



Stockton Borough Planning Board

2 South Main St | Stockton, NJ 08559
609-397-0070
boardsecretary@stocktonboronj.us

LAND USE DEVELOPMENT APPLICATION

Submission Date: March, 17, 2026

FOR OFFICE USE ONLY	
TAXES PAID Yes/NO _____ (INITIAL)	
FEES \$ _____	PROJ. # _____
ESCROW \$ _____	ESCR. # _____

1. APPLICANT

Name: The Stockton Station LLC
Address: 15 Mill Street
City: Stockton State: New Jersey Zip: 08559
Phone: (_____) _____ Fax: _____
Email: lbomback@gmail.com
Interest in Property: Contract Purchaser

2. OWNER

Name: Sergeantsville Volunteer Fire Company also
know as Stockton Fire Engine Co.
Address: 9 Mill Street
City: Stockton State: NJ Zip: 08559
Phone: (_____) _____ Fax: (_____) _____
Email: lwohl@archerlaw.com

3. TYPE OF APPLICATION (check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ¹ |
| <input type="checkbox"/> Preliminary Major Subdivision ¹ | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Certificate of Non-Conformity |
| <input type="checkbox"/> Minor Site Plan | <input checked="" type="checkbox"/> Use (d) Variance ¹ |
| <input type="checkbox"/> Preliminary Major Site Plan ¹ | <input type="checkbox"/> Bulk (c) Variance ¹ |
| <input type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Conditional Use ¹ |
| <input type="checkbox"/> Amended Plan | <input type="checkbox"/> Street Vacation Request |
| <input type="checkbox"/> Site Plan Waiver | <input type="checkbox"/> Rezoning Request ¹ |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Other: _____ |

¹ Legal advertisement and notice is required to all property owners within 200 feet.

4. ZONE (check all that apply)

RESIDENTIAL	COMMERCIAL	OTHER
R-1-40 - One Family Residence	CR - Commercial Residence	
R-1-20 - One Family Residence		
R-1-15 - One Family Residence		
<input checked="" type="checkbox"/> R-1-10 - One Family Residence		

5. ATTORNEY (A corporation, partnership, limited liability company or partnership must be represented by a New Jersey Attorney)

Name: Richard D. Fornaro Esq./Michael R. Fornaro, Esq.	City: Hamilton	State: NJ	Zip: 08619
Address: Fornaro Francioso LLC	Phone: 609-584-6104	Fax: 609-584-2709	
1540 Kuser Road, Suite A1	Email: mforanarofornarofrancioso.com		

6. APPLICANT'S PROFESSIONALS (Engineer, Surveyor, Planner, etc.)

Name: Gregg Bogia, PE, PTOE, Bogia Engineering, Inc.
Donald A. Haas, RLA, ASLA, CBLP - Project Manager
Profession: Engineer
Address: 667 Exton Commons
City: Exton State: Pennsylvania Zip: 19341
Phone: 484-872-8886 Fax:
Email: donald@boniaeng.com

Name: James T. Kyle, PP/AICP, Kyle McManus Associates
Profession: Planner
Address: PO Box 236
City: Hopewell State: New Jersey Zip: 08525
Phone: 609-257-6706 Fax:
Email: jkyle@kylemcmanus.com

7. LOCATION OF PROPERTY

Street Address: 9 Mill Street Block(s): 11
Tract Area: .98 Acres Lot(s): 46

8. LAND USE

Existing Land Use: Decommissioned Fire Station
Proposed Land Use (be specific): See attached hereto as Exhibit A.

9. PROPERTY

	<u>Proposed Form of Ownership:</u>	
Number of Existing Lots: One (1)	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Condominium
Number of Proposed Lots: One (1)	<input type="checkbox"/> Rental	<input type="checkbox"/> Cooperative
Are there Existing Deed Restrictions or Easements?	<input type="checkbox"/> No	<input type="checkbox"/> Yes (please attach copies)
Are there Proposed Deed Restrictions or Easements?	<input type="checkbox"/> No	<input type="checkbox"/> Yes (please attach copies)

10. UTILITIES (check all that apply)

Public water Public sewer Private well Private septic system

11. APPLICATION SUBMISSION MATERIALS

List all plans, reports, photos, etc. (use additional sheets if necessary): Survey from ELS Surveying, LLC attached hereto as Exhibit B.
Architectural Floorplan from Gary R. O'Connor Architect, LLC Exhibit C.
Engineering FEMA Compliance Report to be submitted upon completion.

12. PREVIOUS OR PENDING APPLICATIONS

List all previous or pending applications for this parcel (use additional sheets if necessary): _____

Additional space

Lined area for additional text or notes.

15. RELIEF REQUESTED (check all that apply)

- Zoning Variances are requested.
- Exceptions from Municipal Requirements are requested (N.J.S.A. 40:55D-51).
- Exceptions from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (N.J.A.C. 5:21-3.1).
- Waivers from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (N.J.A.C. 5:21-3.2).
Requires application to and approval of the New Jersey Site Improvement Advisory Board.

For any type of the above relief requested, a separate exhibit should be attached stating the factual basis, legal theory, and/or previously granted relief.

16. SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or that I am an Officer of the Corporate applicant and authorized to sign the application for the Corporation, or a General Partner of the partnership application.

SWORN & SUBSCRIBED to before me this
 10 day of March, 2026 (year)
 _____ (notary)

Lawrence Bomback 3/10/26

 SIGNATURE (applicant) DATE
 Lawrence Bomback

 PRINT NAME

17. CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a Corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this

day of

MARCH 2026

(notary)

LAWRENCE C. WOHL, ATTORNEY & N.J.

[Signature]

SIGNATURE (owner)

DATE

3/9/26

EDWARD J. FLEMING

PRINT NAME

PRESIDENT

18. DISCLOSURE STATEMENT (circle all that apply)

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

- Is this application to subdivide a parcel of land into six (6) or more lots? Yes No
- Is this application for a variance to construct a multiple dwelling of twenty-five (25) or more units? Yes No
- Is this application for approval of a site (or sites) for non-residential purposes? Yes No
- Is the applicant a corporation? Yes No
- Is the applicant a limited liability corporation? Yes No
- Is the applicant a partnership? Yes No

If you responded YES to any of the above, please answer the following (use additional sheets if necessary):

List the names and addresses of all stockholders or individual partners owing at least 10% in stock of any class or at least 10% of the interest in partnership (whichever is applicable).

Does a corporation or partnership own 10% or more of the stock in this corporation or partnership? If yes, list the names and addresses of stockholders of that corporation holding 10% or more of the stock or 10% or greater interest in that partnership (whichever is applicable). This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholders and individual partners with 10% or more ownership have been listed.

SIGNATURE (applicant)

DATE

19. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, 20____ shows and discloses the premises in its entirety, described as Block(s) _____ Lot(s) _____; and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED to before me this

day of _____, _____ (year)

(notary)

PRINT NAME

of full age, being duly

SIGNATURE (applicant/owner)

DATE

FOR OFFICE USE ONLY

The application was reviewed in accordance with the rules of the applicable Board and Ordinances of the Borough of Stockton and determined that all the checklist items are in order and this application has been deemed complete.

The time within which the Board must act on this application pursuant to N.J.S.A. 40:55d-1 et seq., has commenced from this date.

SIGNATURE (administrative officer)

DATE

17. CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a Corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this _____ day of _____, _____ (notary)

SIGNATURE (owner) DATE

PRINT NAME

18. DISCLOSURE STATEMENT (circle all that apply)

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

- Is this application to subdivide a parcel of land into six (6) or more lots? Yes **No**
- Is this application for a variance to construct a multiple dwelling of twenty-five (25) or more units? Yes **No**
- Is this application for approval of a site (or sites) for non-residential purposes? Yes **No**
- Is the applicant a corporation? Yes **No**
- Is the applicant a limited liability corporation? **Yes** No
- Is the applicant a partnership? Yes **No**

If you responded YES to any of the above, please answer the following (use additional sheets if necessary):

List the names and addresses of all stockholders or individual partners owing at least 10% in stock of any class or at least 10% of the interest in partnership (whichever is applicable).

Does a corporation or partnership own 10% or more of the stock in this corporation or partnership? If yes, list the names and addresses of stockholders of that corporation holding 10% or more of the stock or 10% or greater interest in that partnership (whichever is applicable). This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholders and individual partners with 10% or more ownership have been listed.

Lawrence Bomback 3/10/26
SIGNATURE (applicant) DATE

19. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of November 14, 2025 shows and discloses the premises in its entirety, described as Block(s) 11 Lot(s) 46; and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED to before me this 10 day of March, 2026 (year)
[Signature]
Michael R. Fornaro, Esq.
Attorney at Law
State of New Jersey

Lawrence Bomback of full age, being duly
PRINT NAME
Lawrence Bomback 3/10/26
SIGNATURE (applicant/owner) DATE

FOR OFFICE USE ONLY

The application was reviewed in accordance with the rules of the applicable Board and Ordinances of the Borough of Stockton and determined that all the checklist items are in order and this application has been deemed complete.

The time within which the Board must act on this application pursuant to N.J.S.A. 40:55d-1 et seq., has commenced from this date.

SIGNATURE (administrative officer) DATE

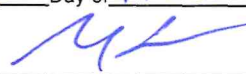
OWNERSHIP DISCLOSURE STATEMENT

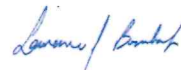
NAME OF CORPORATION, PARTNERSHIP, LLC, OR LLP: The Stockton Station LLC

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above referenced corporation, partnership, limited liability corporation (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	Lawrence Bomback	15 Mill Street, Stockton, NJ 08559
2		
3		
4		
5		
6		
7		
8		
9		
10		

*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% ownership criterion established have been listed.

SWORN & SUBSCRIBED to before me this
10 Day of March, 2026 (year)

 _____ (Notary)



 SIGNATURE (OFFICER/PARTNER) DATE 3/10/26
 Sole Member

 TITLE

Michael R. Fornaro, Esq.
 Attorney at Law
 State of New Jersey

POLITICAL CONTRIBUTION DISCLOSURE STATEMENT

1. Application Type Subject to Disclosure. Any applicant to the Stockton Borough Planning Board including a Use (d) Variance (N.J.S.A. 40:55D-70(d)) or Bulk (c) Variance (N.J.S.A. 40:55D-70(c)) in conjunction with a major subdivision plan or a major site plan.
2. Individuals & Entities Subject to Disclosure Requirements. Any individual or entity listed below that is party to an application for a request for approval of any application type listed in the above paragraph pursuant to the following stock or ownership standard:
 - a. All owners or Developers; and
 - b. All associates of said Developers who would be subject to disclosure pursuant to *N.J.S.A. 40:55D-48.1* or *40:55D-48.2*.
 - c. All persons or entities holding an option or contract to purchase or other enforceable proprietary interest in such land or project.
3. Contribution Disclosure Statement must be updated until a decision is rendered by the Planning Board.

Listed below are the date, amount, and the recipient of any and all Contributions by made to or on behalf of any Stockton Borough candidate, candidate committee, joint candidate committee, or political action committee or political party committee of, or pertaining to, made **up to one year prior** to filing the application subject to disclosure and/or during the pendency of the Stockton Borough application process, and required to be reported pursuant to *N.J.S.A. 19:44A-16(f)*:


APPLICANT: _____ OWNER: _____
Name of Individual *Name of Individual*

DEVELOPER: _____
Name of Individual *Name of Business*

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
None w to all parties	X	None

Attach a separate sheet if necessary. Do not write 'not applicable', state 'none' instead.

By signing below, I understand and certify to the above and am aware that if I have misrepresented in whole or in part of this certification, I and/or the business entity, will be liable for any penalty permitted under the law.



 SIGNATURE (applicant, owner, or developer) DATE 3/17/2026

Michael Fornaro

 PRINT NAME

PROPERTY LIST REQUEST

I am requesting a list of property owners within two hundred (200') feet of the following subject

property: ADDRESS: 9 Mill Street, Stockton, NJ 08559

OWNER: Sergeantsville Volunteer Fire Company also know as Stockton Fire Engine Co.


BLOCK(S): 11 LOT(S): 46

DATE: 3/17/2026

REQUESTOR'S NAME: Michael R. Fornaro, Esq.

ADDRESS: 1540 Kuser Road, Suite A1, Hamilton, NJ 08619

EMAIL: mforano@fornarofrancioso.com PHONE NUMBER: 609-584-6104

SIGNATURE:  DATE: 3/17/2026

Michael R. Fornaro, Esq.
Attorney at Law
State of New Jersey

Submit to the Stockton Borough Tax Assessor: assessor@stocktonboronj.us

CONSENT TO ASSUME LIABILITY
Relative to (45 day) Time Frame for Appeal

PROPERTY INVOLVED:

APPLICANT'S NAME: Stockton Station LLC

PROPERTY ADDRESS: 9 Mill Street BLOCK(S): 11 LOT(S): 46

APPLICATION No.: _____

NATURE OF RELIEF OR VARIANCES REQUESTED: Use Variance.

The undersigned applicant, or attorney on behalf of the applicant, hereby acknowledges that the time frame for appeal of the decision of the Stockton Borough Planning Board, relative to the above mentioned application, has not expired pursuant to *N.J.S.A. 40:55D-17*. The applicant agrees that he/she will not hold Stockton Borough liable for any damages arising from the use of the property prior to the appeal period having expired.



SIGNATURE (APPLICANT / ATTORNEY)



DATE

Michael R. Fornaro, Esq.
Attorney at Law
State of New Jersey



Stockton Borough Planning Board

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boardsecretary@stocktonboronj.us



Taxes and Utilities Clearance Certificate

must be submitted at time of application

Applicant Name: Stockton Station LLC

Applicant Address: 15 Mill Street, Stockton, NJ 08559

Applicant email: lbomback@gmail.com

Applicant Phone: _____

Property Address: 9 Mill Street, Stockton, NJ 08559

Property Block & Lot: Block 11, Lot 46

To be completed by the Tax and Utilities Collector

I, **Diane S. McDaniel**, Tax and Utilities Collector of the Borough of Stockton, do hereby certify and affirm that no taxes are due or delinquent:

Taxes paid through (year/quarter): _____

Signature, Diane S. McDaniel

date

I, **Diane S. McDaniel**, Tax and Utilities Collector of the Borough of Stockton, do hereby certify and affirm that no sewer or water utilities are due or delinquent:

Sewer paid through (year/quarter): _____

Water paid through (year/quarter): _____

Signature, Diane S. McDaniel

date



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DEVELOPMENT APPLICATION CHECKLIST VARIANCE AND SITE PLAN WAIVER APPLICATION NOT REQUIRING SITE PLAN OR SUBDIVISION APPROVAL

NOTE: *This checklist is intended as a reference. The applicant acknowledges that the provisions of the ordinance control what is required, not this checklist, and that for a full understanding of the provisions of the ordinance, the ordinance itself should be reviewed. This completed checklist is to be submitted with the application.*

Signature of Applicant

Each application for major site plan approval and minor subdivision approval shall provide the following information unless waived by the Planning Board or Zoning Board of Adjustment. Please indicate "X" for provided or "W" for waiver requested.

1. A site survey showing the proposed and existing structures on the property, with north arrow, date of the survey and the name and signature of the preparer of the survey.
2. An indication of the current use of all structures located on the property
3. Any information necessary to review the proposed development, including floor plans, construction details, and similar information.
4. Zoning information, including zone classification and all area and bulk requirements, with a zoning table showing a comparison to the proposed development; and all dimensions and other site data needed to determine conformity with Borough Ordinances.
5. Existing and proposed buffer and landscaped areas as applicable, including an identification of all trees over ten inches in diameter.
6. The location of all environmentally sensitive areas, including flood hazard areas, freshwater wetlands and wetland buffer areas, and slopes over fifteen percent, with all such areas, excluding wetland buffer areas, shaded. For sites with no critical areas, a plan note, signed by the preparer of the plan indicating the site contains no critical areas shall be provided.
7. Certification from the Borough Tax Collector that all taxes and assessments are paid to date.
8. A listing of approvals required by other governmental agencies and completed copies of applications made to any other governmental agency with jurisdiction over the application, and/or status reports of said applications.
9. A completed and signed application form and proof of payment of all required fees.
10. Any information required by the Borough Flood Plain Ordinance.



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11. Where a variance is requested, the name, address, and lot and block numbers of all property owners within two hundred feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Borough Tax Assessor.

Signature and Title of Person Preparing the Checklist

Date

Exhibit A

Detailed Narrative of Proposed Use

9 Mill Street, Stockton, NJ (“The Station”)

(a) Overview of Plans for the Property

We plan to adaptively reuse the former firehouse at 9 Mill Street as The Station, a low-impact, community-oriented co-working and gathering space. The intent is to preserve the character and structure of the existing building and make only minimal construction improvements focused on safety, comfort, and accessibility.

Our physical changes will be limited to bathroom refreshes (new fixtures, finishes, and accessibility improvements), HVAC upgrades to improve efficiency and comfort, and modest furniture and equipment for co-working, artisans, and fitness uses. All of this work is expected to be completed without removing any existing walls or altering the basic structure of the building, and the total cost of these interior upgrades (bathrooms, HVAC, and furnishings) is expected to be under \$100,000. The firehouse will remain visually recognizable as the historic building it is, with an interior that feels like an open, flexible, professional space rather than a construction-heavy gut renovation.

The overarching purpose is to create a quiet, accessible community hub that supports local professionals, artisans, and wellness practitioners while being a respectful, low-impact neighbor.

(b) Uses to Be Implemented at the Property

We anticipate three primary uses, all of which are quiet and community-serving:

1. Co-working space (larger four-bay area)

- Open office environment for remote workers, small business owners, nonprofit leaders, and other professionals.
- Mix of hoteling desks, a small number of private offices, two conference rooms, and phone booths for private calls and videoconferences.
- This area is intended to operate like a professional office, with a quiet, library-like atmosphere.

2. Weekend artisan market (smaller three-bay area)

- On weekends, we will bring back the spirit of the former Stockton Market in a scaled, very focused way.
- Local artisans will sell non-food goods only (for example, ceramics, textiles, visual art, jewelry, and other handmade items).
- No cooking, no commercial kitchen, and no noise-producing activities; this will be a calm, walkable marketplace that complements existing businesses in town.

3. Weekday quiet fitness and wellness classes (smaller three-bay area)

- During weekdays, the same three-bay space will be used by local instructors to host quiet fitness and wellness programs, such as yoga, Pilates, stretching, and similar low-impact activities.
- No amplified music, no high-intensity workouts, and no large crowds; class sizes will be intentionally kept small and focused on wellbeing and community-building.

Across all three uses, our emphasis is on quiet, respectful, small-scale activity that supports and strengthens the Stockton community.

(c) Where Each Use Will Occur in the Building

The firehouse will be utilized in a way that respects its original layout, with no structural walls removed.

1. Larger four-bay side – Co-working hub

The portion of the building that historically housed four vehicle bays will become the primary co-working area. This open hall will accommodate hoteling desks and shared worktables, a handful of small private offices created through furniture and, where necessary, light, non-structural partitions, two enclosed conference rooms for meetings and small group sessions, and phone booths or small pods for private calls and videoconferences. The look and feel will remain largely open, with thoughtful placement of furniture to define zones and maintain easy sightlines.

2. Smaller three-bay side – Dual-use community hall

The portion with three bays will operate as a flexible community hall with two modes: on weekends, a non-food artisan market with individual vendor tables or stalls laid out in an open-floor arrangement; and on weekdays, a quiet fitness and wellness studio with open floor space for mats and small equipment. No interior walls will be removed. Any layout changes will rely primarily on portable furniture, temporary dividers, and simple storage solutions.

3. Shared support areas (throughout the building)

Existing bathrooms will be lightly renovated for quality and accessibility. Modest HVAC upgrades will be made throughout the building. A small kitchenette or refreshment area will support co-working and community use. Storage areas will be organized so that market and fitness equipment can be moved in and out without creating clutter or disruption.

(d) Operational Information

Hours of Operation

- Co-working (four-bay side):

- Staffed hours: Monday–Friday, approximately 8:30 a.m. to 6:00 p.m.
- Member access outside staffed hours may be extended modestly (for example, 7:00 a.m. to 9:00 p.m.), but the use will remain limited to quiet desk work and small meetings. No loud events and no late-night gatherings.
- Weekend artisan market (three-bay side):
 - Saturday and Sunday, approximately 10:00 a.m. to 5:00 p.m.
 - Vendors will arrive slightly earlier and leave shortly after closing for setup and breakdown, all within normal daytime hours.
- Weekday fitness/wellness classes (three-bay side):
 - Weekday mornings, approximately 7:00 a.m. to 9:00 a.m., and
 - Weekday evenings, approximately 5:00 p.m. to 8:00 p.m.
 - Occasional mid-day classes may occur, but all will be quiet, small-group activities.

We are intentionally avoiding late-night uses, amplified music, or activities that could be disruptive to neighbors. We also live on the block so are particularly sensitive to this issue.

Employees and On-Site Management

We anticipate 3–5 employees over the first 24 months, including a full-time Community/Operations Manager, who will be the primary point of contact for members, vendors, instructors, and the Borough; part-time facilities and custodial support, especially before and after market days and classes; and purchaser (Larry Bombback) and his team members, who will frequently be on-site as anchor users and will provide ongoing oversight of operations.

The building will not function as an unsupervised space. During staffed hours, there will always be a responsible person on site to monitor activity, address concerns, and ensure that rules are followed.

Insurance and Risk Management

We will maintain comprehensive insurance coverage, including commercial general liability insurance with appropriate limits, flood insurance, property insurance for the building and contents, and workers' compensation insurance for employees. We will obtain certificates of insurance from fitness instructors and market vendors, with The Station and the Borough named as additional insureds where appropriate.

We will also adopt clear written policies regarding maximum occupancy and safe use of space, noise levels and quiet hours, parking expectations and traffic flow, and prohibited activities (for example, no alcohol sales, no loud concerts, no nightclub-type events).

Community Benefits and Incentives

We want The Station to be a true, accessible community space, not just a private office. To that end, we plan to offer discounted co-working memberships for Stockton residents and local nonprofit organizations; reserve certain conference room or hall hours for community meetings, such as neighborhood groups, civic associations, or Borough-related gatherings, either free of charge or at a significantly reduced rate; prioritize local artisans and local fitness instructors when assigning vendor slots and class schedules; and host free or low-cost educational events, such as small business finance clinics, nonprofit management workshops, and wellness talks, all designed to support the local community.

Our goal is to create a place where residents feel welcome to work, connect, and participate in programming that is both useful and enjoyable, while maintaining a calm and respectful atmosphere.

(e) Employee Training and Peaceful Use of the Premises

We recognize that the Borough's first priority is a peaceful, safe use of this former firehouse. To support that, we will invest in training and standards for everyone who works at or regularly uses the building in a professional capacity.

Screening and Background Checks

All core employees who open, close, or supervise the building will undergo background checks. Fitness instructors and market coordinators who have regular contact with the public or with minors will also be subject to appropriate screening.

Role of Larry Bomback

Stockton resident Larry Bomback is the driving force behind The Station. Larry Bomback will personally lead or oversee training on the mission and values of The Station as a community-centered, low-impact, respectful space; expectations for how employees and partners communicate with neighbors, members, and vendors; and how to document and respond to any concerns from the Borough or residents, and how to adjust operations quickly if an issue arises.

Summary

In summary, our plan for 9 Mill Street is intentionally light-touch from a construction perspective and thoughtfully community-focused in its uses: minimal construction, no walls coming down, existing

structure preserved; basic improvements limited to bathrooms, HVAC, and furniture, all staying under \$100,000; quiet, professional co-working in the larger four-bay area; a weekend artisan market (non-food) and weekday quiet fitness classes in the smaller three-bay area; clear hours, modest staffing, robust insurance, and strong community incentives; and background checks, training, and written policies to ensure that the property is operated as a peaceful, respectful, and well-managed community asset.

We welcome feedback from the Borough and are committed to adjusting details as needed to ensure that The Station is a source of pride for Stockton and a respectful neighbor to everyone in town.

Exhibit B



All that certain tract of land and premises situate lying and being in the Borough of Stockton, County of Hunterdon and State of New Jersey being more particularly described as follows:

Beginning at an iron pipe found set in the Northeasterly line of Mill Street (varied width) distant therein 262.09 feet Southeasterly from the intersection with the Southeasterly line of Moore Street (unimproved) (25.00 feet wide); thence

- 1) North $56^{\circ}10'00''$ West along said Northeasterly line of Mill Street, 262.09 feet to a point in the Southeasterly line of Moore Street (unimproved); thence
- 2) North $29^{\circ}52'00''$ East along said Southeasterly line of Moore Street (unimproved), 161.67 feet to a found iron pipe; thence
- 3) South $56^{\circ}09'00''$ East, 266.00 feet to a point; thence
- 4) South $31^{\circ}15'00''$ West, 161.37 feet to the aforementioned iron pipe found set in the aforementioned Northeasterly line of Mill Street and the point and place of Beginning.

Being of the same lands conveyed by Stockton Fire Engine Co. to Stockton Fire Engine Co. by deed dated October 25, 1973 and recorded January 22, 1974 in the Hunterdon County Clerk's Office as Deed Book 776 Page 527.

Being known as Lot 46 in Block 11 on the Official Tax Map of the Borough of Stockton, Hunterdon County, New Jersey and as 9 Mill Street.

The hereinabove description being drawn in accordance with a survey made by ELS Surveying, LLC and dated November 14, 2025.

Russell S. Kauffman, PLS
NJ License No. 24GS02315200
Certificate No. 24GA28281300
November 18, 2025

Exhibit C

