

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 Bomback) 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.