



BOROUGH OF STOCKTON  
COMBINED PLANNING BOARD  
MEETING AGENDA  
JULY 7, 2026 AT 7:00PM

The Borough Planning Board is utilizing the ZOOM Remote Meeting Format at this time.

Join from a PC, Mac, iPad, iPhone or Android device Please click this URL to join:

<https://us02web.zoom.us/j/88578406516?pwd=MHdkNzBIRUtQbTYrVkpEcXlxQjJxZz0>

9 Meeting ID: 885 7840 6516 Passcode: 377389

Join by Phone: (646) 558-8656 Meeting ID: 885 7840 6516 Passcode: 377389

**1. Call to Order**

**2. OPMA Statement**

This meeting is called pursuant to the provisions of the Open Public Meetings Act. Adequate notice of this meeting has been provided by a notice mailed to the Star Ledger and The Trenton Times, posted on the Borough Website, on the window of Borough Hall, and filed with the Borough Clerk as required by law.

**3. General Policy Statement**

**4. Electronic Meeting Commenting Policy and Instructions**

This meeting is being held via Zoom, a cloud-based web conferencing program pursuant to guidance from the Division of Local Government Services (DLGS). All members of the public participating in this meeting will be muted during the meeting. Please keep yourself muted unless you recognized and instructed to unmute during the public comment portion of the meeting. If you would like to make a public comment during the designated public comment period, please click the "raise hand" button at the bottom of your screen. If you have called into the meeting by phone, please press \*9 to raise your hand. Once called upon, you will be instructed to unmute yourself by clicking the unmute button. If you have called in, you will press \*6 to unmute. Please be advised that if you called into the meeting and you raise your hand for public comment, you will be identified by your telephone number. Your telephone number will be read out to all participants in the meeting and to anyone who watches a recording of the meeting. Before you begin your comment, please state your name and address for the record. If you are or have been a judge, prosecutor, or law enforcement officer, you may choose not to provide your address. If you are having technical issues, please use the chat function to alert the moderator. Please do not use the chat function for any other purpose during the meeting. Public comments and questions will not be accepted via the chat function.

**5. Flag Salute**

**6. Approval of Meeting Minutes**

**7. Approval of Bills (roll call vote)**



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- Gebhardt & Keifer
  - Invoice #111649 – dated 6/24/26 – total \$629.00
  - Invoice #111650 – dated 6/24/26 – total \$357.00
  - Invoice #111651 – dated 6/24/26 – total \$136.00
  - Invoice #111660 – dated 6/24/26 – total \$510.00
  - Invoice #111661 – dated 6/24/26 – total \$323.00
- Colliers Engineering & Design
  - Invoice #0001184282 – dated 6/5/26 – total \$330.00
  - Invoice #0001184284 – dated 6/5/26 – total \$570.00

**8. Old Business**

- **Resolution on Application PB26-01 (adopt resolution)**
  - The Station Stockton LLC – Use Variance
  - Block 11 Lot 46**
  - Zone R-1-10**
  - Address 9 Mill St.**

**9. Public Comment**

Any person desiring to address the Planning Board during periods designated for public comment shall first seek recognition by the chair, or presiding board member, and upon recognition shall state their name and address. All comments shall be addressed to the chair, or presiding board member. Comment will be limited to 5 minutes per comment. Any person(s) making personal, defamatory, or profane remarks or who willfully utters threatening or abusive language, or engages in any disorderly conduct, which disturbs or disrupts the orderly conduct of any meeting, shall be called to order by the presiding board member. If such conduct continues, the presiding board member, at their discretion, may take such action as may be reasonably necessary to bring order to the meeting.

**10. New Business**

- **Public Hearing on Application PB26-02**
  - Thomas M Hunt – Use Variance
  - Block 7 Lot 4.02**
  - Zone R-1-40**
  - Address 12 Wilson Drive**
- **Application PB24-01 David Bodine – Minor Subdivision**
  - Status and General Discussion
- Historic preservation memo with example ordinances
- Lot consolidation memo with option discussion
- Backyard Chickens memo and ordinance

**11. Public Comment**

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**12. Adjournment**