

TOWNSHIP OF BYRAM
MEETING OF THE BYRAM TOWNSHIP OPEN SPACE COMMITTEE
10 Mansfield Drive, Stanhope NJ 07874
Monday, February 9, 2026, 7:00 P.M.

Join Zoom Meeting: <https://us02web.zoom.us/j/82076533197?pwd=bnclld5UEwUBfjUgg28n5eXDsXb0s9b.1>

Meeting ID: 820 7653 3197 / **Passcode:** 843455

Dial by your location: +1 646 518 9805 US (New York) OR +1 267 831 0333 US (Philadelphia)

The public will have an opportunity to comment at appropriate times during the meeting. The following is the agenda to the extent known:

- **CALL MEETING TO ORDER**

- **OPEN PUBLIC MEETING STATEMENT**

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting has been electronically sent to the newspapers, posted on the bulletin board of the Municipal Building, and uploaded to Byram's website, www.byramtwp.org not less than 48 hours in advance of the meeting. In addition, a copy of this notice is on file in the office of the Municipal Clerk.

- **ROLL CALL**

- **OS FINANCIAL STATUS REPORT**

1. Reserve for Open Space: \$433,905.13

- **APPROVAL OF MINUTES** –January 12, 2026 Minutes

- **DISCUSSION ITEMS**

1. Trails Grant Project
2. Cranberry Overlook Project
3. Forest Stewardship
4. Properties being dedicated to Open Space

- **MEMBER REPORTS** – Reports from members on actions by their committees pertinent to OS.

- **OPEN TO THE PUBLIC**

- **CLOSED SESSION**

- **ANY OTHER BUSINESS THE COMMITTEE DEEMS NECESSARY**

- **ADJOURNMENT**

2026 Meeting Dates:

March 9th
April 13th
May 11th
June 8th
July 13th
August 10th
September 14th
October 12th
November 9th
December 14th

17-286-56-000-001 Reserve - Open Space

From 01/01/2026 to 02/06/2026

Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)
ACTIVITY/BALANCE (YEAR START)							-			61,681.01		429,470.57
01/09/2026	DJ 194	31417		11477	1608	SUSSEX COUNTY CLERK INV#68797 DECLARATION OF ENCUMBRANCE (ROSI) RECORDING				(8.00)	8.00	429,470.57
01/21/2026	DJ 250	31543		11511	649	HAROLD E. PELLOW & ASSOCIATES, INV#84933 PREP NJDEPE REPORTS				(26.50)	26.50	429,470.57
01/27/2026	ENC	30140				(Reduced) FINAL DRAFT OF CFMP				(1,750.00)		431,220.57
01/27/2026	ENC	30140				(Reduced) FINAL DRAFT OF CFMP				(2,000.00)		433,220.57
02/04/2026	DJ 558	30140		11580	3535	GRACIE & HARRIGAN CONSULTING F INV#38597 FINAL DRAFT OF CFMP				(1,250.00)	1,250.00	433,220.57
02/05/2026	DJ 632	30140				Adjustment to Paid Line		(1,250.00)				434,470.57
02/06/2026	ENC	31783				INSPECT SITE PLAN/SUBDIVISION					260.00	434,210.57
02/06/2026	ENC	31807				ITEM #ISWOM1280 - ISTRARUSA 12U OPEN FRAME WA					305.44	433,905.13
							-	(1,250.00)	-	(4,469.06)	1,284.50	433,905.13
							-	(1,250.00)	-	57,211.95	1,284.50	433,905.13

OPEN SPACE MEETING – January 12 2026

Members Present: Messrs. Sabatini, Dlugos, Morytko, Duch, Esposito, Mayor Rubenstein, Bogardus

Also present: Secretary Caitlin Phillips

Mr. Morytko called the meeting to order at 7:06 p.m.

NOMINATION AND ELECTION OF CHAIR AND VICECHAIR OF OS COMMITTEE

Mr. Dlugos nominated Mr. Morytko to be the Chair, seconded by Mr. Sabatini. All were in favor.

Mr. Sabatini nominated Mayor Rubenstein to be the Vice-Chair, seconded by Mr. Morytko. All were in favor.

Mr. Morytko noted this is a good opportunity for new ideas and goals for the year. Their priorities for the year include the loop trail and grants. Mr. Dlugos said he will discuss other ideas during the forest stewardship portion of the meeting.

OS FINANCIAL STATUS REPORT:

Reserve for Open Space: \$429,470.57.

APPROVAL OF MINUTES – December 8, 2025 Minutes. Mr. Dlugos motioned to approve the minutes, seconded by Mr. Esposito. All were in favor.

OLD BUSINESS

Forest Stewardship Discussion / Green Acres and Sussex County Trails Grant Discussion

The Committee noted that hopefully the prescribed burn will occur in 2026. They discussed forest stewardship in Cranberry Overlook. Mr. Morytko said Ms. Gracie noted invasive species at Glenside and Tamarack, and that for Glenside, she'd like to get professionals to remove them. Mr. Dlugos noted there are barberry patches there, and that if professionals are used, to see if they would use herbicide, which is effective if used properly. He added that he walked the trails at Stag Lake and found the stakes for the property lines, which are accurate. He removed three Stag Lake signs, and offered to put signs up to stay on the trail. They can also use the signs on the CAD property and at Cranberry Overlook. Mr. Dlugos added that Japanese knotweed is present there, and is hard to remove. There is a method called sheet mulching which could help.

Mayor Rubenstein talked to CAD, and there are no major issues with the trail. He also talked to Hudson Farms, and they are receptive. He asked about parking for the trails nearby. Mr. Dlugos noted it would be in the public access area. He shared a map of trails to discuss, and Mayor Rubenstein noted he will let them know that they'd like to proceed with proposal 2. Mr. Morytko noted this covers the areas needed. The Committee discussed the loop trail. Mr. Dlugos talked about planting trees near Crescent Drive. Mayor Rubenstein noted they may actually want to trim things back. Mr. Sabatini said he can't have the DPW taking care of the trees in terms of maintenance and watering.

Mayor Rubenstein said the football field lighting needs to be updated, and the funding would need Open Space approval. Mr. Sabatini noted the \$75,000 is the estimate for the grant amount. Mayor Rubenstein noted they had a pre-approval meeting, and there are no major issues. French and Parrello will finish the application and submit it.

MEMBER REPORTS

Mr. Duch said for the Environmental Commission, there is an opportunity to reach out to more towns. Mr. Dlugos added that they had an event recently where people from Roxbury and Hopatcong attended. He'd like

more connection with the forester, and could use professional support for projects. He added that a bill passed banning invasive species from being brought to New Jersey.

OPEN TO PUBLIC

No public was present.

ADJOURN – Motion by Mr. Sabatini, second by Mayor Rubenstein, to adjourn the meeting at 8:25pm. All members in favor. Motioned carried.

DRAFT



COUNTY OF SUSSEX

Department of Engineering and Planning

Division of Planning & Economic Development

Open Space Advisory Committee

Trails Grant Application

The Sussex County Trails Grant Program funds projects to provide recreational trail use opportunities which benefit the community or enhance the quality of life for Sussex County residents and visitors. This program is open to all 24 municipalities in Sussex County, individually or in partnership with another municipality; the County; or non-profits working in coordination with a municipality.

APPLICANT INFORMATION

Project Title: Phase 1 Trail System	Municipality: Byram Township
Contact Person: Ben Spinelli	Email: bspinelli@gbdtoday.com
Full Address: 10 Mansfield Drive Stanhope, NJ 07875	
Phone: (973) 347-2500	Phone: (973) 876-9082
Partner Municipalities, If Any:	

OWNERSHIP INFORMATION

Name: Byram Township

The trail is controlled by:

- ☒ **Fee Simple**
☐ **Easement**
☐ **Right of Way**
☐ **Other:** _____

COUNTY USE ONLY

Project Name:

Grant ID:

Date Received:

Date Awarded:

PROJECT INFORMATION	
Project Title: Phase 1 Trail System	Municipal or Regional Partners: NJCF, NJDEP & Hudson Farms
USER INFORMATION (check all that apply)	
☒ Hiking, walking, running, etc. ☒ Biking ☒ X-Country Skiing ☐ Paddle/Aquatic	☒ Equestrian ☐ ADA Accessible Access ☐ Other _____
TRAIL IMPROVEMENT	
☒ Rehabilitation/Restoration of Existing Trail ☒ New Construction ☐ ADA Accessibility Enhancements	☐ Trail and trail-street intersection safety enhancements ☒ Trailhead and Trailside Facility Construction
PROJECT NARRATIVE	
Project Description: Please provide a description of your project and a scope of work. Be sure to include the actual work to be accomplished with the grant funds. Who will complete the work? Who will oversee the project? List specific activities to be completed i.e., how many feet, miles; materials to be used; standards or guidelines, etc.	
See Attached Narrative	
Please continue on additional sheet if necessary.	
PROJECT COSTS	
Costs of Materials: \$3,674.75	Total Project Cost: \$9,394.75
Grant Request: \$5,000.00	Matching Funds: \$7,994.75
Matching Fund Source: Byram Township Open Space Trust Fund, Byram Township Department of Public Works, Volunteer Labor	
*Provide Proof of Funds	

**Provide Proof of Funds*

SUSSEX COUNTY TRAILS GRANT CHECKLIST

The following is a checklist of materials required as part of the Sussex County Trails Grant Program application:

- ☒ **1. Applicant Information**
- ☒ **2. Ownership Verification**
- ☒ **3. Project Narrative/Description**
- ☒ **4. Project Map**
- ☒ **5. Project Schedule**
- ☒ **6. Supporting Documentation**
 - ☒ **a. Governing Body Resolution authorizing submittal of the Application**
 - ☐ **b. Trail Enhancements (if applicable) (photos must be in *.jpg format)**
 - ☐ **c. Evidence of Matching Funds Commitment**
 - ☐ **d. Agency Authorization (if applicable)**
- ☒ **7. Cost Estimate Spreadsheet**
- ☒ **8. Attend Open Space Application Meeting**

Project Narrative

Byram Township Trails Grant

Byram Township recently completed an update to its Open Space & Recreation Plan. A major element of that plan was a comprehensive Trails Master Plan that proposed a Township-wide multi-use trails system that would traverse the state, municipal and foundation owned publicly accessible land. The trail system will connect geographically dispersed neighborhoods, community facilities and points of interest and serve as an amenity for local residents and visitors from the region. The trail system will also include both natural trails and improved surfaces that will be suitable for uses such as mountain biking, cross-country skiing and equestrian uses. The trails master plan intends to connect existing trails such as the Sussex Branch Trail and the trails in Allamuchy Mountain State Park along with Byram Township's trails through the construction of strategic connectors and a unified wayfinding system. These trails will also incorporate the extensive land holdings of the Kellogg Foundation which have recently been made available for public hiking access. The creation of this system will be a multi-year effort and when finished, will serve as a focal point for sustainable economic development for Byram and Sussex County.

This application is for financial support to enable Byram Township to begin the first phase of creating this unified system. The Township is requesting the maximum permitted grant of \$5,000.00. Phase 1 activities will include the installation of the first section of a standardized wayfinding system that will color-code the individual trails, provide branding and trail head information facilities that include signage and kiosks and the construction of two new short segments of trail. This phase of work represents the easily achievable steps that will lead to the ability to undertake the more ambitious steps outlined in the Trails Master Plan in the future. The primary use of grant funding will be for the purchase of wayfinding supplies that consist of trail markers, signs, materials for trailhead kiosks. The Township will also engage an outside contractor to construct the short trail segments and install the trail markers. The Township will provide both matching funding from its Open Space Trust Fund and in-kind contributions of work by Township Public Works personnel and volunteer time.

This project includes the following elements:

- Purchase of Wayfinding materials and installation tools
- Preparation of Materials
- Marking proposed route of new trail sections
- Clearing of new trail sections
- Installation of wayfinding instruments

Specifically, the proposed work will include wayfinding installation along the existing Tamarack Trail that connects Tamarack Park on Route 206 with C.O. Johnson Park, wayfinding on the Cranberry Overlook Trail that connects the Tamarack Trail to Cranberry Overlook, the construction of an extension of the Cranberry Overlook Trail that will expand that trail to a new trailhead on Old Indian Spring Road and the construction of a short connector trail that will link the Tamarack Trail to a new trailhead on Tamarack Road (and eventually to adjoining Hudson Farms land). A map depicting the location of this work is attached as part of this application. A map of the proposed trails system is also attached to this application.

Tasks					
Task	Labor Source	Estimated Hours	Personnel	Cost/hr.	Total Cost
Preparation of Materials (Apply Decals/Sort Posts)	Township Volunteers	4	3	\$15.00	\$180.00
Mark New Trail Segments	Township Volunteers	4	2	\$15.00	\$120.00
Transport Materials to Trailhead Locations	Byram DPW	\$	2	\$50.00	\$100.00
Construct New Trail Segments/Clear Existing Trails	Contractor (TBD)	9	4	\$60.00	\$2,160.00
Install Wayfinding Posts	Contractor (TBD)	9	4	\$60.00	\$2,160.00
Construct/Install Trailhead Kiosks	TBD				\$1,000.00 (Est.)
Total Cost					\$5,720.00

Materials				
Equipment	Company	Amount	Cost/Unit	Total Cost
Fiberglass Flat 4-rail Trail Markers-Brown	Rhino	75	\$15.25	\$1,143.75
FPD-44 Post Driver	Rhino	2	\$108.00	\$ 216.00
PHD-100 Pilot Hole Driver	Rhino	2	\$195.00	\$ 390.00
Informational Decal Set	Rhino	5	\$ 25.00	\$ 125.00
Color Coded Decals	Rhino	6 sets (100 ea.)	\$ 50.00	\$ 300.00
Trailhead Kisoks	In-House	3	\$500.00	\$ 1,500.00
Total Cost				\$ 3,674.75

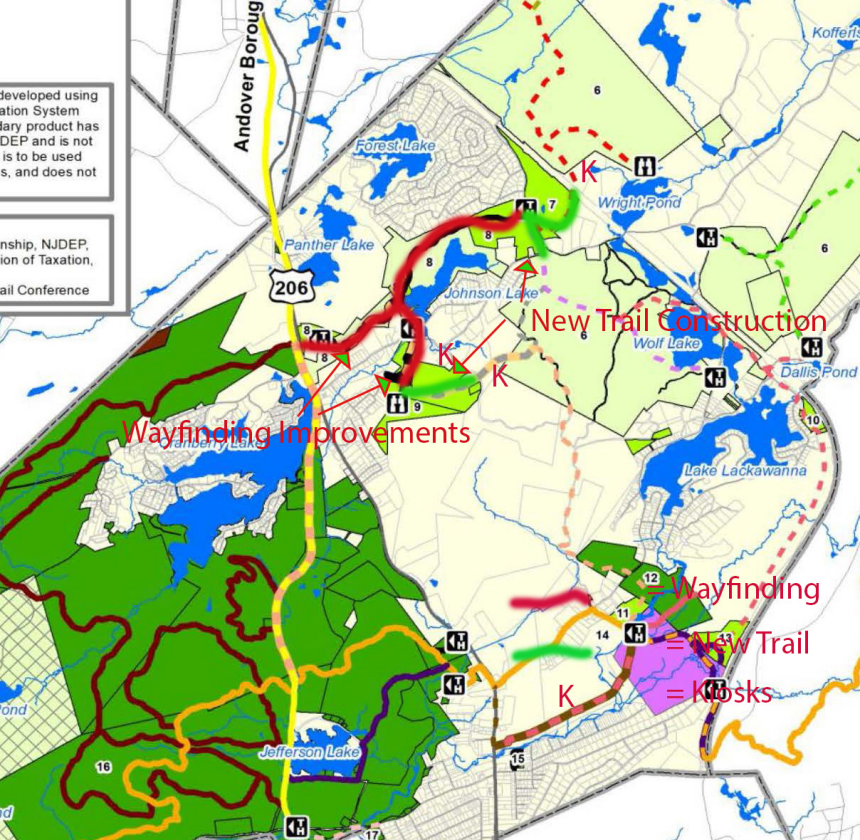
Byram Township Trails Grant

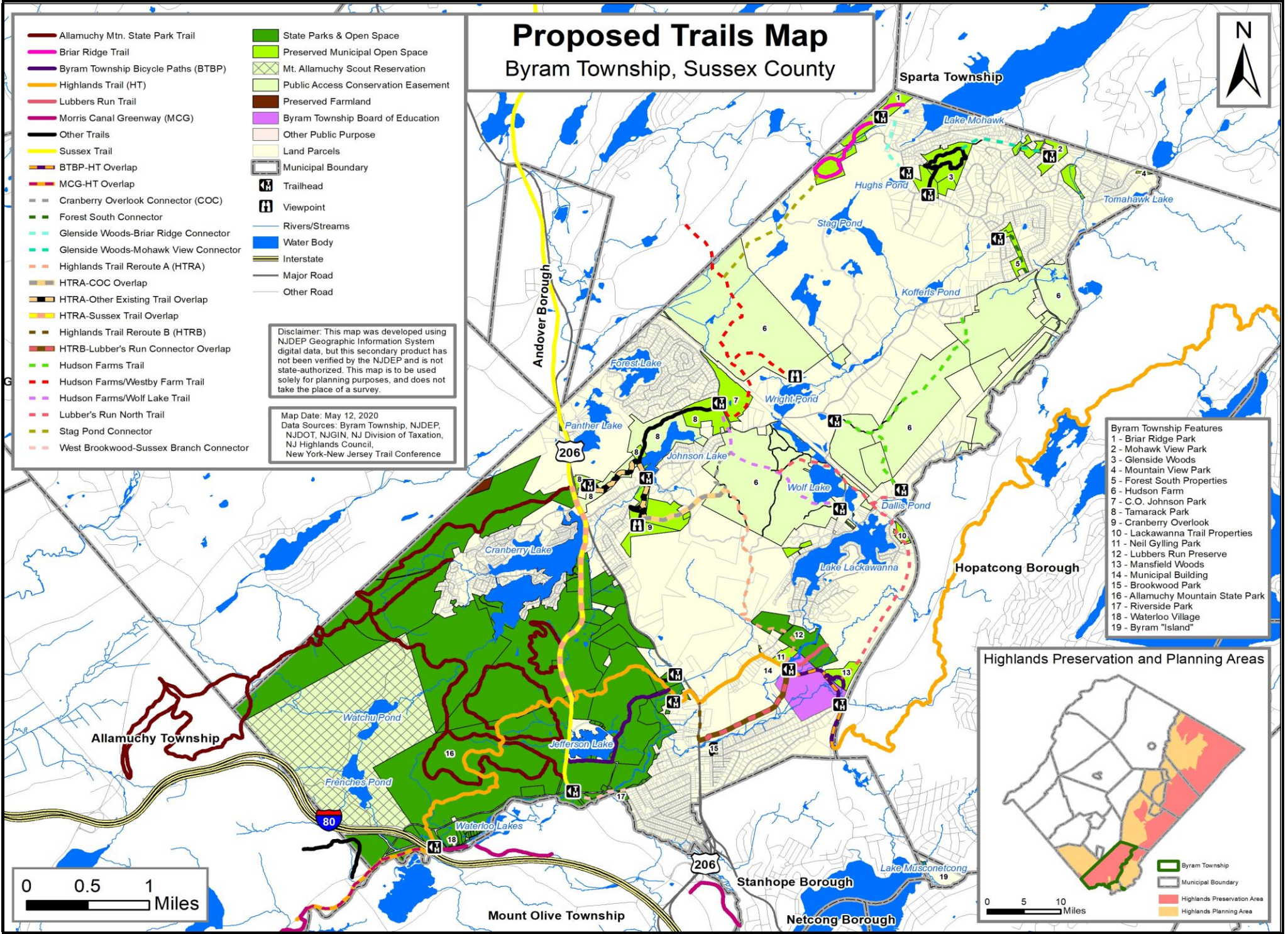
Project Schedule

- | | |
|---------------------------------|-------------------------------------|
| 1. Order Materials | January 2022 |
| 2. Receive Materials | Mid-February 2022 |
| 3. Prepare Materials | Late February 2022 |
| 4. Request Quotes Contractors | Late February 2022 |
| 5. Select Contractor | Mid-March 2022 |
| 6. Mark New Trail Segments | Mid-March 2022 (Weather Permitting) |
| 7. Construct New Trail Segments | April 2022 |
| 8. Install Wayfinding Posts | April 2022 |
| 9. Install Trailhead Kiosks | May 2022 |

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*Providing Forest
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For Over 40 Years.*



210 Main Street PO Box 492 Gladstone, NJ 07934
T. 908.781.6711

Heather J. Gracie-Petty, CF
Christina L. Harrigan, CF
Steven W. Kalleser, CF
Alexander Kelchner, CF

February 3, 2026

John Morytko
Byram Township Planning Board
10 Mansfield Drive
Stanhope, New Jersey 07874

John,

In response to your recent request, here is a summary of forest stewardship activities recommended for the next 12 to 24 months for parklands including Tamarack, Glenside and Cranbury Overlook.

TAMARACK

1. A Prescribed Burn Permit (RxB) has been submitted with the New Jersey Forest Fire Service to conduct a burn at Tamarack during the winter of 2026. Approximately 20 acres would be included in this burn with Japanese barberry being the principal target plant. I recommend that a member of the Open Space Committee reach out to George Efinger to determine the timeframe for this burn. The NJ Forest Fire Service supplies signs along the roadways to alert the public that a burn is in progress.
2. Tamarack should continue to be monitored following the burn and any resurgence of invasive plants should be addressed with a future burn, manual removal and/or herbicides.
3. All trails should be monitored for hazardous trees as a measure of safety for hikers. Continue to maintain trail markers.

GLENSIDE

1. Apply 2 acres of non-native plant control within Stands 21 and 24 (Japanese Barberry, multiflora rose). This can be done professionally if herbicides are used or potentially with a prescribed burn (RxB).
2. Work with volunteers on controlling invasive plants along trails (manual removal).
3. All trails should be monitored for hazardous trees as a measure of safety for hikers. Continue to maintain trail markers,
4. Mark and lpply 5 acres of forest stand improvement in Stand 22 (for year 2027).

CRANBURY OVERLOOK

1. Complete 5 acres of forest stand improvement in Stand 20. Now marked and harvest pending for February 2026. Wood will be utilized for mushroom production.
2. All trails should be monitored for hazardous trees as a measure of safety for hikers. Continue to maintain trail markers.

As discussed, the Township may wish to begin to prepare individual Forest Stewardship Plans for the above properties. Gracie and Harrigan are certainly able to provide proposals for each property as needed.

Please let me know if additional information is needed at this time. I look forward to working with Byram Township in 2026.

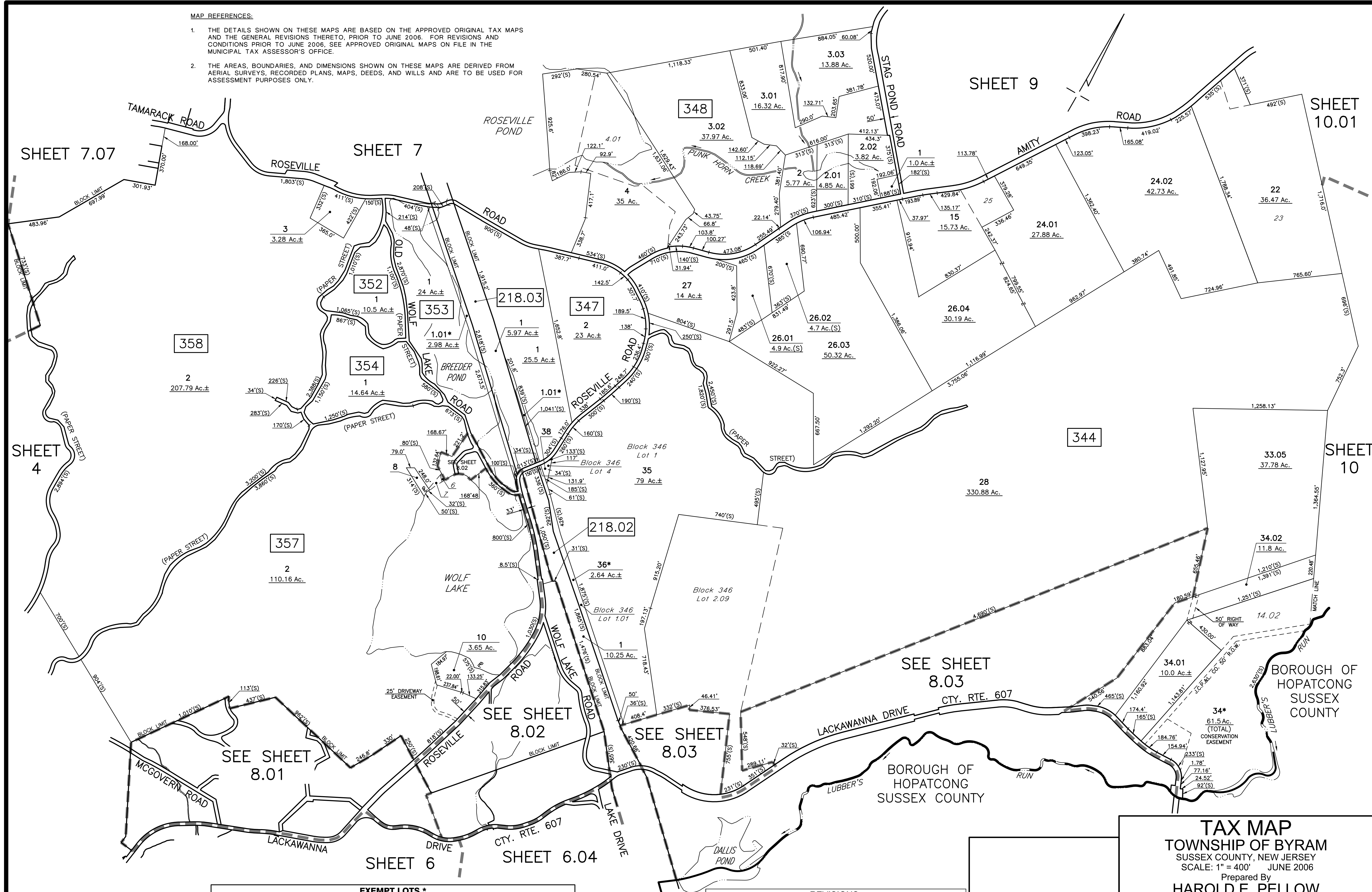
Respectively submitted,

A handwritten signature in black ink, appearing to read 'H. Gracie', written over the text 'Respectively submitted,'.

Heather J. Gracie, SAF, CF
President

MAP REFERENCES:

1. THE DETAILS SHOWN ON THESE MAPS ARE BASED ON THE APPROVED ORIGINAL TAX MAPS AND THE GENERAL REVISIONS THERETO, PRIOR TO JUNE 2006. FOR REVISIONS AND CONDITIONS PRIOR TO JUNE 2006, SEE APPROVED ORIGINAL MAPS ON FILE IN THE MUNICIPAL TAX ASSESSOR'S OFFICE.
2. THE AREAS, BOUNDARIES, AND DIMENSIONS SHOWN ON THESE MAPS ARE DERIVED FROM AERIAL SURVEYS, RECORDED PLANS, MAPS, DEEDS, AND WILLS AND ARE TO BE USED FOR ASSESSMENT PURPOSES ONLY.

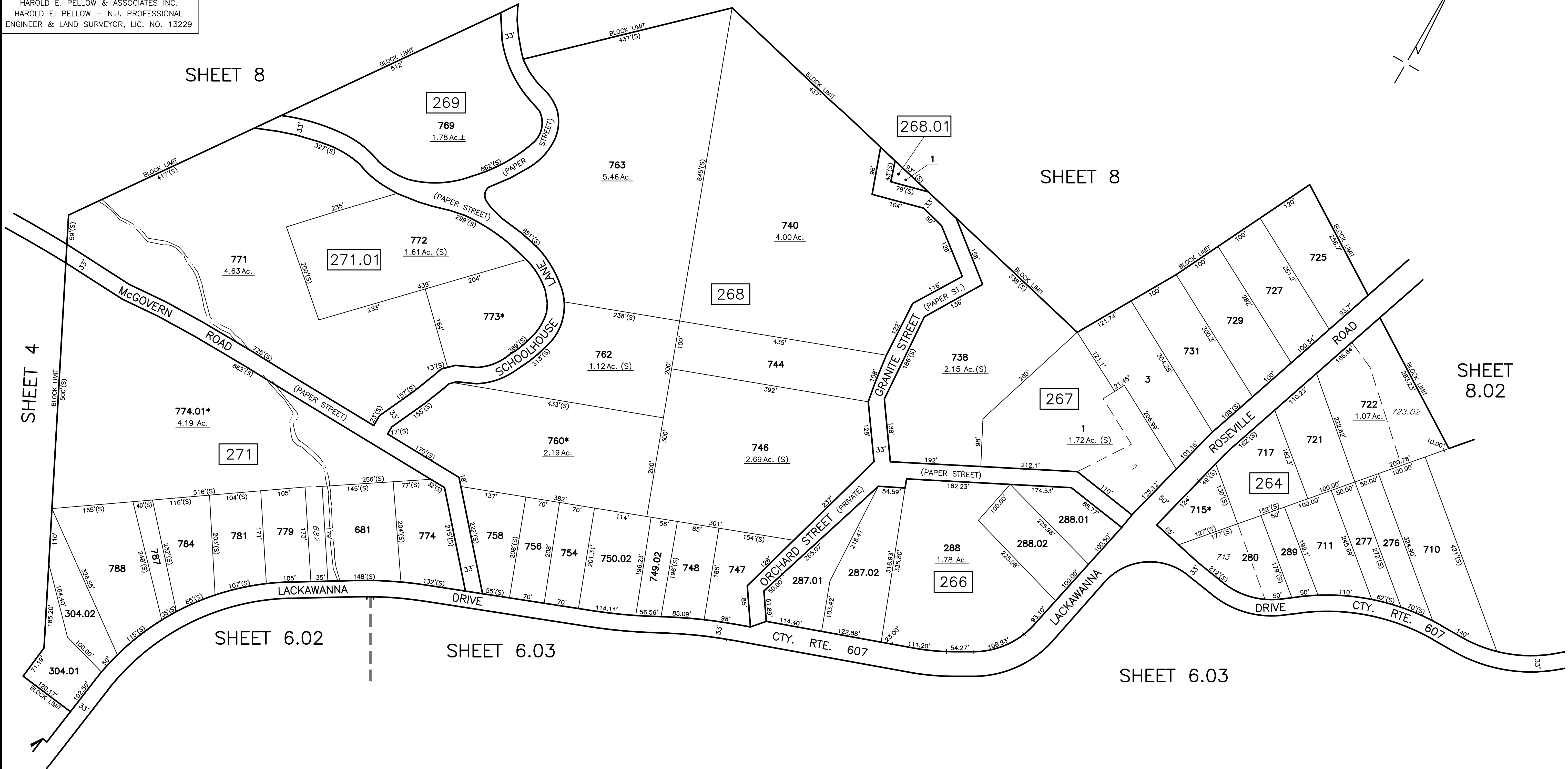


EXEMPT LOTS *			
BLOCK	LOT	ACREAGE	REASON FOR EXEMPTION
344	34	61.5 (TOTAL)	STATE OF NEW JERSEY D.E.P.
344	36	2.64	STATE OF NEW JERSEY D.O.T.
347	1.01	0.54	STATE OF NEW JERSEY D.O.T.
353	1.01	2.98	STATE OF NEW JERSEY D.O.T.

REVISIONS				
DATE	BY	LIC.NO	BLOCK	LOT
MARCH 2010	HAROLD E. PELLOW	#13229	VARIOUS	VARIOUS
AUGUST 2013	HAROLD E. PELLOW	#13229	VARIOUS	VARIOUS
FEBRUARY 2019	HAROLD E. PELLOW	#13229	VARIOUS	VARIOUS
AUGUST 2020	HAROLD E. PELLOW	#13229	344	34

TAX MAP
TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
SCALE: 1" = 400' JUNE 2006
Prepared By
HAROLD E. PELLOW
NEW JERSEY PROFESSIONAL ENGINEER AND
LAND SURVEYOR, LIC. #13229
HAROLD E. PELLOW & ASSOCIATES, INC.
17 PLAINS ROAD, AUGUSTA, NEW JERSEY

FEBRUARY 2019	
MARCH 2010	
DATE	DATE
REVISED	
HAROLD E. PELLOW & ASSOCIATES INC.	
HAROLD E. PELLOW — N.J. PROFESSIONAL	
ENGINEER & LAND SURVEYOR, LIC. NO. 13229	



EXEMPTED LOTS *			
BLOCK	LOT	ACREAGE	REASON FOR EXEMPTION
264	715	0.522	CRANBERRY LAKE VOL. FIRE DEPT.
268	760	2.19	TOWNSHIP OF BYRAM
271	774.01	1.99	TOWNSHIP OF BYRAM
271.01	773	0.689	TOWNSHIP OF BYRAM

NOTE: LOT ACREAGES SHOWN ABOVE ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.

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TAX MAP
TOWNSHIP OF BYRAM

SUSSEX COUNTY, NEW JERSEY
SCALE: 1" = 100' JUNE 2006

Prepared By

HAROLD E. PELLOW

NEW JERSEY PROFESSIONAL ENGINEER AND

LAND SURVEYOR, LIC. #13229

HAROLD E. PELLOW & ASSOCIATES, INC.

17 PLAINS ROAD, AUGUSTA, NEW JERSEY

FEBRUARY 2019	
MARCH 2010	
DATE	DATE
REVISED	
HAROLD E. PELLOW & ASSOCIATES INC.	
HAROLD E. PELLOW - N.J. PROFESSIONAL	
ENGINEER & LAND SURVEYOR, U.C. NO. 13229	

SHEET 8

Richard Picolli, LLC

SHEET 8

SHEET 8.02

SHEET 4

SHEET 6.02

SHEET 6.03

SHEET 6.03

EXEMPTED LOTS *			
BLOCK	LOT	ACREAGE	REASON FOR EXEMPTION
264	715	0.522	CRANBERRY LAKE VOL. FIRE DEPT.
266	700	2.19	TOWNSHIP OF BYRAM
271	774.01	1.99	TOWNSHIP OF BYRAM
271.01	773	0.689	TOWNSHIP OF BYRAM

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TAX MAP
TOWNSHIP OF BYRAM
 SUSSEX COUNTY, NEW JERSEY
 SCALE: 1" = 100'
 JUNE 2006
 Prepared By
HAROLD E. PELLOW
 NEW JERSEY PROFESSIONAL ENGINEER AND
 LAND SURVEYOR, U.C. #13229
 HAROLD E. PELLOW & ASSOCIATES, INC.
 17 PLAINS ROAD, AUGUSTA, NEW JERSEY