



# THE DOCK LINE

PUBLISHED MONTHLY BY THE BOWLEY'S QUARTERS IMPROVEMENT ASSOCIATION  
SERVING THE COMMUNITY SINCE 1938

We're On The Web

<http://www.bqia.org>

Facebook! Bowleys Quarters



Improvement Assoc.

BQIA Mailing Address:  
P.O. Box 18051  
Baltimore, MD 21220

## FEBRUARY PREVIEW

Join us at our meeting on February 8th, when we will have **Neil Greenberg, COO of Somerset Construction**, the developer of **Greenleigh** (formerly Greenleigh at Crossroads). Explore the site plan with us as he provides an overview of what's already been accomplished and learn about current plans for new residential construction, plus ongoing efforts to attract a major grocery store on the Rt. 43 corridor.

## JANUARY MEETING HIGHLIGHTS

[John Peters](#), Director of Operations and Construction, Retail Division of Cordish Companies, discussed the current state of and future plans for the Carroll Island Shopping Ctr. There are plans in the works to improve the lighting and enhance the cameras. They have also been in contact with an architect to create some renderings to improve the store frontage of the center. Much of this hinges on whether Walmart is willing to sign a long term (20 yr.) lease. Currently they have signed a 5 year extension to 2027. He spoke about not wanting Walmart to move to Aviation Station and explained how difficult it is to work with them. They have made offers to add 30,000-40,000 sq.ft. on to the existing Walmart, which would involve razing the bank and the abandoned house for additional parking but Walmart doesn't want to pay for the additional sq. ft. of retail space. On a very positive note, Cordish is in discussions with a small independent grocery store to move into what used to be the Goodwill site.

[John Vontran](#), Baltimore County Department of Economic and Workforce Development, spoke briefly about the Commercial Revitalization District encompassing Eastern Ave from Rt 43 and down Carroll Island Rd to BQ Rd. and what tools it offers to businesses within that area. He introduced [David Birken-thal](#) who explained the CRAG Program (Commercial Revitalization and Growth), the type of CRAG Projects, and the funding and tax incentives available to those interested. Maria Mougridis, with the Architect on Call Program explained that up to 10 hrs. of artist renderings and preliminary cost estimates would be provided upon request. The Building Improvement Loan Program provides up to a \$60,000 interest free loan and the Commercial Revitalization Tax Credit is being offered to commercial properties increasing their value over a certain amount. [Ainsley Pressl](#) is the Area Planner for BQ.

[David Marks](#)— Spoke about his intent for this area. One goal is to revitalize older areas and move development away from BQ. He is working to have publicly owned properties zoned to become open space and is hoping to downzone properties, where possible, to alleviate the risk of development. He praised the BQVFD for their help during and after the January 9,10 storm flooding.

[Cathy Szeliga](#) and [Ryan Nawrocki](#) provided insurance info. and forms for those impacted by the storm. They announced that Cordish has provided them space to open an office in the former Mariner's Bank in the Carroll Island Shopping Ctr. The delegates spoke about concerns they have regarding proposals in the Housing and Real Property Sub-committee; the deficit in the State budget due to the Blueprint for Progress in Education Bill (which also has an impact on County budgets); and the possibility of losing the Air Nation-



al Guard at Martin State Airport. There was discussion about the employment impact as well as the financial impact to the airport.

Shannon Stallings, BQVFD and Marine Response Chief, provided stats that totaled 1276 responses in 2023, averaging over 98 responses/month, which put them in the top 5 busiest firehouses in Balto. Co. As they look to the long range plans for their move to a new firehouse they are considering a possible lease of their current location by Bethlehem Church on Carroll Island Rd. **(Thank you to Bethlehem Church for providing meals to those working through the January storm)**. Also, Cordish is offering a temporary 12,000 sq ft space in Carroll Island Shopping Ctr. (the former Rite Aid) to serve as a flex space during transition to a new fire station.

### Business Meeting

- The Minutes and Treasurers Report were read and approved. Sue O'Hare pointed out our greatest income generators and expenses.
- Dave Conrad shared important dates: 2030 Master Plan Virtual Meeting- Jan 16; CZMP- Feb 22, 6-9 PM at Perry Hall HS; Capital Improvement Program/Town Hall- March 6 also at Perry Hall HS. Changes start way ahead with zoning, etc. Results are years in the making. If you want to see the future, come to the meetings, they shape our future.
- Joanne Hock reported on Just BQuiz- The next visit to our Vets is on Jan 18. Raven's Roost 139 is also pitching in to help with the Coffee for Vets; Check out the 2 events for February; and Our BQ Hall Celebration/85th Anniversary will be May 4th.
- 50/50- Congrats to Sue O'Hare and thank you!!

**Thank you to our BQVFD for keeping us safe and informed during the January 9th storm.**



**MARINO PLUMBING & HEATING**

**410-747-5615**

- WATER HEATERS
- BOILERS
- FAUCETS AND FIXTURES
- COMMERCIAL & RESIDENTIAL
- NEW CONSTRUCTION & REMODELING

**NOW HIRING!**

-AWAMARINOPLUMBING@GMAIL.COM -

### "Dinner with a Doctor" Heart Health

Improve Your Understanding of Obesity, Cholesterol.  
Risk assessment and Prevention  
With Q & A time after the presentation.

*Healthy Soups, Salad & Bread*

*Prepared by our Just BQuiz members.*

*Winter Raffle Basket!*

Thursday, February 8, 2024, 5:30pm to 6:45pm

(BQIA General Meeting to Follow @7pm)

Bowleys Quarters Improvement Association

1124 Bowleys Quarters Road, 21220

RSVP to register by 2/5/24, \$5.00, donation per person.

Bring a family member, friend, neighbor!

Email Joanne jnhock@comcast.net or Mimi piles@comcast.net

## BIG GAME DAY PARTY!

Sunday, 2/11/24

Doors Open at  
5:30pm

Join Us! \$10.00 per person

Bowleys Quarters Improvement Association

1124 Bowleys Quarters Road 21220

RSVP email Joanne: jnhock@comcast.net

**Watch the Game on Two BIG Screens!**

Enjoy Homemade Soup, Chili & Hotdogs,  
Nachos & Cheese, Popcorn & More!

Bring a Dessert to Share and Your Own Table Snacks

BYOB, Water & Ice Available

Reserve Your Tables by 2/5/24

Games & Raffles!

Bring a Friend!



### Helpful Information for Life in BQ

**APG Artillery Concerns** For noise complaints, call 410-278-4415.

**Marshy Point Nature Center:** Programs and more for families and nature buffs. [www.marshypoint.org](http://www.marshypoint.org).

**Report Roadside Litter:** Call the Bureau of Highways, 410-887-3560.

**Broken glass cleanup or recycle/trash concerns:** Call Baltimore Co. Solid Waste 410-887-2000.

**Floating Debris Lookout!!** :Secure it or mark the location and call 410-887-5683 or DNR at 1-800-628-9944

**Essex Middle River Civic Council** :7PM the first Wednesday of every month, Victory Villa Community Hall

**Baltimore County 5th District Council Office Contact Information:** Councilman David Marks' office phone # is 410-887-3384 his email is [Council5@baltimorecountymd.gov](mailto:Council5@baltimorecountymd.gov) (preferred for correspondence)

**Baltimore County General Info. and Referral Number:** 410-887-0000 Find the Office you need!

**Baltimore County Zoning:** <http://myneighborhood.baltimorecountymd.gov/>

**Martin State Airport Noise Complaints:** 410-859-7021 or [brineer@bwairport.com](mailto:brineer@bwairport.com) , ANG 410-918-6301

**Recreational Water Quality:** [Health Water Sampling - Baltimore County \(baltimorecountymd.gov\)](http://HealthWaterSampling-BaltimoreCounty(baltimorecountymd.gov))

Thank you Sheila and Chris Johnson for opening your building to those in need on January 9th. We are fortunate to have you in BQ!!!



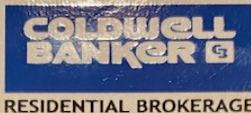
## RPS Recycling & Junk Removal

Joe Riddle

Owner

410-999-4827

[joe@rpsjunk.com](mailto:joe@rpsjunk.com)



Mary Muth  
REALTOR®

443.744.9221 Cell  
410.252.2111 Office  
[marymuth14@gmail.com](mailto:marymuth14@gmail.com)

22 W. Padonia Rd  
Timonium, MD 21093

Owned by a subsidiary of NRT LLC



# House Washing

**\$199** Only

Call for details!

## 443-417-0846

### COOKAUTO SERVICE

Your Neighborhood Auto Repair Shop

Transmission And Engine Repair

MON-FRI 7:30 TO 5:30 SAT 9:00 TO 2:00

220 Bowleys Quarters Rd  
Middle River MD 21220

410-335-8881

[www.cookautoservice.com](http://www.cookautoservice.com)



## STREET LIGHTERS

ELECTRIC CO., INC.

**35 YEAR ANNIVERSARY**  
**SERVING BALTIMORE COUNTY**  
**CHRIS JOHNSON - OWNER**





CUMMINGS & Co.  
REALTORS

**Anthony Mezzatesta**

REALTOR®

Mobile 410.350.5742 • Office 410.823.0033

a.mezzatesta@cummingsrealtors.com • cummingsrealtors.com

## REHBEIN ENTERPRISES CORP. MARINE CONSTRUCTION

Complete Waterfront Construction  
Piers, Boat Lifts, Timber and Stone Bulkheads  
Bio Engineered Shoreline Erosion Control Systems

Milton Rehbein  
410-627-5771 Direct  
410-458-8190  
services@dredgeanddock.com

1426 Burke Road  
Middle River, MD 21220  
MHIC #78627  
MDE #7



Heating Oil • Propane • Tank Installs • HVAC Services

Gerner Energy is your locally owned supplier of heating oil, propane, & diesel fuel. We pride ourselves on providing 5-star service (check our online reviews) with competitive pricing to our residential & commercial customers.

As the new trusted heating oil supplier for the B.Q.I.A., we are offering special pricing for new customers. Call us for special offers and mention this ad.

Call Today for More Details:  
**(410) 618-9373**



[www.GernerEnergy.com](http://www.GernerEnergy.com)



**HENRY OLAYA**  
of Northrop Realty



Call me to discuss your  
Real Estate needs!!



A Long & Foster Company

Cell 609 287 3417  
Office 443 921 3900  
[henryolaya.northroprealty.com](http://henryolaya.northroprealty.com)



*"Serving the Community for Five Generations"*

Lassahn Funeral Home, Inc.  
7401 Belair Road  
Baltimore, MD 21236  
(410) 665-2000

E.F. Lassahn Funeral Home, P.A.  
11750 Belair Road  
Kingsville, MD 21087  
(410) 592-6100

[www.lassahnfuneralhomes.com](http://www.lassahnfuneralhomes.com)

Pre-arrangement and Pre-financing of Funerals  
Traditional Services ♦ Cremation Services  
Large Spacious Rooms ♦ Generous Parking Areas



*We now feature our own cremation facility.*

EST. 1931  
**Conrad's**  
**RUTH VILLA**

*Historic Waterfront Catering Venue*



410•335•4468 [conradsvilla.com](http://conradsvilla.com)

**Board Of Directors Meetings:** 7:00 the First Tuesday of the Month from Sept-June

\* Denotes date  
or time change

**General Meetings:** 7:00PM the Second Thursday of the Month from Sept-June

Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
14	12	9	14	11	8	14	11	9	13

Events: May 18- BQIA Community Clean-up and Dumpster Day

#### BQIA Contact Numbers

President.....	Jim Hock	410-335-8593
Vice-President.....	Mary Muth	443-744-9221
Secretary.....	Missy Anderson	443-604-9294
Treasurer.....	Sue O'Hare	410-335-7075
Quartermaster.....	Ray Schaferbien	410-335-2564
Sergeant-At-Arms.....	Fred Hylla	443-317-8073
Bulletin Editor.....	Barb Sullivan	410-335-7282
Web Admin.....	Nick Hock	410-335-8593
Membership.....	Helen Hepner	410-375-6582
Just BQuz.....	Mimi Rehbein	410-335-7051
Hall Phone.....		410-335-9802

**HALL RENTALS:** Contact Henry Olaya, 609-287-3417 for pricing and information.

**SPEAKERS:** Direct all speaker suggestions to Dave Hash, [dhash@jhmi.edu](mailto:dhash@jhmi.edu)

**ADVERTISE IN THE DOCK LINE:** Contact Fred Hylla 443-317-8073 .

Thank you for your  
membership!



**3300 Edwards Lane**

**Middle River, MD 21220**

410-344-1187 • [www.parksideboating.com](http://www.parksideboating.com)

## Mosquito Authority

### Summer Six Pack Special

**6 Treatments June thru Sept.**

**Up to .75 acre only \$79 per treatment.**

**5% discount for prepayment**

**2 MA koozies with purchase**

**New customers only.**

**Call today and  
schedule your  
Mosquito free  
Summer!**

**410-220-2167.**



**CUSTOM  
ENGRAVING**

ENGRAVED STONES, CRYSTAL & GLASSWARE  
HERALDRY • CORPORATE AWARDS • FUNDRAISERS  
WEDDING ENSEMBLE • PET MEMORIALS

**410-426-0387**

**CRCUSTOM1@COMCAST.NET**

**(410) 344-9320 (24 Hours)  
(410) 344-9321**

**FAX (410) 344-9324**

**MITCHELL  
PLUMBING & HEATING, INC.**

**Richard M. Diotte  
President**

**11650 Eastern Avenue  
Baltimore, MD 21220**