

The Board of License Commissioners of Cecil County met in a regular session at the County Administrative Building, Conference Room, 200 Chesapeake Boulevard, Elk Room, Elkton, MD on Wednesday, August 27, 2025, at 9:15 A.M.

PRESENT: Stephen Miller, Chairman
Kristen Ortt, Commissioner
Justin Hill, Deputy County Attorney
Earl Bradford, Chief Alcoholic Beverage Inspector
Sandra Cumm, Administrative Assistant
Rita Buckland, Paralegal

Absent: Bernard Chiominto

Chairman Miller: Good morning, everyone. I'd like to welcome you all and call to order, The Cecil County Board of Licensed Commissioners. Today is Wednesday, August 27, 2025. Would you all stand for the pledge of allegiance?

Chairman Miller: Asked for everyone that was to testify at today's hearing to stand, raise their right hand and be sworn in.

Administrative Assistant: Sworn in Earl Bradford and audience members who were going to testify today.

Chairman Miller: Thank you, you can be seated. Our first case is an update progress report, Class "B" BWL No. B-199, Approved February 2025, Jessica Carillo, ERBC, LLC, T/A **Elk River Brewing at the Ford House**, 16-18 South Main Street, North East, MD 21901, Would you please come forward?

Chief Bradford: Yeah, I know we, sent a letter, haven't had any response.

Attorney Hill: Well, Board, they're not here, so whether or not, you're going to put either any additional restrictions on their license until they come forth and update, or you're going to postpone it and give them another chance for them to come to the next meeting?

Chief Bradford: I will give him a chance to come to the next meeting. I'll make sure I speak to him.

Chairman Miller: Please do. Okay, now we're... we're going to go a little order and go to new business. We have a proposed amendment of a new regulation regarding a person on more than one alcoholic beverage license. Mr. Hill.

Attorney Hill: Thank you, Chairman. So, we were here at our last meeting, and the board discussed and approved for the legal department to develop an amendment to the regulations to allow a person to have no more than 3 licenses with a combination of Class B, Class BLX, Class D, and Class GC. And so that was, drafted. It was... the legal notice was also posted in the Cecil Whig for the consecutive two weeks for the proposal. And we put that on the agenda today, for whether or not the board is going to vote on the, draft that was provided to the board and posted in the Cecil Whig.

Chairman Miller: Thank you, sir. So, at this time, If there's any discussion, feel free, or we already had plenty of discussion last time. Yeah, we had plenty of discussion at the last meeting. Is there any input from the audience? Okay, I will entertain a motion to approve that amendment.

Commissioner Ortt: I move to approve the proposed amendment of new regulation regarding a person on more than one alcoholic beverage license.

Chairman Miller: I second. All in favor say aye.

Board unanimously approved the propped amendment.

Attorney Hill: And, Board, for the record, I don't know if you want to put on the record whether, or when this amendment's going to be in effect. I'm assuming it's going to be in effect immediately.

Chairman Miller: Immediately.

Attorney Hill: Alright, thank you.

Chairman Miller: Next item on the agenda is an application received from Michael Browne, Rocco Steco, III, White Oak Manor, LLC, T/A **White Oak Manor**, 1500 Chesapeake Club Drive, North East, MD 21901 for issuance of a new Class "B" Beer-Wine-Liquor, Alcohol Beverage License. Good morning, gentlemen.

Attorney Riddle: Good morning. Chairman, Commissioner. My name's William Riddle. I'm here on behalf of Mr. Browne, who's one of the owners of White Oak Manor LLC. White Oak Manor LLC has entered into a lease for the property located at the 1500 Chesapeake Drive in Northeast Maryland. You might recall. That was part of the old golf course that was there. It was the clubhouse for the golf course. When the golf course was operating, it was utilized, not only as a restaurant, it was also utilized for weddings, it was also utilized, for other events, even corporate meetings, things of that nature. It had been shut down for an extended period of time. The golf course has since been abandoned. It's just open space now, and this building essentially was, not utilized at all whatsoever. Mr. Brown and, and his partner, essentially, Mr. Steco, had gone in and have renovated the building. They've, completely, well, I wouldn't say completed, but really put major, work into updating the building and remodeling. Mr. Brown can tell you a little more of that, and I know they've already started trying to have events there, county events, to have it reopened and ready to go again. In regard to the application, we're applying for an application for a liquor license at this place, so he can operate... he can operate the restaurant. We think that It's a location that, has not been utilized. Essentially, it was an abandoned building. We'd like to reuse the building. It's of no use just sitting there, and its most operative, or best... best practice use would be as a restaurant, or as a wedding venue, as a venue for corporate events. They're not really looking to open, quote, a restaurant there. They're looking more to open an event...location to be able to host weddings, to be able to host, again, corporate gatherings, county gatherings, things like that, that occur. We believe that there's no... there's not an abundance of licenses in the area that are... that's, similar

to this. We think it's a unique use of the license in this location. It's within that housing community, but it's also kind of a straight shot in off the main road, so we don't believe there's any issues regarding traffic. It has ample parking. It had parking there for both the golf course when it was operating, as well as for wedding venues. It has an upper and lower parking area, it has, significant, parking there, and, We're just asking for a license to be approved. I would state that the application, not... there are no changes or alterations to the application. We would certify that everything on the application remains true and correct as of the time of filing. But...If you have any questions for Mr. Brown, he's here. I can give you a general overview, but he's hands-on. He's there, he's been, you know, doing the hammer to the nail and getting everything done, so I just, if you have any questions, please ask Mr. Brown.

Chairman Miller: Tell us about the place.

Michael Browne: You know, we were very fortunate to pick it up. As you guys know, we own Patriots Glen Golf Course. We have some excellent chefs there. As we've become more popular and grown, we have realized it was very difficult to have events at Patriots Glen. This has become a nice sister location for us to have events and be off-site and still keep the rest of the Patriots Glen Golf Course running. We have had a couple of events there, and they've been very successful. We were just trying to get our feet under us, obviously waiting until today to really put the pedal down to try to do weddings and things. Downstairs, where we've had, we had locker rooms for the men and women, we've turned that into a bridal and a groom suite. We'd love to show it to you if you'd ever want to come by. Outdoors, we fixed up the outdoor patio, and we've got uplighting in the trees, and future, in the future, we plan on doing a 200-person barn to Minium out back, assuming everything goes well.

Chairman Miller: Is there anybody in attendance that has anything they'd like to say about this application for a license? Okay, at this time, I'll entertain a motion.

Commissioner Ortt: I move to approve the application received from Michael Browne, Rocco Steco, III, White Oak Manor, LLC, T/A **White Oak Manor**, 1500 Chesapeake Club Drive, North East, MD 21901 for issuance of a new Class "B" Beer-Wine-Liquor, Alcohol Beverage License.

Chairman Miller: And I second the motion. Having a motion by Ms. Ortt, a second by Mr. Miller. All in favor say aye.

Board unanimously approved new license for White Oak Manor:

Chairman Miller: Application received from Jose Garcia Martinez, Diego F. Coronel, David W. Callis, Mezcal on Broad, Inc., t/a **Casa Mezcal Perryville**, 648 Broad Street, Perryville, MD 21903, for issuance of a new Class "B" Beer-Wine-Liquor, Alcoholic Beverage License.

Attorney Fockler: Good morning, Mr. Miller, how are you? How are you? Mr. Hill. Carl Faulkner on behalf of, Mezcal on Broad Incorporated. I've seated to my left, Mr. Diego Cornell. Mr. David Callas and Mr. Jose Martinez... Garcia Martinez to my right. We're making an application today for... Mezcal, on Broad Inc, which is a... is a new Mexican restaurant to be established on Broad Street in Perryville. It's various... if you've been to Casa Mezcal Northeast, or if you've been to Casa Mezcal Elk Mills, it's similar in fashion in that respect. I did submit a menu application to Madam Clerk, for the board, but the, you know, it's, If you've been to any of the restaurants, I think the Mexican cuisine is above par, and is excellent. The atmosphere is always great, and what I love about the establishments is the hospitality that you get when you go in, and...I'm sure we're all familiar with the location in Perryville as well, and Perryville seems to be extremely excited about it. I've spoken, of course, to the zoning administrator down there, Ms. Battaglia, and she's very encouraging to the folks here at, about getting them in, and they're doing renovations inside to the establishment. I know there's always been some...I don't... it's been a tough... that area, they need a... other than Johnny's, which is operating wonderfully down there, I think it's going to be a great addition to the downtown sector of Perryville, and I think

it's going to be a strong, ...a strong addition, and we'll pull in and be very, very successful with everything else that's going on at Perryville. So, we're excited about it, and ...Again, gentlemen, ...The application that's been submitted previously, is all the information that's contained in there the same today that it was when we, signed it?

Jose Martinez: Yes.

David W Callis: Yes.

Attorney Fockler: Besides the name. Yes. Could we... clarification that, And I checked my application. For Diego, Cornell, it's just making sure it's Diego Fernando Cornell. Correct?

Diego F. Coronel: Correct. Correct. With an F.

Attorney Fockler: And I think it shows that in the record, so...But in all those respects, we would respectfully be requesting, and this... we're also asking for an on-off license, for purposes of...when people come in, similarly, for patrons alone, that there may be an off-sale license considered for just for patrons only. There's obviously no room in there for any packaged goods stores or anything of that nature, but... but...I expect this...location to have a fair amount of takeout, as well, which is great. So, we see that as being a reasonable request for patrons in the area.

Chairman Miller: Oh, you're talking about patrons of the restaurant? Like... Patrons of the restaurant only.

Attorney Fockler: Absolutely. Yeah, that's what the board has consistently done recently. But not with takeout.

Chairman Miller: Not for...Well, with... I think with takeout, certainly. If somebody comes in and buys 3 tacos, and they want a 6-pack of beer to go, I think they can do that. Right, but they can't get a margarita to go.

Attorney Fockler: Oh, correct. Right. No.

Chairman Miller: Okay. Sorry, Mr. Hill?

Attorney Hill: Nothing from legal.

Chairman Miller: Ms. Ortt?

Commissioner Ortt: So, a third location?

Attorney Fockler: Yes.

Commissioner Ortt: And the Northeast location is doing well?

Attorney Fockler: It's doing very well, yes.

Commissioner Ortt: Great, that's great. ...Yeah, sounds like Perryville could use a nice restaurant in town. That's all that I have.

Chairman Miller: I know my staff are frequent flyers. At your restaurant. And they're called by name when they walk in the door, apparently. Is there anybody in the, audience that has anything to say about this application? Mr. Bradford?

Chief Bradford: I just, for the record, there are 9 existing licenses within a 2-mile radius, and we received a request from the controller's office that they need a valid CR number.

Chairman Miller: Should be pretty simple. Thank you, sir.

Chief Bradford: That's all.

Chairman Miller: Thank you, sir. Okay, with that, I'll entertain a motion.

Commissioner Ortt: I move to approve the application received from Jose Garcia Martinez, Diego F. Coronel, David W. Callis, Mezcal on Broad, Inc., t/a **Casa Mezcal Perryville**, 648 Broad Street, Perryville, MD 21903, for issuance of a new Class "B" Beer-Wine-Liquor, Alcoholic Beverage License, pending a CR number.

Chairman Miller: I second the motion. Having a motion made by Ms. Ortt, a second by Mr. Miller. All in favor say aye.

Board unanimously approved new license for Casa Mexcal Perryville.

Chairman Miller: Application received from Melinda Palmieri, John Milburn Jr, David Milburn, Milburn Orchards Incorporated, 1495 Appleton Road, Elkton, Maryland, 201921, for issuance of a new Class B

beer, wine, liquor, alcoholic beverage license with catering and on-premise only. Introductions.

Attorney Birney: Good morning, Mr. Chairman. My name is Gregory Birney; I'm counsel to the Melbourne family. I have to my right Melinda Palmeri, David Milburn, and John Milburn. To my far right. Good morning. I've found that there is no better cheerleader than the Milburn family, particularly Melinda, for their establishment. We would ask today that the Board consider issuing the license that was applied for, which includes the on-off premise. The agenda does show on-premise only with the catering. However, the Board of Appeals on Monday evening did approve the special exception.

Chairman Miller: Earl.?

Chief Bradford: I mean, typically in the past, it would have to be advertised in the newspaper as on and off sale. This was advertised only as on sale, because at that time, that was the...a zoning certificate that we had on file, and as of today, it's still the zoning certificate that we have on file. So, I'll just leave you with what has happened in the past. And then the board. Make the decision.

Attorney Birney: And if it's the Board's pleasure, we can always come back again for the, off-premises, but we would hopefully be able to do both while we're here today.

Attorney Hill: I take those comments into consideration. You know, if it hasn't been advertised in the newspaper to allow public comment and the public to come. Legally, they're allowed to have that notice and legally allowed to come here and make comment. So, legally, I think we would have to have...

Chairman Miller: We normally find out that if you're just doing it on property. It's not an issue, but if it's advertised as off-property sales, sometimes we get people come in that want to speak.

Melinda Palmeri: Okay. The only event that we actually participate in off-site is the Maryland Five Star in Fairhill, and that's mid-October.

That's the only event that we... We'd like to part... we participate in it every year as a food sponsor.

Chairman Miller: Understand. Yeah. But if you're available to sell it, on the premise. Then it is a new ballgame.

Attorney Birney: So, Mr. Chairman, if we could proceed then with the on-premise, with catering, which should allow the 5-star. Right. As well, we'd like to proceed in that fashion, then.

Chairman Miller: Yes.

Attorney Birney: And then, if you can advertise and come back next month...Certainly.

Chief Bradford: That would be September 24th. That's in the middle and mid-October, you should have some... sufficient delay. Okay. Be able to attend that event.

Melinda Palmeri: Yeah, I think I, I believe it's October 18th when that starts?

Chief Bradford: I mean, if everything's in order, we can approve all that that day. Yeah. Okay. Okay, great.

Attorney Birney: So, if we're able to proceed today on the on-premise, with catering, we'd appreciate being able to do that, Mr. Chairman.

Chairman Miller: Is there anybody... In the audience, with any comment? Ms. Ortt?

Commissioner Ortt: I, I have no questions.

Chief Bradford: You know, just, unfortunately, that's... would be an additional \$600, because we have to re-advertise in the newspaper, and we probably should at least have that front page of the application redone to indicate on and off sale and catering.

Melinda Palmeri: I think it is on there. Is it on there already? It is. So, I'm not sure how it got eliminated, but I believe it was on the original.

Chief Bradford: Okay, if it's on there, that's fine, then, yeah.

Attorney Birney: And we'll leave you with a check today, if we can. I assume you brought it. I think it's out in the car, yeah. So, with that, Mr. Chairman, I don't know if the board has any questions for the applicants, but we would ask that you consider the application for on-premise with catering, from the Milburn farm.

Chairman Miller: I think by reputation, I will entertain emotion.

Commissioner Ortt: I move to approve the application received from Melinda Palmeri, John Milburn, Jr, David Milburn, Milburn Orchards, Inc. 1495 Appleton Road, Elkton, MD 21921, for issuance of a new Class "B" Beer-Wine-Liquor, Alcoholic Beverage License with catering and On Premise Only

Chairman Miller: And with that, I'll second. Having a motion by Ms. Ortt, a second by Mr. Miller. All in favor say aye.

Board unanimously approved new license for Milburn Orchards

Chairman Miller: We have an Application received from Vikas Patel, Mihirkumar Patel, Brooks Riddle- Resident, CP 1, LLC, t/a **North East Store**, 1223 Turkey Point Road, North East, MD 21901, for transfer of Class "B-101" Beer, Wine & Liquor Alcoholic Beverages License from Steven Linkous, President, Robert Alt, Vice President, KLMK, Inc./a **North East Store**, 1223 Turkey Point Road, North East, MD 21901. Mr. Riddle. Good morning,

Attorney Riddle: on behalf of the applicants. As you recall, North East Store had been in operation for a considerable period of time. Mr. Linkous and Mr. Alt have owned and operated it for a considerable period of time. I just can't, and I'd known and represent them for a long time, since they acquired it. There came a time when they just decided they wanted to move on and wanted to retire. They had placed it on the market. Mr. Patel and Mr. Patel had entered into negotiations with them and ended up acquiring The North East store. And as a result, we're asking for the liquor license to be charged, transferred over, to them. The operations are the same. They kept... the Patels have kept all the same employees that Mr. Linkous has, so the ladies there are the same. It's the same operations. It should continue to do the subs

and other, items that they, serve there, as well as the off-sale of alcohol, but they essentially tried to buy it as a... my clients here today had tried to purchase this as a turnkey operation for Mr. Alt and Mr. Linkous to keep servicing the same individuals in the community, and to keep the same... everything the same. That's why they wanted to keep the employees there, because they were familiar with... to the community. But we have the application, Tells can answer any questions you'd like. I would relate that there are no additional changes or amendments to the application. We believe it's accurate, but we're simply asking a transfer of the license to the new owners so they can continue to operate in the same manner. I don't know if there's been any issues updated. I know there's a management agreement I sent in, but I... there has... I don't believe there's been any issues with the operation since the transfer.

Chairman Miller: Mr. Hill?

Attorney Hill: And everything's been in compliance with the transfer agreement under the terms that we approved of last meeting?

Attorney Riddle: Yes, yes, everything is... everything has continued on exactly as it was before, ...And they've, gotten all the other licenses, the lotter license, everything else moving forward as well.

Attorney Hill: Nothing further from legal.

Chairman Miller: Thank you, sir. Ms. Ortt?

Commissioner Ortt: All the employees are compliant with the training and everything they need to be compliant with. Everybody's up to date with training and everything for us?

Chairman Miller: Mr. Bradford?

Chief Bradford: I just want to make sure that the bulk permit has been applied for, for the, transfer of the alcohol.

Attorney Riddle: I have, to be honest with you, I have the, ...That's kind of the issue. I have the... ...the inventory here, but I need to

go through it and take out the food from the alcohol, because
it's about...But I will send that in immediately. I was working on
that, just haven't finished it, but I'll get all that done and send that
off, too, as we get that done.

Chief Bradford: And then we still need the same thing for, ...

Attorney Riddle: I saw that message, and that's actually on my desk to go
out to you today, so that should be done.

Chief Bradford: Okay.

Chairman Miller: Earl, does that hold it up?

Chief Bradford: We can approve the transfer. Pending. Pending that, and
they could continue to operate under the lease management
agreement pending advice from Council, ...

Commissioner Ortt: What is that document that needs to be completed?

Chief Bradford: The bulk transfer for the, ... oh, they need a CR number,
and then, we need a bulk transfer permit from the controller's
office indicating that the alcohol that's still there has been
transferred to the new Owners.

Attorney Hill: Let me... from what I've seen, it seems like it's a lot of, Just
behind the scenes administrative things that need to be
accomplished, which we allow for a license anyway, such as the
CR number, I think that they're not going to be able to fully
operate anyway without getting all of the criteria together on the
administrative aspect, so I think the board would be fine.

Chairman Miller: Okay. We don't need anything pending.

Attorney Hill: I mean... If, on the administrative aspect. if Earl doesn't
approve or doesn't get the information that he needs, then I would
say the final sign-off isn't there, so...

Commissioner Ortt: So, an application pending?

Attorney Hill: The board could do it that way if the board decides to do it
that way. I think legally. Either way is fine, is what I'm trying to

say. So, if you want to do a pending, or if you don't want to do it, it's up to you.

Chief Bradford: I'm sure Mr. Riddle's going to stay in touch and make sure this is taken care of. I'm quite sure.

Attorney Riddle: Yes. Well, I gotta make sure it gets done now.

Chairman Miller: Is there anybody in the room that has anything to say about this license being issued? Having heard no comment, I will entertain a motion.

Commissioner Ortt: I move to approve the application received from Vikas Patel, Mihirkumar Patel, Brooks Riddle- Resident, CP 1, LLC, t/a **North East Store**, 1223 Turkey Point Road, North East, MD 21901, for transfer of Class "B-101" Beer, Wine & Liquor Alcoholic Beverages License from Steven Linkous, President, Robert Alt, Vice President, KLMK, Inc./a **North East Store**, 1223 Turkey Point Road, North East, MD 21901. Mr. Riddle. received from Vicus Patel, Mira Kumar Patel, Brooks Riddle, resident, CP1 LLC, trading as Northeast Store at 1223 Turkey Point Road in North East Maryland, 21901.trading as North East Store 1223 Turkey Point Road, North East Maryland, 21901.

Chairman Miller: Second. Having a motion by Ms. Ortt and a second by Mr. Miller. All in favor say aye.

Board unanimously approved transfer for The North East Store.

Chairman Miller: We move on to questions and public comment.

Attorney Hill: I'm sorry, before you leave, what's your, estimated timeline on getting that together for Earl there?

Attorney Riddle: Try to put it together by the end of next week.

Attorney Hill: Okay. Alright, thank you. Sorry, Chairman.

Chairman Miller: We move on to general business. If you've had a chance to look over the minutes, I'll entertain a motion.

Commissioner Ortt: I move to approve the minutes.

Chairman Miller: Second. All in favor say aye.

Board unanimously approved the minutes from last meeting

Chairman Miller: Specials, Mr. Bradford?

Chief Bradford: Port Deposit Fire Co. – Corn Hole Tournament – 9/10/25
Grounded Coffee Co. – Concert – August 3, 2025
Paws for Life – Auction/Fundraiser – September 5, 2025

Chairman Miller: Where's that at?

Commissioner Ortt: Down at Mitten Road.

Chairman Miller: Old business. Legislative Request Quota System. Mr. Hill, or Mr. Bradford.

Chief Bradford: I really don't have any update at this time. I know the delegation was working on that, and they're going to provide us with some additional documentation once it's completed.

Chairman Miller: Okay, new business discussion. Change of officers, Bohemian Manor Farm.

Chief Bradford: Yes, received a request for a change of officer for Bohemia Manor Farm. Current licensee, Joshua McAllen and Mauricio Quizhpi. Mr. Quizhpi is being removed, and Diego Almeida is the new, Officer for Bohemian Manor Farms.

Attorney Hill: Earl, did that change any percentage of ownership?

Chief Bradford: It did not. Okay.

Chairman Miller: Motion to adjourn.

Commissioner Ortt: Motion to adjourn

Chairman Miller: Second.

Chairman Miller: All in favor. Say, aye.

Board: Aye,

Chairman Miller: Meeting is Adjourned 9:40 am.

BY:

Stephen Miller, Chairman

ATTEST:
Sandra L. Cumm, Administrative Assistant