

1 COMMUNITY INPUT MEETING

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3 MEETING: Wednesday, September 30, 2025 at

4 Harford County Public Library

5 629 Edgewood Road

6 Edgewood, Maryland 21040

7 SITE LOCATION: Edgewater Village Shopping Center

8 1087 Pulaski Highway

9 Edgewood, Maryland 21040

10 APPLICANT: Bob Capalongo, EN Engineering

11 THIS PLAN
12 PROPOSES: 7 Brew Coffee Shop with
13 Drive-Through Lanes

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15 The above-captioned matter was held on
16 Wednesday, September 30, 2025, commencing at 6:00
17 p.m. at Harford County Public Library, 1807 Pulaski
18 Highway, Edgewood, Maryland 21040.

19 REPRESENTING THE DEVELOPER:

20 EN ENGINEERING, INC.

21 By: Bob Capalongo, PLA, LEED-AP
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1	PROCEEDINGS	Page 2	Page 4
2	3 MR. CAPALONGO: My name is Bob 4 Capalongo. I'm with EN Engineering. I prepared 5 this site plan that you see today. I'm going to 6 show you an enlargement, which is much nicer. I 7 just want to give you context of the shopping 8 center.	1 put it in their cup holder and they go on to work or 2 whatever they're doing during that day. 3 Unlike Starbucks or Dunkin' Donuts -- 4 They get a good volume in the mornings, 5 early. But they also get a good volume in the 6 afternoon, too. So it's almost split is what they 7 tell me corporately. It's almost split between 8 morning and like late afternoon.	
9	Let's talk to the use, first. Okay? So 10 the use is called 7 Brew Coffee. It's a national 11 chain. It started in Arkansas. They sell all 12 drinks, anything you can drink: shakes, ice 13 coffees, smoothies, energy drinks, coffees, teas. 14 Anything you can possibly drink they sell, hot and 15 cold, in different combinations.	UNIDENTIFIED SPEAKER: Can I ask a 10 question?	
16	They call it 7 Brew Coffee mainly because 17 they originally had seven brews of cold coffee in 18 different concoctions: the blondie, the brunette, 19 the whatever. They have all kinds of weird names 20 for all that stuff. But there's mixtures of 21 concoctions for cold coffee. It's really good	(Reporter clarification.) MR. CAPALONGO: So to put the site in context, we're proposing to put the use in this corner. Which this is Galloway. I know it's hard to read. This is Route 40. This is Tree Top Drive. So it's in the -- (Gesturing.)	
1	stuff. 2 They are a good neighbor, generally, 3 wherever they go. They do a lot of community 4 service stuff. So they're really into the 5 communities that they serve. They are not more than 6 just making a profit. They're really into it. So 7 that's a good thing.	UNIDENTIFIED SPEAKER: That's Gateway. MR. CAPALONGO: Gateway Drive. Sorry. Another project. Gateway Drive. It's in the corner of Gateway Drive and Route 40 in the northwest corner	
8	So, anyway, it's for drive-through only drink service. There's no indoor seating. We plan to put a few tables out under the canopy, where you can pick up stuff if you're walking by or you pull up and want to sit there and drink something. There's a canopy over an area where you can sit and have a couple of tables. I'll go over that when we get to the larger drawing.	of this shopping center. Okay? It gives you a context of everything. We'll come back to this if anybody wants me to. But I want to go to the zoomed-in version because it's much nicer.	Page 5
16	So there will be a few outdoor seats. But there's no indoor seating. You drive up. There's double drive-through lanes. You drive up and then you go through the use and you get your coffee. And you can either stay outside or you can keep going. Most folks drive through and they keep going. They	The zoomed-in version is this. So we're in the corner. You have Gateway Drive here. You can come in, circulate through. These are two drive-through lanes. They are set up for double drive-through lanes. You can come through. You pick your lane and come through. (Gesturing.) There are no order windows. Think a Chick-fil-A for drinks. They walk up with a pad. They don't have the app yet for some reason. I'm not sure why. But they're working on that. You can either use a device they give you or --	
17		There's a couple of options on how you can order. You come through. They walk around with a pad. They take your order. You come through and go out. You pick up your drinks in one of these two lanes. Then you head back out. (Gesturing.)	

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<p style="text-align: right;">Page 6</p> <p>1 The plan was to utilize the parking in the 2 corner of Gateway and 40 for this use, potentially. 3 They kind of direct them to park here. (Gesturing.) 4 From about the corner of the existing 5 larger shopping center, going east, this is set up 6 for use by the folks that will lease these areas of 7 the building or parts of the building that are 8 already existing. (Gesturing.) 9 So from about these parking spaces over is 10 going to be used by these folks. We would utilize 11 these spaces here for our use. (Gesturing.) 12 Now, one of the -- 13 UNIDENTIFIED SPEAKER: The side of -- 14 MR. CAPALONGO: One second. Let me 15 finish real quick. 16 One of the things that you'll notice here 17 is we're going to take out some paving and put some 18 landscaping in here, trees and shrubs. There are 19 going to be some nice trees and shrubs around the 20 perimeter of our new building here, these buildings, 21 and some landscaping here. (Gesturing.)</p>	<p style="text-align: right;">Page 8</p> <p>1 be put in with an enclosure around it. You won't 2 even know it's there. It looks just like a 3 building. Essentially, it will look just like the 4 other three buildings. (Gesturing.) 5 They have a faux brick on them, a fake 6 brick, and the bottom is like a -- the bottom is a 7 light tannish brick look, the first 2 feet, and then 8 the top has a brick facade. So it looks really 9 nice. It will be a grayish brick or a grayish-blue 10 brick on the upper portion and a tan stone on the 11 bottom or stucco stone. (Gesturing.) 12 All these will be wrapped in that. It 13 won't be a typical cooler, where it's all dropped in 14 as metal and it's a glaring metal piece of junk. 15 It's going to have a nice -- it will look like a 16 building when they're done with it. (Gesturing.) 17 The same thing with the enclosures. We'll 18 get to this. This will look like a building. It 19 will have a brick facade on it, on all sides with a 20 nice metal door, not the rickety wood ones that you 21 see on a lot of these enclosures.</p>
<p style="text-align: right;">Page 7</p> <p>1 So we're going to remove paving, introduce 2 very nice landscaping. They are all about doing 3 nice -- he loves to dress this stuff up with 4 landscaping, the franchisee. It's going to look 5 really nice. 6 So just for context, this is the main 7 building here where they serve the drinks out of. 8 This is a larger cooler that has some storage in the 9 back and has perishables and nonperishable stuff in 10 here. That's where they store their food. 11 (Gesturing.) 12 This is a covered patio where you can walk 13 up. And there will be a couple of tables where you 14 can sit at, if you'd like, when you pick up your 15 beverage. On this side, you can sit here and walk 16 -- you can sit here and drink it there. 17 (Gesturing.) 18 Or most people -- like I said, 99 percent 19 of the patrons drive through and then they leave the 20 site. So they come through, get their coffee, and 21 head out. There's a dumpster here that's going to</p>	<p style="text-align: right;">Page 9</p> <p>1 It's a nice metal where you can't even see 2 in it. It's a nice sheet metal gate that you can 3 pull open and get to the trash that way. 4 So it's a pretty simple project. Like I 5 said, we're not interrupting the travel here. I 6 made this work out so that you come in here. If 7 you're exiting the site, you can easily maneuver 8 over and get into this lane. So I left this a 9 little wider for this to accommodate the in and out 10 here. (Gesturing.) 11 We're going to meet all the county 12 requirements for setbacks for stacking requirements, 13 for landscaping, for pretty much everything. So 14 there's no variances required or special exceptions 15 for the use. It's going to meet all the county 16 requirements. 17 And with that, now I can take any 18 questions. So for the purposes of her, for the 19 meeting minutes, she's got your name and address on 20 this. 21 Any questions?</p>

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<p>1 MS. ROBERT: I'm Councilwoman Robert, 2 and my address is on record. So I am just going to 3 ask one question.</p> <p>4 Does it have food?</p> <p>5 MR. CAPALONGO: No.</p> <p>6 MS. ROBERT: That was my question 7 because it didn't sound like that. And I'm just 8 wondering, you know, how that works with --</p> <p>9 MR. CAPALONGO: They may at some point 10 consider packaged stuff, like muffins. They may 11 consider it at some point in the future, which is 12 allowed. But for now, no, they are just going to 13 serve drinks.</p> <p>14 MS. ROBERT: Okay.</p> <p>15 MR. CAPALONGO: And no indoor seating.</p> <p>16 MS. ROBERT: Yeah, I've never been to 17 one, but I've seen them.</p> <p>18 MR. CAPALONGO: Yeah. Yeah. So maybe 19 like a Starbucks at some point where you can buy 20 like prepackaged stuff as you're getting your drink 21 but nothing where you walk in and order and wait and</p>	<p>Page 10</p> <p>1 MR. CAPALONGO: It's going to sit up 2 from Route 40. The main building is this one. It 3 has, they call it, a muffin top. If you look at 4 those photos, it's got a partial second story. 5 That's where they put their signage.</p> <p>6 They do not do pylons. They do not do 7 their own pylon signs out front or their own 8 monument signs out front. Their signage is strictly 9 on the building.</p> <p>10 This building will sit up well above the 11 road, probably 15 feet above the road roughly, here. 12 It drops down a big hill. So they are sitting up. 13 And they will have signs on the building. So you 14 definitely will be able to see it from Route 40.</p> <p>15 (Gesturing.)</p> <p>16 MS. McFLIGGINS: Maia McFliggins. I am 17 in 21085.</p> <p>18 And, sir, my question was in terms for the 19 benefit of the community, do you have an idea right 20 now of like how much -- once the store is in your 21 kind of expectations of how it's going to drive</p>	<p>Page 12</p>
<p>1 all that kind of stuff.</p> <p>2 MS. ROBERT: Yeah, and that's why I 3 ask, because I know most people will ask if they're 4 not familiar with 7 Brew.</p> <p>5 MR. CAPALONGO: What they'll do is it's 6 based on like if there are patrons coming through 7 and saying, I need a muffin, if they get enough 8 people coming through and they want food, then they 9 might introduce it.</p> <p>10 There's an opportunity to potentially do 11 some packaged stuff, but it will be just quick 12 service, handing them something in a package, a 13 brownie or a muffin or whatever.</p> <p>14 MS. DERISCA: Melissa Derisca. I'm in 15 Edgewood. I am looking over the menu. I can see 16 what you're saying. I'm a visual person.</p> <p>17 As well, the driveway, the way that it 18 looks, some of them have single or double lanes. It 19 looks like it would fit in that area.</p> <p>20 For visual sake, is it up on top of the 21 hill? Like is it in front of the Label Shopper?</p>	<p>Page 11</p> <p>1 business into that shopping center?</p> <p>2 I mean, is that something that you-all 3 looked at in quarters of how it's going to partner 4 or bring into that shopping center?</p> <p>5 MR. CAPALONGO: I believe it will 6 because right now, as it stands today, this portion 7 of the building is vacant and pretty much --</p> <p>8 When I was out there multiple times, there 9 really weren't any cars from, you know, about -- you 10 know, I would say there really weren't really any 11 cars from about this building over. So there 12 weren't really much in the way of cars. So this 13 whole area was vacant. (Gesturing.)</p> <p>14 So by putting this in the corner, I believe 15 it's going to help promote the site to others, 16 definitely, to come in here and potentially lease 17 some space. It's definitely going to, I think, 18 help. It's a very nice building. I believe there 19 will be some draw there, yeah.</p> <p>20 We haven't studied it as far as -- you 21 know, I haven't. I'm just the engineer. But the</p>	<p>Page 13</p>

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<p>1 folks that make these decisions, you know, made the 2 decision to come here for multiple reasons. 3 MS. McFLIGGINS: Yeah, that's what I 4 was wondering. You go in some businesses and they 5 actually ask, What zip code do you live in? Or, 6 yeah, I didn't know if it was the thing you just saw 7 the need. 8 MR. CAPALONGO: They really saw a need 9 for this use here. They saw a need for it, is the 10 main thing I can say. They saw a need for the use 11 here. Whether, you know, it brings in additional -- 12 I think it will, personally. But that's 13 just my opinion. I think it's going to help bring 14 in other folks once they see that this area has been 15 revitalized, this whole corner. You know, it's 16 going to definitely help. 17 "Oh, if these guys want to be here, maybe I 18 should come in and put my store here." That's 19 usually how it works with these retail stores, is 20 they're looking to see what's already there. I am 21 in these calls when they are looking at maps. It's,</p>	<p>Page 14</p> <p>1 So they're looking at different areas of 2 Maryland and Delaware. He has franchise rights in 3 both Delaware and Maryland and evaluating those 4 areas individually. 5 MS. McFLIGGINS: Just real quick to 6 finish up, you're saying that they will have the 7 limited spaces there to begin with where people can 8 sit at a couple tables. Like you have walk-ups. 9 MR. CAPALONGO: I think there are eight 10 per table, so where roughly 16 people could 11 potentially sit if they wanted to at two large 12 tables with the benches around them. It's roughly 13 16 people, I believe. 14 The locals, if you're shopping here, the 15 idea is if you want to come down on your break from 16 working at one of these stores, you can come down 17 and get your coffee and go back or in the morning 18 pick up coffee and park, go into your store if 19 you're an employee in the shopping center. So, 20 yeah, there's opportunity because we are in a large 21 shopping center.</p> <p>Page 16</p>
<p>1 Oh, there's a such and such here. 2 They are looking at what's around it and 3 deciding whether they want to jump in. They 4 actually have figures on the sales, how they are 5 doing. There's actually a -- the website that they 6 use, they can literally go to anywhere and look at 7 the different like Dunkin' Donuts or the Wendy's 8 across the street. 9 They can look at their income and how they 10 are doing and that will help base their decision as 11 to whether they want to be in a certain area, you 12 know. And they don't mind having Dunkin' Donuts or 13 Starbucks in the area. Actually, that's fine with 14 them. 15 So that being said, I think them coming 16 here is definitely going to help potentially bring 17 other folks in, is my theory, how I fell about it 18 from going to the meetings that they do and going 19 over the marketing exercise, listening to them talk 20 about the different markets they are looking at. 21 They do that once a week.</p>	<p>Page 15</p> <p>1 In this particular case, you may have more 2 walk-ups than you would otherwise on a stand-alone 3 site that's kind of in the middle of nowhere, you 4 know, you're separated from everything. 5 This lends itself to having someone come 6 down, get a drink and sit here and relax under the 7 canopy and then go back to doing whatever they're 8 doing on-site. 9 MS. McFLIGGINS: I'm excited about your 10 landscaping. That area needs it. 11 MR. CAPALONGO: Good. Good. I figured 12 that would be a plus. After being out there, I'm 13 like, They need landscaping. 14 MS. MILLER: My name is Bang Tam 15 Miller. I'm at Edgewood, Maryland 21040. 16 My question for you is on that schematic, 17 you've shown us the blue main building and then the 18 blue storage and then the one canopy that kind of 19 connects the two. 20 But is there another canopy seating area? 21 MR. CAPALONGO: No. This is the</p> <p>Page 17</p>

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<p>1 seating area here. That's large enough for two 2 tables side by side. And then this is the canopy 3 you drive under. So it protects you from the rain 4 here. And this canopy comes over far enough that if 5 you come under this in the rain, you will be 6 protected from the rain. (Gesturing.)</p> <p>7 MS. MILLER: So I'm just kind of using 8 my school experience and the flow of traffic. And 9 if the parking is over there and, potentially, I 10 want to sit under the canopy, I have to park the car 11 and go across those two lanes of the drive-through 12 to get in the building or around to the canopy.</p> <p>13 MR. CAPALONGO: If you park here, 14 there's a stripe there. You can walk across. It's 15 actually a handicap space we're putting in. You 16 walk across and come in between the buildings and go 17 in here and get your drink and then sit. That's the 18 idea. This is to walk through here. (Gesturing.)</p> <p>19 MS. MILLER: That's kind of where my 20 traffic safety certain is. If we got to cross over, 21 people are getting their drinks and getting ready to</p>	<p>Page 18</p> <p>1 and it can't exceed 1 percent -- 2 percent across 2 it.</p> <p>3 When I worked out the numbers here on this 4 to make this all work because this is pitching, I 5 would say from here to there is like 8 feet 6 vertically. (Gesturing.)</p> <p>7 MS. MILLER: I was just trying to think 8 if maybe the flow might go the reverse, to come in 9 first, loop around and then possibly go out to work 10 in the buildings and stuff. You know where you have 11 them existing now, that might be --</p> <p>12 MR. CAPALONGO: Here? (Gesturing.)</p> <p>13 MS. MILLER: Yeah. You're coming in 14 from Tree Top, come through and then loop into the 15 building from where you would have normally exited.</p> <p>16 MR. CAPALONGO: Gateway Drive, you come 17 in, you go through the drive-through and you come 18 out.</p> <p>19 MS. MILLER: Right. But, see, this is 20 what I'm thinking about. You're coming in. It 21 feels like or it seems like it's going to have cross</p>
<p>1 go out. It's the same path. And then you have to 2 cross to get to that little walkway to get to the 3 canopy sitting area. I don't know if you can rework 4 that.</p> <p>5 MR. CAPALONGO: No, I can't. The 6 reason I can't is because this site falls away 7 really quickly. It's like 10 percent. It's very 8 steep. This site falls away very steeply.</p> <p>9 So I had to find a spot where I could meet 10 the ADA requirements for slope. And we were going 11 to have to put a little bit of a paving wedge in 12 there. But I had to work it out at the top of this 13 plateau.</p> <p>14 I looked at multiple options. But this is 15 too steep coming in. It's too steep coming from 16 anything this way. So, really, this was the only 17 option I had.</p> <p>18 Even with that, I've got to modify the 19 paving a little bit to make it flat enough so that 20 when you park in this, this whole area can't exceed 21 2 percent, this area can't exceed 5 percent along it</p>	<p>Page 19</p> <p>1 traffic with people coming out, people coming in, 2 pedestrians crossing.</p> <p>3 So is there a way to go the reverse, which 4 is this way out? (Gesturing.)</p> <p>5 MR. CAPALONGO: No, because then you're 6 on the wrong side of the car picking up your drinks. 7 If you flip it, you're on the wrong side. You're on 8 the passenger side.</p> <p>9 MS. MILLER: I just worry about that 10 corner there.</p> <p>11 MR. CAPALONGO: This has to be oriented 12 this way. Yeah, there's no other way to do this.</p> <p>13 MS. McFLIGGINS: He is right. There's 14 some dips offs down there for your ADA compliance.</p> <p>15 MR. CAPALONGO: This is going to be 16 pretty steep. It's a real small plateau where the 17 Ponderosa used to be. It's a real small area where 18 I had to fit this in because it just drops.</p> <p>19 MS. McFLIGGINS: Yeah, because you have 20 those dip offs, like you said, for wheelchairs and 21 different things.</p>

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<p style="text-align: right;">Page 22</p> <p>1 MR. CAPALONGO: We've done this access. 2 We've done this on a lot of projects. It seems to 3 work fine just from looking at other sites that are 4 similar to this one and designing some of them. 5 This is pretty common to have it come 6 across here. You don't want to try to put it 7 through the drive-through. This is too steep. You 8 have to stop here. (Gesturing.) 9 And there's a Do Not Enter sign. So if 10 you're coming this way, you're going to see Do Not 11 Enter stripping. We can post a sign there. But the 12 idea is the stop bars are right here. You come out 13 slowly. You look back to see if you need to make 14 the turn. (Gesturing.) 15 If you're here, you just have to look back 16 to see if they are stopped and walk across and 17 you're fine. You go up a ramp, and you're into 18 here. I feel like it works fine. (Gesturing.) 19 MS. DERISCA: I hear both you-all. 20 What she's saying is like that's going to cause a 21 lot of blind spots.</p>	<p style="text-align: right;">Page 24</p> <p>1 is, you have the residents that comes in that way, 2 you have the school kids that come that way. And 3 that little coming up and coming down that hill, 4 they drive crazy over there. 5 So this is going to create some form of 6 blind spots. And people do donuts over there. 7 Like, literally, they drive recklessly. 8 MR. CAPALONGO: We could put a speed 9 hump right here, which would help. 10 MS. DERISCA: Okay. Speed hump will be 11 great. And then with the drive-through, when you're 12 coming from Shoe City -- 13 UNIDENTIFIED SPEAKER: No. Shoe City 14 is at the other end. 15 MR. CAPALONGO: Keep in mind that these 16 are low shrubs. They're not trees. These are low 17 shrubs. These are this high. (Gesturing.) 18 The only trees we got are one here and one 19 here, which I can move if I have to. But I thought 20 they looked nice on the ends. 21 MS. DERISCA: I think you-all will</p>
<p style="text-align: right;">Page 23</p> <p>1 So just FYI, like you got school kids and 2 the buses coming down Gateway side. They already 3 drive like bats out of hell like coming through 4 here. 5 So right here where it says "Exiting," I'm 6 not sure if that is where -- 7 MR. CAPALONGO: Here? (Gesturing.) 8 MS. DERISCA: Coming down on the right 9 side. Go over. Keep going, honey. 10 MR. CAPALONGO: This? (Gesturing.) 11 MS. DERISCA: The building. Keep 12 going. I don't know if that's where Label Shopper 13 is. I'm trying to visualize it. 14 You was about to show me on the map exactly 15 where that is. 16 MR. CAPALONGO: This is the existing. 17 (Gesturing.) 18 MS. DERISCA: That's Label Shopper. 19 MR. CAPALONGO: Big Lots used to be 20 here. I don't think there's anything there now. 21 MS. DERISCA: So Big Lots, where that</p>	<p style="text-align: right;">Page 25</p> <p>1 reach common ground on it. But Josie, what she's 2 talking about, if you go over there about like in 3 the morning and then like 3:00 to 5:00, that area, 4 although it's vacant now, they misuse it. 5 MR. CAPALONGO: Would you be okay with 6 a speed hump there? You're the ultimate arbitrator 7 on this one. 8 MR. PETERS: I'm John Peters. I 9 represent the property owner. 10 So, yeah, I'm not opposed to having a speed 11 hump there. I mean, you will have all the normal 12 stop bars and stop signs at the end of the 13 drive-through, so, you know, that shouldn't -- 14 And there's a lot of -- especially like a 15 lot of Dunkin' Donuts, where you cross the exit 16 portion of the drive-through before you go into the 17 building, I've seen it. It does work. 18 MR. CAPALONGO: There's a Do Not Enter 19 to be stripped really big and white. Like you can't 20 miss it. If you're coming in here, you'll see Do 21 Not Enter. There's stop bars here for the cars.</p>

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<p style="text-align: right;">Page 26</p> <p>1 There will be cars, you know, posted up here. Like 2 I said, these are shrubs. This is at the top of a 3 plateau. It drops off this way and it continues up. 4 So if you're coming through, visibility should be 5 fine if you're coming out of here. (Gesturing.) 6 And your concern seemed to be the people 7 crossing here. But I feel like these people are 8 stopped. It's not like they are going to be hitting 9 a full lane tire coming out of there. 10 MS. DERISCA: Now, what you're saying 11 is true when they're coming out. But what Bang is 12 saying is you still have people coming up that hill 13 and then you still have people coming down past the 14 Label Shopper and the rest of the strip mall. So 15 it's direction this way, plus direction this way. 16 The stop sign is going to help the people 17 coming out. But will there be a blind spot with 18 that greenery? Is it low enough? 19 MR. CAPALONGO: Yeah, the greenery is 20 only going to be 3-feet high. These trees in 21 maturity will be 20-feet high. These ones will be.</p>	<p style="text-align: right;">Page 28</p> <p>1 carry out, they will be able to cross there at the 2 end of our sidewalk. So we could have a path there. 3 MR. CAPALONGO: There's a mailbox right 4 here, which I put a tree over. There's a mailbox 5 right here. (Gesturing.) 6 UNIDENTIFIED SPEAKER: Yeah, there are 7 those mailboxes. 8 MR. PETERS: And that mailbox could be 9 relocated. But, yeah, if you put the speed bump in 10 here, put a stop, make people stop and create this 11 as a pedestrian walkway going across, I think that 12 would go a long way. (Gesturing.) 13 You don't want to have it here because it's 14 going to be in the way of the traffic coming in and 15 out. You want it moved back here, because you want 16 these people coming in here to be able to make their 17 turn. And when they make their turn, these people 18 will already be stopped. (Gesturing.) 19 MR. CAPALONGO: We'll put like a 20 walkway crossing/transition down. 21 MR. SOLLOD: Where you actually do the</p>
<p style="text-align: right;">Page 27</p> <p>1 They are deciduous. They will lose their leaves in 2 the winter, these trees right here. I can move them 3 if we have to. (Gesturing.) 4 But I think a speed hump is going to go a 5 long way to slowing it down. I think the speed hump 6 is really going to do it. 7 MR. PETERS: If I may suggest, I think 8 looking at it now -- 9 This is the first I've heard anybody talk 10 about a speed hump. I think the speed hump ought to 11 be right where you see the end of your green planted 12 island, the long island there, I think, if we put 13 the speed hump right in that area. 14 Or actually a speed bump, that's going to 15 cause them to stop. 16 MR. CAPALONGO: Here? (Pointing.) 17 MR. PETERS: Yeah. We could 18 literally -- if need be, we could put a stop bar 19 there with a speed bump, and then that way it will 20 also afford people that are coming down the 21 sidewalk, when they go to cross over to go get a</p>	<p style="text-align: right;">Page 29</p> <p>1 speed bump and you mark it with stop signs. 2 MR. CAPALONGO: If you look in Bel Air, 3 they have them in town by Buontempo Brothers. It 4 comes up and it's a walkway and you come back down. 5 MR. SOLLOD: Ron Sollod, Abingdon, 6 21009. This has all created more questions. I only 7 had one. Now I got three. 8 What I'm understanding is that this is 9 going to be primarily a walk-up and walk-away type? 10 MR. CAPALONGO: (Shakes head.) 11 MR. SOLLOD: No? Okay. That's what I 12 was understanding. 13 MR. CAPALONGO: Ninety-five to 99 14 percent -- 15 Or this one probably 95 percent because 16 there will be a few more walk-ups because you're in 17 a shopping center. Ninety-five percent of your 18 patrons are going to be driving through and 19 leaving -- picking up their drink and leaving. 20 They are not going to be even -- even here 21 there won't be a ton of people that will sit. In</p>

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<p style="text-align: right;">Page 30</p> <p>1 the mornings maybe or in the afternoon, maybe lunch 2 they come over from here. We don't anticipate a lot 3 of walk-ups. Generally, they do not. It's mostly 4 driving.</p> <p>5 MR. SOLLOD: There are 16 seats. Are 6 there also seats inside the building?</p> <p>7 MR. CAPALONGO: We're going to have 8 nine employees, and, generally, they use them. 9 Honestly, from what I'm being told, most of the time 10 it's just employees, when they're taking breaks, 11 they sit there. But there's very few walk-ups.</p> <p>12 MR. SOLLOD: What size is the total lot 13 that they actually have? Do you know offhand?</p> <p>14 MR. CAPALONGO: The size of this total 15 parcel?</p> <p>16 MR. SOLLOD: The whole parcel that 17 they're taking.</p> <p>18 MR. CAPALONGO: It is 15.06 acres.</p> <p>19 MR. PETERS: Are you talking about for 20 the whole shopping center?</p> <p>21 MR. SOLLOD: No. No. Just for the</p>	<p style="text-align: right;">Page 32</p> <p>1 is currently, yes. There's a significant amount of 2 green area we are adding that will slow the water 3 down and/or let it infiltrate into the ground.</p> <p>4 For instance, even if it rains and the 5 water is not going into this island, it's still 6 going to slow the water down as it approaches that 7 inlet. In other words, there will be physical 8 barriers of curb there, so it will actually help 9 slow the water down that's going into the system.</p> <p>10 MR. SOLLOD: Where is it going to go 11 when it hits the barrier?</p> <p>12 MR. CAPALONGO: There's an inlet in 13 this corner that it's all going to go to right here.</p> <p>14 (Gesturing.)</p> <p>15 MR. SOLLOD: There will be a drain.</p> <p>16 MR. CAPALONGO: There's an existing 17 inlet here that it's going to go into. Correct.</p> <p>18 Like I said, the runoff should be less, because we 19 are putting curbing in, slowing the water down. And 20 we're also making this green to allow water with the 21 mulch, and then the greenery will allow it to</p>
<p style="text-align: right;">Page 31</p> <p>1 area where this shop is going to take over, 2 basically.</p> <p>3 MR. CAPALONGO: I don't have an exact 4 number. I would guess half an acre.</p> <p>5 MR. SOLLOD: Are they counting for 6 water runoff now?</p> <p>7 With a new building there, the water has 8 been running off there, going onto 40.</p> <p>9 What are they doing to alleviate that now, 10 because you're going to have water coming out from 11 around the building from their area?</p> <p>12 You said they're going to have a green 13 area. So is that all going to have a certain kind 14 of drainage?</p> <p>15 MR. CAPALONGO: No. We're going to 16 take out the paving and put green in here. We're 17 making this all green. I'm staying under 5,000 18 square feet of disturbance. We will not need to add 19 additional stormwater management to this.</p> <p>20 But by putting this green area in, it's 21 going to help water percolate through more than it</p>	<p style="text-align: right;">Page 33</p> <p>1 infiltrate some more.</p> <p>2 Any more questions, sir? Is that it?</p> <p>3 MR. SOLLOD: No. That's good. That 4 answered it.</p> <p>5 MR. CAPALONGO: I thought I only 6 counted two questions.</p> <p>7 Does anyone else have any questions right 8 now? Are you pretty much good?</p> <p>9 MS. ROBERT: So I see the plans and 10 everything.</p> <p>11 What is the projected timeframe for 12 starting this process, and what are you looking at 13 at this point?</p> <p>14 MR. CAPALONGO: So we're doing the 15 meeting today. I plan on submitting this to 16 Development Advisory Committee. I'm going to submit 17 a site plan, a landscape plan, a lighting plan, and 18 a stormwater management exemption letter.</p> <p>19 I'm going to submit all of that to the 20 Development Advisory Committee on the 8th of 21 October, next Wednesday.</p>

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<p>1 So then it goes before the Development 2 Advisory Committee. They all review it. I'm going 3 to have it -- the actual DAC meeting will occur on 4 November 5th at 9:00 in the morning. So if any of 5 you-all want to come to that, you can. That's in 6 front of all the agencies that review it.</p> <p>7 You probably know the process. They'll 8 make any comments they want to make. I don't see 9 this one being -- I've been doing this now for 30 10 years in Harford County. This is a very simple 11 project. I don't see there being anything really.</p> <p>12 There's no traffic study involved. There's 13 no need for that. It's a pretty simple project, 14 honestly.</p>	<p>1 MR. CAPALONGO: Maximum shift is about 2 nine to 12 depending on how busy they get. These 3 stores are a little different. It depends. It's 4 usually about -- nine is the average.</p> <p>5 They'll put up a sign and start taking 6 applications probably in late December. They take 7 applications well before they open. They will 8 probably advertise for that.</p>
<p>15 MS. ROBERT: I just wanted to know for 16 the timeline. I'm sure the community will ask what 17 that timeline is.</p>	<p>9 MS. DERISCA: I was just thinking, that 10 generates jobs to the community and things like 11 that. You know, like you said, there's no 12 competition between them and Dunkin' Donuts across 13 the street. You got 7-Eleven if they want other 14 options for food.</p>
<p>18 MR. CAPALONGO: So once we get past the 19 Development Advisory Committee, which would say -- 20 say they approve everything on the first try. That 21 takes us through Thanksgiving, probably, to get our</p>	<p>15 MR. CAPALONGO: That's why no one seems 16 to object to these because it's generally drinks. 17 Like I said, there could be small snacks down the 18 road. But right now all these stores are going to 19 be drinks.</p>
<p>20 None of them he's openly talking about 21 putting kind of food in there. So it's strictly</p>	<p>20 None of them he's openly talking about 21 putting kind of food in there. So it's strictly</p>
<p>1 approval letter. And then we have to submit 2 construction plans for approval.</p> <p>3 So I would say we are hoping to get permits 4 in the spring, late winter, early spring. Because 5 we're not going to have a stormwater requirement, it 6 generally moves faster through the system.</p> <p>7 MR. SOLLOD: Depending on our weather.</p> <p>8 MR. CAPALONGO: As far as us getting 9 permits, we're anticipating late winter, early 10 spring for permits. When the fall comes, we're 11 going to get out there and start working, get 12 through the winter and you'll have your coffee.</p> <p>13 MS. McFLIGGINS: So you'll be opening 14 up in time for ice coffee season.</p> <p>15 MR. CAPALONGO: Yes. So from the time 16 we get permits to the time we open, it's generally a 17 month and a half. So I would say early April we 18 open, have the grand opening probably sometime in 19 that range.</p> <p>20 MS. DERISCA: So you were saying 21 roughly about nine employees will be staffed here?</p>	<p>1 Page 35 drinks. We'll see how word goes.</p> <p>2 And by each store -- what he's telling me 3 is, as he builds these stores, it's if he gets a lot 4 of folks coming through and saying, Why don't you 5 sell muffins, if he gets a lot of that input.</p> <p>6 They solicit input from people as they come 7 through if they say, I would like to get something 8 to eat, too.</p> <p>9 MS. DERISCA: I was looking at the 10 menu. I saw the drink options.</p> <p>11 MR. CAPALONGO: Right now it's just 12 drinks.</p> <p>13 MS. DERISCA: That's wonderful. Keep 14 us hydrated.</p> <p>15 MR. CAPALONGO: By the way, if you're 16 comparing us to Starbucks, which a lot of people do, 17 we use double the coffee that they use, a double 18 shot of espresso in their drinks. And our large is 19 the cost of their medium. So we're cheaper and you 20 get more coffee. If you want your jolt, come to us.</p> <p>21 MS. ROBERT: More coffee and cheaper.</p>

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<p style="text-align: right;">Page 38</p> <p>1 MR. CAPALONGO: There you go. That's 2 why it's so popular. Like I said, I think it will 3 be a great investment in the community. And I 4 believe it's going to bring -- I think it's going to 5 help revitalize the shopping center a little bit, at 6 least get people's attention. That's a good thing. 7 MS. ROBERT: And that's what we want. 8 I'm hoping that that does help bring in more 9 businesses. 10 MR. CAPALONGO: If you can draw another 11 anchor, that's really going to snowball. If you can 12 draw an anchor into this corner here, I think it's 13 all vacant now, then the whole thing will probably 14 fill up. Most of it will fill up at that point 15 because you'll have them plus an anchor. 16 MS. ROBERT: That's the hope. 17 MR. CAPALONGO: Were you going to chime 18 in? Do you have a new anchor? 19 MS. MILLER: No. I'm excited. 20 MR. PETERS: We've got a lot of 21 interest in the center. It's starting to pick up.</p>	<p style="text-align: right;">Page 40</p> <p>1 MR. CAPALONGO: Any more questions or 2 comments or concerns by anybody? 3 MS. DERISCA: If we do, can we email 4 you? 5 MR. CAPALONGO: Yeah. I have my email 6 on the invite. 7 MS. DERISCA: You're supposed to say 8 no. 9 MR. CAPALONGO: I can give you a card. 10 If anybody wants a card, that's fine. It's on the 11 ad. It's online. I can give you my business card. 12 It's not a big deal. 13 MR. SOLLOD: People start asking 14 questions once they see equipment up there. 15 MR. CAPALONGO: Usually what I get is, 16 When is it opening? That's why I'm hesitant to give 17 it out. Every week it's, When are you opening? I 18 need my coffee. That's what I get a lot of. I 19 don't get any complaints. It's just, When are you 20 opening? 21 MS. DERISCA: I was trying to remember</p>
<p style="text-align: right;">Page 39</p> <p>1 So we have two new prospective strip tenants, one of 2 them is the community organization -- community 3 service organization and the other one is a nail 4 salon. So they backfill existing stores. The Label 5 Shopper is taking up the Big Lots. 6 Not to differ with what you said but that 7 building is not vacant. Big Lots is occupied by 8 Label Shopper, and next to Label Shopper is the 9 furniture store. 10 MR. CAPALONGO: Price Busters? 11 MR. PETERS: Both of those spaces are 12 full. 13 MR. CAPALONGO: This is full, too? 14 MS. DERISCA: That's Label Shopper now. 15 So where you see Big Lots, they are one. 16 MR. CAPALONGO: This is all one. Okay. 17 MS. DERISCA: He got a small thing that 18 says Big Lots. The little small strip right there. 19 MR. PETERS: It's two stores. Big Lots 20 was there. And right now it's occupied by Price 21 Busters and Label Shopper.</p>	<p style="text-align: right;">Page 41</p> <p>1 where I've seen the 7 Brew before. Is it in the 2 airport? Where have I seen one in the area? 3 MR. CAPALONGO: There's not technically 4 -- there is not an official 7 Brew open yet in 5 Maryland. There's another franchisee that's in 6 western Maryland that's close to opening up theirs. 7 But we likely will have either Cambridge, Maryland, 8 or Abingdon open first. It will be either 9 Cambridge, Maryland or here in Abingdon. 10 MR. SOLLOD: When's that been scheduled 11 to open? Do you have any idea? 12 MR. CAPALONGO: They were originally 13 scheduled to open last week. They were thinking 14 about December 1st. They got a delay of the 15 building coming. I think it's going to be middle of 16 December. 17 MS. ROBERT: I see the DAC reports on 18 all of them. 19 MR. CAPALONGO: They're planning on 20 opening before Christmas. 21 MR. SOLLOD: They said they had a</p>

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<p>1 little delay.</p> <p>2 MR. CAPALONGO: Yeah, we had a delay 3 with the building. They had a delay with the health 4 department permit. I guess it's the state permits 5 for the health department. We had a back and forth. 6 We're six months into that. We'll get a permit. So 7 it's now a race between Cambridge and -- 8 The building is going to come -- the 9 building it actually coming on-site in Abingdon 10 October 18th, I think. That's the scheduled 11 delivery of the building in Abingdon.</p> <p>12 MR. SOLLOD: So it's like a prefab 13 building. So, basically, they --</p> <p>14 MR. CAPALONGO: The one in Cambridge is 15 scheduled for two weeks later than that, so early 16 November. But Cambridge is a little simpler project 17 than this one. So we're kind of on the fence who's 18 opening first. One of those two will be the first 19 ones.</p> <p>20 MS. McFLIGGINS: Where is the -- 21 MR. CAPALONGO: Cambridge, Maryland,</p>	Page 42	<p>1 drop the building down in five pieces. It comes in 2 five prefabricated pieces, and they put it in on top 3 of the foundations. That's it.</p> <p>4 There's not a lot of -- most of the work is 5 just the prep work for the foundations and then the 6 building just drops in.</p> <p>7 MS. DERISCA: Dunkin' Donuts must love 8 you-all. You-all are right near them.</p> <p>9 MR. CAPALONGO: We're going to be -- 10 For the morning traffic, the idea is that 11 we'll, you know, be in front of them. We'll be 12 before you get to the Dunkin'.</p> <p>13 MS. ROBERT: And I think with the 14 smoothies and stuff, it will help with the 15 Coppermine, with all the soccer players and the 16 lacrosse players and their teams and their moms. I 17 think it will do well.</p> <p>18 MS. MILLER: I know they are already 19 looking at the numbers.</p> <p>20 MR. CAPALONGO: Coppermine over in Bel 21 Air?</p>	Page 44
<p>1 going toward Eastern Shore. If you cross the Bay 2 Bridge --</p> <p>3 MS. McFLIGGINS: Right. I know 4 Cambridge. But you were saying the one up --</p> <p>5 MR. CAPALONGO: Abingdon. Do you know 6 where Box Hill Pizza is?</p> <p>7 MS. McFLIGGINS: Yeah.</p> <p>8 MR. CAPALONGO: Across the street from 9 that is an old bank there. The bank's coming down 10 next to the Exxon. It's been vacant for years. I 11 live not too far from there. I pass that all the 12 time. I'm like, When is someone going to take the 13 ugly-looking bank down?</p> <p>14 If you go by there now, most of the site 15 work is done. They're going to have to put the 16 building down when they get it in three weeks and 17 then finish up the site work. They got a lot of it 18 done already. But they have to bring a crane in.</p> <p>19 They don't want to damage stuff. They 20 don't want to put the final stuff in and then damage 21 it with a crane. They got to roll this crane in,</p>	Page 43	<p>1 MS. ROBERT: Right over here we have a 2 Coppermine.</p> <p>3 MR. CAPALONGO: You have one here, too?</p> <p>4 MS. ROBERT: It's where all those 5 nationwide teams come.</p> <p>6 MS. DERISCA: It's right here.</p> <p>7 MS. ROBERT: But when they come out, 8 when they have those breaks, they're always looking 9 for like food for lunch and things like that. So 10 when they see that, it will be good for business, 11 because they are here on the weekends and hundreds 12 of them.</p> <p>13 MS. MILLER: Last year there was 14 600,000.</p> <p>15</p> <p>16 MS. ROBERT: They have all those 17 competitions. You'll be fine. So you have to be 18 definitely ready in the spring.</p> <p>19 MR. CAPALONGO: It's actually more of a 20 younger crowd that likes this stuff, the ice 21 coffees. I'm old school. I drink hot coffee. To</p>	Page 45

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<p>1 me, cold coffee is kind of gross. I don't know. I 2 drink hot coffee when it's 95. It can be 95 degrees 3 and I'm getting hot coffee at McDonald's. I will 4 just turn the air conditioning on. It has to be 5 hot. I don't know.</p> <p>6 Well, anybody have anymore questions or 7 concerns?</p> <p>8 MS. DERISCA: I do. Are you-all 9 bringing a mobile truck with you-all? A drink 10 truck?</p> <p>11 MR. CAPALONGO: I don't think they do 12 that, no. Do you mean where they --</p> <p>13 MS. DERISCA: Listen to them at --</p> <p>14 MR. CAPALONGO: Where they cater and 15 stuff?</p> <p>16 MS. DERISCA: -- you-all might need 17 one. Just the drinks.</p> <p>18 MR. CAPALONGO: Just the drinks?</p> <p>19 MS. DERISCA: Consider it.</p> <p>20 MR. CAPALONGO: I don't know. It's not 21 a bad idea.</p>	<p>1 CERTIFICATE</p> <p>2</p> <p>3 STATE OF MARYLAND</p> <p>4 County OF BALTIMORE, to wit:</p> <p>5 I, Ann M. Lavoie, a Notary Public of the</p> <p>6 State of Maryland, County of Baltimore, do hereby</p> <p>7 certify that the Community Input Meeting was held</p> <p>8 according to law.</p> <p>9 I further certify that the Community Input</p> <p>10 Meeting was recorded stenographically by me and this</p> <p>11 transcript is a true record of the proceedings.</p> <p>12 I further certify that I am not of counsel</p> <p>13 to any of the parties, nor in any way interested in</p> <p>14 the outcome of this action.</p> <p>15 As witness my hand and notarial seal this</p> <p>16 7th day of October, 2025.</p> <p>17 </p> <p>18 Ann M. Lavoie</p> <p>19 Notary Public</p> <p>20 My Commission Expires:</p> <p>21 October 17, 2025</p>
<p>1 MS. ROBERT: So it's in the long run.</p> <p>2 MS. McFLIGGINS: Those little league</p> <p>3 tournaments and stuff, she's not lying to you with</p> <p>4 the 600,000. That man has --</p> <p>5 MR. CAPALONGO: I will talk to the</p> <p>6 franchisee and ask if he wants to do one for this</p> <p>7 site.</p> <p>8 MS. DERISCA: So he sees about 10,000</p> <p>9 every weekend. It's eight stadium-sized fields over</p> <p>10 there. And now we got Ledgewood, which is skate rec</p> <p>11 park. We got a lot.</p> <p>12 (Whereupon the community input meeting</p> <p>13 was concluded at 6:51 p.m.)</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p>	Page 47

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