

MINUTES OF THE  
EAST BRUNSWICK TOWNSHIP  
BOARD OF ADJUSTMENT

February 3, 2022

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

ABSENT:

Steve Philips, Chairman  
Christine Rampolla  
Amy Papi  
Ivan Wynter  
Deepak Arora  
Leon Gurevich  
Steve Pepe  
Chester Brandt  
Cathy Decker  
Bonnie Wilson  
Dana Winston

ALSO PRESENT:

Jay Weiner, Esquire  
Aaron Blessing - Zoning Assistant

MINUTES

January 20, 2022 - Motion to approve by Mr. Pepe,  
second by Mr. Arora. Minutes approved.

RESOLUTIONS

Appointment of Mr. Philips as chairman: Moved by  
Mr. Pepe, second by Mr. Wynter. Resolution adopted.

Appointment of Ms. Rampolla as vice chairman: Moved  
by Ms. Papi, second by Mr. Arora. Resolution  
adopted.

Appointment of Ms. Papi as secretary: Moved by Mr.  
Wynter, second by Mr. Brandt. Resolution adopted.

Appointment of Deborah Masterton as recording secretary: Moved by Mr. Wynter, second by Mr. Gurevich. Resolution adopted.

Appointment of Weiner & Weiner, P.C., as board attorney: Moved by Ms. Rampolla, second by Mr. Arora. Resolution adopted.

Appointment of Remington & Vernick Engineers as board engineer: Moved by Mr. Gurevich, second by Mr. Pepe. Resolution adopted.

Appointment of C.M.E. Associates as conflict engineer: Moved by Mr. Brandt, second by Mr. Wynter. Resolution adopted.

Appointment of Shamy, Shipers & Lonski as conflict attorney: Moved by Mr. Gurevich, second by Mr. Pepe. Resolution adopted.

Application #Z-21-33 - Marciante - Proposed addition to existing single-family dwelling located at 4 Greenwood Court, block 699, lot 16, in the R-3 zone. Motion to adopt by Ms. Papi, second by Mr. Wynter. Resolution adopted.

Executive Session - Motion to go into executive session by Mr. Arora, second by Mr. Wynter.

#### NEW BUSINESS

Application #Z-21-19 - Lamar Advertising - Proposed billboard located on the Main Line adjacent to Main Street and State Route 18, block 150.01, lot 1.03, in the I/M zone. Mandatory date extended to March 3, 2022. Adjourned to March 3, 2022, without further notice.

#### EXECUTIVE SESSION

#### ADJOURNMENT

Motion to adjourn by Mr. Arora, second by Mr. Gurevich. Meeting adjourned at 8:23 p.m.

THE CHAIRMAN: This is the February 3, 2022, East Brunswick Township Zoning Board of Adjustment meeting. In accordance with the Open Public Meeting Law, on December 30, 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 in the minutes of this meeting.

As an adjunct to that, we add: The township is using the telephone meeting format in an effort to mitigate the chance of exposure to COVID-19 as part of the township's ongoing effort to slow the rate of transmission and avoid overwhelming our treatment centers. The dial-in information and agenda have been posted on the township web site and posted on EBTV for members of the public. Members of the public can call in with the number provided if they have any questions of the zoning board members. You will have 3 minutes to speak. Should you have any further comments or questions, the planning and engineering office is always available by e-mail and phone. Each member of the public shall have only one opportunity to speak during the public portion. Thank you in advance for your patience as we implement this new technology to continue to move the township forward during the health emergency.

Going on, the zoning board will not hear any case beyond 10 p.m. with the exception of any hearing in progress at that time and will terminate all testimony at 10:30 p.m. The chair reserves the right to call any application in an order different from that appearing on the agenda.

Aaron, if you could please call the roll.

MR. BLESSING: Miss Winston. You're muted.

MS. WINSTON: Here. I'm here.

THE CHAIRMAN: Okay.

MR. BLESSING: Miss Wilson.

MS. WILSON: Here.

MR. BLESSING: Miss Decker.

THE CHAIRMAN: You're muted, Cathy.

MS. DECKER: Here.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Here.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Here.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Here.

MR. BLESSING: Mr. Arora.

MR. ARORA: Here.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Here.

MR. BLESSING: Miss Papi.

MS. PAPI: Here.

MR. BLESSING: Miss Rampolla.

MS. RAMPOLLA: Here.

MR. BLESSING: Chairman Philips.

THE CHAIRMAN: Here. And I want to compliment the board on having everybody here. We may want to -- we may want to take down the date and time because I don't know -- hopefully, it happens again. That's all I can -- thank you all for coming and joining this evening.

MR. WEINER: Reflected in the minutes, Mr. Chairman.

THE CHAIRMAN: At this point, we'll call for the pledge of allegiance if we have some -- there we go. Thank you. And if we can please rise for the pledge of allegiance.

(Flag salute)

THE CHAIRMAN: Thank you.

Okay. At this point, we've -- we had a roll call. Tonight we don't have any outside business, but I would like an opportunity -- since we have a number of resolutions, I'm going to split them up so that everyone hopefully will have a chance to either -- to either approve or second any of these particular resolutions so everybody at least can appear on the record as having been part of the opportunity tonight. There are obviously as we know times that the alternates don't get to vote. Everybody gets to vote on this except -- I apologize -- Miss Decker, you were not here at the meeting last time so you can't nominate or second any of the resolutions, but other than that, everybody can, and I welcome everybody to join at any point with a nomination or acceptance of a resolution or a second.

Okay. With that in mind, the first resolution we have -- oh, first we have the minutes of January 20, 2022. I will listen for a motion on them.

MR. PEPE: I'll make the motion.

THE CHAIRMAN: Thank you. Do we have a second?

MR. ARORA: I'll second it.

THE CHAIRMAN: Okay, thank you, Deepak. Among those eligible, are there any additions, deletions, corrections, or changes to the minutes that were presented to us? Hearing none, then, Aaron, I'm going to ask you to call the roll.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Yes.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes.

MR. BLESSING: Mr. Arora.

MR. ARORA: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Wilson.

MS. WILSON: Yes.

MR. BLESSING: Miss Winston.

MS. WINSTON: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Sorry, yes.

MR. BLESSING: Miss Rampolla.

MS. RAMPOLLA: Yes.

MR. BLESSING: Chairman Philips.

THE CHAIRMAN: Yes.

Our next resolution is a resolution appointing the zoning board chair, Steve Philips. I'll listen for a motion.

MR. ARORA: I do the motion.

MR. PEPE: Make a motion.

THE CHAIRMAN: Okay, we got a motion from Steve, and we have a second from Ivan. I'm sorry if I didn't get everybody there.

Please call the roll, Aaron.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Yes.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes.

MR. BLESSING: Mr. Arora.

MR. ARORA: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Wilson.

MS. WILSON: Yes.

MR. BLESSING: Miss Winston.

MS. WINSTON: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Miss Rampolla.

MS. RAMPOLLA: Yes.

MR. BLESSING: Chairman Philips.

THE CHAIRMAN: Yes.

Next we have resolution appointing zoning board vice chair Christine Rampolla. I'll listen for a motion. Amy.

MR. ARORA: I'll do the motion.

MS. PAPI: I motion that, you know, she be appointed for the zoning board vice chair.

MR. ARORA: I can second it.

MR. WEINER: Let me just -- just for clarity, the motion is to adopt the resolution --

MS. PAPI: Right.

MR. WEINER: -- as opposed to -- she's already been appointed.

MS. PAPI: That's what I thought. To be honest with you, I wanted to say a point, you know, but --

MR. WEINER: I know it sounds like minutia, but I just want it for the record.

MS. PAPI: You were saying motion so I thought, gee, maybe I need to say motion, but that's what I wanted to say really was to appoint.

THE CHAIRMAN: All of these are the same thing. We are adopting what we talked about at the past meeting. So we have a move and we have a second.

MR. BLESSING: Chairman Philips, who is the second?

THE CHAIRMAN: I saw Deepak move. I apologize if I --

MR. BLESSING: Yes.

MR. ARORA: I seconded, yeah.

THE CHAIRMAN: Okay.

MR. BLESSING: Very good. Mr. Pepe.

MR. PEPE: Yes.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes.

MR. BLESSING: Mr. Arora.

MR. ARORA: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Wilson.

MS. WILSON: Yes.

MR. BLESSING: Miss Winston.

THE CHAIRMAN: You're muted, Dana.

MS. WINSTON: I swore I took that off.

Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Miss Rampolla.

MS. RAMPOLLA: Yes, and thank you.

MR. BLESSING: Chairman Philips.

THE CHAIRMAN: Yes.

The next resolution is appointing Amy Papi as secretary. I'll listen for a motion.

MR. WYNTER: Motion to adopt the resolution.

THE CHAIRMAN: We have that from Ivan. Okay. Second?

MR. PEPE: I'll second.

THE CHAIRMAN: I'll let Chester do it, Steve. Chester seconded. Okay.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Yes.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes.

MR. BLESSING: Mr. Arora.

MR. ARORA: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Wilson.

MS. WILSON: Yes.

MR. BLESSING: Miss Winston.

MS. WINSTON: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes. Thank you.

MR. BLESSING: Miss Rampolla.

MS. RAMPOLLA: Yes.

MR. BLESSING: Chairman Philips.

THE CHAIRMAN: Yes.

The next resolution would be the appointment of the recording secretary, Deborah Masterton. I'll listen for approval of this resolution.

MR. WYNTER: I make a motion to adopt this resolution, also.

THE CHAIRMAN: Okay, that was Ivan.

MR. WYNTER: Yes.

THE CHAIRMAN: Okay. Do we have a second?

MR. GUREVICH: I'll second that.

THE CHAIRMAN: Okay. Thank you, Leon. Please call the roll, Aaron.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Yes.  
 MR. BLESSING: Mr. Gurevich.  
 MR. GUREVICH: Yes.  
 MR. BLESSING: Mr. Arora.  
 MR. ARORA: Yes.  
 MR. BLESSING: Mr. Wynter.  
 MR. WYNTER: Yes.  
 MR. BLESSING: Mr. Brandt.  
 MR. BRANDT: Yes.  
 MR. BLESSING: Miss Wilson.  
 MS. WILSON: Yes.  
 MR. BLESSING: Miss Winston.  
 MS. WINSTON: Yes.  
 MR. BLESSING: Miss Papi.  
 MS. PAPI: Yes.  
 MR. BLESSING: Miss Rampolla.  
 MS. RAMPOLLA: Yes.  
 MR. BLESSING: Chairman Philips.  
 THE CHAIRMAN: Yes.

Next we have the resolution that will appoint the zoning board attorney Weiner & Weiner. I'll listen for a motion on this resolution.

MS. RAMPOLLA: I'll make a motion to approve this resolution.

THE CHAIRMAN: Okay, and do we have a second?

MR. ARORA: I will second.

THE CHAIRMAN: We have Deepak. Okay. You have that, Aaron?

MR. BLESSING: Yes. Thank you.

THE CHAIRMAN: Okay. Please call the roll.

MR. BLESSING: Mr. Pepe.  
 MR. PEPE: Yes.  
 MR. BLESSING: Mr. Gurevich.  
 MR. GUREVICH: Yes.  
 MR. BLESSING: Mr. Arora.  
 MR. ARORA: Yes.  
 MR. BLESSING: Mr. Wynter.  
 MR. WYNTER: Yes.  
 MR. BLESSING: Mr. Brandt.  
 MR. BRANDT: Yes.  
 MR. BLESSING: Miss Wilson.  
 MS. WILSON: Yes.  
 MR. BLESSING: Miss Winston.  
 MS. WINSTON: Yes.  
 MR. BLESSING: Miss Papi.  
 MS. PAPI: Yes.  
 MR. BLESSING: Miss Rampolla.  
 MS. RAMPOLLA: Yes.



MR. BLESSING: Chairman Philips.

THE CHAIRMAN: Yes.

Moving on to the next resolution, resolution appointing the zoning board engineer, Remington Vernick Engineers. I'll listen for a motion to approve this resolution.

MR. GUREVICH: I'll nominate to approve for motion to approve.

THE CHAIRMAN: Thank you, Leon.

MR. BRANDT: I'll second that.

THE CHAIRMAN: We have a second from Steve.

Please, Aaron, then using that, call the roll.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Yes.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes.

MR. BLESSING: Mr. Arora.

MR. ARORA: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Wilson.

MS. WILSON: Yes.

MR. BLESSING: Miss Winston.

MS. WINSTON: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Miss Rampolla.

MS. RAMPOLLA: Yes.

MR. BLESSING: Chairman Philips.

THE CHAIRMAN: Yes.

Next we'll be looking for the approval of the resolution appointing the conflict engineer. I'll listen for a motion.

MR. GUREVICH: Motion to approve.

MR. BRANDT: Make a motion to adopt.

THE CHAIRMAN: I didn't catch that. Was that Chester?

MR. BRANDT: Yes.

THE CHAIRMAN: Ivan, did you second? I saw your hand up.

MR. WYNTER: Yes.

THE CHAIRMAN: Okay.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Yes.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes.

MR. BLESSING: Mr. Arora.  
 MR. ARORA: Yes.  
 MR. BLESSING: Mr. Wynter.  
 MR. WYNTER: Yes.  
 MR. BLESSING: Mr. Brandt.  
 MR. BRANDT: Yes.  
 MR. BLESSING: Miss Wilson.  
 MS. WILSON: Yes.  
 MR. BLESSING: Miss Winston.  
 MS. WINSTON: Yes.  
 MR. BLESSING: Miss Papi.  
 MS. PAPI: Yes.  
 MR. BLESSING: Miss Rampolla.  
 MS. RAMPOLLA: Yes.  
 MR. BLESSING: Chairman Philips.  
 THE CHAIRMAN: Yes.

And next resolution is a resolution appointing the zoning board conflict attorney, Shamy, Shipers & Lonski. Again on this one, I'll listen for a motion.

MR. GUREVICH: Motion to approve.  
 THE CHAIRMAN: Leon. Second from?  
 MR. WYNTER: I will second it.  
 THE CHAIRMAN: Well, I got Steve that

time, Ivan.

MR. WYNTER: Okay.  
 MR. BLESSING: Mr. Pepe.  
 MR. PEPE: Yes.  
 MR. BLESSING: Mr. Gurevich.  
 MR. GUREVICH: Yes.  
 MR. BLESSING: Mr. Arora.  
 MR. ARORA: Yes.  
 MR. BLESSING: Mr. Wynter.  
 MR. WYNTER: Yes.  
 MR. BLESSING: Mr. Brandt.  
 MR. BRANDT: Yes.  
 MR. BLESSING: Miss Wilson.  
 MS. WILSON: Yes.  
 MR. BLESSING: Miss Winston.  
 MS. WINSTON: Yes.  
 MR. BLESSING: Miss Papi.  
 MS. PAPI: Yes.  
 MR. BLESSING: Miss Rampolla.  
 MS. RAMPOLLA: Yes.  
 MR. BLESSING: Chairman Philips.  
 THE CHAIRMAN: Yes.

Okay, before we go to the next application, I wanted to take this opportunity to thank the board and to offer everybody as much as I could an opportunity to engage in this particular

yearly requirement, and I thank you again. It was a little tedious, but I think you can all understand we want to bring everybody into the process as much as we could. So I thank you all for participation.

Our next is a -- is the resolution for the application Z-21-33, Marciante. Mr. Weiner, is this resolution ready in order?

MR. WEINER: Yes, Mr. Chairman.

THE CHAIRMAN: Okay. With that, I will then listen for a motion from only the persons who are eligible to vote on this one, which would be the seven who voted on it, because this is an application. Do I have a motion?

MS. PAPI: Mr. Chairman.

THE CHAIRMAN: Amy has moved it.

MS. PAPI: I move to adopt application Z-21-33.

THE CHAIRMAN: Okay. We have a second?

MR. WYNTER: I second it.

THE CHAIRMAN: We got a second from Ivan on this one. Okay. Among those eligible, are there anything in that -- in the resolution that anybody has any questions about? If not, we can call the roll.

Please call the roll, Aaron.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Yes.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes.

MR. BLESSING: Mr. Arora.

MR. ARORA: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Miss Rampolla.

MS. RAMPOLLA: Yes.

MR. BLESSING: Chairman Philips.

THE CHAIRMAN: Yes. I'm sorry if I missed it, but I think was one alternate -- no, we were all seven. I'm sorry. There was only an alternate missing. You're right, Aaron.

I'm going to jump over the resolution to go into executive session for a second, and I'm going to ask the attorney to explain under new business Z-21-19, the circumstances surrounding this particular application.

MR. WEINER: Thank you, Mr. Chairman. Initially, I want to acknowledge that I've had an opportunity to review the notices that were

submitted, the notice proofs submitted regarding notice matters related to this application, and they are all acceptable and in order, and therefore, the board has jurisdiction to hear this application.

Now that the board has accepted and acknowledged jurisdiction, there has been a request for an adjournment of this application to March 3, 2022. With that request for an adjournment, the applicant has executed an extension of time to the same date, extending the mandatory date to that date. So therefore, should the board grant this adjournment, there would be no new -- no further notice would be needed. This meeting and this announcement right now would be sufficient should the board grant the adjournment, and it would be moved to March 3 with no further notice, and that would be for all members of the public who are watching or otherwise participating in this meeting, that is the only notice that you will receive. Should the board grant this adjournment, the application will be heard without any further newspaper notice, any further mailing notice, or any other notice of any kind other than what is being said here tonight.

Mr. Chairman, as far as the adjournment, that is for the chair's consideration on how to move.

THE CHAIRMAN: Okay, so we've been asked to adjourn this until March 3. Is there anybody in the board who has any particular reason why they would like to discuss whether or not we should grant this?

MS. PAPI: Mr. Chairman, I just wanted to state that on this particular project I would have to recuse myself.

THE CHAIRMAN: Understood, Miss Papi.

MS. PAPI: If you are voting, I'm not voting.

THE CHAIRMAN: Okay. For those somewhat new members, this is not an odd event. It occurs numerous times. Especially when the board has a lot of business, we will often not be able to get some something. So the applicants understand that, and they ask for an extension or they ask to be put on at some later date after they've already been accepted as having provided the information to open up an application. The request to go to March 3 seems in order. I don't have a problem with it, and I -- if anybody on the board has a problem, we can discuss it at this time, but otherwise, I would say

we would have that continuation. Everybody okay?

MR. WYNTER: Yes.

MR. WEINER: We can do a voice vote on that, too, Mr. Chairman.

THE CHAIRMAN: Okay, yeah, that's all I would expect.

MR. WEINER: All in favor of granting the adjournment?

THE CHAIRMAN: Any opposed? Hearing none, okay. So that --

MR. WEINER: For the record, Miss Papi is recused and did not vote, did not participate.

MS. PAPI: Thank you.

THE CHAIRMAN: So the applicant -- just for a learning situation for the board, the applicant had sent out everything and then needed some additional information and time to do something that we agreed to let them -- grant that time to them.

So now, moving on to number 11, a resolution to go into executive session.

MR. WEINER: Excuse me, Mr. Chairman, before we continue on that, I just want to make sure. Now that the adjournment has been granted, the chair should make an announcement of the new date, that there's no further notice.

THE CHAIRMAN: Okay, yeah, standard. Okay. To the public -- is anybody on the call?

MR. BLESSING: No members of the public present.

THE CHAIRMAN: Okay, but still it's being recorded and sent out, so for the purposes of identification to the public, application Z-21-19, Lamar Advertising, will not be heard tonight. We have granted jurisdiction, and we will be hearing that application on March 3. The applicant is not required to send out any further notice. The only notice being given is here at this time to the public as part of this open meeting. So covers that piece of it.

Now moving on to resolution to go into executive session. I think we can't talk about it so I would say I need a motion to --

MR. WEINER: What we would need is a motion to move into executive session, and before we do so, because this is -- the executive session is essentially the last order of business on the agenda, and although when we go into executive session, the TV broadcast will continue, but the executive session will be blacked out, and I believe

there will be a notice put on there that the board is in executive session.

But before we do so, I just wanted to acknowledge quickly that our planning and engineering department I believe beginning today is in the process of over a couple of days transitioning a move to a new physical location, and I just want to take a second to thank the entire staff and the planning and engineering department, particularly Aaron, who works hand in hand with our board. I know they've been doing a lot of double duty the last couple of days and even today, and I want to just thank them, and Aaron in particular, for the extra effort in, you know, handling the normal things that are very extensive in prepping this board, as well as doing what I'm sure is going on a lot of other stuff with regard to the move physically. So just wanted to acknowledge that.

And what we would need to do now is then move in and have a motion to move into executive session.

THE CHAIRMAN: Okay. Thank you. I'll listen for a motion to enter executive session from the board.

MR. ARORA: I do the motion.

THE CHAIRMAN: Do we have a second?

MS. RAMPOLLA: Mr. Chairman, if we're -- are we coming back after?

THE CHAIRMAN: We have to.

MS. RAMPOLLA: Okay, for a public portion afterwards; is that --

THE CHAIRMAN: Yeah.

MR. WEINER: What will happen is when we are ready to conclude executive session, there will be another motion made in the session to return to an open meeting, and then any further business will be conducted back in the open meeting.

MS. RAMPOLLA: Okay. Thank you.

THE CHAIRMAN: So at this point, motion to go into executive session. Do we have a second?

MR. WYNTER: I second.

THE CHAIRMAN: Okay. All in favor signify by saying aye.

Any opposed?

Hearing none, Anthony, move us into executive session, please.

(At which point the board convened into executive session followed by public session. Executive session minutes under separate cover.)

THE CHAIRMAN: Okay. Thank you. At this point, once again, Aaron, I'm going to -- I'm going to ask if there's anyone from the public who has called in who would like to speak about anything that we've gone on about tonight.

MR. BLESSING: We do not have any attendees present, no.

THE CHAIRMAN: Okay. So I would say that then we've opened the public portion and then closed it without any participants. I think that's fair. With that in mind, now that we're all back again, all 11 -- this is wonderful -- I will listen for a motion to adjourn.

MR. ARORA: Motion to adjourn.

THE CHAIRMAN: We have a motion. We have a second? We have one from -- I saw Leon's hand go up so we'll give it that, and I'll look forward to seeing you at our next meeting, which is when, Aaron?

MR. BLESSING: That will be the 17th of February.

THE CHAIRMAN: Okay. Until then, stay safe, stay dry, and we'll see you on the 17th.