

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR TOAST – LICENSE #938  
MARCH 19, 2025

<b>Members Present:</b>		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		Alternate Board Member: Reese Cropper, III		X				
<b>Staff Present:</b>		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	Alternate Board Attorney: Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
<b>License #:</b>	938	<b>Hearing Date:</b>	March 19, 2025		<b>Time Hearing Started:</b>	1:08 PM		
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day		
<b>For:</b> Bay Bar, LLC		<b>T/A:</b> Toast		<b>Address:</b> 221 Wicomico Street Ocean City, Maryland 21842				
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	<input type="checkbox"/> Yes		<b>Meeting:</b>	X Yes	<b>Violation:</b>	<input type="checkbox"/> Yes
<b>Items to be discussed:</b> Class "B" B/W/L 7 Day License request for off-sale of beer and wine in factory sealed containers.								
<b>Applicants:</b>	<input type="checkbox"/>	<b>Licensees:</b>	X		<b>Representative:</b>			
1. Michael Berardinelli								
<b>Witnesses:</b>					<b>Protestants:</b>			
1.					1.			
<b>Exhibits:</b>					<b>Exhibits:</b>			
1. Licensee's Collective Exhibit #1 – Five (5) emails of support					1.			
<p><b>Hearing Minutes:</b> The licensee Michael Berardinelli appeared before the Board with a request for a Class "B" B/W/L 7 Day License for the off-sale of beer and wine in factory-sealed containers for carry-out. The licensee was sworn in. Berardinelli explained that there is a need for this type of service in the community, and that it would provide a financial benefit for his business. He also mentioned that he has spoken with numerous members of the Emerson Towers for support and to address any concerns. Mr. Coates submitted (Licensee's Collective Exhibit #1) five emails of support. Commissioner Nichols stated for the record there is no one either for or against this request in the audience today. April Payne went on record, stating that 149 notifications were sent out in total. Commissioner Cropper inquired about the boat slips located adjacent to Toast, and how will those customers purchase alcohol. Berardinelli stated that they are a food-first establishment, the goal is that the customers will purchase carry out food along with their beer or wine purchase. Commissioner Nichols clarified for the record that there would be no delivery to these boats; customers would need to come into the restaurant to purchase the beer and wine. Additionally, Commissioners Nichols asked whether the staff is TIPS/TAMS certified, to which Berardinelli confirmed "Yes". Commissioner Nichols noted for the record that there are more than 12 locations within 3500 linear feet that already hold B/W/L licenses.</p> <p>The Board approved Class "B" B/W/L 7 Day License request for off-sale of beer and wine in factory sealed containers allowed, NO delivery of alcoholic beverages allowed.</p>								
<b>Motion:</b>	1st	Mr. Cropper	2nd	Mr. Nichols	<b>Approved:</b>	X	Yes	<input type="checkbox"/> No
<b>Restrictions:</b> SAME RESTRICTIONS AND OFF SALE OF BEER AND WINE IN FACTORY SEALED CONTAINERS ALLOWED NO DELIVERY OF ALCOHOLIC BEVERAGES ALLOWED								
<b>Time Hearing Ended:</b> 1:15 p.m.								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR FLAMINGO COAST – LICENSE #113  
MARCH 19, 2025

<b>Members Present:</b>		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		<b>Alternate Board Member:</b> Reese Cropper, III		X				
<b>Staff Present:</b>		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	<b>Alternate Board Attorney:</b> Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
<b>License #:</b>	113	<b>Hearing Date:</b>	March 19, 2025		<b>Time Hearing Started:</b>	1:24 p.m.		
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day		
<b>For:</b> O.C Flamingo, LLC		<b>T/A:</b> Flamingo Coast		<b>Address:</b> 3 Atlantic Avenue Ocean City, Maryland 21842				
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	X Yes		<b>Meeting:</b>	<input type="checkbox"/> Yes	<b>Violation:</b>	<input type="checkbox"/> Yes
<b>Items to be discussed:</b> Application for Transfer of a Class "B" B/W/L 7 Day License, from T&T Russo Realty Corporation to OC Flamingo, LLC								
<b>Applicants:</b>	X	<b>Licensees:</b>	<input type="checkbox"/>		<b>Representative:</b>			
1. James Ryan Bergey, III		Mark Spencer Cropper, Esquire						
<b>Witnesses:</b>				<b>Protestants:</b>				
1. Matt Ortt (General Manager)		1.						
2. Chelsey Chmelik (Marketing Manager)		2.						
<b>Exhibits:</b>				<b>Exhibits:</b>				
1. Applicants Exhibit #1 - Flamingo Coast Business Proposal		1.						
2. Applicants Exhibit #2 – Aerial photograph of Tony's Pizza rooftop		2.						
3. Applicants Exhibit #3 - Rendering Exterior view from the Boardwalk		3.						
4. Applicant's Exhibit #4 -Rendering of Exterior of Building		4.						

**Hearing Minutes:** The applicant, witnesses, and their attorney, Mark Spencer Cropper, Esquire, appeared before the Board with an application to transfer a Class "B" B/W/L 7-Day license from T&T Russo Realty Corporation to OC Flamingo, LLC. The applicant and witnesses were sworn in. Cropper introduced himself to the Board and stated that he would be representing the applicant, James Ryan Bergey, III. Cropper stated that Bergey you are also here today on behalf of the landlord that will be involved in the operation, the agreement is with Matt Ortt Companies to manage the property on behalf of the owners and the tenant. Cropper introduced Matt Ortt, who shared that he has over 30 years of experience in the restaurant business, including roles with Hooters, Coastal Salt, and Coastal Smokehouse. Cropper submitted (Applicant's Exhibit #1) Flamingo Coast business proposal. Cropper introduced Chelsey Chmelik, marketing manager, Chmelik explained the concept for the large establishment, which would be divided into three distinct experiences: A sandwich café on the first floor, a rooftop lounge on the second floor with a view of Ocean City, and a speakeasy called "The Vault," which would primarily be used for special events, the Vault would offer a VIP, luxury experience. Chmelik explained that the rooftop is a prime real estate area, and it wasn't being fully utilized our goal is to bring a unique rooftop lounge experience to the downtown boardwalk. The rooftop area would have about 95 tables and 2 bars. Cropper submitted (Applicant's Exhibit #2) aerial photograph of the previous rooftop of Tony's Pizza, and (Applicant's Exhibit #3) and (Applicant's Exhibit #4) renderings of exterior showing what the building would look like after

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR FLAMINGO COAST – LICENSE #113  
MARCH 19, 2025

renovations. Cropper asked Ortt what the timeline for opening is. Ortt stated the project would be completed by June 2025, noting that they hoped to open the entire project but had encountered setbacks due to the age of the building. They now plan to open the downstairs first, followed by the upstairs lounge. Ortt stated Chmelik has been working with him for over 16 years and had overseen Coastal Salt for the last 5 years. She will be spending 90% of her time at Flamingo Coast. Cropper stated to Bergey, you will be the license holder on this license for OC Flamingo, LLC, noting that Bergey has business experience with regards to licensed premises, noting that Bergey had business experience with Waterman’s Restaurant. Commissioner Nichols inquired about the number of employees, Ortt responded that they would employ 100 people, all of whom would be TIPS/TAMS certified, except for the kitchen staff. Ortt stated that all managers, servers, bartenders and himself are and would be certified. Commissioner Cropper asked if they would use handheld systems to scan IDs to prevent underage drinking. Ortt responded that while they don’t use handheld systems, they rely on ID books and staff training, any issues are escalated to a manager, and this location will have six managers on-site due to the size of the property. April Payne stated for the record that the current license restrictions permit live entertainment with two pieces from 5 PM to 12 AM. for the rooftop, the Board’s position is to keep live entertainment off the Boardwalk, the 2 pieces entertainment will be located at the rear of the rooftop lounge. Payne marked using the Laguan Rooftop Lounge Floor plan for the record where the entertainment should be located. Commissioner Cropper asked if entertainment would be limited to the first and second floors. Payne confirmed that live entertainment, without amplification, is allowed on the rooftop only, from 5 PM to 12 AM, and that it has not been granted for inside the structure. Cropper stated this arrangement was acceptable.

The Board tentatively approved the Application for Transfer of a Class “B” B/W/L 7 Day License, From T&T Russo Realty Corporation to OC Flamingo, LLC; pending all required documentation.

<b>Motion:</b>	1st	Mr. Cropper	2nd	Mr. Nichols	<b>Approved:</b>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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**Restrictions:** SAME RESTRICTIONS. NO INSIDE LIVE ENTERTAINMENT, ROOFTOP LIVE ENTERTAINMENT LIMITED TO A MAXIMUM OF TWO PIECES FROM 5 P.M. UNTIL 12 P.M. WITH NO AMPLIFICATION

**Time Hearing Ended:** 1:47 p.m.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR TOUCH OF ITALY – LICENSE #104  
MARCH 19, 2025

<b>Members Present:</b>		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		<b>Alternate Board Member:</b> Reese Cropper, III		X				
<b>Staff Present:</b>		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	<b>Alternate Board Attorney:</b> Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
<b>License #:</b>	104	<b>Hearing Date:</b>	March 19, 2025		<b>Time Hearing Started:</b>	1:48 p.m.		
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day		
<b>For:</b> Farindola OC, LLC		<b>T/A:</b> Touch of Italy		<b>Address:</b> 6600 Coastal Highway Ocean City, Maryland 21842				
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	X Yes		<b>Meeting:</b>	<input type="checkbox"/> Yes	<b>Violation:</b>	<input type="checkbox"/> Yes
<b>Items to be discussed:</b> Application for 99% Stock Transfer of a Class "B" B/W/L 7 Day License, from Robert Ciprietti to Linda Ruggiero								
<b>Applicants:</b>	X	<b>Licensees:</b>	<input type="checkbox"/>		<b>Representative:</b>			
1. Linda Ruggiero				Kristina Watkowski, Esquire				
2. Jason Gulshen								
<b>Witnesses:</b>				<b>Protestants:</b>				
1.				1.				
<b>Exhibits:</b>				<b>Exhibits:</b>				
1.				1.				
<p><b>Hearing Minutes:</b> The applicants, along with their attorney Kristina Watkowski, Esquire, appeared before the Board with an application for a 99% stock transfer of a Class "B" B/W/L 7-Day License from Robert Ciprietti to Linda Ruggiero. The applicants were sworn in. Watkowski introduced herself to the Board and stated that she was representing the applicants, Jason Gulshen and Linda Ruggiero. She explained that the building is owned by the Harrison Group, and there is an existing lease. The resident agent, Gulshen, will remain the same, and the LLC structure will remain unchanged. The stock transfer will be made to Farindola OC, LLC, which will be operated by Ruggiero. Watkowski confirmed that the conditions of the license and general business practices will remain the same. Watkowski asked Ruggiero about her employment history in the food and beverage industry. Ruggiero stated that she has been with Touch of Italy since its opening 12 years ago founded by her father, starting with their Lewes, Delaware location, and later with their Rehoboth Beach, Delaware location. She is TIPS/TAMS certified. Watkowski clarified that this stock transfer would bring Ruggiero to Ocean City, and that the business layout, hours of operation, and employees would remain the same. Ruggiero stated "Correct." Commissioner Nichols inquired with Coates if the lease was in order. Coates confirmed that it was. Commissioner Nichols then asked how many employees the business would have. Ruggiero responded that they have 70 employees in the summer and 30 employees in the off-season. Watkowski introduced Mr. Gulshen, who stated that he is the Chief Operating Officer of the Harrison Group and has been with the company for 28 years. He understands the responsibilities and liabilities associated with holding a liquor license and will remain the resident agent for LLC.</p> <p>The Board approved the application for the 99% Stock Transfer of a Class "B" B/W/L 7 Day License, from Robert Ciprietti to Linda Ruggiero</p>								
<b>Motion:</b>	1st	Mr. Cropper	2nd	Mr. Nichols	<b>Approved:</b>	X	Yes	<input type="checkbox"/> No
<b>Restrictions:</b> SAME RESTRICTIONS								
<b>Time Hearing Ended:</b> 1:56 p.m.								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR OCEAN PINES YACHT CLUB – LICENSE #515  
MARCH 19, 2025

<b>Members Present:</b>	William E. Esham, Jr., Chairman	<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
	Alternate Board Member: Reese Cropper, III	X				
<b>Staff Present:</b>	April Payne, Administrator	X	Ian Cameron, Inspector	X		
	Thomas K. Coates, Esq., Board Attorney	X	Alternate Board Attorney: Name:	<input type="checkbox"/>		
	Donna Hughes, Liquor License Specialist	X	Kelly Henry, Technical Services Manager	X		
			Valarie Dawson, Court Reporter	X		
<b>License #:</b>	515	<b>Hearing Date:</b>	March 19, 2025		<b>Time Hearing Started:</b>	1:45 p.m.
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day
<b>For:</b>	Farindola OP, LLC		<b>T/A:</b>	Ocean Pines Yacht Club		
			<b>Address:</b> 1 Mumfords Landing Road Berlin, Maryland 21811			
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	X Yes		<b>Meeting:</b>	<input type="checkbox"/> Yes
			<b>Violation:</b>	<input type="checkbox"/> Yes		
<b>Items to be discussed:</b> Application for Transfer of a Class "B" B/W/L 7 Day License, Request to designate as Multiple License #1, From Ocean Pines International Yacht Club, Inc to Farindola OP, LLC						
<b>Applicants:</b>	X	<b>Licensees:</b>	<input type="checkbox"/>		<b>Representative:</b>	
1. Robert Ciprietti			Kristina Watkowski, Esquire			
2. Wayne Albert Hartman						
<b>Witnesses:</b>			<b>Protestants:</b>			
1.			1.			
<b>Exhibits:</b>			<b>Exhibits:</b>			
1.			1.			

**Hearing Minutes:** The applicants, along with their attorney Kristina Watkowski, Esquire, appeared before the Board with an application to transfer a Class "B" B/W/L 7 Day License and request to designate it as Multiple License #1, from Ocean Pines International Yacht Club, Inc. to Farindola OP, LLC. The applicants were sworn in. Watkowski introduced herself and stated that she would be representing the applicants, Robert Ciprietti and Wayne A. Hartman. Ciprietti introduced himself and shared he started in NYC 30 years ago and worked for 15 years in Delaware, holding licenses in both locations with no violations. Watkowski explained that they would be taking over the Ocean Pines Yacht Club, with no changes to the layout. They would serve the pool area, docks, banquet room, bars inside and outside, using the same premises. They plan to continue offering off-sale beer and wine from 10 a.m. to 2 a.m., additionally, they requested permission to host up to 8 pieces of live entertainment, compared to the current allowance of 5 pieces. Watkowski also confirmed their understanding of the procedures and TIPS/TAMS verifications for their front-of-house staff. They would have ID books at host stands, bars, and registers, and would implement ID scanners. Ciprietti is TIPS/TAMS certified and mentioned that they would hire additional staff for the summer, with TIPS/TAMS certification being a prerequisite for employment. Commissioner Nichols asked about the request for live entertainment with more than 5 pieces, inquiring whether it would be a one-time occasion. Ciprietti explained that Ocean Pines Yacht Club has been booking these bands. Watkowski interjected, and Ciprietti clarified that during the summer, they might have 1-2 occasions where they hire bands with more than 5 pieces. Commissioner Nichols stated that this is in line with the rules and could be handled by calling April Payne for special request approval. Ciprietti was unaware that this was the case, but agreed to keep the license as is. Commissioner Cropper asked whether the request was for special events only. Ciprietti responded that live music occurs from Thursdays through Sundays, between Memorial Day and Labor Day weekends. He clarified that occasionally, they would have bands with more than 5 pieces, but these events are rare. Commissioner Nichols reminded Ciprietti that it is his license, and Ciprietti agreed, stating he would request special permission if the need for more than 5 pieces arises. Watkowski

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR OCEAN PINES YACHT CLUB – LICENSE #515  
MARCH 19, 2025

introduced Wayne Hartman, confirming that he understood the rules and regulations of holding a license. Hartman agreed and stated that he has been a resident of Worcester County for 20 years.

The Board tentatively approved the application for transfer of a Class “B” B/W/L 7 Day License, request to designate as Multiple License #1, from Ocean Pines International Yacht Club, Inc to Farindola OP, LLC; pending required documentation.

<b>Motion:</b>	1st	Mr. Cropper	2nd	Mr. Nichols	<b>Approved:</b>	<b>X</b>	Yes	<input type="checkbox"/>	No
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**Restrictions:** SAME RESTRICTIONS

**Time Hearing Ended:** 2:06 p.m.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR OCEAN PINES GOLF AND COUNTRY CLUB – LICENSE #49  
MARCH 19, 2025

<b>Members Present:</b>		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		<b>Alternate Board Member:</b> Reese Cropper, III		X				
<b>Staff Present:</b>		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	<b>Alternate Board Attorney:</b> Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
<b>License #:</b>	49	<b>Hearing Date:</b>	March 19, 2025		<b>Time Hearing Started:</b>	2:06 PM		
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day		
<b>For:</b> Farindola OP, LLC		<b>T/A:</b> Ocean Pines Golf and Country Club		<b>Address:</b> 100 Clubhouse Drive Ocean Pines, Maryland 21811				
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	X Yes		<b>Meeting:</b>	<input type="checkbox"/> Yes	<b>Violation:</b>	<input type="checkbox"/> Yes
<b>Items to be discussed:</b> Application for Transfer of a Class "B" B/W/L 7 Day License, Request to designate as Multiple License #2, From Ocean Pines Golf & Country Club, Inc. to Farindola OP, LLC								
<b>Applicants:</b>	X	<b>Licensees:</b>	<input type="checkbox"/>		<b>Representative:</b>			
1. Robert Ciprietti				Kristina Watkowski, Esquire				
2. Wayne Albert Hartman								
<b>Witnesses:</b>				<b>Protestants:</b>				
1.				1.				
<b>Exhibits:</b>				<b>Exhibits:</b>				
1.				1.				
<p>Hearing Minutes: The applicants, along with their attorney Kristina Watkowski, Esquire, appeared before the Board with an application to transfer a Class "B" B/W/L 7 Day License and request to designate it as Multiple License #2, from Ocean Pines Golf &amp; Country Club, Inc. to Farindola OP, LLC. The applicants were sworn in. Watkowski stated to the Board the applicants for this license are the same as the Ocean Pines Yacht Club. Watkowski stated there would be no changes to the layout, which includes two dining rooms, a patio with a bar, and beverage cart service on the golf course. Watkowski stated that the hours of operation would be 4 p.m. to 11 p.m., further stating that they have been receiving requests for banquets, such as fundraisers, and that they would like to bring in live entertainment. Watkowski stated to the Board the applicants are requesting permission to have up to 3 pieces of live music, including a music technician, but no disc jockey (DJ), the space can accommodate up to 50 people. Commissioner Cropper requested clarification regarding the hours of operation, the investigation report states the establishment would close at 10 p.m., and Ciprietti mentioned that the establishment would close at 10 p.m. Commissioner Cropper emphasized that he wanted to ensure the establishment would remain open if permission for entertainment until 11 p.m. was granted. Ciprietti confirmed the establishment would be open until 11 p.m. Commissioner Nichols asked how many employees there will be employed. Ciprietti replied they would have 15-18 employees.</p> <p>The Board tentatively approved the application for the transfer of a Class "B" B/W/L 7 Day License and the request to designate it as Multiple License #2, from Ocean Pines Golf &amp; Country Club, Inc. to Farindola OP, LLC; pending required documentation.</p>								
<b>Motion:</b>	1st	Mr. Cropper	2nd	Mr. Nichols	<b>Approved:</b>	X	Yes	<input type="checkbox"/> No
<b>Restrictions:</b> SAME RESTRICTIONS + LIVE ENTERTAINMENT INSIDE ALLOWED NON AMPLIFIED WITH A MAXIMUM OF THREE PIECES FROM 4 P.M. UNTIL 11 P.M. FOUR NIGHTS PER WEEK								
<b>Time Hearing Ended:</b> 2:12 p.m.								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR OCEAN PINES BEACH CLUB – LICENSE #516  
MARCH 19, 2025

<b>Members Present:</b>		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		<b>Alternate Board Member:</b> Reese Cropper, III		X				
<b>Staff Present:</b>		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	<b>Alternate Board Attorney:</b> Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
<b>License #:</b>	516	<b>Hearing Date:</b>	March 19, 2025		<b>Time Hearing Started:</b>	2:12 p.m.		
<b>Class:</b>	"C"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day		
<b>For:</b> Farindola OP, LLC		<b>T/A:</b> Ocean Pines Beach Club		<b>Address:</b> 4905 Atlantic Avenue Ocean City, Maryland 21842				
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	X Yes		<b>Meeting:</b>	<input type="checkbox"/> Yes	<b>Violation:</b>	<input type="checkbox"/> Yes
<b>Items to be discussed:</b> Application for Transfer of a Class "C" B/W/L 7 Day License, Request to designate as Multiple License #3, From Ocean Pines Beach Club, Inc to Farindola OP, LLC								
<b>Applicants:</b>	X	<b>Licensees:</b>	<input type="checkbox"/>		<b>Representative:</b>			
1. Robert Ciprietti				Kristina Watkowski, Esquire				
2. Wayne Albert Hartman								
<b>Witnesses:</b>				<b>Protestants:</b>				
1.				1.				
<b>Exhibits:</b>				<b>Exhibits:</b>				
1.				1.				
<p><b>Hearing Minutes:</b> The applicants, along with their attorney Kristina Watkowski, Esquire, appeared before the Board with an application to transfer a Class "C" B/W/L 7 Day License and request to designate it as Multiple License #3, from Ocean Pines Beach Club, Inc. to Farindola OP, LLC. The applicants were sworn in. Watkowski stated to the Board the applicants for this license are the same as the Ocean Pines Yacht Club, and Ocean Pines Golf &amp; Country Club. Watkowski addressed Ciprietti to confirm that the operations will remain the same, serving inside and outside dining. Ciprietti stated "Yes." Watkowski stated this license already allows inside live entertainment with amplification with a maximum of 5 pieces from 12 p.m. to 2 a.m., and outside live entertainment permitted with amplification with a maximum of 5 pieces from 12 p.m. to 7 p.m., Ciprietti is requesting to increase the outside hours of operation from 12 p.m. to 9 p.m. 7 days per week with no changes to the number of pieces. Ciprietti confirmed that they will have ID books, ID scanners, and security measures in place along with having employees serving will be TIPS/TAM certified.</p> <p>The Board tentatively approved application for transfer of a Class "C" B/W/L 7 Day License, request to designate as Multiple License #3, From Ocean Pines Beach Club, Inc to Farindola OP, LLC; pending all required documentation.</p>								
<b>Motion:</b>	1st	Mr. Cropper	2nd	Mr. Nichols	<b>Approved:</b>	X	Yes	<input type="checkbox"/> No
<b>Restrictions:</b> SAME RESTRICTIONS + LIVE ENTERTAINMENT OUTSIDE ALLOWED WITH AMPLIFICATION WITH A MAXIMUM OF FIVE PIECES FROM 12 P.M. UNTIL 9 P.M.								
<b>Time Hearing Ended:</b> 2:15 p.m.								



WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR OAKED AT THE GLOBE – LICENSE #908  
MARCH 19, 2025

<b>Members Present:</b>		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		Alternate Board Member: Reese Cropper, III		X				
<b>Staff Present:</b>		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	Alternate Board Attorney: Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
<b>License #:</b>	908	<b>Hearing Date:</b>	March 19, 2025		<b>Time Hearing Started:</b>	2:18 PM		
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day		
<b>For:</b> Oaked at the Globe, LLC		<b>T/A:</b> Oaked at the Globe		<b>Address:</b> 12 Broad Street, Berlin, Maryland 21811				
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	X Yes		<b>Meeting:</b>	<input type="checkbox"/> Yes	<b>Violation:</b>	<input type="checkbox"/> Yes
<b>Items to be discussed:</b> Class "B" B/W/L 7 Day License, request for Girls Night Out Event March 30, 2025, and March 31, 2025								
<b>Applicants:</b>	<input type="checkbox"/>	<b>Licensees:</b>	X		<b>Representative:</b>			
1. Jason Welch				Thomas J. Maronick Jr., Esquire				
<b>Witnesses:</b>				<b>Protestants:</b>				
1.				1.				
<b>Exhibits:</b>				<b>Exhibits:</b>				
1. Licensee's Exhibit #1 – Promoter Letter				1.				

Hearing minutes: The licensee Jason Welch along with his attorney Thomas Maronick Jr., Esquire with a Class "B" B/W/L 7 Day License request for a "Girls Night Out Event" on March 30, 2025, and March 31, 2025. The licensee was sworn in. Thomas Maronick, Esquire introduced himself and stated he is representing Oaked at the Globe, which is requesting hosting a "Girls' Night Out" event. Maronick explained that this type of event was previously held in 2022, and described the event as being of an adult nature, featuring an all-male dance group. Maronick emphasized the significant economic impact of Welch's establishments in the county and noted that \$30,000 had already been committed to this event, which would cover staff wages, tips, and vendors. Maronick stated that the event was specifically targeted toward women. Welch provided additional details about the event, describing it as a comedic, theatrical show lasting about an hour and a half. Maronick submitted (Licensee's Exhibit #1) promoter letter. Welch stated to the Board that he books weekly entrainment events noting, since this form of entertainment had been done in the past, I did some research and reached out to the booking agent to ensure the guidelines. Commissioner Nichols asked if Welch had hosted the event in 2022 at the current location. Welch stated "No," Maronick added the event in 2022 was conducted by the previous operator at the location, not by Welch. Commissioner Nichols asked April Payne if there was a record of the event, to which Payne replied that there was no record, and the event's nature and advertising were not known to them. Welch stated that the organization conducting the event complied with both state and county guidelines. The event was advertised on Facebook and the venue's website, and the tickets sold out within 15 minutes for both dates. Commissioner Nichols inquired how is this promoter paid for this performance. Welch explained that the promoter's revenue came from ticket sales through Eventbrite. Welch stated that the revenue collected by Globe would be from the sale of food, alcoholic beverage sales, along with apparel merchandise sales during the event, noting this is not a part of the promoter's fee. The board discussed the attire of the performers. Maronick stated that the performers would wear small bathing suits. Nichols referenced a report stating that the performers would interact with the crowd, Welch clarified that while there would be dancing, the performers would not touch anyone. He also mentioned that the performance could be adjusted to meet the venue's specific requests.

Commissioner Nichols asked Welch if he was familiar with the Board's Rules and Regulations, to which Welch confirmed he was. Maronick assured the Board that they would follow all rules and regulations, and if any actions were prohibited, they would ensure the performers adhered to those limitations. Mr. Coates pointed out that the Alcoholic Beverage Act, specifically Section 4-605, governs the rules in such situations. Mr. Coates emphasized that any accidental physical contact with customers by performers would lead to consequences and suggested that the performers be restricted to the stage to avoid such issues. Maronick agreed that restricting the performers to the stage would be the easiest way to ensure compliance. Commissioner Nichols noted that the current license limits them to four pieces of entertainment, but the advertisement indicated more performers. Maronick clarified that the advertisement was just an illustration of the event and that the actual event would not feature many performers. Commissioner Nichols stated that only four performers were allowed. Maronick confirmed that they would comply with this limit. Commissioner Nichols further inquired about the promoter's intent, asking if the promoter, who was coming from Oklahoma, had any other interests or requests regarding the venue. Welch explained that the promoter charged between \$14 and \$38 per ticket and that there would be no alcohol provided by the promoter. Welch clarified that all attendees would purchase drinks from the bar, the VIP packages only offered closer proximity to the stage. Commissioner Cropper asked when the first event date would be, and Welch confirmed it would be on March 30th. Commissioner Cropper asked Welch what would happen if this event did not receive approval. Welch stated that they would refund ticket holders.

The Board approved the request for “Girls Night Out” event on March 30, 2025, and March 31, 2025, with the following guidelines: FOUR ENTERTAINERS, NO MINGLING WITH PATRONS PERMITTED.

<b>Motion:</b>	1st	Mr. Nichols	2nd	Mr. Cropper	<b>Approved:</b>	<b>X</b>	Yes	<input type="checkbox"/>	No
<b>Restrictions:</b> SAME RESTRICTIONS									
<b>Time Hearing Ended:</b> 2:44 p.m.									

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR BURN WOOD FIRED PIZZA – LICENSE #876  
MARCH 19, 2025

<b>Members Present:</b>		William E. Esham, Jr., Chairman		<input type="checkbox"/>	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		<b>Alternate Board Member:</b> Reese Cropper, III		X				
<b>Staff Present:</b>		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	<b>Alternate Board Attorney:</b> Name:		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		X	Kelly Henry, Technical Services Manager		X	
					Valarie Dawson, Court Reporter		X	
<b>License #:</b>	876	<b>Hearing Date:</b>	March 19, 2025		<b>Time Hearing Started:</b>	2:44 PM		
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day		
<b>For:</b> AV Sebastian, LLC			<b>T/A:</b> Burn Wood Fired Pizza		<b>Address:</b> 10019 Old Ocean City Boulevard Berlin, Maryland 21811			
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	<input type="checkbox"/> Yes		<b>Meeting:</b>	<input type="checkbox"/> Yes	<b>Violation:</b>	X Yes
<b>Items to be discussed:</b> Class "B" B/W/L 7 Day License Violation of Alcoholic Beverages Article, Section 6-304 (Sale to a Minor).								
<b>Applicants:</b>	<input type="checkbox"/>	<b>Licensees:</b>	X		<b>Representative:</b>			
1. Vincent L Sebastian								
2. Elizabeth C Sebastian								
<b>Witnesses:</b>				<b>Protestants:</b>				
1. Alina Sebastian				1. Cpl. Paul Bissman				
2.				2. DFC Mark Shayne				
3.				3. Deputy Jasmine Mentzer				
4.				4. Cadet Braden Sisson				
<b>Exhibits:</b>				<b>Exhibits:</b>				
1.				1. Board's Exhibit #1 – Board's Investigation Report Dated February 11, 2025, Compliance Check History, Alcohol Awareness Certified Employee List, and Worcester County Sheriff's Office (WCSO) Incident Case Report #25-0000138				

Hearing Minutes: The licensees Vincent Sebastian and Elizabeth Sebastian appeared before the Board for a Class "B" B/W/L 7 Day License Violation of Alcoholic Beverages Article, Section 6-304 (Sale to a Minor). The licensees were sworn in. Mr. Coates submitted (Board's Exhibit #1) Board's Investigation Report Dated February 11, 2025, Compliance Check History, Alcohol Awareness Certified Employee List, and Worcester County Sheriff's Office (WCSO) Incident Case Report #25-0000138, into evidence regarding a violation that occurred on February 3, 2025. Mr. Coates asked the licensees did they receive the report and is the report accurate. The licensees agreed that the report was accurate. Coates then gave the floor to the licensees. Vincent Sebastian said that it was deeply upsetting that the sale occurred. He confirmed that the employee involved was no longer employed. He explained that they have held a license for 10 years and have always been attentive to training, TIPS/TAM certification, and preventing sales to minors. He apologized for the incident and assured the Board that they would remain vigilant, continuing training to ensure it would not happen again. He also mentioned that a TIPS/TAM certified manager was on site at the time of the incident. Commissioner Cropper asked if they had a policy for situations where staff are uncertain about a sale. Alina Sebastian responded that they always have a TIPS/TAM certified manager on site, and staff should always reach out to the manager if there is any doubt about a sale. Commissioner Nichols noted that the sale took place around 3:30 p.m. and inquired where the applicants were at that time. Vincent stated that he typically arrives for the evening shift at

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR BURN WOOD FIRED PIZZA – LICENSE #876  
MARCH 19, 2025

4:00 p.m. Deputy Shayne explained that the bartender had not asked for IDs, though she did mention that Deputy Mentzer appeared young. Commissioner Nichols inquired if there were more customers at the time of the sale. Deputy Shayne responded that there was a couple leaving, and only the bartender and the cook were present at the time. Commissioner Nichols acknowledged that the licensees had a record of no previous sales to minors before this incident.

The Board found that the violation did occur on February 3, 2025, and imposed a letter of reprimand, any future violations could result in a fine, suspension and or revocation of the alcoholic beverage license.

<b>Motion:</b>	1st	Mr. Cropper	2nd	Mr. Nichols	<b>Approved:</b>	<input checked="checked" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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**Restrictions:** SAME RESTRICTIONS

**Time Hearing Ended:** 2:55 p.m.