Worcester County Board of License Commissioners Open Meetings Act Minutes June 18, 2025

Time: 1:00 p.m.

Location: Worcester County Governmental Center, Board Room, Room 1102

Attendance: Staff:

License Commissioners:Thomas K. Coates, EsquireWilliam E. Esham, Jr.Hank Fisher, III, Esquire

R. Charles Nichols April R. Payne, Liquor License Administrator Marty Pusey Kelly Henry, Technical Services Manager

I. Call to Order

II. Administrative Matters

Review and Approval of Minutes, May 21, 2025, the Board of License Commissioners reviewed the minutes, and a motion was made by Commissioner Nichols, seconded by Commissioner Pusey and carried unanimously to approve the minutes as submitted.

- III. Open Session
- IV. Adjournment

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS MINUTES FOR PIZZA MAMBO - NEW

|--|

Members F	roconti	William E. Eshai	m Ir Chairm	3014L 10, Z	x	Т	R. Charles Nichols	,	Marty W	Duce	ey X
Mellibers F	resent.		all	1	_	N. Charles Michols 7	`	ivially vv	. Puse	:y ^	
Staff Prese	nt·	Alternate Board Member: April Payne, Administrator			X	+	lan Camaran Inchast	or_			
Stall Flese	111.	Thomas K. Coates, Esq., Board Attorne			X	+	lan Cameron, Inspect Alternate Board Atto		··		X
		Thomas K. Coates, Esq., Board Attorn			^		Name: Hank Fisher, II	-	•		^
		Donna Hughes,	Liquor License	a Snacialist	╅	_	Kelly Henry, Technica		rvices Mana	gar	X
Alternate I	iguar Lice	ense Assistant:	Liquoi Liceiis	e specialist		_	Valarie Dawson, Cour			agei	X
			June 18 202	5		_			_		
	License #: NEW Hearing Date: June 18, 2025 Time Hearing Started: 1:05 P.M. Class: "B" Type: B/W/L Day: 7 Day										
	Class:"B"Type:B/W/LDay:7 DayFor: OC Kasyan, LLCT/A: Pizza MamboAddress: 7111 Coastal Highway, Ocean City										
New Applie	•	X Yes	Transfer:	☐ Yes		_	Meeting:	ייייי ו	Violation		<u>y</u> □ Yes
		d: Application for			onco		ivicetilig. 🔲 Tes		Violation	l• L	7 162
Applicants							ntative:				
1. Mark S.		Licensees.			•		Cropper, Esquire				
Witnesses:	•				otest						
1.				1.	otest	Lai	11.5.				
Exhibits:					hibit						
	nta' Eubib	it #1 Cita Dlan		1.	IIIDIL	.5.					
- ' '		it #1 – Site Plan it #2 – Sign "See I	Jactors for so								
		it #3 – Sign "Exit (3.							
			•		Mar	رار	Croppor Ecquiro app	oar	nd hafara t	ho Do	ard to
Hearing Minutes: The applicant, accompanied by his attorney Mark Cropper, Esquire, appeared before the Board to											
-	present an application for the transfer of a Class "B" Beer/Wine/Liquor (B/W/L) 7-Day License. The applicant was sworn in. Cropper introduced himself to the Board as legal counsel representing Mark Mayers. Cropper noted that the										
				_			business entity. He ex				
							·	•		•	
-	the sole operator and manager of the restaurant, which previously operated as OCM Crabs. The new business, Pizza Mambo, will primarily serve Italian cuisine, offering both dine-in and take-out service. Mayers has approximately 40										
-	•	•		-			iously managed estab	•			
-	•			•			opper submitted into				
-			•	-			ining seats, 54 outdoo				
	-						ped two ingress/egres				
		-	-				rea. The outdoor decl	-			
				_			carry-out area, Cropp		_		
_					_		ission for off-sale of B				
	the Board. The business plans to employ approximately 60 staff members, including up to 10 managers such as chef managers and hostess managers. Mayers is TIPS/TAMS certified. Cropper noted that the previous licensee had										
permission for live entertainment both indoors and outdoors three days per week, limited to a maximum of three											
performers, from 6:00 PM to 10:00 PM. The setup included 12 outdoor speakers. There was no use of a disc jockey or											
games. The applicant wishes to retain the same restrictions. Commissioner Nichols remarked that signage would be											
needed for the gated exits. Cropper then submitted Applicant's Exhibit #2 – a sign reading "See Hostess for Seating," and											
Applicant's Exhibit #3 – a sign reading "Exit Only." Mayers added that the patio is covered. Commissioner Pusey asked											
about hours of operation and whether food would be served after 2:00 AM. Mayers responded that carry-out service											
may continue until 3:00 AM, depending on demand, as late-night hours are typically busier.											
and typically addiction											
There were	no furthe	er questions from	the Board. Co	mmissioner	Puse	y .	tentatively approved t	he a	pplication,	pendi	ng any
required do	<u>cumen</u> ta	tion, which was s	econded by Co	ommissione	Nich	ho	ls. The motion passed	<u>. </u>			
Motion:	1st Pu	sey	2nd	Nichols			Approved:	X	Yes		No
Restriction	s: SAME F	RESTRICTIONS - SI	TE INSPECTIO	N REQUIRED	UPC	DΝ	COMPLETION				
Time Heari	Restrictions: SAME RESTRICTIONS - SITE INSPECTION REQUIRED UPON COMPLETION Time Hearing Ended: 1:20 P.M.										

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS MINUTES FOR PICKLES PUB – LICENSE #392 JUNE 18, 2025

Members P	rocont:	William E Esha	m Ir Cha	irman		Х	R. Charles Nichols X Marty W. Pusey	Х					
MICHIDEIS P	Tesent.	William E. Esham, Jr., Chairman Alternate Board Member:				<u>^</u>	R. Charles Michols A Marty W. Pusey	 ^ 					
Staff Prese	nt:	April Payne, Administrator			-	X	Ian Cameron, Inspector						
		Thomas K. Coates, Esq., Board Attorne				X	Alternate Board Attorney:						
			,,		,		Name: Hank Fisher, III						
	Donna Hughes, Liquor License Special						Kelly Henry, Technical Services Manager	Х					
Alternate L	iquor Lice	ense Assistant:		•	ı		Valarie Dawson, Court Reporter	Х					
License #:	392	Hearing Date:	June 18,	2025			Time Hearing Started: 1:22 P.M.						
Class:	"D"		Type:	B/W/L			Day: 7 Day						
For: Pickles	Pub of O	C, LLC	T/A: Pick	des Pub			Address: 706 N. Philadelphia Avenue, Ocean	City					
New Applic	ation:	☐ Yes	Transfer	: Tes			Meeting: X Yes Violation: □	Yes					
Items to be	discusse	d: Request to inc	rease the	size of the ba	ar and	res	taurant. Request to add four pool tables and	<u> </u>					
arcade gam	es. Requ	est to add a section	on for alco	holic bevera	ge stoi	rag	e.						
Applicants:		Licensees:	(Repre	ese	ntative:						
1. Justin N	1. Acita				Spen	cer	Cropper, Esquire						
Witnesses:					Prote	esta	ints:						
1. Michael	Cranner				1.								
Exhibits:					Exhib	its							
1. Applicar	nts' Exhib	oit #1 – Nine Page	Layout of	the	1.								
		iting Chart					Cropper, Esquire, appeared before the Board						
a designate as represen no prior vice explained the customer and would the adjoining explain how of the curre proposed explain how of the curre proposed explain and of the property as responded and Pickles Cropper comergency	d area footing Juan plations. That the exit demand include for space will expansion space will current I and seating that a thing Pub. Confirmed exits.	r alcoholic bevera Acita, owner of P The expansion rec xpansion is intend for additional po- pur pool tables, fit was executed prior rent space is confi at frequently exp a, tables and seat also provide staf Pickles Pub to con ing chart — into e rd-party company mmissioner Pusey that the same ma	age storage ickles Publickles Publickles Publickles Publickles Publickles Interest in the horizontal publickles and asked what in entrare in the Boar	e. The application of the approved, for a game are for approved, for approved the approved for approved, for approved for approved, for approv	cant wa wwned a t locate rea and the exp nd twe per ask pansion near the d to in operate Croppe aer Nice the ma spansion sed, and	as sanced lall pan live ed he mp e er salchion v	worn in. Cropper introduced himself to the Ball operated Pickles Pub for nearly eleven years immediately north of the existing premises. eviate congestion in the main dining area, as to sion would cover approximately 1,750 square additional seats. Cropper noted that the least Cranner, Director of Operations for Pickles Purould be integrated. Cranner stated that two amusic area and at the point of entry. With rove customer flow and overall experience, afficiently. A window will be installed on the rubmitted Applicant's Exhibit #1 — a layout on its asked who owns the arcade games. Crannes, and revenue is shared between the compound use the same entry point currently in pathat the additional doors will function strict ols made a motion to approve the request, we could use the same entry point currently in pathat the additional doors will function strict ols made a motion to approve the request, we can be supposed to the request of the	oard with Acita here feet e for b, to areas the The north f the nner pany lace. ly as					
	-	chols		nd Pusey			Approved: X Yes	lo					
Restrictions	s: SITE IN	SPECTION REQUIF	RED UPON	COMPLETIC)N								
Time Heari	ng Ended	: 1:35 P.M.											

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS MINUTES FOR MILA'S CAFÉ - NEW

JUNE	18	2025
JUIL	ıσ,	2023

Members P							R. Charles	Nichols	Х	Marty W.	Pusey 2	X		
	Alternate Board Member:													
Staff Prese	nt:	April Payne, Administrator					lan Camer	on, Inspe	ctor					
		Thomas K. Coa	ites, Esq.,	Board Attor	ney	Х	Alternate	Board Att	torne	y:	7	X		
							Name: Ha	nk Fisher,	, III					
		Donna Hughes	, Liquor Li	cense Speci	alist		Kelly Henr	y, Techni	cal Se	rvices Mana	ger 2	X		
Alternate L	iquor Lice	ense Assistant:					Valarie Da	wson, Co	urt R	eporter	7	X		
License #:	NEW	Hearing Date:	June 18	, 2025			Time Hear	Time Hearing Started: 1:37 P.M.						
Class:	"B"		Type:	B/W/L			Day: 7 [Day						
For: Mila's	Café, LLC		T/A: Mi	la's Café			Address: 1	.1604 Coa	stal F	lighway, Uni	t 101,			
							Ocean City	/						
New Applic	ation:	X Yes	Yes Transfer: Yes					☐ Yes		Violation	: 🗆			
											Yes	_		
		d: Application for		" B/W/L 7 D										
Applicants:	X	Licensees:					entative:							
1. Lynn T.	Lilliston				Hug	gh Cr	ropper, Esqu	ıire						
2. Shaun A	A. Bauer													
Witnesses:					Pro	test	ants:							
1.					1.									
Exhibits:					Exh	ibits	; :							
1. Applicar	nts' Exhib	it #1 – Packet of	Business	Plan	1.									
Applicants' Exhibit #2 – Google Maps 2.														
Hearing Mi	nutes: Th	ne applicants, acco	ompanied b	by their attor	ney Hu	gh C	ropper, Esqu	ire, appea	red be	efore the Boa	rd with an			
		"B" Beer/Wine/Li												
	-	ting Bauer and Lil	-				_							
	-	s of experience in				-			-					
		g coffee service in												
	_	business plan an				-		-	-					
	_	. The space incluc cation of parking	_	-	-	-								
		sed as the qualifie												
		cluded in the leas												
		hat the deck woul					-							
		stated that the HC	-	•	_						-			
		d any other exits												
necessary. A	dministra	tor Payne expres	sed concer	n about crea	ating n	on-c	ontinuous lic	ensed pre	mises	. Coates reco	mmended			
		, as described in t												
<u> </u>		r site plan and lea						_						
		propriate, consist												
		id transporting ald		_										
	the unit the applicants intend to lease. The applicants confirmed that he does. Coates added that Ramadan and his investment group are the owners of the unit and that the lease appears to be in order. Commissioner Esham requested confirmation that the													
									-					
		a clause granting Cropper formally		-										
		he business plan p												
		The motion carried						,	,					
		chols		2nd Puse	/		App	roved:	Х	Yes	□ No	٦		
		E ENTERTIANME				VED,				i i				
		ED UPON COMP	-			,								
Time Heari												٦		

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS MINUTES FOR SELLO'S OVEN AND BAR – LICENSE #826 JUNE 18, 2025

Members F	Present:	William E. Esham, Jr., Chairman X					R. Cha	rles	Nichols	X	Marty W. F	usey	X		
		Alternate Board Member:													
Staff Prese	nt:	April Payne, Ad	April Payne, Administrator				Ian Cameron, Inspector								
		Thomas K. Coates, Esq., Board Attorney				Х	Altern	ate E	Board At	torney	•		Х		
			,				Name	: Han	k Fisher	, III					
		Donna Hughes,	Liquor Licen	se Special	list		Kelly H	Kelly Henry, Technical Services Manager							
Alternate L	iquor Lice	ense Assistant:					Valari	e Dav	wson, Co	urt Re	porter		X		
License #:	826	Hearing Date:	June 18, 20	25			Time I	leari	ng Start	ed: 1	:57 P.M.				
Class:	"B"		Type: B/	W/L			Day:	7 D	ay						
For: Sello's	Inc.		T/A: Sello's	Oven & E	3ar		Addre	ss: 98	802 Golf	Course	Road, Oceai	า City			
New Applic	cation:	☐ Yes	Transfer:	X Yes			Meeti	ng:	☐ Yes		Violation:		Yes		
Items to be	discusse	d: Application for	a Transfer o	f a Class "	'B" B/\	W/I	7 Day	Licen	se						
Applicants:	: X	Licensees:			Repr	ese	esentative:								
1. Giovanni Tomasello Hu					Hugh	Hugh Cropper, Esquire									
Witnesses:					Prote	rotestants:									
1.					1.										
Exhibits:					Exhil	chibits:									
1.					1.										
Hearing Mi	inutes: Th	ne applicant, acco	mpanied by	his attorn	ey Hu	gh	Croppe	r, Esc	quire, ap	peared	before the E	oard	with		
an applicat	ion for th	ne transfer of a (Class "B" Bee	er/Wine/L	iquor	(B/	W/L) 7	-Day	License.	The a	pplicant was	swor	n in.		
Cropper in	troduced	himself to the	Board as re	presenting	g Giov	<i>ı</i> an	ni Tom	asello	o. Cropp	er exp	lained that	Tomas	sello		
originally b	uilt and o	perated Sello's in	2015 and co	ntinued o	perati	ons	until 20	020, j	just prio	to the	onset of the	COVII	D-19		
pandemic.	He has si	nce regained owr	nership of th	e propert	y and	is r	now app	lying	for the	transfe	er of the liqu	or lice	nse.		
Tomasello	Tomasello will be the 100% shareholder and serve as the resident agent. No questions were posed by the Board, and														
Tomasello stated no operational changes will occur. The business will be running exactly the same.															
Commissioner Nichols made a motion to approve the transfer of the license, maintaining all restrictions from the															
previous lic	ensee. Th	ne motion was sed	conded by Co	mmission	ner Pus	sey	. The m	otion	carried.						
		chols	2nd	Pusey				Appr	oved:	X	Yes [0		
Restriction	s: SAME F	RESTRICTIONS													
Time Heari	ng Ended	: 1:59 P.M.													

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS MINUTES FOR BEACH BARRELS – LICENSE #821 JUNE 18, 2025

Members Present: William E. Esham, Jr., Chairman					2	X	R. Char	rles Nic	chols	X	Marty W. Pu	ısey	Х	
		Alternate Boa	rd Membe	r:										
Staff Preser	nt:	April Payne, Administrator				2	X	Ian Cameron, Inspector						
		Thomas K. Coa	homas K. Coates, Esq., Board Attorne				X	Alterna	te Boa	ard Att	orney:			Х
								Name:	Hank F	Fisher,	Ш			
		Donna Hughes	, Liquor Li	cens	se Specialis	st		Kelly H	enry, T	Technic	al Ser	vices Manage	r	Х
Alternate L	iquor Lice	ense Assistant:						Valarie	Daws	on, Co	urt Rep	orter		Х
License #:	821	Hearing Date:	June 18	, 20	25			Time H	earing	Starte	d: 1	:59 P.M.		
Class:	"B"		Type:	В/	W/L			Day:	7 Day	'				
For: Beach	Barrels, L	LC	T/A: Be	ach	Barrels			Address	s: 4320	07 Coa	stal Hi	ghway, Ocean	City	
New Applic	New Application: ☐ Yes Transfer: ☐ Yes							Meetin	g: X	Yes		Violation:		Yes
Items to be	discusse	d: Request to in	crease am	plifi	ed music re	estrict	ion	n from fo	our to f	five pie	eces. R	equest for a d	isc	
jockey a ma	ximum o	f two days per v	veek from	4 p.	m. until 11	p.m.,	on	condition	on that	t there	will be	e no other am	plifie	d
or non-amp	lified live	entertainment	at the sam	ne tii	me.									
Applicants:	X	Licensees:				Representative:								
1. Deborah	n A McGr	ath				Brian	Р. (Cosby, E	squire	j				
Witnesses:				Protestants:										
1. Steve Kollender – Sound Engineer					1. Howard Pollack									
2. Randolph Witter 2				2.										
3. Doug Rupple – Local DJ 3.				3.										
0 11				Exhib	its:									
1.						1. O	ppo	onents' l	Exhibit	t #1 – L	etter c	of opposition f	rom	
						Н	Howard Pollack							

Hearing Minutes: The applicant, accompanied by her attorney Brian Cosby, Esquire, appeared before the Board with two requests: (1) to increase the amplified music restriction from four to five pieces, and (2) to allow for a disc jockey up to two days per week from 4:00 p.m. until 11:00 p.m., under the condition that no other amplified or non-amplified live entertainment would occur simultaneously. The applicant was sworn in. Cosby introduced himself to the Board as representing McGrath. McGrath explained that they have received frequent requests from bands who require five pieces to perform their full set. Additionally, they wish to have a DJ on nights when live bands are not performing, with no more than two DJ nights per week. She noted there have been no violations or noise complaints since their last appearance before the Board. Kollender, a sound engineer with over four years of experience, was present and stated that he is consistently on-site to monitor sound levels. Cosby acknowledged that noise has historically been a concern for nearby residents and emphasized that controlling volume is part of Kollender's responsibility. Kollender described his approach to managing sound, referencing sound pressure levels and air displacement. His goal is to maintain volume levels that avoid hearing loss, allow for normal conversation within the venue, and prevent disturbances to neighbors. He noted that the majority of the clientele is over 50 years old, although younger patrons do attend occasionally. Cosby asked Kollender whether the addition of a fifth band member would significantly affect the volume. Kollender replied that it would not, explaining that volume control is not directly impacted by the number of instruments but rather by how individual components are managed. Rupple, a local DJ with 44 years of experience, spoke in support of the request. He stated that recent restrictions have negatively impacted his business and noted that he primarily plays music that appeals to the older local community. When asked by Cosby whether adding a DJ would benefit Beach Barrels, Rupple confirmed that it would, as the clientele would appreciate and enjoy that form of entertainment. Coates informed the Board that a letter of opposition was received from Pollack, a resident of a neighboring condominium. Pollack objected to the addition of a fifth performer but did not oppose the inclusion of a DJ. Cosby addressed the letter, noting that Pollack's concern related to potential noise from additional performers. However, as previously explained by Kollender, the sound level

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS MINUTES FOR BEACH BARRELS – LICENSE #821 JUNE 18, 2025

would remain controlled regardless of the number of musicians. Commissioner Pusey asked if the garage-style entry remains open during performances. McGrath confirmed that the entrance is always closed when music is being played. Commissioner Pusey also inquired whether the fifth musician would typically be a drummer. Administrator Payne responded that drums are already permitted, and Kollender clarified that the fifth piece is usually a keyboard player. Commissioner Nichols asked how the venue plans to manage DJs. McGrath explained that they are selective in hiring, seeking DJs whose style aligns with their customer base. Commissioner Esham emphasized that DJs and live bands will not perform at the same time under any circumstances. He also noted, for the record, that all individuals who attended previous hearings regarding this request had been notified of the current hearing, and only Pollack submitted a response. Commissioner Pusey asked whether the applicants would consider reducing the DJ hours to end at 10:00 p.m. McGrath expressed a preference to keep the hours until 11:00 p.m. Commissioner Nichols clarified that the DJ would be permitted for up to two nights per week. Commissioner Esham concluded by noting that there have been no noise complaints or police reports in the past twelve months.

Commissioner Nichols made a motion to approve the requests as presented, with all existing restrictions remaining in effect. The motion was seconded by Commissioner Pusey and carried.

Motion:	1st	Nichols	2nd	Pusey	Approved:	X	Yes	No
Restrictio	ns:							
Time Hea	ring En	ded: 2:16 P.M.						