr. Neary.

MR. NEARY: Here.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Here.

MS. MORACE: Mr. Philips. Mr. Reiss.

MR. REISS: Here.

MS. MORACE: Miss Clarke. Mr.

Criscuolo.

MR. CRISCUOLO: Here.

MS. MORACE: Councilman Wendell.

Mr. Heppel.

MR. HEPPEL: Here.

MS. MORACE: Mr. Bravman.

MR. BRAVMAN: Here.

MS. MORACE: Mayor Cohen.

MAYOR COHEN: Here.

MS. MORACE: And Chairman Taylor.

THE CHAIRMAN: Here.

MR. SACHS: Okay. Welcome, everyone, to the planning board reorganization meeting. As you're all aware, and the members of the public who might be watching in, every January at the first meeting of the planning board, we have to reorganize and appoint various officers and professionals for the year. So the first order of business will be for chairman, and I would like to entertain a motion for chairman of the planning board for the year 2022. Mayor.

MAYOR COHEN: Yes --

MR. HEPPEL: Nominate Shawn Taylor.

MAYOR COHEN: I'm sorry. Yeah, I'd like to put in the -- nominate my friend Shawn Taylor for chairman again of the planning board. Long-term resident of the Township of East Brunswick, someone who knows this town inside and out. Done a phenomenal job all these years as chairman of the planning board, and I truly believe that this year there's a lot of opportunities for all of us to put a big imprint on what the next generation of East Brunswick's going to look like, and I can't really think of a better person to take on that responsibility and role and honor other than my friend Shawn Taylor.

MR. CRISCUOLO: I'd like to second that nomination.

MR. SACHS: Thank you, Mayor. Thank you, Mr. Criscuolo. I'm assuming no further nominations. If that being the case, we'll close the nominations for chairman.

Loren, can you please call the roll for chairman Shawn Taylor.

MS. MORACE: Mr. Neary.

MR. NEARY: Yes.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Yes.

MS. MORACE: Mr. Reiss.

MR. REISS: Yes.

MS. MORACE: Mr. Criscuolo.

MR. CRISCUOLO: Yes.

MS. MORACE: Mr. Heppel.

MR. HEPPEL: Yes.

MS. MORACE: Mr. Bravman.

MR. BRAVMAN: With pleasure, yes.

MS. MORACE: Mayor Cohen.

MAYOR COHEN: Absolutely, yes.

MS. MORACE: Chairman Taylor.

THE CHAIRMAN: I'll abstain.

MR. SACHS: Okay. Congratulations. I'm handing over -- I'm going to hand over the virtual gavel to you.

THE CHAIRMAN: The virtual gravel. First of all, just real quickly and then we'll go on and finish up the reorg, but, you know, I just want to say -- and I always make my friend Larry Bravman smile when I say this -- I'm the dumbest guy up here, and you all make me look good. Our new member, Adam Neary, saying, yeah, he's right. But it really is a pleasure and an honor serving with all of you.

This is an extraordinary board. I've, you know, I have been to a lot of local planning board, and with Shawn Taylor on it or without Shawn Taylor on it, it is an extraordinary board and extraordinary group of dedicated citizens who selflessly serve the township that we so love, and that has been true. You know, I've been, I don't know, it's my 22nd or whatever -- however many years I've been up here. I've served with Democrats. I've served with Republicans. I've served with people who I have no idea what their politics are. And I can say that without exception, the number 1 priority on all of those citizen volunteers were what's good for East Brunswick, and that's why we're all sitting here.

Thanks to the leadership of Mayor Cohen and others, we are entering into a very exciting time in East Brunswick. This has been an extraordinarily difficult couple of years with COVID, and I pray to God that we are entering into its final phase.

But having said that -- and I deal with, you know, the East Brunswick staff, not all that directly because from the first day of being elected chairman, I recognize that I am the citizen planning board chairman. I am not the director of planning. I do not work for the town. So I try to -- while they are extraordinarily helpful and supportive, I

try to keep my distance under the able leadership of our BA, Joe Criscuolo, who I have known for more years than either of us want to remember. He's doing a great job under Brad's leadership. So I want to just thank and send sincere thank you to Loren and Keith and every -- all of the staff. They are, like I said, wonderfully supportive. They do a wonderful job. And thank you all again for putting your trust in me. I consider you all friends, although Muhammad was a little slow with his yes. I got nervous there.

MR. HASHMI: I was looking for the mute button, Shawn.

THE CHAIRMAN: But I thank all of you. I looked forward to serving another year with all of you.

And with that, I will move on with the reorganization. The next seat to fill is vice chair. I'm going to use the chair's privilege and take this opportunity to nominate once again for vice chair my good friend Larry Bravman, who has been an outstanding vice chair, another great East Brunswick guy. He and his family are just such great examples of what's best about East Brunswick.

Larry, I know how busy you are professionally, and I can't believe that your youngest is 18. I didn't realize you with that old. I wouldn't say that about Stacy because she'd hit me. But it is my great pleasure to put in Larry -- Lawrence Bravman's name in nomination for vice chair. Do I have a second?

MR. HASHMI: Second.

MR. NEARY: I'll second.

THE CHAIRMAN: Mr. Hashmi seconded.

Hearing none other and seeing no other nominations, all those in favor of Larry Bravman for vice chair, just raise your hand. Okay. And that's good. And, Mr. Bravman, I'm assuming you're abstaining.

MR. BRAVMAN: I will abstain. Don't want to influence anyone incorrectly.

THE CHAIRMAN: Congratulations.

MR. BRAVMAN: Thank you.

THE CHAIRMAN: Like to say a few words?

MR. BRAVMAN: I actually look forward again to serving as the vice chair. I look forward this year. As the mayor said, hopefully there's some really good things coming down the pike. This board does phenomenal things. We're, you know, professionally we have a great township staff. I truly enjoy working with them as a planning board

member. It's a great experience, and I truly enjoy doing it, and I just look forward to working with the staff, working with my fellow board members, filling in when Shawn's not around and leading the board, and working with it on all the applications. So hopefully 2022 will bring some really good things for the township.

THE CHAIRMAN: Thank you. The next position we're filling is for secretary. Do I have any nominations?

Charlie, I assume you're going to want to serve again, correct.

MR. HEPPEL: Correct.

MR. BRAVMAN: I would like to nominate Mr. Heppel.

THE CHAIRMAN: Do I have a second?

MAYOR COHEN: I'll second.

THE CHAIRMAN: Mayor will second. Any other nominations? Seeing none, all those in favor of Charles Heppel for secretary, raise your hand, please. Okay. That's good.

Charlie, I guess you want to abstain?

MR. HEPPEL: I will abstain.

THE CHAIRMAN: I will once again take the chair's prerogative and say a few words about my fellow Yankee fan. Charlie, I don't know how many years you've been on the board or been secretary. I think maybe even a little longer than me or about the same time. I don't really remember.

MR. HEPPEL: Long time since, you know, I joined the board in '99. I think you joined a couple years ahead of me. And been secretary for many, many years.

THE CHAIRMAN: But as maybe some of you don't know because not everyone has been around as long as Charlie and I have. You know, Charlie was a local banker in town and always did wonderful -- professionally always did wonderful things for the community, he and his bank, and now he's living the life of leisure. Still does wonderful things for the town. And, you know, you are someone who always looks out and makes sure that the business interests in East Brunswick gets -- get treated fairly when they come before this board, and your business perspective is really invaluable and has been over the years, Charlie. I'm so happy that you agreed to serve once again as secretary, and, you know, it's really a joy to serve with you, as it is to serve with the entire board.

Charlie, would you like to say a few

words?

MR. HEPPEL: Just a few words. First, thank you very much, Shawn. Although I cannot say what you occasionally will say at meetings, you point out you and Larry and somebody else have been in East Brunswick like since forever, born, grown up here, and went to school together. As of this summer, I will live in East Brunswick 50 years, so I'm not you guys, you know, where you're at, but I've enjoyed working with everybody over the years and go back to beginning again with you Shawn, Larry, with Larry Sachs, and then, Larry Bravman, you came on just a few years later, and as I've gone along, I've been blessed with work with such good people. Everybody really cares, and the effort is all there. The heart's in the right place, and I really believe that we look out for everybody when we review an application, you know, no matter what it is, and we're a good group, and I think we have an interesting year coming up, and I thank you for reelecting -- reappointing me. I'm passing up the giants GM job for this. So thank you, guys.

THE CHAIRMAN: Well, when you look at that roster, I don't blame you.

MR. CRISCUOLO: Why would you want to take a step down?

THE CHAIRMAN: And, you know, you notice the mayor really liked that one, but look, his Saints didn't do too good this year.

MAYOR COHEN: It was a terrible year, terrible. I would think that if you got God on your side, they should have done better than that.

MR. SACHS: Right. Touched by the hand of God.

THE CHAIRMAN: The next position is recording secretary, and you'll excuse me if I don't remember the person's name. Who --

MS. MORACE: Deborah Masterton.

THE CHAIRMAN: Deborah Masterton. I should -- because Deborah's been with us several years, does a great job. So I'd like to put nomination Deborah Masterton for recording secretary. Do we have a second?

MR. BRAVMAN: Second.

THE CHAIRMAN: Second. Seeing no other nominations, I'll close nominations. All those in favor of Deborah Masterton for recording secretary, just raise your hand. Okay. Good. And thank Deborah for all the good work she does for us.

Attorney, do I have a nomination for

attorney of the board?

MR. HEPPEL: I'll nominate Larry Sachs.

THE CHAIRMAN: Thank you, Mr. Heppel.

Do we have a second for Mr. Sachs? Mr. Neary seconded. Any other nominations? Seeing none, all those in favor of Larry -- do we have to do this -- can we do this by voice vote, or do we have to do a roll call?

MR. SACHS: Well, we can -- you know what, since you're been raising hands, it looks like everything's been affirmative, so if you want to continue with the raising of the hands, Shawn, it's fine.

THE CHAIRMAN: Okay. Let's all raise our hands for Larry. Very good. Congratulations, my friend.

MR. SACHS: Thank you, Shawn, and thanks to the board. It really is a pleasure serving this board and working with such fine people, and everybody brings their own experience to this board, and as you know, I've been doing this for a while now, but I have to tell you it never gets old representing this board because it is by far the most competent and professional board that I've ever dealt with, and that's in 38 years of practice. So thank you, and I look forward to serving you again.

MAYOR COHEN: Thanks, Larry.

THE CHAIRMAN: We're happy to -- wouldn't be the same without you.

Engineer. Now, do we just do the firm; is that how we do this?

MR. SACHS: Right, we can nominate CME. I know Anthony is here tonight, and he's generally here. But, yes. Lou Ploskonka is here occasionally. You're approving the firm.

THE CHAIRMAN: So would anyone care to -- are there any nominations for engineer?

MR. CRISCUOLO: I nominate CME.

MR. BRAVMAN: And I'll second.

THE CHAIRMAN: Nominated and second by Mr. Bravman. Seeing no other nominations, declare nominations closed. All those in favor of CME as our board engineer, please raise your hand. All right, looks like everybody is good. Good.

I frankly don't remember who we talked about for conflict engineer.

MAYOR COHEN: I think it was Remington Vernick.

THE CHAIRMAN: Remington Vernick, right again. So do -- I will nominate Remington Vernick

for our conflict engineer. Do we have a second?

MAYOR COHEN: I'll second.

THE CHAIRMAN: Mayor Cohen seconded. Any further nominations? Seeing none, all those in favor of Remington Vernick as conflict engineer, raise your hand, please. Okay. Good.

And then the last --

MS. MORACE: Last is conflict attorney.

THE CHAIRMAN: Conflict attorney.

MR. CRISCUOLO: Like to nominate Dave Lonski.

THE CHAIRMAN: Okay. Do we have a second for Dave Lonski?

MR. REISS: I do.

THE CHAIRMAN: Seconded by Mr. Reiss. Okay. Any other nominations? Seeing no other nominations, all those in favor of Dave Lonski as conflict engineer, raise your hand.

MAYOR COHEN: Attorney.

THE CHAIRMAN: Conflict attorney. I'm sorry. Raise your hand. Okay. Good. We'll congratulate Dave.

And that concludes our nominations. Now, I got an e-mail -- do we have any other business, Larry? Do we have to --

MR. SACHS: No, nothing else tonight, Shawn. No applicants.

MAYOR COHEN: Make a quick announcement.

THE CHAIRMAN: Yeah, and I'm going to say something, also.

MAYOR COHEN: I just wanted to formally welcome Adam Neary to the planning board. As you know, we did a couple of switches in some of these land use boards, and Rachel, who had been in that position, is now on the redevelopment agency, and so we made some additions to the zoning board, and so that opened a position, and I really couldn't think again of a more worthy person, and I know Shawn's going to be happy because he loves to talk about everybody up on the board and how long they've been residents of East Brunswick, and I don't think Adam has ever been a resident of another town, so you should be very happy with that addition to the board. But a very competent and committed person to the township, and I think he'll do a phenomenal job with this board and especially again considering the applications that we're most likely to be hearing in the year ahead.

THE CHAIRMAN: Thank you, Mayor.

MR. CRISCUOLO: Shawn.

THE CHAIRMAN: I wanted to say, you know, I wanted to welcome my long-time friend, Adam Neary, to the planning board, also. I've known -- I guess -- didn't you live like outside of Pittsburgh or something for a while, didn't you, Adam?

MR. NEARY: I was actually born in Pittsburgh.

THE CHAIRMAN: Yeah, he was born in Pittsburgh.

MR. NEARY: East Brunswick when I was 3.

MAYOR COHEN: We won't hold that against you.

THE CHAIRMAN: No, no, no. Hold against him that he's a Mets fan, but not that he's -- and look, Adam and I have worked together on so many things and so many boards, and, you know, and he's done so much for the town. Another EBHS graduate, always a positive. But it was a swap, an even swap because Rachel was a grad, too. So we're not picking one up. We're just holding our own. But Adam -- I've worked with Adam. Professionally we occasionally have worked together over the years around tons of township stuff, and look, I'm so proud to say that Adam's dad, who most of us know and love, Bill Neary, former mayor Bill Neary, is the one that appointed me to the planning board. I'll never forget when I got the call and Bill said, Shawn, I need a favor. I said -- and I had been on the recreation board and the museum board and a bunch of other stuff in town. He said I need you to serve on the planning board. I said I guess, you know. I said I got to read the packet and, you know. So and he said -- I said, sure, Bill, you know, for you I'll do anything. He goes, well, I need another favor, and I said what, Bill. He goes, I need you to be chairman. So that's how I got into this, and I have loved every second of it, and I often thank Bill and praise his wisdom.

So but, Adam, welcome aboard. I look forward to working with you as we've worked so well in so many other endeavors. Adam, would you like to say a few words to your fellow board members?

MR. NEARY: Thank you, Chairman. Thank you, Mayor, for those words. I'm looking forward to serving on this team and this board. I have long equated the planning board to be kind of like the honors class in high school. This is the best and brightest minds and the hardest working people in town that serve in a volunteer capacity. So I'm looking forward to be a part of this, and again, I

also want to recognize the staff. Our East Brunswick staff is some of the best in the state. I work with different municipalities and different state agencies across everywhere in the state, and East Brunswick's always a shining star. So I'm proud not only to be an East Brunswick resident but a life -- almost lifelong resident. I've been here since 1981, so class of '94, proud East Brunswick High School graduate, and I look forward to serving on this board, and notwithstanding some of the mayor's and Charlie and Shawn's problems with the being a Yankee's fan, I think we can all work together. I know that Mr. Philips is not on the board -- not hear tonight, but I know he's a Yankees fan. I've had a long time picking fights with him over baseball, so this will continue along in this atmosphere. So I look forward to serving with many of you. I look forward to being part of this team. I'm looking forward to all the work involved, and I have an entire binder setup of minutes that I've been reading for the last couple of weeks. So again, I want to thank the mayor for this opportunity and look forward to working with you guys.

MAYOR COHEN: Thanks, Adam.

THE CHAIRMAN: Thanks, Adam, and I just want to say a quick word about Rachel and her, you know, and her tenure on the board. It was briefer than I would have liked. In the short time here, she made a big difference. It was a great opportunity for her. I was happy for her to move on to the redevelopment agency, sad to see her leave, and I would like -- would like to ask Loren to, you know, prepare a nice resolution for the board to present to Rachel. I would prefer to do it next time we're in person, you know, instead of doing something virtual. But I thank Rachel for her service and wish her well in her new endeavor. She's another, you know, one of the bright shining stars that we have living and working for the town, you know, working for the town and the good of the town and the people of the town. So she will be missed.

MAYOR COHEN: Thank you.

THE CHAIRMAN: Brad, if you can pass some of that along to her, that would be appreciated.

MAYOR COHEN: I appreciate that. Thank you.

THE CHAIRMAN: Do we have any other

business to come before us?

MR. CRISCUOLO: Shawn, I'd like to introduce somebody that's on the call tonight that's a member of our staff in the township. If you could just give me a minute to do that.

THE CHAIRMAN: Of course, Joe.

MR. CRISCUOLO: Reminding people, too, that the engineering and planning department has been evicted from 1 Civic Center Drive. They'll be moving over to Harts Lane in the beginning of February, so there'll be a time period they'll be transitioning over to Harts Lane where DPW is. We've created an environment for the construction department and the planning department over there on Harts Lane in the DPW building. There's been an elevator that's been installed. We're bursting at the seams with everything that we do in the municipality so it makes a good mix to move them over on that side of town where water and sewer and other infrastructure departments are that they work so closely with over time. And we'll certainly miss having, you know, Loren in the building, but we'll see her on planning board days when we're back together. So the second week of February is kind of like the target date. We'll keep everybody apprised of what's going on there.

And I did want to introduce Jennifer Berger, who's on the call. She has been the secretary to the director of planning. Jennifer comes to the municipality with a wealth of knowledge and experience, very strong technical computer skills, very pleasant lady to work with for the residents and the boards, and Jennifer is on the call. If you can wave, Jennifer. That's her.

THE CHAIRMAN: Hi, Jennifer.

MR. CRISCUOLO: If Loren is out, you know, feel free to talk to Jennifer if you have any issues, problems, or concerns, or if you are looking for Keith, she will hunt him down. That's what I use her mostly for. But she's just been such a pleasant addition to our staff complementing Loren and the rest of the team down there in engineering and planning. So I would be remiss if I didn't get an opportunity to introduce Jennifer.

THE CHAIRMAN: Joe, thank you.

Hey, Jennifer. Lovely to meet you. I wish it was in person. Do you want to tell us a little bit about yourself?

MS. BERGER: I'm a resident of East Brunswick for over 31 years.

THE CHAIRMAN: Wow.

MS. BERGER: We just recent -- 2 years ago unfortunately we moved out. We downsized but didn't go too far. We're back in Helmetta. I just -- I've been working at East Brunswick Township for almost a year. It will be a year in March. And I have tremendously enjoyed my time there so far, and I look forward to continued working there.

THE CHAIRMAN: Great. Where did you work before that, if you mind me --

MS. BERGER: Prior to this I worked for First Transit. It's a paratransit company.

THE CHAIRMAN: Sure, I'm familiar with it. Great. Well, great to meet you -- virtually meet you, and look forward to working with you in the future.

MS. BERGER: Thank you so much, and I'm happy to meet you all.

THE CHAIRMAN: Great.

MAYOR COHEN: Thanks, Jennifer.

THE CHAIRMAN: Anything else, Loren or Larry, that we need to deal with tonight?

MS. MORACE: No, that's all. Next meeting is January 26. We don't really have anything on the agenda because a lot of the applicants had to renote, but we can do the resolutions for the reorg that night.

THE CHAIRMAN: Great.

MS. MORACE: So should be another quick meeting.

THE CHAIRMAN: Okay. Nothing wrong with quick meetings.

MR. BRAVMAN: Will that be a virtual meeting do we know?

MS. MORACE: As of right now, yes.

MAYOR COHEN: I think the plan right now is to revisit all of these -- the executive order and all of these meetings based on what the hospital rates and -- look like at the end of January. That was the reason that we put that in to begin with. It's the burden on the hospital system that we're trying to help alleviate by doing this. So if we see that the curve is starting to go in the right direction and numbers are getting better, and then I think we'll be able to revisit this come February, but I would count on still virtual meeting for January.

MR. CRISCUOLO: Remember, folks, the applicants have to notice people. So if there's people that are going to be needing notice, notices,

we'd rather err on the side of caution to have the meeting versus, you know, advertising in person, because if you got to pull back, then the notices have to be redone and stuff. So we'll rely upon Mr. Sachs to give us guidance around notices. As Shawn always says in the meeting, was notices done properly, was the, you know, do we have jurisdiction, so on and so forth. So we'll rely upon Larry to give us that type of feedback with the noticing requirements.

MR. SACHS: Will do.

THE CHAIRMAN: And just before we adjourn, I would ask if any of my fellow board members would like to say anything? Just want to give anybody the opportunity to if they want to say anything.

MR. HEPPEL: Shawn, I would just like to thank Loren for everything that she does. From when she joined us -- and that was back around the time we had some of those really late meetings at the school -- she put in a lot of gratis overtime and everything, but no matter what it is, she's there for us, she's on top of things, and she's really just a pleasure to work with, and I thank you for everything you do, Loren.

MS. CLARKE: Thank you.

THE CHAIRMAN: Thank you, Charlie, and couldn't agree more.

Anyone else.

MS. MORACE: I just want to say it's a pleasure working with every single one of you. I really enjoy, you know, coming to these meetings and working with all of you.

THE CHAIRMAN: Well, you're invaluable to us.

MS. MORACE: Thank you.

THE CHAIRMAN: Okay. Then if that --

MR. REISS: Wish everybody a happy new year.

MAYOR COHEN: Before we close, just again want to thank everybody who's been on this board. I know there's some that didn't speak tonight. There's Larry Reiss and Muhammad. It's one of those things where when you get a chance to look around at other towns and you kind of compare to what we have here, we need to be extraordinarily happy about what we've been able to accomplish and the professionalism of the people working here, and if it wasn't so, then you would be having lots of people complaining about our decisions. We would be

in court arguing about things all the time, and I have to say, it's -- I'm not saying it never happens, but it's really rare, which means that we've really done the homework that we need to and have been fair to everybody, and very rarely is anything challenged, and that's a tribute to the commitment and the time that people put in here. We get it right most of, you know, almost all of the time, and it's a credit to everybody that's on this board, and I'm happy that where we are, and I'm not looking for -- hoping it doesn't change any time soon.

THE CHAIRMAN: Good. Thank you, Mayor, and, you know, we're all part of your larger team, and we're all happy to be on that team.

MAYOR COHEN: Thank you.

THE CHAIRMAN: The town's moving ahead as it should.

So all right, with that, I'd like a motion to adjourn. Mr. Criscuolo, seconded by Mr. Neary, and we're out of town, folks. Be safe; be well.