

**Planning & Zoning  
Meeting Minutes  
January 19, 2010**

**ATTENDANCE:** Chairman Michael Fortner, Commissioner Michelle Linkey, Matthew Oberholtzer, Pete Reich, Priscilla Turgon, Town Planner Mary Ann Skilling, and Planning & Zoning Coordinator Dianna Battaglia.

**Meeting called to order at 6:30 p.m.**

**APPROVAL OF MINUTES**

**MOTION** was made by Mr. Reich and seconded by Mr. Oberholtzer to approve the November 16, 2009 Planning and Zoning Meeting minutes as written. **All in Favor. Motion Carried.**

**New Business**

**File No. ZC2009-109** – Permitted Use-Community Gaming Lounge/Teen Club; **PROPERTY OWNER:** Pravina C. Patel; **APPLICANT:** Edith Ann Miranda-Serrano; **LOCATION:** 5279-B Pulaski Hwy, Perryville, MD 21903; Tax Map 800, Parcel 708 & 739, Zoned C-2.

Mrs. Edith Serrano introduced herself. I am a resident of Perryville and have been for four (4) years. I am married with three children. My son is an alumni of Perryville High School. He's now a correctional officer at the Cecil County Correctional Center. I have an eight (8) year old daughter that visits on the weekends, my step daughter, and I have a teenage, fifteen (15) year old daughter who is attending Perryville High School. My husband and I have been talking about this. I was recently let go at work and looking into the community, I was trying to figure out a way to get children off the street in a safe environment where they can enjoy each others company in a safe environment. I have found in the area, being that I have a fifteen (15) year old, that there isn't too much for them to do out here. I have to drive my daughter to the movie theatre out in Delaware at Peoples Plaza sometimes, or bowling facilities out in Bel Air. So I was looking for some kind of establishment here in this community. My block alone has fourteen (14) children. Most of them come to our house on the weekends to hang out in our basement and sleep over and stuff so I know there's not too much going on in the community for them to do. So what I'm trying to propose is a community gaming lounge slash teen club at the facility located at 5279 Pulaski Highway, unit B. And basically what the establishment is going to consist of is video arcade games for the children to come, kind of like a Chuck-E-Cheese but for an older crowd of children to meet. We'll have some video games, prepackaged foods for them, to come hang out at the establishment on Friday and Saturday nights. We want to do a Teen Club which will consist of DJ's, karaoke, music for them to enjoy, to hang out with their friends in a safe environment. We also want to establish the name of the company, the name of the club as Jemm's Lounge and we want to establish a JAV program which is Jemm's Against Violence and basically what that is

any child that is going to be a part of this club/lounge or enter the facility, we have ex-military people that are willing to work the doors. We have a metal detector wand that we will be using at the front doors. We will not allow any metal, any weapons, sharp objects in, and we also will be checking for kids under the influence. If we believe they are under the influence they will not be allowed in the facility. Children with any drugs or alcohol will not be allowed in the facility. We want to keep this as safe as possible for the children to enjoy. If there are any problems in the facility I've decided that the children will have to exit the facility and the way I will implement that is we will have them leaving separately so that the altercation does not occur outside the facility. I live down the block from the Rendezvous so I know these things happen. So we will allow one child to leave, wait a few minutes and then have the other child exit. The security guard at the front door will not allow any loitering in front of the facility. We'll make sure these children get home safely. If there's ever a situation where a child can not be provided transportation to home for any circumstance, we will do our best to work with the Havre de Grace taxi cab service to try to get these children home safely. It will not be routine but there are situations when these things happen that we will eat the cost and get these children home safely. Being that I have a fifteen year old I know how important it is for parents and families to feel that their children are in a safe environment and we want to continue that. So the way we've decided to do it, the establishment is two thousand four hundred ninety-six (2,496) square feet and there is a semi wall between the front part which has the bar area which is where we'll be serving prepackaged foods, kind of like movie theatre foods; popcorn, nachos, hot dogs, things of that sort, candy, soda. In the back part we will be lining the walls with video arcade games which we will charge the minimum of twenty-five cents (25¢) to play video games. The remainder of the back area will be open space for DJ night, or the teen night when the DJ comes so they have a dancing facility there. The front part of the establishment will have pool tables, two pool tables, a dart board, some more video games; whatever we can kind of get in there. We'll have some TVs hung up on the wall for sporting events, things of that sort. Some of the events we're planning are karaoke night, we're going to do talent shows for the kids, get them up there to show their talent, things fun for them. We also want to get the community involved where we can have an oldies but goodies night for the older adults who want to come just to have a place where they can hang out, enjoy some music. Line dancing, we're going to get instructors to come in to do line dancing, ballroom dancing, things of that sort. The other thing I was thinking about was private parties. I know churches hold events on the lot behind my house. Here the churches can request to rent out the establishment for a period of time to hold church events in case there is rainy weather or if they want to do something indoors they can rent it out and have free gaming for the kids and things of that sort. We will have an entrance fee for our theme nights. Thursday we are going to do a theme night which is the nights that we will have probably the dance instructor, we'll have live entertainment. My father is an Acappella singer and he is willing to come down and perform, to have live performances at the facility, and we will charge anywhere from a five dollar to eight dollars (\$5-\$8) entrance fee. Friday and Saturday nights for the teens will be the same thing. There will be an entrance fee of five to seven dollars (\$5-\$7) for them to come in so that we can pay our DJ who will be providing music for that evening. We're also working to have some sporting days. There's pay per view boxing that people could come, hang out, and watch

the pay per view boxing events. Sports, we can do pool table tournaments, poker night where we will have basket prizes or event tickets. Birthday party events, private parties, community events, we can work with the churches, the schools, to try to get a relationship with them if they want to use the facility for any kind of event. So basically we just want to get the kids off the street and try to give them an environment where they can feel free to hang out, get their parents to know me, give me any suggestions and work with me to have an environment where they feel their children can come to and be safe.

Mr. Fortner stated we'll turn it over to Ms. Skilling for staff comments.

Ms. Skilling responded with a project review:

*Project Review*

*Re: Zoning Certificate #2009-109  
Proposed Use – Community Lounge/Teen Club*

*Background: The proposed Community Lounge/Teen Club is to be located in the adjoining space to East Coast Liquors. The approximate square footage of the site for the Community Lounge is 2,785 square feet (see attached plans). The Planning Commission gave a waiver to Mr. Patel for parking to allow for the liquor store and retail space proposed on his site plan (44 spaces approved). The retail space is being considered for a Community Lounge/Teen Club.*

Ms. Skilling stated I just want to add here the Planning Commission gave a waiver to Mr. Patel for parking. Parking may not be a real big issue depending on the age group here, but they do have a waiver for forty-four (44) approved parking spaces and that was to include the retail. How this would be addressed with that I think the use may not necessarily need to have additional parking because right now they don't use all of the parking spaces and I think we discussed this a lot with the additional uses.

*Planning:*

- 1. The site is zoned C-2*
- 2. Article XI Supplementary Use Regulations, Section 161 Table of Permissible Uses in Commercial District - 5.110 Bowling alleys, skating rinks, indoor tennis and squash courts, **billiard and pool halls**, rifle and pistol ranges, indoor athletic and exercise facilities and **similar uses** are permitted in the C-2 District.*
- 3. Article XI Supplementary Use Regulations, Section 216.1 "Amusement places and theaters, except open-air drive-in theaters shall be permitted.*
- 4. Although the use may be permitted as stated in the above sections, Section 208.1 states: Drinking places shall be permitted in the C-2 district provided, "No such establishment is located nearer than 1,000 feet to any principal structure used as a hospital, church, or school". This statement clearly emphasizes a concern for establishments in which alcohol is being sold or*

*consumed being placed near certain uses historically protected for one reason or another. The intent of this statement seems to set forth guidance for location of facilities especially relating to school aged children.*

*Although the need for such a facility for young people to gather is needed, the site is not appropriate for such a facility. It is my opinion that the spirit and intent of the Zoning Ordinance Regulations do not support the proposed use for a Community Lounge/Teen Club.*

Ms. Skilling continued we've talked about this with other plans. And I need to further clarify because I think, I totally believe, and I think a lot of people in this Town would also agree, that what you are trying to do here is definitely a well needed thing in this community. There is no doubt I think that most the people here would say that, but I think, when I read this Ordinance and what I see in this Ordinance, it's pretty hard for us, with a statement like this where we've had over the years looked at where we placed things in this Town and protecting certain types of establishments, this might be a concern, especially in an area that is right next to a store where alcohol is sold, and I had teenagers, three and they are grown now, but it didn't take much for them to get alcohol at any place, I don't care how much protection. I have a concern for that and the intent and I have a concern only because of the Town, the intent of our Ordinance in trying to protect children in the community. But it is up to the Planning Commission to make a decision on how they feel and whether the actual, historically, principally, the principles of our Ordinance, the intent here is to actually protect those in that statement. So, I'll leave it up to the Planning Commission.

Mr. Fortner asked are there any questions, no comments at this point but just questions for either the applicant or staff, just questions in general.

Ms. Linkey asked you're not planning on getting a liquor license at all.

Mrs. Serrano answered no, at the present time that isn't even a thought in my mind right now.

Ms. Linkey commented I'm just afraid if something gets in there and then you can kind of go down that road so, if it were approved if something like that could happen later.

Mr. Fortner stated if we were to allow this use, are we lifting the use that we previously passed to only allow retail. So if the establishment doesn't work, could another business go in there, a restaurant business or a bar, and we've already waived the parking, we're essentially waiving it and so now every use could be a restaurant use.

Ms. Skilling replied well the way this is verses before, we based a lot of that too. We went back and looked at how many seats were in the restaurant and it's a little more complicated. And you will have youth in here who aren't going to have vehicles, it's assumed, because they're talking about youth and age groups who may not even be driving. You're going to have adults bringing them and dropping them off in most cases

or not, and then of course the liquor store closes at 9:00 p.m. So there are hours it is going to be open that there's not going to be anyone parking there, so those spaces are going to be available. But we did talk about if there was a change in use to allow retail and the last person who came in to do a restaurant there were concerns and you would allow that to happen but it was a totally different type of use. We were waiting for his plan and he never came back in. But it was a different situation. This is a little different from the last situation.

Mr. Reich asked Mrs. Serrano, one I think it's a great idea; a big time great idea. But I have a couple of questions. Have you really thought this out from a business plan perspective of what your rent will cost you, what your labor costs will be, your water and sewage, the lights, the wholesale costs of food and drink, the rent or buy TVs and I assume you're talking about the big forty two (42) inch or bigger, and rent or buy pool tables and accessories like balls and sticks and so on and so forth. I'm assuming if you put video games in there that's kind of part of the person who gives you the video game, you get a percentage of the total take on the machine whatever that might be. So have you really looked at what the costs are going to be. I looked at this and based on the number of seats you have in here, and I'm sure that when people are playing pool they're going to be sitting down when they're not playing pool, at least I always did, I got somewhere around fifty one (51) people, counting the twenty (20) games, and the twenty-five (25) seats, and I'm guessing if you want to get real cozy the love seats will hold three (3) people. And they're teenagers so maybe they'll hold four (4). So I'm curious about have you really sat down and looked at costs. You talked about five dollars (\$5) cover charge or whatever you want to call it for certain nights and that kind of thing but have you really looked at the business plan for this. Because I think it's going to be more expensive than you think it is.

Mr. Serrano indicated I live at 409 Front Street in Perryville and I spoke to the owner and how this came about was, the owner was talking to me about a boat. He handles my boat that I put in the water and the guy was telling me that I could park my boat over there. That's my boat that's parked over there because I had some problems with keeping the boat on my property. And the owner was talking to me and I asked him what he was doing with the property next door. I just wanted to know because I was interjecting with the person and he told me he wanted to open it up with whatever he could have in there and he lowered down the cost of the rent to fifteen hundred dollars (\$1,500) because it was for the kids. As far as the buying and stuff like that I've been talking to a lot of people where there's pool tournaments. There's a guy who does my heating has a pool tournament going on at the bar that's at Port Deposit. There's a bar there when you're going towards Port Deposit before you go down the hill there's a bar, eating place there, and they're not happy there. They are very unhappy there because I think there's only one or two pool tables there so there will be plenty of tournaments where people will be able to come in, with mostly an entrance fee mostly, and the food and the beverages, non-alcoholic of course, and the machine itself. The guy who owned the place also told us that in bad times he would be willing to help us out a little bit because his primary purpose is to have somebody in there because he is losing business as it is with not having anything in there, proposed to not having anything in there at all.

Mr. Reich asked and this is fifteen hundred dollars (\$1,500) a month?

Mr. Serrano responded yes sir. And he said he is willing to negotiate with us as time goes on to see how it's going. As my wife said, she forgot to mention to you, on Wednesday nights we want to have movie night where you would come in with blanket and pillow and we would move everything to the side and of course have a movie. Like we were saying before, people who want to buy hot dogs, popcorn, something to drink, and we'll provide the movie and the projector. As for the TVs, they've already been bought because we have TVs in our house. We upgraded all the TVs in our house for the kids for their Christmas presents, so now there's like five TVs in our house just sitting, and none smaller than thirty two inches. And they have like four places in that building, I believe there were three or four places that had it, that we could put that up there and a projector and stuff like that. So we are going to have Wednesday nights. She also forgot to mention to you that we have also talked to a dance instructor where on those nights she was talking about on Thursday nights where her father has a group, acappella where most of them are located in Pennsylvania, some of them in New York, are willing to come. We also talked to somebody that is a dance instructor and we will have a Spanish night where you can learn salsa, merengue, line dancing, all kinds of dancing. He knows how to do it all. And he is willing to come in for a small little fee just so he can expose himself and his business.

Mr. Oberholtzer asked have you done any sort of profit analysis or projections where you expect to make a certain amount.

Mr. Reich commented that's what I was talking about.

Mr. Serrano replied like he said, most of the arcade machines is fifty-fifty with the person. The food that we were looking at, the machine that we were looking at, the hot dog machine we were thinking about buying I think the total sum came up to about a twelve or fifteen hundred dollars to get the equipment in there, that is needed for the nachos and the popcorn and stuff like that, which we already have the money for that. The security equipment for over there has been bought. The cameras for the place we had from a previous business. For the cameras, indoor and outdoor, I even have a camera where you can look from my house or you could look from another place and watch it from there also if there are any problems. So most of the buying of equipment it is already covered but as far as making the money, how many, how much food the kids are going to buy, I don't know. I guess my total answer would be I'm working with the landlord on that and we'll see as the first two or three months go by, how much we're making with the food and everything and then I'll talk to him and see if we can come to a reasonable cost because like I said, he said fifteen but he also said that he'll work with me.

Ms. Turgon asked how many days of the week were you going to be open.

Mr. Serrano responded I'm going to be open seven days a week.

Ms. Turgon questioned then what are the hours.

Mr. Serrano asked the hours of Monday through Thursday I believe was going to be, it was going to be after school, up to eight, no longer than nine. Whatever is restricted by the County or the Town.

Mrs. Serrano stated I don't know if there is a curfew law within the Town of Perryville.

Mr. Serrano continued it's for somewhere for the kids to go to, even if they want to do homework. I used to coach the Perryville High School team. I went to the college over there, and I'm also a student at the college too, and there's a lot of kids over there that I talk to about what I want to do and they want to come over also. So we're not just talking about teenagers, we're talking about college age, people coming to use the area. Somebody mentioned coffee before because we're not only serving soda but coffee and stuff like that too.

Ms. Turgon asked what is your occupancy allowed.

Mr. Serrano responded we won't know until the Fire Marshal comes in because it's according to the amount of machines, and the amount of stuff that we have in there but we know it's going to be below the occupancy it is now.

Ms. Turgon asked are you going to segregate older people. Is it your plan to keep youths with youths, and really I don't think you can mix those populations.

Mr. Oberholtzer questioned is it for under eighteen.

Mrs. Serrano stated for teen night it's going to be, it's not going to be very young children. It's going to be based on teen on up to maybe college age students, twenty-three, twenty-four years old.

Mr. Oberholtzer asked how many security guards will you have.

Mr. Serrano responded two, and also I have talked to the owner of the liquor store. He has a camera and I have a camera and we're working on getting a camera together. Anybody who comes out of his store that's walking towards my establishment will be stopped. That will be watched. We will not have it. There is no way that I want my child at risk. Remember, this is not only your children walking in there, this is our children that's going to be inside of there too. I do not want anybody in there that's going to cause any kinds of problems or ruckus or whatever the case may be.

Mrs. Serrano stated we have also talked to the gentleman at East Coast Liquors and he understands that he has to abide by the rules of selling any alcoholic beverages to patrons over the age of twenty-one (21) as well as tobacco to patrons over the age of eighteen (18). Our goal is once the parents come and bring their children to the facility, they are

inside the facility. There will not be any loitering allowed outside of the facility. That is why we will have two security guards to insure there is no loitering, no hanging out outside. It's impossible for us to check every single kid if there's tons of kids hanging out, who is going in the liquor store or not. So if we can keep the outside of the facility as clear as we can where there is no loitering, we can monitor that and make sure that these children are not trying to go in to the liquor store to purchase anything they're not supposed to.

Mr. Serrano stated there is parking on the side there and what I asked the gentleman to do from the liquor store is to ask everybody who is going to the teen club to park on the side there. Nobody's going to be able to park in front of the place there, that way we know the people that are all going to the liquor store are driving up on the liquor store side. Now we know there are going to be kids that are going to try to go to the liquor store, go back to the car, whatever the case may be but we will be checking for alcohol breath and we will be checking for weapons and so forth. Whether we have to invest in a breathalyzer and if that makes it seem safer for the parents then I'll invest in a breathalyzer. It doesn't matter to me.

Ms. Linkey asked what is the youngest child that you're going to allow in there.

Mr. Serrano replied it depends on what day of the week it is. If it's Monday after school I mean anybody can go in there to drink a cup of coffee.

Ms. Linkey questioned are you talking ten, thirteen, sixteen, any idea.

Mr. Serrano responded you may have children coming with their parents, I'm not sure.

Mrs. Serrano indicated if the children are coming with their parents I believe there is a regulation that states that children under the age of fourteen have to have supervision, I know I did read something like that. Any children under a certain age will have to bring a parent in.

Ms. Linkey replied ok so you're looking at fourteen, so is it legal to pat them down for someone that age.

Ms. Turgon stated you really need to check on that.

Mrs. Serrano responded we do have a metal detector wand for any kind of weapons that won't be able to pass security. That's not a pat down, that's basically just kind of going over and around the body just to ensure nothing is there.

Ms. Skilling stated we may need to ask the police chief, he's here representing the Police Department of Perryville and with some of these, I think he can address some of these issues for you and help the Planning Commission.



Mr. Serrano indicated we sent them a package also and gave them heads up also, just like the Board of Education and all the churches and everything.

Ms. Skilling replied they are very aware and we sent them information too, and we wanted someone to be here to address some of those concerns and any concerns that the Planning Commission might have.

Detective Allen Miller stated just on the area of pat downs, you might want to be careful of touching or patting down juveniles, even in the company of their parents, you might want to be careful with that. The metal detector, I don't see any problems with that. You said you're going to have two security guards.

Mr. Serrano responded yes sir. We've got all ex-military. I'm ex-military. I did ten years and I'm disabled now and I'm not going to show you my scar wounds, but I did my time there. We've got one person who is going to be roaming inside and they're going to be switching. One is going to be roaming inside the place while the other one is going to be at the door, and then when he gets tired, because of course everybody gets tired of standing in the same spot, they'll rotate.

Detective Miller commented another issue that was brought up by one of the board members was would the children be with the adults or will they be separated, the children from the adults.

Mr. Serrano indicated like I said, at Chuck-E-Cheese there's people that go there from the age of three to four years old all the way up to the age of fifty, sixty, seventy and on. The time will be separate but are you talking about the night of the club, club night, I mean there's going to be no drinking in there, I mean it's just going to be a real arcade center. The dancing is just a part of, it's not going to really be closed down. I don't want you to have a picture in your head, this is not going to be closed down; it's not going to be lights out and just dancing. No, the place is going to be open where there is a part that you can dance if you want to but you can also play the arcade game, you can also play the pool table, you want to throw darts, you can throw the darts. You want to have a friendly poker game, where we can do prizes like baskets or something like that, or for even charity. I just came from the American Legion and I was talking to them and they told me to do it, if I was going to open a place, to do a charity. What they do is they charge I think it was twenty dollars for the poker tournament but I don't know how they did it, but I think fifteen went towards the tournament and five went to the charity.

Ms. Turgon asked how would you regulate that. Who would attend a poker tournament.

Ms. Linkey questioned well number one, can you have a poker tournament for kids under the age of twenty-one, and two, I don't know that I would want my fourteen or fifteen year old hanging out with a twenty year old. Those are the things in my mind.

Mr. Oberholtzer stated even beyond that, I'm still not satisfied that even with your internal measures that security will be properly addressed because there is still a potential

that someone can bring drugs or alcohol in. You may detect a metal object but if someone brings a bottle in or a rolled up paper objects with something inside, or things like that.

Mr. Serrano responded no bottles, we're not allowing no bottles, I'm not even serving in bottles in the facility.

Mr. Oberholtzer indicated I was just thinking there are things that may not be detected by the wand and they can bring in are all sorts of things.

Mrs. Serrano stated that's why we're going to have the security indoor. I mean the people are going to be walking around. I will be at the establishment, working the establishment. There will be two security guards working the establishment. My sister, she lives across the street, her husband. It's going to be pretty much a family based business and I understand the concerns. I will be a part of this. We will all be a part of this. We all have children, and people on the block. I want the parents to be invited in for the teen club. Like I said, there is a partial wall there. The dancing where the floor is going to be open will be on one side. So the front side has the bar area where we'll have the pool tables and everything. If the parents want to come and hang out and see what's going on they're more than willing and open to come hang out, sit at the bar area, have a soda, have a coffee, while their children are by the dance floor, hanging out, dancing to the music, playing their video games, just enjoying it, just to see what it's all about. The people that will be working the lounge, which is me, myself, my family, the people on our block, we will all be eye-watching. Now nobody can take out something rolled up and light it up in the place. They can't do that. If we see activity going on that is suspicious, we will address it. I'm from New York originally. I moved here four years ago. He's (Mr. Serrano) originally from New York. We know that there are situations that can happen. Ex-military men are trained for certain things to watch out for. We can do a damn well as best job as we can to ensure because my daughter is going to be there. Her friends are going to be there, and I don't want any problems. That is not the purpose of this lounge. The purpose of this lounge is I want these kids off the street. I feel bad that every weekend they have to come to my house and hang out just to enjoy themselves. I want a place where they can go and enjoy. I want the adults in the community to be able to come and have country line dancing night, or oldies but goodies night. Some place where people can get together and say hey let's go to Jemm's Lounge, let's go have a soda, some popcorn, they're having dance night tonight. Let's go learn how to line dance. Let's go listen to some music, you know, the acappalla band is coming in; let's go listen to some live music, just a place for people to enjoy.

Mr. Serrano commented also, we're a little nervous so we're not explaining ourselves very well. The monitor system I have from the other store has audio and recording capabilities. It will be set up in the corner in the back room by where the bar is at all the way to the back. There, what we failed to mention here was that people are going to be there watching out through the cameras also they are not only revolving but they'll be sitting at the camera, there's four cameras that's going to be hitting this place there. He can look at all four cameras at the same time, watching at what is going on. And it has

audio capability too, so he has audio capability so he'll be able to hear what is going on in the surrounding area too. And that is recordable.

Mrs. Serrano stated based on the occupancy that we're going to have there because we're going to have a lot of video games and stuff, I don't see it getting out of control where we won't be able to monitor ninety-five percent (95%) let's say of what is going on in that place. If we have to walk around, we'll be able to do that. If I'm standing behind the bar serving drinks, you know sodas and stuff, I will be able to see what is going on in the front area. Somebody will be in the back to watch what is going on so we, I understand the concerns but I'm forceful about the fact that my daughter is going to be there. Her friends are going to be there. I don't want any of that activity going on there. We are enforcing this JAV program. We're going to talk to the kids. We want them to understand that they can't, this is not going to be allowed. We're not going to lose a business because some foolish child wants to come in with an illegal drug or a weapon or you know whatever we can't pat them down, and destroy this community lounge. We don't want that and we're going to enforce it. And I don't know how much more to express except the fact that my daughter is going to be in this place and I don't want anything like that to happen. I mean it's just as easy as she could be in high school and somebody could be passing out a rolled up item, you know. I hope that the schools are watching this suspicious activity and ensuring that these things aren't happening in the school. And I want the parents to know that's why I invite them to come in and see what it is all about because I happen to know that I don't want this in this establishment and I'm going to do my damnest to make sure that this is not going to happen here. You know, I want these happy kids, the good kids that don't want to hang out at the park all the time on a cold night, to have a warm place where they can throw some quarters in a machine. I mean when I was growing up we had the pizzeria where we used to hang out. They had three or four video games there and that was enjoyment to us. We had a pizza, we had a soda, threw some quarters in a machine, played video games, we were happy for a couple of hours. They also had teen nights in New York and in New York it was establishments that it was still alcoholic beverages being served. The younger children had to wear a band or a stamp while the older children were able to drink. But it still worked. The establishment worked where the children under the age of eighteen at that time were not allowed to drink. The older kids with the band or the stamp or that didn't have the band or the stamp were allowed to drink. They enjoyed the music. I enjoyed it at that time. They had live bands coming in and freestyle was back in the day. That's what I enjoyed. They came in, we were excited, we wanted to go hang out there, we brought our friends over there, and that's what I want these children to have. And if the children who are into drugs or into alcohol, if they're not going to get that at the establishment, they're not going to want to come. If they're not going to get away with it, they're not going to want to be there. And as long as we continue to enforce that with them, the bad kids are going to say that place stinks, I'm not going there because we can't smoke, or we can't bring a weapon in, they won't come. And I'm fine with that because I don't want that there. I want the good children, the children that want this place, the children who want to be able to hang out there and listen to their music and dance and enjoy video games, that's what I want there.

Mr. Serrano indicated and also we didn't only come here just asking for a license. We came here for ideas and suggestions, just like Ms. Linkey talked about not a twenty year old with a fifteen year old. These are the ideas we want. We're not saying we're perfect and we have all the answers for you but maybe we could work together here as a whole to say ok you know what then let's allow only teenage nights to be from this age to this age. And let's make it work that way.

Ms. Turgon commented I think your idea is good but I think you need to go back to the drawing board because the location is a problem for all of us. It bothers us, the proximity to the liquor store. We all have a problem with that. So I'm going to say that to you, I think it is an admirable idea. I think you need to go back to the drawing board though and think about mixing these populations; who is really your target audience, and there has to be more division of customers between activities. You can't have poker tournaments with a twelve year old.

Mr. Serrano responded, no I think that's where the confusion is at. When I said poker tournaments on Thursday nights, acappella nights, and the oldies but goodies nights, that's when the VFW said that I can do stuff like that.

Mrs. Serrano stated that's for the older crowd.

Ms. Turgon indicated you need to come back to us, I think, with a more definitive plan of what you would like an establishment like this to look like.

Mr. Oberholtzer commented maybe like hours when different age groups would be segregated, like under eighteen verses over eighteen, or sixteen or seventeen, how ever you want to break it down. Or even, considering how people sit out front loitering. Any place you go now a days you see all kinds of people out front with cigarettes, and either way that may not be a good thing for underage children to be wandering the street, that's anyone's decision to make but I kind of feel the same way.

Mr. Fortner stated what else about this location appeals to you. I mean, there's no windows on it, it was a dive bar before, and you can't walk to it. In most cases you want to be able to walk or ride your bike to places, I mean people can't really get there at this point riding a bike because it's on Route 40, it seems like you would want a location more in a residential or mixed use area like downtown.

Mrs. Serrano responded I like the fact that kids have to have some sort of an adult coming to bring them to this establishment and picking them up. I feel safer knowing that the kids will get a ride. I don't want them riding their bike across Route 40 and something happened. I welcome that because I know the parents will have to be involved with these children. I want the parents to be involved with this establishment. I want them to see what it is all about. I want them to be able to come drop their children off, know the children are going to be safe there. I understand the whole thing about the liquor store being next door but the liquor store is on a street and you know like I said with the school, the liquor store has to abide by the rules of the State of Maryland and any child

can walk up and down Route 40, and go into the liquor store. The only thing I can do with that is work with the fact that I don't want these children, once they come to the facility, be hanging over on that side. I don't want the loitering outside and that's where we're going to have the security guard. I want to be involved with these children and make them understand that this is for them. I want them to have this place. I want them to enjoy this place.

Mr. Serrano stated and the owner of the liquor store, he really wants this to work. If anything, he's the one who's pushing me that we'll have shared cameras and his customers are not coming in or trying to sneak in to our establishment under the influence. He wants a place there. He doesn't want to lose money and I can't push it more than just saying that it's just a trust issue between this Commission and us and the owner of the liquor store to see if we can make it work and make it happen. Maybe you could give us a probationary time of ninety days, sixty days, and look at it then to see if there's a problem or something like that. We could make it like that if you would feel free to.

Mr. Fortner indicated I want to open it up to more questions, no comments, just questions. If not, I'd like to give this to public comment.

Ms. Linkey commented I have a question. Is there enough room for drop off and pickup? I know that parking was addressed, and you're saying you don't want loitering out there but if parents are going to be dropping them off, and kids may be waiting outside for their parents, is there enough room, is it safe enough to have pick up and drop off because I can't picture it in my head.

Mr. Serrano replied yes, there is double sided parking there and you can make a u-turn there in front.

Ms. Linkey responded but to have a u-turn there with kids coming and going and more parents coming in and out like at closing time.

Ms. Skilling indicated if you look at the plan, what they have right now is not what's going to be there ultimately. Right now, if you remember Mr. Patel had to do certain things as part of his redevelopment of that property so that is to be redone and we have a deadline on that coming up. We have plans right now for that whole area on Route 40 where he has to do a sidewalk and entrance and it's on that plan basically.

Ms. Linkey replied just from looking at the plan I do see where, is it just going to be one side in the front for the parking.

Ms. Battaglia commented earlier Mr. Serrano had said you had talked to the liquor store about their customers parking on the side, to not allow parking in the front of the building, to leave that space open for cars to drop off. To be able to drive in there, loop around, drop their kids off, and exit out.

Discussion continued regarding the site and work that has to be done that will change the parking lot from what it is now. Mr. and Mrs. Serrano did not have access to a copy of the site plan showing the changes as required from State Highway Administration.

Ms. Skilling replied but that's going to be changed. What you have is the proposed changes. That is the plan that is proposed for the liquor store because when Mr. Patel started this project there were recommendations from the Planning Commission how to have access for cars coming in and going out and this scenario was what was suggested. So it's going to be reconfigured.

Mr. Reich commented so the entrance off of Route 40 that you were talking about is going to change.

Discussion continued regarding the parking of the site and no parking in the front of the building.

Ms. Linkey commented so you're getting rid of twenty spaces of parking area, so you're limiting your parking even more, but yes there's going to be drop off but I don't want my kids parking at Food Lion, whether they be seventeen, twenty, or whatever, or anywhere else because you're taking away half of the parking area.

Mr. Serrano replied well the only cars that would be parked there would be the security guard, and myself, or whoever else has to come in and out, but...

Mr. Oberholtzer indicated if you're going to have kids over sixteen years old and they're coming in there, they're probably going to drive, right?

Mr. Serrano responded right, they'll be parking on the side of the building.

Mr. Oberholtzer stated you could have a lot of kids coming in there who are driving.

Mr. Serrano replied yes, but this will have to meet the occupancy then, and occupancy, I can't tell you what the occupancy is going to be until the Fire Marshal comes in.

Mr. Oberholtzer commented there's lot more free spaces there than it seems on the drawing.

Ms. Linkey stated and we've already made an exception to have fewer amount of parking. We really can't go any further down. Taking that away would not be good.

Ms. Skilling responded you can't take it away. What I was trying to do in the background of this property, this property had come before the Planning Commission for a redevelopment and the new liquor store went in and they offered to Mr. Patel at the time, the other sections of the building, which you are intending to use, was to be retail. That is how this whole property was designed and approved. And with that we reduced the number of spaces because the liquor store may not be open certain times as the other

uses. We thought that the forty-four spaces would adequately be able to address the use at the time. And the plan that you see before you is also approved for the ingress and egress on to Route 40 because they have to have that approved by State Highway and as part of that, the sidewalk was part of that whole project. So that's all been approved, as a matter of fact we have plans in here right now in the Town, for that to be implemented because it's all based on his liquor license. So he has to do those things, plus landscaping that has to be done. But that all has been approved. We can't change it and I'm sure Mr. Patel isn't because he's paid for all the engineering now and it is very expensive. So what you haven't been privy to is that plan. That plan shows what it will be and is not what it is right now. That's the plan that's approved and it will be implemented within the year because they have to do that. So with that in mind, the way this whole site was planned was to provide for access to the liquor store with some retail. Now what you're planning there, again, I think everyone will agree, is a great opportunity for kids and I don't care what you do, there's always going to be the possibility of kids getting a hold of things. You know, we've all had kids, we know it's always out there but I think it's a good opportunity. My thing is to you, have you really looked at other sites. It really sends a signal from this Town, out there, that we're willing to take our children, and this is just from my personal impression, not representative of anyone on the board, but if I, as head of the Planning Department, put on there that this is something that Perryville thinks it's great to put it next to, and it's ok to put it next to a liquor store, I think that is a bad signal to send out there. And I understand your position and everything, but...

Mrs. Serrano interrupted I understand your concern. Have you ever been to a Dave and Busters? Inside the facility, it's a gaming facility for children of all ages. Parents go there and the only reason why I bring it up is because they sell liquor inside the facility. After a certain time the children under a certain age have to leave the facility and then it becomes a place where people over the age of twenty-one who can drink can continue to enjoy the facility. They have music and stuff like that. So, and I've known Dave and Busters for years and it has worked with liquor being sold in the facility with children there without the children getting involved with any liquor distribution, drinking, or anything like that.

Ms. Skilling replied it could work. I'm just saying have you explored other possibilities for location. I know the Town is anxious....

Mr. Oberholtzer commented you have East Coast Liquors here and then you have Perryville Teen Center here, it's just a question on how it appears. Whether or not there are any potential problems but it could be a concern for a lot of people with my kids going to a place right next to a liquor store.

Mr. Serrano stated we did check other locations. We thought of going to the Outlet center but the rents are too high.

Ms. Skilling responded we need to work with you a little more on those situations. I think the Town, and I think it's a good thing for the Town to work with you on the possibilities of a good site because I think as far as the Town and myself, we do have

Commissioners who are looking at these things, I think it's a great opportunity to look at some good sites in Town that we can work with you to get what you want in Town where people can walk.

Mr. Oberholtzer commented where it's not dangerous getting in and out of the place.

Ms. Skilling stated think of that as an opportunity.

Mr. Serrano replied we've been checking, it's just me and her alone, and we've checked everywhere and we didn't have good results.

Ms. Linkey indicated we can help you.

Mrs. Serrano commented a lot of the parents are really for it, it's just that our ideas are out there and like I said we welcome anything for suggestions.

Mr. Fortner stated let's get anyone from the public to comment or to ask their questions.

Mr. Alan Fox responded, I live at 505 Cecil Avenue and I share concerns that have been stated. I think nobody's taking into consideration the two motels that are in close proximity. There has been gun fire, robberies, it's a pretty nasty spot. I wouldn't want to put my child anywhere near a place like that.

Mr. Reich indicated and your point was there was a murder in that facility and another one in the motel right next door there.

Mr. Serrano commented there are also kids who live inside that motel there.

Mr. Oberholtzer stated it may be, you never know. But it all comes down to how the community views something where people are getting beat up and murdered around a community center, a teen center on a site close by. I think it's up to them obviously but I think a lot of people would decide no I don't think I do.

Mr. Fortner asked any more public comment.

Mr. Oberholtzer asked does the Police Department have any comments or opinions on this before we go on.

Detective Miller replied our opinion at the Police Department is it's a wonderful idea. It's probably not a good idea where it's located. We teach every year at the high school the prom promise, to keep the kids away from alcohol. We preach against the teen drinking so we're definitely not going to say go ahead and put that establishment here next to a liquor store. But we do think it's a great idea. Also when you walk into the lounge it's set up almost identical to a bar, I mean it actually has a bar and you have bar stools but maybe you could change it to a juice counter or something. It's just a



suggestion but I think we're opposed to it just because of the location in a close proximity to the liquor store.

Ms. Turgon stated well from the very beginning when I opened my packet I went, oh no, to the name, Jemm's Lounge. I think the whole lounge thing you know there might be a better name to call it. I'm not going to suggest and we don't need to talk about that tonight but I'm just saying, you keep saying lounge and you want twelve year olds to go to it. Maybe you ought to rethink the name.

Mr. Serrano responded we were thinking of the name, lounge, as being a place to go to to watch TV slash play games slash relax.

Mrs. Serrano commented a lounge area, I wouldn't...

Mr. Oberholtzer interrupted I see a lot of people over twenty-one, twenty-five, or thirty-five showing up there to have a beer, referring to the name, at least that's the impression I would have if that says lounge.

Mrs. Serrano responded we can take off lounge and just call it Jemm's. Jemm's is the initials of our children and that's where we got that but the lounge is not a given. That wouldn't be a problem.

Mr. Oberholtzer indicated a lot of people will see lounge and think it's a bar.

Mr. Reich stated when I was reading through it, the thing that stuck me real quick was that you had bartenders in the write up, so I thought there's a bar so we have to have a bartender I guess, I don't know. It might should have been a serving table maybe or I don't know what the right word would be but certainly a bartender is not the right word. It could have been waitress. I said at the very beginning, it's a great idea. The Town's been looking for something like this for a long time and somebody willing to run it. When growing up, as a teenager myself we had to go to dances in North East because there was no place in Perryville to go.

Ms. Linkey agreed I think it's a great idea.

Mr. Reich indicated again I think it's a great idea, and Ms. Skilling, if there is any way that the Town can help them find a piece of property. There's some properties up there at the Food Lion as an example, which is still close to the bar, bad idea, but I mean Coudon Boulevard is going to get a theatre, possibly, and when that gets built there may be other vacant places in Town that could be turned into a teen center instead of a lounge, a teen center, whether it be a house or a single unit.

Ms. Skilling commented I think we need to look at some other sites in Town. You know you talked about the outlets and the outlets in trouble and they need to rent those sites out. I think we probably might be able to work with them and some negotiation, for renting some sites out and we may be able to work with them. It's a great place to have

that kind of activity where people can come and maybe we can work out something with the person there, and we're looking at other sites in Town, and I think that would be a great opportunity. It would be a win-win for you, it would be a win-win for the Town.

Mr. Reich asked you mean the outlets at the top of the hill by I-95?

Ms. Skilling replied, yes the outlets. It's not the best for having it but at least you can drive there, it's too far to walk, but it is relatively safe and it's open at certain times. It's isolated and has security so it might be a workable thing. I like having it in the Town because I think you're going to get that group of children in Town.

Mr. Oberholtzer stated you may be able to get people outside of Town too.

Ms. Linkey commented I think you might want to come back and reword some of these things and be more specific. I just wanted to point out a couple of things: all patrons are required to show some form of identification. If you're having a fourteen year old, they're not going to have ID. I mean you want to think about that. The other thing that kind of struck me when I asked about the liquor license, teens will have their own night of the week to enjoy a safe environment and it sounds like the teens will have a night, rather than this is supposed to be a teen center.

Mrs. Serrano responded that was intentioned for the teen club where the DJ would come in which would be on Friday and Saturday nights for children fourteen years of age and older, up to whatever age we figure out or I don't know if there is regulations or any suggestions as far as what age group you guys feel is a comfortable age group for a teen facility.

Discussion ensued regarding whether students are issued ID's in local high schools and middle schools.

Mrs. Serrano replied well high schools start at fourteen years old, and my daughter has a high school ID. The ID thing was more for the older. I don't want somebody trying to pass for you know, something they're not.

Mr. Reich stated if it's going to be a teen center, and that's your target audience, then it ought to be thirteen to nineteen. We don't have a regulation about who should be in the teen center, that's not my point at all, I would be very uncomfortable if you say in the pool hall that somebody twenty-five showed up and we have a sixteen year old young lady in there at the same time.

Discussion continued regarding different age groups and expectations.

Mr. Serrano stated the dance night is what I was talking about only because I coached the high school team. Maybe it's me because I coached the high school team, so I know all the guys on the basketball team and college and stuff like that and they're nineteen, twenty years old and they came out with my son.

Discussion continued regarding various age groups and separate nights for different age groups.

Ms. Turgon stated the more specific you are when you come back to us the better it's going to be for you because you're going to know this night we're only going to be letting in blank to blank. So it's going to make your life a lot easier and it's going to make it a lot easier for the Town to swallow to know that you actually have some structure in your thought process. Right now I think you've painted a great picture but now you have to go back and drill it down and say Monday's it's going to be this hour to this hour, this is what they need to come in the door, this is what is going to be served, this is what's going to be going on, on Tuesday, etc., so that everybody understands what the purpose is.

Mr. Serrano responded this did help us. It did lead us in the right direction because it's only the two of us. We have business in the family but my whole thing is to try to find a place. If you can get me a reasonable cost for over there at the outlet center, if you could help me with that, I would love it to be in there, and it would be perfect because it has security, it has parking, it has everything. That is the first place that we wanted but when we walked inside that first store, that little small store....

Ms. Skilling replied I don't promise anything. I'm a dreamer too, but I would like to think that we might be able to negotiate things with people and work with the Town and the Commissioners to whether we can come up with something.

Mr. Serrano stated when we came in we didn't think you were just going to say yes. We need the help. We sent info to the Perryville Police....

Mrs. Serrano interrupted and I talked to the schools, some of the churches, to get ideas. I did leave a message for Michelle at the Outreach Center but I haven't been able to talk to her but I'm trying to get suggestions. The friends that I know in the area I think they are all eager to know about we have a place where our kids can go to where we know they're going to be ok, because they know me and my husband. They know our children. Our children are not bad children and I think they are just open like you said to the whole broad idea of what it is. You guys giving us these suggestions to structure it more is helping and is something that we're open to. Whatever I can do to make this work and get it where everybody is comfortable, that's my goal.

Ms. Turgon responded and you have to make enough money to keep the doors open. And that's the other piece you really need to consider, to really sit back down and once you talk to the Fire Marshal and see what your occupancy is going to be and say on Monday night if I want to be catering to ten to fourteen year olds, how many can I serve and what kind of money am I going to make from them. It would be great if you could get a lease that you're not locked in for five years either until you see how it's going to go.

Mrs. Serrano replied that's what East Coast Liquors said, they were willing to work with us and that was why we were stuck on that premises. He was willing to work with us with the rent, the space, yea it looks like a bar but it works. We have the area where, not bartenders, but servers will be serving drinks, they already have the fountain sodas set up. We have the shelving in the back where we can put our popcorn machine, our nacho machine, whatever machines we need to make the hot dogs or the little prepackaged foods. We have the partial wall where on the other side we can line it with games. We have that open space for the dance floor. You know, the whole idea of it, it worked with what we were trying to work with. We were thinking about maybe some curtains that we could close off so that if we had to separate, we could separate with curtains and have somebody standing there or some sort of sliding or folding doors. We thought of the different ideas and that's why we thought that place would be a good possibility. We understand about the liquor store. We thought about that too.

Mr. Fortner stated we can continue this discussion after the meeting. Ms. Skilling, do they need us to do a parking waiver, what kind of motion do we need.

Ms. Skilling replied well right now I think you have to make a decision on whether to table at this time until we get more information like Ms. Turgon had mentioned. I think that is a good idea to answer questions regarding the patronage and who your audience really is. I think that's a good thing and I think it became very clear that wasn't provided and I think that is important. But if you table it and you want to come back and get more information, in the meantime we can have a discussion on the possibilities of other sites, if you want to go that route or if you're willing to do what the Planning Commission would like to see is to come back to the Planning Commission and present that breakdown of how you feel like you could present certain nights for certain age groups. And have a business plan. You know, really look at the costs of what it's going to cost you and again we can look at some other places.

Mr. Reich commented if you do something at the outlet store that you may want to serve food, you may have to put in a sink for cleaning and there may be some things you have to add to it and stuff. That L.L. Bean space as an example would be a perfect place for this because it's a really big store, it's a big open area but I'm not sure it has all the amenities that you would need either.

Ms. Skilling stated but it's also a great opportunity to get a bunch of young people in a shopping area. So there are good possibilities and there may be something in the downtown area to look at.

Ms. Turgon indicated and with your occupancy there may be more requirements for restrooms and stuff.

Mrs. Serrano replied that was the other thing too. The bar has two or three stalls in each bathroom so that's why this site was so eye opening to us but if we can find a site that is reasonably priced, like I said there is no alcohol. Alcohol is a big selling product. That's what keeps a lot of the bars open but we're not selling alcohol so now we have to figure

out within a budget plan like you said, how many people coming in what can we charge at the door the people are going to want to send their children to come into a facility. Some parents can't afford high priced entrance fees for their kids. And besides the entrance fee we have the games in there. Are the kids going to have a couple of dollars in their pockets to exchange for quarters and play the video games. The food: we're only going to do pre-packaged foods so it's not going to be high price but are they going to have the extra couple of dollars to pay for food and that's where we're going to be making our money in. DJ's and live entertainment, we have kids and we know a lot of people. I know DJ's who will come in and charge us maybe a hundred dollars or seventy-five dollars to do a night just to kick in to see how it all works out.

Ms. Skilling commented one other final thing, I did want you to look at the plan that you before you because that parking situation is going to be different. Look at that and how you're going to deal with that.

Mr. Fortner asked for the motion, do we need to change the use or waiving the parking to permit this or if no one makes a motion then...

Ms. Skilling answered well I think right now it seems like we're going to table it.

Mr. Fortner stated the location I think is always going to be an issue, no matter what kind of business plan they come up with.

Ms. Skilling responded it's always going to be an issue. In the C-2 zone it is a permissible use, we just have to look at the conditions of which this particular activity is based on the intent of that one comment that deals with schools and churches near where alcoholic beverages are sold.

Mr. Fortner indicated but the parking was set up for retail.

Ms. Skilling replied that's why I say that's why they are going to have to come back, look at the parking plan and what's being presented, because that's actually what's been approved for the retail, and we have to make sure it would work for what their intent is.

Mr. Reich stated I would like to make a motion. I move that we table this awaiting more information on the business plan, a different location, with the location as presented unacceptable, and that they come back with more information at a future date.

Mr. Fortner asked is there a second to that.

Ms. Skilling asked are you denying them....

Mr. Oberholtzer stated it kind of closes the door on that location but may give the possibility of doing it somewhere.

Ms. Skilling stated that is up to you, are you denying it totally and basically in that motion you are denying it, so they wouldn't necessarily come back for this site but potentially they would look at another site. Is that the intent?

Mr. Reich answered yes, that's my intent in my motion is that site is not appropriate and that we're still open to the idea but at a different site. That's what was intended by my motion.

Ms. Skilling responded and they would have to come back with a totally different plan then.

Mr. Reich replied yes, or at least a modified plan.

Discussion continued regarding more details needed and a site location.

Ms. Linkey indicated but with C-2, I mean we would have to grant an exception, correct, to allow this type?

Ms. Skilling replied it is under the permissible use table, some of these things are allowed, and this is allowed under the C-2 in the permissible use table.

Ms. Linkey stated but I don't believe there would be enough parking so we would have to make an exception.

Ms. Skilling responded we would have to look at that and that's why I want them to look at the plan because they're going to have to, in this scenario they discuss with no parking out front. That isn't going to work under the plan that has been approved for this site.

Mr. Oberholtzer stated and we still don't even know how many people are actually going be there and how many are going to be driving, how many are going to be parking, how many vehicles will be there over certain periods of times.

Mr. Reich commented the other point of the motion is that we didn't want a liquor store within a thousand feet of school or a church or that kind of environment and that to me sets the precedent even though it's a use that could be there. I mean if they opened a pool hall period for adults and served beer, I wouldn't care. If the whole thing was a pool hall it wouldn't bother me a bit. But it's the intended use for children, young adults, and teenagers.

Ms. Skilling indicated historically and the intent of what I read in the Ordinance that that type of use was near that type of facility, it's not the intent of our regulations. That's my perception and I'm just presenting it.

Mr. Reich commented the first writing of that in the 80's or early 90's

Mr. Oberholtzer asked my question would be do we have anything like this in Town similar.

Ms. Skilling stated we actually have one similar to it. It's the karate school where they have young people dropped off for karate lessons and it is in a facility that has a liquor store close by.

Ms. Linkey commented that's slightly different in that there would be fewer people.

Ms. Skilling indicated and it's a recreational area where the kids are actually left off by their parents and there are sessions of classes. It's a little different situation.

Mr. Reich stated and that's not the only store on the piece of property.

Mr. Oberholtzer stated maybe there would be something we could put it into this area in a safe manner, somehow I don't have a problem with that.

Ms. Linkey commented I just, we would have to make an exception to the intent of the zoning, correct?

Ms. Skilling responded well the exception is only in the intent of that one section of our Ordinance. It talks about what's the intent of our regulations and historically and principally what are we trying to say here. Are we trying to say that it's ok to put activity where, historically in this Town churches and things and schools, we didn't want them near it. It's pretty clear in that section. It's just those things that we hold up to a little higher standard so that's the only reason I'm bringing it up. But in the C-2 zone some of these things, pool tables, they're allowed. It's the use where you have young people in recreation and it's just that sentence where it talks about those things.

Mr. Linkey replied and I think Mr. Fox brought up a valid point too with the hotels there as well.

Ms. Skilling commented yes, the area's not very conducive to a lot of things there.

Ms. Turgon stated so we need to make a motion to table the request as presented this evening, because we don't want it at that location.

Motion was made by Mr. Reich and seconded by Mr. Oberholtzer to reject this application for a teen center/community lounge/teen club at that location. **All in Favor. Motion Passed.**

Discussion continued with the applicants that help will be provided to find a suitable location for this use in the Town. Think your plan through because you don't want to short change yourself and lose out. You have to make sure with whatever you're proposing is realistic and in some way you're going to make some money on it. So really spend time on setting up a business plan and think it all through. Maybe a spreadsheet of

how many people you would have to have in to cover your costs like rent, employees, things along those lines. Just looking at the rent of fifteen hundred dollars you would have to clear fifty dollars a night every night you're open at a minimum just to break even with the rent. It's great that you have friends and family that will be security guards but then if somebody calls off, then you have to hire somebody. You have to budget for the absolute most it's going to cost you to run the place. Another point to check into is liability insurance for the location.

Mrs. Serrano asked another question, I don't know if this is something that can be addressed but along with the costs of running the place out there, if we wanted to open a facility like this where certain nights are for children and also have it as a facility for adults, somebody had mentioned to me about bringing your own beer, bringing your own food. Are there things like that or any kind of regulations that I could have a program for what we want where adults can come and bring their own stuff in. Are they allowed to bring their own beer if we have that night for adults.

Discussion continued regarding regulations for bringing in alcohol, to check with the Liquor Board, exceptions can be granted, and special permits obtained for periodic dates. The Police Department can provide legal opinions and stats and help in that way.

**Motion** was made by Ms. Turgon and seconded by Mr. Oberholtzer to close the meeting at 8:10 pm. **All in Favor. Motion Carried.**

Respectfully Submitted,

Dianna M. Battaglia  
Planning & Zoning Coordinator