

**TOWNSHIP OF BYRAM
COUNCIL AGENDA, TUESDAY, MAY 20, 2025
EXECUTIVE SESSION – 6:30 P.M.
REGULAR SESSION – 7:30 P.M.**

PLEASE TAKE NOTICE that the regular session part of the meeting starting at 7:30 p.m. will be held in person at 10 Mansfield Drive and via Zoom Webinar. The public may connect using a computer or smart device by clicking on the following link: <https://us02web.zoom.us/j/82117363001>, or by calling any of the following number's US: +1 646 518 9805 or +1 267 831 0333 to participate. When prompted, enter the Meeting ID Number: 821 1736 3001. The public will have the opportunity to comment at appropriate times during the meeting. Formal action will be taken.

1. CALL MEETING TO ORDER

2. OPEN PUBLIC MEETING STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act. Both adequate and electronic notice of the meeting has been provided, specifying the time, place. In addition, a copy of this notice is available to the public and is on file in the office of the Municipal Clerk, posted on the main door, the bulletin board of the Municipal Building, on the Township website at: https://www.byramtwp.org/index.php/town_hall/township_council, and has been forwarded to those persons requesting notice.

3. ROLL CALL

4. RESOLUTION FOR EXECUTIVE SESSION

- a. Attorney Client Privilege Communication
 - General
- b. Personnel

5. RETURN TO OPEN SESSION

6. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT REFLECTION

7. APPROVAL OF AGENDA

8. APPROVAL OF NEW FIRE DEPARTMENT MEMBER – Dennis K. Walker

9. PRESENTATION OF THE 2024 AUDIT

- A. Resolution No. 097-2025 – Governing Body Certification of the Annual Audit
- B. Resolution No. 098-2025 – Corrective Action Plan for the 2024 Audit

10. REPORTS

- Township Manager
- Mayor and Council Members
- Township Attorney

11. PUBLIC PARTICIPATION I – Meeting open to the public for comments on matters not on the agenda or items on the agenda for which no public discussion is provided.

12. APPROVAL OF MINUTES

- May 6, 2025 Regular & Closed Session Meeting Minutes

13. CONSENT AGENDA: These items are considered to be routine by the Members of the Township Council and will be enacted on by one motion. There will be no separate discussion of these items unless a citizen or Council member so requests in which event the item may be remove from the general order of business and considered in its normal sequence on the agenda.

- A. Resolution No. 093-2025 – Authorization to Execute Change Order No. 1 for Proposed Improvements to CO Johnson Park Field 8 Reconstruction – Net Decrease of \$15,000.77
- B. Resolution No. 094-2025 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 304 Lot 2181 Refund of Taxes Paid for 2nd Quarter 2025
- C. Resolution No. 095-2025 – Authorization for a Controlled Burn to Manage Invasive Barberry at Tamarack Park
- D. Resolution No. 096-2025 – A Resolution of the Byram of Byram Adopting the 2025 Sussex County Hazard Mitigation Plan
- E. Resolution No. 099-2025 - Authorization to Execute Change Order No. 1 for Proposed Improvements Mansfield Drive Tennis Courts & Carl O. Johnson Park Tennis Courts – Net Decrease of \$2,510.80
- F. Resolution No. 100-2025 – Cancellation of Unexpended Balances of Improvement Authorization – Drainage
- G. Resolution No. 101-2025 – 2025 Capital Budget Amendment Resolution

- H. Resolution No. 102-2025 - AWARD OF CONTRACTS UNDER THE MORRIS COUNTY COOPERATIVE PRICING COUNCIL FOR PROPOSED RESURFACING OF VARIOUS STREETS
(Cascade Ave., Spring Brook St., Sussex St., Lauren Ct., Jefferson Lake Rd., Anderson Ln., Ascot Ln., Mara Ln., Matthew Dr., Carlson Ln. & Birch Parkway.) – Not to Exceed \$301,717.50

14. APPROVAL OF MAY 20, 2025 BILL LIST

15. ORDINANCE – 2nd Reading / Public Hearing

- **ORDINANCE NO. 008-2025 - AN ORDINANCE TO AUTHORIZE SALE OF PUBLIC PROPERTIES NOT NEEDED FOR PUBLIC USE TO THE HIGHEST BIDDER**

PURPOSE STATEMENT: The purpose of this ordinance is to authorize the Mayor and Council of the Township of Byram to convey Township owned properties to the highest bidder because they are not needed or required for public use.

- **ORDINANCE NO. 009-2025 - AN ORDINANCE TO AUTHORIZE SALE OF NON-CONFORMING TOWNSHIP OWNED PROPERTIES NOT NEEDED FOR PUBLIC USE TO CONTIGUOUS PROPERTY OWNERS**

PURPOSE STATEMENT: The purpose of this Ordinance is to authorize the Mayor and Council of the Township of Byram to convey non-conforming contiguous Township owned properties to respective contiguous property owners, because they are not needed or required for public use.

16. ORDINANCE – 1st Reading / Introduction

- **AN ORDINANCE TO AUTHORIZE A CAPITAL EXPENDITURE FOR DRAINAGE INLET IMPROVEMENTS TO BELTON STREET TO PROVIDE FUNDING IN THE AMOUNT NOT TO EXCEED \$175,000.00**

Purpose Statement: Drainage Inlet Improvements to Belton Street including materials, equipment, site work and engineering costs fully funded by Capital Improvement Fund and Capital Reserve for Road Resurfacing.

- **ORDINANCE NO. 007-2025 - AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BYRAM AMENDING CHAPTER 240 ENTITLED “ZONING” TO AMEND THE CHECKLIST FOR COMPLETENESS, TO MODIFY THE REQUIREMENTS FOR AIR CONDITIONING UNITS AS ACCESSORY STRUCTURES AND TO AMEND CHAPTER 215 ENTITLED “SUBDIVISION AND SITE PLAN REVIEW” AND CHAPTER 240 ENTITLED “ZONING” TO REPEAL AND REPLACE ALL REFERENCES TO THE ARCHITECTURAL REVIEW COMMITTEE AND ARC**

Purpose Statement: The purpose of this ordinance is to amend Chapter 240 entitled “Zoning” to update the checklist, to modify the requirements for air conditioning condensers as accessory structures and to amend Chapters 215 and 240 to repeal and remove all references to the “Architectural Review Committee” and “ARC” and to confirm that the Planning Board itself is replacing the Architectural Review Committee, and the Planning Board will carry out any prior functions, powers and authorizations of the Architectural Review Committee.

17. ITEMS FOR DISCUSSION

- Light Nuisance and Trespass

18. FUTURE AGENDA DISCUSSION ITEMS

19. PUBLIC PARTICIPATION II

20. EXECUTIVE SESSION – Session II (if necessary)

21. ANY OTHER BUSINESS THE COUNCIL DEEMS NECESSARY

22. ADJOURNMENT

TOWNSHIP OF BYRAM
GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT
RESOLUTION NO. 097 – 2025

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the “*Municipal Clerk*” pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations”; and,

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations”, as evidenced by the group affidavit form of the governing body attached hereto; and,

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Township of Byram, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON May 20, 2025.

Cynthia Church, Township Clerk

**CERTIFICATION OF GOVERNING BODY OF THE ANNUAL AUDIT
GROUP AFFIDAVIT FORM**

STATE OF NEW JERSEY
COUNTY OF SUSSEX

We, members of the governing body of the Township of Byram, in the County of Sussex, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected members of the Mayor and Council of the Township of Byram in the county of Sussex.
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2019.
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled "Comments and Recommendations."

Mayor Alexander Rubenstein

Councilman Harvey Roseff

Councilman Jack Gallagher

Councilman Richard Proctor

Councilwoman Cris Franco

Sworn to and subscribed before me this
20th day of May, 2025
Notary Public of New Jersey

Cynthia Church, Township Clerk

The Municipal Clerk shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

**TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
RESOLUTION NO. 098 – 2025**

Corrective Action Plan for the 2024 Audit

WHEREAS, Local Finance Notice 97-16 requires the Chief Financial Officer, with assistance from other officials affected by the audit recommendations, to prepare and submit a Corrective Action Plan for approval by the governing body within sixty (60) days from the date the audit is received by the governing body; and

WHEREAS, the 2024 Audit was received on May 13, 2025;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Byram, County of Sussex and State of New Jersey, that the attached Corrective Action Plan be approved, placed on file in the Clerk's Office, and submitted by the Clerk to the Division of Local Government Services. Copies of this Resolution will be forwarded to the Township Auditor.

BYRAM TOWNSHIP COUNCIL

COUNCIL MEMBER	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

CERTIFICATION

I, Cynthia Church, Clerk of the Township of Byram, in the County of Sussex in the State of New Jersey, do hereby certify that the foregoing Resolution is a true copy of the Original Resolution duly passed and adopted by a majority of the full membership of the Byram Township Council at its meeting on May 20, 2025.

Cynthia Church, RMC
Township Clerk

Township of Byram, County of Sussex

Corrective Action Plan

For Year Ended December 31, 2024 Audit Report

Finding Number 1:

- Description: An adequate segregation of duties be maintained with respect to the recording and treasury functions.
- Analysis: Adequate segregation of duties in the Finance Department is not being maintained.
- Corrective Action: Due to the number of staff, an adequate segregation of duties cannot always be accomplished. However, every effort is made to ensure that the proper checks and balances are followed.
- Implementation Date: Immediately.

Respectively Submitted,



Ashleigh M. Frueholz
Chief Financial Officer
May 20, 2025

**TOWNSHIP OF BYRAM
RESOLUTION NO. 093-2025**

**AUTHORIZATION TO EXECUTE CHANGE ORDER NO. 1
FOR PROPOSED IMPROVEMENTS TO CO JOHNSON PARK FIELD 8
RECONSTRUCTION**

WHEREAS, the Township of Byram (Owner) and Grade Construction entered into a contract for proposed Improvements to CO Johnson Park Field 8 Reconstruction for a total of \$566,805.21 as stated in Resolution 169-2024; and

WHEREAS, in the process of completing the work, certain changes were authorized by the Owner as detailed in Change Order No. 1; and

WHEREAS, the revised work was negotiated between French & Parello and the Contractor and was found to require a net decrease of \$15,000.77.

NOW, THEREFORE, BE IT RESOLVED by the Township of Byram in the County of Sussex, State of New Jersey to authorize the Mayor to execute Change Order No. 1 resulting in a net decrease of \$15,000.77 resulting in an adjusted contract price of \$551,800.44.

BYRAM TOWNSHIP COUNCIL

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing Resolution was adopted by the Byram Township Council at a meeting held on May 20, 2025.

Cynthia Church, RMC
Township Clerk

**TOWNSHIP OF BYRAM
RESOLUTION NO. 094-2025**

**RESOLUTION AUTHORIZING 100% DISABLED VETERAN EXEMPT STATUS
TO OWNER OF BLOCK 304 LOT 2181 REFUND OF TAXES PAID FOR 2nd
QUARTER 2025**

WHEREAS, Gary B. Caton Jr., the lawful owner of Block 304, Lot 2181, also known as 515 East Shore Trail has been deemed 100% disabled by the Department of Veteran's Affairs; and

WHEREAS, Gary B. Caton Jr., has been approved by the Byram Township Tax Assessor for a 100% Disabled Veteran exemption in accordance with 54:4-3:30, which was granted on April 1st via Resolution No. 079-2025; and

WHEREAS, the 2nd quarter 2025 was paid in the amount of \$2,508.65 on May 7, 2025, by Corelogic on behalf of Mr. Caton; and

WHEREAS, the Tax Collector has determined that the property taxes are paid, and a refund is due in the amount of \$2,508.65 which represents the 2nd quarter 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Tax Collector be authorized to execute the documents necessary to refund, 515 East Shore Trail, Sparta, NJ, 07871 in the amount of \$2,508.65 which represents said duplicate payment.

BYRAM TOWNSHIP COUNCIL

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on May 20, 2025.

Cynthia Church, RMC
Township Clerk

**TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
RESOLUTION NO. 095– 2025**

**AUTHORIZATION FOR A CONTROLLED BURN TO MANAGE INVASIVE
BARBERRY AT TAMARACK PARK**

WHEREAS, the Township of Byram Open Space Committee and Environmental Commission met with the Township Forester and the NJFFS Assistant Division Forest Fire Warden to survey the invasive barberry in the northeast section of Tamarack Park; and

WHEREAS, Township of Byram Open Space Committee and Environmental Commission recommend the implementation of a NJFFS prescribed (controlled) burn in the northeast section of Tamarack Park to address the severe infestation of Japanese barberry (*Berberis thunbergii*), an aggressive invasive plant that poses significant ecological and public health risks; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Byram does hereby authorize the controlled burn to manage invasive barberry at Tamarack Park.

BYRAM TOWNSHIP COUNCIL

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST: I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on May 20, 2025.

Cynthia Church, Township Clerk

Memo

To: Byram Township Town Council

From: Peter Dlugos, Environmental Commission Chair
John Morytko, Open Space Committee Chair

CC: Environmental Commission
Open Space Committee

Date: May 9, 2025

Re: Recommendation for Prescribed Burn to Manage Invasive Barberry at Tamarack Park

Members of the OSC and EC met with Township Forester Heather Gracie and NJFFS Assistant Division Forest Fire Warden George Efinger on March 29, 2025 to survey the invasive barberry in the northeast section of Tamarack Park.

We are writing to recommend the implementation of a NJFFS prescribed (controlled) burn in this area of Tamarack Park to address the severe infestation of Japanese barberry (*Berberis thunbergii*), an aggressive invasive plant that poses significant ecological and public health risks.

Japanese barberry has become densely established, approaching monoculture, in this and other areas of Tamarack Park. This invasive shrub:

1. Quickly outcompetes native vegetation, reducing biodiversity and degrading habitat quality.
2. Alters soil chemistry, making it harder for native plants to reestablish.
3. Creates a favorable microclimate for ticks, particularly those carrying Lyme disease, due to its dense, humid understory.
4. Contributes to wildfire risk by increasing fuel loads and changing fire behavior.

A controlled burn is an effective and ecologically responsible method for managing invasive species like barberry. The approach has several advantages:

1. Effectiveness: Fire kills above-ground growth and damages root systems, limiting regrowth. Barberry's thin bark and shallow roots make it especially vulnerable to fire.
2. Cost-Efficiency: Compared to labor-intensive mechanical removal or repeated chemical treatments, prescribed fire offers a lower-cost, large-scale management option.
3. Ecological Benefits: Fire supports the regeneration of fire-adapted native species and helps restore ecological balance. In areas where barberry has suppressed native growth, fire can help reset the successional process.

4. Public Health: Reducing barberry thickets can lower local tick populations and the incidence of tick-borne diseases.

We propose working with the NJFFS and coordinating with the Byram Township Fire Department, ensuring that:

1. The burn is conducted under strict weather and safety conditions.
2. Notification and education are provided to residents ahead of the burn.
3. A post-burn monitoring and restoration plan is in place to encourage native plant regrowth and prevent reinvasion.

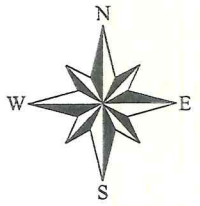
Prescribed burns do not impact the forest canopy, and younger trees with adequate bark are also typically not impacted.

Similar prescribed burns have been safely and effectively used at Kittatinny Valley State Park and Hudson Farm. They are typically done in late fall, late winter or early spring, when residential home windows tend to be closed. The Open Space Committee and Environmental Commission strongly support this action as part of a broader invasive species management strategy. A prescribed burn at Tamarack Park would improve ecosystem health, reduce invasive pressure, and enhance public safety and park enjoyment.

We stand ready to answer any questions and address concerns, and respectfully request that the Council endorse our plan to file a formal application for said services with the NJFFS.

WOODLAND VEGETATION MAP

Prescribed Burn Area



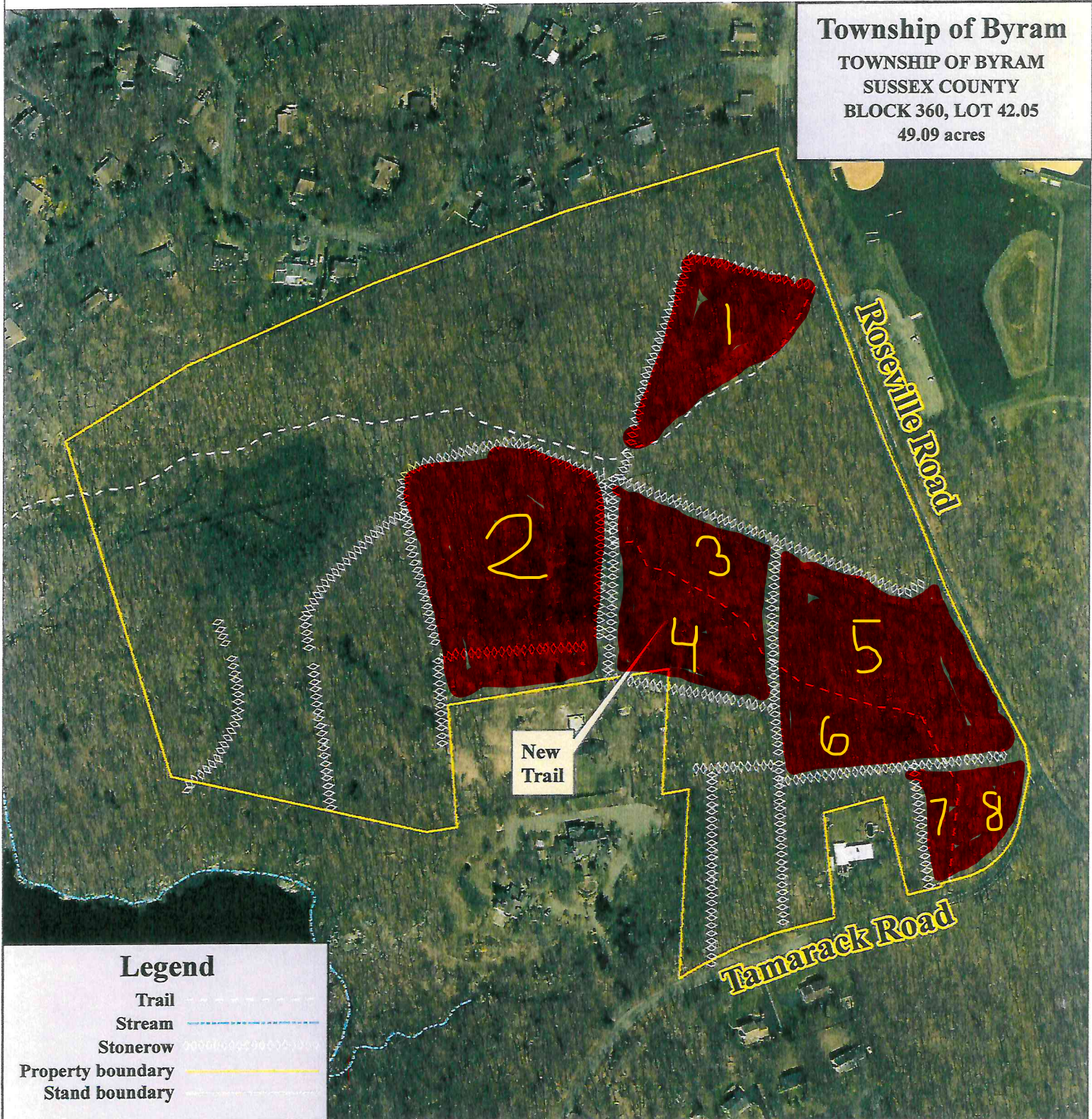
Township of Byram

TOWNSHIP OF BYRAM

SUSSEX COUNTY

BLOCK 360, LOT 42.05

49.09 acres



Legend

Trail

Stream

Stonerow

Property boundary

Stand boundary

Property Location: Roseville Road and Tamarack Road

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized. This is not a wetlands delineation.

1 inch = 300 feet

TOWNSHIP OF BYRAM, SUSSEX COUNTY, NEW JERSEY

RESOLUTION NO. 096-2025

**A RESOLUTION OF THE TOWNSHIP OF BYRAM ADOPTING THE 2025 SUSSEX
COUNTY HAZARD MITIGATION PLAN**

WHEREAS the Byram Township Council recognizes the threat that natural hazards pose to people and property within Byram Township; and

WHEREAS the Township of Byram has prepared a multi-hazard mitigation plan, hereby known as the 2025 Sussex County Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS the 2025 Sussex County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Byram Township from the impacts of future hazards and disasters; and

WHEREAS adoption by the Byram Township Council demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2025 Sussex County Hazard Mitigation Plan.

NOW THEREFORE, BE IT RESOLVED BY THE Township of Byram, New Jersey, THAT:

Section 1. The Byram Township Council adopts the 2025 Sussex County Hazard Mitigation Plan. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

BYRAM TOWNSHIP COUNCIL

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST: I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on May 20, 2025.

Cynthia Church, Township Clerk

**TOWNSHIP OF BYRAM
RESOLUTION NO. 099-2025**

**AUTHORIZATION TO EXECUTE CHANGE ORDER NO. 1
FOR PROPOSED IMPROVEMENTS TO MANSFIELD DRIVE TENNIS
COURTS & CARL O. JOHNSON PARK TENNIS COURTS**

WHEREAS, the Township of Byram (Owner) and Green Valley Group, Inc. entered into a contract for proposed Improvements to Mansfield Drive Tennis Courts & Carl O. Johnson Park Tennis Courts for a total of \$274,721.00 as stated in Resolution 146-2024; and

WHEREAS, in the process of completing the work, certain changes were authorized by the Owner as detailed in Change Order No. 1; and

WHEREAS, the revised work was negotiated between Township Engineer, Cory Stoner and the Contractor and was found to require a net decrease of \$2,510.80.

NOW, THEREFORE, BE IT RESOLVED by the Township of Byram in the County of Sussex, State of New Jersey to authorize the Mayor to execute Change Order No. 1 resulting in a net decrease of \$2,510.80 resulting in an adjusted contract price of \$272,210.20.

BYRAM TOWNSHIP COUNCIL

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing Resolution was adopted by the Byram Township Council at a meeting held on May 20, 2025.

Cynthia Church, RMC
Township Clerk

HAROLD E. PELLOW and ASSOCIATES, INC.

Consulting Engineers, Planners and Land Surveyors

17 Plains Road

Augusta, NJ 07822-2009

CHANGE ORDER NO. 1

12/17/2024

Project	PROPOSED IMPROVEMENTS TO MANSFIELD DRIVE TENNIS COURTS & CARL O. JOHNSON PARK TENNIS COURTS
Owner	BYRAM TOWNSHIP, MUNICIPAL BUILDING, 10 MANSFIELD DRIVE, STANHOPE, NJ 07874
County	SUSSEX
Contractor	GREEN VALLEY GROUP, INC., 180 CONVENT ROAD, NANUET, NY 10954

In accordance with the project Supplementary Specification, the following are changes in the contract.

Location and Reason for Change (Attach additional sheets if required) -

Location: Mansfield Drive Tennis Courts & Carl O. Johnson Park Tennis Courts

Reason: Actual amount of DGA used on the project.

ITEM NO.	DESCRIPTION	QUANTITY (+/-)	UNIT PRICE	AMOUNT
REDUCTION				
4	DENSE GRADED AGGREGATE BASE COURSE, 4" THICK & VARIES	125.54	TON \$ 20.00	\$ 2,510.80
Total REDUCTION:				\$ 2,510.80

AMOUNT OF ORIGINAL CONTRACT: \$274,721.00

EXTRA: \$ -

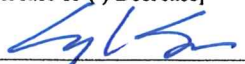
ADJUSTED AMOUNT BASED ON
CHANGE ORDER NO. 1: \$272,210.20

SUPPLEMENTAL: \$ -

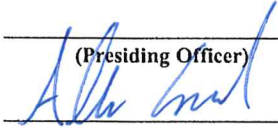
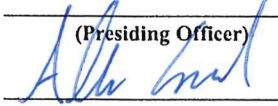
% CHANGE IN CONTRACT: - 0.91%
[(+) Increase or (-) Decrease]

REDUCTION: \$ 2,510.80

TOTAL CHANGE: \$ (2,510.80)


(Engineer)

2/24/25
(Date)


(Presiding Officer)

(Contractor)

9/24/24
(Date)

**TOWNSHIP OF BYRAM
RESOLUTION NO. 100-2025
CANCELLATION OF UNEXPENDED BALANCES OF IMPROVEMENT AUTHORIZATION**

WHEREAS, the Township of Byram adopted the following ordinances:

<u>Ord #</u>	<u>Improvement Description</u>	<u>Date</u>	<u>Amount</u>
06-18	Drainage Improvements	04/17/18	\$30,000.00

AND WHEREAS, all purchases and agreements have been completed and there remains unexpended balances.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Byram, County of Sussex, State of New Jersey, that the Chief Financial Officer cancel the following unexpended balance to the appropriate account as listed below:

<u>Ord #</u>	<u>Improvement Description</u>	<u>Date</u>	<u>Amount</u>	<u>Account</u>
06-18	Drainage Improvements	04/17/18	\$25,500.00	Road Resurfacing

BYRAM TOWNSHIP COUNCIL

COUNCIL MEMBER	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on May 20, 2025.

Cynthia Church, Township Clerk

**TOWNSHIP OF BYRAM
RESOLUTION NO. 101 – 2025**

2025 CAPITAL BUDGET AMENDMENT RESOLUTION

WHEREAS, the local capital budget for the year 2025 was adopted on the 1st of April, 2025; and

WHEREAS, it is desired to amend said adopted capital budget section;

WHEREAS, N.J.A.C. 5:30-4.4B provides that the Capital Budget of a governing body shall be amended to reflect any provisions, changes or inconsistencies with said Capital Budget;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Byram, that the 2025 Capital Budget of the Township of Byram, County of Sussex, State of New Jersey is amended by adding thereto a schedule to read as follows:

2025 CAPITAL BUDGET AMENDMENT

Project Title: Drainage Improvements to Belton Street
Estimated Total Cost: \$175,000.00
Planned Funding Services for Current Year 2025:
 Capital Improvement Fund - \$150,000.00
 Road Resurfacing Reserve - 25,000.00

BYRAM TOWNSHIP COUNCIL

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on May 20, 2025.

Cynthia Church, RMC
Township Clerk

**TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
RESOLUTION NO. 102-2025**

**AWARD OF CONTRACTS UNDER THE MORRIS COUNTY COOPERATIVE PRICING COUNCIL FOR
PROPOSED RESURFACING OF VARIOUS STREETS
(*Cascade Ave., Spring Brook St., Sussex St., Lauren Ct., Jefferson Lake Rd., Anderson Ln., Ascot
Ln., Mara Ln., Matthew Dr., Carlson Ln. & Birch Parkway.*)**

WHEREAS, the Morris County Cooperative Pricing Council advertised and received bids for paving and line striping work; and

WHEREAS, the bids received allowed for vendors to extend their pricing to municipalities who are a member of the Morris County Cooperative Pricing Council, a State regulated County Contract Purchasing System; and

WHEREAS, funds are available in the 2025 Municipal Budget – Improvements to Streets & Roads & Capital Ordinance #004-2022 – Various Street Improvements; and

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Byram does hereby authorize the award of contract to Riverview Paving Inc., under the Morris County Cooperative Pricing Council bids for the Proposed Resurfacing of Various Streets;

BE IT FURTHER RESOLVED, that certified copies of this Resolution be forwarded to the Morris County Cooperative Pricing Council, Municipal Treasurer, and the Municipal Clerk.

BYRAM TOWNSHIP COUNCIL

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on May 20, 2025.

Cynthia Church, Township Clerk



HAROLD E. PELLOW & ASSOCIATES, INC.

CONSULTING ENGINEERS · PLANNERS · LAND SURVEYORS
ESTABLISHED 1969

HAROLD E. PELLOW, PRESIDENT
2022 Distinguished Engineering Service Award
from the NJ Society of Professional Engineers
NJ – P.E. & L.S., NJ – P.P., NJ – C.M.E.

ANN PELLOW WAGNER
NJ – C.L.A., VA – C.L.A., PA – C.L.A.
(5/26/84 – 7/27/89)

DAVID B. SIMMONS, JR., VICE PRESIDENT
NJ – P.E. & L.S., NJ – P.P., NJ – C.M.E.
NY – P.E. & L.S., PA – P.E. & L.S.

CORY L. STONER, EXEC. VICE PRESIDENT
NJ – P.E., NJ – P.P., NJ – C.M.E.

MATTHEW J. MORRIS
NJ – L.L.A., NJ – P.P.

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

May 15, 2025

VIA E-MAIL

MEMORANDUM TO: Mr. Joseph Sabatini, Byram Township Manager

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

SUBJECT: RECOMMENDATION OF AWARD OF CONTRACTS

Proposed Resurfacing of Various Streets – 2025

(Cascade Ave., Spring Brook Street, Sussex Street, Lauren Court, Jefferson Lk. Road, Anderson Lane, Ascot Lane, Mara Lane, Matthew Drive, Carlson Lane & Birch Parkway)

Milling & Paving per Morris County CO-OP

HPA No. 24-137

Dear Mr. Sabatini:

We are planning to utilize the Morris County CO-OP contractors to complete milling and paving, that will be required for the projects referenced above in 2025. With that being stated, I am recommending that the following work be completed under the Morris County CO-OP:

1. Riverview Paving, Inc. (Milling and Paving Per the MCCPC Contract No. 6 for District No. 2)

Std. Item No.	NJDOT Std. Item No.	To Be Constructed	Quantity	Unit	Unit Price	Amount
1	401009P	HMA Milling, 2" Thick	22,685	Sq. Yd.	\$2.95	\$66,920.75
2	401042M	Hot Mix Asphalt 9.5M64 Surface Course, 2" Thick	2,895	Ton	\$77.65	\$224,796.75
3	160004M	Fuel Price Adjustment	100%	L.S.	\$5,000.00	\$5,000.00
4	160007M	Asphalt Price Adjustment	100%	L.S.	\$5,000.00	\$5,000.00
Total Award Amount						\$301,717.50

Please note that I am recommending that we use the Morris County CO-OP pricing be utilized for the milling and paving activities on this project because using the Morris County CO-OP pricing contractors, in my opinion, will result in lower costs for the Township. Construction signs for the project will be provided by the Township DPW and Uniform Traffic Directors will need to be provided by the Byram Township Police outside of these contracts.

If you have any questions regarding my recommendations or would like to discuss these projects in further detail, please do not hesitate to contact me.

Mr. Joseph Sabatini
RE: Proposed Resurfacing of Various Streets - 2025
May 15, 2025

Page 2

Very truly yours,

A handwritten signature in black ink, appearing to read "Cory L. Stoner". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

CLS:cls
K:\PROJECTS\MUNICIPAL\BYRAM\COUNCIL\25-214 - 2025 RESURFACING VARIOUS STREETS\SABATINI.DOCX

Enclosures:

cc: VIA E-MAIL
James Best – Tilcon New York, Inc.

HAROLD E. PELLOW & ASSOCIATES, INC.

Established 1969

17 PLAINS ROAD, AUGUSTA, NEW JERSEY 07822-2009 • TELEPHONE: 973-948-6463 • FAX: 973-948-2916
CERTIFICATE OF AUTHORIZATION NO. 24GA27959300

List of Bills - (All Funds)

Meeting Date: 05/20/2025 For bills from 05/03/2025 to 05/16/2025

Vendor	Description	Payment	Check Total
Claims Account			
40 - ALLIED OIL, LLC	PO 30480 2ND-4TH QUARTER 2025 BLANKET PURCHASE OR	4,386.60	4,386.60
86 - APPROVED AUTO ELECTRIC, INC	PO 29923 2025 Blanket for Supplies	359.80	359.80
3841 - APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P	PO 30538 LABOR ATTORNEY - FEBRUARY 2025 SERVICES	1,873.09	
	PO 30540 LABOR ATTORNEY - MARCH 2025 SERVICES	1,340.00	3,213.09
1734 - ARMENO, DEBORAH	PO 30619 REIMBURSEMENT - METS TRIP PARKING	80.00	80.00
2823 - ASAP CONTAINER SERVICES, LLC	PO 30487 Cleaning of Sewer Station #2	1,925.00	1,925.00
182 - BROWNELLS, INC.	PO 30547 POLICE - FIREARM SUPPLIES - ORDER #30028	515.78	515.78
210 - BYRAM TWP GENERAL CAPITAL ACCO	PO 30617 2025 BUDGET APPROPRIATION	941,423.00	941,423.00
3925 - CATON, JR., GARY B.	PO 30437 Refund - 100% Disabled Veteran - Block 3	752.60	752.60
3920 - COLLIERS ENGINEERING & DESIGN, INC.	PO 30541 AFFORDABLE HOUSING - FEBRUARY 2025 SERVI	472.50	
	PO 30542 ESCROW - JANUARY 2025 SERVICES - NIEC	1,080.00	1,552.50
373 - DELSEA TERMITE & PEST CONTROL	PO 29996 2025 Blanket - Pest Control Services	32.00	32.00
3802 - ELIZABETHTOWN GAS	PO 30616 MONTHLY SERVICE	108.53	108.53
3860 - ERIC M. BERNSTEIN & ASSOCIATES, LLC	PO 30615 SPECIAL PROSECUTOR - APRIL 2025 SERVICES	1,017.50	1,017.50
523 - FIRE FIGHTERS EQUIPMENT CO.	PO 30449 FIRE DEPT - AIR QUALITY TEST & SERVICE F	496.50	496.50
3700 - FRED BEANS FORD OF WASHINGTON	PO 29918 2025 Blanket for Parts & Repairs	301.10	301.10
1166 - GANNETT NEW YORK/NEW JERSEY LOCALIQ	PO 30591 MONTHLY ADVERTISING	165.96	165.96
3252 - GOVERNMENT FORMS AND SUPPLIES	PO 30543 CLERK - MINUTES & ORDINANCE BOOKS & SUPP	815.00	815.00
160 - HOPATCONG, BOROUGH OF	PO 30073 1ST-2ND QUARTER 2025 ANIMAL CONTROL SERV	3,187.50	
	PO 30623 1ST QUARTER 2025 ANIMAL CONTROL - BOARDI	175.00	3,362.50
685 - ICMA	PO 30476 2025 MEMBERSHIP DUES	994.00	994.00
3823 - J. HARRIS ACADEMY OF POLICE TRAINING, LL	PO 30522 POLICE - TRAINING COURSE	298.00	298.00
999 - J.R. ROOF, INC.	PO 29919 2025 Blanket for Parts & Repairs	3,380.47	3,380.47
751 - JCP&L	PO 30586 MONTHLY SERVICES	948.83	948.83
751 - JCP&L	PO 30587 MONTHLY SERVICES	70.59	70.59
751 - JCP&L	PO 30592 MONTHLY SERVICE	399.98	399.98
751 - JCP&L	PO 30593 MONTHLY SERVICE	330.08	330.08
751 - JCP&L	PO 30594 MONTHLY SERVICES	43.26	43.26
751 - JCP&L	PO 30595 MONTHLY SERVICE	120.26	120.26
3337 - KEY-TECH LABORATORIES	PO 30439 MANOR DR - CORE SAMPLING AND TESTING	2,010.00	2,010.00
3412 - KONICA MINOLTA PREMIER FINANCE	PO 29972 2025 BLANKET PURCHASE ORDER - UCC COPY M	57.34	57.34
2409 - LAKELAND BUS LINES, INC.	PO 30559 TRANSPORTATION FOR YANKEES GAME - 06/22/	1,075.00	1,075.00
3675 - LK HOLDING, LLC	PO 29752 PD Car #7 Damage Repairs - Quote ID #141	5,840.19	5,840.19
934 - LOWE'S BUSINESS ACCOUNT	PO 30053 2025 BLANKET PURCHASE ORDER	93.97	
	PO 30053 2025 BLANKET PURCHASE ORDER	396.15	490.12
934 - LOWE'S BUSINESS ACCOUNT	PO 30053 2025 BLANKET PURCHASE ORDER	1,925.57	1,925.57
3232 - LUBENET, LLC	PO 30405 2025 Blanket for Oils	620.00	620.00
3699 - MARAZITI FALCON, LLP	PO 30596 ESCROW - MARCH 2025 SERVICES - LAKE LACK	350.00	
	PO 30597 ESCROW - MARCH 2025 SERVICES - DELELLIS	107.25	
	PO 30598 ESCROW - MARCH 2025 SERVICES - SCHUFFENH	175.00	
	PO 30599 ESCROW - MARCH 2025 SERVICES - NIEC	17.50	
	PO 30600 ESCROW - MARCH 2025 SERVICES - BARBUTO	124.60	774.35
3699 - MARAZITI FALCON, LLP	PO 30601 ESCROW - MARCH 2025 SERVICES - FRANDANO	53.55	
	PO 30602 PLANNING BOARD - MARCH 2025 SERVICES	280.00	
	PO 30603 AFFORDABLE HOUSING - MARCH 2025 SERVICES	52.50	386.05
1003 - MEIER STONE CO	PO 30450 2025 Blanket for Supplies	686.00	686.00
2625 - NAPA AUTO PARTS	PO 29916 2025 Blanket for Supplies	80.30	80.30
3798 - NATIONAL HIGHWAY PRODUCTS, INC.	PO 30137 2025 Blanket for Roadway Supplies	218.88	218.88
1160 - NETCONG HARDWARE CO., INC.	PO 29917 2025 Blanket for Supplies	41.43	41.43
1179 - NISIVOCCIA, LLP	PO 30582 2024 PROFESSIONAL AUDITING/ACCOUNTING SE	14,535.00	14,535.00
1190 - NJ STATE ASSOC-CHIEFS OF POLICE	PO 30523 POLICE - TRAINING COURSE	299.00	299.00
1191 - NJ STATE DEPT OF HEALTH	PO 30625 April 2025 Dog License Fees Due to State	714.00	714.00
1212 - NOR. JERSEY MUN EMP BENFT FUND	PO 30453 MAY-DEC 2025 BLANKET PURCHASE ORDER - DE	56.10	
	PO 30453 MAY-DEC 2025 BLANKET PURCHASE ORDER - DE	7,612.90	
	PO 30453 MAY-DEC 2025 BLANKET PURCHASE ORDER - DE	110.00	7,779.00
2280 - ONE CALL CONCEPTS, INC.	PO 30152 2025 BLANKET PURCHASE ORDER - CALL BEFOR	9.50	9.50
3590 - OPTIMUM	PO 30028 EQUIPMENT CHARGES - CABLE BOXES - 2025 B	10.00	10.00
1263 - PARTAC PEAT CORPORATION	PO 30374 FAIRWAY & ATHLETIC FIELD TOP-DRESSING -	1,574.62	1,574.62
1306 - PETRO-MECHANICS, INC	PO 30588 2025 Annual Compliance Testing	2,655.00	2,655.00

List of Bills - (All Funds)

Meeting Date: 05/20/2025 For bills from 05/03/2025 to 05/16/2025

Vendor	Description	Payment	Check Total
3886 - PLANET NETWORKS, INC.	PO 30584 JUNE 2025 INTERNET SERVICES	139.95	139.95
2703 - POWER PLACE, INC.	PO 29924 2025 Blanket for Parts & Repairs	202.65	202.65
3041 - PRIMEPOINT, LLC	PO 30528 2ND-4TH QUARTER 2025 BLANKET PURCHASE OR	204.00	204.00
3257 - RICOH USA, INC.	PO 30457 2ND-4TH QUARTER 2025 BLANKET PURCHASE OR	225.35	225.35
1432 - RONETCO SUPERMARKETS, INC	PO 30553 ADMINISTRATIVE PROFESSIONAL'S DAY	114.96	114.96
1468 - SCMUA	PO 29930 2025 Blanket for Leaves & Brush Disposal	937.35	
	PO 30483 2ND-4TH QUARTER 2025 BLANKET PURCHASE OR	18,402.93	19,340.28
3927 - SEAVIEW DOLCE HOTEL	PO 30475 LODGING FOR AMANJ CONFERENCE - BOOKING C	457.94	457.94
3751 - SENTINEL POWER, INC.	PO 30470 Alarm System Cellular Coverage	1,785.00	1,785.00
3479 - SGT. KEVIN PERRY	PO 30546 POLICE - MEAL REIMBURSEMENT	10.00	10.00
1822 - SPARTA, TOWNSHIP OF	PO 30460 2ND-4TH QUARTER 2025 BLANKET PURCHASE OR	525.00	525.00
1581 - STORR TRACTOR COMPANY	PO 30157 Field Paint for Sports Field Lining - Qu	1,405.50	1,405.50
2126 - SUSSEX COUNTY ADMINISTRATIVE CENTER	PO 30057 2025 Blanket for Signs	29.70	29.70
3788 - TREASURER, STATE OF NEW JERSEY	PO 30613 JANUARY 2025 LEAD-BASED PAINT HAZARD FEE	40.00	40.00
1839 - TREASURER, STATE OF NJ	PO 30590 1ST QTR 2025 DCA FEES DUE TO STATE	5,333.00	5,333.00
1837 - TREASURER, STATE OF NJ	PO 30624 2025 NJDEP Stormwater Discharge Annual P	2,000.00	2,000.00
1884 - VERIZON	PO 30626 Monthly Service	341.21	341.21
1902 - VOGEL, CHAIT, COLLINS AND SCHNEIDER	PO 30056 2025 BLANKET PURCHASE ORDER - TAX APPEAL	171.00	
	PO 30490 2ND-4TH QUARTER 2025 BLANKET PURCHASE OR	6,984.00	
	PO 30544 AFFORDABLE HOUSING - MARCH 2025 SERVICES	144.00	
	PO 30557 ESCROW - MARCH 2025 SERVICES - PRESTIA	225.00	7,524.00
1926 - WB MASON CO., INC.	PO 29961 2025 WATER COOLOR RENTAL & SUPPLIES	102.69	102.69
3829 - WELDON MATERIALS, INC.	PO 30209 2025 Blanket For Supplies	322.16	322.16
1954 - WITMER PUBLIC SAFETY GROUP, INC.	PO 30468 FIRE DEPT - GAS METER REPLACEMENT - QUOT	1,185.00	1,185.00
TOTAL			1,050,162.67

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN OE	1,582.82			
01-201-20-110-020	MAYOR & COUNCIL OE	114.96			
01-201-20-120-020	CLERK OE	815.00			
01-201-20-150-020	TAX ASSESSMENT OE	628.94			
01-201-20-155-020	LEGAL SERVICES	11,214.59			
01-201-21-180-020	PLANNING BD OE	965.49			
01-201-23-220-020	GROUP INSURANCE	7,612.90			
01-201-25-240-020	POLICE OE	1,157.89			
01-201-25-265-015	FIRE PREVENTION OE	525.00			
01-201-25-265-020	FIRE OE	1,681.50			
01-201-26-290-020	ROAD REPAIR & MAINT OE	10,301.27			
01-201-26-292-020	FLEET MAINTENANCE	4,780.80			
01-201-26-310-020	PUBLIC BLDGS & GROUNDS OE	134.69			
01-201-26-335-030	GARBAGE CONTRACT	17,886.96			
01-201-27-340-020	ANIMAL CONTROL OE	3,187.50			
01-201-31-430-020	ELECTRICITY	1,019.42			
01-201-31-440-020	TELEPHONE	481.16			
01-201-31-446-020	NATURAL GAS	108.53			
01-201-31-460-020	GASOLINE	4,386.60			
01-201-32-465-000	RECYCLING TAX APPROP.	515.97			
01-201-44-901-000	Capital Improvement Fund	836,423.00			
01-201-44-905-000	Drainage Improvements	5,000.00			
01-201-44-909-000	Supp to Road Improvements Program	100,000.00			
01-203-20-135-020	(2024) AUDIT		14,535.00		
01-203-26-292-020	(2024) FLEET MAINTENANCE		5,840.19		
01-205-55-000-000	Tax Overpayments			752.60	
01-213-07-000-000	RESERVE - FEDERAL/STATE GRANTS			937.35	
01-260-05-100	Due to Claims			0.00	1,032,630.13
01-291-55-000-005	Due to State of NJ - Lead-Based Paint Hazard Fees			40.00	

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
TOTALS FOR	Current fund	1,010,524.99	20,375.19	1,729.95	1,032,630.13
04-215-55-038-000	VARIOUS ST IMPROVEMENTS (04-2021)			2,010.00	
04-260-05-100	Due to Claims			0.00	2,010.00
TOTALS FOR	Capital	0.00	0.00	2,010.00	2,010.00
05-201-55-502-020	OPERATING OE	2,978.15			
05-203-55-502-020	(2024) OPERATING OE		1,785.00		
05-260-05-100	Due to Claims			0.00	4,763.15
TOTALS FOR	Sewer	2,978.15	1,785.00	0.00	4,763.15
12-205-55-000-000	Due to State			714.00	
12-260-05-100	Due to Claims			0.00	889.00
12-286-56-000-001	Reserve - Dog Trust			175.00	
TOTALS FOR	Animal Trust	0.00	0.00	889.00	889.00
17-260-05-100	Due to Claims			0.00	1,082.15
17-286-56-000-001	Reserve - Open Space			1,082.15	
TOTALS FOR	Open Space Trust	0.00	0.00	1,082.15	1,082.15
19-260-05-000-025	Due to State - DCA Fees			3,710.00	
19-260-05-000-026	Due to State - DCA Fees - Netcong			1,623.00	
19-260-05-100	Due to Claims			0.00	5,500.34
19-286-56-000-400	Reserve - Uniform Construction Code			167.34	
TOTALS FOR	Other Trust	0.00	0.00	5,500.34	5,500.34
20-260-05-100	Due to Claims			0.00	1,155.00
20-286-56-011-000	TRIPS			1,155.00	
TOTALS FOR	Recreation Trust	0.00	0.00	1,155.00	1,155.00
24-260-05-100	Due to Claims			0.00	2,132.90
24-280-56-000	Reserve for Developers Escrow Deposits			1,907.90	
24-280-56-177	Philip Prestia - #9707751072			225.00	
TOTALS FOR	Developers Escrow - VNB	0.00	0.00	2,132.90	2,132.90

Total to be paid from Fund 01 Current fund	1,032,630.13
Total to be paid from Fund 04 Capital	2,010.00
Total to be paid from Fund 05 Sewer	4,763.15
Total to be paid from Fund 12 Animal Trust	889.00
Total to be paid from Fund 17 Open Space Trust	1,082.15
Total to be paid from Fund 19 Other Trust	5,500.34
Total to be paid from Fund 20 Recreation Trust	1,155.00
Total to be paid from Fund 24 Developers Escrow - VNB	2,132.90

	1,050,162.67

Checks Previously Disbursed

2025044	SUSSEX COUNTY TREASURER	P0# 30509	2nd Qtr 2025 County Purpose Tax	1,398,185.26	5/15/2025
2025045	SUSSEX COUNTY TREASURER	P0# 30510	2nd Qtr 2025 County Library Tax	108,476.21	5/15/2025
2025046	SUSSEX COUNTY TREASURER	P0# 30511	2nd Qtr 2025 County Open Space Tax	5,389.54	5/15/2025

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
2025047	TREASURER, STATE OF NJ/ 727 GS	P0# 30400	Green Acres Loan Payment #35 - C0	15,545.80	5/16/2025
2025048	PITNEY BOWES RESERVE ACCT	P0# 30583	POSTAGE REFILL	2,040.00	5/13/2025
2025048	PITNEY BOWES RESERVE ACCT	P0# 30583	POSTAGE REFILL	1,960.00	5/13/2025
9051525	BYRAM TWP PAYROLL ACCT		05/15/2025 PAYROLL	180,523.55	5/13/2025

				1,712,120.36	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current fund	1,710,160.36	1,032,630.13	2,742,790.49
Fund 04 Capital		2,010.00	2,010.00
Fund 05 Sewer		4,763.15	4,763.15
Fund 12 Animal Trust		889.00	889.00
Fund 17 Open Space Trust		1,082.15	1,082.15
Fund 19 Other Trust		5,500.34	5,500.34
Fund 20 Recreation Trust	1,960.00	1,155.00	3,115.00
Fund 24 Developers Escrow - VNB		2,132.90	2,132.90

BILLS LIST TOTALS	1,712,120.36	1,050,162.67	2,762,283.03
=====			

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 05/20/2025 For bills from 05/03/2025 to 05/16/2025

Account	P0 #	Vendor	Description	Payment	Account Total
Current fund					
DEPARTMENT 000					
01-205-55-000-000	30437	CATON, JR., GARY B.	1st Quarter 2025	752.60	
		Tax Overpayments	TOTAL FOR ACCOUNT		752.60
01-291-55-000-005	30613	TREASURER, STATE OF NEW JERSEY	JANUARY 2025 LEAD-BASED PAINT HAZARD FEE	40.00	
		Due to State of NJ - Lead-Based Paint Hazard Fees	TOTAL FOR ACCOUNT		40.00
TOTAL for DEPARTMENT 000					=====
					792.60
DEPARTMENT 100					
01-201-20-100-202	30476	ICMA	2025 MEMBERSHIP DUES - JOSEPH SABATINI	994.00	
		Dues & Memberships	TOTAL FOR ACCOUNT		994.00
01-201-20-100-208	30591	GANNETT NEW YORK/NEW JERSEY LOCALIQ	04/06/25 - NOTICE OF INTRODUCTION - ORDI	23.93	
	30591	GANNETT NEW YORK/NEW JERSEY LOCALIQ	04/20/25 - NOTICE OF ADOPTION - ORDINANC	22.38	
	30591	GANNETT NEW YORK/NEW JERSEY LOCALIQ	04/20/25 - NOTICE OF ADOPTION - ORDINANC	27.34	
	30591	GANNETT NEW YORK/NEW JERSEY LOCALIQ	04/20/25 - NOTICE OF ADOPTION - ORDINANC	21.76	
	30591	GANNETT NEW YORK/NEW JERSEY LOCALIQ	04/06/25 - NOTICE OF INTRODUCTION - ORDI	24.55	
	30591	GANNETT NEW YORK/NEW JERSEY LOCALIQ	04/06/25 - NOTICE OF INTRODUCTION - ORDI	29.51	
		Advertising	TOTAL FOR ACCOUNT		149.47
01-201-20-100-209	30457	RICOH USA, INC.	MAY 2025 COPIER LEASE AGREEMENT	225.35	
		Copy Machine	TOTAL FOR ACCOUNT		225.35
01-201-20-100-216	30028	OPTIMUM	2025 EQUIPMENT CHARGES - PD - CABLE BOXE	5.00	
	30028	OPTIMUM	MAY 2025 EQUIPMENT CHARGES - DPW - CABLE	5.00	
		Computer Services	TOTAL FOR ACCOUNT		10.00
01-201-20-100-272	30528	PRIMEPOINT, LLC	APRIL 2025 MAINTENANCE FEES	204.00	
		Miscellaneous	TOTAL FOR ACCOUNT		204.00
TOTAL for DEPARTMENT 100					=====
					1,582.82
DEPARTMENT 110					
01-201-20-110-200	30553	RONETCO SUPERMARKETS, INC	ADMINISTRATIVE PROFESSIONAL'S DAY	114.96	
		Office Supplies	TOTAL FOR ACCOUNT		114.96
TOTAL for DEPARTMENT 110					=====
					114.96

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 05/20/2025 For bills from 05/03/2025 to 05/16/2025

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 120					
		30543 GOVERNMENT FORMS AND SUPPLIES	VOLUME 22 ORDINANCE BOOK	225.00	
		30543 GOVERNMENT FORMS AND SUPPLIES	2025 LARGE MINUTE BOOK (COUNCIL)	205.00	
		30543 GOVERNMENT FORMS AND SUPPLIES	SHIPPING	65.00	
		30543 GOVERNMENT FORMS AND SUPPLIES	MINUTE BOOK FILLER PAPER	180.00	
		30543 GOVERNMENT FORMS AND SUPPLIES	NUMBERED ORDINANCE BOOK PAPER (3601)	140.00	
01-201-20-120-200		Office Supplies	TOTAL FOR ACCOUNT		815.00
					=====
TOTAL for DEPARTMENT 120					815.00
DEPARTMENT 135					
		30582 NISIVOCCIA, LLP	PROFESSIONAL FEES ON ACCOUNT FOR AUDITIN	14,535.00	
01-203-20-135-020		(2024) AUDIT	TOTAL FOR ACCOUNT		14,535.00
					=====
TOTAL for DEPARTMENT 135					14,535.00
DEPARTMENT 150					
		30475 SEAVIEW DOLCE HOTEL	LODGING FOR AMANJ CONFERENCE - CHECK-IN:	418.00	
		30475 SEAVIEW DOLCE HOTEL	OCCUPANCY TAX	33.44	
		30475 SEAVIEW DOLCE HOTEL	SERVICE FEE	6.50	
01-201-20-150-203		Seminars & Meetings	TOTAL FOR ACCOUNT		457.94
		30056 VOGEL, CHAIT, COLLINS AND SCHNEIDER	APRIL 2025 TAX APPEAL SERVICES FOR 2025	171.00	
01-201-20-150-228		Tax Appeals	TOTAL FOR ACCOUNT		171.00
					=====
TOTAL for DEPARTMENT 150					628.94
DEPARTMENT 155					
		30490 VOGEL, CHAIT, COLLINS AND SCHNEIDER	APRIL 2025 TOWNSHIP ATTORNEY SERVICES	6,984.00	
		30538 APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P.C.	FEBRUARY 2025 LABOR ATTORNEY SERVICES	1,860.00	
		30538 APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P.C.	OUT-OF-POCKET EXPENSES - COMPUTERIZED LE	13.09	
		30540 APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P.C.	MARCH 2025 LABOR ATTORNEY SERVICES	1,340.00	
		30615 ERIC M. BERNSTEIN & ASSOCIATES, LLC	COURT FEE - FILE COMPLAINT	250.00	
		30615 ERIC M. BERNSTEIN & ASSOCIATES, LLC	TELEPHONE CONFERENCE W/JOSEPH SABATINI R	315.00	
		30615 ERIC M. BERNSTEIN & ASSOCIATES, LLC	FINAL REVISIONS & CORRECTIONS ON COMPLAI	140.00	
		30615 ERIC M. BERNSTEIN & ASSOCIATES, LLC	PREPARE ALL MOTION PAPERS & EXHIBITS FOR	140.00	
		30615 ERIC M. BERNSTEIN & ASSOCIATES, LLC	CORRESPONDENCE TO JOSEPH SABATINI, ESQ.,	52.50	
		30615 ERIC M. BERNSTEIN & ASSOCIATES, LLC	TELEPHONE CONFERENCES W/NICOLE (NIECE OF	70.00	
		30615 ERIC M. BERNSTEIN & ASSOCIATES, LLC	COURT FEE - FILE MOTION FOR ABATEMENT	50.00	
01-201-20-155-808		Legal Retainer	TOTAL FOR ACCOUNT		11,214.59
					=====
TOTAL for DEPARTMENT 155					11,214.59

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DEPARTMENT 180					
01-201-21-180-208	30591	GANNETT NEW YORK/NEW JERSEY LOCALIQ	04/08/25 - 04/03/25 LUB MEETING BUSINESS	16.49	
		Advertising	TOTAL FOR ACCOUNT		16.49
01-201-21-180-215	30602	MARAZITI FALCON, LLP	MARCH 2025 PLANNING BOARD ATTORNEY SERVI	280.00	
		Legal Services	TOTAL FOR ACCOUNT		280.00
01-201-21-180-224	30541	COLLIERS ENGINEERING & DESIGN, INC.	AFFORDABLE HOUSING COORDINATION MEETING	270.00	
	30541	COLLIERS ENGINEERING & DESIGN, INC.	COORDINATION W/JOE & PAUL GLEITZ RE: AFF	202.50	
	30603	MARAZITI FALCON, LLP	COMMUNICATIONS W/T. COLLINS, ESQ., & A.	17.50	
	30603	MARAZITI FALCON, LLP	COMMUNICATIONS W/T. COLLINS, ESQ., REGAR	35.00	
	30544	VOGEL, CHAIT, COLLINS AND SCHNEIDER	REVIEW OF E-MAIL	54.00	
	30544	VOGEL, CHAIT, COLLINS AND SCHNEIDER	EMAILS & DISCUSSIONS REGARDING DUE DILIG	90.00	
		Affordable Housing	TOTAL FOR ACCOUNT		669.00
TOTAL for DEPARTMENT 180				=====	965.49
DEPARTMENT 220					
01-201-23-220-230	30453	NOR. JERSEY MUN EMP BENFT FUND	JUNE 2025 DENTAL INSURANCE PREMIUMS	7,612.90	
		Group Plans	TOTAL FOR ACCOUNT		7,612.90
TOTAL for DEPARTMENT 220				=====	7,612.90
DEPARTMENT 240					
01-201-25-240-220	29917	NETCONG HARDWARE CO., INC.	110Z RED/ORANGE SPRAY PAINT (RANGE)	7.91	
	29917	NETCONG HARDWARE CO., INC.	110Z GREEN FLUORESCENT SPRAY PAINT (RANG	8.79	
	29917	NETCONG HARDWARE CO., INC.	MARINE FUEL STA-BIL (ATV MAINTENANCE)	9.89	
	29917	NETCONG HARDWARE CO., INC.	SHEET METAL SCREWS (ATV MAINTENANCE)	0.61	
	29917	NETCONG HARDWARE CO., INC.	110Z YELLOW FLUORESCENT SPRAY PAINT (RAN	7.91	
		Operating Maintenance	TOTAL FOR ACCOUNT		35.11
01-201-25-240-246	30546	SGT. KEVIN PERRY	04/15/2025 - MEAL REIMBURSEMENT: RANGE	10.00	
		Meals	TOTAL FOR ACCOUNT		10.00
	30547	BROWNELLS, INC.	SHIPPING PROTECTION	3.00	
	30547	BROWNELLS, INC.	SKU #100024972 - AR-15 SMART MAT CLEANIN	20.00	
	30547	BROWNELLS, INC.	SKU #749003691 - SF123A LITHIUM BATTERIE	46.48	
	30547	BROWNELLS, INC.	SKU #430111650 - P365/X/XL MAG W/FINGER	229.98	
	30547	BROWNELLS, INC.	SKU #749000168 - 30 CALIBER 8-32M BORE M	15.10	
	30547	BROWNELLS, INC.	SKU #515000005 - LUBRICATING SOLUTION, 1	57.01	
	30547	BROWNELLS, INC.	SKU #084116015 - 22 CALIBER CHAMBER BRUS	10.47	
	30547	BROWNELLS, INC.	SKU #250001526 - GUN BRUSH DOUBLE END -	12.28	
	30547	BROWNELLS, INC.	SKU #100024975 - 22 CALIBER BORE BOSS KI	8.00	
	30547	BROWNELLS, INC.	SKU #100024980 - BORE BOSS HANDGUN KIT -	8.00	
	30547	BROWNELLS, INC.	SKU #100018012 - EWL30 EXTREME WEAPONS L	19.79	
	30547	BROWNELLS, INC.	SHIPPING CHARGE	21.99	
	30547	BROWNELLS, INC.	SKU #100024981 - 10MM/40 CALIBER BORE BO	8.00	
	30547	BROWNELLS, INC.	SKU #100024983 - BORE BOSS SHOTGUN KIT -	8.00	
	30547	BROWNELLS, INC.	SKU #515000007 - CLEANING SOLUTION FOR H	32.58	

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DEPARTMENT 240					
01-201-25-240-267	30547	BROWNELLS, INC.	SKU #749000169 - 40-45 CALIBER 8-32M BOR	15.10	
		Supplies Police/Fire	TOTAL FOR ACCOUNT		515.78
01-201-25-240-271	30522	J. HARRIS ACADEMY OF POLICE TRAINING, LLC	2025 FIRE ARMS TRAINING - FEBRUARY 24, 2	298.00	
	30523	NJ STATE ASSOC-CHIEFS OF POLICE	05/21-5/22/2025 - OPRA & RECORDS MANAGEM	299.00	
		Police & Fire Training	TOTAL FOR ACCOUNT		597.00
TOTAL for DEPARTMENT 240				=====	1,157.89
DEPARTMENT 265					
01-201-25-265-015	30460	SPARTA, TOWNSHIP OF	APRIL 2025 FIRE PREVENTION SERVICES	525.00	
		FIRE PREVENTION OE	TOTAL FOR ACCOUNT		525.00
01-201-25-265-211	30449	FIRE FIGHTERS EQUIPMENT CO.	AIR TEST KIT TO NFPA 1989-2008 EDITION -	199.00	
	30449	FIRE FIGHTERS EQUIPMENT CO.	SYNTHETIC OIL	170.00	
	30449	FIRE FIGHTERS EQUIPMENT CO.	ON-SITE SERVICE OF EQUIPMENT	85.00	
	30449	FIRE FIGHTERS EQUIPMENT CO.	OIL FILTER COMPRESSOR	42.50	
		Service/Maintenance	TOTAL FOR ACCOUNT		496.50
01-201-25-265-283	30468	WITMER PUBLIC SAFETY GROUP, INC.	FREIGHT	20.00	
	30468	WITMER PUBLIC SAFETY GROUP, INC.	ITEM #MSA-10178557 - MSA ALTAIR 4XR GAS	1,165.00	
		New Equipment	TOTAL FOR ACCOUNT		1,185.00
TOTAL for DEPARTMENT 265				=====	2,206.50
DEPARTMENT 290					
01-201-26-290-220	30588	PETRO-MECHANICS, INC	Annual Compliance Testing per Invoice	2,655.00	
	30624	TREASURER, STATE OF NJ	2025 NJDEP Stormwater Discharge Annual P	2,000.00	
	30053	LOWE'S BUSINESS ACCOUNT	ORBIT PRO 1-PATTERN REAR TRIGGER NOZZLE	22.76	
	30053	LOWE'S BUSINESS ACCOUNT	KOBALT HOT WATER 5/8" X 50' RUBBER RED C	47.48	
		Operating Maintenance	TOTAL FOR ACCOUNT		4,725.24
01-201-26-290-248	30053	LOWE'S BUSINESS ACCOUNT	IRWIN VISE-GRIP 13.25" NEEDLE NOSE PLIER	16.12	
	30053	LOWE'S BUSINESS ACCOUNT	1/2" X 2' STEEL #4 REBAR	28.38	
	30053	LOWE'S BUSINESS ACCOUNT	PROJECT SOURCE 1-GALLON PLASTIC TANK SPR	22.72	
	30053	LOWE'S BUSINESS ACCOUNT	STA-GREEN 100' X 4' PRO WEED BARRIER	113.96	
	30053	LOWE'S BUSINESS ACCOUNT	5" STRUCTURAL WOOD SCREWS - 12PK	20.88	
	30053	LOWE'S BUSINESS ACCOUNT	IRWIN VISE-GRIP 13.25" NEEDLE NOSE PLIER	16.12	
	30053	LOWE'S BUSINESS ACCOUNT	KOMELON SELF-LOCK 25FT TAPE MEASURE	6.81	
	30053	LOWE'S BUSINESS ACCOUNT	6" X 6" X 8' YELLOW PINE PRESSURE TREATE	69.32	
	30053	LOWE'S BUSINESS ACCOUNT	SHOP-VAC LARGE CARTRIDGE FILTER	21.83	
	30053	LOWE'S BUSINESS ACCOUNT	KOBALT 24" STEEL LAWN & LEAF RAKE	85.44	
	30053	LOWE'S BUSINESS ACCOUNT	KOBALT 36" ALUMINUM LANDSCAPE RAKE	132.96	
	30053	LOWE'S BUSINESS ACCOUNT	KOBALT 40" FIBERGLASS TRANSFER SHOVEL	56.96	
	30053	LOWE'S BUSINESS ACCOUNT	KOBALT 40" FIBERGLASS DIGGING SHOVEL	47.46	
			Minor Equip	TOTAL FOR ACCOUNT	
01-201-26-290-252	30209	WELDON MATERIALS, INC.	04/30/2025 - 3/4" CLN STN HOPT	174.15	
		Stone & Gravel	TOTAL FOR ACCOUNT		174.15

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DEPARTMENT 290					
01-201-26-290-253	30209	WELDON MATERIALS, INC.	04/16/2025 - I-5 FABC	148.01	
		Black Top	TOTAL FOR ACCOUNT		148.01
01-201-26-290-254	30053	LOWE'S BUSINESS ACCOUNT	SAKRETE 60LB MORTAR MIX	424.48	
		Drainage Supplies	TOTAL FOR ACCOUNT		424.48
01-201-26-290-255	30137	NATIONAL HIGHWAY PRODUCTS, INC.	2# X 8'0" GREEN (POWDER COATED) - NO TAP	218.88	
		Road Safety	TOTAL FOR ACCOUNT		218.88
01-201-26-290-283	29924	POWER PLACE, INC.	FS 56 R C-E TRIMMER LOOP HANDLE	153.99	
		New Equipment	TOTAL FOR ACCOUNT		153.99
01-201-26-290-461	30374	PARTAC PEAT CORPORATION	FAIRWAY & ATHLETIC FIELD TOP-DRESSING -	365.00	
	30374	PARTAC PEAT CORPORATION	LESS 5% AS PER NEW JERSEY STATE APPROVED	-33.38	
	30053	LOWE'S BUSINESS ACCOUNT	4' X 50' PVC COATED STEEL WELDED WIRE FE	71.23	
	30053	LOWE'S BUSINESS ACCOUNT	CIP - STA-GREEN 100' X 4' PRO WEED BARRI	170.94	
	30374	PARTAC PEAT CORPORATION	LESS 5% AS PER NEW JERSEY STATE APPROVED	-14.95	
	30053	LOWE'S BUSINESS ACCOUNT	CIP - 1/2" X 2' STEEL #4 REBAR	70.95	
	30053	LOWE'S BUSINESS ACCOUNT	CIP - 6" X 6" X 8' YELLOW PINE PRESSURE	104.82	
	30053	LOWE'S BUSINESS ACCOUNT	CIP - 6FT MOUNTING BRACKET U-POST FOR GA	122.40	
	30374	PARTAC PEAT CORPORATION	FAIRWAY & ATHLETIC FIELD TOP-DRESSING -	667.50	
	30053	LOWE'S BUSINESS ACCOUNT	CIP - 3M SANDING & FIBERGLASS DISPOSABLE	26.58	
	30053	LOWE'S BUSINESS ACCOUNT	STA-GREEN 64QT POTTING SOIL MIX	56.92	
	30374	PARTAC PEAT CORPORATION	LESS 5% AS PER NEW JERSEY STATE APPROVED	-18.25	
	30374	PARTAC PEAT CORPORATION	FAIRWAY & ATHLETIC FIELD TOP-DRESSING -	299.00	
	30374	PARTAC PEAT CORPORATION	FAIRWAY & ATHLETIC FIELD TOP-DRESSING -	326.00	
	30053	LOWE'S BUSINESS ACCOUNT	5FT MOUNTING BRACKET U-POST FOR GARDEN F	16.68	
	30053	LOWE'S BUSINESS ACCOUNT	FLOWERS - BAHAMA BEACH 2.5 GALLON POT	94.92	
	30374	PARTAC PEAT CORPORATION	LESS 5% AS PER NEW JERSEY STATE APPROVED	-16.30	
	30157	STORR TRACTOR COMPANY	Superior Line Super Concentrate Field Ma	1,405.50	
	30053	LOWE'S BUSINESS ACCOUNT	KOBALT 8" BOLT CUTTERS	18.98	
			Park Maintenance	TOTAL FOR ACCOUNT	
01-201-26-290-491	30057	SUSSEX COUNTY ADMINISTRATIVE CENTER	10% ADMINISTRATIVE FEE	2.70	
	30057	SUSSEX COUNTY ADMINISTRATIVE CENTER	CIP - CUSTOM SIGN - ITEMS PROHIBITED ON	27.00	
		Park Operating	TOTAL FOR ACCOUNT		29.70
01-201-26-290-492	29924	POWER PLACE, INC.	SPARK PLUG	5.45	
	29916	NAPA AUTO PARTS	CHAMPION SPARK PLUG	4.66	
	29924	POWER PLACE, INC.	CARBURETOR	38.63	
	29924	POWER PLACE, INC.	GASKET	1.83	
	29924	POWER PLACE, INC.	GASKET	2.75	
		Park Vehicle Repair	TOTAL FOR ACCOUNT		53.32
TOTAL for DEPARTMENT 290					10,301.27

DEPARTMENT 292

01-201-26-292-260	29916	NAPA AUTO PARTS	BOXED MINIATURES	17.10	
	30053	LOWE'S BUSINESS ACCOUNT	SEAM FOAM 16OZ FUEL ADDITIVE	10.43	
	30053	LOWE'S BUSINESS ACCOUNT	4CT LITTLE TREES VENT WRAP AIR FRESHENER	3.31	
	30053	LOWE'S BUSINESS ACCOUNT	TRUFUEL 110OZ ETHANOL FREE 4-CYCLE FUEL	23.73	
	Fire Department			TOTAL FOR ACCOUNT	54.57
	29917	NETCONG HARDWARE CO., INC.	HEX HEAD BOLTS	6.32	
	29916	NAPA AUTO PARTS	NAPA GOLD OIL FILTER	8.88	

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DEPARTMENT 292					
01-201-26-292-270	DPW Fleet	29916 NAPA AUTO PARTS	NAPA GOLD CABIN AIR FILTER	26.62	601.57
		29923 APPROVED AUTO ELECTRIC, INC	665MF 850CCA DEKA BATTERY	359.80	
		29918 FRED BEANS FORD OF WASHINGTON	LABOR TO DIAGNOSE CHECK ENGINE LIGHT ON	199.95	
		TOTAL FOR ACCOUNT			
01-201-26-292-280	Police Dept. Fleet	29919 J.R. ROOF, INC.	SEAL	14.97	4,124.66
		29919 J.R. ROOF, INC.	ROTOR	632.60	
		29919 J.R. ROOF, INC.	PAD KIT	329.42	
		29919 J.R. ROOF, INC.	ROTOR	215.46	
		29919 J.R. ROOF, INC.	HVAC	1,282.99	
		29919 J.R. ROOF, INC.	PUMP	14.99	
		29919 J.R. ROOF, INC.	SEAL	13.77	
		29919 J.R. ROOF, INC.	LUBRICANT	9.98	
		29919 J.R. ROOF, INC.	FREON	300.00	
		29919 J.R. ROOF, INC.	CONDENSER	218.82	
		30405 LUBENET, LLC	FULL SYNTHETIC SAE 0W-20 OIL - 55 GALLON	620.00	
		29916 NAPA AUTO PARTS	20" EXACT FIT BLADE	23.04	
		29918 FRED BEANS FORD OF WASHINGTON	SNS - COVER	101.15	
		29919 J.R. ROOF, INC.	PAD KIT	347.47	
TOTAL FOR ACCOUNT					
01-203-26-292-280	(2024) Police Dept. Fleet	29752 LK HOLDING, LLC	Repairs to PD-7 From Accident per Estima	5,840.19	5,840.19
		TOTAL FOR ACCOUNT			
TOTAL for DEPARTMENT 292				=====	10,620.99
DEPARTMENT 310					
01-201-26-310-220	Operating Maintenance	29996 DELSEA TERMITE & PEST CONTROL	05/01/2025 MONTHLY PEST CONTOL - LEE HIL	32.00	134.69
		29961 WB MASON CO., INC.	DEPOSIT - 5 GALLON WATER JUGS	54.00	
		29961 WB MASON CO., INC.	CREDIT - 5 GALLON WATER JUGS DEPOSIT	-54.00	
		29961 WB MASON CO., INC.	CREDIT - 5 GALLON WATER JUGS DEPOSIT	-24.00	
		29961 WB MASON CO., INC.	5 GALLON WATER JUGS	40.23	
		29961 WB MASON CO., INC.	CREDIT - 5 GALLON WATER JUGS DEPOSIT	-6.00	
		29961 WB MASON CO., INC.	5 GALLON WATER JUGS	40.23	
		29961 WB MASON CO., INC.	5 GALLON WATER JUGS	40.23	
		29961 WB MASON CO., INC.	CREDIT - 5 GALLON WATER JUGS DEPOSIT	-36.00	
		29961 WB MASON CO., INC.	CREDIT - 5 GALLON WATER JUGS DEPOSIT	-6.00	
		29961 WB MASON CO., INC.	DEPOSIT - 5 GALLON WATER JUGS	54.00	
		29961 WB MASON CO., INC.	CREDIT - 5 GALLON WATER JUGS DEPOSIT	-54.00	
		29961 WB MASON CO., INC.	DEPOSIT - 5 GALLON WATER JUGS	54.00	
		TOTAL FOR ACCOUNT			
TOTAL for DEPARTMENT 310				=====	134.69
DEPARTMENT 335					
01-201-26-335-030	GARBAGE CONTRACT	30483 SCMUA	05/06/2025 GARBAGE DISPOSAL	5,056.48	17,886.96
		30483 SCMUA	04/29/2025 GARBAGE DISPOSAL	6,469.84	
		30483 SCMUA	04/22/2025 GARBAGE DISPOSAL	6,360.64	
TOTAL FOR ACCOUNT					

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DEPARTMENT 335					
TOTAL for DEPARTMENT 335					=====17,886.96
DEPARTMENT 340					
01-201-27-340-206	30073	HOPATCONG, BOROUGH OF <i>Animal Contract</i>	2ND QUARTER 2025 ANIMAL CONTROL SERVICES TOTAL FOR ACCOUNT	3,187.50	3,187.50
TOTAL for DEPARTMENT 340					=====3,187.50
DEPARTMENT 430					
01-201-31-430-661	30587	JCP&L <i>P & R Utilities</i>	NEIL GYLING - ACCT #100030508426 TOTAL FOR ACCOUNT	70.59	70.59
01-201-31-430-675	30586	JCP&L <i>Fire Dept Utilities</i>	FIRE DEPT - ACCT #200000053062 TOTAL FOR ACCOUNT	948.83	948.83
TOTAL for DEPARTMENT 430					=====1,019.42
DEPARTMENT 440					
01-201-31-440-601	30584	PLANET NETWORKS, INC. <i>A&E Utilities</i>	JUNE 2025 STATIC IP ADDRESS JUNE 2025 BUSINESS FIBER INTERNET 250/25 TOTAL FOR ACCOUNT	40.00 99.95	139.95
01-201-31-440-670	30626	VERIZON <i>DPW Utilities</i>	DPW - Account #251-256-346-0001-55 TOTAL FOR ACCOUNT	177.09	177.09
01-201-31-440-680	30626	VERIZON <i>Public Safety</i>	Police - Account #751-663-306-0001-55 TOTAL FOR ACCOUNT	164.12	164.12
TOTAL for DEPARTMENT 440					=====481.16
DEPARTMENT 446					
01-201-31-446-675	30616	ELIZABETHTOWN GAS <i>Fire Dept Utilities</i>	34 LEE HILL RD - ACCT #5628595432 TOTAL FOR ACCOUNT	108.53	108.53
TOTAL for DEPARTMENT 446					=====108.53

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DEPARTMENT 460					
	30480	ALLIED OIL, LLC	04/21/2025 DIESEL DELIVERY - 1,000.10 GA	2,449.24	
	30480	ALLIED OIL, LLC	04/28/2025 GASOLINE DELIVERY - 800.00 GA	1,937.36	
01-201-31-460-670		DPW Utilities	TOTAL FOR ACCOUNT		4,386.60
TOTAL for DEPARTMENT 460					4,386.60
DEPARTMENT 465					
	30483	SCMUA	05/06/2025 RECYCLING TAX	145.86	
	30483	SCMUA	04/29/2025 RECYCLING TAX	186.63	
	30483	SCMUA	04/22/2025 RECYCLING TAX	183.48	
01-201-32-465-000		RECYCLING TAX APPROP.	TOTAL FOR ACCOUNT		515.97
TOTAL for DEPARTMENT 465					515.97
DEPARTMENT 776					
	29930	SCMUA	04/21/25 BRUSH DISPOSAL	72.45	
	29930	SCMUA	04/25/25 BRUSH DISPOSAL	76.50	
	29930	SCMUA	04/21/25 LEAF DISPOSAL	126.90	
	29930	SCMUA	04/25/25 LEAF DISPOSAL	104.40	
	29930	SCMUA	04/28/25 LEAF DISPOSAL	56.70	
	29930	SCMUA	05/02/25 BRUSH DISPOSAL	77.40	
	29930	SCMUA	05/05/25 BRUSH DISPOSAL	74.25	
	29930	SCMUA	05/09/25 BRUSH DISPOSAL	71.55	
	29930	SCMUA	05/02/25 LEAF DISPOSAL	89.55	
	29930	SCMUA	05/05/25 LEAF DISPOSAL	84.15	
	29930	SCMUA	04/28/25 BRUSH DISPOSAL	103.50	
01-214-24-776-004		2024 - Clean Communities	TOTAL FOR ACCOUNT		937.35
TOTAL for DEPARTMENT 776					937.35
DEPARTMENT 901					
	30617	BYRAM TWP GENERAL CAPITAL ACCO	2025 BUDGET APPROPRIATION	836,423.00	
01-201-44-901-000		Capital Improvement Fund	TOTAL FOR ACCOUNT		836,423.00
TOTAL for DEPARTMENT 901					836,423.00

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DEPARTMENT 905					
01-201-44-905-000	30617 BYRAM TWP GENERAL CAPITAL ACCO	2025 BUDGET APPROPRIATION		5,000.00	
			<i>Drainage Improvements</i>		
			TOTAL FOR ACCOUNT		5,000.00
					=====
TOTAL for DEPARTMENT 905					5,000.00
DEPARTMENT 909					
01-201-44-909-000	30617 BYRAM TWP GENERAL CAPITAL ACCO	2025 BUDGET APPROPRIATION		100,000.00	
			<i>Supp to Road Improvements Program</i>		
			TOTAL FOR ACCOUNT		100,000.00
					=====
TOTAL for DEPARTMENT 909					100,000.00
Capital					
DEPARTMENT 038					
04-215-55-038-000	30439 KEY-TECH LABORATORIES	BITUMINOUS CONCRETE CORE SAMPLING AND TE		2,010.00	
			<i>VARIOUS ST IMPROVEMENTS (04-2021)</i>		
			TOTAL FOR ACCOUNT		2,010.00
					=====
TOTAL for DEPARTMENT 038					2,010.00
Sewer					
DEPARTMENT 502					
05-201-55-502-220	30487 ASAP CONTAINER SERVICES, LLC	Vactor		1,350.00	
	30487 ASAP CONTAINER SERVICES, LLC	Disposal		275.00	
	30152 ONE CALL CONCEPTS, INC.	APRIL 2025 MARKOUTS		9.50	
	30053 LOWE'S BUSINESS ACCOUNT	CRAFTSMAN LARGE 20 GALLON LATCHING LID T		16.13	
	30053 LOWE'S BUSINESS ACCOUNT	CRAFTSMAN LARGE 40 GALLON LATCHING LID T		68.36	
	30053 LOWE'S BUSINESS ACCOUNT	150Z PRO SAFETY RED SPRAY PAINT		9.48	
	30487 ASAP CONTAINER SERVICES, LLC	Support Truck		300.00	
		TOTAL FOR ACCOUNT			2,028.47
05-201-55-502-230	30453 NOR. JERSEY MUN EMP BENFT FUND	JUNE 2025 DENTAL INSURANCE PREMIUMS - CF		56.10	
			<i>Group Insurance</i>		
			TOTAL FOR ACCOUNT		56.10
05-201-55-502-687	30594 JCP&L	SEWER STATION - ACCT #100000072452		43.26	
	30595 JCP&L	SEWER STATION - ACCT #100000072254		120.26	
	30592 JCP&L	SEWER STATION - ACCT #100000101160		399.98	
	30593 JCP&L	SEWER STATION - ACCT #100000100212		330.08	
		TOTAL FOR ACCOUNT			893.58
05-203-55-502-683	30470 SENTINEL POWER, INC.	Station #1 & #2 Cellular Coverage from 0		714.00	
	30470 SENTINEL POWER, INC.	Station #3, #5, & #6 Cellular Coverage f		1,071.00	
	<i>(2024) Telephone</i>	TOTAL FOR ACCOUNT			1,785.00
					=====

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 05/20/2025 For bills from 05/03/2025 to 05/16/2025

Account	P0 #	Vendor	Description	Payment	Account Total
Sewer					
DEPARTMENT 502					
TOTAL for DEPARTMENT 502					4,763.15
Animal Trust					
DEPARTMENT 000					
12-205-55-000-000	30625	NJ STATE DEPT OF HEALTH	1 Year - Licenses	120.00	
	30625	NJ STATE DEPT OF HEALTH	3 Year - Licenses	594.00	
	Due to State			TOTAL FOR ACCOUNT	714.00
12-286-56-000-001	30623	HOPATCONG, BOROUGH OF	01/25/2025 - 3 BELL COURT - CAT BOARDING	175.00	
	Reserve - Dog Trust			TOTAL FOR ACCOUNT	175.00
	=====				
TOTAL for DEPARTMENT 000					889.00
Open Space Trust					
DEPARTMENT 000					
17-286-56-000-001	30450	MEIER STONE CO	COMPLETELY INCLUSIVE PLAYGROUND - 1" RIV	686.00	
	30053	LOWE'S BUSINESS ACCOUNT	CIP - 6FT WOODEN PICNIC TABLE	396.15	
	Reserve - Open Space			TOTAL FOR ACCOUNT	1,082.15
=====					
TOTAL for DEPARTMENT 000					1,082.15
Other Trust					
DEPARTMENT 000					
19-260-05-000-025	30590	TREASURER, STATE OF NJ	1ST QTR 2025 DCA FEES DUE TO STATE	3,710.00	
	Due to State - DCA Fees			TOTAL FOR ACCOUNT	3,710.00
	19-260-05-000-026	30590	TREASURER, STATE OF NJ	1ST QTR 2025 DCA FEES DUE TO STATE	1,623.00
Due to State - DCA Fees - Netcong			TOTAL FOR ACCOUNT	1,623.00	
19-286-56-000-421		29972	KONICA MINOLTA PREMIER FINANCE	MAY 2025 LEASE PAYMENT	46.61
	29972	KONICA MINOLTA PREMIER FINANCE	APRIL 2025 CLICKS	10.73	
	Uniform Construction Code - Other Expenses			TOTAL FOR ACCOUNT	57.34
19-286-56-000-422	30453	NOR. JERSEY MUN EMP BENFT FUND	JUNE 2025 DENTAL INSURANCE PREMIUMS - CO	110.00	
	Uniform Construction Code - Fringe Benefits			TOTAL FOR ACCOUNT	110.00
	=====				
TOTAL for DEPARTMENT 000					5,500.34

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 05/20/2025 For bills from 05/03/2025 to 05/16/2025

Account	P0 #	Vendor	Description	Payment	Account Total
Recreation Trust					
DEPARTMENT 011					
20-286-56-011-001		CONSIGNMENT TICKETS	30559 LAKELAND BUS LINES, INC.	CHARTER BUS FOR YANKEES GAME (YANKEE STA	1,075.00
			30619 ARMENO, DEBORAH	REIMBURSEMENT - METS TRIP PARKING	80.00
			TOTAL FOR ACCOUNT		1,155.00
					=====
TOTAL for DEPARTMENT 011					1,155.00
Developers Escrow - VNB					
DEPARTMENT 091					
24-280-56-091		Eric/Jennifer Schuffenhaur - #5869291600	30598 MARAZITI FALCON, LLP	REVIEW LEGAL NOTICE FOR SCHUFFENHAUER AP	52.50
			30598 MARAZITI FALCON, LLP	REVIEW APPLICATION MATERIAL & REPORT FOR	105.00
			30598 MARAZITI FALCON, LLP	COMMUNICATIONS W/C. STONER REGARDING SUB	17.50
			TOTAL FOR ACCOUNT		175.00
					=====
TOTAL for DEPARTMENT 091					175.00
DEPARTMENT 135					
24-280-56-135		Gary Niec - #9707750003	30542 COLLIERS ENGINEERING & DESIGN, INC.	REVIEW FILE	135.00
			30542 COLLIERS ENGINEERING & DESIGN, INC.	REVIEW OF APPLICATION MATERIALS	90.00
			30542 COLLIERS ENGINEERING & DESIGN, INC.	TELEPHONE W/PAUL GLEITZ REGARDING APPLIC	45.00
			30599 MARAZITI FALCON, LLP	REVIEW COMMUNICATIONS FROM C. STONER REG	17.50
			30542 COLLIERS ENGINEERING & DESIGN, INC.	REVIEW FILE, PREPARE REPORT	720.00
			30542 COLLIERS ENGINEERING & DESIGN, INC.	REVIEW APPLICATION DOCS	90.00
			TOTAL FOR ACCOUNT		1,097.50
					=====
TOTAL for DEPARTMENT 135					1,097.50
DEPARTMENT 156					
24-280-56-156		Katherine Delellis - #9707750007	30597 MARAZITI FALCON, LLP	COMMUNICATIONS W/C. PHILLIPS REGARDING E	35.00
			30597 MARAZITI FALCON, LLP	DISBURSEMENTS - DUPLICATION (PHOTOCOPIES	2.25
			30597 MARAZITI FALCON, LLP	DRAFT RESOLUTION FOR EXTENSION OF GREY A	70.00
			TOTAL FOR ACCOUNT		107.25
					=====
TOTAL for DEPARTMENT 156					107.25
DEPARTMENT 177					
			30557 VOGEL, CHAIT, COLLINS AND SCHNEIDER	REVIEW OF E-MAIL & DRAFTING OF E-MAIL	90.00
			30557 VOGEL, CHAIT, COLLINS AND SCHNEIDER	REVIEW OF MR. MCBRIAR’S LETTER & DRAFTIN	135.00

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 05/20/2025 For bills from 05/03/2025 to 05/16/2025

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 177					
24-280-56-177-001		Philip Prestia - Easement & Lot Line Adj	TOTAL FOR ACCOUNT		225.00
					=====
TOTAL for DEPARTMENT 177					225.00
DEPARTMENT 254					
	30596	MARAZITI FALCON, LLP	PREPARE RESOLUTION FOR LAKE LACKAWANNA W	175.00	
	30596	MARAZITI FALCON, LLP	ATTENDANCE AT SUBCOMMITTEE & PLANNING BO	52.50	
	30596	MARAZITI FALCON, LLP	RECEIPT & REVIEW OF APPLICATION FOR COMP	35.00	
	30596	MARAZITI FALCON, LLP	RECEIPT & REVIEW OF WAIVER OF SITE PLAN	35.00	
	30596	MARAZITI FALCON, LLP	REVIEW OF APPLICATION & ENGINEERING REVI	52.50	
24-280-56-254		Lake Lackawanna Investment Co. - #532692	TOTAL FOR ACCOUNT		350.00
					=====
TOTAL for DEPARTMENT 254					350.00
DEPARTMENT 255					
	30601	MARAZITI FALCON, LLP	REVIEW APPLICATION, PLANS ^ REPORTS FOR	52.50	
	30601	MARAZITI FALCON, LLP	DISBURSEMENTS - DUPLICATION (PHOTOCOPIES	1.05	
24-280-56-255		Regina Frandano - #5405167304	TOTAL FOR ACCOUNT		53.55
					=====
TOTAL for DEPARTMENT 255					53.55
DEPARTMENT 258					
	30600	MARAZITI FALCON, LLP	REVIEW APPLICATION, REPORT & LEGAL NOTIC	87.50	
	30600	MARAZITI FALCON, LLP	REVIEW REVISED NOTICE; COMMUNICATIONS W/	35.00	
	30600	MARAZITI FALCON, LLP	DISBURSEMENTS - DUPLICATION (PHOTOCOPIES	2.10	
24-280-56-258		Judy Barbuto - #8286262105	TOTAL FOR ACCOUNT		124.60
					=====
TOTAL for DEPARTMENT 258					124.60

**TOWNSHIP OF BYRAM
ORDINANCE NO. 008-2025**

**AN ORDINANCE TO AUTHORIZE SALE OF
PUBLIC PROPERTIES NOT NEEDED FOR PUBLIC USE
TO THE HIGHEST BIDDER**

PURPOSE STATEMENT: The purpose of this ordinance is to authorize the Mayor and Council of the Township of Byram to convey Township owned properties to the highest bidder because they are not needed or required for public use.

WHEREAS, the Township of Byram owns the properties set forth on Schedule A attached hereto, and said properties are not needed or required for public use; and

WHEREAS, the Mayor and Council of the Township of Byram have deemed it in the best interest of the Township to sell these properties to the highest bidder in accordance with the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq.; and

WHEREAS, the conditions of sale are set forth herein under Schedule A, attached hereto, and made a part hereof; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Township of Byram, Sussex County, New Jersey, that:

Section 1. General Terms and Conditions.

1. The Township of Byram shall sell the properties set forth below to the highest bidder:

Block 231, Lot 12
Block 17, Lot 42

2. Upon final passage of this Ordinance at the regular meeting of the Mayor and Council of the Township of Byram at 7:00 pm on May 20, 2025, the Township will sell the properties as set forth in Schedule A subject to the highest bidder at public auction at a time and date to be determined. The meeting of the Mayor and Council will be held at the Byram Township Municipal Building, 10 Mansfield Drive, Byram, New Jersey.

3. The properties set forth above shall be sold subject to the additional terms and conditions as set forth on Schedule A, attached hereto.

Section 2. Severability.

If any provision of this Ordinance, or the application of any such provision to any person or circumstances, shall be held invalid, the remainder of this Ordinance to the extent it can be given effect, or the application of such provision to persons or circumstances other than those to which it is held invalid shall not be affected thereby, and to this extent the provisions of this Ordinance are severable.

Section 3. Repealer.

All ordinances or parts of ordinances which are inconsistent with any provisions of this ordinance are hereby repealed as to the extent of such inconsistencies.

Section 4. Effect. This ordinance shall take effect twenty (20) days after notice of publication in accordance with law.

Introduced: May 6, 2025 Adopted: May 20, 2025

Cynthia Church, RMC
Township Clerk

Alexander Rubenstein
Mayor

BYRAM TOWNSHIP COUNCIL

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

NOTICE OF ADOPTION

NOTICE is hereby given that Ordinance 008-2025 was introduced and passed first reading at a meeting of the Township Council of the Township of Byram, held at the Byram Township Municipal Building, Mansfield Drive, Byram Township, New Jersey, on the 6th day of May 2025. The said ordinance was further considered for final adoption at a meeting of the Township Council of The Township of Byram, held at the Byram Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, on the 20th day of May at 7:30 p.m. at which time all persons were given the opportunity to be heard. It was finally passed and adopted and will be in full force in the Township according to law.

Cynthia Church, RMC
Township Clerk

SCHEDULE A
Conditions of Sale of Real Property

1. The property will be sold to the highest bidder at auction.
2. The sale will be for cash and the successful bidder will be required at the conclusion of the sale to sign a purchase offer agreement and post a non-refundable amount equal to ten percent (10%) of the bid price to guarantee the sale. The balance due shall be paid within thirty (30) days of confirmation of the sale by the Township governing body.
3. All sales are subject to final confirmation by the Township governing body.
4. Any property will be sold as vacant land unless otherwise specified.
5. The Township will pay no real estate commission.
6. All property will be sold subject to municipal zoning ordinances in effect at the time of sale.
7. All property will be sold subject to the Local Lands and Building Law, N.J.S.A. 40A:12-1 et seq.
8. All property will be conveyed by tax lot and block only.
9. The Township will convey only such title as it possesses and by Quit Claim Deed.
10. All property will be sold in an “as is” condition. No representations as to the quality of title or the quantity of property being conveyed are made by the Township. Any bidder is required to perform an investigation prior to the auction. Any potential bidder is required to do a due diligence investigation prior to the auction.
11. The Deed of Conveyance shall contain a prohibition against subdivision of the property.
12. Prior to any sale, the Township reserves the right to withdraw any parcel from the sale market.

13. Taxes shall be apportioned as of the date the Deed is recorded, and the purchaser shall be responsible for all omitted assessments based upon the current year assessment value.

14. The successful purchaser must pay the balance of the purchase price plus the sum of \$1,000.00 for legal fees and expenses incurred by the Township, including recording fees, within thirty (30) days after the date that the Council adopts the Resolution confirming the winning bids. The balance shall be paid by certified or bank funds. Once the purchase price has been paid, a Quit Claim Deed without covenants will be prepared by the Township attorney and, after its execution by the Township officials, shall be recorded with the Sussex County Clerk's Office by the Township Attorney. Additional work performed by the Township attorney beyond the standard preparation of the sale Resolutions and Deed shall be billed at the rate charged by the Township attorney, which will be the responsibility of the purchaser, which fees must be paid prior to the Deed being recorded.

15. The Deed will be subject to all matters of records that may affect title, including what an accurate survey may reveal. The municipality reserves an easement for all natural or constructed drainage systems or waterways, if any, on the premises and the continued right of maintenance and flow.

16. The sale shall not be used as grounds to support any variance or relief from any zoning Ordinance regulations.

17. The failure of the purchaser to close title within the thirty (30) days previously set forth will constitute a breach of this Agreement, unless the Township agrees in writing prior to the date to extend the time of the closing. In the event the purchaser fails to close within the said time period, the deposit paid by the purchaser shall be retained by the Township as liquidated damages. The municipality is entitled to retain the purchaser's deposit to the extent of any expenses and/or losses it incurs, including, but not limited to, advertising costs, attorneys' fees, lost tax revenues, cost of resale and any difference in sale price.

ATTACHMENT A

<u>Block/Lot</u>	<u>Address</u>
Block 231, Lot 12	16 Lake Drive W.
Block 17, Lot 42	25 Acorn Street

**TOWNSHIP OF BYRAM
ORDINANCE NO. 009 - 2025**

**AN ORDINANCE TO AUTHORIZE SALE OF NON-CONFORMING TOWNSHIP
OWNED PROPERTIES NOT NEEDED FOR PUBLIC USE TO CONTIGUOUS
PROPERTY OWNERS**

PURPOSE STATEMENT: The purpose of this Ordinance is to authorize the Mayor and Council of the Township of Byram to convey non-conforming contiguous Township owned properties to respective contiguous property owners, because they are not needed or required for public use.

WHEREAS, the Township of Byram owns the real property set forth on Schedule A attached hereto (collectively the "Properties"), all of which are not needed or required for public use; and

WHEREAS, the lot sizes of all of the Properties are all less than the minimum size required for development under the Township of Byram Municipal Ordinances and are without capital improvements thereon; and

WHEREAS, the Mayor and Council of the Township of Byram have deemed it in the best interest of the Township to sell the Properties to the owners of contiguous properties in accordance with and subject to N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2; and

WHEREAS, the conditions of sale are set forth herein under Schedule B, attached hereto, and made a part hereof; and

WHEREAS, parcels of land that are non-conforming must first be offered to their respective adjacent property owners.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Township of Byram, Sussex County, New Jersey, that:

Section 1. General Terms and Conditions.

1. The Township of Byram shall sell the Properties set forth on Schedule A, attached hereto, to the contiguous property owner who bids the highest amount.

2. Since the Properties are undersized and without capital improvements, they will be sold only to an owner of an adjoining property..

3. Upon final passage of this Ordinance at the regular meeting of the Mayor and Council of the Township of Byram at 7:30 pm on May 20, 2025, the Township will sell the Properties as set forth in Schedule A subject to not receiving any higher bids for these properties at public auction at said time and date. The meeting will be held at the Byram Township Municipal Building, 10 Mansfield Drive, Byram, New Jersey.

4. The Properties set forth on Schedule A shall be sold subject to the additional terms and conditions as set forth on Schedule B, attached hereto.

Section 2. Severability.

If any provision of this Ordinance, or the application of any such provision to any person or circumstances, shall be held invalid, the remainder of this Ordinance to the extent it can be given effect, or the application of such provision to persons or circumstances other than those to which it is held invalid shall not be affected thereby, and to this extent the provisions of this Ordinance are severable.

Section 3. Repealer.

All ordinances or parts of ordinances which are inconsistent with any provisions of this Ordinance are hereby repealed as to the extent of such inconsistencies.

Section 4. Effective Date.

This Ordinance shall take effect 20 days after final passage and publication according to law.

Introduced: May 6, 2025 Adopted: May 20, 2025

Cynthia Church, RMC
Township Clerk

Alexander Rubenstein
Mayor

BYRAM TOWNSHIP COUNCIL

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

NOTICE OF ADOPTION

NOTICE is hereby given that Ordinance 009-2025 was introduced and passed first reading at a meeting of the Township Council of the Township of Byram, held at the Byram Township Municipal Building, Mansfield Drive, Byram Township, New Jersey, on the 6th day of May 2025. The said ordinance was further considered for final adoption at a meeting of the Township Council of The Township of Byram, held at the Byram Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, on the 20th day of May at 7:30 p.m. at which time all persons were given the opportunity to be heard. It was finally passed and adopted and will be in full force in the Township according to law.

Cynthia Church, RMC
Township Clerk

SCHEDULE A
Properties

<u>BLOCK</u>	<u>LOT</u>	ADDRESS	<u>APPROX.</u> <u>SIZE</u>	MINIMUM <u>BID</u>
17	39	23 Acorn Street		\$
20	287	3 Beech Street		\$

SCHEDULE B
Conditions of Sale of the Properties

1. The Properties will be sold at no less than the minimum prices indicated and to the highest bidder.
2. The sale will be for cash and the successful bidder will be required at the conclusion of the sale to sign a purchase offer agreement and post a non-refundable amount equal to ten percent (10%) of the bid price to guarantee the sale. The balance due shall be paid within thirty (30) days of confirmation of the sale by the Township governing body.
3. All sales are subject to final confirmation by the Township governing body.
4. The Properties will be sold as vacant land unless otherwise specified.
5. The Township will not pay real estate broker commissions.
6. The Properties will be sold subject to N.J.S.A. 40A:12-13 providing the right of contiguous property owners to purchase non-conforming property; all non-conforming properties sold to adjacent landowners will be joined with the successful bidder's contiguous property and shall become known as one parcel (lot). In such cases, the successful bidder shall provide a copy of his or her exiting property Deed to the Township within seven (7) days of their being notified that they are the successful bidder of the sale and the Deed of Conveyance shall be in the same name or names as the adjoining property. The Deed of Conveyance shall contain a prohibition of subdividing the property.
7. The Properties will be sold subject to municipal zoning ordinances in effect at the time of sale.
8. The Properties will be conveyed by tax lot and block only.
9. The Township will convey only such title as it possesses and by Quit Claim Deed.
10. The Properties will be sold in an "as is" condition. The Township does not make any representations as to the quality of title or the quantity of property being conveyed. Any bidder is required to perform an investigation prior to the auction. Any size of the Properties listed on Schedule A, is made for information purposes only and may not be a representation as to the true dimensions of the property. Any potential bidder is required to do a due diligence investigation prior to the auction.
11. The listing of the Property as "non-conforming" or "conforming" is made for informational purposes only and shall not be binding upon the Township.
12. Prior to any sale, the Township reserves the right to withdraw any or all of the Properties from the sale market.

13. Lots listed together shall not be sold as separate parcels.

14. Taxes shall be apportioned as of the date the Deed is recorded, and the purchaser shall be responsible for all omitted assessments based upon the current year assessment value.

15. The successful purchaser must pay the balance of the purchase price plus the sum of \$1,000 for legal fees and expenses incurred by the Township, including recording fees, within thirty (30) days after the date that the Council adopts the Resolution confirming the winning bid. The balance shall be paid by certified or bank funds. Once the purchase price has been paid, a Quit Claim Deed without covenants will be prepared by the Township attorney and, after its execution by the Township officials, shall be recorded with the Sussex County Clerk's Office by the Township Attorney. Additional work performed by the Township attorney beyond the standard preparation of the sale Resolutions and Deed shall be billed at the rate charged by the Township attorney, which will be the responsibility of the purchaser, which fees must be paid prior to the Deed being recorded.

16. The Deed will be subject to all matters of records that may affect title, including what an accurate survey may reveal. The municipality reserves an easement for all natural or constructed drainage systems or waterways, if any, on the premises and the continued right of maintenance and flow.

17. The sale shall not be used as grounds to support any variance or relief from any municipal zoning ordinance regulations.

18. The failure of the purchaser to close title within the thirty (30) days previously set forth will constitute a breach of this Agreement, unless the Township agrees in writing prior to the date to extend the time of the closing. In the event the purchaser fails to close within the said time period, the deposit paid by the purchaser shall be retained by the Township as liquidated damages. The municipality is entitled to retain the purchaser's deposit to the extent of any expenses and/or losses it incurs, including, but not limited to, advertising costs, attorneys' fees, lost tax revenues, cost of resale and any difference in sale price.

**TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
ORDINANCE NO. 010 - 2025**

**AN ORDINANCE TO AUTHORIZE A CAPITAL EXPENDITURE FOR DRAINAGE
INLET IMPROVEMENTS TO BELTON STREET TO PROVIDE FUNDING IN THE
AMOUNT NOT TO EXCEED \$175,000.00**

Purpose Statement: Drainage Inlet Improvements to Belton Street including materials, equipment, site work and engineering costs fully funded by Capital Improvement Fund and Capital Reserve for Road Resurfacing.

WHEREAS, the Township of Byram is planning to complete drainage inlet improvements to Belton Street; and

WHEREAS, these improvements may include all materials, equipment, site work and engineering.

NOW, THEREFORE BE IT ORDAINED and enacted by the Council of the Township of Byram, County of Sussex, and State of New Jersey, as follows:

Section 1 – The Manager and Municipal Clerk are authorized to execute drainage improvements as set forth in plans prepared by the Municipal Engineer. All actions shall be taken in accordance with the Local Public Contracts Law and other applicable regulations.

Section 2 – This ordinance shall be funded as follows:

\$150,000.00 Capital Improvement Fund
\$25,000.00 Capital Fund – Reserve for Road Resurfac

Section 3 – This Ordinance shall take effect twenty (20) days after final adoption and publication as required by law.

Introduced: May 20, 2025 Adopted:

BYRAM TOWNSHIP COUNCIL

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

NOTICE OF INTRODUCTION

Notice is hereby given that the foregoing Ordinance was submitted in writing at a meeting of the Mayor and Council of the Township of Byram, in the County of Sussex, New Jersey, held on the 206th of May 2025. Introduced and read by title and passed on the first reading and that said Township Mayor and Council will further consider the Ordinance for second reading and final passage thereof at a meeting to be held on the 3rd day of June, 2025 at 7:30 p.m., at the Township of Byram Municipal Building, 10 Mansfield Drive, Stanhope, New Jersey, at which time and place a public hearing will be held thereon by the Township Council and all persons and citizens in interest shall have an opportunity to be heard concerning same. Copies of this ordinance are available at the Clerk’s office Monday through Friday from 8:30 a.m. to 4:30 p.m.

Cynthia Church, RMC
Township Clerk

**TOWNSHIP OF BYRAM
ORDINANCE # 007-2025**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BYRAM AMENDING CHAPTER 240 ENTITLED “ZONING” TO AMEND THE CHECKLIST FOR COMPLETENESS, TO MODIFY THE REQUIREMENTS FOR AIR CONDITIONING UNITS AS ACCESSORY STRUCTURES, TO AMEND SECTION 240-16B(1) AND TO AMEND CHAPTER 215 ENTITLED “SUBDIVISION AND SITE PLAN REVIEW” AND CHAPTER 240 ENTITLED “ZONING” TO REPEAL AND REPLACE ALL REFERENCES TO THE ARCHITECTURAL REVIEW COMMITTEE AND ARC

Purpose Statement: The purpose of this ordinance is to amend Chapter 240 entitled “Zoning” to update the checklist, to modify the requirements for air conditioning condensers as accessory structures, to amend section 240-16B(1), and to amend Chapters 215 and 240 to repeal and remove all references to the “Architectural Review Committee” and “ARC” and to confirm that the Planning Board itself is replacing the Architectural Review Committee, and the Planning Board will carry out any prior functions, powers and authorizations of the Architectural Review Committee.

Now THEREFORE, be it ordained by the Mayor and Council of the Township of Byram that the Code is amended as follows:

Section 1. Attachment 3 entitled “Checklists for Applications” of Chapter 240 entitled “Zoning” is hereby amended as follows:

The following checklists are NOT changing and shall be retained:

Minor Subdivision Checklist

Preliminary Major Subdivision Checklist

Final Major Subdivision Checklist

The Site Plan and Conditional Use Checklist is being deleted.

The Variance/Lot Line Adjustment Checklist is being deleted and replaced with the attached Variance Checklist.

The following two new checklists are being added.

1. Preliminary Major Site Plan Checklist
2. Final Major Site Plan Checklist

Section 2. Section 215-5 entitled “Compliance required” is amended to add a new sentence at the end of the existing section that states as follows: “All applications for development pursuant to Chapters 215 and 240 shall comply with the completeness checklists attached to this Code as Attachment 3 as revised by this ordinance.”

Section 3. Section 240-7 entitled “definitions” of Chapter 240 entitled “Zoning” is amended to replace the existing definition of “Basic Accessories Serving A Principal Building or Structure” with the following:

“Accessory structures or features commonly required for safe, healthy and comfortable human habitation of a principal building. These include such things as oil tanks, propane tanks, and standby generators (including fuel tanks) in the side or rear yard. Basic accessories serving a principal building or structure are permitted to encroach into required setbacks, provided that no encroachment is more than half the total distance of the required setback from the property line. Basic accessories serving a principal building or structure are not subject to the requirement of § 240-16A and are exempt. Basic accessories serving a principal building or structure shall exclude air conditioning units, drinking water wells and septic system components that are regulated by the Sussex County Health Department.”

Section 4. Section 240-7 entitled “definitions” of Chapter 240 entitled “Zoning” is amended to delete the definition of “Architectural Review Committee (ARC)”.

Section 5. Section 240-16B(1) is deleted and replaced with a new paragraph (1) which will state as follows:

240-16 Accessory buildings and structures.

B. The following requirements shall be complied with in all residential zones:

(1) No accessory building or structure shall be located closer than 10 feet to any principal building and six feet to any accessory building or structure (except basic accessories serving a principal structure). Note: Walls are addressed under Section 240-24. Fences

Section 6. Section 240-16 is amended to add a new subsection D which shall state as follow:

“D. Accessory structures or features commonly required for safe, healthy and comfortable human habitation of a principal building. These include such things as oil tanks, propane tanks, and standby generators (including fuel tanks) in the side or rear yard. Basic accessories serving a principal building or structure are permitted to encroach into required setbacks, provided that no encroachment is more than half the total distance of the required setback from the property line. Basic accessories serving a principal building or structure are not subject to the requirement of § 240-16A and are exempt. Basic accessories serving a principal building or structure shall exclude air conditioning units, drinking water wells and septic system components that are regulated by the Sussex County Health Department.”

Section 7. Chapter 215 entitled “Subdivision and Site Plan Review” and Chapter 240 entitled “Zoning” are amended to delete all references to the Architectural Review Committee and ARC, to confirm that the Planning Board is replacing the Architectural Review Committee (ARC) and that all functions, powers and authorizations of the Architectural Review Committee (ARC) are the functions, powers and authorizations of the Planning Board. Chapter 215 and Chapter 240 and any other references in the Code to the Visual Design Guide are amended to confirm that the Smart Growth Plan and the Visual Design Guide are the

Township’s Smart Growth Plan and Visual Design Guide, that they are adopted and incorporated into the Code by reference and are enforceable by the Planning Board and the Township. Those Chapters and the Code are also amended to confirm that the Architectural Review Committee (ARC) is replaced by the Planning Board itself. The Code is amended to add this paragraph at the beginning of Chapters 215 and 240.

Section 8. Severability. If any part of this Ordinance is for any reason held to be invalid such decision shall not affect the validity of the remaining portion of the Ordinance. Any ordinance or portion thereof that may be inconsistent with the ordinance is hereby repealed to the extent of the inconsistency.

Section 9. Repealer. All existing Ordinances and/or parts thereof which are inconsistent with the terms of this Ordinance are, to the extent of such inconsistency, repealed.

Section 10. Effect. This ordinance shall take effect twenty (20) days after publication of the notice of adoption in accordance with law.

Introduced: May 20, 2025 Adopted:

BYRAM TOWNSHIP COUNCIL

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

NOTICE OF INTRODUCTION

Notice is hereby given that the foregoing Ordinance was submitted in writing at a meeting of the Mayor and Council of the Township of Byram, in the County of Sussex, New Jersey, held on the 20th of May 2025. Introduced and read by title and passed on the first reading and that said Township Mayor and Council will further consider the Ordinance for second reading and final passage thereof at a meeting to be held on the 3rd day of June, 2025 at 7:30 p.m., at the Township of Byram Municipal Building, 10 Mansfield Drive, Stanhope, New Jersey, at which time and place a public hearing will be held thereon by the Township Council and all persons and citizens in interest shall have an opportunity to be heard concerning same. Copies of this ordinance are available at the Clerk’s office Monday through Friday from 8:30 a.m. to 4:30 p.m.

Cynthia Church, RMC
Township Clerk

ATTACHMENT 3

Checklists for Applications under Chapter 215 and Chapter 240

BYRAM TOWNSHIP
PRELIMINARY MAJOR SITE PLAN CHECKLIST

Applicant's Name: _____

THE FOLLOWING ITEMS ARE REQUIRED TO PROVIDE A COMPLETE APPLICATION FOR A PRELIMINARY MAJOR SITE PLAN:

Item No.	Description	Provided	Waiver	N/A
1.	The site plan shall be prepared by a professional architect, engineer, land surveyor, landscape architect, or planner licensed to practice their respective professions in the State of New Jersey			
2.	All required copies of the site plan will be legibly signed and sealed with the professional's seal			
3.	The site plan may be based on the latest Tax Map information available from the Township.			
4.	The site plan shall be drawn on a sheet size measuring 24 inches by 36 inches or 30 inches by 42 inches.			
5.	The site plan shall be drawn to a scale not smaller than one inch equals 50 feet.			
6.	The site plan shall show the following information: - North arrow - Scale not less than 1 inch = 50 feet - Date of preparation and each subsequent revision - Title Block including name of development, names, addresses, and certifications of: • Licensed preparers (P.E, P.P, L.S, AIA) • Owner • Applicant • Site block and lot numbers • Tax sheet number			
7.	Key Map including: - North arrow - Scale not less than 1 inch = 2000 feet - Entire site, its area, and its relationship to surrounding areas - Zone districts and boundaries within 500 feet - Adjoining properties			
8.	Area of entire site			
9.	Metes and bound of lot(s)			
10.	Area and frontage of lot(s)			
Item No.	Description	Provided	Waiver	N/A
11.	Existing and proposed contours at 5' intervals for slopes			

	10% or greater, 2' intervals for lesser slopes			
12.	Property lines to the nearest hundredth			
13.	Lot acreage to the nearest tenth			
14.	Front, side and rear setback dimensions.			
15.	All existing physical features, including streams, watercourses, existing wooded areas and significant soil conditions such as swamp or rock.			
16.	Existing and proposed contours, curb return and spot elevations, location of proposed drainage structures, curbs, swales, berms, guide rails, edge of pavement, sidewalks, parking and loading areas, fences, grading, and handicap accommodations			
17.	The principal buildings and all accessory buildings, with dimensions including the height, number of stories and square feet of floor area. Building floor plan, elevation views and first floor elevations to be provided for each building.			
18.	Plan & profile, road locations, type, size, width of R.O.W., paving materials, curbs, sidewalks, catch basins, numbered parking spaces and loading areas, buildings, structures, all utilities, drainage, R.O.W.'s, and easements. Profile shall be at a scale 1 foot = 5 feet vertical and 1 inch= 50 feet horizontal.			
19.	Cut and fill limits			
20.	Earthwork summary			
21.	Soil erosion and sediment control plan			
22.	Landscaping Plan that includes the location, size and type of all proposed landscaping, including shade trees, both on the lot and along the public right-of-way.			
23.	Lighting Plan and details indicating the type of standards, locations, radius of light and intensity measured in footcandles.			
24.	The location, dimensions and details of all signs.			
25.	Construction details for drainage structures, curb, guide rail, lighting, pavement design, sidewalks, septic system			

Item No.	Description	Provided	Waiver	N/A
26.	Fire protection details including building occupancy, total structure size by volume, height of structure from basement to attic, available water supply, water main size, flow, hydrant location, distance proposed fire protection plan, fire lanes, type of occupancy and process, type of construction, fire zones, location of the two nearest fire hydrants, and any and all other provisions for fire protection			
27.	Environmental Impact Statement (EIS)			
28.	Drainage plan including runoff calculations and map showing drainage areas			
29.	In the event that the project is a "major development" as defined by Chapter 211 Stormwater Control, a site development plan must be submitted that meets the standards set forth in Chapter 211, Stormwater Control.			
30.	Copies of NJDEP Flood Hazard Area or Freshwater Wetlands permit applications, if applicable.			
31.	Highlands Council Consistency Determination unless the project is exempt, excluded, or eligible for a waiver, each as provided pursuant to § 240 - 11.1 of the Township Code			
32.	The location of sanitary disposal systems, water mains or wells.			
33.	One (1) soil log and one (1) perc test for each lot			
34.	Copies of protection covenants, deed restrictions, or homeowner association documents, existing and proposed			
35.	List of variances, if required			
36.	The rights-of-way, easements and all other interests in lands any of which are required to be deeded in the Township or to any other governmental or public body.			
37.	Certification as to whether or not the property sought to be developed is located within a one-hundred-year floodplain.			
38.	Certification as to whether or not the property sought to be developed contains critical or moderately restricted areas as defined in this chapter. Such areas shall be indicated on the plat			
39.	A place for the signature of the Chair, Secretary of the Planning Board, and Township Engineer			

BYRAM TOWNSHIP
FINAL MAJOR SITE PLAN CHECKLIST

Applicant's Name: _____

THE FOLLOWING ITEMS ARE REQUIRED TO PROVIDE A COMPLETE APPLICATION FOR A FINAL MAJOR SITE PLAN:

Item No.	Description	Provided	Waiver	N/A
1.	The site plan shall be prepared by a professional architect, engineer, land surveyor, landscape architect, or planner licensed to practice their respective professions in the State of New Jersey			
2.	All required copies of the site plan will be legibly signed and sealed with the professional's seal			
3.	The site plan may be based on the latest Tax Map information available from the Township.			
4.	The site plan shall be drawn on a sheet size measuring 24 inches by 36 inches or 30 inches by 42 inches.			
5.	The site plan shall be drawn to a scale not smaller than one inch equals 50 feet.			
6.	The site plan shall show the following information: - North arrow - Scale not less than 1 inch = 50 feet - Date of preparation and each subsequent revision - Title Block including name of development, names, addresses, and certifications of: • Licensed preparers (P.E, P.P, L.S, AIA) • Owner • Applicant • Site block and lot numbers • Tax sheet number			
7.	Key Map including: - North arrow - Scale not less than 1 inch = 2000 feet - Entire site, its area, and its relationship to surrounding areas - Zone districts and boundaries within 500 feet - Adjoining properties			
8.	Area of entire site			
9.	Metes and bound of lot(s)			
10.	Area and frontage of lot(s)			

Item No.	Description	Provided	Waiver	N/A
11.	Existing and proposed contours at 5' intervals for slopes 10% or greater, 2' intervals for lesser slopes			
12.	Property lines to the nearest hundredth			
13.	Lot acreage to the nearest tenth			
14.	Front, side and rear setback dimensions.			
15.	All existing physical features, including streams, watercourses, existing wooded areas and significant soil conditions such as swamp or rock.			
16.	Existing and proposed contours, curb return and spot elevations, location of proposed drainage structures, curbs, swales, berms, guide rails, edge of pavement, sidewalks, parking and loading areas, fences, grading, and handicap accommodations			
17.	The principal buildings and all accessory buildings, with dimensions including the height, number of stories and square feet of floor area. Building floor plan, elevation views and first floor elevations to be provided for each building.			
18.	Plan & profile, road locations, type, size, width of R.O.W., paving materials, curbs, sidewalks, catch basins, numbered parking spaces and loading areas, buildings, structures, all utilities, drainage, R.O.W.'s, and easements. Profile shall be at a scale 1 foot = 5 feet vertical and 1 inch= 50 feet horizontal.			
19.	Cut and fill limits			
20.	Earthwork summary			
21.	Soil erosion and sediment control plan			
22.	Landscaping Plan that includes the location, size and type of all proposed landscaping, including shade trees, both on the lot and along the public right-of-way.			
23.	Lighting Plan and details indicating the type of standards, locations, radius of light and intensity measured in footcandles.			
24.	The location, dimensions and details of all signs.			
25.	Construction details for drainage structures, curb, guide rail, lighting, pavement design, sidewalks, septic system			

Item No.	Description	Provided	Waiver	N/A
26.	Fire protection details including building occupancy, total structure size by volume, height of structure from basement to attic, available water supply, water main size, flow, hydrant location, distance proposed fire protection plan, fire lanes, type of occupancy and process, type of construction, fire zones, location of the two nearest fire hydrants, and any and all other provisions for fire protection			
27.	Environmental Impact Statement (EIS)			
28.	Drainage plan including runoff calculations and map showing drainage areas			
29.	In the event that the project is a "major development" as defined by Chapter 211, Stormwater Control, a site development plan must be submitted that meets the standards set forth in Chapter 211, Stormwater Control.			
30.	Copies of NJDEP Flood Hazard Area or Freshwater Wetlands permit applications, if applicable.			
31.	Highlands Council Consistency Determination unless the project is exempt, excluded, or eligible for a waiver, each as provided pursuant to § 240 - 11.1 of the Township Code			
32.	The location of sanitary disposal systems, water mains or wells.			
33.	One (1) soil log and one (1) perc test for each lot			
34.	Copies of protection covenants, deed restrictions, or homeowner association documents, existing and proposed			
35.	List of variances, if required			
36.	The rights-of-way, easements and all other interests in lands any of which are required to be deeded in the Township or to any other governmental or public body.			
37.	Certification as to whether or not the property sought to be developed is located within a one-hundred-year floodplain.			
38.	Certification as to whether or not the property sought to be developed contains critical or moderately restricted areas as defined in this chapter. Such areas shall be indicated on the plat			
39.	A place for the signature of the Chair, Secretary of the Planning Board, and Township Engineer			

**BYRAM TOWNSHIP
VARIANCE CHECKLIST**

Applicant's Name: _____

THE FOLLOWING ITEMS ARE REQUIRED TO PROVIDE A COMPLETE VARIANCE APPLICATION:

- ☐ Application filled out completely.
- ☐ Application Fee and Escrow.
 - ☐ Completed W9 (no P.O. box addresses allowed) / Tax Certification
- ☐ JCP&L utilities letter acknowledgement: _____
- ☐ Accurate Property Survey or Septic Plan. Must include a legible depiction of existing and proposed conditions, drawn to scale, including:
 - ☐ Existing and proposed structures, driveways, wells and septic locations, and setback dimensions of all structures.
 - ☐ Distance of dwellings / structures on adjoining lots from subject property line.
 - ☐ Road locations, width of right-of-way, curbs, sidewalks, catch basins, parking/loading areas, easements, swales, berms, guide rails, and existing/proposed grading.
 - ☐ Fences and walls.
 - ☐ Topography for proposed work affecting slopes.
 - ☐ Significant landscape features.
- ☐ Survey Affidavit of No Change for any survey more than 10 years old.
- ☐ Architectural plans and Floor Plans of existing and proposed construction (plans must be folded, not rolled) OR ☐ Not Applicable
- ☐ Tax Map of the property (found under “Government” tab of Town website, under [“Maps”](#)).
- ☐ Photographs of the property, depicting the topography, area where the work will/has taken place, visual representation of the property setbacks, and materials being used.
- ☐ Signed acknowledgement of agency approvals.
- ☐ One original and two hard copies of application materials (additional copies will be requested closer to hearing once plan information is finalized).
- ☐ A copy of any Notices of Violation related to the variance application.
- ☐ A copy of any prior approvals or permits for the property related to the proposed work.
- ☐ A digital copy of all documents, emailed to the Secretary.

**TOWNSHIP OF BYRAM
ORDINANCE # xx-2025**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF
BYRAM AMENDING THE CODE OF THE TOWNSHIP TO ADD A NEW
CHAPTER 173 ENTITLED "LIGHT NUISANCE AND TRESPASS"**

Purpose Statement: The purpose of this ordinance is to add a new chapter regulating and prohibiting light nuisances and trespass and establishing procedures for abatement, enforcement, and penalties for violations.

Now THEREFORE, be it ordained by the Mayor and Council of the Township of Byram as follows:

Section 1. The Code of the Township Byram is amended to add a new Chapter 173 entitled "Light Nuisance and Trespass" which shall state as follows:

Chapter 173. Light Nuisance and Trespass.

173-1. Definitions. As used in this chapter, the following terms shall have the meanings indicated:

ARTIFICIAL LIGHT SOURCE

A man-made thing or object from which light originates.

ENFORCEMENT OFFICER

The Township Code Enforcement Officer or any Township Police Officer.

FOOTCANDLE

A unit of measurement of illuminance (one footcandle equals one lumen per square foot of area).

GLARE

Illuminance within the visual field of a human eye which is sufficiently greater than the intensity of illuminance to which the eye is adapted that it causes annoyance, discomfort, nuisance, and/or loss in visual performance and visibility.

ILLUMINANCE

The total amount (density) of visible light incident upon (i.e., illuminating) a point of a surface from all directions above the surface measured in footcandles (note: the "surface" may be a part, or all, of a physical object or an imaginary plane).

ILLUMINATION

See "lighting."

LIGHT FIXTURE

An electrically powered lighting device consisting of a lamp, a lamp holder, an electrical ballast (if necessary), and the means for connecting the device to an electrical power source.

LIGHT TRESPASS

Any form of illumination emanating from a light fixture or light source whether internally or externally illuminated on a property that penetrates another property and creates a nuisance, annoyance, or glare.

LIGHTING

The deliberate utilization of one or more artificial light sources to achieve an aesthetic or intended effect.

LUMEN

Measurement of light output. One lumen is equal to the amount of light emitted by one candle that falls on one square foot of surface located one foot away from the candle.

OBJECTIONABLE DIRECT GLARE SOURCE

A glare resulting from artificial light sources and excessive levels of illumination or insufficiently shielded light sources emanating from light fixtures in the field of view where the lens, lamp, or reflector is offensively visible above a height of five feet at a property line, public or private roadway. Rule of thumb: if the lamp (bulb) is objectionably visible from outside the illuminated property's boundary, then it's a direct glare source. Rule of thumb: If you must squint to see due to glare within your field of view, then it's objectionable.

OUTDOOR LIGHTING

The lighting of areas exterior to the walls of enclosed buildings and/or within structures having open or partially open walls such as canopies, porte cocheres, pavilions, gazebos, etc., artificial light sources and/or light fixtures.

173-2 Residential outdoor lighting restrictions.

- A. All outdoor lighting shall be of a soft or glare-free type and shall not cast an illumination color which shall be distractive, obliterate, or obscure the view, or be ultraviolet, strobic, pulsating, flashing, travel, or of any unnatural kind.
- B. No outdoor lighting or outdoor light fixtures shall shine directly upon any neighboring property or into any room or rooms of structures on any neighboring property in a manner that creates glare for the occupants of any neighboring property or in such a manner that the lighting constitutes an objectionable glare source.
- C. No outdoor lighting or outdoor light fixtures at any property shall be permitted where such create light trespass.
- D. No outdoor lighting shall be located on any structure adjacent to a natural body of water if such outdoor lighting creates glare, constitutes a safety hazard, or otherwise constitutes an objectionable direct glare source.

173-3 Residential outdoor lighting placement regulations.

- A. Path lighting shall be placed a minimum of 18 inches from the property lot lines and shall be directed downward or shielded to diminish glare.
- B. Landscape lighting shall be directed towards the structure located on the lot upon which it is placed.

C. Lighting adjacent to any public right-of-way shall be no less than 10 feet from any curb or edge of pavement.

D. All path or landscape lighting placed on grade, docks or top of bulkheads shall not exceed 18 inches in height.

E. All roof deck and balcony lighting shall be installed, placed, and/or affixed to the deck no higher than the guard railing height, and the lighting source shall be directed downward towards the deck or balcony or otherwise shielded to prevent the light from being directed onto neighboring properties. No lighting source on any roof deck or balcony shall be directed towards or shine on neighboring properties.

173-4 Commercial outdoor lighting restrictions. All commercial properties shall comply with the lighting requirements set forth in Chapter 215, Section 215-14 and Chapter 240 in Section 240-29.1.

173-5 Exceptions.

The residential outdoor lighting regulations set forth in § **173-2** shall not apply to the following:

(A) Temporary emergency lighting.

(B). Outdoor lighting emitting less than 100 lumens.

173-6 Enforcement. All property owners and occupants shall control the placement and direction of all exterior lighting located within the property lot lines and ensure the lighting shall not create a nuisance, annoyance, or light trespass to adjacent properties or public rights-of-way. Failure to comply with the requirements set forth above shall be a violation of this chapter. The provisions of this chapter shall be enforced by the Township Code Enforcement Officer or any Township Police Officer.

173-7 Removal and abatement. Whenever a light fixture and/or artificial light source is determined to be in violation of this chapter, a notice of violation shall be given to the owner of the property to turn off the light immediately, and, thereafter, remove same within 30 days.

173-8 Violations and penalties. A violation of this chapter shall be further punishable as provided in Chapter 1, section 1-15 “General Provisions”.

Section 2. Severability. If any part of this Ordinance is for any reason held to be invalid such decision shall not affect the validity of the remaining portion of the Ordinance. Any ordinance or portion thereof that may be inconsistent with the ordinance is hereby repealed to the extent of the inconsistency.

Section 3. Repealer.

All existing Ordinances and/or parts thereof which are inconsistent with the terms of this Ordinance are, to the extent of such inconsistency, repealed.

Section 4. Effect. This ordinance shall take effect twenty (20) days after notice of publication in accordance with law.

BYRAM TOWNSHIP COUNCIL

Attest:

Cindy Church, Byram Township Clerk

Introduced: , 2025

Adopted: , 2025

	Councilman Proctor	Councilwoman Franco	Councilman Gallagher	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

NOTICE is hereby given that the above titled Ordinance was introduced and passed first reading at a meeting of the Township Council of the Township of Byram, held at the Byram Township Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, on the _____ day of _____, 20____. Said Ordinance will be further considered for final adoption at a meeting of the Township Council of the Township of Byram, held at the Byram Municipal Building, Mansfield Drive, Byram Township, New Jersey, on _____, 20____, at 7:30 p.m. at which time all persons will be given the opportunity to be heard concerning said Ordinance. Copies are available to the public at the Township of Byram Clerk’s office, located at the Byram Township Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, between the hours of 8:30 a.m. and 4:30 p.m. Within sixty (60) days of the effective date of this Ordinance the Township Clerk shall file a copy, certified by her under seal of the Township to be a true copy, together with proof of publication thereof, in the Office of the Sussex County Clerk in accordance with N.J.S.A. 40:67-21.

Cindy Church
Byram Township Clerk