

MINUTES OF THE  
EAST BRUNSWICK TOWNSHIP  
PLANNING BOARD

November 4, 2020

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STATEMENT - Open Public Meetings Act

MOMENT OF SILENCE

ROLL CALL -

PRESENT: ABSENT:

Shawn Taylor, Chairman  
Laurence Bravman  
Charles Heppel  
Brad Cohen, Mayor  
Joseph Criscuolo  
Sharon Sullivan  
Laurence Reiss  
Steve Philips  
Muhammad Hashmi  
Julie Clarke

ALSO PRESENT:

Lawrence B. Sachs, Esquire  
Loren Morace, Secretary  
John Kriskowski, Engineer

DISCUSSION

Recommending that the Township of East Brunswick Council adopt Ordinance 20-23 to amend the 39 Edgeboro Road Redevelopment Plan to include block 834, lots 4.17, 4.19, and 4.23. Discussed.

RESOLUTION

Recommending that the Township of East Brunswick Council adopt Ordinance 20-23 to amend the 39 Edgeboro Road Redevelopment Plan to include block 834, lots 4.17, 4.19, and 4.23. Motion to adopt by Mr. Reiss, second by Mr. Philips. Resolution adopted.

1 Appointment of attorney re: Ferris Farms of East  
2 Brunswick, LLC, litigation. Motion by Mr. Heppel,  
second by Mr. Bravman. Resolution adopted.

3  
4 ADJOURNMENT

5 Next meeting is December 9, 2020.  
6  
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8 THE CHAIRMAN: -- meeting of the East  
9 Brunswick Planning Board. In accordance with the  
10 Open Public Meeting Law, on December 17, notice of  
11 this meeting stating the time, date, and location  
12 was sent to the Home News Tribune, filed with the  
13 township clerk, and posted on the bulletin board in  
14 the lobby of the municipal building.

15 Due to the COVID pandemic and in the  
16 township's efforts to quell this horrible virus,  
17 this meeting will be held virtually this evening,  
18 but that doesn't stop the members of the public from  
19 participating. At the appropriate time during our  
public session, any member of the public who wishes  
to be heard on any application or any business that  
we are dealing with this evening can dial in at  
1-646-558-8656. Once again, that number is  
1-646-558-8656. Each member will have -- each  
member of the public wishing to speak will be  
limited to 3 minutes of comments. People with  
further comments or if they would like to speak  
again are going to have to call the planning board.  
That number is 732-390-6870, or staff, if they're  
not in the office, will quickly get back to you and  
deal with any questions you may have.

20 Before we open the meeting tonight, we  
21 did have an election here in East Brunswick last  
22 night, and I just want to send out my  
23 congratulations to Mayor Brad Cohen, Councilman  
24 Sterley Stanley, and Councilman Mike Spadafino on a  
25 well deserved victory. I would also like to  
congratulate the unsuccessful candidates. I'm proud  
of -- always proud of East Brunswick and the kinds  
of campaigns that we have historically run where we  
respect each other's opinions even though they may  
be different than ours, and we don't -- we feel no  
need to, you know -- we can disagree without being  
disagreeable I think. This was once again a

1 campaign that proved that.

2 But, Mayor, I want to congratulate you  
3 and your team, and before we officially get started,  
4 would you like to say anything? You're going to  
5 have to unmute yourself if you want to.

6 MAYOR COHEN: Thank you, Shawn. I do  
7 want to thank everybody in the community, but I'll  
8 do that separately when I get official results from  
9 the county, but I do think that, again, people have  
10 spoken, just like you said, and I have to believe in  
11 my heart that they take the voting seriously and  
12 thought about the choices, and hopefully, I'm  
13 honored that they chose me to continue on a vision  
14 and a plan which we started 4 years ago, and I know  
15 that all of you here are clear on what it is that  
16 we're trying to accomplish in terms of trying to  
17 reengineer what East Brunswick's going to look like  
18 over the next I think couple of decades, and I think  
19 this is an exciting time to be on the planning board  
20 because you'll all be at the, you know, foothold of  
21 anything that we do here, and it's our job as a  
22 community to make sure that what we propose and what  
23 we bring to the community meets all of our needs,  
24 and that, you know, really is a big burden for all  
25 of us to bear, but I have no doubt that everybody  
here will take that seriously and create an East  
Brunswick of the future that we all put together  
that makes for a community that survives for many,  
many, many years to come. So thank you.

16 THE CHAIRMAN: You're very welcome,  
17 Mayor, and, you know, Larry Bravman, my voice chair,  
18 and I were chatting yesterday, and we said, well, if  
19 Cohen wins, it's going to be on the planning board's  
20 backs, so we're happy that we could deliver for you.  
21 But anyway, yes, we're looking forward to great  
22 things for the town that we all love so much.

19 So in lieu of the pledge allegiance this  
20 evening, I would like to ask for a moment of silence  
21 for the folks who are suffering from this horrible  
22 pandemic, and I would also like to add a moment of  
23 silence to really hope that our nation heals. No  
24 matter what the results of this presidential  
25 election turn out to be, it is time for our nation  
to heal and once again become Americans first and  
our political ideals a distant second. So please  
join me in that moment of silence.

24 (Moment of silence)

25 THE CHAIRMAN: Thank you. Loren, would  
you please call the roll.

MS. MORACE: Mr. Hashmi. Mr. Hashmi.

1 MR. HASHMI: Here.  
MS. MORACE: Mr. Philips.  
2 MR. PHILIPS: Here.  
MS. MORACE: Mr. Reiss.  
3 MR. REISS: Here.  
MS. MORACE: Miss Clarke.  
4 MS. CLARKE: Here.  
MS. MORACE: Mr. Criscuolo.  
5 MR. CRISCUOLO: Here.  
MS. MORACE: Councilwoman Sullivan.  
6 MS. SULLIVAN: Here.  
MS. MORACE: Mr. Heppel.  
7 MR. HEPPEL: Here.  
MS. MORACE: Mr. Bravman.  
8 MR. BRAVMAN: Here.  
MS. MORACE: Mayor Cohen.  
9 MAYOR COHEN: Here.  
MS. MORACE: Chairman Taylor.  
10 THE CHAIRMAN: Here.

Our first order of business is the  
11 resolution determining that the properties  
identified as block 384, lots 4.17, 4.19, and 4.23,  
12 be designated as noncondemnation redevelopment area  
in accordance with the local redevelopment and  
13 housing law, and I'm going to skip the N.J.S.A.

Mr. Sachs, I would ask you if this  
14 resolution is in order for us to vote on this this  
evening, and remember, folks, that resolutions are  
15 items that the board has previously acted upon and  
we are adopting them tonight in their formal form.

16 MR. SACHS: Yeah, Shawn, actually, this  
is really a -- I think the agenda may be -- there  
17 may be -- have to be a correction on it because this  
is a -- we have to have a discussion on it first,  
18 all right, and then we'll do the resolution  
thereafter. So let me just give a little history on  
19 this. If the board will recall, I guess it was back  
in middle of October on October 14, the planning  
20 board had received a referral from the town council  
to look into whether or not block 834, lots 4.17,  
21 4.19, and 4.23 be designated as a noncondemnation  
redevelopment area.

22 As you recall, there was a presentation  
from the planner for the redevelopment agency, and  
23 at the conclusion of that meeting, the planning  
board did vote to recommend that the township  
24 council consider this. I believe it was 2 weeks  
later, on October 28, you actually adopted the  
25 resolution at our last planning board meeting.

THE CHAIRMAN: Yes.

1 MR. SACHS: Right, memorializing the  
action you took on October 14.

2 THE CHAIRMAN: And the township did an  
action in between those, correct?

3 MR. SACHS: Right. So what the township  
did is after the meeting of the 14th, on October 26,  
4 at their council meeting, they adopted -- they at  
first reading presented an ordinance, ordinance  
5 20-23, which would amend the 39 Edgeboro Road  
redevelopment plan by adding block 834, lots 4.17,  
6 4.19, and 4.23. So that's in front of you tonight  
for again a review of that ordinance, which I  
7 believe everyone received in their packet, and  
assuming the planning board is comfortable with it,  
8 then you will now recommend back to the council that  
this ordinance be adopted at second reading, which  
9 will occur at the next council meeting. So that's  
essentially what's happening with respect to this.

10 THE CHAIRMAN: Okay. So we should -- I  
should entertain a discussion on this at this point?

11 MR. SACHS: Right, yes.

12 THE CHAIRMAN: Okay. So do any planning  
board members have any questions or comments on the  
13 resolution that we had previously acted upon and are  
now sending back to the council if we have an  
affirmative vote this evening? So anyone have any  
14 questions? Comments? Mayor.

15 MAYOR COHEN: I'm sorry?

16 THE CHAIRMAN: Mayor, were you raising  
your hand.

17 MAYOR COHEN: I did. I just wanted to  
reemphasize what most of you probably already know,  
18 but this is taking property that is an adjacent  
piece of parcel that's now presently owned by the  
MCUA, which is tax exempt from the township. In  
19 order for 39 Edgeboro to finish the project that  
they ultimately wanted to build, they recognized  
that they needed more parking so they got a land  
20 from the MCUA in order to build a parking lot, and  
in return for that, that now is coming back onto the  
21 tax rolls for the township, and the tax estimate  
that we expect to make yearly just from the tax  
22 alone, not -- this doesn't even include the  
redevelopment fees that they'll be giving to the  
23 redevelopment agency, but the tax inflow, which  
previously was zero, is now stands at about \$165,000  
24 a year. That's almost a tax point for those of us  
that are paying taxes here in the township.

25 So I think this is a tremendous win for  
the township. The people clearly needed the

1 property. It was sitting on tax exempt land. And  
2 it's certainly not in an area that causes any risk  
3 to any of the surrounding properties. So I think it  
4 really is a big win for the town, so I'm encouraging  
5 you to obviously to adopt this and take further  
6 action on the proposal that --

7 THE CHAIRMAN: So, Mayor, just so  
8 everyone understands, the 150,000 is essentially  
9 just for the parking lot, not the whole --

10 MAYOR COHEN: Yeah, this is just on that  
11 piece of property, and considering that that's being  
12 done through a PILOT program, that -- where -- that  
13 means that roughly 95 percent of that is coming to  
14 township municipal use versus non-PILOT where we  
15 only would be gaining 20 percent of that money. So  
16 it really is a very, very big win to the town. This  
17 is not an area that generates students or major  
18 expenses, and so I think that there's really -- I  
19 just can't imagine that there would be anybody in  
20 town that could see a fault with us doing this  
21 project.

22 THE CHAIRMAN: Any other members have  
23 any comments or questions? Flipping through my  
24 screen here. Anyone?

25 MR. REISS: Can we make a motion?

MR. SACHS: Yes.

THE CHAIRMAN: I'm sorry?

MR. REISS: Make a motion to approve.

THE CHAIRMAN: Do we have to do a public  
-- open the public?

MR. SACHS: Let's go to the public.  
Let's do that.

THE CHAIRMAN: Let's go to the public  
first, and, Larry, I'll come back to you.

Loren, is any member of the public on  
hold or waiting to --

MS. MORACE: No.

THE CHAIRMAN: -- comment?

MS. MORACE: No, not at this moment, but  
if they'd like to call in, the number is  
646-558-8656.

THE CHAIRMAN: Okay. We'll give them a  
minute, and then we'll proceed.

MR. BRAVMAN: Professor White didn't  
have an assignment this week for his students?

MS. MORACE: No.

MR. CRISCUOLO: We're going to send you  
to his class.

MR. BRAVMAN: I think so.

THE CHAIRMAN: Anything, Loren?

1 MS. MORACE: No. We'll give them one  
more minute because there's a little bit of a delay.

2 THE CHAIRMAN: Sure. Larry another  
disastrous Giant game, huh?

3 MR. SACHS: Oh my God.

4 MAYOR COHEN: The worst part of that is  
they actually were almost in it.

5 MR. SACHS: And they never get a call.  
They never get a call.

6 THE CHAIRMAN: They -- yeah, that was a  
bad call, but he really has to stop making these  
mistakes.

7 MR. SACHS: Too many turnovers.

8 MS. SULLIVAN: Must be learning from the  
Jets.

9 THE CHAIRMAN: Well, yeah.

10 MR. CRISCUOLO: They're not that bad.

11 MS. SULLIVAN: They're not going for  
first round draft choice, right?

12 THE CHAIRMAN: There you go.

13 MS. MORACE: All right, Shawn, nobody  
has called in.

14 THE CHAIRMAN: Okay. Well, then I will  
close the public portion and recognize Larry Reiss.  
Do you want to make a motion for this, Larry?

15 MR. REISS: Yes, and help me with the  
words, Mr. Sachs. Make a motion to approve back to  
the council or --

16 MR. SACHS: Yeah, it would be a motion  
to recommend that ordinance 20-23 -- let me just  
make sure that is the right number.

17 MS. MORACE: Yes, it is.

18 THE CHAIRMAN: Yes, it is.

19 MR. SACHS: Recommend to the township  
council that ordinance 20-23 be adopted at the next  
council meeting at second reading.

20 MR. REISS: Okay. Do I need to repeat  
that?

21 THE CHAIRMAN: Do we have a second?

22 MR. SACHS: No. If that's -- Mr. Reiss,  
that's the motion you want to make, right?

23 MR. REISS: That is correct.

24 MR. SACHS: All right. That's fine.

25 THE CHAIRMAN: Is there a second?

MR. PHILIPS: Second, Shawn.

MS. SULLIVAN: Second.

THE CHAIRMAN: Mr. Philips seconded it.  
Any further comments or questions? And if not,  
Loren, please call the roll.

MS. MORACE: Mr. Hashmi.

1 MR. HASHMI: Yes.  
MS. MORACE: Miss Clarke.  
2 MS. CLARKE: Yes.  
MS. MORACE: Mr. Philips.  
3 MR. PHILIPS: Yes.  
MS. MORACE: Mr. Reiss.  
4 MR. REISS: Yes.  
MS. MORACE: Mr. Criscuolo.  
5 MR. CRISCUOLO: Yes.  
MS. MORACE: Councilwoman Sullivan.  
6 Councilwoman Sullivan.  
THE CHAIRMAN: Sharon.  
7 MS. MORACE: I think she's --  
MS. SULLIVAN: Yes.  
8 MS. MORACE: Mr. Heppel.  
MR. HEPPEL: Yes.  
9 MS. MORACE: Mr. Bravman.  
MR. BRAVMAN: Yes.  
10 MS. MORACE: Mayor Cohen.  
MAYOR COHEN: Yes.  
11 MS. MORACE: Chairman Taylor.  
THE CHAIRMAN: Yes. This resolution is  
12 approved and --  
MR. SACHS: Actually, Shawn, now we got  
13 to do the resolution. So we --  
THE CHAIRMAN: Oh, now we have to do the  
14 resolution.  
MR. SACHS: You took the action. Now we  
15 can adopt the resolution.  
THE CHAIRMAN: All right, so we have to  
16 re-move it then? We have to move and second it  
again?  
17 MR. SACHS: Just move the resolution and  
second it, yeah.  
18 MR. REISS: Motion. Make a motion.  
THE CHAIRMAN: Mr. Reiss, you want to  
19 move it again?  
MR. REISS: Yeah, I'll make a motion to  
20 move the resolution.  
THE CHAIRMAN: Okay. Mr. Philips, do  
21 you want to second it again?  
MR. PHILIPS: Sure.  
22 THE CHAIRMAN: All right. Do we have  
any questions? Hearing none, Loren, please call the  
23 roll.  
MS. MORACE: Mr. Hashmi.  
24 MR. HASHMI: Yes.  
MS. MORACE: Miss Clarke.  
25 MS. CLARKE: Yes.  
MS. MORACE: Mr. Philips.

1 MR. PHILIPS: Yes.  
MS. MORACE: Mr. Reiss.  
2 MR. REISS: Yes.  
MS. MORACE: Mr. Criscuolo.  
3 MR. CRISCUOLO: Yes.  
MS. MORACE: Councilwoman Sullivan.  
4 MS. SULLIVAN: Yes.  
MS. MORACE: Mr. Heppel.  
5 MR. HEPPEL: Yes.  
MS. MORACE: Mr. Bravman.  
6 MR. BRAVMAN: Yes.  
MS. MORACE: Mayor Cohen.  
7 MAYOR COHEN: Yes.  
MS. MORACE: Chairman Taylor.  
8 THE CHAIRMAN: Yes. The resolution is  
approved.

9 Moving on, the next resolution is a  
10 resolution appointing an attorney for the Ferris  
Farms of East Brunswick, LLC, litigation.

11 Larry, I think this is a ridiculous  
suit, but I guess I shouldn't comment.

12 MR. SACHS: No, but I mean --

13 THE CHAIRMAN: Can you explain a little  
bit to our members?

14 MR. SACHS: Yeah. I think I started at  
the last meeting, but I know now you've all had a  
15 chance to look at the complaint. So this is a  
lawsuit that was filed by Ferris Farms of East  
16 Brunswick, LLC. This application was actually heard  
by the zoning board back over several meetings over  
17 the summer, and on July 2 of 2020, the zoning board  
denied the application. I believe it was a  
unanimous denial of the application.

18 Subsequent to that, Ferris Farms saw fit  
to not only sue the zoning board of adjustment for  
19 their denial but decided to sue the township and the  
planning board, claiming that the planning board and  
20 township jointly have failed to recognize the COAH  
obligations and the COAH requirements of the State  
of New Jersey, which, you know, we certainly have  
21 always complied with the COAH requirements --

22 THE CHAIRMAN: Right.

23 MR. SACHS: -- and COAH obligations. We  
have a settlement agreement from 2015. So, you  
24 know, they're just -- again, I won't comment on  
the --

25 THE CHAIRMAN: No, please don't.

MR. SACHS: -- veracity of the  
allegations, but in any event, that's what the  
lawsuit's all about at this point. So, you know,

1 obviously, the planning board has to file an answer  
2 on this. The zoning board has to file an answer,  
3 and the township has to file an answer. So we'll  
4 coordinate everything amongst the three attorneys,  
5 but this is just your resolution giving me the  
6 authority to go ahead and file the answer.

7 THE CHAIRMAN: Good. Any members have  
8 any questions for Larry regarding the suit?

9 MR. BRAVMAN: I do, Shawn.

10 THE CHAIRMAN: Sure, of course.

11 MR. BRAVMAN: Larry, I guess, as you  
12 said, like, if they -- if the zoning board acted,  
13 the applicant obviously has the ability to file  
14 we'll call it the prerogative writ appeal, saying  
15 arbitrary, capricious, and unreasonable, their  
16 decision, and it seems like the suggestion that  
17 they've also now sued the planning board and the  
18 township. To what extent can you first serve, you  
19 know, a rule 148 frivolous litigation letter along  
20 with their litigation statute and give them 28 days  
21 to withdraw the action as to the planning board, I  
22 guess would be us. I don't want to speak on behalf  
23 of the council obviously or township, which I guess  
24 Mike Baker, whomever is appointed to do that, but to  
25 what extent can you first serve them with a  
frivolous litigation letter to then arguably, if  
it's eventually found to be frivolous and they don't  
withdraw it, they have to pay your fees, not the  
township.

MR. SACHS: Yeah, actually, Larry,  
that's a good point, and that's something that I've  
discussed, you know, somewhat with Mr. Baker, and I  
think we probably will do that jointly. You know,  
of course, you know, the zoning board has to defend  
itself on any action it takes, but I do believe this  
is frivolous litigation, and you're right, if it  
ultimately is determined that it's dismissed against  
the township and against the planning board after we  
give them notification of frivolous claim, we could  
receive counsel fees. I would also file a defense  
under the frivolous claim statute -- just so the  
members of the board are aware, there's a statute in  
New Jersey that base -- if there's a defense of a  
frivolous claim or even a counterclaim alleging a  
frivolous claim, there's actually fee shifting that  
occurs whereby the defendant, which would be us and  
the township, can receive reimbursement of counsel  
fees. So that's something that -- this is probably  
a meritorious case to do that.

MAYOR COHEN: Is that all (audio

1 distortion) or just land use?

2 MR. SACHS: No, that's actually, Mayor,  
3 that's with any litigation. If it's clearly a  
4 frivolous action -- and we do it all the time as  
5 attorneys, you know, when we have clients getting  
6 sued where there's no basis for it. Yes, so that's  
7 just not in land use. That's in any kind of civil  
8 litigation. But I have to tell you, in all my years  
9 of practicing, you know, 37 years, and 25 years as a  
10 board attorney, I've never seen a lawsuit like this.  
11 This was just -- I thought it was a mistake at first  
12 when I saw that Ferris Farms was, you know, when I  
13 got a letter from Ferris Farms I was about to call  
14 them up and say I think you need to speak to the  
15 zoning board attorney, and then I started reading  
16 the complaint, and I said what, you know, so anyway,  
17 but good point, Larry. We'll do that.

18 THE CHAIRMAN: Thank you, Mr. Bravman.  
19 Are you by any chance an attorney?

20 MR. BRAVMAN: Just play one on TV.

21 THE CHAIRMAN: Because, you know, I was  
22 going --

23 MR. SACHS: I think he's had experience.

24 THE CHAIRMAN: That was going to be my  
25 suggestion, you know, the old 152 letter.

MR. SACHS: I think Larry knows that  
statute for his client.

MR. BRAVMAN: Read it a couple times.

THE CHAIRMAN: Any other member have any  
questions? You don't have to be an attorney to ask.

MR. PHILIPS: Shawn, I just wanted to  
mention that they were before the board for about  
six or seven meetings, and it stretched out almost  
over a year and a half to 2 years. We were as  
surprised as anybody to get this.

THE CHAIRMAN: Gotcha. Okay. All  
right. Then again, we need a motion to approve this  
resolution to authorize Larry to represent us in  
this lawsuit. So do I have that motion?

MR. HEPPEL: Motion, Shawn.

THE CHAIRMAN: Moved, and we have a  
second?

MR. PHILIPS: I'll second it.

MR. BRAVMAN: I'll second it.

THE CHAIRMAN: If you just raise your  
hand, I can't see you, so if you're going to --  
Larry. All right. Good. So it's been moved and  
seconded. Any further questions? Hearing none,  
Loren, please call the roll.

MS. MORACE: Hashmi.

1 MR. HASHMI: Yes.  
MS. MORACE: Miss Clarke.  
2 MS. CLARKE: Yes.  
MS. MORACE: Mr. Philips.  
3 MR. PHILIPS: Yes.  
MS. MORACE: Mr. Reiss.  
4 MR. REISS: Yes.  
MS. MORACE: Mr. Criscuolo.  
5 MR. CRISCUOLO: Yes.  
MS. MORACE: Councilwoman Sullivan.  
6 MS. SULLIVAN: Yes.  
MS. MORACE: Mr. Heppel.  
7 MR. HEPPEL: Yes.  
MS. MORACE: Mr. Bravman.  
8 MR. BRAVMAN: Yes.  
MS. MORACE: Mayor Cohen.  
9 MAYOR COHEN: Yes.  
MS. MORACE: Chairman Taylor.

10 THE CHAIRMAN: Yes. The resolution is  
moved. Larry, you'll keep the board up to date?

11 MR. SACHS: I'll keep the board  
apprised. I will.

12 THE CHAIRMAN: Okay. Thank you. Moving  
on, our next item of business is application 20-09,  
13 8 Joanna Court, LLC, proposed new industrial  
production and storage area and a storage area  
14 addition to 8 Joanna Court. It was adjourned to the  
December 9 meeting. I see the applicant requested  
15 that adjournment, Loren.

16 MR. SACHS: Well, Mr. Chairman, let me  
just -- a little brief history. They were scheduled  
for tonight. They noticed for tonight. I got an  
17 e-mail -- I think Loren got it, as well, maybe Keith  
got it -- that the applicant's engineer was not  
18 available this evening.

THE CHAIRMAN: Okay.

19 MR. SACHS: So they still wanted to  
proceed forward, and I told them I don't think  
20 that's possible considering, you know, your engineer  
has to testify and has to respond to, you know,  
21 Mr. Kriskowski's comments. So anyway, they now  
understand that, so they'll be carried to the  
22 December meeting.

23 THE CHAIRMAN: Is there a renotice  
necessary?

24 MR. SACHS: Without further notice.  
There's no need for any further notice on this.  
Their notice was acceptable so they can proceed  
25 forward that evening.

THE CHAIRMAN: You know, they heard

1 Kriskowski was in a little bit of a rough mood  
2 tonight so they didn't want -- no engineer wanted to  
3 face him.

MR. SACHS: Right.

3 THE CHAIRMAN: He gets his Sayreville  
4 up, you got to watch out, you know. So we will hear  
5 that application at our meeting on December 9.

Is there any other items to come before  
6 the board this evening, Loren?

MS. MORACE: No, that is all.

7 THE CHAIRMAN: When is our next meeting?

MS. MORACE: December 9.

8 THE CHAIRMAN: Okay. So any other  
9 members of the board wish to make any comments?

10 MR. CRISCUOLO: Just like to wish  
11 everybody a happy Thanksgiving no matter how big or  
12 small. Best wishes to you all and your family and  
13 stay healthy.

MS. MORACE: You, too.

14 THE CHAIRMAN: All of my fellow board  
15 members, be careful, be safe, and we'll see you  
16 virtually on December 9. So have a good night,  
17 everybody.

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