

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

Join Zoom Meeting: <https://us02web.zoom.us/j/85450889530?pwd=61ebshm6cSKtwvI5cKqZrYyjcRo6rE.1>

Meeting ID: 854 5088 9530 / **Passcode:** 074343

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. A resolution indicating the time, date, and location of the Open Space meetings for the year 2026 was forwarded to the designated newspaper for online publication, posted on the bulletin boards and main doors of the Municipal Building and on the Township's Website and forwarded to the Secretary of State of the State of New Jersey.

- **ROLL CALL**
- **OS FINANCIAL STATUS REPORT**
 - 1. Reserve for Open Space: \$433,516.88
- **APPROVAL OF MINUTES** –February 9, 2026 Minutes
- **OLD BUSINESS**
 - 1. Trail Grant Updates
 - 2. Forestry Projects
 - 3. CO Johnson / Dog Park Updates
 - 4. Property Foreclosure Updates
- **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:

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 02/20/2026

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
02/09/2026	ENC	31832				12/31/25-01/04/26 - 2026 OPEN SPACE MEETING D				13.25		433,891.88
02/18/2026	DJ 658	31832		11643	1166	NEW JERSEY HERALD, INC. INV#0007527272 12/31/25-01/04/26 - 2026 OPEN SPACE MEETING D				(13.25)	13.25	433,891.88
02/18/2026	DJ 664	31783		11645	649	HAROLD E. PELLOW & ASSOCIATES, INV#85143 INSPECT SITE PLAN/SUBDIVISION				(260.00)	260.00	433,891.88
02/20/2026	ENC	31865				02/09/2026 - OPEN SPACE MEETING VIA ZOOM				150.00		433,741.88
02/20/2026	ENC	31869				FOREST STEWARDSHIP SUMMARY FOR TAMARACK, GLEN				225.00		433,516.88
							-	(1,250.00)	-	(4,354.06)	1,557.75	433,516.88
							-	(1,250.00)	-	57,326.95	1,557.75	433,516.88

OPEN SPACE MEETING – February 9, 2026

Members Present: Messrs. Sabatini, Dlugos, Morytko, Duch, Bogardus

Members Absent: Messrs Esposito and Mayor Rubenstein

Also present: Forester Heather Gracie, Secretary Caitlin Phillips

This meeting was called to order at 7:04pm by Chairman Morytko.

OS FINANCIAL STATUS REPORT:

Reserve for Open Space: \$433,905.13. Mr. Sabatini said he's working on the budget. The Open Space tax will be about \$110,000.

APPROVAL OF MINUTES – January 12, 2026 minutes. Mr. Dlugos motioned to approve the minutes, seconded by Mr. Bogardus. All were in favor.

DISCUSSION ITEMS

Cranberry Overlook Project / Forest Stewardship

Ms. Gracie noted they got the prescribed burn application submitted, and the Committee should reach out to Mr. Efinger to see where it is at. Usually, to make the community aware, they put up signage. Mr. Morytko said they'll wait until they have a better idea of the timeline, so people can remember what it's about. Mr. Dlugos said Mr. Duch volunteered to handle this. Ms. Gracie said after the burn, they can monitor the area to see if another burn is needed in a few years, if volunteers are needed, and if invasives come back. It's also important to keep the trail safe; some beech trees are affected by a disease going around. They should also be aware of trail markers and see which ones need replacement or to be made more visible.

Mr. Dlugos said he is working on the Briar Ridge loop. Looking at the trail assessment, there is a lot of barberry, and Japanese knotweed by road. Ms. Gracie said this is a good thing to target early. She is waiting on the Cranberry Overlook work. Mr. Dlugos said the Open Space Grant this year seems to be moving towards stewardship. He heard the Highlands is offering money to towns that emphasize watershed issues. Mr. Morytko said they can put money towards things that need professional help. They can walk with groups on the trails to help with education. Ms. Gracie said since the trails group are people who walk these places regularly, they can point things out that need to be removed, and use GPS to locate trees with issues. Mr. Dlugos said ash and beech trees are the main focus. He can recommend that they make pins of the locations, or use flagging tape. Ms. Gracie said they can do a social media post about the controlled burn to bring awareness and education. Alex from her office can be involved with this process.

Trails Grant Project

Mr. Morytko said a previous grant application was included as an example of what's needed. Mr. Dlugos said he discussed with the grant group the parameters for the funding. They can attend a pre-application meeting, and discuss the plan to see what else may be needed. They don't see the parking lot as road creation, and can fund parking lots since it's part of trail head enhancements. Mr. Morytko noted they can look on the website for information. Mr. Duch asked who can help put the budget together. Mr. Sabatini said they need to know the project first, and then they can speak to the engineer for the scope of work. He would be involved with the roadways and signage. This would need to go to the Council to authorize the funds. There should be a marketing component, for the Trails Conference and locally. The group noted they want to focus on trail crossings and blazing, with a marketing component. Mr. Dlugos said they should make sure the trail fits with the parking area.

Properties being dedicated to Open Space

Mr. Sabatini said he's looking to move forward with foreclosures on some properties in town. He did a title search for the properties, but the project was put on hold. There's a new law that makes foreclosures more difficult, as they require tracking down any potential heirs that may have an interest in the property. The title searches need to be acted on, or they can be lost. He identified the ones already looked at, and all were in a similar area under common ownership. They're in the Lackawanna and Bank Street area. One property is current on taxes, but not accessible. The parcel is shown on tax map page 8, included in the packet. He can see if the owner would like to donate or sell the parcel. Mr. Dlugos would like to go look at the property. Mr. Sabatini said he needs to get an idea of the timeline for title searches, and needs to see if the Committee thinks it's worth looking into. Mr. Duch noted his concern about any steepness on the property. Mr. Sabatini said someone uses a quad to go up there. He can reach out to the property owner to see if they're interested. The Committee confirmed their interest, and asked Mr. Sabatini to continue with the process.

OPEN TO PUBLIC

No public was present.

MEMBER REPORTS

Mr. Dlugos said they have a hike scheduled for 02/22. They've also collaborated with the Recreation Department for family trails' passports, to show which trails people have walked on. He also mentioned trail restoration projects.

Mr. Sabatini said the town budget will be reviewed in March. The main issue is with the increase in health benefit costs.

Mr. Sabatini said Harvey Roseff passed away recently. He noted that the Council needs someone to join for the rest of the year. Then someone else would be elected for next 3 years. Any interested parties should reach out; four people have done so already.

ADJOURN – Motion by Mr. Dlugos, second by Mr. Sabatini, to adjourn the meeting at 8:48pm. All members in favor. Motioned carried.



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February 21, 2026

VIA E-MAIL

MEMORANDUM TO: Mr. Joseph Sabatini, Byram Township Manager

FROM: Cory L. Stoner, P.E., C.M.E., Byram Township Engineer

SUBJECT: Open Space Trail Head Parking Area
Located along Old Indian Spring Road
Byram Township, Sussex County

Dear Joe,

I have reviewed the proposed location along Old Indian Spring Road for an open space trailhead parking area. The site is near the southern end of the roadway on the Block 226 Lot 26 property owned by Byram Township, adjacent to an existing blazed trail and former logging road

The proposed parking area would consist of a gravel pad area constructed on the west side of Old Indian Spring Road with a size of approximately 25 feet deep by 40 feet long. This parking area would accommodate four vehicles while maintaining a 5 foot setback from the road edge. The work would include removing approximately ten trees, stripping topsoil, performing minor excavation and grading, installing and compacting dense graded aggregate, and placing trailhead parking signage. Installation of a gate at the trail entrance is also recommended to prevent unauthorized vehicle access. The estimated cost to have qualified contractors perform this work is **\$12,000.00**.

Please note that that the project area would be roughly 1,000 square feet and result in minimal disturbance to the surrounding environment. Due to its limited scope, the project would not qualify as a major land development project and would not require an Upper Delaware Soil Conservation District permit or a Highlands Preservation Area Approval (HPAA) from the NJDEP.

I trust the above information will be helpful. If you have any questions or wish to discuss this project in greater detail, please do not hesitate to contact me.

Very truly yours,

Cory L. Stoner, P.E., P.P., C.M.E.
HAROLD E. PELLOW & ASSOCIATES, INC.
Byram Township Engineer

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THOMAS G. KNUTELSKY, ASSOCIATE
NJ – P.E., NJ – P.P.

February 13, 2026

Via Email (jsabatini@byramtwp.org)

MEMORANDUM TO: Mr. Joseph Sabatini, Byram Township Manager

FROM: Cory L. Stoner, P.E., C.M.E., Byram Township Engineer

SUBJECT: Tamarack Road – Trail Crosswalk Review
Byram Township, Sussex County

Dear Joe:

As requested, I have reviewed the two (2) locations along Tamarack Road that are being considered for designated crosswalks. The first location is near the Johnson Lake Dam and the second location is approximately 300 feet west of Roseville Road. The location of each proposed crosswalk was chosen to allow pedestrian crossing access between open space parcels located on either side of Tamarack Road.

Per Title 39 (NJSA 39:4-8), a crosswalk installed at a location that is not a designated stop-controlled intersection must be reviewed and approved by the Municipal Engineer and enacted by an ordinance or resolution that is adopted by the municipal governing body. After careful review of both suggested locations, I cannot recommend crosswalks being placed at either of these locations. To recommend that a crosswalk be implemented, a minimum stopping sight distance will need to exist. With the posted speed of Tamarack Road being 35 mph, a minimum stopping sight distance of 305 feet is recommended. This simply cannot be obtained at either location.

Without adequate sight distances, it is my opinion that installing a designated crosswalk at either location could create a dangerous condition for both pedestrians and motorists. Given these circumstances, it is my recommendation that marking and signing a crosswalk not be pursued.

Very truly yours,

Cory L. Stoner, P.E., C.M.E.

HAROLD E. PELLOW & ASSOCIATES, INC.
Byram Township Engineer

CLS:cls

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