

TOWNSHIP OF BYRAM
COUNCIL MEETING AGENDA, TUESDAY, AUGUST 11, 2026
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
- CO Field 8

b. Shared Services – Code Enforcement

5. RETURN TO OPEN SESSION

6. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT REFLECTION

7. APPROVAL OF AGENDA

8. PRESENTATION – CO JOHNSON FIELD 8, ANNOUNCERS BOOTH & LIGHTING – Cory Stoner

9. REPORTS

- Township Manager
- Mayor and Council Members
- Township Attorney

10. 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.

11. APPROVAL OF MINUTES

- July 21, 2026 Regular & Closed Session Meeting Minutes

12. CONSENT AGENDA: These items are considered 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 removed from the general order of business and considered in its normal sequence on the agenda.

- A.** Resolution No. 146-2026 – Resolution Authorizing Participation in an Electronic Tax Sale
- B.** Resolution No. 147-2026 – Resolution Authorizing Electronic Tax Sale Notice Fees
- C.** Resolution No. 148-2026 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 6 Lot 515 for Tax year 2026 and the Partial Cancellation of 3rd Quarter Taxes as Well as the Remaining Second Half of 2026
- D.** Resolution No. 149-2026 - Resolution to Purchase Rock Salt Under the Sussex County Cooperative Pricing System for Budget Year 2026
- E.** Resolution No. 150-2026 - Resolution of the Mayor and Council of the Township of Byram, County of Sussex and State of New Jersey, Endorsing the 2026 Amended Housing Element and Fair Share Plan Adopted by the Planning Board of the Township of Byram on August 6, 2026
- F.** Resolution No. 151-2026 - Authorization to Acquire Sewer Pump Station Equipment for the Daily Operations of the Byram Township Sewer Utility Department
- G.** Resolution No. 152-2026 – Authorizing to Acquire Snow Removal Equipment for the Township of Byram Department of Public Works
- H.** Resolution No. 153-2026 – Chapter 159 – Opioid Settlement Funds \$7,441.00

- I. Resolution No. 154-2026 - A Resolution of the Township Council of the Township of Byram, County of Sussex, State of New Jersey, Authorizing the Mayor to Execute All Documents Necessary for the Submission of an Application to the United States Department of Agriculture (USDA) for the Construction of the New Byram Township Police Department
- J. Resolution No. 155-2026 - Resolution of the Township of Byram Appointing an Acting Zoning and Code Enforcement Officer and the Authorization of a Stipend
- K. Resolution No. 156-2026 - Resolution of the Township of Byram Supporting the Appointment of a Code Enforcement Officer for Managing Property Maintenance Complaints Involving Dead and Dying Trees and the Authorization of a Stipend
- L. Resolution No. 157-2026 – Resolution of the Mayor and Council of the Township of Byram Approving the 2026 Affordable Housing Trust Fund Spending Plan to be Updated from the Prior Spending Plan and to the Prepared by the Township Planner, Daniel Bloch

13. APPROVAL OF AUGUST 11, 2026 BILL LIST

14. ITEMS FOR DISCUSSION

- 2027 Municipal Budget Goals and Objectives
- JCP&L Reliability Docket and Intervention

15. FUTURE AGENDA DISCUSSION ITEMS

16. PUBLIC PARTICIPATION II

17. EXECUTIVE SESSION – Session II (if necessary)

18. ANY OTHER BUSINESS THE COUNCIL DEEMS NECESSARY

19. ADJOURNMENT

**TOWNSHIP OF BYRAM
RESOLUTION NO. 146 – 2026**

RESOLUTION AUTHORIZING PARTICIPATION IN AN ELECTRONIC TAX SALE

WHEREAS, N.J.S.A. 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services; and

WHEREAS, the Director of the Division of Local Government Services has promulgated rules and regulations for electronic tax sales; and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales; and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process; and

WHEREAS, the Township of Byram, County of Sussex, State of New Jersey wishes to participate in an electronic tax sale.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Byram, County of Sussex, State of New Jersey, that the Tax Collector is hereby authorized to participate in the electronic tax sale and submit same to the Director of the Division of Local Government Services if necessary.

BYRAM TOWNSHIP COUNCIL

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

ATTEST:

I certify that the forgoing resolution was adopted by the Byram Township Council at a meeting held on August 11, 2026.

Cynthia Church, RMC
Township Clerk

**TOWNSHIP OF BYRAM
RESOLUTION NO. 147 – 2026**

RESOLUTION AUTHORIZING ELECTRONIC TAX SALE NOTICE FEES

WHEREAS, N.J.S.A. 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services; and

WHEREAS, the rules and regulations require a municipality to send two (2) notices of tax sale to each property included in said sale; and

WHEREAS, the rules and regulations allow said municipality to charge a fee of \$25.00 per notice for the creation, printing and mailing of said notice; and

WHEREAS, the Township of Byram, County of Sussex, State of New Jersey wishes to balance the effect of fees upon the property owner which may be experiencing financial hardship, and the other residents which should not have to bear any additional costs. The Township therefore wishes to set a onetime fee of \$25.00 for the two (2) required notices that will be assessed specifically to the delinquent accounts that are causing the need for a tax sale and not to the general tax base.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Byram, County of Sussex, State of New Jersey that a onetime fee of \$25.00 is hereby authorized and is to be charged to each property owner appearing on the 2025 electronic tax sale list.

BYRAM TOWNSHIP COUNCIL

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

ATTEST:

I certify that the forgoing resolution was adopted by the Byram Township Council at a meeting held on August 11, 2026.

Cynthia Church, RMC
Township Clerk

TOWNSHIP OF BYRAM
RESOLUTION NO. 148 – 2026

**RESOLUTION AUTHORIZING 100% DISABLED VETERAN EXEMPT STATUS TO OWNER
OF BLOCK 6 LOT 515 FOR TAX YEAR 2026 AND THE PARTIAL CANCELLATION OF 3RD
QUARTER TAXES AS WELL AS THE REMAINING SECOND HALF OF 2026**

WHEREAS, Christopher Fowler, the lawful owner of Block 6, Lot 515, also known as 23 Belton Street has been deemed 100% disabled by the Department of Veteran's Affairs; and

WHEREAS, Christopher Fowler, has applied to the Byram Township Tax Assessor for a 100% Disabled Veteran exemption in accordance with 54:4-3:30, which will be granted for the year 2026; and

WHEREAS, the Tax Assessor has recommended that this exemption be retroactive to July 21, 2026; and

WHEREAS, the Tax Collector has determined that the property taxes are paid through the 2nd quarter of 2026; and

WHEREAS, the Tax Collector is to cancel partial taxes for 3rd quarter 2026 taxes.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Byram in the County of Sussex and the State of New Jersey, that the property be classified as 100% exempt effective July 21, 2026, and the Tax Collector be authorized to issue cancellation for a portion of 3rd quarter taxes and the remainder of taxes in 2026.

BYRAM TOWNSHIP COUNCIL

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

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on August 11, 2026.

Cynthia Church, RMC
Township Clerk

**TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
RESOLUTION NO. 149– 2026**

**Resolution to Purchase Rock Salt under the Sussex County Cooperative Pricing System
for Budget Year 2026**

WHEREAS, the Township of Byram is a member of the Sussex County Cooperative Pricing System; and

WHEREAS, contracts awarded under the Sussex County Cooperative Pricing System in excess of the Township's bid threshold may be made by resolution of the Governing Body; and

WHEREAS, the Township of Byram is in need of and desires to purchase rock salt; and

WHEREAS, the Sussex County Cooperative Pricing System awarded a contract to Morton Salt, Inc. awarded for the period of June 1, 2026 – May 31, 2027, thereby affording the Township of Byram the opportunity of direct purchase of rock salt at \$83.83/ton without competitive bidding:

Morton Salt, Inc.
444 West Lake Street, Suite 3000
Chicago, IL 60606

WHEREAS, funds are available in the 2026 Municipal Budget – Streets & Roads – Other Expenses.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Byram does hereby authorize the execution of the necessary purchase orders to obtain Ice Control Materials as specified and priced to the Sussex County Cooperative Pricing System; and

BE IT FURTHER RESOLVED, that upon receipt, inspection and approval of vouchers therefore by the Township of Byram, payment, pursuant to said purchase orders, are hereby authorized with the same to be charged against funds established in the appropriate accounts for said purpose; and

BE IT FURTHER RESOLVED, that the duration of the contract between the Township of Byram and the referenced Sussex County Cooperative Pricing System Vendor, shall be for budget year 2026; and

BE IT FURTHER RESOLVED, that certified copies of this Resolution be forwarded to the Sussex County Cooperative Pricing System, Chief Financial Officer and the Municipal Clerk.

BYRAM TOWNSHIP COUNCIL

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	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 August 11, 2026.

Cynthia Church, Township Clerk

**TOWNSHIP OF BYRAM
COUNTY OF SUSSEX, STATE OF NEW JERSEY
RESOLUTION #150-2026**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE
TOWNSHIP OF BYRAM, COUNTY OF SUSSEX AND
STATE OF NEW JERSEY, ENDORSING THE 2026
AMENDED HOUSING ELEMENT AND FAIR SHARE
PLAN ADOPTED BY THE PLANNING BOARD OF THE
TOWNSHIP OF BYRAM ON AUGUST 6, 2026**

WHEREAS, in 2024 the New Jersey Legislature amended the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. through the adoption of P.L. 2024, c.2 ("FHA" or "FHA-2"); and

WHEREAS, P.L. 2024, c. 2 abolished the Council on Affordable Housing (COAH), created the Affordable Housing Dispute Resolution Program (Program), and established new procedures and deadlines for municipalities to come into compliance with the FHA and the Mount Laurel doctrine for each future ten-year affordable housing round beginning with the Fourth Round, which starts on July 1, 2025, and ends on June 30, 2035; and

WHEREAS, in December 2024 the Administrative Office of the Courts issued Directive #14-24, which sets forth additional procedures all municipalities must follow to be in compliance with the FHA in order to maintain immunity from exclusionary zoning and builder's remedy litigation through the Program process set forth in P.L. 2024, c.2; and

WHEREAS, amongst other things, Directive #14-24 and P.L. 2024, c. 2, require each municipality to adopt a binding resolution setting forth its Fourth-Round present and prospective need obligations and file a Declaratory Judgment action with the Program through the New Jersey e-Courts system by no later than February 3, 2025, and thereafter each municipality must adopt a Fourth Round Housing Element and Fair Share Plan and file same with the Program on or before June 30, 2025; and

WHEREAS, in compliance with P.L. 2024, c. 2 and Directive #14-24, the Township of Byram timely adopted a resolution setting forth the Township's pre-credited/unadjusted Fourth Round affordable housing obligations on June 5, 2025 and on June 7, 2025 the Township uploaded same to the Program and filed a Declaratory Judgment action with the Program, which is entitled: In re Township of Byram, Docket No.: SSX-L-51-25 (Township's "2025 Action"); and

WHEREAS, on April 24, 2025 Morris/Sussex County Mount Laurel Judge, the Honorable Janine M. Allen, J.S.C., issued an Order in the Township's 2025 Action fixing the Township's Fourth Round pre-credited/unadjusted Present Need Obligation at twenty-seven (27) and the Township's Fourth Round gross Prospective Need Obligation at one hundred fifteen (115) and which Order further directs the Township to adopt is Fourth Round Housing Element and Fair Share Plan with a Vacant Land Adjustment and uploaded same to the Program on or before June 30, 2025; and

WHEREAS, in accordance with the requirements of Directive #14-24 and P.L. 2024, c.2, and the Order issued by Judge Allen in the Township's 2025 Action, the Township's Municipal Planner has since prepared the Township's 2025 Housing Element and Fair Share Plan which was Endorsed by the Mayor and Council and filed with the Court by the deadline in 2025; and

WHEREAS, the Fair Share Housing Council filed a letter requesting additional information and resolved it's concerns with the Township by a Consent Order Conditional Certification which was signed by the Honorable Janine A. Allen, J.S.C. on July 6, 2026; and

WHEREAS, on timely prior notice to the public, on August 6, 2026, the Township of Byram adopted the Township's 2026 Amended Housing Element and Fair Share Plan dated July 9, 2026 with an Infrastructure Durational Adjustment following a public hearing thereon, all in accordance with the requirements of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., N.J.S.A. 40:49-2.1 of the Home Rule Act, the applicable provisions of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and the Fair Housing Act, N.J.S.A. 52:27D-301 et seq.; and

WHEREAS, the Mayor and Council of the Township of Byram has since reviewed the 2026 Amended Housing Element and Fair Share Plan, and now intends to endorse the 2026 Housing Element and Fair Share Plan, as adopted by the Planning Board of the Township of Byram on August 6 2026.

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

1. The Township hereby endorses and approves the 2026 Amended Housing Element and Fair Share Plan dated July 9, 2026 adopted by the Planning Board of the Township of Byram on August 6, 2026.
2. The Township Municipal Attorney is hereby directed to file the Township's 2026 Amended Housing Element and Fair Share Plan, this resolution and all relevant supporting documentation and exhibits with the Program in the Township's 2025 Action in accordance with the requirements of Directive #14-24 and P.L. 2024, c. 2.
3. The Township Municipal Attorney and Municipal Planner are hereby directed to defend the Township against any challenge(s) and take all necessary steps in furtherance thereof.
4. The Township Municipal Attorney, Municipal Planner and all other appropriate officials, employees and other professionals of the Township are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution such that the Township maintains its immunity from exclusionary zoning and builder's remedy.
5. A certified copy of this Resolution and the Township's 2026 Amended Housing Element and Fair Share Plan shall remain on file with the Township for the purpose of public inspection, and the Township Municipal Clerk is directed to upload this Resolution and the 2026 Amended Housing Element and Fair Share Plan to the Township's website in accordance with the requirements of the FHA and Directive #14-24.
6. Notice of this action shall be published in the official newspapers for the Township of Byram.
7. This Resolution shall take effect immediately.

CERTIFICATION

I, Cynthia Church, Municipal 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 the Byram Township Mayor and Council at its meeting held on August 11, 2026.

Cynthia Church, Municipal Clerk

BYRAM TOWNSHIP, SUSSEX COUNTY, NEW JERSEY

**RESOLUTION OF THE PLANNING BOARD ADOPTING
THE AMENDMENT TO THE MASTER PLAN TO ADD THE
“FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN –
FOR THE TOWNSHIP OF BYRAM, SUSSEX COUNTY, NEW JERSEY,
JULY 9, 2026,” PREPARED BY DANIEL N. BLOCH, P.P., AICP, EADA**

WHEREAS, N.J.S.A. 40:55D-28 authorizes the Planning Board to prepare and, after a public hearing, adopt or amend a Master Plan, or components thereof, to guide the use of lands within the municipality in a manner that protects public health and safety and promotes the public welfare; and

WHEREAS, pursuant to N.J.S.A. 52:27D-310 and the Township of Byram’s Fourth Round Affordable Housing Obligation, the Planning Board determined the need to adopt a new Housing Element and Fair Share Plan; and

WHEREAS, the Township and Planning Board retained Daniel N. Bloch, P.P., AICP, EADA to prepare the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025,” (hereinafter “HEFSP”) which represents the Planning Board’s vision of the Township of Byram in a manner generally consistent with the goals and objects of the Planning Board and the Municipal Land Use Law; and

WHEREAS, the Planning Board adopted the HEFSP on June 5, 2025; and

WHEREAS, the Township cooperated with the Fair Share Housing Center to implement the HEFSP, but was advised that a durational adjustment was required to address the lack of sewer capacity in the Village Center and Village Business Zones; and

WHEREAS, revisions have been made to the HEFSP via the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, July 9, 2026” prepared by Daniel N. Bloch, P.P., AICP, EADA, which was considered at a duly noticed public hearing of the Planning Board on August 6, 2026, and the Planning Board intends, by this Resolution, to adopt the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, July 9, 2026”, as prepared by Mr. Bloch and amended during the subject public hearing, which shall supersede all prior Housing Elements and Fair Share Plans of the Township of Byram; and

WHEREAS, the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, July 9, 2026”, as prepared by Mr. Bloch and amended during the subject public hearing, shall be adopted pursuant to N.J.S.A. 40:55D-28 of the Municipal Land Use Law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Byram on the 6th day of August, 2026, as follows:

1. The Planning Board of the Township of Byram, County of Sussex, State of New Jersey hereby adopts the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, July 9, 2026” prepared by Daniel N. Bloch, P.P., AICP, EADA; and
2. The Planning Board Secretary is authorized and directed to provide notice of this action in accordance with N.J.S.A. 40:55D-13.
3. The Planning Board Secretary is hereby authorized and directed to forward a copy of the “Fourth Round Housing Element and Fair Share Plan, for the

Township of Byram, Sussex County, New Jersey, July 9, 2026” prepared by Daniel N. Bloch, P.P., AICP, EADA, together with a copy of this Resolution to the Highlands Council, the Office of Planning Advocacy, and to the Sussex County Planning Board, as required by law.

4. The Planning Board hereby approves the work on the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, July 9, 2026” prepared by Daniel N. Bloch, P.P., AICP, EADA as performed under the grant agreement between the Township and the Highlands Council.
5. This Resolution shall take effect as provided by law.



George Shivas

On motion of: Mr. McElroy

Seconded by: Ms. Raffay

The vote on the Resolution was as follows:

AYES: Nine (9): Mss. Raffay, Colligan, DeMagistris, Lewandowski; Messrs. Mayor Rubenstein, McElroy, Morytko, Walsh, Chairman Shivas

NAYS: Zero (0)

ABSTAINING: Zero (0)

ABSENT: Two (2): Messrs Proctor, Smith

I certify that the above Resolution is a true copy of a Resolution adopted by the Planning Board on August 6, 2026.

Caitlin Phillips

**Caitlin Phillips, Planning Board
Secretary**

Dated: 08/07/2026

Prepared by: Alyse Landano Hubbard, Esq.

TOWNSHIP OF BYRAM AMENDED 2026 AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

Prepared August 2026

Adopted by Township Committee: _____, 2026

1) INTRODUCTION

The Township of Byram has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (NJSA 40:55D-1 et seq.), the Amended Fair Housing Act (NJSA 52:27D-301), and the applicable affordable housing regulations (NJAC 5:91-1 et seq., NJAC 5:93-1 et seq., and NJAC 5.97 et seq.). On January 20, 2004 the Township Council adopted a development fee ordinance via Ordinance #2-2004. The ordinance establishes the Township of Byram's affordable housing trust fund for which this spending plan is prepared.

2) REVENUES FOR CERTIFICATION PERIOD

As of May 30, 2025, the Township of Byram has collected \$375,494 and expended \$127,793, resulting in a balance of \$247,701. The Township also maintains a separate Housing Rehabilitation Trust Fund containing a balance of \$127,997.89 as of May 30, 2025. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in Valley National Bank for the purposes of affordable housing. These funds shall be spent in accordance with NJAC 5:93-8.16, as described in the sections that follow.

To calculate a projection of revenue anticipated during the period of the fourth round (2025-2035), the Township of Byram considered the following:

(a) Development fees:

1. Residential and non-residential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers as follows:

- No funds are anticipated at this time.

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income and proceeds from the sale of affordable units.

- No funds are anticipated at this time.

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

- The Township projects collecting \$19,595.82 between 2025 and 2035.

The Township of Byram projects a total of \$96,455.82 in revenue to be collected between 2025 and 2035. This projected amount, when added to the Township's trust fund balance as of May 30, 2025, results in an anticipated total revenue of \$410,629.84 available to fund and administer its affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing. See the table on the following page for a projection of the anticipated revenues.

Projected Revenues – Affordable Housing Trust Fund												
Source of Funds	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
(a) Development fees:												
Approved Residential Development												\$0
Approved Non-residential Development												\$0
Residential Development Pending Approval												\$0
Projected Residential Development		\$7,686	\$7,686	\$7,686	\$7,686	\$7,686	\$7,686	\$7,686	\$7,686	\$7,686	\$7,686	\$76,860
(b) Payments in Lieu of Construction												\$0
(c) Other Funds												\$0
(d) Interest	\$16,268	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$19,595.82
Total	\$16,268	\$8,019	\$8,019	\$8,019	\$8,019	\$8,019	\$8,019	\$8,019	\$8,019	\$8,019	\$8,019	\$96,455.82

*For purposes of projecting revenues, we have utilized historic residential Certification of Occupancy data and projected forward. Projections assume the estimated value of a new home is \$256,200. (This value was provided by the Tax Assessor's Office and is the average home value within the Township.) The value is then multiplied by 1.5%.

3) ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Township of Byram:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with the Township of Byram's development fee ordinance for both residential and non-residential developments in accordance with NJAC 5:91 and 5:93, the Amended Fair Housing Act, and the Municipal Land Use Law.

(b) Distribution of development fee revenues:

The Administration forwards a resolution to the governing body recommending the expenditure of development fee revenues as set forth in this spending plan. The governing body reviews the request for consistency with the spending plan and adopts the recommendation by resolution. The release of the funds requires the adoption of the governing body resolution in accordance with the Court- and/or Program-approved spending plan. Once a request is approved by resolution, the Chief Financial Officer releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

4) DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) Rehabilitation and new construction programs and projects.

- The Township of Byram anticipates dedicating an average of \$8,000 per unit and \$3,800 for administrative costs, for a total estimated cost of \$318,600 to rehabilitate 27 units.
- New construction project(s): \$0

(b) Affordability Assistance (NJAC 5:93-8.16).

Pursuant to N.J.A.C. 5:99-2.5, the Township is required to set aside a portion of all development fees collected and interest earned for the purpose of providing affordability assistance to very low-, low- and moderate-income households in affordable units included

in the Township's Fourth Round Fair Share Plan. The Township has set a goal to expend 30 percent of development fees towards Affordability Assistance. As shown on the chart below, the Township anticipates expending \$123,188.95 from the Affordable Housing Trust Fund for Affordability Assistance, including, but not limited to, the following:

- Affordability assistance to very low-, low- and moderate-income buyers and renters of affordable housing units to lower the cost of homeownership, subsidize closing costs and down payments, security deposits, emergency repairs funding and/or reduce the capitalized basis of the rent payments.
- Assistance with homeowners' association or condominium fees and special assessments.

AFFORDABILITY ASSISTANCE CALCULATION			
Actual development fees through 5.31.2025			\$348,888.88
Actual interest earned through 5.31.2025	+		\$26,605.14
Development fees projected 6.1.2025-2035	+	\$	76,860.00
Interest projected 6.1.2025-2035	+	\$	19,595.82
Less housing activity expenditures through 5.31.2025	-		\$61,320.00
Total	=	\$	410,629.84
Calculate 30 percent	x .30 =	\$	123,188.95
Less Affordability assistance expenditures through 5.30.2025	-	\$	-
Projected Affordability Assistance 6.1.2025-2035	=	\$	123,188.95
Projected Minimum Very Low-Income Affordability Assistance Requirement 6.1.2025-2035	÷ 3 =	\$	41,062.98

(c) Administrative Expenses (NJAC 5:97-8.9).

Municipalities are permitted to use affordable housing trust fund revenue for related administrative costs up to a 20% limitation pending funding availability after programmatic and affordability assistance expenditures. The actual administrative expense maximum is calculated on an ongoing basis in the online Affordable Housing Monitoring System platform based on actual revenues.

The Township of Byram projects that \$27,917.37 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20% cap, include, but are not limited to:

- Township and Affordable Attorney, Engineer and Planner fees related to attaining affordable housing compliance as well as consulting fees related to the administration and implementation of the Township's affordable housing program(s).
- Salaries and benefits for municipal employees for administration and implementation of the housing plan and program(s).
- Fees for administering the Rehabilitation Program and for the Administrative Agent.
- Municipal Housing Liaison and Administrative Agent training and on-going continuing education.

ADMINISTRATIVE EXPENSE CALCULATION			
Actual dev fees and interest thru 5.31.2025			\$375,494.02
Projected dev fees and interest 6.1.2025-2035	+	\$	96,455.82
Payments-in-lieu of construction and other deposits thru 5.31.2025	+	\$	-
Less RCA expenditures thru 4.30.2025	-		
Total	=	\$	471,949.84
Calculate 20 percent	x .20 =	\$	94,389.97
Less admin expenditures thru 5.31.2025	-		\$66,473
Projected Maximum available for administrative expenses 6.1.2025-2035	=	\$	27,917.37

5) EXPENDITURE SCHEDULE

The Township of Byram intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. It should be noted that the amount spent in a given year for any line item may, in reality, span multiple years. The chart below provides an estimated timeline for expenditure and does not restrict the Township from spending the money sooner or later in the Fourth Round period, nor does it prohibit the Township from spending more or less money in one year assuming the funds are in place to make said expenditure.

Projects/Programs	Number of Units Projected	Projected Expenditure Schedule 2025-2035											
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Twp Rehab Program	27	\$0	\$31,860	\$31,860	\$31,860	\$31,860	\$31,860	\$31,860	\$31,860	\$31,860	\$31,860	\$31,860	\$318,600
Affordability Assistance		\$ 11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$123,189
Administration		\$20,000	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$27,917
Total		\$31,199	\$43,851	\$43,851	\$43,851	\$43,851	\$43,851	\$43,851	\$43,851	\$43,851	\$43,851	\$43,851	\$469,706.32

6) EXCESS OR SHORTFALL OF FUNDS

The Township currently has sufficient funds to cover the hard costs (renovation work) of the Rehabilitation Program and all the commitments it has with the affordable housing providers. Any administrative costs above and beyond those that cannot be covered by the trust fund will be sourced from the general fund.

In the event more funds than anticipated are collected, or projected funds exceed the amount necessary to implement the Fair Share Plan, the Township will use those excess funds towards rehabilitation, affordability assistance, or other future affordable housing opportunities.

7) SUMMARY

The Township of Byram intends to spend affordable housing trust fund revenues pursuant to NJAC 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the Fourth Round Housing Plan Element and Fair Share Plan.

The Township of Byram has a combined balance of \$375,699.25 as of May 30, 2025 and anticipates an additional \$96,455.82 in revenues through 2035 for a total of \$472,155.07. This Spending Plan demonstrates the Township's commitment to expend \$469,706.32 through December 31, 2035, including a commitment to expend with respect to the following:

- Commitment to expend a maximum of \$305,100 towards the Rehabilitation Program; and
- Commitment to expend up to \$123,188.95 towards affordability assistance; and
- Commitment to expend up to \$27,917.37 towards administrative costs; and
- Any additional funds received shall be allocated towards the Rehabilitation Program or Affordability Assistance.

SPENDING PLAN SUMMARY		
Combined Balance as of May 31, 2025		\$375,699.25
Projected Revenue 6.1.2025-2035		
Development fees	+	\$76,860.00
Payments in lieu of construction	+	\$0.00
Other funds	+	\$0.00
Interest	+	\$19,595.82
TOTAL REVENUE	=	\$472,155.07
Projected Expenditures 5.1.2025-2035		
Funds used for Rehabilitation	-	\$318,600.00
Affordability Assistance	-	\$123,188.95
Administration	-	\$27,917.37
Total Projected Expenditures	=	\$469,706.32
Remaining Balance	=	\$2,448.75



Engineering
& Design

Amended Fourth Round Housing Element & Fair Share Plan

Township of Byram

July 9, 2026

Prepared for:

Township of Byram
Sussex County, New Jersey

Prepared by:

Daniel N. Bloch, P.P., AICP, EADA
NJ Planner License No. 33LI00610700

Colliers Engineering & Design
Shelbourne at Sussex
53 Frontage Road, Suite 110
Hampton, New Jersey 08827

Main: 908.238.0900
Colliersengineering.com

Amended Fourth Round Housing Element & Fair Share Plan

Township of Byram

Sussex County, New Jersey

Adopted by the Planning Board: **June 5, 2025, Amended** _____, **2026**

Endorsed by the Mayor and Council: _____, **2026**



The original of this report was signed and sealed in accordance with NJSA 45:14A-12.

BYTP0002

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I. Introduction

According to the New Jersey Fair Housing Act of 1985 (L. 1985, c. 222, s. 1, eff. July 2, 1985), a Housing Plan Element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing.

This report is the Township of Byram's Housing Element and Fair Share Plan ("HEFSP") for the period between 2025 and 2035 (known as the Fourth Round). Byram seeks to voluntarily comply with its constitutional obligation to provide a realistic opportunity for affordable housing. This HEFSP is prepared utilizing the Prior Round Rules¹, Third Round Rules² (as applicable), and the amendments implemented in P.L. 2024, c.2. Each municipality in the State has a four-part obligation:

1. Present Need (Rehabilitation Obligation)
2. Prior Round (First and Second Rounds) Obligations (1987-1999)
3. Third Round Obligation (1999-2025)
4. Fourth Round Prospective Need Obligation (2025-2035)

Municipal Summary

Byram Township (known colloquially as the "Township of Lakes") is located in northwestern New Jersey in the southeast corner of Sussex County, nestled in the heart of the New Jersey Highlands. Bordering Warren County to the southwest and Morris County to the south, Byram Township maintains the flavor of a rural community. Byram's easternmost boundary is Lubbers Run, which separates the Township from Hopatcong Borough (Sussex County). The southernmost boundary borders Stanhope Borough (Sussex County) and Mount Olive Township (Morris County). On the southwest is Allamuchy Township (Warren County); on the west and north are Green Township (Sussex County), Andover Borough (Sussex County), and Andover Township (Sussex County); and on the north, Sparta Township (Sussex County).

Major thoroughfares traversing Byram Township include Interstate 80, which crosses the southwestern corner of the Township, and US Route 206, which bisects the Township north to south. State Route 15 runs north to south just east of Byram, providing access to the eastern part of the Township near Lake Mohawk. Byram is considered one of the Gateways to Sussex County and the New Jersey Highlands.

Containing more than two-dozen lakes and ponds, this 'Township of Lakes' finds most of its settlements around the larger lakes. The Township is composed of three watersheds, feeding three major regional rivers: Lake Mohawk is in the headwaters of the Wallkill River; Forest and Panther Lakes are in the headwaters of the Pequest River; and the Musconetcong River watershed comprises about 90% of the Township and, with its tributary Lubbers Run, forms the Township's southern border.

¹ NJAC 5:91 (Procedural) and NJAC 5:93 (Substantive) Rules. They can be found at: [New Jersey Department of Community Affairs | Second Round Regulations](#)

²NJAC 5:96 (Procedural) and NJAC 5:97 (Substantive) Rules, which can be found at: <https://nj.gov/dca/dlps/hss/thirdroundregs.shtml>

Affordable Housing Goals

It is the overall goal of the HEFSP to provide the planning context in which access to low- and moderate-income housing can be provided in accordance with the requirements of the Fair Housing Act, the laws of the State of New Jersey, the Highlands Regional Master Plan, and the natural limitations of the environs within the Township of Byram.

Housing Goals

1. Provide for a mix of housing types to meet existing and future population needs.

Housing Objectives

1. Implement Byram's Fair Share Plan and Housing Element pursuant to the Fair Housing Act, to meet indigenous housing needs.
2. Provide housing opportunities for senior citizens and low-moderate income families.

Affordable Housing History

Mount Laurel Doctrine

Affordable housing planning in New Jersey dates back to 1975, when the New Jersey Supreme Court ruled in *Southern Burlington County NAACP v. the Township of Mount Laurel* 67 N.J. 151 (1975), 336 A.2d 713, that each municipality within New Jersey has a constitutional obligation to provide a realistic opportunity for the construction of their fair share of affordable housing. This landmark decision is commonly referred to as "Mount Laurel I" or the "Mount Laurel Doctrine". The court found that Mount Laurel Township's zoning ordinance only permitted one type of housing—single-family detached dwellings, while all other types of multi-family housing, such as garden apartments, townhomes, or mobile home parks, were prohibited, which the court determined resulted in economic discrimination and exclusion of substantial segments of the area population, and therefore the zoning ordinance was unconstitutional and invalid.

In 1983, the New Jersey Supreme Court issued another monumental decision in *Southern Burlington County NAACP v. Mt. Laurel*, 92 N.J. 158 (1983) 456 A.2d 390, which became known as the "Mount Laurel II" decision. In this case, the Supreme Court upheld and expanded upon the Mount Laurel I decision. Mount Laurel II clarified that the constitutional obligation applies to all municipalities, not just the "developing" municipalities as referenced in Mount Laurel I. Each municipality is required to establish zoning that provides a realistic opportunity for the construction of affordable housing to comply with the municipality's fair share obligation. Mount Laurel II established the "Builder's Remedy" as a judicial mechanism to enforce the Mount Laurel Doctrine. A Builder's Remedy lawsuit allows a plaintiff (typically a developer) to challenge a municipality's zoning ordinance if it fails to create a realistic opportunity to provide affordable housing units to meet the constitutional fair share obligation.

In 1985, the Fair Housing Act ("FHA") was enacted in response to the court decisions, which provided an administrative process for municipal compliance. The FHA also created the New Jersey Council on Affordable Housing ("COAH"), which was the governmental agency responsible for promulgating municipal obligations, adopting regulations, and administering the compliance process.

Prior Rounds (1993-1999)

Under COAH, the First Round of affordable housing spanned from 1987 to 1993, followed by the Second Round from 1993 to 1999. The First Round Substantive Rules were enacted under N.J.A.C. 5:92 and the Second Round Substantive Rules were enacted under N.J.A.C. 5:93.

Byram's Prior Round Compliance

The Township of Byram received Second Round substantive certification on May 14, 2007. COAH established Byram's 1987-1999 pre-credited need at 61 affordable units, comprised of 33 new construction units and 28 rehabilitation units. At that time, the Township had met its second round rehabilitation obligation of 28 units and had planned to meet the new construction obligation of 33 units in the Village Center.

The Village Center was the only area within the Township where the Second Round Plan envisioned the affordable housing obligation could be met. Following the adoption of the 2002 Byram Smart Growth Plan, the Township petitioned the State Planning Commission to designate the Byram Village Center as a Village Center in the State Development and Redevelopment Plan ("SDRP" or "State Plan"). The Smart Growth Plan coupled with an agreement with COAH for Second Round Substantive Certification designating the Village Center as the location for all affordable units necessary in the First and Second Round of COAH certification formed the core of the application for center designation. Byram Township received Designated Village Center Status from the State Planning Commission May 19, 2004.

Due to center-based planning and existing infrastructure, the Village Center area continued to be the primary area where new affordable units could be built. The area was zoned for a 20 percent affordable set-aside, which at that time gave the Township a total of 25 affordable units. The Township had planned to address its obligation with family rentals, senior for sale units, and associated bonuses. Affordable housing units and market rate units to address the Prior Round obligation were not built, therefore, the Township does not have any credits to apply to its current Prior Round obligation.

The 2016 Third Round HEFSP included updated determinations of the Prior Round obligations and continued reliance on the development of the Village Center to meet prior round and Third Round obligations.

Third Round (1999-2025)

The Third Round of affordable housing commenced in 1999, which was supposed to end in 2018; however, due to numerous legal challenges and court orders, the Third Round was ultimately extended through 2025.

The first version of COAH's Third Round Substantive Rules was enacted under N.J.A.C. 5:94 in 2004. This version of the rules was challenged and in January 2007 the Appellate Court issued a decision requiring COAH to revise its rules.

In October 2008, COAH adopted numerous amendments to its substantive and procedural regulations to address the Third Round fair housing requirements. The Third Round methodology, adopted in September 2008, required that a municipality's fair share consist of three elements: the 1) rehabilitation share, 2) any remaining Prior Round obligation that was not provided for, and 3) the Growth Share or Third Round, which is based upon one affordable housing unit for every four

market-rate units built and one affordable unit for every 16 new jobs created. In addition to these new rules, COAH assigned new rehabilitation, Prior Round and Third Round obligation numbers to each municipality. Additionally, the State legislature passed Assembly Bill A-500 (now P.L. 2008), which made significant changes to COAH's rules.

In 2009, appeals were filed regarding the new Third Round Rules' growth share methodology. The case worked its way through the Appellate Division and finally went before the Supreme Court. The Supreme Court issued a decision on September 26, 2013, finding that the key set of rules establishing the growth share methodology as the mechanism for calculating "fair shares" was inconsistent with the FHA and the Mount Laurel Doctrine. The Supreme Court instructed COAH "to adopt new third round rules that use a methodology for determining prospective need similar to the methodologies used in the first and second rounds," within five months, which was later extended to November 2014.

In July 2014, COAH proposed new Third Round under N.J.A.C. 5:98 and 5:99. However, the new rules were never formally adopted by COAH.

After COAH failed to promulgate its revised rules by the November 2014 deadline, the Supreme Court made a ruling on March 10, 2015, which allows for judicial review for constitutional compliance, as was the case before the FHA was enacted. The ruling allowed low- and moderate-income families and their advocates to challenge exclusionary zoning in court, rather than having to wait for COAH to issue rules that may never come. The process provides a municipality that had sought to use the FHA's mechanisms the opportunity to demonstrate constitutional compliance to a court's satisfaction before being declared noncompliant and then being subjected to the remedies available through exclusionary zoning litigation, including a builder's remedy.

The transitional process created by the Supreme Court tracked the FHA procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a 30-day window between June 8 and July 8, 2015 that sought an adjudication as to their fair share. This would enable the municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of its fair share of the region's low- and moderate-income households.

On January 18, 2017, the Supreme Court ruled that municipalities are responsible for obligations accruing during the so-called "gap period," the period between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need (also referred to as Rehabilitation Obligation), which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Between 2015 and 2024, municipalities that elected to voluntarily comply with their constitutional obligation participated in mediation sessions, reached settlement agreements, adopted Housing Element and Fair Share Reports, and most municipalities concluded the process with a judgment of repose and compliance ("JOR") from the courts. As a result of COAH's inability to function, the Third Round period spanned from 1999 to 2025, a 26-year long period as opposed to the 6-year periods for the first and second rounds. The Third Round is set to expire on June 30, 2025.

Byram's Third Round Compliance

On April 19, 2007, the Byram Township Planning Board adopted a Third Round HEFSP to address the Third Round Growth Share Obligation, which was slated from January 1, 2004 to January 1, 2014, pursuant to N.J.A.C. 5:96 and N.J.A.C. 5:97. The Township submitted its Third Round petition for substantive certification to COAH on November 17, 2008, which was deemed complete on December 16, 2008. At that time, as determined by COAH, the Township had a rehabilitation obligation for 1999-2014 of 24 units, a 1987-1999 Prior Round Obligation of 33 units, and a Third Round Growth Share obligation of 57 units. The Township's total obligation, at that time, was a total of 114 units. The Township had anticipated addressing the Growth Share obligation through additional new construction in the Village Center, group homes, and a municipally sponsored non-profit for-sale program. Due to the challenges to the Growth Share methodology, COAH never reviewed the Township's petition.

On May 17, 2010, Byram adopted a Revised Third Round HEFSP to address the Third Round Growth Share Obligation, which was slated from January 1, 2010 to January 1, 2020. The Township submitted its revised third round petition for substantive certification to COAH, which was deemed complete on June 7, 2010. At that time, as determined by COAH, the Township had a rehabilitation obligation for 1999-2014 of 24 units, a 1987-1999 Prior Round Obligation of 33 units, and a Growth Share obligation of 12 units. The Township's total obligation, at that time, was a total of 69 units. The Township had again anticipated addressing the Growth Share obligation through new construction in the Village Center, group homes, and a municipally sponsored non-profit for-sale program.

On September 15, 2016, the Township of Byram entered into a settlement agreement with the Fair Share Housing Center ("FSHC"), which was approved by the New Jersey Superior Court. Pursuant to the Agreement, Byram Township has a Third Round obligation of 228 units comprised of 13 rehabilitation share units; an unanswered prior obligation of 33 units of new construction; and a 182-unit fair share of prospective need. Byram adopted a HEFSP on November 3, 2016 to address those obligations and received a Final Judgement of Compliance and Repose ("JOR") from the Superior Court.

Fourth Round (2025-2035)

On March 20, 2024, Governor Murphy signed legislation that dramatically modified the State's affordable housing regulations. The 75-page bill, known as A4, abolished COAH, modified the process of affordable housing compliance, amended bonus credits, and, among other changes, set forth several important deadlines. P.L. 2024, c.2 ("Amended FHA") charged the Department of Community Affairs ("DCA") with the preparation of Fourth Round obligations and set forth aggressive timelines for compliance. In October 2024, DCA published a report on its calculations of regional need and municipal present need (Rehabilitation Obligation) and prospective fair share obligations (Fourth Round Obligation). The report is entitled "Affordable Housing Obligation of 2025-2035 (Fourth Round) Methodology and Background".

The DCA calculated Byram's present need obligation as 27 units and its Fourth Round prospective need obligation as 115 units. Municipalities were required to adopt a binding resolution outlining their present and prospective fair share obligations by January 31, 2025. On January 21, 2025, the Township Council adopted Resolution 037-2025 accepting the DCA's calculations of the Township's present need of 27 units and prospective need obligation of 115 units.

The Township also filed a “Complaint for a Declaratory of Compliance with the Fair Housing Act” as part of the compliance certification process outlined in the Director of the Administrative Office of the Courts Directive #14-24.

During the 30-day challenge window, the Township of Byram did not receive any challenges to its accepted obligations for the Fourth Round.

The Byram Township Planning Board adopted the HEFSP addressing the Fourth Round obligations on June 5, 2025, and it was subsequently filed with the Program and the Court for review and approval. A challenge to the Fourth Round HEFSP was filed by the Fair Share Housing Center (“FSHC”) in August 2025. The Township and FSHC entered into a consent order on December 18, 2026 outlining certain conditions of compliance. As a result of continued negotiations with the FSHC, the Township agreed to amend the Fourth Round HEFSP to request a durational adjustment based on limited available wastewater and water utility capacity.

Affordable Housing Obligation

Byram’s four-part affordable housing obligation is as follows:

1. Present Need (Rehabilitation Obligation): 27 units
2. Prior Round Obligation: 33 units
3. Third Round Obligation: 182 units
4. Fourth Round Prospective Need Obligation: 115 units

HOUSING ELEMENT

II. Required Content of Housing Element

The Amended Fair Housing Act requires that “the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing”. As per the Municipal Land Use Law (“MLUL”), specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose conducting this inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52-27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, C.120 (C.13-20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's

most recent Highlands Municipal Build-Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands Regional Master Plan; and

- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

III. Byram's Population Demographics

Population Growth

The Township of Byram's population saw rapid growth through the 1970s. During the 1960s, Byram gained 855 new residents followed by 2,976 new residents during the 1970s. However, since 1990, the Township's population has been increasing slowly with a slight decrease in 2020. As of the 2023 Census, the population of Byram was 8,082, which is 268 residents less than its peak of 8,350 in 2010. See the table below for additional details.

Population Growth			
Year	Population	Change	Percent
1940	373	--	--
1950	761	388	104.0%
1960	1,616	855	112.4%
1970	4,592	2,976	184.2%
1980	7,502	2,910	63.4%
1990	8,048	546	7.3%
2000	8,254	206	2.6%
2010	8,350	96	1.2%
2020	8,028	-322	-3.9%

Source: 2010 & 2020 Census Table P1; New Jersey Population Trends, 1790 to 2000,
<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>

The North Jersey Transportation Planning Authority ("NJTPA") projects that the Township's population will grow to 8,413 residents by 2050 from their baseline 2015 population of 8,100. This represents an increase of 313 residents, or an average increase of approximately 8.9 residents annually over 35 years. However, as noted above, the Township's estimated population according to the 2023 American Community Survey ("ACS") is 8,082, which is 80 less than projected by the NJTPA. This translates to an average annual increase of approximately 12 residents over the next 27 years.

Population Projection			
Year	Population	Change	Percent
2015	8,100	---	---
2020	8,028	-72	-0.9%
2050	8,413	385	4.8%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>; 2020 Census Table P1

Age Distribution of Population

The 2023 ACS estimates just 14.4 percent of Byram's population was 65 years or older, while 22.8 percent of the population was 19 years or younger. The largest age cohort was estimated to be

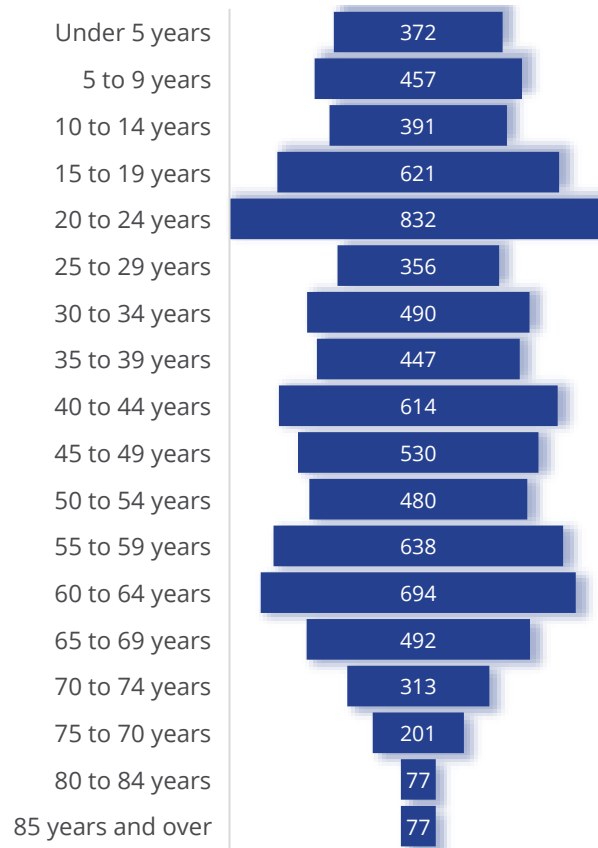
those aged 20 to 24 years, which comprised 10.3 percent (832) of the Township's population. Residents aged 60 to 64 years comprised the second-largest age cohort at 8.6 percent (694) of the population, followed closely by those aged 55 to 59 years at 7.9 percent (638) of the population. The median age was estimated at 40.6 years in the 2023 ACS. See the table and chart below for further details.

Population by Age Cohort

Age	Total	Percent
Under 5 years	372	4.6%
5 to 9 years	457	5.7%
10 to 14 years	391	4.8%
15 to 19 years	621	7.7%
20 to 24 years	832	10.3%
25 to 29 years	356	4.4%
30 to 34 years	490	6.1%
35 to 39 years	447	5.5%
40 to 44 years	614	7.6%
45 to 49 years	530	6.6%
50 to 54 years	480	5.9%
55 to 59 years	638	7.9%
60 to 64 years	694	8.6%
65 to 69 years	492	6.1%
70 to 74 years	313	3.9%
75 to 79 years	201	2.5%
80 to 84 years	77	1.0%
85 years and over	77	1.0%
Total	8,082	100%

Source: 2023 ACS Table S0101

Population by Age Cohort



Household Size & Type

According to the 2023 ACS, Byram had 2,999 households of various types. A majority were married-couple households, which comprised just over 64 percent of all households. Of those, 732 had children under 18 years old. Male householders with no spouse present comprised only 14 percent of all households, while female householders with no spouse present comprised 16.9 percent. Of all households with no spouse present, 222 had children under the age of 18 (7.4 percent), while 473 were living alone (15.8 percent). See the table on the following page for complete details.

Household Type

Type	Number	Percent
Married-couple	1,928	64.3%
with children under 18	732	24.4%
Cohabiting couple	146	4.9%
with children under 18	35	1.2%
Male householder, no spouse	419	14.0%
with children under 18	151	5.0%
living alone	230	7.7%
Female householder, no spouse	506	16.9%
with children under 18	71	2.4%
living alone	243	8.1%
Total	2,999	100%

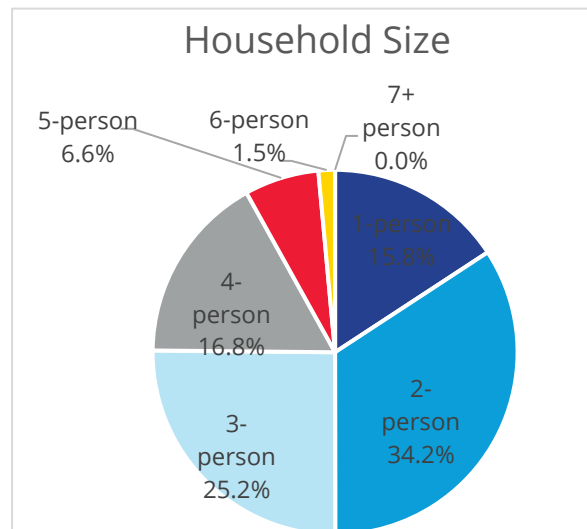
Source: 2023 ACS Table DP02

The most common household size in Byram was estimated to be two-person households, which comprised 34.2 percent of households in 2023. Three-person households comprised the second-largest number of households at just over 25 percent. Finally, one-person households comprised 15.8 percent of the 2,999 households in Byram. It should be noted that 44 households contained six people. The table and pie chart below graphically illustrate the household size composition in Byram.

Household Size

Size	Total	Percent
1-person	473	15.8%
2-person	1,026	34.2%
3-person	755	25.2%
4-person	503	16.8%
5-person	198	6.6%
6-person	44	1.5%
7+ person	0	0.0%
Total	2,999	100%

Source: 2023 ACS Table B11016



Income & Poverty Status

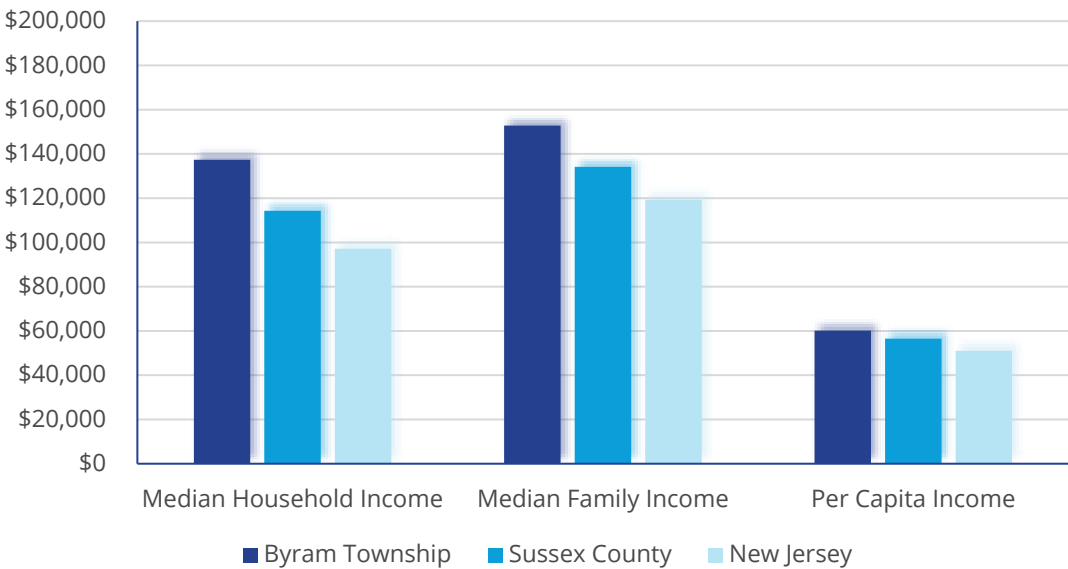
The 2023 ACS estimated the median household income for the Township of Byram to be \$137,367, which is over \$23,000 more than Sussex County's and over \$40,000 more than the State's. Similarly, the median family income for Byram was estimated at \$152,853, which is over \$18,000 greater the County's and over \$33,000 greater than the State's. Finally, the Township's per capita income was estimated at \$60,090, which is greater than the County's and greater than the State's. Based on this data, residents of Byram represent a higher economic security in comparison to the incomes of Sussex County and the median State incomes. This is reflected in the poverty rates of individuals and families estimated in the 2023 ACS. Byram's poverty rate for individuals was estimated at 2.4 percent, which is less than the County's by 3 percent and less than the State's by 7.3 percent. The Township's poverty rate for families was estimated at 2 percent, which is 1.5 percent less than the County's and less than the State's by 4.9 percent. The table and bar chart below provide a comparison between income and poverty characteristics.

Income and Poverty Characteristics

Income Type	Byram Township	Sussex County	New Jersey
Median Household Income	\$137,367	\$114,316	\$97,126
Median Family Income	\$152,853	\$134,187	\$119,240
Per Capita Income	\$60,090	\$56,471	\$50,995
Poverty Status (Percent of People)	2.4%	5.4%	9.7%
Poverty Status (Percent of Families)	2.0%	3.5%	6.9%

Source: 2023 ACS Table DP03

Income Characteristics



According to the 2023 ACS, over 27 percent of households in Byram (826) earn over \$200,000 or more annually. Household earning \$100,000 or more annually were estimated to include 1,954 households or 65.2 percent of all households in Byram. Over 56 percent of households in Sussex County earned at least \$100,000 annually, including 20.6 percent earning more than \$200,000.

Households in New Jersey earning \$100,000 or more according to the 2023 ACS included 48.8 percent of households. It should be noted that only 12.4 percent of households in Byram earned less than \$50,000. See the table below for additional details.

Household Income

Income Range	Byram Township		Sussex County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	35	1.2%	1,542	2.7%	139,920	4.1%
\$10,000 to \$14,999	0	0.0%	675	1.2%	102,608	3.0%
\$15,000 to \$24,999	90	3.0%	2,220	3.9%	185,476	5.4%
\$25,000 to \$34,999	90	3.0%	2,199	3.8%	196,998	5.7%
\$35,000 to \$49,999	156	5.2%	3,574	6.2%	281,264	8.2%
\$50,000 to \$74,999	322	10.7%	7,004	12.2%	455,543	13.2%
\$75,000 to \$99,999	352	11.7%	7,480	13.0%	397,730	11.6%
\$100,000 to \$149,999	588	19.6%	12,639	22.0%	620,335	18.0%
\$150,000 to \$199,999	540	18.0%	8,176	14.3%	396,837	11.5%
\$200,000 or more	826	27.5%	11,819	20.6%	661,451	19.2%
Total	2,999	100%	57,328	100%	3,438,162	100%

Source: 2023 ACS Table DP03

IV. Byram's Housing Demographics

Housing Type

The 2023 ACS estimated the Township's housing stock at 3,297 units, which contains a variety of residential dwellings. Single-family, detached dwellings comprised a majority of the housing stock with 13,216 units or 97.5 percent of all dwellings. One-unit, attached dwellings (e.g. townhomes) comprised 16 units (0.5 percent), while two-family dwellings comprised 6 units (0.2 percent) of the housing stock. The Township contains 7 multi-family units (0.2 percent), which are buildings containing five or more dwelling units. It should be noted that the 2023 ACS estimated 36 dwellings to be 3 to 4 unit homes. See the table below for details.

Housing Units in Structure

Structure	Number of Units	Percent
1-unit, detached	3,216	97.5%
1-unit, attached	16	0.5%
2 units	6	0.2%
3 or 4 units	36	1.1%
5 to 9 units	7	0.2%
10 to 19 units	0	0.0%
20 or more units	16	0.5%
Mobile Home	0	0.0%
Other (boat, RV, van, etc.)	0	0.0%
Total	3,297	100%

Source: 2023 ACS Table DP04

Occupancy Status

Of the 3,297 residential units, 2,999 units, or 91 percent of the housing stock, was occupied. This includes 2,869 owner-occupied units and 130 rental units. The 298 vacant units included properties classified as "seasonal" and "for rent". See the table on the following page for details.

The 2023 ACS estimated the average household size in Byram was 2.69 persons, while the average family size was 3.01 persons. Comparing tenure, the average owner-occupied household was 2.72, while the average renter-occupied household was 2.02 persons.

Occupancy Status

Status	Units	Percent
Occupied Total	2,999	91.0%
Owner Occupied	2,869	95.7%
Renter Occupied	130	4.3%
Vacant Total	298	9.0%
For rent	16	5.4%
Rented, not occupied	0	0.0%
For Sale	0	0.0%
Sold, not occupied	5	1.7%
Seasonal	277	93.0%
For migrant workers	0	0.0%
Other	0	0.0%
Total	3,297	100%

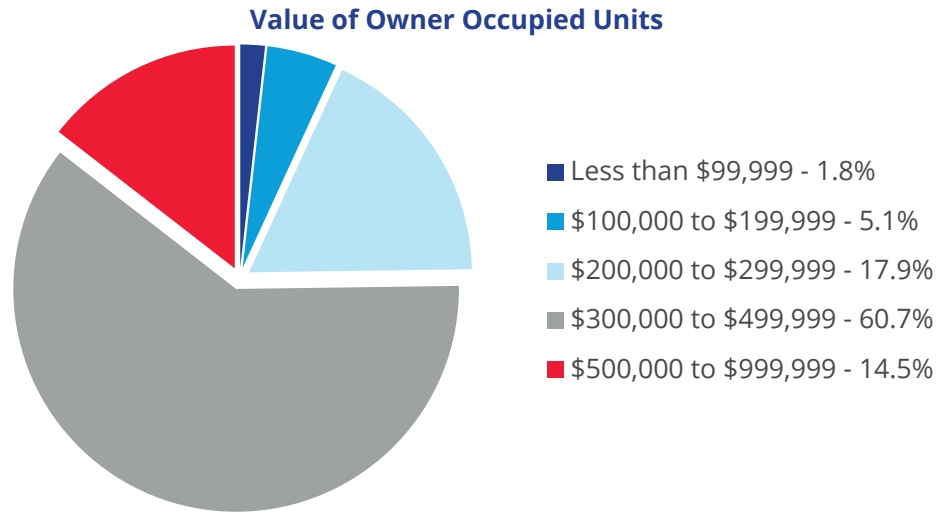
Source: 2023 ACS Tables DP04 & B25004

Value & Rent of Housing Stock

The 2023 ACS provided estimates for owner-occupied housing units in Byram. According to the data, a plurality of homes in the Township were worth between \$300,000 and \$499,999 (60.7 percent). Homes worth between \$200,000 and \$299,999 comprised 17.9 percent of the owner-occupied housing units, while 5.1 percent of homes were estimated to be worth between \$100,000 and \$199,999. Only 14.5 percent of homes (416 units) were valued between \$500,000 and \$999,999, while no homes were estimated to be worth more than \$1 million. The median home value estimated in the 2023 ACS was \$365,300. See the table below and chart on the following page for details.

Value of Owner Occupied Units

Value	Number of Units	Percent
Less than \$99,999	51	1.8%
\$100,000 to \$199,999	146	5.1%
\$200,000 to \$299,999	514	17.9%
\$300,000 to \$499,999	1,742	60.7%
\$500,000 to \$999,999	416	14.5%
\$1,000,000 or more	0	0.0%
Total	2,869	100%
Median Value	\$365,300	

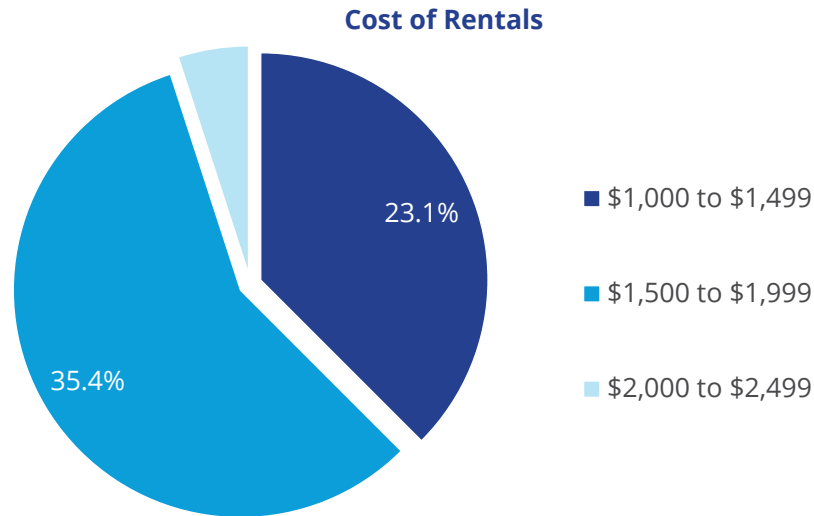


The median rent in the Township was estimated at \$1,674 per the 2023 ACS. Looking at the rent ranges, 35.4 percent of the Township's rental units (46 units) fell between \$1,500 and \$1,999 per month. Units that cost between \$1,000 and \$1,499 comprised 23.1 percent of rentals (30 units), while only 9.2 percent (12 units) cost between \$2,000 and \$2,499 per month. It should be noted that over 29 percent of units have no rent paid (38 units). See the table below and chart on the following page for more information.

Cost of Rentals

Cost	Number of Units	Percent
Less than \$1,000	0	0.0%
\$1,000 to \$1,499	30	23.1%
\$1,500 to \$1,999	46	35.4%
\$2,000 to \$2,499	4	3.1%
\$2,500 to \$2,999	12	9.2%
\$3,000 or more	0	0.0%
No rent paid	38	29.2%
Total	130	100%
Median (in dollars)	\$1,674	

Source: 2023 ACS Table DP04



Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low and moderate income households. The Appellate Division upheld COAH's use of three indicators to determine substandard housing in the State. Those three indicators are:

- Houses built before 1970 and which are overcrowded with more than one person per room;
- Homes lacking complete plumbing;
- Homes lacking kitchen facilities.

Most of the Census indicators available at the municipal level indicate a sound housing stock. Only seven occupied homes were estimated to not contain complete telephone service, while all homes within the Township had adequate heat, plumbing, and kitchen facilities.

Condition of Housing Stock		
Condition	Number of Units	Percent
Lack of complete plumbing	0	0.00%
Lack of complete kitchen	0	0.00%
Lack of telephone service	7	0.2%
Lack of adequate heat	0	0.0%
Total Occupied Housing Units	3,297	0.21%

Source: 2023 ACS Table DP04

Housing with 1.01 or more persons per room is an index of overcrowding as defined by the U.S. Department of Housing and Urban Development. According to the 2023 ACS, all of the Township's 2,999 occupied housing units contained 1.00 or less persons per room.

Occupants Per Room

Occupants	Number of Units	Percent
1.00 or less	2,999	100.0%
1.01 to 1.50	0	0.0%
1.51 or more	0	0.0%
Total	2,999	100%

Source: 2023 ACS Table DP04

Research has demonstrated that units built 50 or more years ago (i.e. 1975 or earlier) are much more likely to be in substandard condition. Included in the rehabilitation calculation are overcrowded units and dilapidated housing as discussed above.

The table and bar graph on the following page provide the 2023 ACS estimates for the age of housing units in Byram. An estimated 1,570 units, or 47.6 percent, of the Township's housing stock were constructed prior to 1970 with an estimated 12.3 percent being constructed prior to 1940. Residential development in Byram boomed during the 1970s and 1980s as an estimated 38.9 percent of the Township's housing stock was constructed during this era. Since 1990, only 446 homes have been constructed (8 percent). See the table and chart on the following page for more details. The Township's Rehabilitation Obligation is 27 units, reflecting the relatively good condition of these older homes.

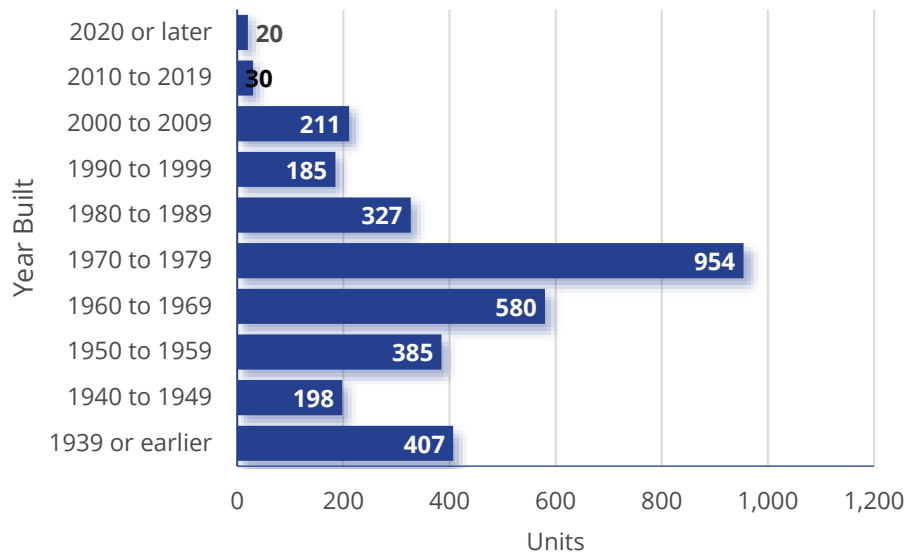
It should be noted that the "2020 or later" line item may be inaccurate. The New Jersey Department of Community Affairs' ("DCA"), Division of Codes and Standards website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development. We have reviewed the data from the State for 2020 through 2024 and 5 certificates of occupancy have been issued for new residential units since the beginning of 2020. See the tables on page 24 for additional details.

Age of Housing Stock

Year Built	Number of Units	Percent
1939 or earlier	407	12.3%
1940 to 1949	198	6.0%
1950 to 1959	385	11.7%
1960 to 1969	580	17.6%
1970 to 1979	954	28.9%
1980 to 1989	327	9.9%
1990 to 1999	185	5.6%
2000 to 2009	211	6.4%
2010 to 2019	30	0.9%
2020 or later	20	0.6%
Total	3,297	100%

Source: 2023 ACS Table DP04

Age of Housing Stock



V. Byram's Employment Demographics

The 2023 ACS estimated that Byram had 4,792 residents over the age of 16 in the workforce. Of those, 4,505 (94.4 percent) were employed, which translates to a 6 percent unemployment rate. A majority of workers were private wage and salary workers (75.1 percent). However, 14.6 percent were workers employed by the government and 4.2 percent were self-employed. See the table below for details.

Class of Workers		
Class	Workers	Percent
Private wage and salary workers	3,600	75.1%
Government workers	702	14.6%
Self-employed workers	203	4.2%
Unpaid family workers	0	0.0%
Total employed residents	4,505	94.0%
Total unemployed residents	287	6.0%
Total residents in workforce	4,792	100%

Source: 2023 ACS Table DP03

Occupational Characteristics

The 2023 ACS estimated 2,311 workers were employed in management, business, science, and arts fields, which represents 51.3 percent of the Township's employed residents. Sales and office workers totaled 22.3 percent of employed residents, while 11.6 percent were employed in service jobs. See the table below for details.

Occupation of Employed Population		
Occupation	Workers	Percent
Management, business, science, & arts	2,311	51.3%
Service	524	11.6%
Sales & office	1,004	22.3%
Natural resources, construction, & maintenance	344	7.6%
Production, transportation, & material moving	322	7.1%
Total	4,505	100%

Source: 2023 ACS Table DP03

Employment Projections

NJTPA's Plan 2050 estimates that the number of available jobs in Byram will increase from 1,278 reported in 2015 to 1,487 in 2050. This represents an increase of 209 jobs, or an average annual increase of 5.9 jobs annually. However, as detailed in the following section, the New Jersey Department of Labor and Workforce Development estimated a total of 191 jobs in Byram in 2023, which is 1,296 less than projected by NJTPA. Utilizing this number, roughly 48 new jobs would need to be created within the Township each year for the next 27 years.

Employment Projection

Year	Jobs	Change	Percent
2015	1,278	---	---
2050	1,487	209	16.4%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>

In-Place Employment by Industry

New Jersey's Department of Labor and Workforce Development ("NJDLWD") is the entity that reports on employment and wages within the State of New Jersey through the Quarterly Census of Employment and Wages ("QCEW"). The latest Municipal Report was completed in 2023. According to the data, there were 109 private sector jobs within the Township, which were provided by an average of 10 employers. It should be noted that the Municipal Report redacted data from multiple private-sector industries for not meeting publication standards (construction, manufacturing, retail trade, etc.) The "Private Sector Total" row in the table on the following page provides the totals for the reported data only. However, the 2023 QCEW reported that Byram had an average of 191 private-sector jobs provided by 30 employers, including the redacted data. Additionally, the QCEW data reflects employment within Byram, regardless of where the employee lives.

Based on the 2023 QCEW data provided, the accommodations and food industry contained the largest number of jobs in the Township with an average of 65 jobs (25.4 percent). These jobs were provided by five employers, which is one of the largest industry of employers in Byram. The "other services" industry had also five employers but the least number of average jobs (44). In the public sector, the 2023 QCEW Municipal Report indicated that there were two local government employers, both local government education employers, which had an average of 147 jobs. See the table on the following page for data on each industry sector.

Private and Public Sector Employment (2023)

Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Construction/Manufacturing	-	-	-	-	-
Retail Trade/Wholesale Trade	-	-	-	-	-
Transportation/Warehousing	-	-	-	-	-
Information	-	-	-	-	-
Finance/Insurance/Real Estate	-	-	-	-	-
Professional/Technical	-	-	-	-	-
Admin/Waste Remediation	-	-	-	-	-
Health/Social	-	-	-	-	-
Arts/Entertainment	-	-	-	-	-
Accommodations/Food	5	16.7%	65	34.0%	\$24,401
Other Services	5	16.7%	44	23.0%	\$26,769
*Redacted	20	66.7%	82	42.9%	\$40,886
Private Sector Total	30	100%	191	100%	\$32,024
Federal Government	-	-	-	-	-
Local Government	2	16.7%	147	57.4%	\$60,996
Local Government Education	2	16.7%	147	57.4%	\$60,996
Public Sector Total	2	17%	147	57%	\$60,996

Source: The table values above are sourced from the NJDLWD's QCEW 2023 Municipal Report. It is noted that this Report has redacted multiple private sector industries for not meeting the minimum publication standard.

Travel Time to Work

The 2023 ACS collected data regarding employed resident's commute time. The most common commute time was between 45 and 59 minutes, which was made by 524 workers (14.1 percent). A commute between 20 and 24 minutes followed close behind with 469 workers (12.6 percent). Rounding off the top three was a commute of 30 to 34 minutes, which was reported by 442 workers (11.9 percent). The mean travel time was estimated at 35.5 minutes. It should be noted that 249 workers (6.7 percent) reported a commute of more than one hour. Additionally, 690 workers, or 15.6 percent of the Township's employed residents, reported working from home. See the table and chart on the following page for additional details.

Commute Time

Travel Time (minutes)	Workers	Percent
Less than 5	22	0.6%
5 to 9	159	4.3%
10 to 14	398	10.7%
15 to 19	402	10.8%
20 to 24	469	12.6%
25 to 29	244	6.6%
30 to 34	442	11.9%
35 to 39	139	3.7%
40 to 44	252	6.8%
45 to 59	524	14.1%
60 to 89	416	11.2%
90 or more	249	6.7%
Total	3,716	100.0%

Source: 2023 ACS Table B08303

VI. Projection of Housing Stock

As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain a projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The DCA Division of Codes and Standards website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development through the New Jersey Construction Reporter. This database contains permit and certificate of occupancy information that is submitted by municipal construction officials across the State each month. The Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends. However, data from 2013 and onward was reviewed to determine more recent trends.

As shown in the table below, the issuance of residential certificates of occupancy varies from year to year in the Township of Byram. A total of 36 residential COs were issued from 2013 to 2023. It is noted that the Construction Reporter indicates no reports were received from Byram during 2024. Since 2013, a total of 24 demolition permits were issued, which equates to a net of 12 new residential units.

Historic Trend of Residential Certificates of Occupancy & Demolition Permits (2013-2024)

	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	Total
COs Issued	5	2	6	4	0	13	1	1	2	0	2	NR	36
Demolitions	2	2	6	3	3	2	3	0	2	1	0	NR	24
Net Development	3	0	0	1	-3	11	-2	1	0	-1	2	NR	12

Source: NJDCA, Construction Reporter - Housing Units Certified and Demolition Permits, Yearly Summary Data

Projecting into the future, given the limited remaining vacant land within the Highlands Center, it is not expected that any significant residential developments will occur within the next ten years. The Township projects an average of 1-2 new dwellings per year, which could yield approximately 15 new units by 2035.

VII. Capacity for Fair Share

This chapter of the HEFSP provides the following information as required:

- The Township's capacity to accommodate its housing needs.
- A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing.
- Lands of developers who have expressed a commitment to provide low and moderate income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

Land Capacity

Byram's capacity to accommodate its present and prospective affordable housing need is determined by three components: available land, water availability/capacity, and sewer availability/capacity. Land development is limited by parcel size, easements (conservation, sewer, water, etc.), municipal regulations, and a variety of environmental features.

Over 85 percent of Byram Township's total land area is encumbered by environmentally sensitive areas. Environmental constraints within the Township include the following:

- Waterbodies – Byram contains 157 waterbodies totaling 907.3 acres (6.2% of Township).
- Wetlands - 1,213.8 acres (8.3% of Township)
- FEMA Special Flood Hazard Area Zones:
 - Zone A: 1,202.1 acres (8.3% of Township)
 - Zone AE: 490.7 acres (3.4% of Township)
- Steep Slopes Protection Area (greater than 15% slopes) – 6,337.1 acres (43.6% of Township)
- Critical Wildlife Habitat – 12,314.6 acres (84.7% of Township)
- Highlands Open Water Protection Area ("OWPA") – 7,661.0 acres (52.7% of Township)
- Highlands Riparian Area – 5,576.1 acres (38.4% of Township)
- Prime Groundwater Recharge Areas - 3,379.8 acres (23.2 percent of Township)

In addition, the Township is located within the Highlands Region and is a fully conforming municipality. Therefore, development within the Township is also controlled and limited by the Highlands Regional Master Plan. As described in Chapter XI, the Township has prepared a highlands build-out study and determined the build-out to be 2 units for the Township.

Utility Capacity

The Township of Byram is served by a limited network of utilities. The majority of structures are served by oil heat, individual septic systems, private neighborhood water companies, and individual wells. Historically, the Township had no natural gas although the utility companies are slowly expanding service in select areas of the Township. There is no town-wide potable water network.

Only a small part of Byram is served by a sanitary sewer system. The primary method of wastewater disposal is through individual on-site septic systems.

The environmental constraints impacting the Township by its topography, surface waters, surface geology, and soils, and the limited development of regional systems have been the dominant factors in curtailing the utility network. In addition, the nature of utilities in the Township has been determined largely by the fragmented character of residential development, mostly centered around the Township's lake communities, and by the Township's limited commercial sector. Although Byram maintains an identity as a lake resort community, most of the former seasonal cottages are now year-round homes. This trend has placed a strain on the existing utility network of individual septic systems, small water utilities, and private wells. The lack of public sewers within the Township has caused the Township to enact legislation to regulate septic systems. New planning initiatives, on the local and State level, now support this approach and call upon municipalities like Byram to confine utility networks to limited growth centers and to prevent their spread into more rural areas.

Over 98 percent of Byram Township is located within the Highlands Preservation Area, which prohibits the extension of new wastewater and water supply systems. This essentially ensures that the existing configuration of water and sewer utility systems in the Township will not change in 98 percent of the Township. For the other 2 percent of Byram within the Highlands Planning Area and Highlands Center, there are limited opportunities for utility infrastructure.

Sewer

A small portion of the Township is served by a public wastewater treatment facility. According to the Township's Master Plan, Byram Township is within three designated "Section 208" drainage regions and three NJDEP designated "Section 201" planning areas.³ The Musconetcong River Basin covers nearly all of eastern, central and southern Byram, while small portions of the far western and northern areas are within the Pequest and Wallkill regions. The Musconetcong Sewerage Authority ("MSA"), located immediately southeast of Byram on the Musconetcong River, is the only wastewater treatment facility that serves the immediate area.

According to the 2022 Byram Township Wastewater Management Plan ("WMP"), Byram Township is allocated 0.1 million gallons per day (MGD) from MSA. However, the proposed build-out plus the existing flow equals 0.110807 MGD, which exceeds the allocated gallonage by 0.010807 MGD. MSA has adequate existing capacity to serve the areas identified as eligible for sewer service but would need to provide an increased allocation to Byram Township to treat the potential full build-out wastewater generation.

Water

Potable water services are largely provided by private neighborhood water companies and individual wells. Water service is supplied by a series of wells located throughout the service area including:

- Aqua New Jersey (formerly Byram Homeowners Association)

³ Section 201 of the Clean Water Act (CWA) establishes the federal role in addressing water pollution and overseeing wastewater treatment management plans and practices. Section 208 of the CWA authorizes a planning program for areas with significant water quality problems to develop and implement plans to address nonpoint source pollution, municipal and industrial wastewater treatment, and other sources of pollution that impact water quality.

- Briar Heights and Della Heights Property Owners Association
- Brookwood Musconetcong River Property Association (West Brookwood)
- Colby Homeowners Association Water Company
- Frenches Grove Water Association
- Hopatcong Water Department
- North Shore Water Association
- Sparta Department of Utilities
- Strawberry Point Property Owners Association
- Veolia (formerly East Brookwood Estates Property Owners Association)

Appropriate Locations for Affordable Housing

Given the limited availability of vacant and developable land within the Highlands Center and sewer service area, the Township does not believe there are any specific properties that are currently suitable or appropriate for the construction of low- and moderate-income.

Existing structures appropriate for conversion to affordable housing may include ranch-style homes, which may be cost effective to buy and convert to an alternative living arrangement. As for structures suitable for rehabilitation, according to the Rehabilitation Obligation, 27 homes within the Township are in need of a major system repair (e.g. roof, electric, plumbing, etc.).

Potential Affordable Housing Developers

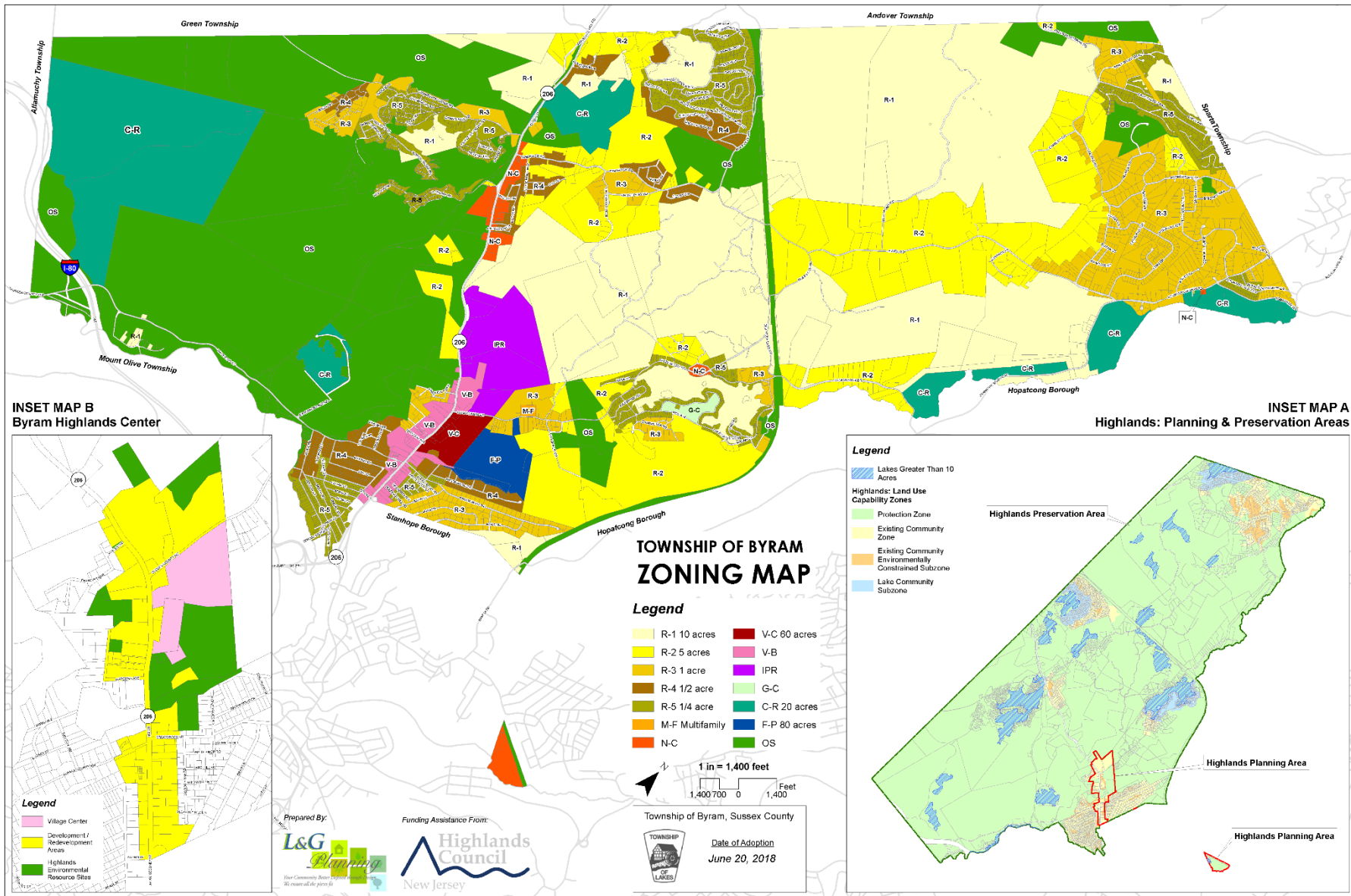
There is only one developer who has approached the Township with a concept plan or request to construct affordable housing within the Highlands Center. Gary Niec has submitted an application to the Planning Board seeking bifurcated use variance, bulk variance, and site plan exception (waiver) relief for the construction of a three-story mixed-use retail, commercial and residential building on the tract known as Lots 90.01, 90.02 and 94 in Block 41.

The subject tract is located on the east side of US Route 206, approximately 300 feet south of the Waterloo Road/Brookwood Rd intersection, immediately south of the QuickCheck gas station/convenience store. The tract contains a total of 4.5 acres and is mostly undeveloped except for paved parking areas at the front of the site on Lot 90.02 and at the rear of Lot 90.01. The property is situated within the Village Business Zone District, which permits apartments as the second principal use as a conditional use.

The proposed building would contain 15,814 square feet of commercial space on the ground floor and a total of 72 apartments units on the second and third floors (32 one-bedroom, 36 two-bedroom, and 4 three-bedroom units). The VB Zone requires that 15% of the residential units be deed restricted as affordable housing if the project is a rental project and that 20% of the residential units be deed restricted as affordable housing if the project is a for-sale project. The application has not yet been deemed complete by the Board. The Board Engineer has identified issues regarding Highlands approvals, and water and sewer capacity, which may hinder the proposed development. Should the project receive approvals from the Board, the affordable units would be credited towards the Township's unmet need.

Anticipated Development Patterns

Anticipated land use patterns within the Township of Byram will most likely follow the established zoning map. The Township does not propose any changes to the existing zoning map at this time.



Multigenerational Family Continuity Evaluation

P.L. 2024, c.2 amended various aspects of the Fair Housing Act. These amendments modified the mandatory components of a municipality's housing element. NJSA 52:27D-310g. has been added, which states "An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20)"

P.L. 2021, c.273 took effect on November 8, 2021. The law established the Multigenerational Family Housing Continuity Commission, which consists of a body of nine members. The duties of the Commission include the preparation and adoption of recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas. The Law requires the Commission to report annually to the Governor on its activities, findings, and recommendations, if any, for State and local government. The Department of Community Affairs ("DCA") is required to provide staff services as may be needed for the Commission to carry out its responsibilities, including assembly of necessary information and statistics, and preparation of draft reports, analyses, and recommendations.

The State of New Jersey's website was reviewed on March 18, 2025. A search of the website revealed no webpage for the Multigenerational Family Housing Continuity Commission. As DCA is required to provide staff and research for the Commission, DCA's website was reviewed on March 18, 2025. DCA's website is silent regarding the Commission, its annual required reports, studies, and/or recommendations. Without recommendations from the Commission, Byram is unable to conduct an analysis of its ordinances and other local factors. Despite the absence of recommendations, it should be noted that there is nothing in Byram's zoning ordinance that prohibits senior citizens from residing at the home of their extended families.

State Development & Redevelopment Plan Consistency

P.L. 2024, c.2 amended the Fair Housing Act to include a new requirement for housing elements. NJSA 52:27D-310i. reads "An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission."

In March 2001, the New Jersey State Development and Redevelopment Plan (SDRP) was adopted, which amended the previous plan adopted in 1992. In 2010, the State released a new draft State Plan, which was approved but never adopted. In 2025, the State adopted the 2025 New Jersey Development and Redevelopment Plan, which amended the previous plan adopted in 2001. The document sets a vision for 2050, aiming to create prosperity and opportunity, dynamic and revitalized towns, centralized development and redevelopment, jobs, and a clean environment. The State Plan is intended to guide comprehensive planning and strategic investments by state, county, and municipal governments, while addressing the urgent challenges of climate change, environmental justice, and technological change. The Plan has ten aspirational goals as follows:

- Economic Development – Promote economic growth that benefits all residents of New Jersey.

- Housing – Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services.
- Infrastructure - Economic opportunity through nation-leading infrastructure.
- Revitalization and Recentering – Revitalize and recenter the state’s underutilized developed areas.
- Climate Change – Effectively address the adverse impacts of global climate change.
- Natural and Water Resources – Protect, maintain, and restore the state’s natural and water resources and ecosystems.
- Pollution and Environmental Clean-up – Protect the environment; prevent and clean up pollution.
- Historic and Scenic Resources – Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.
- Equity – Implement equitable planning practices to promote thriving communities for all New Jerseyans.
- Comprehensive Planning – Foster sound and integrated planning and implementation at all levels statewide.

It is noted that new mapping and planning area designations will be forthcoming.

In terms of water, wastewater, stormwater, and multi-modal transportation, this HEFSP is not inconsistent with the guidance and policies within the 2025 State Plan.

FAIR SHARE PLAN

VIII. Required Content of Fair Share Plan

The Fair Share Plan contains the following information:

- Description of existing credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its housing element, a municipality may provide for its fair share of low- and moderate-income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per N.J.A.C. 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO (Elderly Cottage Housing Opportunity) units (as a Rehabilitation credit);
- Municipally-sponsored and 100% affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

IX. Regional Income Limits

Dwelling units are affordable to low and moderate income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. The State historically provided income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate income household is one with a gross household income equal to or more than 50 percent, but less than 80 percent, of the median gross regional household income. A low income household is one with a gross household income equal to 50 percent or less of the median gross regional household income. Very-low income households are those with a gross household income equal to 30 percent or less of the median gross household income. Byram is located in Region 1, which contains Bergen, Hudson, Passaic, and Sussex Counties.

Using the latest Uniform Housing Affordability Controls (UHAC) chart on the regional income limits for Housing Region 1, in 2026, a four-person moderate income household is capped at \$103,600. Two-person moderate-income households are capped at \$82,880, while two-person households could make up to \$51,800 to be considered a low-income household. The table below provides the median, moderate-, low-, and very-low-income limits for one-, two-, three-, and four-person households in Region 1.⁴

2026 Regional Income Limits

Income	Household Size			
	1 Person	2 Person	3 Person	4 Person
Median	\$90,700	\$103,600	\$116,600	\$129,500
Moderate	\$72,560	\$82,880	\$93,280	\$103,600
Low	\$45,350	\$51,800	\$58,300	\$64,750
Very-Low	\$27,210	\$31,080	\$34,980	\$38,850

Source: https://www.nj.gov/dca/hmfa/about/uhac/docs/2026_UHAC_IncomeLimits.pdf

⁴ UHAC 2026 Affordable Housing Regional Income Limits by Household Size.
https://www.nj.gov/dca/hmfa/about/uhac/docs/2026_UHAC_IncomeLimits.pdf

X. Affordable Requirements

The four components that must be addressed by this plan are contained in the table below.

Affordable Housing Obligation

	Rehabilitation	Prior Round 1987 - 1990	Third Round 1999 - 2025	Fourth Round 2025 - 2035
Obligation	27	33	182	115
RDP	--	--	1	--
Durational Adjustment	--	--	--	--
Highlands Build-Out	--	--	--	2
Unmet Need	--	--	181	113

As discussed in Chapter XI, Byram has conducted a Highlands build-out analysis and vacant land analysis, and those results indicate the Township can build 2 affordable units. The Highlands build-out restricts not just the Fourth Round Obligation, but all affordable housing obligations. Build-out is a limit on development in the entire community, blind to past outstanding affordable housing obligations. Therefore, the unbuilt Third Round RDP, unbuilt Third Round Unmet Need, and Fourth Round Obligation are adjusted to a combined realistic development potential (RDP) of 2 units.

The difference between Fourth Round obligation of 115 units and the RDP of 2 units is 113 units of unmet need.

XI. Byram's Affordable Housing Obligation

This chapter outlines the four-part affordable housing obligation Byram has been assigned.

Four-Part Obligation

Rehabilitation | 27 units

Byram had a rehabilitation obligation of 13 units for the Third Round and accepted DCA's rehabilitation obligation of 27 units for the Fourth Round.

Prior Round (1987-1999) | 33 units

The Township of Byram received Second Round substantive certification on May 14, 2007. COAH established Byram's 1987-1999 pre-credited need at 61 affordable units, comprised of 33 new construction units and 28 rehabilitation units. At that time, the Township had met its second round rehabilitation obligation of 28 units and had planned to meet the new construction obligation of 33 units in the Village Center. The 2016 Settlement Agreement and the 2016 HEFSP reaffirmed the 33-unit Prior Round obligation for Byram Township.

Third Round (1999-2025) | 182 units

For the Third Round, Byram's 2016 HEFSP addressed a 182-unit prospective need for the 1999-2025 period, as well as a rehabilitation share of 13 units. As part of the Third Round HEFSP, Byram relied upon a Vacant Land Adjustment which yielded a realistic development potential ("RDP") in the of 1 affordable housing unit.

As part of the Third Round HEFSP, Byram previously conducted a vacant land analysis to identify vacant and developable properties remaining in the Township that may be suitable for affordable housing development. The study found that based on the fact that 98 percent of the Township lies within the Preservation Area and does not present a realistic opportunity for the development of affordable housing given its lack of wastewater and water supply infrastructure and by Highlands regulations/Land Use Capability Zoning limiting any future construction to sites that can accommodate on-site septic systems and water wells. Most of the development in the future will be restricted to the Planning Area, where there is wastewater and water supply infrastructure within the Designated Highlands Center.

A detailed Vacant Land Analysis was conducted as part of the 2016 HEFSP based on the 2015 Highlands Build-Out Report. As described in the 2016 HEFSP, the location of future development/redevelopment and the summary Realistic Development Potential (RDP) for the Township is:

- Byram, as calculated in the Plan, has a realistic development potential ("RDP") in the Highlands Council Planning Area ("the Planning Area") of 1 affordable housing unit.
- As set forth in the Plan, 14,300 acres of Byram (or approximately 98 percent of the entire municipality) are located in the Highlands Council Preservation Area ("the Preservation Area") where land use development is severely restricted, and a realistic opportunity for the development of affordable housing does not exist.

- The remaining 236 acres in Byram (approximately 2 percent of the entire municipality) are located in the Planning Area, wherein the Village Center ("VC") Inclusionary Zone is located and is zoned for an inclusionary development addressing Prior Round need of 26 affordable units, with eligibility for 9 additional bonus credits.
- Outside of the VC Zone in the Planning Area in Byram, a total of three parcels exist that are available for development. This produces a maximum of 6 housing units per Highlands Development standards for these three parcels. At a 20 percent set aside, a maximum of 1 affordable housing unit is produced.

Fourth Round (2025-2035) | 115 units

As indicated in the 2025 Order setting the Fourth Round obligations, Byram's Fourth Round Obligation is 115 units.

Vacant Land Adjustment | 2 RDP

The Amended FHA requires municipalities located within the Highlands Region to provide an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build-Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan.

The Highlands Council issued a [Highlands Municipal Build-Out Update](#) dated November 1, 2024. The document outlines the process the Council utilized to determine parcels eligible for development. Utilizing Mod-IV tax data, the Highlands Council included Class 1 (Vacant) and Class 3B (Farmland Assessed) properties with 0.83 acres or greater as available for development.⁵ Parcels with a public classification (Class 15C or 15F) where 0.83 acres or greater after the existing impervious surface area is subtracted from the maximum building coverage (based on the maximum building coverage percentage permitted by local zoning) were also included as available for development.

The Highlands Council provided conforming municipalities with access to an online GIS portal hosted through ArcGIS to evaluate identified developable properties as well as any properties that did not have a tax code classification. A review of the Highlands build-out data was performed by Paul Gleitz, P.P., AICP, Planning Consultant to Byram Township. Mr. Gleitz advised that according to the Highlands Build-out Update, there is only one remaining parcel in Byram that is not yet developed and that is still suitable for development. Block 41, Lot 90.01 has 1.61 acres of developable land in the Highlands Planning Area, with sewer and water available.

In terms of the interplay between affordable housing obligations and the build-out, the Highlands Guidance Document stresses the long historical interaction between the Council on Affordable Housing ("COAH") standards and affordable housing. This includes, the Regional Master Plan, COAH's second attempt at Round 3 rules, Executive Order 114, a Memorandum of Understanding

⁵ Utilizing a presumptive minimum density of 6 units per acre, a parcel would need to have a minimum of 0.83 acres to develop 5 units.

("MOU") between the Highlands and COAH, a 2009 guidance document from the Highlands and the 2011 Appellate Division decision upholding the Regional Master Plan ("RMP"), Executive Order 114 and the MOU – but invalidating, on non-substantive grounds, the Highlands Guidance Document and 2009 COAH resolution as rulemaking that would have had to go through the administrative rule making process. Not mentioned in the Guidance Document is that, in addition to all of those documents, COAH's proposed 2014 regulations imposed a "buildable limit" on Highlands municipalities, which corresponded to the Highlands Build-out numbers. COAH was rendered Moribund in 2015 and towns lost the benefit of the regional planning entity's interaction with COAH. This had significant consequences in Round 3 in the context of impacts on the RMP from an environmental perspective (the "Adverse Consequences").

On March 20, 2024, Governor Murphy signed amendments to the New Jersey Fair Housing Act into law. The Amended FHA made clear that the Adverse Consequences would need to be avoided in Round 4 and beyond in order to protect the State's drinking water and the environmental features of the Highlands. To effectuate renewed and legitimate protections in the Highlands, the Amended FHA provided for a lower "off-the-top" allocation in the Highlands by providing a 0-weighting factor for developable land in the Preservation Area and Planning Areas outside of a sewer service area and the Existing Community Zone.

As part of the consideration of the Regional Master Plan in the regional allocation of need, the New FHA also renews the statutory requirement that Highlands municipalities specifically comply with the Highlands Build-Out in the context of their Housing Plans.

The only way to conform with the Highlands Build-Out in the HEFSP, in the context of affordable housing, is to adjust the off-the-top number downward so that inclusionary development would not exceed the build-out. For example, if a Highland's municipality had a prospective need of 1,000 units, and a Highlands Build-out of 500 units, then it would need to have an adjusted affordable housing obligation of 100 units to achieve the maximum yield with a 20 percent affordable housing set-aside.

In addition, the municipality would consider: "opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both... that are consistent with the Highlands regional master plan".

That is precisely what the Highlands Guidance document envisions. The Highlands document provides that Build-out is effectively a cap on the number of units that can be supported in the Township. Since the FHA cannot require a municipality to spend municipal funds on compliance (and therefore cannot compel 100% affordable projects), the only way to reconcile the build-out with the Amended FHA is assume a 20% set aside relative to the upward capacity for multi-family units in the build-out.

It should also be noted that the [Highlands Municipal Build-Out Update](#) states that a minimum presumptive density of 6 units per acre based on developable acreage should be assumed. While this recommendation is blind to specific site conditions, the guidance document does provide that the analysis should be done "within the parameters of sound land use planning, municipalities will generally have to determine appropriate densities for lands that have the potential to be serviced by public wastewater." Thus, the Highlands Build-out also requires an analysis of suitability for multi-family use of at least 5 units.

For Byram, the one developable parcel in the sewer service area is assigned a density of 6 units per acre, which yields 9.66 total units, and an RDP of 1.932 units. This would produce a Realistic Development Potential (RDP) of 2 affordable units.

In addition to the build-out, the Township must identify properties that may be suitable for redevelopment. There are presently no sites identified in Byram as being in need of redevelopment. The Township believes the only area suitable for redevelopment to produce affordable housing would be within the Village Center, which is already zoned for inclusionary housing to capture any potential redevelopment opportunities.

The Highlands build-out restricts not just the Fourth Round Obligation, but all affordable housing obligations. Build-out is a limit on development in the entire community, blind to past outstanding affordable housing obligations. Therefore, the unbuilt Third Round RDP, unbuilt Third Round Unmet Need, and Fourth Round Obligation are adjusted to a Highlands affordable housing obligation of 2 units.

Pursuant to N.J.A.C. 5:93-4.2, the Byram Township is seeking a Vacant Land Adjustment of the Fourth Round prospective need based on an RDP of 2 units.

Durational Adjustment – Lack of Water and Sewer

The Amended Fair Housing Act (N.J.S.A. 52:27D-307(c)(2)g), and COAH's Second Round rules (N.J.A.C. 5:93-4.3) permit a municipality to seek a "Durational Adjustment" to have all or part of its affordable housing obligation deferred if it can demonstrate a lack of appropriate water or sewer infrastructure to serve the new housing units that would be required.

As discussed previously, 98 percent of the Township lies within the Preservation Area and does not present a realistic opportunity for the development of affordable housing given its lack of wastewater and water supply infrastructure and by Highlands regulations/Land Use Capability Zoning limiting any future construction to sites that can accommodate on-site septic systems and water wells.

The Township's 2016 HEFSP planned for the development of up to 130 total units in the VC Village Center Zone, with a required 20 percent set-aside, which would produce 26 affordable units. The 2016 HEFSP states:

The Byram Highlands Center has access to wastewater utility services via a contract agreement with the Musconetcong Sewer Authority, to provide capacity of approximately 100,000 gallons per day, with 40,000 gallons per day reserved at COAH's request for the VC Zone for the development of inclusionary housing and the remaining 60,000 gallons per day currently allocated to property owners in the rest of the Byram Highlands Center. The total capacity of Center based development and redevelopment will primarily be limited by sewer capacity conditions...

The Village Center Mixed-Use Zone is approximately 55 acres in size and is located along Route 206. Development is highly restricted by the limited reserved sewerage capacity of 40,000 gallons for this specific area. This is the only area within the Township that sewerage gallonage is reserved for the anticipation of providing a realistic development opportunity for affordable housing. The area is bounded by Route 206 to the west, Lackawanna Drive to the north, the Wild West City Theme Park to the east, and the East Brookwood neighborhood (under the current R-2, R-3, and R-4 Residential zones) to the south.

Byram's original agreement with the MSA from 1993 was for an allocation of 60,000 GPD (Resolution 93-10). Byram adopted Ordinance 10-1993 in 1993 authorizing the execution of the 1993 Service Agreement with MSA. In 2004, the Township authorized a new agreement with MSA for an additional 40,000 GPD, for a total of 100,000 GPD. In 2006, Byram adopted Resolution 128-2006, reserving 40,000 GPD for the VC District specifically. Byram later increased its capacity to 105,750 GPD, through two agreements to purchase capacity from Stanhope, the costs of which were paid for by two individual developers who wanted to add on to their existing allocations.

As verified by the Executive Director of the Musconetcong Sewer Authority (MSA), the MSA does not control additional unallocated capacity that can be allocated to Byram Township. The only way to obtain additional capacity is to enter into an agreement to purchase capacity allocated to one of the other member municipalities served by the MSA.

As permitted by N.J.A.C. 5:93-4.3, when a community has sufficient land, but insufficient water and/or sewer to support inclusionary development, each possible site for inclusionary development shall be reviewed to determine if it is realistic for the site to receive the required water and/or sewer during the period of substantive certification. If a site is likely to receive water and/or sewer during the period of substantive certification, it shall be required to be rezoned for inclusionary development. Any site that is unlikely to receive water and/or sewer during the period of substantive certification, shall not require inclusionary zoning, but may require overlay zoning requiring inclusionary development (if water and sewer become available) and/or the imposition of a development fee consistent with N.J.A.C. 5:93-8.

The lack of adequate capacity, in and of itself, shall constitute a durational adjustment of the municipal housing obligation. The requirement to address the municipal housing obligation shall be deferred until adequate water and/or sewer are made available. In order to provide water and/or sewer on sites that are realistic for inclusionary development, Byram Township agrees to adhere to the following:

1. Notwithstanding the lack of adequate water and/or sewer at the time a municipality petitions for substantive certification, the municipality shall reserve and set aside new water and/or sewer capacity, when it becomes available, for low and moderate income housing, on a priority basis.
2. Municipal officials shall endorse all applications to the DEP or its agent to provide water and/or sewer capacity.
3. Where the DEP or its designated agent approves a proposal to provide infrastructure to a site for the development of low and moderate income housing identified in the housing element, the municipality shall permit such development.
4. Where a municipality has designated sites for low and moderate income housing that lack adequate water and/or sewer and where the DEP or its designated agent approves a proposal to provide water and/or sewer to a site other than those designated for the development of low and moderate income housing in the housing element, the municipality shall amend its Housing Element & Fair Share Housing Ordinance to permit development of such site for low- and moderate-income housing. The amended ordinance shall be submitted to the DCA and/or the Court within 90 days of the site's approval by the DEP. These requirements may be waived when it determines that the municipality has a plan that will provide water and/or sewer to sufficient sites to address the municipal housing obligation within the substantive certification period.

The VC District has sufficient capacity to service 26 affordable units based on 140 total units to be served by 40,000 GPD of sewer treatment by the MSA as per the current agreements. Additionally, the VB Village Business District authorizes inclusionary multifamily units above commercial use which promotes redevelopment of existing sites, which creates a realistic opportunity for additional units instead of amending the VC district. The VB zone was amended in 2016 to allow apartments above commercial as a result of the Third Round HEFSP to provide for realistic opportunities for affordable housing towards the unmet need. The 2016 HEFSP included an analysis of potential units in the VB zone at 15% or 20% set-aside, showing that up to 414 units could be developed at 6 du/ac, resulting in up to 50 affordable units at 15% or 75 affordable units at 20%.

The Township has reserved limited capacity to allow for future development within the VC District and the VB District. There is currently no available wastewater treatment capacity available to the Township to serve development or increased densities beyond those currently permitted in the VC and VB Districts.

Therefore, due to a lack of public sanitary sewer and water infrastructure to create a realistic opportunity for the development of affordable housing, the Township is seeking Court approval for a durational adjustment of its remaining cumulative unmet need obligation.

Unmet Need

For the Third and Fourth Rounds, the combined Highlands build-out is 2 units, which results in a Highlands "Unmet Need" of 294 units.

XII. Mechanisms & Credits

This chapter provides the existing and proposed mechanisms and credits for each of the four affordable housing obligations.

Rehabilitation Mechanisms & Credits

The Township operates a municipally-sponsored rehabilitation program, funded by Small Cities Grant funding, to provide for loans aligned with applicant income and on-going rehabilitation for income-qualified households. Rehabilitation must occur within the affordable housing round to count for credit.

The purpose of a rehabilitation program is to rehabilitate substandard housing units occupied by low- and moderate-income households. A substandard housing unit is defined as a unit with health and safety code violations that require the repair of a major system such as weatherization, a roof, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), and/or load bearing structural system. Upon rehabilitation, housing deficiencies must be corrected, and the house must be brought up to code. The standard for evaluating rehabilitation activity shall be the local property maintenance code, or, if none is available, the BOCA (Building Officials and Code Administrators) Property Maintenance Code, in effect at the time of evaluation. The rehabilitation activity shall not include luxury improvements, the purchase of appliances (with the exception of stoves) or improvements that are strictly cosmetic. A rehabilitated unit is considered complete at the date of final inspection.

The municipal-sponsored program will continue to comply with the requirements of NJAC 5:93-5.2. Funding for the program will come from the Affordable Housing Trust Fund account and/or Small Cities Grant funding. The Township will reserve at least \$10,000 per unit, which must be repaid (with no interest) at the end of the ten-year affordability control term. The rehabilitations will be phased between 2025 and 2035.

The current operating manual can be found in the Appendix. The rehabilitation program will be marketed through a combination of some, though not necessarily all, of the following: brochures, posters in prominent locations, posted on the website, notices in municipal tax bills, notices included in municipal publications, and informational meetings with civic and religious leaders, senior citizen groups, and fraternal organizations. The designated Administrative Agent will maintain files on each program applicant.

Byram will require at least ten-year controls on affordability on owner-occupied units and on rental units. The controls on affordability may be in the form of a lien filed with the appropriate property's deed. Rents in rehabilitated units may increase annually based on the standards in NJAC 5:93-9.15.

The program functions when a potential applicant applies for eligibility and if chosen, a bid process begins, an inspection is conducted, and contractor is hired. It is anticipated that the rehabilitation program will be structured to encourage rehabilitation and continued occupancy. The program anticipates recouping rehabilitation loan funds, if the units are sold prior to the end of the affordability controls. A 0% loan is forgiven after 10 years, if ownership changes prior to the 10 year period, the loan is repaid.

Third Round Rehabilitation Share (1999-2025)

Byram provided funding to rehabilitate 15 homes during the Third Round period. The Township expended \$168,966 for hard costs and \$33,000 in administration fees, resulting in an average capital cost of \$13,464 expended per dwelling.

Fourth Round Rehabilitation Share (2025-2035)

Byram intends to continue the municipal rehabilitation program for the Fourth Round to address the 27-unit rehabilitation obligation.

Prior Round (1987-1999) Mechanisms & Credits

1. Supportive & Special Needs: 8 Francis Terrace

The Township partnered with New Bridge Services, Inc to develop a Special Needs group home at 8 Francis Terrace (Block 69, Lot 11). The non-age restricted project was built through a gut rehab/new construction funded through NJHMFA Special Needs and Development Fees. Ownership was transferred from New Bridge, Inc. to Advancing Opportunities, Inc. in 2013. The group home rents 4 bedrooms in the home to special needs very-low income (30% or below median income) individuals. The project qualifies for 4 credits and 4 bonus credits for special need rentals.

2. Supportive & Special Needs: 23 Waterloo Road

SP-V Green Properties, LLC is a private owner/operator of an alternative living group home located at 23 Waterloo Road (Block 29, Lot 207). The group rents 4 bedrooms to adults. The project qualifies for 4 credits and 4 bonus for alternative living rentals.

3. Supportive & Special Needs: 52 Lee Hill Road

Gregory and Eileen Mazzarisi are private owners/operators of an alternative living group home located at 52 Lee Hill Road (Block 337, Lot 4). The group home rents 4 bedrooms to adults. The project qualifies for 4 credits and 4 bonus credits for alternative living rentals.

4. Supportive & Special Needs: 63 Lee Hill Road

Joseph Visceglia is a private owner/operator of an alternative living group home located at 63 Lee Hill Road (Block 336, Lot 3.05). The group home rents 4 bedrooms to adults. The project qualifies for 4 credits and 4 bonus credits for alternative living rentals.

5. Village School Apartments

The Consolidated School (Block 226, Lot 21), a 5.2 acre property located at 55 Lackawanna Drive, was rezoned from R-3 single family home residential zoning to MF multi-family residential zoning in December 2013. In December 2015, Preliminary and Final Site Plan approval was granted for the development of 21 rental units on the site, with the inclusion of 3 affordable housing units (plus 3 bonus credits for rentals).

6. 14 Belton Street

One affordable housing unit for sale was constructed at 14 Belton Street through a non-profit partnership. This site is available for 1 unit of credit.

7. Venture II

Venture Two, LLC, located at 11 Route 206 in the V-B zone, was given final development approval to permit mixed commercial and residential development including 3 apartments on top of ground-floor retail, with 1 unit being affordable (plus 1 bonus credit for family rental).

8. Skylands Surgical Center

16RT 206 Stanhope NJ, LLC (a.k.a. Skylands Surgery Center) received preliminary and final site plan approval in 2021 to construct a mixed-use surgery center, doctor's office, residential apartment, and retail/office in the VB Zone (Block 41/42 Lot 95, 109.01 & 109.02), with 1 unit being affordable (plus 1 eligible bonus credit for family rental).

9. Proposed Village Center Mixed Use

The VC Village Center is approximately 55 acres located along Route 206. The area is bounded by Route 206 to the west (VB Village Business zone - existing commercial uses present), Lackawanna Drive (VB Village Business zone - adjacent to a strip mall development) and quarry operations to the north (IPR – Industrial Professional Recreational zone), the Wild West City Theme Park to the east (F-P Family Theme Park Zone), and the East Brookwood neighborhood (under the current R-2, R-3, and R-4 Residential zones) to the south.

The Village Center Inclusionary Zone is located in the Highlands Center and is zoned for an inclusionary development addressing 26 affordable units, with eligibility for 9 additional bonus credits. The Township is applying 1 credit from the VC zone to the Prior Round obligation.

10. Rental Bonus Credits

Pursuant to N.J.A.C. 5:93-5.15(d), the Township may claim 2 units of credit for rental units available to the general public (i.e. family rentals or non-age-restricted group homes) or 1.33 units of credit for age-restricted rentals. Rental bonuses for the Prior Round are capped at the rental obligation, which is 25 percent of the new construction obligation. For the Prior Round, Byram has a rental obligation of 9 units and, therefore, may apply up to 9 bonus credits. Byram will utilize 9 rental bonus credits for the existing group homes to satisfy the Prior Round obligation.

Third Round (1999–2025) & Fourth Round (2025–2035) Mechanisms & Credits

Combined Third & Fourth Round RDP

As previously noted, the Highlands build-out results in an RDP of 2 units for Byram Township, which is applied to both the Third Round and Fourth Round obligations. The Township will utilize the following mechanisms to satisfy the RDP:

1. Proposed Village Center Mixed Use

The Village Center ("VC") Inclusionary Zone is located in the Highlands Center and is zoned for an inclusionary development addressing 26 affordable units, with eligibility for 9 additional bonus credits. The Township is applying 2 credits from the VC zone to the Highlands RDP obligation.

Combined Third & Fourth Round Unmet Need

For the Third and Fourth Rounds, the combined Highlands build-out is 2 units, which results in a Highlands “Unmet Need” of 294 units. The Township will utilize the following mechanisms to satisfy the unmet need:

1. Proposed Village Center Mixed Use

The Village Center ("VC") Inclusionary Zone is located in the Highlands Center and is zoned for an inclusionary development addressing 26 affordable units, with eligibility for 9 additional bonus credits. The Township is applying 23 credits from the VC zone to the Highlands Unmet Need.

2. Proposed Village Business Mixed Use

The Village Business ("VB") Zone is located in the Highlands Center and was amended in 2016 to allow apartments above commercial as a result of the Third Round HEFSP to provide for realistic opportunities for affordable housing towards the unmet need. The 2016 HEFSP included an analysis of potential units in the VB zone at 15% or 20% set-aside, showing that up to 414 units could be developed at 6 du/ac, resulting in up to 50 affordable units at 15% or 75 affordable units at 20%.

3. Township-Wide Mandatory Set-Aside Ordinance

The Township adopted an Affordable Housing Ordinance, last amended in 2016, which requires all residential inclusionary developments in the VC Village Center District shall be required to set aside a mandatory 20 percent of the dwelling units for the construction of very low-, low-, and moderate-income housing. To ensure that the Township captures any future opportunities for affordable housing, the Township has amended the ordinance to require any future residential development of 5 or more units throughout the entire municipality to provide a mandatory 20 percent set-aside (see Ordinance 003-2026, adopted March 4, 2026).

Summary of Mechanisms & Credits

The table below provides a summary of the mechanisms, credits and bonuses this HEFSP proposes.

Mechanisms & Credits

Mechanism	Credit Type	Tenure	Age-Restricted	Status	Credit	Bonus	Total
<i>Rehabilitation</i>							
Municipal Rehab Program	Rehab	Any	No	Proposed	27	0	27
Total					27	0	27
<i>Prior Round Credits</i>							
8 Francis Terrace	Supportive/Special Needs	Group Home	No	Complete	4	4	8
23 Waterloo Road	Supportive/Special Needs	Group Home	No	Complete	4	4	8
52 Lee Hill Road	Supportive/Special Needs	Group Home	No	Complete	4	1	5
63 Lee Hill Road	Supportive/Special Needs	Group Home	No	Complete	4	0	4
Village School Apartments	Inclusionary	Rental	No	Complete	3	0	3
14 Belton Street	Non-Profit Partnership	For Sale	No	Complete	1	0	1
Venture II	Inclusionary	Rental	No	Under Construction	2	0	2
Skylands Surgical Center	Inclusionary	Rental	No	Under Construction	1	0	1
Village Center Mixed Use	Inclusionary	Sales/Rental	No	Zoned	1	0	1
Total					24	9	33
<i>Highlands RDP</i>							
Village Center Mixed Use	Inclusionary	Sales/Rental	No	Zoned	2		2
<i>Highlands Build-out Unmet Need Credits</i>							
Village Center Mixed Use	Inclusionary	Sales/Rental	No	Zoned	23		23
Village Business Apartments	Inclusionary	Sales/Rental	No	Zoned	50/75		50/75
Mandatory Set-aside			No	Proposed	TBD		TBD

XIII. Highlands Regional Master Plan Compliance

The Amended FHA lists the essential components of a municipality's housing element. NJSA 52-27D-310h. states the following:

For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, C.120 (C.13-20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build-out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan.

The remainder of this chapter is divided into four sections – a summary of the build-out findings, site-specific consistency issues, redevelopment opportunities, and 100% affordable housing opportunities.

Highlands Build-Out

As detailed in Chapter XI., on November 1, 2024, the Highlands Council issued a Highlands Municipal Build-Out Update, which outlined the process the Council utilized to determine parcels eligible for development. Conforming municipalities were provided access to an online GIS portal to evaluate identified properties as well as any properties that did not have a tax code classification.

For Byram, the one developable parcel in the sewer service area is assigned a density of 6 units per acre, which yields 9.66 total units, and an RDP of 1.932 units. This would produce a Realistic Development Potential of 2 affordable units.

However, the build-out does not consider redevelopment opportunities. As noted in Chapter VI, the Township believes the only redevelopment opportunities are within the Village Center, which is already zoned for inclusionary housing to capture any future redevelopment opportunities.

The Highlands build-out restricts all affordable housing obligations, not just the Fourth Round. Build-out is a limit on development in the entire community and does not consider past outstanding affordable housing obligations. Therefore, unbuilt Third Round Unmet Need and Fourth Round Obligation are adjusted to or capped at a Highlands affordable housing obligation of 2 units.

Site-Specific Consistency Issues

As noted in the chapters above, the only proposed mechanism for new affordable housing units is the Village Center zone.

Village Center Zone

The Village Center is also central to the Township achieving Highlands Plan Conformance. The Highlands Final Consistency Report for Byram Township Plan Conformance states:

“The proposed Byram Highlands Center is recognized as the only portion of the municipality suitable for increased growth. It is situated with extensive frontage on State Route 206 and

consists of approximately 197 acres of Planning Area land, representing 124 acres of land that is developed and/or not able to be developed due to environmental constraints or preservation, 26 acres of developable land associated with existing developed lots and 31 acres of developable vacant land (see Figure 1). This figure includes a minor proposed revision from the originally submitted delineation, provided by Byram, which appears in Figure 2. The revision would only slightly alter the area summations indicated, and does not affect the findings of the remainder of this review. Most of the vacant developable land in the proposed Center is associated with the "Village Center Zone" (Block 365 Lot 2 and Lot 5) component of the Center...

While most of the Highlands Center consists of developed areas, which are slated for infill and redevelopment, the Smart Growth Plan also envisions a "Village Center Zone" (see Figure 3 and 4) component of mixed-use development occupying approximately 55 acres, to be centered upon a village green (Block 365 Lot 2 and Lot 5). The Village Center includes civic uses, public parks, commercial space, and residential units that include apartments over retail spaces in the Village Core, townhomes, 2- to 4- family units, and single family homes. The Village Center Zone Plan requires both active and passive open space set-asides and integrates the municipality's Prior Round affordable housing obligation throughout the project area. The Highlands Center also identifies Highlands Environmental Resources that are to be protected from future disturbance (such as the Lubbers Run Greenway area), Low Impact Development guidelines, and requirements pertaining to related aspects of development and redevelopment."

Rationale for Approval of Highlands Center Designation

1. Highlands Center designation directly addresses the goals of the Highlands Act Planning Area and RMP Future Land Use Programs associated with the identification of suitable locations within the Planning Area of the Highlands Region in which to permit and encourage appropriate, sustainable growth and development.
2. The Byram Center addresses the center designation requirements of the State Development and Redevelopment Plan, which are supported by RMP Policy 6F6 and Objective 6C1a. The plans incorporate the results of an extensive community visioning process that engaged residents in the process, ensured on-going citizen involvement in development/redevelopment projects, and garnered the support of residents and public officials. The plans provide for concentrated development of a community core that does not otherwise exist in Byram; ensure protection of the surrounding environs, including the lake districts of the community; call for infill and redevelopment in appropriate locations that optimize the use of existing infrastructure; provide for streetscape enhancements and pedestrian-friendly development initiatives; protect and enhance environmental and historic features within the area; and importantly, focus development outside of the Highlands Preservation Area, which occupies over 98% of the community.

(See Highlands Final Consistency Review & Recommendations Report, dated September 17, 2010, for additional information on the Village Center Zone consistency).

Redevelopment Opportunities

As noted in Chapter VI, the Township believes the only redevelopment opportunities are within the Village Center and Village Business Zones, which are already zoned for inclusionary housing to capture any future redevelopment opportunities.

100% Affordable Opportunities

The Township has a finite affordable housing trust fund and does not propose any 100% affordable housing developments within this HEFSP. It is the Township's opinion that the Amended FHA cannot require a municipality to spend its own money on compliance and consequently cannot compel 100% projects. Nonetheless, the Township has not identified any areas suitable for a 100% affordable project.

XIV. Appendix

PREPARED BY THE COURT:

**IN THE MATTER OF THE
DECLARATORY JUDGMENT
ACTION OF THE TOWNSHIP
OF BYRAM, SUSSEX COUNTY
PURSUANT TO P.L. 2024,
CHAPTER 2**

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION – CIVIL PART
SUSSEX COUNTY
DOCKET NO. SSX-L-51-25

FILED

APR 24 2025

Civil Action Janine M. Allen, J.S.C.

**ORDER FIXING MUNICIPAL
OBLIGATIONS FOR “PRESENT NEED”
AND “PROSPECTIVE NEED” FOR THE
FOURTH ROUND HOUSING CYCLE**

THIS MATTER, having come before the Court on its own motion, *sua sponte*, on the Complaint for Declaratory Judgment filed on January 23, 2025 (“DJ Complaint”) by the Petitioner, **TOWNSHIP OF BYRAM** (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.* (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive #14-24 (“Directive #14-24”) of the Affordable Housing Dispute Resolution Program (the “Program”), seeking a certification of compliance with the FHA;

AND IT APPEARING, that on October 18, 2024, pursuant to the FHA (as amended), the New Jersey Department of Community Affairs (“DCA”) issued its report entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round)*,¹ therein setting forth the present need and prospective need obligations of all New Jersey municipalities for the Fourth Round housing cycle (the “DCA’s Fourth Round Report”);

¹ See https://nj.gov/dca/dlps/pdf/FourthRoundCalculation_Methodology.pdf

AND IT APPEARING that, pursuant to the DCA's Fourth Round Report, the **present need** obligation of the Petitioner has been calculated and reported as 27 affordable units, and its **prospective need** obligation of the Petitioner has been calculated and reported as 115 affordable units, and which calculations have been deemed presumptively valid for purposes of the FHA;

AND THE COURT, having determined that no interested party has filed a challenge to the Petitioner's DJ Complaint by way of an Answer thereto as provided for and in accordance with Section II.B of Directive #14-24 of the Program;

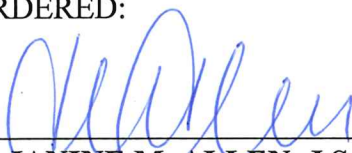
AND THE COURT, having found and determined, therefore, that the present need and prospective need affordable housing obligations of the Petitioner for the Fourth Round housing cycle as calculated and reported in the DCA's Fourth Round Report have been committed to by the Petitioner and are uncontested, and for good cause having otherwise been shown:

IT IS, THEREFORE, on this 24TH day of April, 2025 **ORDERED AND ADJUDGED** as follows:

1. That the present need obligation of the Municipality, be, and hereby is fixed as 27 affordable units for the Fourth Round housing cycle.
2. That the prospective need obligation of the Municipality, be, and hereby is fixed as 115 affordable units for the Fourth Round Housing cycle; and
3. That the Petitioner is hereby authorized to proceed with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the present need and prospective need allocations aforesaid (and which plan shall include the elements set forth in the "Addendum" attached to Directive #14-24), by or before June 30, 2025, as provided for and in accordance with Section III.A of Directive #14-24, and without further delay.

IT IS FURTHER ORDERED, that a copy of this Order shall be deemed served on the Petitioner and Petitioner's counsel.

SO ORDERED:



HON. JANINE M. ALLEN, J.S.C.

Designated Mt. Laurel Judge – Sussex and Morris Counties

(X) Uncontested.

James Schilling

From: Diane Alexander <dalexander@mfhenvlaw.com>
Sent: Friday, May 15, 2026 2:37 PM
To: James Schilling
Subject: Byram Township Treatment Capacity Allocation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon James,

Per your request, our office has reviewed those documents relevant to the MSA treatment plant's permitted capacity and the System Allocation of MSA permitted capacity, including the Service Contracts between the Authority and its member municipalities. This will confirm that pursuant to the terms of the Service Contract of July 14, 1988, as amended July 1, 1993, and from time to time, the MSA does not control any additional capacity that has not been allocated to any other municipal member.

Based upon our review of relevant documents and Authority records, this will confirm that the original allocation to Byram Township was 100,000 GPD. In November 30, 2016, the Borough of Stanhope conveyed an additional 1,450 GPD to Byram for a new total allocation of 101,450 GPD. On May 04, 2021, Stanhope conveyed an additional 4,300 GPD to Byram for a total allocation of 105,750 GPD.

Please contact me at your convenience with regard to any questions or comments regarding this issue.

Best regards,
Diane Alexander.

Diane Alexander, Esq.
Pronouns: She/Her/Hers

**MARAZITI
FALCON, LLP**

240 Cedar Knolls Road, Suite 301

VOGEL, CHAIT, COLLINS AND SCHNEIDER, P.C.
25 Lindsley Drive, Suite 200
Morristown, New Jersey 07960
Phone (973) 538-3800
Fax (973) 538-3002
Attorneys for Plaintiff, Township of Byram
Attorney ID #015151979 (Collins)

**IN THE MATTER OF THE
APPLICATION OF THE TOWNSHIP OF
BYRAM, COUNTY OF SUSSEX, STATE
OF NEW JERSEY**

**SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: SUSSEX COUNTY**

DOCKET NO.: SSX-L-_____

CIVIL ACTION

**AFFORDABLE HOUSING
PER DIRECTIVE # 14-24**

**COMPLAINT FOR DECLARATORY
RELIEF PURSUANT TO DIRECTIVE #
14-24**

Declaratory Plaintiff, the Township of Byram, County of Sussex, State of New Jersey (hereinafter, "Byram " or the "Township"), a municipal corporation of the State of New Jersey, with principal offices located at Township of Byram Municipal Building, 10 Mansfield Drive, Stanhope, New Jersey 07874, by way of this Declaratory Judgment Action ("DJ Action") as authorized under Directive # 14-24 of the Administrative Office of the Courts alleges and says:

Background

1. Byram is a municipal corporation of the State of New Jersey.
2. The Township of Byram (hereinafter, "Byram" or "Township") is a municipal agency created and organized under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq.,

("MLUL"), and, among other duties and obligations, is to endorse the Housing Element and Fair Share Plan ("HEFSP") of Byram's Master Plan, which will be adopted by the Planning Board.

3. Through this DJ Action, Byram seeks the following relief in relation to its Fourth Round (2025-2035) affordable housing obligation: (a) to secure the jurisdiction of the Affordable Housing Alternative Dispute Resolution Program (the "Program") pursuant to P.L. 2024, c.2 (hereinafter, the "Act") and the Court, pursuant to Directive # 14-24; (b) to have the Program and the Court approve the Township's Present and Prospective affordable housing obligations as set forth in the binding resolution adopted by the Township, attached hereto as Exhibit 1; (c) to have the Program and the Court approve a HEFSP to be adopted by the Planning Board and endorsed by the Township Council and issue a conditional or unconditional "Compliance Certification" pursuant to the Act or other similar declaration; (d) to the extent it is not automatically granted pursuant to the Act, through the filing of this DJ Action and binding resolution, to have the Program and the Court confirm Byram's immunity from all exclusionary zoning litigation, including builder's remedy lawsuits, during the pendency of the process outlined in the Act and for the duration of Fourth Round, i.e., through June 30, 2035; and (e) to have the Program and the Court take such other actions and grant such other relief as may be appropriate to ensure that the Township receive and obtain all protections as afforded to it in complying with the requirements of the Act, including, without limitation, all immunities and presumptions of validity necessary to satisfy its affordable housing obligations voluntarily without having to endure the expense and burdens of unnecessary third party litigation.

COUNT I

ESTABLISHMENT OF JURISDICTION UNDER P.L.2024, C. 2

4. The Township repeats and realleges each and every allegation as set forth in the previous paragraphs of this DJ Action as if set forth herein in full.

5. The Act represents a major revision of the Fair Housing Act of 1985, N.J.S.A. 52:27D-301 *et seq.* (hereinafter “FHA”).

6. Among other things, the Act abolished the Council on Affordable Housing (hereinafter, “COAH”), and replaced it with seven retired, on recall judges designated as the Program. Among other things, the Act authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, “Director” and “AOC”) to create a framework to process applications for a compliance certification.

7. On or about December 13, 2024, the Director issued Directive # 14-24, which among other things, required municipalities seeking compliance certification to file an action in the form of a declaratory judgment complaint and Civil Case Information Statement in the County in which the municipality is located within 48 hours after the municipality’s adoption of a binding resolution as authorized under the Act and attach a copy of said binding resolution to the DJ Action.

8. On January 21, 2025, the Township adopted a binding resolution establishing its present and prospective affordable housing obligations within the statutory window of time set forth in the Act and in accordance with the methodology and formula set forth in the Act, a certified copy of which resolution is attached to this DJ Action as **Exhibit 1**.

9. Based on the foregoing, the Township has established the jurisdiction of the Program and the Court in regard to this DJ Action for a compliance certification as set forth hereinafter.

WHEREFORE, Byram Township seeks a declaratory judgment for the following relief:

- a.** Declaring that the Township has established jurisdiction for the Program and the Court to confirm its present and prospective affordable housing needs as set forth in the binding resolution attached as Exhibit 1 to this DJ Action or to adjust such determination consistent with the Act;
- b.** Declaring the present and prospective affordable housing obligations of the Township under the Act;
- c.** Declaring the approval of the Township's HEFSP subsequent to its adoption by the Planning Board and its endorsement by the Township Council, including, as appropriate and applicable, (i) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (ii) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (iii) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; (iv) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (v) an adjustment based upon any ruling in litigation involving affordable housing obligations; (vi) any other applicable adjustment permitted in accordance with the Act and/or applicable COAH regulations; and (vii) an adjustment pursuant to the Highlands Act, P.L. 2004 c.120 and the FHA.
- d.** Declaring that the Township continues to have immunity from all exclusionary zoning litigation and all litigation related to its affordable housing obligations as established under the Program;

- e. Declaring and issuing compliance certification and immunity from exclusionary zoning litigation in accordance with the Act and Directive # 14-24 to the Township for the period beginning July 1, 2025 and ending June 30, 2035; and
- f. Declaring such other relief that the Program and Court deems just and proper within the parameters of the Act and applicable COAH regulations.

COUNT II

DETERMINATION OF THE PRESENT AND PROSPECTIVE NEED OF THE TOWNSHIP OF BYRAM

10. Byram repeats and realleges each and every allegation set forth in the previous paragraphs of this DJ Action as if set forth herein in full.

11. The Act adopted the methodology to calculate every municipality's present and prospective need affordable housing obligation for the Fourth Round (2025-2035) and beyond.

12. The Act directed the Department of Community Affairs ("DCA") to apply the methodology and to render a non-binding calculation of each municipality's present and prospective affordable housing obligations to be contained in a report to be issued not later than October 20, 2024.

13. The DCA issued its report on October 18, 2024.

14. Pursuant to the October 18, 2024, report, the DCA calculated Byram's present and prospective affordable housing obligations as follows:

PRESENT NEED (REHABILITATION OBLIGATION)	FOURTH ROUND PROSPECTIVE NEED OBLIGATION (2025-2035)
27	115

15. Pursuant to the Act, a municipality desiring to participate in the Program is obligated to adopt a “binding resolution” determining its present and prospective affordable housing obligations to which it will commit based upon the methodology set forth in the Act.

16. Byram adopted a binding resolution, a copy of which is attached hereto and made a part hereof as Exhibit 1 to this DJ Action.

17. The binding resolution maintains that the Present (“Rehabilitation”) Need obligation of Byram is 27 and its Prospective Need obligation is 115.

18. Byram seeks the approval of and confirmation by the Program and the Court of the Present and Prospective affordable housing obligations as set forth in the binding resolution attached hereto and made a part hereof as Exhibit 1 or the adjustment of those obligations consistent with the Act and the applicable COAH regulations.

19. Pursuant to the binding resolution, the Township reserves all rights to amend its affordable housing obligations in the event of a successful legal challenge, or legislative change, to the Act.

20. Pursuant to the binding resolution, Byram specifically reserves the right to seek and obtain (i) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (ii) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (iii) an adjustment predicated upon regional planning entity formulas, inputs or

considerations, as applicable; (iv) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (v) an adjustment based upon any ruling in litigation involving affordable housing obligations; (vi) any other applicable adjustment permitted in accordance with the Act and/or applicable COAH regulations; and (vii) an adjustment pursuant to the Highlands Act, P.L. 2004, c.120 and the FHA.

WHEREFORE, the Township of Byram seeks a declaratory judgment for the following relief:

- a. Declaring that the Township has established jurisdiction for the Program and the Court to confirm its present and prospective affordable housing needs as set forth in the binding resolution attached as Exhibit 1 to this DJ Action or to adjust such determination consistent with the Act;
- b. Declaring the present and prospective affordable housing obligations of Byram under the Act;
- c. Declaring the approval of Byram's HEFSP subsequent to its adoption by the Planning Board and its endorsement by the Council, including, as appropriate and applicable, (i) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (ii) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (iii) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; (iv) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (v) an adjustment based upon any ruling in litigation involving affordable housing obligations; (vi) any other applicable adjustment permitted in accordance with the Act

and/or applicable COAH regulations; and (vii) an adjustment pursuant to the Highlands Act, P.L. 2004, c.120 and the FHA.

- d. Declaring that the Township continues to have immunity from all exclusionary zoning litigation and all litigation related to its affordable housing obligations as established under the Program;
- e. Declaring and issuing compliance certification and immunity from exclusionary zoning litigation in accordance with the Act and Directive # 14-24 to Byram for the period beginning July 1, 2025, and ending June 30, 2035; and
- f. Declaring such other relief that the Program and Court deems just and proper within the parameters of the Act and applicable COAH regulations.

COUNT III

HOUSING ELEMENT AND FAIR SHARE PLAN

21. The Township of Byram repeats and realleges each and every allegation set forth in the previous paragraphs of this DJ Action as if set forth herein in full.

22. Pursuant to the Act, a Housing Element and Fair Share Plan (hereinafter, (“HEFSP”) must be prepared, adopted by the Planning Board and endorsed by the municipality by June 30, 2025.

23. Byram hereby commits for its professionals to prepare the appropriate HEFSP to address its affordable housing obligations, as determined by the Program and the Court which HEFSP shall apply as appropriate, any applicable adjustments, including, without limitation, (i) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (ii) a

Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); and/or (iii) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; (iv) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (v) an adjustment based upon any ruling in litigation involving affordable housing obligations; (vi) any other applicable adjustment permitted in accordance with the Act and/or applicable COAH regulations; and (vii) an adjustment pursuant to the Highlands Act, P.L. 2004, c.120 and the FHA.

WHEREFORE, the Township of Byram seeks a declaratory judgment for the following relief:

- a. Declaring that Byram has established jurisdiction for the Program and the Court to confirm its present and prospective affordable housing needs as set forth in the binding resolution attached as Exhibit 1 to this DJ Action or to adjust such determination consistent with the Act;
- b. Declaring the present and prospective affordable housing obligations of Byram under the Act;
- c. Declaring the approval of Byram's HEFSP subsequent to its adoption by the Planning Board and its endorsement by the Council, including, as appropriate and applicable, (i) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (ii) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (iii) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; (iv) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (v) an adjustment

based upon any ruling in litigation involving affordable housing obligations; (vi) any other applicable adjustment permitted in accordance with the Act and/or applicable COAH regulations; and (vii) an adjustment pursuant to the Highlands Act, P.L. 2004, c.120 and the FHA.

- d. Declaring that the Township continues to have immunity from all exclusionary zoning litigation and all litigation related to its affordable housing obligations as established under the Program;
- e. Declaring and issuing compliance certification and immunity from exclusionary zoning litigation in accordance with the Act and Directive # 14-24 to the Township for the period beginning July 1, 2025, and ending June 30, 2035; and
- f. Declaring such other relief that the program and Court deems just and proper within the parameters of the Act and applicable COAH regulations.

COUNT IV

CONFIRMATION OF IMMUNITY

24. The Township repeats and realleges each and every allegation set forth in the previous paragraphs of this declaratory judgment complaint as if set forth herein in full.

25. Pursuant to the Act, a municipality that complies with the deadlines in the Act for both determining present and prospective affordable housing obligations affordable housing obligations and for adopting an appropriate HEFSP shall have immunity from exclusionary zoning litigation.

26. The Township has met the deadline for the adoption and filing of its binding resolution (and the filing of this DJ Action in accordance with Directive # 14-24) not later than January 31, 2025 by adopting the binding resolution attached to this DJ Action as Exhibit 1, and has committed to the adoption of its HEFSP by the June 30, 2025.

WHEREFORE, the Township of Byram seeks a declaratory judgment for the following relief:

- a. Declaring that the Township has established jurisdiction for the Program and the Court to confirm its present and prospective affordable housing needs as set forth in the binding resolution attached as Exhibit 1 to this DJ Action or to adjust such determination consistent with the Act;
- b. Declaring the present and prospective affordable housing obligations of Byram under the Act;
- c. Declaring the approval of Byram's HEFSP subsequent to its adoption by the Planning Board and its endorsement by the Council, including, as appropriate and applicable, (i) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (ii) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (iii) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; (iv) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (v) an adjustment based upon any ruling in litigation involving affordable housing obligations; (vi) any other applicable adjustment permitted in accordance with the Act

and/or applicable COAH regulations; and (vii) an adjustment pursuant to the Highlands Act, P.L. 2004, c.120 and the FHA.

- d. Declaring that Byram continues to have immunity from all exclusionary zoning litigation and all litigation related to its affordable housing obligations as established under the Program;
- e. Declaring and issuing compliance certification and immunity from exclusionary zoning litigation in accordance with the Act and Directive # 14-24 to Byram for the period beginning July 1, 2025, and ending June 30, 2035; and
- f. Declaring such other relief that the Program and Court deems just and proper within the parameters of the Act and applicable COAH regulations.

VOGEL, CHAIT, COLLINS AND
SCHNEIDER, P.C.
25 Lindsley Drive, Suite 200
Morristown, NJ 07960
Attorneys for Plaintiff Township of Byram

By: /s/ Thomas F. Collins, Jr.

Dated: January 22, 2025

Thomas F. Collins, Jr., Esq., P.P.

CERTIFICATION PURSUANT TO R. 4:5-1

Thomas F. Collins, Jr., Esq., of full age, hereby certifies as follows:

1. I am a member of the Firm of Vogel, Chait, Collins and Schneider, P.C., attorneys for declaratory plaintiff, Township of Byram.

2. To the best of my knowledge, there is no other action pending in any court or any pending arbitration proceeding of which the matter in controversy herein is the subject and no such other action or arbitration proceeding is contemplated. To the best of my knowledge, there are no other parties who should be joined in this action.

3. The within Complaint was filed and served within the time prescribed by the Rules of Court.

I hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

VOGEL, CHAIT, COLLINS AND
SCHNEIDER, P.C.
25 Lindsley Drive, Suite 200
Morristown, NJ 07960
Attorneys for Plaintiff Township of Byram

Dated: January 22, 2025

By: /s/ Thomas F. Collins, Jr.
Thomas F. Collins, Jr., Esq., P.P.

CERTIFICATION PURSUANT TO R. 1:38-7(b)

Thomas F. Collins, Jr., Esq., of full age, hereby certifies as follows:

1. I am a member of the firm of Vogel, Chait, Collins and Schneider, P.C., attorneys for Declaratory Plaintiff, the Township of Byram.

2. I certify that confidential personal identifiers have been redacted from documents now submitted to the Court and will be redacted from all documents submitted in the future in accordance with R. 1:38-7(b).

I hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

VOGEL, CHAIT, COLLINS AND
SCHNEIDER, P.C.
25 Lindsley Drive, Suite 200
Morristown, NJ 07960
Attorneys for Plaintiff Township of Byram

Dated: January 22, 2025

By: /s/ Thomas F. Collins, Jr.
Thomas F. Collins, Jr., Esq., P.P.

DESIGNATION OF TRIAL COUNSEL

Pursuant to R. 4:25-4, notice is hereby given that Thomas F. Collins, Jr., Esq., attorney for the Declaratory Plaintiff, the Township of Byram is designated as trial counsel in the above captioned matter.

VOGEL, CHAIT, COLLINS AND
SCHNEIDER, P.C.
25 Lindsley Drive, Suite 200
Morristown, NJ 07960
Attorneys for Plaintiff Township of Byram

Dated: January 22, 2025

By: /s/ Thomas F. Collins, Jr.
Thomas F. Collins, Jr., Esq., P.P.

EXHIBIT 1

**RESOLUTION COMMITTING BYRAM TOWNSHIP TO COMPLY
WITH AFFORDABLE HOUSING OBLIGATIONS**

RESOLUTION # 037- 2025

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to produce non-binding estimates of affordable housing need on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates the Township's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 27 and a Prospective Need or New Construction Obligation for of 115; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, the Amended FHA specifically provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (N.J.S.A 52:27D-311 (m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, based on the foregoing, Byram Township (the "Township") accepts the DCA calculations of the Township's affordable housing obligations and commits to its fair share of 27 units present need and 115 units prospective need subject to any vacant land and/or durational adjustments and Highlands Council adjustments it may seek as part of the Housing Element and Fair Share Plan it subsequently submits in accordance with the Amended FHS; and

WHEREAS, the Township reserves the right to comply with any additional amendments to the FHS that the Legislature may enact; and

WHEREAS, the Township also reserves the right to adjust its position in the event of any rulings in the Borough of Montvale v. State of New Jersey case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, the Township reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Present or Prospective Need Obligations should be lower than described herein; and

WHEREAS, in light of the above, the Mayor and Township Council find that it is in the best interest of the Township to declare its commitment to the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; and

WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

WHEREAS, the Directive #14-24 promulgated procedures and guidelines implementing the Affordable Housing Alternate Dispute Resolution Program (the (Program)).

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint . . . in the county in which the municipality is located . . . within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner" and

WHEREAS, the Township seeks a certification of compliance with the FHA and, therefore, directs its Township Attorney, Thomas F. Collins, Jr., to file a declaratory relief action within 48 hours of the adoption of this resolution in Sussex County.

NOW, THEREFORE, BE IT RESOLVED on this 21st day of January, 2025 by the Township as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. The Township hereby commits to the DCA Round 4 Present Need Obligation of 27 units and the Round 4 Prospective Need Obligation of 115 units described in this resolution subject to all reservations of rights set forth above.
3. The Township finds that the Highlands Build Out Analysis program results at realistic development potential (RDP) of 2 affordable units.
4. The Township hereby directs its Township Attorney, Thomas F. Collins, Jr., to file a declaratory judgment complaint in Sussex County within 48 hours after adoption this resolution attaching this resolution.
5. The Township authorizes its Township Attorney, Thomas F. Collins, Jr., to attach this resolution as an exhibit to the declaratory judgment action that is filed and to submit and/or file this resolution with the Program or any other such entity as may be determined to be appropriate.
6. This resolution shall take effect immediately, according to law.

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 January 21, 2025.


Cynthia Church, Municipal Clerk

**RESOLUTION COMMITTING BYRAM TOWNSHIP TO COMPLY
WITH AFFORDABLE HOUSING OBLIGATIONS**

RESOLUTION # 037- 2025

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WHEREAS, the Township reserves the right to comply with any additional amendments to the FHS that the Legislature may enact; and

WHEREAS, the Township also reserves the right to adjust its position in the event of any rulings in the Borough of Montvale v. State of New Jersey case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, the Township reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Present or Prospective Need Obligations should be lower than described herein; and

WHEREAS, in light of the above, the Mayor and Township Council find that it is in the best interest of the Township to declare its commitment to the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; and

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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 January 21, 2025.


 Cynthia Church, Municipal Clerk

Civil Case Information Statement

Case Details: SUSSEX | Civil Part Docket# L-000051-25

Case Caption: IN THE MATTER OF BYRAM TWP
Case Initiation Date: 01/23/2025
Attorney Name: THOMAS JAMES MOLICA
Firm Name: VOGEL CHAIT COLLINS & SCHNEIDER
Address: 25 LINDSLEY DRIVE SUITE 200
 MORRISTOWN NJ 079604454
Phone: 9735383800
Name of Party: PLAINTIFF : Byram Twp.
Name of Defendant's Primary Insurance Company
 (if known): None

Case Type: AFFORDABLE HOUSING
Document Type: Complaint
Jury Demand: NONE
Is this a professional malpractice case? NO
Related cases pending: NO
If yes, list docket numbers:
Do you anticipate adding any parties (arising out of same transaction or occurrence)? NO
Does this case involve claims related to COVID-19? NO
Are sexual abuse claims alleged by: Byram Twp.? NO

THE INFORMATION PROVIDED ON THIS FORM CANNOT BE INTRODUCED INTO EVIDENCE

CASE CHARACTERISTICS FOR PURPOSES OF DETERMINING IF CASE IS APPROPRIATE FOR MEDIATION

Do parties have a current, past, or recurrent relationship? NO

If yes, is that relationship:

Does the statute governing this case provide for payment of fees by the losing party? NO

Use this space to alert the court to any special case characteristics that may warrant individual management or accelerated disposition:

Pursuant to Affordable Housing Dispute Resolution Program (L.2024,c.2) Administrative Directive #14-24 dated December 13, 2024.

Do you or your client need any disability accommodations? NO

If yes, please identify the requested accommodation:

Will an interpreter be needed? NO

If yes, for what language:

Please check off each applicable category: Putative Class Action? NO Title 59? NO Consumer Fraud? NO Medical Debt Claim? NO

I certify that confidential personal identifiers have been redacted from documents now submitted to the court, and will be redacted from all documents submitted in the future in accordance with *Rule* 1:38-7(b)

01/23/2025
 Dated

/s/ THOMAS JAMES MOLICA
 Signed



TO: Byram Township Land Use Board

FROM: Paul Gleitz P.P. AICP, Consulting Planner

RE: Highlands Build-Out Summary

Date: December 23, 2024

As requested, I have used the New Jersey Highlands 2004 Municipal Build-Out Update Portal to review the parcels in Byram Township as they relate to developability under Highlands Council regulations.

According to the Highlands Build-out Update there is only one (1) remaining parcel of land in Byram that is not yet developed and that is still suitable for development. Block 41, Lot 90.01 has 1.61 acres of developable land in the Highlands Planning Area, with sewer and water available. I concur with the analysis that this is the only parcel in the Township suitable for future development that is not already designated as an affordable housing site (Village Center Zone) or not constrained by environmental features.

At a minimum density of 6 units per acre, the 1.61 acres developable on Block 41, Lot 90.01 could produce 9.66 units (say ten (10) units) and with a 20% set aside of 1.932 units (say two (2) units) of affordable housing. This would produce a Realistic Development Potential of two (2) units.

Given the NJ Department of Community Affairs (DCA) 2025 to 2035 Affordable Housing Calculations of a Prospective Need of 115 affordable housing units and the lack of substantive information to refute the allocation I would suggest that the Township move forward to adopt its 115 unit obligation by binding resolution, on or before January 31, 2025, in order to be assured of protection from exclusionary zoning litigation through which a municipality may otherwise be compelled to permit development, when the fourth round begins.

The Township can move forward knowing that the Vacant Land Adjustment to be submitted as part of the Township's Fourth Round Fair Share Housing Plan, can use the New Jersey Highlands 2004 Municipal Build-Out Update as the source material for a Vacant Land Adjustment that can be used to justify a Realistic Development Potential of two (2) units.

The revised New Jersey Highlands 2004 Municipal Build-Out Update is attached for your review.

Block	Lot	Q Code	Address	Acres	Add. Lots	Fac. Name	Preservation Area Acres	Planning Area Acres	Constrained Acres	ZONING	Property Class2	Developable Acres	SSA	Preserved	Developable	Municipal Rationale	RDP
1.01	1		CHESTNUT	5.9			4.61	-	4.61		1 - Vacant Land	-	NO	NO	NO	Preservation Area	
2	926		57 CHESTNUT ST	0.172			0.17	-	0.17	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
2	931		82 RIVER RD	0.164		TAX LIEN FORECLOSUR	0.16	-	0.16	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
3	831		1 GLEN BROOK ST	0.16		VACANT LAND	0.15	-	0.15	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
3	858		CHESTNUT ST	0.341			0.33	-	0.33	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
3	917		CHESTNUT ST	0.231			0.22	-	0.22	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
4	868		56 RIVER RD	0.387			0.41	-	0.41	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
4	878		48 RIVER RD	0.129			0.12	-	0.12	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
4.01	1		RIVER RD	2.5			2.50	-	2.50		1 - Vacant Land	-	NO	NO	NO	Preservation Area	
5	682		36 BELTON ST	0.115			0.11	-	-	High Density Residential	1 - Vacant Land	0.11	NO	NO	NO	Preservation Area	
5	684		36 BELTON ST	0.172			0.17	-	-	High Density Residential	1 - Vacant Land	0.17	NO	NO	NO	Preservation Area	
5	687		34 BELTON ST	0.229		TAX LIEN FORECLOSURE	0.21	-	0.03	High Density Residential	15C - Public Property	0.18	NO	NO	NO	Preservation Area	
5	782		63 RIVER RD	0.115			0.11	-	-	High Density Residential	1 - Vacant Land	0.11	NO	NO	NO	Preservation Area	
5	805		49 RIVER RD	0.115			0.12	-	0.06	High Density Residential	1 - Vacant Land	0.06	NO	NO	NO	Preservation Area	
5	815		43 RIVER RD	0.287			0.29	-	0.10	High Density Residential	1 - Vacant Land	0.19	NO	NO	NO	Preservation Area	
5	820		41 RIVER RD	0.235			0.24	-	0.07	Medium Density Residential	1 - Vacant Land	0.17	NO	NO	NO	Preservation Area	
6	380		36 BEECH ST	0.115			0.11	-	-	High Density Residential	1 - Vacant Land	0.11	NO	NO	NO	Preservation Area	
6	386		32 BEECH ST	0.229		FORECLOSURE	0.23	-	-	High Density Residential	15C - Public Property	0.23	NO	NO	NO	Preservation Area	
6	393		28 BEECH ST	0.115			0.11	-	-	High Density Residential	1 - Vacant Land	0.11	NO	NO	NO	Preservation Area	
6	439		ACORN ST	0.155			0.15	-	0.15	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
6	473		45 BELTON ST	0.229			0.22	-	0.22	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
6	543		ACORN ST	0.195			0.20	-	0.20	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
7	214		ASH ST	0.115			0.12	-	-	High Density Residential	1 - Vacant Land	0.12	NO	NO	NO	Preservation Area	
7	216		ASH ST	0.115			0.12	-	-	High Density Residential	1 - Vacant Land	0.12	NO	NO	NO	Preservation Area	
7	218		58 ASH ST	0.229		TAX LIEN FORECLOSURE	0.23	-	0.00	High Density Residential	15C - Public Property	0.23	NO	NO	NO	Preservation Area	
7	240		48 ASH ST	0.229		TAX LIEN FORECLOSURE	0.23	-	0.03	High Density Residential	15C - Public Property	0.21	NO	NO	NO	Preservation Area	
7	244		46 ASH ST	0.344		VACANT LAND	0.36	-	-	High Density Residential	15C - Public Property	0.36	NO	NO	NO	Preservation Area	
7	250		44 ASH ST	0.172			0.18	-	-	High Density Residential	1 - Vacant Land	0.18	NO	NO	NO	Preservation Area	
7	259		40 ASH ST	0.287		TAX LIEN FORECLOSURE	0.30	-	0.05	High Density Residential	15C - Public Property	0.25	NO	NO	NO	Preservation Area	
7	268.02		35 ACORN ST	0.157			0.17	-	0.16	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	

Block	Lot	Q Code	Address	Acres	Add. Lots	Fac. Name	Preservation Area Acres	Planning Area Acres	Constrained Acres	ZONING	Property Class2	Developable Acres	SSA	Preserved	Developable	Municipal Rationale	RDP
7	291		41 BEECH ST	0.229		TAX LIEN FORECLOSURE	0.22	-	-	High Density Residential	15C - Public Property	0.22	NO	NO	NO	Preservation Area	
7	295		39 BEECH ST	0.229		TAX LIEN FORECLOSURE	0.22	-	0.06	High Density Residential	15C - Public Property	0.17	NO	NO	NO	Preservation Area	
7	305		33 BEECH ST	0.22		FORECLOSURE	0.22	-	-	High Density Residential	15C - Public Property	0.22	NO	NO	NO	Preservation Area	
8	616		24 UNION ST	0.1893		HIGHWAY	0.19	-	0.19	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
8	619		22 UNION ST	0.125		TAX LIEN FORECLOSURE	0.14	-	0.14	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
8	639		12 UNION ST	0.112			0.14	-	0.14	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
8	644		10 UNION ST	0.109			0.13	-	0.13	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
8	646		8 UNION ST	0.369			0.37	-	0.37	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
8	651		6 UNION ST	0.25			0.25	-	0.25	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
8	654		4 UNION ST	0.333			0.33	-	0.33	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
8	740		91 RIVER RD	0.167		FORECLOSURE	0.13	-	0.13	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
8	742		89 RIVER RD	0.241			0.23	-	0.23	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
8	745		87 RIVER RD	0.161			0.15	-	0.15	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
8	747		85 RIVER RD	0.241		FORECLOSURE	0.24	-	0.24	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
9	563		62 BELTON ST	0.202			0.18	-	0.18	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
9	576		23 UNION ST	0.077		HIGHWAY	0.08	-	0.08	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
9	580		19 UNION ST	0.399			0.36	-	0.36	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
9	587		17 UNION ST	0.257			0.24	-	0.24	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
9	602		11 UNION ST	0.266			0.25	-	0.25	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
10	359		56 BELTON ST	0.172			0.16	-	0.16	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
10	362		BELTON ST	0.344			0.34	-	0.34	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
10	441		65 BELTON ST	0.263			0.26	-	0.26	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
10	445		63 BELTON ST	0.232			0.23	-	0.23	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
10	448		61 BELTON ST	0.143			0.14	-	0.14	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
10	450		59 BELTON ST	0.264			0.26	-	0.26	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
10	695		BEECH ST	0.115			0.12	-	0.12	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
11	196		71 BELTON ST	0.287		TAX LIEN FORECLOSURE	0.28	-	0.24	High Density Residential	15C - Public Property	0.04	NO	NO	NO	Preservation Area	
11	204		55 BEECH ST	0.115			0.11	-	0.05	High Density Residential	1 - Vacant Land	0.06	NO	NO	NO	Preservation Area	
11	206		53 BEECH ST	0.115			0.11	-	0.10	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
11	680		45 BEECH ST	0.115			0.11	-	0.05	High Density Residential	1 - Vacant Land	0.06	NO	NO	NO	Preservation Area	

Block	Lot	Q Code	Address	Acres	Add. Lots	Fac. Name	Preservation Area Acres	Planning Area Acres	Constrained Acres	ZONING	Property Class2	Developable Acres	SSA	Preserved	Developable	Municipal Rationale	RDP
13	409		CHESTNUT ST	0.367			0.38	-	0.36	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
13.01	399		BELTON ST	0.556			0.59	-	0.59	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
14	175		2 BANKER DR	0.103		TAX LIEN FORECLOSURE	0.19	-	0.08	High Density Residential	15C - Public Property	0.11	NO	NO	NO	Preservation Area	
15	590		7 BANKER DR	0.115		FORECLOSURE	0.11	-	-	High Density Residential	15C - Public Property	0.11	NO	NO	NO	Preservation Area	
16	85		21 ADAIR ST	0.229		FORECLOSURE	0.21	-	-	High Density Residential	15C - Public Property	0.21	NO	NO	NO	Preservation Area	
16	119		3 AVON ST	0.401			0.39	-	0.02	High Density Residential	1 - Vacant Land	0.37	NO	NO	NO	Preservation Area	
16	123		1 AVON ST	0.115		TAX LIEN FORECLOSURE	0.11	-	-	High Density Residential	15C - Public Property	0.11	NO	NO	NO	Preservation Area	
16	125		55 ASH ST	0.109		TAX LIEN FORECLOSURE	0.10	-	-	High Density Residential	15C - Public Property	0.10	NO	NO	NO	Preservation Area	
17	15		20 ADAIR ST	0.229			0.22	-	-	High Density Residential	1 - Vacant Land	0.22	NO	NO	NO	Preservation Area	
17	39		23 ACORN ST	0.172		TAX LIEN FORECLOSURE	0.17	-	-	High Density Residential	15C - Public Property	0.17	NO	NO	NO	Preservation Area	
17	42		25 ACORN ST	0.172		TAX LIEN FORECLOSURE	0.16	-	-	High Density Residential	15C - Public Property	0.16	NO	NO	NO	Preservation Area	
17	45		27 ACORN ST	0.172		FORECLOSURE	0.17	-	-	High Density Residential	15C - Public Property	0.17	NO	NO	NO	Preservation Area	
17	483		5 ACORN ST	0.115			0.11	-	0.11	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
18	386		5 RT 206	1.54			0.89	0.65	1.55	Retail	1 - Vacant Land	0.00	YES	NO	NO	Preservation Area	
18.02	416		CHESTNUT ST	0.344			0.30	-	0.30	Retail	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
19	457		24 ACORN ST	0.115			0.11	-	-	High Density Residential	1 - Vacant Land	0.11	NO	NO	NO	Preservation Area	
20	287		3 BEECH ST	0.115			0.12	-	0.12	Medium Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
20	289		3 BEECH ST	0.097			0.11	-	0.11	Medium Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
20	642.02		30 ASH ST	0.08		VACANT LAND	0.08	-	0.08	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
21	247		3 RIVER RD	0.633			0.62	-	0.62	Medium Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
22	223		2 RIVER RD	2.661		PARK	3.21	-	3.21	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
22.01	1		RIVER RD	3.8		PARK	2.70	-	2.70	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
23	13.01		ROBERT ST	0.245		VACANT LAND	0.25	-	0.25	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
26	368.01		8 BROAD AVE	0.229			0.23	-	0.23	Medium Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
27	372		7 RT 206	1.35			0.77	0.55	1.32	Retail	1 - Vacant Land	-	YES	NO	NO	Preservation Area	
27	383		11 RT 206	1.03			-	1.03	1.03	Retail	1 - Vacant Land	-	YES	NO	NO	Preservation Area	
28	308.02		23 MAYNE AVE	0.229			0.23	-	0.07	Medium Density Residential	1 - Vacant Land	0.16	NO	NO	NO	Preservation Area	
28	334		12 LOCKWOOD AVE	0.459		DISABLED VETERAN	0.45	-	0.45	Medium Density Residential	15F - Other Exempt	-	NO	NO	NO	Preservation Area	

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29	284.01		48 MAYNE AVE	0.459		TAX LIEN FORECLOSURE	0.45	-	0.24	Medium Density Residential	15C - Public Property	0.21	NO	NO	NO	Preservation Area	
30	71		SUSSEX ST	0.839		PARK	0.79	-	0.79	Medium Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
30	73		9 SUSSEX ST	0.432			0.45	-	0.44	Medium Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
30	76.03		WATERLOO RD	1.27			1.35	-	1.35	Medium Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
30	81		36 WATERLOO RD	0.783		PARK	0.60	-	0.60	Institutional	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
30	83		40 WATERLOO RD	0.672		PARK	0.64	-	0.64	Institutional	15C - Public Property	-	NO	NO	NO	Preservation Area	
30	85		44 WATERLOO RD	1.238		PARK	1.28	-	1.28	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
31	29		MILLSTREAM LN	0.709			0.68	-	0.68	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
31	30		MILLSTREAM LN	1.035			1.00	-	1.00	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
31	31		MILLSTREAM LN	1.035			1.02	-	1.02	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
31	32		MILLSTREAM LN	0.632			0.62	-	0.62	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
32	8		NORTH ST	2.53			2.57	-	2.57	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
32	10		NORTH ST	0.918			0.95	-	0.95	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
32	11		NORTH ST	0.849			0.94	-	0.94	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
32	16		MILLSTREAM LN	1.079			0.81	-	0.81	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
33	1		NORTH ST	0.466			1.02	-	1.02	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
33	3	QFARM	NORTH ST	2.752			4.23	0.01	4.24	Suburban Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
33	7		NORTH ST	0.88			0.79	-	0.79	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
34	15		75 RT 206	2.6			-	2.54	2.53	Retail	1 - Vacant Land	0.01	YES	NO	NO	Preservation Area	
34	16	QFARM	71 RT 206	5.884			-	6.74	6.74	Retail	3B - Farm (Qualified)	0.00	YES	NO	NO	Preservation Area	
34	16.01		73 RT 206	0.037		PUMP STATION	-	0.04	0.04	Retail	15C - Public Property	-	YES	NO	NO	Preservation Area	
34	19		MILLSTREAM LN	0.918			-	0.90	0.90	Retail	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
35	34.01		5 NETCONG AVE	0.482			0.47	-	0.45	Retail	1 - Vacant Land	0.03	NO	NO	NO	Preservation Area	
35	38.01		41 RT 206	0.1768			0.21	-	0.21	Retail	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
36	39.01		37 RT 206	0.05		PUMP STATION	-	0.05	0.05	Retail	15C - Public Property	-	YES	NO	NO	Preservation Area	
36	42	C004C	4 WATERLOO RD	0		CHURCH	-	0.04	0.02	Retail	15D - Church and Charitable Property	0.02	YES	NO	NO	Preservation Area	
36	53		39 RT 206	11.47			11.61	-	11.61	Retail	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
38	64.01		10 SUSSEX ST	0.367			0.36	-	0.10	Medium Density Residential	1 - Vacant Land	0.26	NO	NO	NO	Preservation Area	
38	64.02		12 SUSSEX ST	0.434			0.41	-	0.40	Medium Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	

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38	65.02		NEWTON AVE	0.367			0.36	-	0.34	Medium Density Residential	1 - Vacant Land	0.02	NO	NO	NO	Preservation Area	
40	13		25 STONY BROOK RD	0.282			0.27	-	0.27	Medium Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
40	13.01	QFARM	RT 206	6.172			-	5.72	5.72	Retail	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
40	19		5 BROOKWOOD RD	4.2		OPEN SPACE	0.18	4.02	3.92	Medium Density Residential	15C - Public Property	0.29	NO	YES	NO	Preservation Area	
41	90.01		24 RT 206	2.63			-	2.63	1.01	Retail	1 - Vacant Land	1.61	YES	NO	YES	Pending application for a mixed-use building, 2nd & 3rd floor apartments are a conditional use	1.9
41	94		18 RT 206	0.902			-	0.90	0.87	Retail	1 - Vacant Land	0.03	YES	NO	NO	Preservation Area	
42	110		12 RT 206	1.53		ADMIN/TRAINING	0.00	1.55	1.55	Retail	15D - Church and Charitable Property	0.00	YES	NO	NO	Preservation Area	
42	115		RT 206	2.72			-	2.49	2.49	Retail	1 - Vacant Land	-	YES	NO	NO	Preservation Area	
42	231		WOODS EDGE RD	0.0046			0.01	-	0.01	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
43	206.02		8 MOUNTAIN AVE	0.12		TAX LIEN FORECLOSURE	0.13	-	0.10	High Density Residential	1 - Vacant Land	0.03	NO	NO	NO	Preservation Area	
48	131		30 RT 206	0.482		ROAD	-	0.47	0.22	Retail	15C - Public Property	0.24	NO	NO	NO	Preservation Area	
49	142		14 BROOKWOOD RD	0.112			0.14	-	0.03	High Density Residential	1 - Vacant Land	0.11	NO	NO	NO	Preservation Area	
51	153		8 EAST WATERLOO RD	0.103		IN REM	0.15	-	-	High Density Residential	1 - Vacant Land	0.15	NO	NO	NO	Preservation Area	
55	31		8 TROUT BROOK RD	0.25		FORECLOSURE	0.25	-	0.25	Medium Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
56	45		37 BROOKWOOD DR	0.337		DISABLED VET	0.35	-	0.35	Medium Density Residential	15F - Other Exempt	0.00	NO	NO	NO	Preservation Area	
56	47		1 SHADYBROOK RD	0.207		FORECLOSURE	0.20	-	0.15	Medium Density Residential	15C - Public Property	0.05	NO	NO	NO	Preservation Area	
57	57		47 BROOKWOOD DR	0.492			0.50	-	0.50	Medium Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
57	59		1 SANDYBROOK RD	0.331		FORECLOSURE	0.34	-	0.34	Medium Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
57	62		5 SANDYBROOK RD	0.41			0.41	-	0.41	Medium Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
58	64		6 SANDYBROOK RD	0.303			0.30	-	0.30	Medium Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
58	66		4 SANDYBROOK RD	0.138			0.14	-	0.14	Medium Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
58.01	1		LUBBERS RUN	0.26		TAX LIEN FORECLOSURE	2.74	-	2.74	Retail	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
59	5		89 RT 206	1.75		STORAGE BLDG.	-	1.89	0.37	Retail	15C - Public Property	1.52	YES	NO	NO	Preservation Area	
59	6		HI GLEN DR	0.82		PARK	0.83	-	0.83	Suburban Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
63	1		OAK HILL DR	0.65		PARK	0.71	-	0.71	Suburban Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
64	1		DREXEL DR	22.69		PARK	22.97	-	22.97	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	

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69	11		8 FRANCIS TERR	0.578		RESIDENCE	0.58	-	0.53	Suburban Residential	15D - Church and Charitable Property	0.05	NO	NO	NO	Preservation Area	
70	6		HI GLEN DR	0.12		PARK	-	0.15	0.11	Retail	15C - Public Property	0.04	NO	NO	NO	Preservation Area	
70	7.02		RT 206	0.6		TAX LIEN FORECLOSURE	-	0.64	0.64	Retail	15C - Public Property	-	YES	NO	NO	Preservation Area	
70	10		RT 206	17.64		PARK	18.66	-	18.66	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
78	102		BEECH TRAIL	0.472			0.52	-	0.52	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
78	113		BEECH TRAIL	0.733			0.74	-	0.74	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
79	126		ROCK TRAIL	1.182		PARK	1.33	-	1.33	Suburban Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
82	189		POPLAR TRAIL	0.109		VACANT LAND	0.12	-	0.04	Medium Density Residential	15C - Public Property	0.08	NO	NO	NO	Preservation Area	
83	191		CEDAR RD	0.268		OPEN SPACE/DONA TION	0.31	-	0.24	Medium Density Residential	15C - Public Property	0.07	NO	NO	NO	Preservation Area	
83	193		CEDAR RD	0.115			0.11	-	0.09	Medium Density Residential	1 - Vacant Land	0.02	NO	NO	NO	Preservation Area	
83	194		CEDAR RD	0.193			0.19	-	0.15	Medium Density Residential	1 - Vacant Land	0.04	NO	NO	NO	Preservation Area	
85	216		WATERLOO RD	0.286			0.28	-	0.28	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
85	223		WATERLOO RD	0.243			0.22	-	0.22	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
86	225		WATERLOO RD	1.63		IN REM	1.64	-	1.60	Suburban Residential	15C - Public Property	0.04	NO	YES	NO	Preservation Area	
86	237		78 CRANBERRY LEDGE RD	0.435		FORECLOSURE	0.46	-	0.29	Suburban Residential	15C - Public Property	0.17	NO	NO	NO	Preservation Area	
91	286		WATERLOO RD	0.211			0.22	-	0.19	Suburban Residential	1 - Vacant Land	0.02	NO	NO	NO	Preservation Area	
91	290		WILD CHERRY TRAIL	0.572	L297,301,302, 305,306	TAX LIEN FORECLOSURE	1.21	-	1.18	Suburban Residential	15C - Public Property	0.03	NO	NO	NO	Preservation Area	
91	292		WATERLOO RD	0.126			0.13	-	0.13	Medium Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
91	295		HEMLOCK TRAIL	0.103		FORECLOSURE	0.10	-	0.10	Medium Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
91	298		HEMLOCK TRAIL	0.154		FORECLOSURE	0.16	-	0.15	Medium Density Residential	15C - Public Property	0.01	NO	NO	NO	Preservation Area	
91	299		59 CRANBERRY LEDGE RD	0.24		TAX LIEN FORECLOSURE	0.23	-	0.10	Medium Density Residential	15C - Public Property	0.13	NO	NO	NO	Preservation Area	
91	303		HEMLOCK TRAIL	0.138		FORECLOSURE	0.14	-	0.02	Medium Density Residential	15C - Public Property	0.12	NO	NO	NO	Preservation Area	
91	314		WATERLOO RD	0.24		VACANT LAND	0.23	-	0.02	Medium Density Residential	15C - Public Property	0.20	NO	NO	NO	Preservation Area	
93	300		WATERLOO RD	0.083		IN REM	0.09	-	-	Medium Density Residential	15C - Public Property	0.09	NO	NO	NO	Preservation Area	
94	377		BROOK TRAIL	0.46			0.44	-	0.44	Medium Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	

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96	338		SPRING TRAIL	0.4		FORECLOSURE	0.42	-	0.18	Medium Density Residential	15C - Public Property	0.23	NO	NO	NO	Preservation Area	
97	353		OAK TRAIL	0.505			0.50	-	0.50	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
98	362		8 HART TRAIL	0.323			0.32	-	0.12	Medium Density Residential	1 - Vacant Land	0.20	NO	NO	NO	Preservation Area	
100	368		BIRD PASS	0.516			0.49	-	0.44	Medium Density Residential	1 - Vacant Land	0.05	NO	NO	NO	Preservation Area	
100	373		37 CRANBERRY LEDGE RD	0.313			0.32	-	0.32	Medium Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
101	380		BROOK TRAIL	0.333			0.35	-	0.35	Medium Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
101	383		BROOK TRAIL	0.837		LAND DONATION	0.86	-	0.81	Medium Density Residential	15C - Public Property	0.05	NO	NO	NO	Preservation Area	
102	391		PARTRIDGE TRAIL	0.298		LAND DONATION	0.33	-	0.33	Medium Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
103	397		WATERLOO RD	0.362			0.26	-	0.26	Medium Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
103	400		WATERLOO RD	0.018		IN REM	0.03	-	0.03		15C - Public Property	-	NO	NO	NO	Preservation Area	
104	9		8 CRANBERRY LEDGE RD	0.098			0.10	-	0.10	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
104	17		NORTH SHORE RD	7.4			7.27	-	4.00	Suburban Residential	1 - Vacant Land	3.27	NO	NO	NO	Preservation Area	
105	29		NORTH SHORE RD	0.264			0.23	-	-	High Density Residential	1 - Vacant Land	0.23	NO	NO	NO	Preservation Area	
111	9		BROOK TRAIL	0.124			0.16	-	0.16	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
112	1		NORTH SHORE RD	0.08			0.08	-	0.08	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
113	1		CRANBERRY LAKE	0.05			0.05	-	0.05	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
115	1		HAWTHORNE TRAIL	0.216		VACANT LAND	0.22	-	0.22	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
115	4		HAWTHORNE TRAIL	0.093		FORECLOSURE	0.09	-	0.09	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
115	8		PATHFINDER TRAIL	0.177			0.19	-	0.19	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
116	15		2 BOULDER TRAIL	0.646			0.65	-	0.36	High Density Residential	1 - Vacant Land	0.29	NO	NO	NO	Preservation Area	
117	11		BOULDER TRAIL	0.215			0.22	-	0.05	High Density Residential	1 - Vacant Land	0.17	NO	NO	NO	Preservation Area	
118	1.02		SIDE HILL TRAIL	0.459			0.46	-	0.46	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
118	2		HAWTHORNE TRAIL	23.48		VACANT LAND	25.32	-	25.24	Institutional; Suburban Residential	15C - Public Property	0.08	NO	YES	NO	Preservation Area	
120	11		LANDONE TRAIL	0.095			0.10	-	0.10	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
120	14		6 HAWTHORNE TRAIL	0.172			0.19	-	0.19	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
120	16		8 HAWTHORNE TRAIL	0.172			0.18	-	0.18	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	

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124	37		BALD ROCK TRAIL	0.182			0.18	-	0.18	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
126	3		BALD ROCK TRAIL	0.308			0.25	-	0.25	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
130	1		NORTH SHORE RD	0.096			0.11	-	0.11	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
137	10		CABIN SPRING TRAIL	0.621			0.57	-	0.57	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
139	45		23 TOTE RD E	0.169			0.17	-	0.10	High Density Residential	1 - Vacant Land	0.06	NO	NO	NO	Preservation Area	
139	47		PANTHER PASS	0.166			0.16	-	0.00	High Density Residential	1 - Vacant Land	0.16	NO	NO	NO	Preservation Area	
139	48		HILL CREST TRAIL	0.145			0.15	-	0.07	High Density Residential	1 - Vacant Land	0.08	NO	NO	NO	Preservation Area	
139	51		5 PANTHER PASS	0.154			0.15	-	0.06	High Density Residential	1 - Vacant Land	0.09	NO	NO	NO	Preservation Area	
140	58		HILL CREST TRAIL	0.081			0.08	-	0.03	High Density Residential	1 - Vacant Land	0.05	NO	NO	NO	Preservation Area	
140	60		HILL CREST TRAIL	0.097			0.10	-	0.08	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
140	61		PANTHER PASS	0.521		FORECLOSURE	0.47	-	0.41	High Density Residential	15C - Public Property	0.06	NO	NO	NO	Preservation Area	
140	64		CRANBERRY LAKE	0.248			0.25	-	0.25	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
140	66		TA-BO-GA TRAIL	0.083		FORECLOSURE	0.08	-	0.05	High Density Residential	15C - Public Property	0.03	NO	NO	NO	Preservation Area	
140	69		TA-BO-GA TRAIL	0.115			0.12	-	0.12	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
141	71		OPA PASS	0.089		TAX LIEN FORECLOSURE	0.09	-	0.09	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
141	78		KA-TON-AH TRAIL	0.19			0.18	-	0.16	High Density Residential	1 - Vacant Land	0.02	NO	NO	NO	Preservation Area	
142	92		WO-MA-GA TRAIL	0.113			0.11	-	0.07	High Density Residential	1 - Vacant Land	0.04	NO	NO	NO	Preservation Area	
144	135		33 ALLAMUCHY TRAIL	0.093			0.09	-	0.05	High Density Residential	1 - Vacant Land	0.04	NO	NO	NO	Preservation Area	
144	136		KA-TON-AH TRAIL	0.086			0.09	-	0.00	High Density Residential	1 - Vacant Land	0.08	NO	NO	NO	Preservation Area	
146	154		TA-BO-GA TRAIL	0.282			0.29	-	0.19	High Density Residential	1 - Vacant Land	0.10	NO	NO	NO	Preservation Area	
147	158		NORTH SHORE RD	0.0758			0.09	-	0.01	High Density Residential	1 - Vacant Land	0.08	NO	NO	NO	Preservation Area	
151	190		WA-PO-GA TRAIL	0.111			0.11	-	0.05	High Density Residential	1 - Vacant Land	0.06	NO	NO	NO	Preservation Area	
151	201		NORTH SHORE RD	0.837		PARK	0.83	-	0.08	High Density Residential	1 - Vacant Land	0.75	NO	NO	NO	Preservation Area	
155	250		ALLAMUCHY TRAIL	0.086			0.09	-	0.09	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
155	254.01		CABIN SPRING TRAIL	0.1584		TAX LIEN FORECLOSURE	0.15	-	0.15	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
157	262		WA-PO-GA TRAIL	0.328		TAX LIEN FORECLOSURE	0.32	-	-	High Density Residential	15C - Public Property	0.32	NO	NO	NO	Preservation Area	
157	284		NORTH SHORE RD	0.12			0.13	-	0.00	High Density Residential	1 - Vacant Land	0.12	NO	NO	NO	Preservation Area	
158	288		54 NORTH SHORE RD	0.147		VACANT LAND	0.15	-	0.13	High Density Residential	15C - Public Property	0.02	NO	NO	NO	Preservation Area	
159	290		56 NORTH SHORE RD	0.367		TAX LIEN	0.37	-	0.35	High Density Residential	15C - Public Property	0.03	NO	NO	NO	Preservation Area	

Block	Lot	Q Code	Address	Acres	Add. Lots	Fac. Name	Preservation Area Acres	Planning Area Acres	Constrained Acres	ZONING	Property Class2	Developable Acres	SSA	Preserved	Developable	Municipal Rationale	RDP
160	299		NORTH SHORE RD	0.34			0.33	-	0.20	High Density Residential	1 - Vacant Land	0.13	NO	NO	NO	Preservation Area	
160	306		NORTH SHORE RD	0.085			0.08	-	0.08	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
161	307		NORTH SHORE RD	0.096			0.09	-	0.01	High Density Residential	1 - Vacant Land	0.09	NO	NO	NO	Preservation Area	
161	319		CRANBERRY LAKE	0.33			0.34	-	0.01	High Density Residential	1 - Vacant Land	0.33	NO	NO	NO	Preservation Area	
167	18		ROSE TRAIL	0.036			0.03	-	0.03	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
168	8		29 ROSE TRAIL	0.134			0.15	-	0.15	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
169	1		ROSE TRAIL	0.132			0.13	-	0.13	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
169	7		23 ROSE TRAIL	0.049			0.05	-	0.05	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
172	14		5 LAUREL TRAIL	0.115			0.11	-	0.11	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
172	19		10 METEOR TRAIL	0.14			0.14	-	0.14	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
173	55		22 METEOR TRAIL	0.087			0.10	-	0.10	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
174	73		30 METEOR TRAIL	0.063			0.08	-	0.08	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
174	77		36 METEOR TRAIL	0.189			0.21	-	0.21	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
178	21		14 LAUREL TRAIL	0.077			0.08	-	0.00	High Density Residential	1 - Vacant Land	0.08	NO	NO	NO	Preservation Area	
179	1.01		ROSE TRAIL	0.16			0.17	-	0.17	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
180	9		ROSE TRAIL	0.209			0.22	-	0.22	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
180	28		19 ROSE TRAIL	0.161			0.16	-	0.16	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
181	24		7 ROSE TRAIL	0.054		TAX LIEN FORECLOSURE	0.06	-	0.02	High Density Residential	15C - Public Property	0.03	NO	NO	NO	Preservation Area	
181	25.01		NORTH SHORE TRAIL	0.08		FORECLOSURE	0.08	-	0.08	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
181	29.01		CRANBERRY LAKE	0.08		TAX LIEN FORECLOSURE	0.08	-	0.07	High Density Residential	15C - Public Property	0.01	NO	NO	NO	Preservation Area	
181	33		NORTH SHORE TRAIL	0.128			0.13	-	0.10	High Density Residential	1 - Vacant Land	0.03	NO	NO	NO	Preservation Area	
182	41		NORTH SHORE TRAIL	0.117			0.15	-	0.15	High Density Residential; Institutional	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
186	1		NORTH SHORE RD	2.6			2.47	-	2.47	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
186	2		CRANBERRY LAKE	0.095			0.11	-	0.11	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
186	7		CRANBERRY LAKE	0.091			0.09	-	0.09	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
190	16.02		84 SOUTH SHORE RD	0.0143			0.02	-	0.02	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
191	23		WARAMAUG TRAIL	0.083			0.08	-	0.08	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
191	29		MAUGTAUG TRAIL	0.097			0.10	-	0.10	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
192	35		SAUGTAUG TRAIL	0.109		TAX LIEN FORECLOSURE	0.11	-	0.11	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	

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192	40		7 MAUGTAUG TRAIL	0.286			0.27	-	0.27	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
196	16		101 SOUTH SHORE RD	0.147			0.16	-	0.16	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
196	19		SAUGTAUG TRAIL	0.091			0.09	-	0.09	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
197	25		WARAMAUG TRAIL	0.188			0.20	-	0.20	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
198	30		WARAMAUG TRAIL	0.191			0.19	-	0.19	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
199	38		SAUGTAUG TRAIL	0.434			0.40	-	0.26	High Density Residential	1 - Vacant Land	0.14	NO	NO	NO	Preservation Area	
200	41		SAUGTAUG TRAIL	0.183			0.18	-	0.18	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
200	43		SAUGTAUG TRAIL	0.424			0.42	-	0.35	High Density Residential	1 - Vacant Land	0.07	NO	NO	NO	Preservation Area	
200	45		SAUGTAUG TRAIL	0.138			0.14	-	0.05	High Density Residential	1 - Vacant Land	0.09	NO	NO	NO	Preservation Area	
200	46		12 SAUGTAUG TRAIL	0.292			0.32	-	0.20	High Density Residential	1 - Vacant Land	0.12	NO	NO	NO	Preservation Area	
203	15		15 HARDING RD	0.152			0.16	-	0.16	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
208	16		118 SOUTH SHORE RD	0.115			0.12	-	0.12	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
208	16.01		SOUTH SHORE RD	0.119		TAX LIEN FORECLOSURE	0.13	-	0.13	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
210	37		HILL TOP TRAIL	0.131			0.14	-	0.14	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
212	1.01		215 RT 206	15.37		PARK	15.22	-	15.19	Institutional	15C - Public Property	0.03	NO	YES	NO	Preservation Area	
212	1.02		RT 206	23.19		PARK	23.56	-	23.56	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
212	7		225 RT 206	1.351		FIREHOUSE	1.29	-	0.43	Office/Commercial	15D - Church and Charitable Property	0.86	NO	NO	NO	Preservation Area	
212	10		221 RT 206	0.43		RESCUE SQUAD	0.42	-	0.13	Office/Commercial	15D - Church and Charitable Property	0.29	NO	NO	NO	Preservation Area	
214	1		WATERLOO RD	2.58		PARK	2.49	-	2.49	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
214.01	1		WATERLOO RD	0.326		PARK	0.18	-	0.18	Institutional	15C - Public Property	-	NO	NO	NO	Preservation Area	
214.02	1		SOUTH SHORE RD	24.1		PARK	25.88	-	25.85	Institutional	15C - Public Property	0.03	NO	YES	NO	Preservation Area	
214.03	1		CRANBERRY LAKE	4.53		PARK	5.17	-	5.17	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
214.04	1		CRANBERRY LAKE	0			0.07	-	0.07	Institutional	15C - Public Property	-	NO	NO	NO	Preservation Area	
214.05	1		CRANBERRY LAKE	3.1		PARK	4.09	-	4.09	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
214.06	1		CRANBERRY LAKE	4.65		PARK	4.04	-	3.85	Institutional	15C - Public Property	0.20	NO	YES	NO	Preservation Area	
215	4		267 RT 206	0.161			0.19	-	0.19	Institutional	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
215	5		RT 206	0.05			0.06	-	0.06	Institutional	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
216	1		1 WILLOR DR	2		TAX LIEN FORECLOSURE	2.37	-	2.37	Office/Commercial	15C - Public Property	-	NO	NO	NO	Preservation Area	
216	2.02		272 RT 206	0			0.37	-	0.37	Office/Commercial	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
218	1		BYRAM ISLAND	6.3		RAILROAD	1.19	6.90	7.10	Institutional	15C - Public Property	0.98	NO	NO	NO	Preservation Area	
218.01	1		RAILROAD	64.92		RAILROAD	47.62	-	43.23	Institutional; Rural Residential	15C - Public Property	4.39	NO	NO	NO	Preservation Area	
218.02	1		RAILROAD	10.25		JUG HANDLE	10.68	-	10.68	Institutional	15C - Public Property	-	NO	NO	NO	Preservation Area	

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218.03	1		RAILROAD	5.97		JUG HANDLE	11.89	-	11.89	Institutional	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
218.04	1		RAILROAD	20.62		JUG HANDLE	19.46	-	15.64	Institutional	15C - Public Property	3.82	NO	NO	NO	Preservation Area	
218.05	1		ROSEVILLE RD	1.163		VEHICLE BRIDGE	1.03	-	1.03	Institutional	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
218.06	1		RAILROAD	9.26		JUG HANDLE	10.71	-	10.64	Institutional	15C - Public Property	0.07	NO	NO	NO	Preservation Area	
219	3.01		4 WILLOR DR	0.611		WIDOW - DISABLED VET	0.53	-	0.48	Office/Commer cial	15F - Other Exempt	0.05	NO	NO	NO	Preservation Area	
220	7		RT 206	0.572			0.54	-	-	Office/Commer cial	1 - Vacant Land	0.54	NO	NO	NO	Preservation Area	
222.01	5.03		5 ROGER DR	0.91		TAX LIEN FORECLOSURE	0.85	-	0.85	Medium Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
222.01	18		11 C O DR	0.46			0.53	-	0.53	Medium Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
224	10		TAMARACK RD	5.6			5.22	-	5.22	Rural Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
224	10.01		14 TAMARACK RD	0.737			0.72	-	0.72	Medium Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
226	1		RT 206	0.762			0.68	-	0.68	Office/Commer cial	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
226	2	QFARM	202 RT 206	2.13			2.10	-	2.09	Office/Commer cial	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
226	4.02	QFARM	RT 206	6.03			5.30	-	5.21	Rural Residential	3B - Farm (Qualified)	0.09	NO	NO	NO	Preservation Area	
226	4.03	QFARM	RT 206	9.4			9.43	-	9.43	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
226	5	QFARM	RT 206	143.3			143.37	-	143.37	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
226	6	QFARM	166 RT 206	9.29			11.31	-	11.31	Industrial; Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
226	7	QFARM	RT 206	11.1			11.21	-	6.66	Industrial	3B - Farm (Qualified)	4.55	NO	NO	NO	Preservation Area	
226	8	QFARM	RT 206	199.21			261.65	-	261.65	Industrial; Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
226	8.01	QFARM	40 OLD INDIAN SPRING RD	26.51			37.36	-	37.36	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
226	11	QFARM	RT 206	121.63			124.20	-	124.20	Industrial; Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
226	24	QFARM	LACKAWANN A DR	5.67			3.09	-	3.09	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
226	25.02		C O DR	53.97		CRANBERRY OVERLOOK	48.63	-	48.63	Rural Residential	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
226	26		OLD INDIAN SPRING RD	43.94		DEDICATED OPEN SPACE	44.84	-	44.84	Rural Residential	15C - Public Property	-	NO	YES	NO	Preservation Area	
227	377		9 BANK ST	0.225			0.14	-	0.14	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
227	390	QFARM	26 BANK ST	18.5			25.71	-	25.15	Rural Residential	3B - Farm (Qualified)	0.56	NO	NO	NO	Preservation Area	
228	305		BANK ST	0.061		TAX LIEN FORECLOSURE	0.06	-	0.06	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
228	321		BANK ST	0.351			0.33	-	0.30	High Density Residential	1 - Vacant Land	0.03	NO	NO	NO	Preservation Area	
228	323		BANK ST	0.355			0.37	-	0.35	High Density Residential	1 - Vacant Land	0.02	NO	NO	NO	Preservation Area	
228	331		18 BANK ST	0.255			0.26	-	0.26	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
228	334		20 BANK ST	0.275			0.29	-	0.29	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
228	338		22 BANK ST	0.069			0.07	-	0.07	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	

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228	339		24 BANK ST	0.356			0.37	-	0.37	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
229	12		LACKAWANN A DR	0.255		TAX LIEN FORECLOSURE	0.24	-	0.24	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
230	6		RICHMOND RD	0.35		TAX LIEN FORECLOSURE	0.36	-	0.36	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
230	8		RICHMOND RD	0.33			0.30	-	0.30	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
230	12		6 RICHMOND RD	0.185		TAX LIEN FORECLOSURE	0.17	-	0.17	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
231	12		16 LAKE DR W	0.4		TAX LIEN FORECLOSURE	0.40	-	0.40	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
234	1.04	QFARM	3 PARTRIDGE RD	28.93			10.25	-	10.23	Rural Residential	3B - Farm (Qualified)	0.02	NO	NO	NO	Preservation Area	
237	519	QFARM	8 CARPENTER RD	1.5			1.54	-	1.02	Suburban Residential	3B - Farm (Qualified)	0.52	NO	NO	NO	Preservation Area	
237	521		4 CARPENTER RD	0.76			0.63	-	0.49	Suburban Residential	1 - Vacant Land	0.14	NO	NO	NO	Preservation Area	
238	508		25 CARPENTER RD	2.02			2.09	-	1.00	Suburban Residential	1 - Vacant Land	1.09	NO	NO	NO	Preservation Area	
239	506		21 CARPENTER RD	0.77		TAX LIEN FORECLOSURE	1.09	-	0.56	Rural Residential	15C - Public Property	0.53	NO	NO	NO	Preservation Area	
241	502		9 CARPENTER RD	0.87			0.99	-	0.30	Suburban Residential	1 - Vacant Land	0.69	NO	NO	NO	Preservation Area	
241	503		SQUIRREL ST	0.609			0.68	-	0.40	Suburban Residential	1 - Vacant Land	0.27	NO	NO	NO	Preservation Area	
241	504		3 SQUIRREL ST	0.626			0.65	-	0.41	Suburban Residential	1 - Vacant Land	0.25	NO	NO	NO	Preservation Area	
241	505		5 SQUIRREL ST	0.294			0.60	-	0.59	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
242	19		LAKE DR	1.09			1.03	-	1.03	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
242	21		LAKE DR	0.232			0.23	-	0.23	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
242	24		13 LAKE DR	0.205			0.19	-	0.19	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
243	396		11 HEMINOVER ST	0.292		TAX LIEN FORECLOSURE	0.33	-	0.33	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
243	397		13 HEMINOVER ST	0.235			0.22	-	0.22	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
244	393		22 RICHMOND RD	0.599		DISABLED VET	0.64	-	0.64	High Density Residential	15F - Other Exempt	0.00	NO	NO	NO	Preservation Area	
245	19		30 RICHMOND RD	0.178			0.19	-	0.19	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
245	19.01		28 RICHMOND RD	0.12			0.13	-	0.13	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
245	19.02		RICHMOND RD	0.104			0.11	-	0.11	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
245	20		RICHMOND RD	0.303			0.29	-	0.29	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	

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247	1		LACKAWANN A DR	117			117.54	-	117.54	High Density Residential; Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
247	2		LACKAWANN A DR	0.3			0.42	-	0.42	Rural Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
247	3		LACKAWANN A DR	1			1.07	-	1.07	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
249	28		37 LAKE DR	0.397		FORECLOSURE	0.20	-	0.20	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
249	29.01		39 LAKE DR	0.034			0.05	-	0.05	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
251	683		LAKE DR	0.094			0.08	-	0.08	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
252	149		LAKE DR	0.7			0.20	-	0.20	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
252	683		LAKE DR	0.0362			0.02	-	0.02	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
255	204		217 LAKE DR	0.119			0.12	-	0.12	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
255	205		219 LAKE DR	0.196			0.21	-	0.21	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
255	216.02		235 LAKE DR	0.374			0.41	-	0.41	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
256	567		216 LAKE DR	0.172		FORECLOSURE	0.17	-	0.17	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
256	574		226 LAKE DR	0.471			0.32	-	0.23	Institutional	1 - Vacant Land	0.09	NO	NO	NO	Preservation Area	
256	582		LACKAWANN A DR	0.364		VACANT LAND	0.52	-	0.41	Institutional	15C - Public Property	0.12	NO	NO	NO	Preservation Area	
256	585		LACKAWANN A DR	1.86		VACANT LAND	1.95	-	1.67	Institutional	15C - Public Property	0.28	NO	YES	NO	Preservation Area	
257	605	QFARM	LACKAWANN A DR	3.24			3.43	-	3.43	Suburban Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
257	614		LACKAWANN A DR	0.705		FORECLOSURE	0.66	-	0.63	Suburban Residential	15C - Public Property	0.02	NO	NO	NO	Preservation Area	
257	616		LACKAWANN A DR	1.3		VACANT LAND	1.51	-	1.27	Institutional	15C - Public Property	0.24	NO	YES	NO	Preservation Area	
258	623		LACKAWANN A DR	2.17		VACANT LAND	2.82	-	1.76	Institutional	15C - Public Property	1.05	NO	YES	NO	Preservation Area	
259	1		244 LAKE DR	4.4			2.29	-	2.29	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
260	1		LACKAWANN A DR	0.04			0.19	-	0.19	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
261	264.01		LACKAWANN A DR	0.034			0.04	-	0.04	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
261	695		LACKAWANN A DR	0.3			0.72	-	0.72	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
261	697		LACKAWANN A DR	0.21			0.21	-	0.21	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
263	692	QFARM	LACKAWANN A DR	3.43			3.52	-	3.52	Suburban Residential	3B - Farm (Qualified)	0.00	NO	YES	NO	Preservation Area	
263	699		LACKAWANN A DR	1.8			1.38	-	1.25	Suburban Residential	1 - Vacant Land	0.13	NO	NO	NO	Preservation Area	
263	702		LACKAWANN A DR	0.11			0.11	-	0.11	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
264	268.01		LACKAWANN A DR	1.797			1.18	-	1.18	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
264	268.02		LACKAWANN A DR	0.54			0.59	-	0.59	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
264	277		LACKAWANN A DR	0.279			0.30	-	0.29	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
264	703		LACKAWANN A DR	1.267			1.21	-	1.21	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	

Block	Lot	Q Code	Address	Acres	Add. Lots	Fac. Name	Preservation Area Acres	Planning Area Acres	Constrained Acres	ZONING	Property Class2	Developable Acres	SSA	Preserved	Developable	Municipal Rationale	RDP
264	705		207 LACKAWANN A DR	0.56		FORECLOSURE	0.51	-	0.51	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
264	706		LACKAWANN A DR	0.557			0.55	-	0.54	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
264	715		181 LACKAWANN A DR	0.5222		FIRE HOUSE	0.31	-	0.30	High Density Residential	15D - Church and Charitable Property	0.01	NO	NO	NO	Preservation Area	
265	268		LACKAWANN A DR	0.023			0.04	-	0.04	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
265	272.02		LACKAWANN A DR	0.099			0.11	-	0.11	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
265	274		LACKAWANN A DR	0.08			0.09	-	0.09	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
265	279		189 LACKAWANN A DR	0.076			0.08	-	0.08	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
265	280		188 LACKAWANN A DR	0.065			0.08	-	0.08	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
265	281.02		LACKAWANN A DR	0.111			0.10	-	0.10	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
265	283		180 LACKAWANN A DR	0.15			0.17	-	0.17	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
265	285		176 LACKAWANN A DR	0.119			0.12	-	0.12	Office/Commercial	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
266	287.02		173 LACKAWANN A DR	0.76		DISABLED VETERAN	0.71	-	0.45	Office/Commercial	15F - Other Exempt	0.26	NO	NO	NO	Preservation Area	
267	738		GRANITE ST	2.15			2.12	-	1.19	Rural Residential	1 - Vacant Land	0.94	NO	NO	NO	Preservation Area	
268	740		GRANITE ST	4			5.19	-	4.41	Rural Residential	1 - Vacant Land	0.78	NO	NO	NO	Preservation Area	
268	744		GRANITE ST	0.95			0.94	-	0.51	Rural Residential	1 - Vacant Land	0.43	NO	NO	NO	Preservation Area	
268	760		SPRING RD	2.19		FORECLOSURE	2.24	-	2.07	Rural Residential	15C - Public Property	0.18	NO	YES	NO	Preservation Area	
268	762		MOUNTAIN RD	1.12			1.27	-	0.57	Rural Residential	1 - Vacant Land	0.70	NO	NO	NO	Preservation Area	
268	763		MOUNTAIN RD	5.46			4.47	-	3.76	Rural Residential	1 - Vacant Land	0.71	NO	NO	NO	Preservation Area	
268.01	1		GRANITE ST	0.077			0.04	-	0.01	Rural Residential	1 - Vacant Land	0.03	NO	NO	NO	Preservation Area	
269	769		MOUNTAIN RD	1.78			2.18	-	1.59	Rural Residential	1 - Vacant Land	0.59	NO	NO	NO	Preservation Area	
270	1		LACKAWANN A DR	4.9			5.91	-	5.91	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
271	774		LACKAWANN A DR	0.573			0.56	-	0.56	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
271	774.01		SPRING RD	1.99		FORECLOSURE	4.55	-	4.50	Rural Residential	15C - Public Property	0.05	NO	YES	NO	Preservation Area	
271	787		LACKAWANN A DR	0.212			0.20	-	0.18	High Density Residential	1 - Vacant Land	0.02	NO	NO	NO	Preservation Area	
271.01	771		SPRING RD	4.63			4.97	-	4.89	Rural Residential	1 - Vacant Land	0.08	NO	NO	NO	Preservation Area	
271.01	772		MOUNTAIN RD	1.61			1.65	-	1.16	Rural Residential	1 - Vacant Land	0.49	NO	NO	NO	Preservation Area	
271.01	773		MOUNTAIN RD	0.689		FORECLOSURE	0.87	-	0.64	Rural Residential	15C - Public Property	0.23	NO	NO	NO	Preservation Area	
272	288.01		LACKAWANN A DR	0.034			0.05	-	0.05	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	

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273	293		143 LACKAWANN A DR	0.105			0.11	-	0.11	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
273	305.02		LACKAWANN A DR	0.157			0.18	-	0.18	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
273	308.02		119 LACKAWANN A DR	0.072			0.08	-	0.08	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
274.01	933		8 GLEN COVE RD	0.169			0.17	-	0.17	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
275	751.01		171 FOREST LAKE DR	0.574			0.57	-	0.54	High Density Residential	1 - Vacant Land	0.04	NO	NO	NO	Preservation Area	
275	755		175 FOREST LAKE DR	0.376			0.37	-	0.37	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
276	543		13 LAKE VIEW DR	0.195		VACANT LAND	0.20	-	0.20	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
276	547		17 LAKE VIEW DR	0.204			0.20	-	0.17	High Density Residential	1 - Vacant Land	0.04	NO	NO	NO	Preservation Area	
277	561		22 LAKE VIEW DR	0.298			0.30	-	0.13	High Density Residential	1 - Vacant Land	0.17	NO	NO	NO	Preservation Area	
278	600		14 WOODLAND RD	0.182			0.18	-	0.08	High Density Residential	1 - Vacant Land	0.10	NO	NO	NO	Preservation Area	
278	608		6 WOODLAND RD	0.429			0.42	-	0.17	High Density Residential	1 - Vacant Land	0.25	NO	NO	NO	Preservation Area	
278	635		13 CRESCENT DR SO	0.301			0.29	-	0.06	High Density Residential	1 - Vacant Land	0.24	NO	NO	NO	Preservation Area	
279	291		28 CRESCENT DR NO	0.224			0.21	-	0.05	High Density Residential	1 - Vacant Land	0.16	NO	NO	NO	Preservation Area	
279	291.01		33 SHERWOOD FOREST DR	0.158		DISABLED VETERAN	0.33	-	0.08	High Density Residential	15F - Other Exempt	0.25	NO	NO	NO	Preservation Area	
279	341		CRESCENT DR SO	0.378			0.39	-	0.00	High Density Residential	1 - Vacant Land	0.39	NO	NO	NO	Preservation Area	
279	369		65 SHERWOOD FOREST DR	0.227			0.23	-	0.08	High Density Residential	1 - Vacant Land	0.14	NO	NO	NO	Preservation Area	
280	499		24 THE ROTUNDA	0.215			0.22	-	0.00	High Density Residential	1 - Vacant Land	0.22	NO	NO	NO	Preservation Area	
281	451		14 SHERWOOD FOREST DR	0.344			0.32	-	0.13	High Density Residential	1 - Vacant Land	0.19	NO	NO	NO	Preservation Area	
281	474		17 THE ROTUNDA	0.115			0.12	-	-	High Density Residential	1 - Vacant Land	0.12	NO	NO	NO	Preservation Area	
282	280		22 CRESCENT DR NO	0.236			0.25	-	0.15	High Density Residential	1 - Vacant Land	0.10	NO	NO	NO	Preservation Area	
282	343		SHERWOOD FOREST DR	0.448			0.61	-	0.12	High Density Residential	1 - Vacant Land	0.50	NO	NO	NO	Preservation Area	
282	347		6 CRESCENT DR SO	1.214		DISABLED VETERAN	0.97	-	0.66	High Density Residential	15F - Other Exempt	0.31	NO	NO	NO	Preservation Area	
282	352		2 CRESCENT DR SO	0.491			0.56	-	0.43	High Density Residential	1 - Vacant Land	0.13	NO	NO	NO	Preservation Area	
282	400		11 SHERWOOD FOREST DR	0.298			0.31	-	0.06	High Density Residential	1 - Vacant Land	0.25	NO	NO	NO	Preservation Area	
283	214		28 DEER RUN	0.273	L214-DA		0.28	-	0.12	High Density Residential	1 - Vacant Land	0.16	NO	NO	NO	Preservation Area	
283	215		26 DEER RUN	0.367		TAX LIEN FORECLOSURE	0.37	-	0.12	High Density Residential	15C - Public Property	0.25	NO	NO	NO	Preservation Area	

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283	217		24 DEER RUN	0.184			0.19	-	0.17	High Density Residential	1 - Vacant Land	0.02	NO	NO	NO	Preservation Area	
283	228		DEER RUN	0.183			0.17	-	0.05	High Density Residential	1 - Vacant Land	0.12	NO	NO	NO	Preservation Area	
283	229.01		6 DEER RUN	0.131			0.12	-	0.11	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
283	241		CRESCENT DR NO	0.115			0.11	-	0.10	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
284	187		125 FOREST LAKE DR	0.693			0.71	-	0.71	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
284	190		127 FOREST LAKE DR	0.349			0.35	-	0.35	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
285	1		65 WINDING WAY	0.096			0.17	-	0.15	High Density Residential	1 - Vacant Land	0.02	NO	NO	NO	Preservation Area	
285	1.01		ROSEVILLE RD	0.4591		RIGHT OF WAY	0.40	-	0.32	Institutional	15C - Public Property	0.08	NO	NO	NO	Preservation Area	
286	112.01		HEMLOCK RD	0.964			0.95	-	0.36	High Density Residential	1 - Vacant Land	0.58	NO	NO	NO	Preservation Area	
286	124.02		10 HEMLOCK RD	0.146			0.15	-	0.13	High Density Residential	1 - Vacant Land	0.02	NO	NO	NO	Preservation Area	
286	128		2 HEMLOCK RD	0.865			0.83	-	0.50	High Density Residential	1 - Vacant Land	0.34	NO	NO	NO	Preservation Area	
286	153.01		3 HARBOR VIEW DR	0.467			0.47	-	0.42	High Density Residential	1 - Vacant Land	0.05	NO	NO	NO	Preservation Area	
286	166		17 HARBOR VIEW DR	0.192			0.16	-	0.13	High Density Residential	1 - Vacant Land	0.03	NO	NO	NO	Preservation Area	
287	89		8 WINDING WAY	0.224			0.31	-	0.26	High Density Residential	1 - Vacant Land	0.05	NO	NO	NO	Preservation Area	
287	109		29 HEMLOCK RD	0.111			0.19	-	0.03	High Density Residential	1 - Vacant Land	0.17	NO	NO	NO	Preservation Area	
287	110		31 HEMLOCK RD	0.133			0.18	-	-	High Density Residential	1 - Vacant Land	0.18	NO	NO	NO	Preservation Area	
289	43		4 WOODLAWN DR	0.299			0.41	-	0.29	High Density Residential	1 - Vacant Land	0.12	NO	NO	NO	Preservation Area	
290.01	851	QFARM	815 FOREST LAKE DR	0.65			0.82	-	0.82	High Density Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
290.01	851.01	QFARM	7 CUB LAKE RD	8.17			9.58	-	9.52	Rural Residential	3B - Farm (Qualified)	0.06	NO	NO	NO	Preservation Area	
293	6.01		768 WEST SHORE TRAIL	3.59			3.24	-	3.24	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
293	6.04		LAKE MOHAWK	0.49			0.48	-	0.48	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
293	6.06		WEST SHORE TRAIL	0.93			0.94	-	0.89	Suburban Residential	1 - Vacant Land	0.04	NO	NO	NO	Preservation Area	
293	8.01		LAKE MOHAWK	0.6			0.62	-	0.62	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
293	2197		560 EAST SHORE TRAIL	0.648			0.63	-	0.63	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
293.02	8		LAKE MOHAWK	0			0.84	-	0.84		1 - Vacant Land	-	NO	NO	NO	Preservation Area	
293.02	8.03		MARINE TERR	0.732			0.76	-	0.76	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
294	4		MARINE TERR	0.191			0.21	-	0.21		1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
296	3		745 WEST SHORE TRAIL	0.555			0.55	-	0.55	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
296	8		753 WEST SHORE TRAIL	0.448			0.35	-	0.35	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
297	1.01		730 WEST SHORE TRAIL	1.5			1.49	-	1.49	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
297	12		754 WEST SHORE TRAIL	0.294			0.29	-	0.27	High Density Residential	1 - Vacant Land	0.02	NO	NO	NO	Preservation Area	

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297	2403		722 WEST SHORE TRAIL	0.331			0.28	-	0.28	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
297	2405		WEST SHORE TRAIL	0.193			0.07	-	0.07	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
301	1		78 LEE HILL RD	0.67			0.71	-	0.59	High Density Residential	1 - Vacant Land	0.12	NO	NO	NO	Preservation Area	
301	2		RANGER TRAIL	0.16		VACANT LAND	0.15	-	0.15	High Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
302	1		RANGER TRAIL	0.16		VACANT LAND	0.15	-	0.15	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
302	2289		195 GLENSIDE TRAIL	0.242			0.26	-	0.00	High Density Residential	1 - Vacant Land	0.25	NO	NO	NO	Preservation Area	
303	1		545 EAST SHORE TRAIL	1		VACANT LAND	0.95	-	0.74	High Density Residential	15C - Public Property	0.21	NO	NO	NO	Preservation Area	
304	4		GLENSIDE TRAIL	1			1.04	-	0.73	High Density Residential	1 - Vacant Land	0.31	NO	NO	NO	Preservation Area	
304	2218		176 GLENSIDE TRAIL	0.246		DISABLED VETERAN	0.45	-	0.37	High Density Residential	15F - Other Exempt	0.08	NO	NO	NO	Preservation Area	
304	2229.01		EAST SHORE TRAIL	0.285			0.29	-	0.23	High Density Residential	1 - Vacant Land	0.06	NO	NO	NO	Preservation Area	
305	2253		GLENSIDE TRAIL	0.229			0.27	-	0.12	High Density Residential	1 - Vacant Land	0.15	NO	NO	NO	Preservation Area	
305	2260		GLENSIDE TRAIL	0.173			0.16	-	0.08	High Density Residential	1 - Vacant Land	0.08	NO	NO	NO	Preservation Area	
307	1853		83 BIRCH PKWY	0.522		DISABLED VETERAN	0.46	-	0.46	High Density Residential	15F - Other Exempt	-	NO	NO	NO	Preservation Area	
307	1916		484 EAST SHORE TRAIL	0.253			0.28	-	0.27	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
308	1822		42 BIRCH PKWY	0.161		DISABLED VETERAN	0.16	0.03	0.19	High Density Residential	15F - Other Exempt	-	NO	NO	NO	Preservation Area	
310	1940		EAST SHORE TRAIL	0.509		VACANT LAND	0.50	-	0.48	High Density Residential	1 - Vacant Land	0.03	NO	NO	NO	Preservation Area	
310	1947		465 EAST SHORE TRAIL	0.43		DISABLED VETERAN	0.43	-	0.25	High Density Residential	15F - Other Exempt	0.18	NO	NO	NO	Preservation Area	
310	2028		4 LLENROC TERR	0.98		CHURCH	1.01	-	0.74	High Density Residential	15D - Church and Charitable Property	0.26	NO	NO	NO	Preservation Area	
311	1959		GARDEN TERR	0.82			0.80	-	0.46	High Density Residential	1 - Vacant Land	0.34	NO	NO	NO	Preservation Area	
311	1962		437 EAST SHORE TRAIL	0.212			0.14	0.05	0.16	High Density Residential	1 - Vacant Land	0.03	NO	NO	NO	Preservation Area	
311	2016		84 GLENSIDE TRAIL	0.54			0.53	-	0.47	High Density Residential	1 - Vacant Land	0.06	NO	NO	NO	Preservation Area	
312	2044.02		103 GLENSIDE TRAIL	0.03			0.03	-	0.02	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
313	2056		81 GLENSIDE TRAIL	0.194			0.20	-	0.19	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
313	2061.02		65 GLENSIDE TRAIL	0.038			0.05	0.00	0.05	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
313	2121		SPRINGBROOK TERR	0.138			0.13	-	0.12	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
315	2130		423 SPRINGBROOK TRAIL	0.228			0.22	-	0.22	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
315	2144.02		385 SPRINGBROOK TRAIL	0.184			0.01	0.00	0.00	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
318	19		RACCOON TRAIL	0.134		PARK	0.07	-	0.07	High Density Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
319	18		CRANBERRY LAKE ISLAND	0.44			0.44	-	0.44	Institutional	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	

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321	1		STRAWBERRY PT DR	0.032			0.06	-	0.06	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
327	25.01		NORTH SHORE RD	0.058			0.05	-	0.05	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
328	1.01		NORTH SHORE RD	0.2			0.21	-	0.21	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
328	1.02		NORTH SHORE RD	0.04			0.04	-	0.04	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
329	3		STRAWBERRY PT DR	0.4			0.37	-	0.37	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
331	2	X	CRANBERRY LAKE	146		LAKE	143.36	-	143.36	High Density Residential; Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
331	2.01		CRANBERRY LAKE	0		TAX LIEN FORECLOSURE	0.61	-	0.61	High Density Residential; Institutional	15C - Public Property	-	NO	NO	NO	Preservation Area	
331	5		CRANBERRY LAKE	3.71			3.62	-	3.62	High Density Residential; Rural Residential	1 - Vacant Land	0.00	NO	YES	NO	Preservation Area	
331	6		CRANBERRY LAKE	4.7		TAX LIEN FORECLOSURE	5.52	-	5.52	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
331	7		CRANBERRY LAKE	37.54			35.73	-	35.73	Rural Residential	1 - Vacant Land	0.00	NO	YES	NO	Preservation Area	
331	8		CABIN SPRING TRAIL	0.1		TAX LIEN FORECLOSURE	0.10	-	0.10	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
331	9		CRANBERRY LAKE	0.46		PARK	0.44	-	0.44	Institutional	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
331	10		CRANBERRY LAKE	0.6		PARK	0.76	-	0.76	Institutional	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
331	12		CRANBERRY LAKE	0.1			0.08	-	0.08	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
331	13		CRANBERRY LAKE	0.03			0.05	-	0.05	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
331.01	1		CRANBERRY LAKE	0.09			0.05	-	0.05	Institutional	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
332	1		CABIN SPRING TRAIL	0.06			0.07	-	0.07	High Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
332	2		CABIN SPRING TRAIL	0.4			0.32	-	0.27	High Density Residential	1 - Vacant Land	0.05	NO	NO	NO	Preservation Area	
332	3.24		CRANBERRY LAKE	1			1.80	-	1.79	High Density Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
333	1		CRANBERRY LAKE	13			11.95	-	7.70	High Density Residential	1 - Vacant Land	4.25	NO	NO	NO	Preservation Area	
334	1	QFARM	108 FOREST LAKE DR	26.89			61.89	-	61.89	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
334	15	QFARM	180 FOREST LAKE DR	2.3		VACANT LAND	2.40	-	2.40	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
334	16	QFARM	200 FOREST LAKE DR	7.97			6.43	-	6.43	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
335	1.04		ANDOVER MOHAWK RD	4.08		BRIAR RIDGE PARK	3.56	-	3.56	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
335	1.05		4 ANDOVER MOHAWK RD	4.2		DISABLED VETERAN	4.24	-	2.70	Suburban Residential	15F - Other Exempt	1.54	NO	NO	NO	Preservation Area	
335	2		ANDOVER MOHAWK RD	44.622		OPEN SPACE	44.85	-	39.79	Institutional	15C - Public Property	5.06	NO	YES	NO	Preservation Area	
335	4		ANDOVER MOHAWK RD	1.6			1.54	-	1.54	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
335	5		PERONA FARM RD	0.35			0.49	-	0.49	Institutional	1 - Vacant Land	-	NO	NO	NO	Preservation Area	

Block	Lot	Q Code	Address	Acres	Add. Lots	Fac. Name	Preservation Area Acres	Planning Area Acres	Constrained Acres	ZONING	Property Class2	Developable Acres	SSA	Preserved	Developable	Municipal Rationale	RDP
335	5.01		PERONA FARM RD	0.83			0.75	-	0.75	Institutional	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
335	5.02		PERONA FARM RD	0.99			0.74	-	0.58	Institutional	1 - Vacant Land	0.16	NO	NO	NO	Preservation Area	
335	5.03		PERONA FARM RD	1.02			0.79	-	0.13	Institutional	1 - Vacant Land	0.66	NO	NO	NO	Preservation Area	
335	5.04		PERONA FARM RD	0.67			0.66	-	0.01	Institutional	1 - Vacant Land	0.65	NO	NO	NO	Preservation Area	
335	5.05		PERONA FARM RD	0.22			0.31	-	0.02	Institutional	1 - Vacant Land	0.29	NO	NO	NO	Preservation Area	
336	1	QFARM	STAG LAKE	651			615.62	-	615.62	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
336	3.02		73 LEE HILL RD	1			11.52	-	11.52	Rural Residential	3A - Farm (Regular)	0.00	NO	NO	NO	Preservation Area	
336	3.07	QFARM	6 CAMELOT DR	10.517			11.56	-	11.56	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
336	3.08	QFARM	4 CAMELOT DR	5.658			5.76	-	5.17	Rural Residential	3B - Farm (Qualified)	0.58	NO	NO	NO	Preservation Area	
336	3.10	QFARM	8 CAMELOT DR	7.287			7.42	-	7.37	Rural Residential	3B - Farm (Qualified)	0.06	NO	NO	NO	Preservation Area	
336	3.16		3 CAMELOT DR	6.002		DISABLED VETERAN	5.74	-	3.16	Rural Residential	15F - Other Exempt	2.58	NO	NO	NO	Preservation Area	
336	12	QFARM	21 LEE HILL RD	11.59			12.73	-	11.54	Rural Residential	3B - Farm (Qualified)	1.19	NO	NO	NO	Preservation Area	
336	15.04	QFARM	15 LEE HILL RD	1.02			2.05	-	2.05	Suburban Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
336	15.05	QFARM	LEE HILL RD	23.82			23.90	-	23.90	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
336	15.06	QFARM	19 LEE HILL RD	47.73			20.84	-	20.84	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
336	15.09	QFARM	47 LEE HILL RD	5			36.95	-	36.95	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
336	15.10	QFARM	LEE HILL RD	34.4			32.48	-	32.48	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
336	31		335 AMITY RD	1			26.21	-	26.21	Rural Residential	3A - Farm (Regular)	0.00	NO	NO	NO	Preservation Area	
336	33		327 AMITY RD	1			14.20	-	14.20	Rural Residential	3A - Farm (Regular)	0.00	NO	NO	NO	Preservation Area	
336	37	QFARM	321 AMITY RD	66.6			63.86	-	63.86	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
336	39	QFARM	301 AMITY RD	9			10.42	-	10.42	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
336	40	QFARM	STAG POND RD	48.4			48.69	-	48.69	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
336	41	QFARM	STAG POND RD	4			6.32	-	6.32	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
336	43		ANDOVER MOHAWK RD	44		BRIAR RIDGE PARK	38.13	-	38.13	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
337	2		LEE HILL RD	21.5		DEDICATED OPEN SPACE	21.48	-	21.48	Rural Residential	15C - Public Property	-	NO	YES	NO	Preservation Area	
337	9		CATALINA DR	57.26		GLENSIDE WOODS	55.30	-	55.30	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
337	9.01		LEE HILL RD	11.552		VACANT LAND	10.92	-	10.92	Suburban Residential	15C - Public Property	-	NO	YES	NO	Preservation Area	
337	9.03		4 CATALINA DR	1.514			1.53	-	1.53	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
337	9.05		8 CATALINA DR	1.669			1.56	-	1.56	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
337	9.06		10 CATALINA DR	2.067			1.91	-	1.91	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
337	9.11		20 CATALINA DR	1.294			1.29	-	1.29	Rural Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
337	9.14		1 CATALINA DR	1.518			1.52	-	1.52	Rural Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	

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337	9.17		5 CATALINA DR	0.966			0.97	-	0.97	Rural Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
337.01	15		STANHOPE RD	7.03			6.91	-	6.83	Suburban Residential	1 - Vacant Land	0.07	NO	NO	NO	Preservation Area	
337.01	16		LYNN DR	1.04			1.05	-	0.98	Suburban Residential	1 - Vacant Land	0.07	NO	NO	NO	Preservation Area	
337.01	26		CARLISLE DR	9			9.97	-	9.91	Suburban Residential	1 - Vacant Land	0.06	NO	NO	NO	Preservation Area	
337.01	53		LYNN DR	1.63			2.31	-	2.01	Suburban Residential	1 - Vacant Land	0.31	NO	NO	NO	Preservation Area	
337.01	65		CATHERINE TERR	5.2			5.25	-	5.24	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
337.01	82		LYNN DR	3.6		VACANT LAND	3.66	-	3.40	Suburban Residential	15C - Public Property	0.26	NO	YES	NO	Preservation Area	
337.01	85		LEE HILL RD	16.36		VACANT LAND	17.93	-	17.63	Suburban Residential	15C - Public Property	0.30	NO	YES	NO	Preservation Area	
337.04	8.09		34 LEE HILL RD	1.86		SAFETY BLDG	1.84	-	0.69	Suburban Residential	15C - Public Property	1.16	NO	YES	NO	Preservation Area	
337.04	19		SLACKS RD	4			3.88	-	3.88	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
337.04	21		100 STONEHEDGE LN	1.75			2.08	-	2.07	Suburban Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
337.04	25.45		LYNN DR	4.2			4.34	-	3.89	Suburban Residential	1 - Vacant Land	0.45	NO	NO	NO	Preservation Area	
337.05	5		115 STONEHEDGE LN	5.42		TAX LIEN FORECLOSURE	5.32	-	5.05	Suburban Residential	15C - Public Property	0.27	NO	NO	NO	Preservation Area	
337.07	7		118 STONEHEDGE LN	5.39		PARK	5.16	-	5.09	Institutional	15C - Public Property	0.07	NO	YES	NO	Preservation Area	
337.07	10		124 STONEHEDGE LN	2.52		TAX LIEN FORECLOSURE	2.56	-	1.64	Suburban Residential	15C - Public Property	0.92	NO	NO	NO	Preservation Area	
337.08	13		25 BRIDGET WAY	23.09		TAX LIEN FORECLOSURE	23.96	0.10	11.03	Suburban Residential	15C - Public Property	13.02	NO	NO	NO	Preservation Area	
337.08	14		16 BRIDGET WAY	2.01		WATER SUPPLY	2.15	-	1.00	Suburban Residential	15C - Public Property	1.14	NO	NO	NO	Preservation Area	
337.08	38.45		18 FIELDSTONE TRAIL	3.45		TAX LIEN FORECLOSURE	3.28	-	3.17	Suburban Residential	1 - Vacant Land	0.11	NO	NO	NO	Preservation Area	
337.08	39	QFARM	484 STANHOPE RD	6.318			6.99	-	6.15	Suburban Residential	3B - Farm (Qualified)	0.84	NO	NO	NO	Preservation Area	
337.08	42.11		MATTHEW DRIVE	0.235			0.13	0.04	-	Suburban Residential	1 - Vacant Land	0.17	NO	NO	NO	Preservation Area	
337.10	25.08		STANHOPE RD	11.52			9.00	-	9.00	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
337.10	25.21		LYNN DR	13.38			12.88	-	12.46	Suburban Residential	1 - Vacant Land	0.42	NO	NO	NO	Preservation Area	
337.10	25.39		LYNN DR	6.16			5.98	-	5.49	Suburban Residential	1 - Vacant Land	0.49	NO	NO	NO	Preservation Area	
337.10	25.44		LYNN DR	0.67			0.62	-	0.57	Suburban Residential	1 - Vacant Land	0.05	NO	NO	NO	Preservation Area	
337.10	32.01		ASCOT LN	0.57		DETENTION BASIN	0.58	-	0.57	Suburban Residential	15C - Public Property	0.01	NO	NO	NO	Preservation Area	
337.11	30		532 STANHOPE RD	0.21			0.21	-	0.06	Suburban Residential	1 - Vacant Land	0.14	NO	NO	NO	Preservation Area	
337.11	32.18		ASCOT LN	0.58		DETENTION BASIN	0.57	-	0.57	Suburban Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
337.11	32.19		ASCOT LN	1.22		DETENTION BASIN	1.37	-	1.35	Suburban Residential	15C - Public Property	0.02	NO	NO	NO	Preservation Area	

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337.11	32.24		MARA LN	1.74		DETENTION BASIN	1.75	-	1.75	Suburban Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
337.11	38.08		FIELDSTONE TRAIL	13.5		TAX LIEN FORECLOSURE	13.80	-	13.80	Suburban Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
337.12	17		3 STONEHEDGE LN	1.647		DISABLED VETERAN	1.65	-	1.61	Suburban Residential	15F - Other Exempt	0.05	NO	NO	NO	Preservation Area	
338	1		LAKE MOHAWK	10.99			10.77	-	9.39	Suburban Residential	1 - Vacant Land	1.38	NO	NO	NO	Preservation Area	
338.01	1		LAKE MOHAWK	9.92			10.16	-	7.51	High Density Residential	1 - Vacant Land	2.65	NO	NO	NO	Preservation Area	
340	1		LAKE MOHAWK	33			33.94	-	33.94	Rural Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
341	1		TOMAHAWK TRAIL	0.01			-	0.00	0.00	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
341	2		TOMAHAWK TRAIL	0.02		SHED	0.00	0.01	0.02	Suburban Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
341	3		TOMAHAWK TRAIL	0.122			0.01	0.01	0.01	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
341	4		SENECA LAKE RD	0.028			0.06	0.01	0.07	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
342.01	11		9 CIRCLE DR	0.263		DISABLED VETERAN	0.25	-	0.04	High Density Residential	15F - Other Exempt	0.20	NO	NO	NO	Preservation Area	
342.01	15		12 CIRCLE DR	0.174		WIDOW - DISABLED VET	0.27	-	0.11	High Density Residential	15F - Other Exempt	0.16	NO	NO	NO	Preservation Area	
342.02	1		186 TOMAHAWK TRAIL	0.271		DISABLED VETERAN	0.26	-	0.17	High Density Residential	15F - Other Exempt	0.09	NO	NO	NO	Preservation Area	
342.03	9.03		TOMAHAWK TRAIL	0.89			0.86	-	0.79	Suburban Residential	1 - Vacant Land	0.07	NO	NO	NO	Preservation Area	
342.03	13		TOMAHAWK TRAIL	1.33		PARK	1.32	-	1.29	Suburban Residential	15C - Public Property	0.03	NO	YES	NO	Preservation Area	
342.03	16		SENECA TERR	0.243			0.15	0.03	0.07	Suburban Residential	1 - Vacant Land	0.10	NO	NO	NO	Preservation Area	
342.04	9		STANHOPE RD	10.95			10.86	-	10.74	Suburban Residential	1 - Vacant Land	0.12	NO	NO	NO	Preservation Area	
342.04	10.01		MOUNTAIN HEIGHTS DR	1.378		PARK	1.40	-	1.40	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
342.04	11		SENECA TERR	0.041		IN REM	0.02	0.02	0.04	Suburban Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
342.04	12		STANHOPE RD	1.4		CHURCH	1.17	0.38	1.02	Suburban Residential	15D - Church and Charitable Property	0.53	NO	NO	NO	Preservation Area	
343	2	QFARM	TOMAHAWK TRAIL	8			40.06	-	40.01	Retail	3B - Farm (Qualified)	0.05	NO	NO	NO	Preservation Area	
343	3	QFARM	509 STANHOPE RD	18.82			23.15	-	23.15	Retail	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
343	7	QFARM	563 STANHOPE RD	5.2			5.59	-	5.59	Suburban Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
343	9	QFARM	567 STANHOPE RD	77.48			77.24	-	71.30	Retail; Rural Residential	3B - Farm (Qualified)	5.94	NO	YES	NO	Preservation Area	
343	12.01	QFARM	STANHOPE RD	13.39			14.74	-	14.74	Rural Residential	3B - Farm (Qualified)	0.00	NO	YES	NO	Preservation Area	
343	12.02	QFARM	STANHOPE RD	6.3			6.24	-	6.24	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
343	12.03		STANHOPE RD	1.4			1.64	-	1.64	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
344	2	QFARM	253 LACKAWANN A DR	7.77			9.26	-	5.75	Rural Residential	3B - Farm (Qualified)	3.51	NO	NO	NO	Preservation Area	

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344	4	QFARM	618 AMITY RD	227.37			225.58	-	201.39	Rural Residential	3B - Farm (Qualified)	24.20	NO	YES	NO	Preservation Area	
344	13	QFARM	STANHOPE RD	0.41			0.28	-	0.27	Rural Residential	3B - Farm (Qualified)	0.01	NO	NO	NO	Preservation Area	
344	14.01	QFARM	STANHOPE RD	35.14			35.19	-	18.75	Rural Residential	3B - Farm (Qualified)	16.43	NO	YES	NO	Preservation Area	
344	14.03	QFARM	STANHOPE RD	10.35			11.51	-	6.77	Rural Residential	3B - Farm (Qualified)	4.75	NO	YES	NO	Preservation Area	
344	14.05		STANHOPE RD	24			23.72	-	19.76	Rural Residential	1 - Vacant Land	3.96	NO	NO	NO	Preservation Area	
344	15	QFARM	154 AMITY RD	14.09			15.60	-	15.60	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
344	22	QFARM	318 AMITY RD	35.47			37.49	-	19.90	Rural Residential	3B - Farm (Qualified)	17.59	NO	NO	NO	Preservation Area	
344	24.01	QFARM	AMITY RD	27.3			28.09	-	28.09	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
344	24.02	QFARM	AMITY RD	42.3			43.22	-	43.22	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
344	26.03	QFARM	AMITY RD	50.31			45.76	-	45.76	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
344	26.04	QFARM	AMITY RD	30.19			30.27	-	30.27	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
344	27	QFARM	AMITY RD	14			13.52	-	13.52	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
344	28	QFARM	WOLF LAKE RD	319.33			324.61	-	201.91	Rural Residential	3B - Farm (Qualified)	122.71	NO	YES	NO	Preservation Area	
344	33.02	QFARM	277 LACKAWANN A DR	8.7			9.35	-	8.46	Rural Residential	3B - Farm (Qualified)	0.88	NO	NO	NO	Preservation Area	
344	33.03	QFARM	281 LACKAWANN A DR	14			18.93	-	13.79	Rural Residential	3B - Farm (Qualified)	5.13	NO	NO	NO	Preservation Area	
344	33.05	QFARM	285 LACKAWANN A DR	34.28			39.92	-	25.11	Rural Residential	3B - Farm (Qualified)	14.81	NO	NO	NO	Preservation Area	
344	33.07	QFARM	279 LACKAWANN A DR	12.04			13.02	-	9.86	Rural Residential	3B - Farm (Qualified)	3.16	NO	NO	NO	Preservation Area	
344	34	QFARM	LACKAWANN A DR	64.57			66.95	-	66.03	Retail	3B - Farm (Qualified)	0.91	NO	YES	NO	Preservation Area	
344	34.02		LACKAWANN A DR	11.8			11.83	-	11.82	Rural Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
344	35	QFARM	WOLF LAKE RD	83.73			77.84	-	77.84	Rural Residential	3B - Farm (Qualified)	0.00	NO	YES	NO	Preservation Area	
344	36		LACKAWANN A DR	2.64		RAILROAD	2.59	-	2.59	Rural Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
344	38	QFARM	WOLF LAKE RD	0.5			0.26	-	0.26	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
345	1	QFARM	LACKAWANN A DR	2.2			3.10	-	3.03	Rural Residential	3B - Farm (Qualified)	0.07	NO	NO	NO	Preservation Area	
345	1.01		LACKAWANN A DR	0.3		RAILROAD	0.31	-	0.31	Rural Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
345	2	QFARM	260 LACKAWANN A DR	24.11			23.55	-	23.55	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
345	3.01		LACKAWANN A DR	4.14			4.43	-	4.40	Rural Residential	1 - Vacant Land	0.03	NO	NO	NO	Preservation Area	
345	4.01	QFARM	288 LACKAWANN A DR	6.1			6.79	-	6.79	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
345	4.03	QFARM	LACKAWANN A DR	1.33			0.89	-	0.89	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
347	1	QFARM	WOLF LAKE RD	25.5			24.38	-	24.38	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	

Block	Lot	Q Code	Address	Acres	Add. Lots	Fac. Name	Preservation Area Acres	Planning Area Acres	Constrained Acres	ZONING	Property Class2	Developable Acres	SSA	Preserved	Developable	Municipal Rationale	RDP
347	1.01		WOLF LAKE RD	0.54		RAILROAD	0.68	-	0.68	Institutional	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
347	2	QFARM	WOLF LAKE RD	23			22.81	-	22.81	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
348	2.01		105 AMITY RD	4.854			4.31	-	4.31	Rural Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
348	3.01	QFARM	STAG POND RD	16.32			16.04	-	16.04	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
348	3.02	QFARM	ROSEVILLE POND	37.9			42.99	-	42.99	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
348	3.03	QFARM	STAG POND RD	13.88			13.07	-	13.07	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
348	4	QFARM	AMITY RD	28.25			35.08	-	35.07	Rural Residential	3B - Farm (Qualified)	0.02	NO	NO	NO	Preservation Area	
348	4.02	QFARM	ROSEVILLE POND	6.06			6.25	-	6.25	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
348	5	QFARM	ROSEVILLE RD	10.15			32.77	-	32.41	Rural Residential	3B - Farm (Qualified)	0.36	NO	NO	NO	Preservation Area	
348	5.01	QFARM	ROSEVILLE RD	15.03			12.54	-	12.54	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
348	6	QFARM	ROSEVILLE RD	9.31			0.92	-	0.92	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
348	8	QFARM	ROSEVILLE RD	15.44			15.24	-	15.24	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
348	9	QFARM	ROSEVILLE RD	500.965			520.90	-	520.75	Rural Residential	3B - Farm (Qualified)	0.15	NO	YES	NO	Preservation Area	
348	9.03	QFARM	STAG POND RD	50.028			45.30	-	45.30	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
348	10	QFARM	STAG POND RD	372			380.13	-	379.87	Rural Residential	3B - Farm (Qualified)	0.26	NO	NO	NO	Preservation Area	
349	1	QFARM	ROSEVILLE RD	1.93			1.36	-	1.36	Institutional	3B - Farm (Qualified)	-	NO	YES	NO	Preservation Area	
349	1.01		ROSEVILLE RD	1		RAILROAD	1.22	-	1.22	Institutional	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
350	1		ROSEVILLE RD	1.5		RIGHT OF WAY	0.81	-	0.81	Institutional	15C - Public Property	-	NO	NO	NO	Preservation Area	
351	1		130 ROSEVILLE RD	55.6		PARK	50.78	-	41.09	Institutional	15C - Public Property	9.69	NO	YES	NO	Preservation Area	
351	1.01		ROSEVILLE RD	0.37		RAILROAD	0.38	-	0.33	Institutional	15C - Public Property	0.06	NO	NO	NO	Preservation Area	
351	5.01		96 ROSEVILLE RD	1			5.64	-	5.63	Rural Residential	3A - Farm (Regular)	0.02	NO	NO	NO	Preservation Area	
351	6	QFARM	90 ROSEVILLE RD	11.5			12.40	-	12.40	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
351	7	QFARM	ROSEVILLE RD	0.3			0.25	-	0.25	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
351	7.01		ROSEVILLE RD	0.2		RAILROAD	0.18	-	0.18	Rural Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
352	1	QFARM	OLD WOLF LAKE RD	11.94			10.35	-	10.35	Rural Residential	3B - Farm (Qualified)	0.00	NO	YES	NO	Preservation Area	
353	1	QFARM	ROSEVILLE RD	24			25.49	-	25.49	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
353	1.01		ROSEVILLE RD	2.98		RAILROAD	2.52	-	2.52	Rural Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
354	1	QFARM	OLD WOLF LAKE RD	15.66			15.84	-	15.84	Rural Residential	3B - Farm (Qualified)	0.00	NO	YES	NO	Preservation Area	
355	1	QFARM	WOLF LAKE RD	5.1			5.25	-	5.25	Rural Residential	3B - Farm (Qualified)	0.00	NO	YES	NO	Preservation Area	
355	1.01		WOLF LAKE RD	1.35		RAILROAD	1.31	-	1.31	Rural Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	

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356	1	QFARM	30 ROSEVILLE RD	19			24.10	-	24.10	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
357	1	QFARM	INDIAN SPRING RD	12.9			9.10	-	9.10	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
357	2	QFARM	INDIAN SPRING RD	198.52			197.79	-	197.79	Rural Residential	3B - Farm (Qualified)	-	NO	YES	NO	Preservation Area	
357	8		WOLF LAKE	0.43			0.45	-	0.45	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
358	1	QFARM	INDIAN SPRING RD	13.7			10.93	-	10.93	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
358	2	QFARM	ROSEVILLE RD	217.11			213.71	-	213.71	Rural Residential	3B - Farm (Qualified)	-	NO	YES	NO	Preservation Area	
358.02	1		70 TAMARACK RD	0.46		WIDOW - DISABLED VET	0.47	-	0.13	Medium Density Residential	15F - Other Exempt	0.34	NO	NO	NO	Preservation Area	
358.02	4		6 COLBY DR	0.551		DISABLED VETERAN	0.54	-	0.27	Medium Density Residential	15F - Other Exempt	0.27	NO	NO	NO	Preservation Area	
360	1.01		183 FOREST LAKE DR	1			11.51	-	11.44	Rural Residential	3A - Farm (Regular)	0.07	NO	NO	NO	Preservation Area	
360	1.03	QFARM	2 CUB LAKE RD	9			9.59	-	9.59	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
360	1.04		FOREST LAKE DR	1.712			1.75	-	1.75	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
360	2	QFARM	1 CUB LAKE RD	6.19			6.59	-	6.59	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
360	3	QFARM	8 CUB LAKE RD	1.56			1.48	-	1.31	Rural Residential	3B - Farm (Qualified)	0.17	NO	NO	NO	Preservation Area	
360	5	QFARM	12 JANS WAY	11			12.33	-	11.42	Rural Residential	3B - Farm (Qualified)	0.91	NO	NO	NO	Preservation Area	
360	6	QFARM	ROSEMARIE LN	11.18			11.79	-	7.42	Rural Residential	3B - Farm (Qualified)	4.37	NO	NO	NO	Preservation Area	
360	8		360 RT 206	0.67			0.88	-	0.64	Rural Residential	1 - Vacant Land	0.24	NO	NO	NO	Preservation Area	
360	9		PANTHER LAKE	1.15			1.15	-	1.15	Medium Density Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
360	22		PANTHER LAKE	2.856		VACANT LAND	2.74	-	2.74	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
360	23		PANTHER LAKE	12.667		VACANT LAND	12.54	-	12.54	Rural Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
360	24		PANTHER LAKE	21.5			21.63	-	21.63	Rural Residential	1 - Vacant Land	-	NO	NO	NO	Preservation Area	
360	26.01		12 JONES LN	10.007		TAMARACK PARK	10.53	-	10.46	Institutional	15C - Public Property	0.07	NO	YES	NO	Preservation Area	
360	26.02		JONES LN	40.144		VACANT LAND	37.86	-	35.10	Institutional; Office/Commercial; Retail	15D - Church and Charitable Property	2.75	NO	NO	NO	Preservation Area	
360	31	QFARM	PANTHER LAKE	42.16			106.64	-	94.27	Retail; Rural Residential	3B - Farm (Qualified)	12.37	YES	NO	NO	Preservation Area	
360	31.12		39 TAMARACK RD	5.74		CHURCH	6.27	-	6.27	Rural Residential	15D - Church and Charitable Property	0.00	NO	NO	NO	Preservation Area	
360	39.03		JOHNSON LAKE	10.034		TAMARACK PARK	8.89	-	8.89	Rural Residential	15C - Public Property	-	NO	YES	NO	Preservation Area	
360	39.04		JOHNSON LAKE	113.2		VACANT LAND	112.04	-	112.04	Institutional; Rural Residential	15D - Church and Charitable Property	0.00	NO	YES	NO	Preservation Area	
360	41		JOHNSON LAKE	0.057			0.05	-	0.05	Institutional	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
360	42.05		ROSEVILLE RD	49.43		TAMARACK PARK	49.19	-	49.19	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	

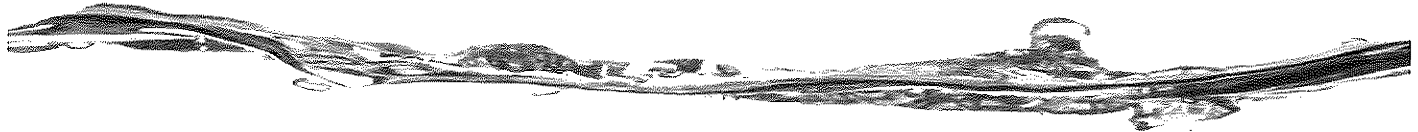
Block	Lot	Q Code	Address	Acres	Add. Lots	Fac. Name	Preservation Area Acres	Planning Area Acres	Constrained Acres	ZONING	Property Class2	Developable Acres	SSA	Preserved	Developable	Municipal Rationale	RDP
360	62		FOREST LAKE DR	0.3673			0.35	-	0.35	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
360.01	10		14 HUNTERS LN	0.448			0.43	-	0.34	Medium Density Residential	1 - Vacant Land	0.08	NO	NO	NO	Preservation Area	
360.01	12		12 HUNTERS LN	0.492			0.49	-	0.24	Medium Density Residential	1 - Vacant Land	0.25	NO	NO	NO	Preservation Area	
360.03	1		RT 206	0.3			0.51	-	0.46	Medium Density Residential	1 - Vacant Land	0.04	NO	NO	NO	Preservation Area	
361	3	QFARM	22 GHOST PONY RD	16.16			15.24	-	12.43	Suburban Residential	3B - Farm (Qualified)	2.82	NO	NO	NO	Preservation Area	
361	3.02		TAMARACK RD	1			0.95	-	0.95	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
362	1	QFARM	3 GHOST PONY RD	19.573			24.77	-	24.77	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
362	1.01		11 GHOST PONY RD	3			3.06	-	3.06	Suburban Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
362	1.05	QFARM	31 OLD INDIAN SPRING RD	17.998			19.49	-	19.49	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
362	3	QFARM	OLD INDIAN SPRING RD	41.49			38.95	-	38.95	Rural Residential	3B - Farm (Qualified)	-	NO	YES	NO	Preservation Area	
362	4	QFARM	OLD INDIAN SPRING RD	61.33			53.85	-	53.85	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
362	5	QFARM	OLD INDIAN SPRING RD	3.6			2.68	-	2.57	Rural Residential	3B - Farm (Qualified)	0.11	NO	NO	NO	Preservation Area	
363	1	QFARM	OLD INDIAN SPRING RD	27.4			27.09	-	27.09	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
363	2	QFARM	OLD INDIAN SPRING RD	61.7			63.04	-	63.04	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
363	3		OLD INDIAN SPRING RD	1.3			0.73	-	0.73	Institutional	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
363	4		LACKAWANN A DR	2.2		VACANT LAND	2.69	-	2.69	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
363	4.03		LACKAWANN A DR	27.47		VACANT LAND	27.43	-	27.43	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
363	5	QFARM	65B LACKAWANN A DR	8.33			9.50	-	9.50	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
364	4		MANSFIELD DR	13.87		RECREATION CENTER	11.87	-	11.86	Institutional	15C - Public Property	0.00	YES	YES	NO	Preservation Area	
364	4.01		11 MANSFIELD DR	13.41		VACANT LAND	16.28	-	16.28	Rural Residential	15A - Public School Property	-	NO	YES	NO	Preservation Area	
364	5.01		LACKAWANN A DR	28.17		VACANT LAND	26.81	-	26.81	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
364	6		LUBBERS RUN	4.4			4.90	-	4.90	Rural Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
364	7		LUBBERS RUN	35		VACANT LAND	30.58	-	30.58	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
364	8	QFARM	14 REIS AVE	252.4			246.06	-	246.06	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
364	8.01		REIS AVE	0.07		RAILROAD	0.71	-	0.71	Rural Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
365	1.03		RT 206	1.448		ROAD	-	1.48	1.48	Medium Density Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
365	3		RT 206	0.465		CEMETERIES	-	0.61	0.57	Medium Density Residential	15C - Public Property	0.04	NO	NO	NO	Preservation Area	

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365	5	QFARM	RT 206	48.776			-	51.00	49.21	Medium Density Residential	3B - Farm (Qualified)	1.79	YES	NO	NO	Preservation Area	
365	16		MANSFIELD DR	89.81		SCHOOLS	101.05	-	101.04	Rural Residential; Suburban Residential	15A - Public School Property	0.00	YES	NO	NO	Preservation Area	
365	16.01		MANSFIELD DR	13		MUNICIPAL BUILDING	22.33	-	20.36	Rural Residential	15C - Public Property	1.97	YES	NO	NO	Preservation Area	
365	17	QFARM	50 LACKAWANN A DR	73.753			89.89	-	89.89	Retail	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
365	17.01	QFARM	LUBBERS RUN	7.239			10.73	-	10.73	Retail	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
365	17.05		LACKAWANN A DR	3.716		HIGHWAY	3.72	-	3.72	Retail	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
365	21		MANSFIELD DR	21.8		MANSFIELD WOODS	24.31	-	24.31	Rural Residential	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
365.01	19		69 BROOKWOOD RD	0.924		DISABLED VETERAN	0.93	-	0.15	Suburban Residential	15F - Other Exempt	0.78	NO	NO	NO	Preservation Area	
365.01	22.03		BROOKWOOD RD	2.67		VACANT LAND	1.14	-	1.09	Suburban Residential	15C - Public Property	0.05	NO	YES	NO	Preservation Area	
365.04	3		21 JOAN DR	1.88		DISABLED VETERAN	1.86	-	1.64	Suburban Residential	15F - Other Exempt	0.21	NO	NO	NO	Preservation Area	
365.04	9		5 JOAN DR	1.018		TAX LIEN FORECLOSURE	1.01	-	0.99	Suburban Residential	15C - Public Property	0.02	NO	NO	NO	Preservation Area	
365.04	16		32 ROSS RD	1.55		TAX LIEN FORECLOSURE	1.59	-	0.91	Suburban Residential	15C - Public Property	0.69	NO	NO	NO	Preservation Area	
365.06	23		BROOKWOOD RD	1.8			1.95	-	1.95	Rural Residential	1 - Vacant Land	0.01	NO	NO	NO	Preservation Area	
365.06	24		OAKCREST	13.5		PARK	12.53	-	12.48	Rural Residential	1 - Vacant Land	0.04	NO	NO	NO	Preservation Area	
365.06	25	QFARM	OAKCREST	13.15			14.05	-	14.05	Rural Residential	3B - Farm (Qualified)	0.00	NO	NO	NO	Preservation Area	
365.06	25.01	QFARM	OAKCREST	18.6			13.65	0.00	13.62	Rural Residential	3B - Farm (Qualified)	0.03	NO	NO	NO	Preservation Area	
365.08	1		STANHOPE RD	0.51		SPARTA STANHOPE RD	0.81	-	0.81	Rural Residential	15C - Public Property	-	NO	NO	NO	Preservation Area	
366	2		BYRAM AVE	77.6		PARK	79.86	-	77.45	Institutional	15C - Public Property	2.41	NO	YES	NO	Preservation Area	
366	3		JEFFERSON LAKE RD	225.46		PARK	230.89	-	230.31	Institutional	15C - Public Property	0.58	NO	YES	NO	Preservation Area	
366	3.01		38 JEFFERSON LAKE RD	6.68			5.31	-	5.31	Retail	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
366	4		30 JEFFERSON LAKE RD	0.2		PARK	0.24	-	0.24	Retail	15C - Public Property	-	NO	NO	NO	Preservation Area	
366	5		32 JEFFERSON LAKE RD	0.3		PARK	0.35	-	0.35	Retail	15C - Public Property	-	NO	NO	NO	Preservation Area	
366	6		34 JEFFERSON LAKE RD	0.8		PARK	0.93	-	0.93	Retail	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
366	7		36 JEFFERSON LAKE RD	0.384		PARK	0.67	-	0.67	Retail	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
366	8		SYCAMORE RD	22.17		PARK	23.99	-	23.99	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
366	10		RT 206	25.43		PARK	25.92	-	25.92	Rural Residential	15C - Public Property	-	NO	YES	NO	Preservation Area	

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366	11		RT 206	54.13		PARK	54.84	-	54.84	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
366	11.01		RT 206	87.66		PARK	88.46	-	88.46	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
366	12.01		1 SUTTON LN	16.059		VACANT LAND/GREEN A	15.93	-	15.93	Rural Residential	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
366	14		SOUTH SHORE RD	22.28		PARK	21.14	-	21.14	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
367	1		WATERLOO RD	3		PARK	3.97	-	3.97	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
368	1		WATERLOO RD	4.56		PARK	4.84	-	4.84	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
369	1		WATERLOO RD	3		PARK	0.28	-	0.28	Institutional	15C - Public Property	-	NO	NO	NO	Preservation Area	
369	2		WATERLOO RD	2.54		PARK	2.74	-	2.74	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
370	1		WATERLOO RD	1.07		PARK	1.21	-	0.96	Institutional	15C - Public Property	0.25	NO	YES	NO	Preservation Area	
370	2		WATERLOO RD	55.44		PARK	57.70	-	54.29	Institutional	15C - Public Property	3.41	NO	YES	NO	Preservation Area	
370	3		44 JEFFERSON LAKE RD	1.1		PARK	1.19	-	1.19	Retail	15C - Public Property	-	NO	NO	NO	Preservation Area	
370	5		42 JEFFERSON LAKE RD	1.2		PARK	1.21	-	1.21	Retail	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
370	7		JEFFERSON LAKE RD	55.79		PARK	45.61	-	45.61	Retail	15C - Public Property	-	NO	YES	NO	Preservation Area	
370	9		JEFFERSON LAKE	0.6168		RECREATION PARK	0.79	-	0.79	Retail	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
371	1		WATERLOO RD	43.5		HISTORIC SITE	54.12	-	53.62	Institutional	15C - Public Property	0.50	NO	YES	NO	Preservation Area	
371	1.01		WATERLOO VILLAGE	0.62		PARK	0.62	-	0.62	Rural Residential	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
371	2		525 WATERLOO VILLAGE	0.62		PARK	0.57	-	0.57	Institutional	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
371	3		WATERLOO RD	0.5		HISTORIC SITE	0.34	-	0.34	Institutional	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
371	4		WATERLOO RD	0.7979		HISTORIC SITE	0.25	-	0.25	Institutional	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
371	5		WATERLOO VILLAGE	0.68		PARK	0.63	-	0.63	Institutional	15C - Public Property	-	NO	NO	NO	Preservation Area	
371	6		WATERLOO VILLAGE	0.5		VILLAGE	0.55	-	0.55	Institutional	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
371	7		573 WATERLOO VILLAGE	0.4		PARK	0.68	-	0.68	Institutional	15C - Public Property	0.00	NO	NO	NO	Preservation Area	
371	8		WATERLOO RD	2.65		HISTORIC SITE	2.49	-	2.49	Rural Residential	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
371	9		WATERLOO RD	2.61		HISTORIC SITE	2.58	-	2.58	Rural Residential	15C - Public Property	-	NO	YES	NO	Preservation Area	
371	10		WATERLOO RD	0.25		PARK	0.24	-	0.24	Institutional	15C - Public Property	-	NO	NO	NO	Preservation Area	
371	11		WATERLOO RD	0.9333		CHURCH	1.25	-	1.02	Rural Residential	15D - Church and Charitable Property	0.23	NO	NO	NO	Preservation Area	
371.01	1		WATERLOO RD	10.2		PARK	10.71	-	10.71	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
374	1		WATERLOO RD	3.81		PARK	4.14	-	4.14	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
375	1		WATERLOO RD	0.743		PARK	3.92	-	3.92	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
376	1		WATERLOO RD	3.4		PARK	4.93	-	4.93	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	

Block	Lot	Q Code	Address	Acres	Add. Lots	Fac. Name	Preservation Area Acres	Planning Area Acres	Constrained Acres	ZONING	Property Class2	Developable Acres	SSA	Preserved	Developable	Municipal Rationale	RDP
377	2		750 WATERLOO RD	58.99		PARK	69.45	-	54.71	Institutional	15C - Public Property	14.74	NO	YES	NO	Preservation Area	
377.01	1		RT 80	52.15		PARK	41.28	-	30.47	Institutional	15C - Public Property	10.80	NO	YES	NO	Preservation Area	
377.02	1		RT 80	3.68		PARK	3.54	-	3.45	Institutional	15C - Public Property	0.10	NO	YES	NO	Preservation Area	
377.03	1		WATERLOO RD	1.03		PARK	0.85	-	0.85	Institutional	15C - Public Property	-	NO	NO	NO	Preservation Area	
377.04	1		WATERLOO RD	7.2		PARK	7.05	-	7.02	Institutional	15C - Public Property	0.03	NO	YES	NO	Preservation Area	
378	1		750 WATERLOO RD	408.1		CAMP	447.06	-	327.74	Retail	15D - Church and Charitable Property	119.32	NO	YES	NO	Preservation Area	
378	2		WATERLOO RD	90		PARK	80.65	-	71.78	Institutional	15C - Public Property	8.87	NO	YES	NO	Preservation Area	
378	3		OLD WATERLOO RD	135		PARK	155.52	-	151.26	Institutional	15C - Public Property	4.26	NO	YES	NO	Preservation Area	
379	1		WATERLOO RD	206		PARK	218.98	-	211.94	Institutional; Medium Density Residential; Suburban Residential	15C - Public Property	7.04	NO	YES	NO	Preservation Area	
379	3		OLD WATERLOO RD	2		CAMP	2.46	-	2.46	Retail	15D - Church and Charitable Property	0.00	NO	YES	NO	Preservation Area	
380	1		RT 206	358		PARK	318.76	-	277.63	Institutional; Rural Residential	15C - Public Property	41.14	NO	YES	NO	Preservation Area	
380	2	QFARM	NORTH SHORE RD	15.765			9.32	-	9.08	Rural Residential	3B - Farm (Qualified)	0.24	NO	YES	NO	Preservation Area	
380	3		NORTH SHORE RD	22.5			20.39	-	16.85	Suburban Residential	1 - Vacant Land	3.54	NO	NO	NO	Preservation Area	
380	4	QFARM	RT 206	12.26			11.74	-	5.90	Rural Residential	3B - Farm (Qualified)	5.84	NO	NO	NO	Preservation Area	
380	5	QFARM	RT 206	54			61.40	-	61.40	Rural Residential	3B - Farm (Qualified)	-	NO	NO	NO	Preservation Area	
380	6.02	QFARM	3 WHITE HALL HILL RD	10.59			11.12	-	7.67	Rural Residential	3B - Farm (Qualified)	3.45	NO	NO	NO	Preservation Area	
380	7		WHITE HALL HILL RD	0.5			0.41	-	0.34	Rural Residential	1 - Vacant Land	0.08	NO	NO	NO	Preservation Area	
381	1		WHITE HALL HILL RD	0.42		VACANT LAND	0.55	-	0.22	Rural Residential	15C - Public Property	0.33	NO	NO	NO	Preservation Area	
383	2		SOUTH SHORE RD	7.8		PARK	6.43	-	6.43	High Density Residential	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
383	4		WEASAUG TRAIL	0.041			0.04	-	0.04	High Density Residential	1 - Vacant Land	0.00	NO	NO	NO	Preservation Area	
384	1		750 WATERLOO RD	397.55		CAMP	377.18	-	354.84	Retail	15D - Church and Charitable Property	22.34	YES	YES	NO	Preservation Area	
384	2		WATERLOO RD	330		PARK	327.22	-	316.04	Institutional; Suburban Residential	15C - Public Property	11.18	NO	YES	NO	Preservation Area	
384	3		WATERLOO RD	7.5		PARK	8.39	-	8.39	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
384	4		SOUTH SHORE RD	2		PARK	1.97	-	1.97	Institutional	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
384	5		WATERLOO RD	368		PARK	386.99	-	346.70	High Density Residential; Institutional	15C - Public Property	40.29	NO	YES	NO	Preservation Area	
384	6		WATERLOO RD	650		PARK	672.28	-	610.62	Institutional	15C - Public Property	61.67	NO	YES	NO	Preservation Area	
384	7		WATERLOO RD	10		PARK	10.09	-	9.56	Institutional	15C - Public Property	0.54	NO	YES	NO	Preservation Area	

Block	Lot	Q Code	Address	Acres	Add. Lots	Fac. Name	Preservation Area Acres	Planning Area Acres	Constrained Acres	ZONING	Property Class2	Developable Acres	SSA	Preserved	Developable	Municipal Rationale	RDP
384.01	1		WATERLOO RD	2.3		PARK	4.18	-	4.18	Institutional	15C - Public Property	-	NO	YES	NO	Preservation Area	
384.02	1		WATERLOO RD	9.67		PARK	22.92	-	22.76	Institutional	15C - Public Property	0.16	NO	YES	NO	Preservation Area	
384.02	2		WATERLOO RD	4.78		VACANT LAND	4.68	-	3.62	Institutional	15C - Public Property	1.05	NO	YES	NO	Preservation Area	
384.03	1		WATERLOO RD	2.3		PARK	2.20	-	1.67	Institutional; Retail	15C - Public Property	0.54	NO	YES	NO	Preservation Area	
385	1		BYRAM ISLAND	1.9		JUG HANDLE	-	0.69	0.69	Office/Commercial	15C - Public Property	-	NO	NO	NO	Preservation Area	
385	2		BYRAM ISLAND	6		LAKE	-	2.92	2.92	Office/Commercial	15C - Public Property	0.00	NO	YES	NO	Preservation Area	
385	3		BYRAM ISLAND	22.14		JUG HANDLE	-	28.40	28.40	Office/Commercial	15C - Public Property	-	NO	NO	NO	Preservation Area	
400	111		10 PEACH TREE ST	0.423		DISABLED VETERAN	0.45	-	0.28	Medium Density Residential	15F - Other Exempt	0.17	NO	NO	NO	Preservation Area	
400	157		16 SLEEPY HOLLOW RD	0.791			0.80	-	0.58	Medium Density Residential	1 - Vacant Land	0.22	NO	NO	NO	Preservation Area	
400	158		14 SLEEPY HOLLOW RD	0.483			0.50	-	0.46	Medium Density Residential	1 - Vacant Land	0.04	NO	NO	NO	Preservation Area	
400	161		10 SLEEPY HOLLOW RD	0.272			0.29	-	0.12	Medium Density Residential	1 - Vacant Land	0.17	NO	NO	NO	Preservation Area	
400	164		6 SLEEPY HOLLOW RD	1.05		DISABLED VETERAN	1.01	-	0.67	Medium Density Residential	15F - Other Exempt	0.34	NO	NO	NO	Preservation Area	
401	210		40 OLD STAGECOACH RD	0.365			0.35	-	0.17	High Density Residential	1 - Vacant Land	0.18	NO	NO	NO	Preservation Area	
401	214		34 OLD STAGECOACH RD	0.527			0.59	-	0.14	High Density Residential	1 - Vacant Land	0.45	NO	NO	NO	Preservation Area	



MUSCONETCONG SEWERAGE AUTHORITY

110 Continental Drive
Budd Lake, New Jersey 07828

Phone: (973) 347-1525

Fax: (973) 347-8356

May 18, 2026

Daniel Bloch, PP, AICP, EADA
Shelbourne at Hunterdon
53 Frontage Road Suite 110
Hampton, New Jersey 08827

Dear Mr. Bloch,

At your request on behalf of the Township of Byram ("Byram"), the Musconetcong Sewerage Authority ("Authority") asked its General Counsel to review the documents associated with the allocation of treatment capacity of the Authority, as well as documents relevant to the amount of treatment capacity allocated to Byram.

Counsel has confirmed, by email dated May 15, 2026 (attached), that MSA does not control any additional capacity and that the Authority's treatment capacity has been allocated to the municipal members of the Authority. Additionally, Counsel has confirmed that the total treatment capacity allocated to Byram is currently 105,750 GPD.

This response is limited to the allocation of treatment capacity, and the Authority is not taking a position with regard to the availability of adequate conveyance capacity, in either the local collection systems or in the MSA interceptor, which issue would be addressed at the time that a formal application is submitted.

Please do not hesitate to contact me should you have any questions regarding this issue.

Sincerely,

James Schilling
Director

FAIR SHARE HOUSING CENTER

Adam M. Gordon, Esq.
Laura Smith-Denker, Esq.
Joshua D. Bauers, Esq.
Ashley J. Lee, Esq.
Esmé M. Devenney, Esq.
Ariela Rutbeck-Goldman, Esq.
Joelle L. Paull, Esq.

June 17, 2026

Via eCourts and Electronic Mail

Hon. Janine M. Allen, J.S.C.
Superior Court of New Jersey
Sussex County Judicial Center
43-47 High Street, 3rd Floor
Newton, New Jersey 07850

**Re: IMO the Application of Byram Township, County of Sussex,
Docket No. SSX-L-51-25**

Dear Judge Allen:

Enclosed please find the consent order between Byram Township and Fair Share Housing Center which has been executed by both parties. The parties respectfully request that the Court enter this order which upon completion of all conditions shall represent the final compliance certification, subject to the Court's approval of the amended Housing Element in Fair Share Plan to be submitted by Byram later this summer, as contemplated in N.J.S.A. 52:27D-301 et. seq.

Thank you for Your Honor's attention to this matter.

Respectfully submitted,



Esmé M. Devenney, Esq.
Counsel to Fair Share Housing Center

Fair Share Housing Center

510 Park Boulevard

Cherry Hill, New Jersey 08002

P: 856-665-5444

F: 856-663-8182

Attorneys for Fair Share Housing Center

By: Esme' M. Devenney, Esq. (409632022)

esmedevenney@fairsharehousing.org

**In the Matter of the Application
of the Township of Byram, County
of Sussex.**

SUPERIOR COURT OF NEW JERSEY
Law Division, Sussex County
Docket No. SSX-L-51-25

**CIVIL ACTION
(Mount Laurel)**

**Consent Order Conditional
Compliance Certification
(N.J.S.A. 52:27D-304(q))**

THIS MATTER having come before the Court via the joint request of the Township of Byram, via counsel Thomas F. Collins, Jr, Esq. (of Price, Meese, Shulman & D'Arminio), as well as Fair Share Housing Center, via counsel Esme' Devenney, Esq. (on behalf of Fair Share Housing Center); and

WHEREAS, the Township of Byram (the "Township" or "Byram") having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on January 23, 2025; and

WHEREAS, the Court entered an order on April 24, 2025, setting the Township's Fourth Round fair share obligations as a Present Need of twenty seven (27) units and a Prospective Need of one

hundred fifteen (115) units, which no party appealed, and ordering the Township to file a Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, the Township having filed its HEFSP on June 9, 2025; and

WHEREAS, FSHC having filed a letter pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township's HEFSP on August 22, 2025 seeking additional information and documentation before the HEFSP may be approved by the Program and trial court; and

WHEREAS, no other interested-party filed a challenge or any other communication; and

WHEREAS, the parties having entered into a consent order on December 18, 2026 outlining certain conditions of compliance; and

WHEREAS, the Court having reviewed the Township's Amended HEFSP, attachments, and implementing ordinances and resolutions and determined that they meet the "objective standard" and are in compliance with the Fair Housing Act and the Mount Laurel doctrine so long as the conditions set forth in this order are met;

WHEREAS, the Court incorporates the Court's prior orders, except as modified herein, and for good cause shown:

IT IS on this _____ day of _____, 2026, **ORDERED** as follows:

1. The Township's Fourth Round HEFSP, attachments, and applicable resolutions and implementing ordinances, which were previously submitted to the court, are hereby admitted into evidence and entered into the record.

2. The Township of Byram's Fourth Round Fair Share Plan, subject to the condition set forth in paragraph 6, is hereby approved and deemed to meet the "objective standard" pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) of complying with the Fair Housing Act and the Mount Laurel doctrine and the Township is granted a Compliance Certification as to its Rehabilitation Obligation ("Present Need"), its Prior Round Obligation (1987-1999), its Third Round Obligation (consisting of both its Gap Obligation for 1999-2015 and its Prospective Need Obligation for 2015-2025), and its Fourth Round obligation pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.) ("FHA"), the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1, et seq.) ("UHAC"), applicable Council on Affordable Housing (hereinafter "COAH") substantive rules, and Mount Laurel case law, including the New Jersey Supreme Court's Mount Laurel IV decision.

3. The Township's Compliance Certification shall remain in effect for ten (10) years beginning on July 1, 2025, and ending on June 30, 2035, and during this ten (10) year period the Township shall have repose from exclusionary zoning litigation, including,

but not limited to, Builder's Remedy lawsuits, as provided for in the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et. seq.

4. The Township's Present Need or Rehabilitation Obligation is twenty seven (27), the Township's Prior Round Obligation (1987-1999) is thirty three (33), the Township's Third Round Obligation (1999-2025) is one hundred eighty two (182), the Township's Fourth Round Prospective Need (2025-2035) is one hundred fifteen (115).

5. The Township will address its Present and Prospective Need as described in the Housing Element and Fair Share Plan filed with the court and the prior Consent Order dated December 18, 2025, except that the Township does not need to amend the VC Zone District but instead it shall continue to allow and promote the realistic opportunity for multifamily in Byram Code section 240-63. In addition, the Township shall comply with the conditions of this Order.

6. The Township meets its realistic development potential (RDP) for the Third and Fourth Round but does not meet its unmet need which shall be addressed with a Durational Adjustment:

- a. As represented, the Township does not currently have capacity for water or sewer to support additional inclusionary housing planned for and allocated to the third and fourth rounds and thus is entitled to a Durational Adjustment in accordance with N.J.A.C. 5:93-4.3. The total sewer allocation within Byram Township

is 105,750 gallons per day of sewage treatment capacity which the Township controls as a non-member customer of the Musconetcong Sewage Authority. On or before September 30, 2026, the Township shall adopt and endorse an amendment to the HEFSP in order to confirm the basis for a durational adjustment. By July 10, 2026, a draft of the amendment to the HEFSP shall be provided to FSHC for its review and comments by July 24, 2026, which comments the Township agrees to consider and reasonably address. The amended HEFSP shall be e-filed with the Court within 7 days of endorsement by the Township Council. At which point, Byram will request the Court consider the amended HEFSP for approval consistent with the requirements set forth in paragraph 2 of this Order.

b. The Township agrees to comply with N.J.A.C. 5:93-4.3 as follows:

i. In the event that additional capacity becomes available, the Township shall cooperate with developer in the VB and VC zones seeking to develop additional affordable units to meet the remaining portion of the unmet need.

ii. Furthermore, should an appropriate party propose inclusionary development on currently unforeseen sites within the Township with a

realistic plan for providing public sewer and/or public utility water and if the Township is unable to demonstrate that there is a realistic plan for providing public sewer/public utility water to be provided to alternative sites within the Round for it to satisfy its fair share obligations, then the Township shall be required to expeditiously cooperate with the party in order to amend its HEFSP and to rezone the sites to permit the requested inclusionary development.

1. Should the party and the Township disagree as to what is proposed, or the Township does not cooperate, the party may submit a motion to the Court in the Township's declaratory judgment action (or the appropriate alternative forum) for summary determination, pursuant to Rule 4:46, as to whether what is proposed is consistent with sound land use planning and, if so, whether the Township must comply. If the Township is unable to demonstrate that there is a realistic opportunity for it to satisfy its fair share obligations on alternative sites before the end of the Round, and if the proposal is consistent with sound land use

planning, there shall be a presumption in favor of granting the party's request.

2. The Township reserves a right to oppose a proposal for an inclusionary development if the potential developer fails to provide a feasible and realistic plan for providing public sewer and public utility water to the property.

iii. Municipal Commitment to Assist in the Provision of Public Sewer and Public Utility Water: The Township shall cooperate with Appropriate parties and act in good faith and with continuity of purpose, to assist any proposed inclusionary developments - whether on issues zoned for the Third Round or on currently unforeseen sites - in the Township in facilitating the provision of public sewer and public utility water to those sites. Such cooperation shall include, but not be limited to, expeditiously supporting and endorsing and if necessary becoming a co-applicant on:

1. Any application to the New Jersey Department of Environmental Protection ("NJDEP") and the Highlands Council and/or their respective agents to provide infrastructure for a site;

2. Any application for the inclusion of any parcels in any appropriate sewer service area or wastewater management plan;

3. Any applications made to any State, county, local or other body politic or utility authority necessary in order to provide public sewer and water service; and

4. Any other reasonable steps necessary or required to help facilitate the provision of public sewer and public utility water.

iv. Municipal Commitment to Reserve new Public Water and/or Sewer Capacity: Sewer capacity is regulated by the Musconetcong Sewage Authority. Byram Township does not have any authority to reserve capacity. Should public water and/or sewer become available in Byram Township through the Musconetcong Sewer Authority, it shall be required, pursuant to N.J.A.C. 5:80-26.1, et seq. and N.J.A.C. 5:93-4.3(c)(1), to cooperate and coordinate with prospective affordable housing developers to reserve and set aside the water and/or sewer capacity, when it becomes available, for very low-, low-, and moderate-income housing on a priority basis unit it has satisfied is fair share

obligations through the developer's agreement/service contract process established by the respective agencies.

v. Nothing herein shall be construed or interpreted to require the Township to provide financial assistance or a financial commitment to fund infrastructure projects toward the provision or conveyance of sewer or water for any project. Bryam may fund infrastructure improvements for affordable housing projects, through the adoption of a Development Agreement with an applicant, beyond any commitments made in a fair share plan and housing element that has been provided with compliance certification.

7. The Township and FSHC agree that the following condition remains to be met as a condition of the compliance certification: By July 31, 2026, the Township shall update the Spending Plan to clarify the three different numbers listed throughout the Spending Plan, to provide information about the Emergent Housing Opportunities and/or place this money in the affordability assistance set-aside. The affordability assistance set-aside shall be increased to 30% of the municipal affordable housing trust fund or the Township shall explain why the 30% cannot be achieved.

8. The Township's Compliance Certification shall be subject to required ongoing monitoring as follows:

a. The Township by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of a detailed accounting of all development fees and any other payments into its trust fund that have been collected including residential and non-residential development fees, along with the current balance in the municipality's affordable housing trust fund as well as trust funds expended, including purposes and amounts of such expenditures, in the previous year from January 1st to December 31st.

b. The Township by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of up-to-date municipal information concerning the number of affordable housing units actually constructed, construction starts, certificates of occupancy granted, and the start and expiration dates of deed restrictions. With respect to units actually constructed, the information shall specify the characteristics of the housing, including housing type, tenure, affordability level, number of bedrooms, date and expiration of

affordability controls, and whether occupancy is reserved for families, senior citizens, or other special populations.

c. For the midpoint realistic opportunity review as of July 1, 2030, pursuant to N.J.S.A. 52:27D-313, the Township or other interested party may file an action through the Program seeking a realistic opportunity review and shall provide for notice to the public, including a realistic opportunity review of any inclusionary development site as set forth in the adopted HEFSP that has not received preliminary site plan approval prior to the midpoint of the 10-year round. Any such filing shall be through e-Courts or any similar system set forth by the Program with notice to any party that has appeared in this matter.

9. The Court shall retain jurisdiction for the purpose of enforcing the terms and conditions of this Certification of Compliance and Repose and the Township's adopted Fourth Round HEFSP.

10. A copy of this Order shall be entered on e-Courts and shall be effective as of the date of filing.

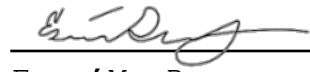
Hon. Janine M. Allen, J.S.C.

On behalf of the Township of Byram:

/S/ Thomas F Collins Jr

Thomas F. Collins, Jr. Esq.

On behalf of Fair Share Housing Center

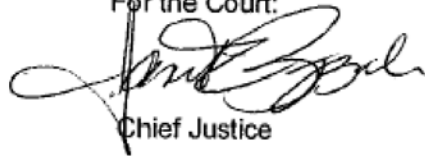


Esme'M. Devenney, Esq.

SUPREME COURT OF NEW JERSEY

Pursuant to Rule 1:13-2(a), it is ORDERED that the payment of filing fees, other fees, and charges of public officers for service of process in connection with actions filed by the Fair Share Housing Center shall be waived; this Order is effective immediately and until further order of the Court.

For the Court:

A handwritten signature in black ink, appearing to read "Anthony Thomas", is written over a vertical line. The signature is fluid and cursive.

Chief Justice

Dated: January 16, 2007

**TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
RESOLUTION NO. 151-2026**

**Authorization to Acquire Sewer Pump Station Equipment for the Daily Operations of the Byram
Township Sewer Utility Department**

WHEREAS, the Township of Byram is a member of the North Jersey Wastewater Cooperative Pricing System; and

WHEREAS, the Township of Byram is in need of, and desires to acquire sewer pump station equipment for the daily use of the Byram Township Sewer Utility Department; and

WHEREAS, the Township of Byram, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the North Jersey Wastewater Cooperative Pricing System for any contracts entered into on behalf of the Passaic Valley Sewerage Commission (PVSC); and

WHEREAS, the North Jersey Wastewater Cooperative Pricing System awarded contract #B445-A – Furnish & Deliver Various Manufacturers Equipment & Spare Parts to Reiner Pump Systems, Inc. for the period October 15, 2025 – July 31, 2027 thereby affording the Township of Byram the opportunity of direct purchase without competitive bidding:

Reiner Pump Systems, Inc.
53 US Highway 206
Stanhope, NJ 07874

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Byram does hereby authorize the Purchasing Agent (or designee) to acquire sewer pump station equipment from the above referenced North Jersey Wastewater Cooperative Pricing System Vendor, pursuant to all conditions of the contract listed herein; and

BE IT FURTHER RESOLVED, that upon receipt, inspection and approval of vouchers therefore by the Township of Byram, payment, pursuant to said purchase orders, are hereby authorized with the same to be charged against funds established in the appropriate accounts for said purpose; and

BE IT FURTHER RESOLVED, that the duration of the contract between the Township of Byram and the referenced North Jersey Wastewater Cooperative Pricing System Vendor shall be for budget year 2026; and

BE IT FURTHER RESOLVED, that certified copies of this Resolution be forwarded to the North Jersey Wastewater Cooperative Pricing System, Chief Financial Officer and the Municipal Clerk.

BYRAM TOWNSHIP COUNCIL

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	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 August 11, 2026.

Cynthia Church, Township Clerk

**TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
RESOLUTION NO. 152 - 2026**

**Authorization to Acquire Snow Removal Equipment for the Township of Byram
Department of Public Works**

WHEREAS, the Township of Byram is a member of the Morris County Cooperative Pricing System; and

WHEREAS, the Township of Byram is in need of and desires to acquire snow removal equipment; and

WHEREAS, contracts awarded under a Bergen County Cooperative Pricing Contract in excess of the Township's bid threshold may be made by resolution of the Governing Body; and

WHEREAS, the Bergen County Cooperative Pricing System awarded a contract to Reed Systems, LTD under Contract #BC-BID-24-06 – Class 4-8 Trucks for the period February 5, 2025 – February 4, 2027, thereby affording the Township of Byram the opportunity of direct purchase of snow removal equipment without competitive bidding:

Reed Systems, LTD
PO Box 209
Ellenville, NY 12428

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Byram does hereby authorize the Purchasing Agent (or designee) to acquire snow removal equipment from the above referenced Bergen County Cooperative Pricing System Vendor, pursuant to all conditions of the contract listed herein; and

BE IT FURTHER RESOLVED, that upon receipt, inspection and approval of vouchers therefore by the Township of Byram, payment, pursuant to said purchase orders, are hereby authorized with the same to be charged against funds established in the appropriate accounts for said purpose; and

BE IT FURTHER RESOLVED, that the duration of the contract between the Township of Byram and the referenced Bergen County Cooperative Pricing System Vendor shall be for budget year 2026; and

BE IT FURTHER RESOLVED, that certified copies of this Resolution be forwarded to the Bergen County Cooperative Pricing System, Chief Financial Officer and the Municipal Clerk.

BYRAM TOWNSHIP COUNCIL

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	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 August 11, 2026.

Cynthia Church, Township Clerk

TOWNSHIP OF BYRAM
RESOLUTION NO. 153 - 2026
CHAPTER 159

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Township of Byram, County of Sussex, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of \$7,441.00 which is now available as a revenue from:

Miscellaneous Revenues – Section F
Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:
Public and Private Revenues Offset with Appropriations:
Sussex County Division of Community & Youth Services – Opioid Settlement Funds

BE IT FURTHER RESOLVED, that the like sum of \$7,441.00 be and the same is hereby appropriated under the caption of:
General Appropriations:

(a) Operations Excluded from CAPS
Public and Private Programs Offset by Revenues:
Sussex County Division of Community & Youth Services – Opioid Settlement Funds

BE IT FURTHER RESOLVED, that the Township forward one copy of this resolution to the Director of the Division of Local Government Services.

BYRAM TOWNSHIP COUNCIL

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

ATTEST: I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on August 11, 2026.

Cynthia Church, Township Clerk

RESOLUTION NO. 154-2026

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF BYRAM,
COUNTY OF SUSSEX, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO
EXECUTE ALL DOCUMENTS NECESSARY FOR THE SUBMISSION OF AN
APPLICATION TO THE UNITED STATES DEPARTMENT OF AGRICULTURE
(USDA) FOR THE CONSTRUCTION OF THE NEW BYRAM TOWNSHIP POLICE
DEPARTMENT**

WHEREAS, the Township of Byram desires to submit an application to the United States Department of Agriculture (USDA) for funding assistance for the new Byram Township Police Department; and

WHEREAS, the USDA requires that the governing body authorize the execution of all documents necessary to complete and submit the application; and

WHEREAS, the Township Council has determined that it is in the best interest of the Township to authorize the Mayor to execute all required applications, certifications, assurances, agreements, and any other documents necessary in connection with the USDA funding application.

NOW, THEREFORE, BE IT RESOLVED by the **Township Council of the Township of Byram**, County of Sussex, State of New Jersey, as follows:

1. The Mayor is hereby authorized to execute and submit all applications, certifications, assurances, agreements, and any other documents required by the United States Department of Agriculture (USDA) in connection with the Township's application for funding assistance.
2. The Mayor, Township Manager, Township Clerk, Chief Financial Officer, and any other appropriate Township officials are further authorized to take all actions necessary to carry out the intent of this Resolution and to provide any additional information or documentation required by the USDA during the application review process.
3. This Resolution shall take effect immediately upon adoption.

BYRAM TOWNSHIP COUNCIL

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

ATTEST: I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on August 11, 2026.

Cynthia Church, Township Clerk

RESOLUTION NO. 155-2026

RESOLUTION OF THE TOWNSHIP OF BYRAM APPOINTING AN ACTING ZONING AND CODE ENFORCEMENT OFFICER AND THE AUTHORIZATION OF A STIPEND

WHEREAS, the position of Zoning and Code Enforcement Officer for the Township of Byram is currently vacant; and

WHEREAS, it is necessary to ensure the continued administration and enforcement of the Township's zoning ordinances, property maintenance regulations, and code enforcement responsibilities; and

WHEREAS, Joseph Sabatini has the skills, experience, and qualifications necessary to fulfill the requirements of the position; and

WHEREAS, the Mayor and Council are desirous of appointing Joseph Sabatini to serve as Acting Zoning and Code Enforcement Officer to ensure continuity of operations while a long-term solution is pursued; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Byram, County of Sussex, State of New Jersey, that Joseph Sabatini is hereby appointed Acting Zoning and Code Enforcement Officer for the Township of Byram effective August 1, 2026.

BE IT FURTHER RESOLVED that Joseph Sabatini shall receive a stipend of Two Thousand Dollars (\$2,000.00) per month for serving as Acting Zoning and Code Enforcement Officer. The stipend shall be paid in accordance with the Township's normal payroll procedures and shall remain in effect until a long-term solution is identified to fill the position or otherwise the responsibilities of the Zoning and Code Enforcement Officer role are addressed.

BYRAM TOWNSHIP COUNCIL

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

ATTEST: I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on August 11, 2026.

Cynthia Church, Township Clerk

RESOLUTION NO. 156-2026

**RESOLUTION OF THE TOWNSHIP OF BYRAM SUPPORTIN THE APPOINTMENT
OF A CODE ENFORCEMENT OFFICER FOR MANAGING PROPEPTY
MAINTENANCE COMPLAINTS INVOLVING DEAD AND DYING TREES AND THE
AUTHORIZATION OF A STIPEND**

WHEREAS, the position of Zoning and Code Enforcement Officer for the Township of Byram is currently vacant; and

WHEREAS, it is necessary to ensure the continued administration and enforcement of the Township's zoning ordinances, property maintenance regulations, and code enforcement responsibilities; and

WHEREAS, Michael Orgera has the skills, experience, and qualifications necessary to fulfill the requirements of the position; and

WHEREAS, the Mayor and Council support the appointment of Michael Orgera to serve as Code Enforcement Officer for managing property maintenance complaints involving dead and dying trees to ensure continuity of operations; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Byram, County of Sussex, State of New Jersey, that Mayor and Council hereby supports the appointment of Michel Orgera as Code Enforcement Officer for managing property maintenance complaints involving dead and dying trees for the Township of Byram effective August 1, 2026.

BE IT FURTHER RESOLVED that Michael Orgera shall receive a stipend of One Thousand Dollars (\$1,000.00) per month for serving as Code Enforcement Officer for managing property maintenance complaints involving dead and dying trees. The stipend shall be paid in accordance with the Township's normal payroll procedures and shall remain in effect until a long-term solution is identified to fill the position or otherwise the responsibilities of the Zoning and Code Enforcement Officer role are addressed.

BYRAM TOWNSHIP COUNCIL

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

ATTEST: I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on August 11, 2026.

Cynthia Church, Township Clerk

**TOWNSHIP OF BYRAM
RESOLUTION NO. 157-2026**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BYRAM
APPROVING THE 2026 AFFORDABLE HOUSING TRUST FUND SPENDING PLAN
TO BE UPDATED FROM THE PRIOR SPENDING PLAN AND TO BE PREPARED BY
THE TOWNSHIP PLANNER, DANIEL BLOCH.**

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Township of Byram approve the updated 2026 Affordable Housing Trust Fund Spending Plan to be finalized and prepared by the Township Planner Daniel Bloch.

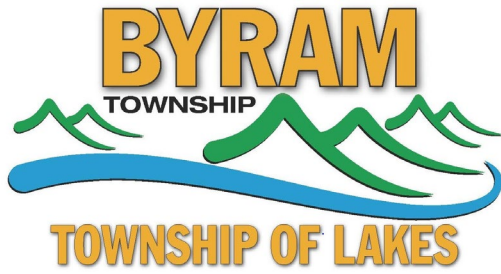
BYRAM TOWNSHIP COUNCIL

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	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 August 11, 2026.

Cynthia Church, RMC
Township Clerk



The Township of Byram
10 Mansfield Drive
Stanhope, New Jersey 07874

973-347-2500

www.byramtwp.org

TO: Township Council

FROM: Joseph W. Sabatini, Township Manager

DATE: July 9, 2026
Updated August 3, 2026, to include Council Member goals and objectives.

RE: 2027 Municipal Budget – Goals and Objectives

The Manager and staff prepare recommendations in the form of a draft budget document, and the Council must ensure that the adopted budget satisfies the needs of the community and serves the best interests of the Township. The approval and adoption of the Municipal Budget includes the budgets for the Open Space Tax and the Sewer Utility.

The 2027 Budget Process has started with the Township Department Heads. The Department Heads received the following instructions for their 2027 budget requests:

1. Each sub-account in the department's operating budget starts at zero.
2. Provide detailed justification of each sub-account identifying the good or service requested with budgeted expense.
3. No increase from the 2026 budget is expected and we should be targeting any reduction in the budget that can be sustained.
4. Populate the "2027 Requested" column with the total for each sub-account.
5. Identify any discretionary spending or other spending that can be cut from the budget. Prepare a summary of the impact of the reductions.
6. Staffing represents a significant portion of operating budgets, and any changes to staffing should be considered as part of your budget requests. I will be focusing on departments with overtime budgets to assess current allocations, how overtime is being managed, and opportunities for potential reductions.
7. Meetings will be scheduled in September with each department head reviewing the budget requests.

The CFO and Manager will populate Salary and Wage lines once the salary increases are determined for 2027. All Collective Bargaining Agreements expire at the end of 2026.

The municipal budget is the Council's most important annual policy statement. It defines how the local government team will implement its priorities for the next fiscal year, and where the money will come from to execute the plan. The budget is,

- A statement of priorities for the community
- A management blueprint for providing services
- The document that translates policies into action

- A tool for protecting the government's long-term financial health
- A communication document for the public.

The Mayor and Council should identify the goals and objectives for 2027 to identify resources including funding needs to execute the plan. It is critical to link policies and money through the annual budget.

It is planned that all budget meetings will be done as advertised meetings of the Mayor and Council. I am planning for the first budget meeting to be scheduled for the fall. The staff is prepared to support as many budget workshops as the Mayor and Council need to support adoption of the budget in early 2027.

A handwritten signature in black ink, consisting of several loops and a trailing line, positioned above a horizontal line.

Joseph Sabatini, Township Manager

Mayor and Council individual goals and objectives for 2027

Mayor Rubenstein:

1. Advance the Police Department project.
2. Continue COJ Park improvements.
3. Plan to replenish capital reserve funds in future years, particularly following their anticipated use for the Police Department project, to maintain strong capital reserves.

Councilwoman Franco:

1. Continue planning for the Police Building.
2. Develop a plan for the Administration Building.
3. Develop a streets and roads plan, with emphasis on East Brookwood following water line construction for the Superfund residences and improve drainage on Brookwood Road at Briar Lane.
4. Develop a plan for improvements to the CO Johnson Building.
5. Continue planning CO Johnson improvements, including the “circle” roadway around the park and the transfer of impervious coverage.

Councilman Proctor:

1. Evaluate alternatives to the State Health Benefits Program to control rising costs, including joining a Health Insurance Fund as soon as practicable.
2. Explore design options for the CO Johnson field house that incorporate community center space and a dais for public meetings.

Councilman Gallagher:

1. Continue advancing infrastructure projects, including road and stormwater improvements and addressing obstacles within the powerline corridor.
2. Review Administration staffing needs and continue identifying shared-service opportunities where they would benefit the Township.
3. Complete the plan for the CO Johnson facility.
4. Plan for upgrades to the Township municipal complex, including Police Headquarters, the DPW building, and the Administration building.

Councilman Esposito:

1. Develop an action plan and pro forma for relocating municipal administrative offices, focusing on leasing or lease-to-purchase options rather than new construction. Form a building committee to evaluate alternatives.
2. Schedule a public meeting with Andover officials, Council, and the Manager to discuss potential shared-service opportunities and identify efficiencies across municipal operations.
3. Build on the Brookwood drainage report by preparing Phase 1 for bid.
4. Evaluate the private-property easements needed for West Brookwood drainage improvements and form an exploratory group to advance the project.
5. Continue working toward completion of outstanding CO Johnson projects.

MEMORANDUM

To: Byram Township Council

From: Mayor Alex Rubenstein

Date: August 2, 2026

Re: Proposed Intervention in JCP&L Reliability Proceeding before the New Jersey Board of Public Utilities

Purpose

I am recommending that Byram Township seek permission to intervene in an ongoing proceeding before the New Jersey Board of Public Utilities concerning the reliability of Jersey Central Power & Light's electric system.

This proceeding was recently brought to our attention by a Township resident through Councilman Lou Esposito. Lou and I subsequently spoke with attorney Steven S. Goldenberg, (<https://www.ghclaw.com/steven-s-goldenberg>) who has experience in utility matters before the BPU. This memorandum explains what the proceeding is, what "intervention" means, why Byram should consider it, and the possible costs and outcomes.

What is the BPU proceeding?

The BPU regulates electric utilities in New Jersey. In this matter, the BPU has ordered JCP&L to explain why it should not be penalized for failing to meet required reliability standards during 2022, 2023 and 2024.

The reliability measurements concern both:

- how frequently customers lose power; and
- how long it takes to restore customers after an outage.

JCP&L's Northern Region, which includes Byram, repeatedly failed one or both of these standards. BPU Staff later determined that the Northern Region also failed an applicable reliability standard in 2025 and recommended a penalty of approximately **\$44.1 million**. JCP&L disputes the proposed penalty and argues that weather, terrain, vegetation and other circumstances should mitigate its responsibility.

The BPU has now moved the matter into a formal hearing process. Any municipality or organization seeking to intervene or participate must file a motion by **August 12, 2026**. Byram's only scheduled Council meeting before that deadline is August 11.

If you wish to read through the history of this proceeding, including all orders and documents, you can view them on the BPU website here:

DRAFT - FOR TOWNSHIP ATTORNEY REVIEW
STATE OF NEW JERSEY
BOARD OF PUBLIC UTILITIES

In the Matter of Jersey Central Power & Light
Company's Attainment of Minimum Reliability
Levels

Docket No.
EO25070453

MOTION TO INTERVENE OF THE TOWNSHIP OF BYRAM

The Township of Byram ("Byram" or the "Township"), a municipal corporation in Sussex County served by Jersey Central Power & Light Company ("JCP&L") in its Northern Region, by and through undersigned counsel, respectfully moves pursuant to N.J.A.C. 1:1-16.1 et seq. for leave to intervene in this proceeding with full procedural and substantive rights. In the alternative, Byram requests participant status. In support of this motion, Byram states as follows:

1. All communications and correspondence concerning this proceeding should be directed to:

[TOWNSHIP ATTORNEY NAME], Esq.
[LAW FIRM / TOWNSHIP ATTORNEY]
[ADDRESS]
[CITY, STATE ZIP]
Telephone: [_____]
Email: [_____]

2. By Order dated August 13, 2025, the Board directed JCP&L to show cause why penalties should not be imposed for its failure to meet the Board's Minimum Reliability Levels during 2022, 2023, and 2024. By Order dated July 15, 2026, the Board retained the matter for hearing and established August 12, 2026 as the deadline for motions to intervene or participate.

3. Byram and its residents are directly and substantially affected by the issues in this proceeding. JCP&L provides electric service throughout the Township, and repeated outages affect homes, businesses, emergency access, and the delivery of police, fire, emergency medical, sewer, road, and other essential services.

4. The Township possesses years of correspondence, municipal records, incident information, and local knowledge concerning recurring outages, vegetation conditions, blocked roads, restoration delays, and their effects on Byram residents. Most recently, a brief wind and lightning event on July 3, 2026 caused widespread outages affecting more than 1,400 of approximately 3,200 meters in the Township and obstructed the only vehicular access to approximately forty residences.

5. Byram's interests are distinct from, and not fully represented by, the existing parties. As the local government responsible for protecting the health, safety, and welfare of its residents, Byram can provide location-specific evidence concerning outage causes, emergency access, public-safety consequences, and restoration performance that is not reflected in regional reliability statistics alone.

6. Byram's participation will measurably and constructively advance the proceeding. The Township seeks to examine issues already presented in this docket, including reliability performance, vegetation management, infrastructure condition and resilience, the adequacy of qualified resources, and outage restoration practices.

7. This motion is timely. Byram will comply with the schedule established by the presiding officer and will endeavor to coordinate with Board Staff, Rate Counsel, and other parties to avoid duplication, delay, or confusion.

8. The nature and extent of Byram's interest, the distinct local perspective it brings, and its ability to contribute measurably and constructively to the record satisfy the standards for intervention under N.J.A.C. 1:1-16.1 and 1:1-16.3.

WHEREFORE, the Township of Byram respectfully requests that the Board grant it leave to intervene in this proceeding with full procedural and substantive rights. In the alternative, the Township requests participant status and such other relief as the Board deems appropriate.

Respectfully submitted,

[LAW FIRM / TOWNSHIP ATTORNEY]

By: _____
[TOWNSHIP ATTORNEY NAME], Esq.
Attorney for the Township of Byram

Dated: August __, 2026

CERTIFICATION OF ALEX RUBENSTEIN

I, Alex Rubenstein, Mayor of the Township of Byram, certify that I have reviewed the foregoing Motion to Intervene and that the factual statements contained therein are true to the best of my knowledge, information, and belief. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Alex Rubenstein, Mayor

Dated: August __, 2026

CERTIFICATION OF SERVICE

I hereby certify that on this ____ day of August, 2026, I filed the foregoing Motion to Intervene of the Township of Byram and the Certification of Alex Rubenstein electronically with the Secretary of the New Jersey Board of Public Utilities and served copies by electronic mail upon the persons listed on the attached service list.

[TOWNSHIP ATTORNEY NAME], Esq.
Attorney for the Township of Byram

**IN THE MATTER OF JERSEY CENTRAL POWER & LIGHT COMPANY'S
ATTAINMENT OF MINIMUM RELIABILITY LEVELS
DOCKET NO. EO25070453**

SERVICE LIST

**New Jersey Board of Public Utilities
44 South Clinton Avenue, 1st Floor
Trenton, NJ 08625-0350**

Sherri Lewis, Board Secretary
board.secretary@bpu.nj.gov

Stacy Peterson, Deputy Executive Director
stacy.peterson@bpu.nj.gov

Counsel's Office

Ava-Marie Madeam, General Counsel
avamarie.madeam@bpu.nj.gov

Elspeth Faiman Hans, Deputy General Counsel
elspeth.hans@bpu.nj.gov

Michael Hunter, Senior Counsel
michael.hunter@bpu.nj.gov

Division of Engineering

Dean Taklif, Director
dean.taklif@bpu.nj.gov

John Masiello, Deputy Director
john.masiello@bpu.nj.gov

David Brown
david.brown@bpu.nj.gov

JCP&L

**2800 Pottsville Pike
P.O. Box 16001
Reading, PA 19612-6001**

James A. Meehan, Esq.
jameehan@firstenergycorp.com

Tori Giesler, Esq.
tgiesler@firstenergycorp.com

**Cozen O'Connor
1010 Kings Highway Road
Cherry Hill, NJ 08034**

Gregory Eisenstark, Esq.
geisenstark@cozen.com

Michael Connolly, Esq.
mconnolly@cozen.com

**Cozen O'Connor
3 World Trade Center
175 Greenwich Street, 55th Floor
New York, NY 10007**

William Lesser, Esq.
wlesser@cozen.com

**New Jersey Division of Law
NJ Department of Law and Public Safety
Richard J. Hughes Justice Complex
Public Utilities Section
25 Market Street, P.O. Box 112
Trenton, NJ 08625**

Pamela Owen, ASC, DAG
pamela.owen@law.njoag.gov

Elizabeth Van Winkle, DAG
elizabeth.vanwinkle@law.njoag.gov

Steven Chaplar, DAG
steven.chaplar@law.njoag.gov

Terel Klein, DAG
terel.klein@law.njoag.gov

Rachel Reckeweg
rachel.reckeweg@law.njoag.gov

Tanya Lloyd-Samuel
tanya.lloyd-samuel@law.njoag.gov

**IN THE MATTER OF JERSEY CENTRAL POWER & LIGHT COMPANY'S
ATTAINMENT OF MINIMUM RELIABILITY LEVELS
DOCKET NO. EO25070453**

SERVICE LIST (CONTINUED)

**New Jersey Division of Rate Counsel
140 East Front Street, 4th Floor
Trenton, NJ 08625-0003**

Brian O. Lipman, Esq., Director
blipman@rpa.nj.gov

T. David Wand, Esq., Managing Attorney
dwand@rpa.nj.gov

Bethany Rocque-Romaine, Esq.
bromaine@rpa.nj.gov

Robert Glover, Esq.
rglover@rpa.nj.gov

Debora Layugan
dlayugan@rpa.nj.gov

Annette Cardec
acardec@rpa.nj.gov

Rate Counsel Consultant

Max Chang
Zooid Energy
11 S. Angell St., #411
Providence, RI 02906
mchang@zooid-energy.com

What does “intervention” mean?

Intervention does not mean that Byram would be filing a lawsuit against JCP&L. It means asking the BPU for permission to become a formal party in a case the BPU has already started.

If intervention is granted, Byram would generally have the ability to:

- receive the filings and evidence submitted in the case;
- request relevant information from JCP&L through discovery;
- submit evidence concerning outages and their effect on the Township;
- question JCP&L’s explanations and proposed solutions;
- participate in discussions concerning any settlement or corrective plan; and
- advocate for remedies that directly improve reliability in Byram.

A less extensive option is called **participant status**. A participant may submit comments or arguments but generally does not receive the same discovery and procedural rights as a full intervenor.

Because our objective is to obtain detailed information that JCP&L controls, I recommend seeking full intervention, with participant status requested as an alternative if full intervention is not granted.

In deciding whether to allow intervention, the BPU considers the applicant’s interest, whether that interest differs from those already represented, whether the applicant will contribute useful information, and whether its involvement will unnecessarily delay or complicate the case.

Why should Byram become involved?

Byram has experienced frequent and substantial power outages, many of which appear to involve tree contact with electric lines.

The brief wind and lightning storm on July 3, 2026 provides a recent example. More than 1,400 of the Township’s approximately 3,200 meters reportedly lost power. Multiple separate tree contacts affected large groups of customers and important facilities, including Allamuchy Scout Reservation and Jefferson Lakes Day Camp.

JCP&L representatives also advised Township officials that tree contact affected the facilities supplying the Netcong substation, which serves a substantial portion of Byram. A

fallen tree near 83 South Shore Road blocked the only road access for approximately 40 homes.

The July 3 event raises questions extending beyond one storm or one tree:

- Is JCP&L performing sufficient vegetation and hazard-tree management?
- Are the circuits and substations serving Byram adequately designed and maintained?
- Are there sufficient alternate feeds, sectionalizing devices and other forms of redundancy?
- Has JCP&L reduced its locally available workforce?
- Does JCP&L rely too heavily on distant outside crews during outages?
- Are JCP&L line crews and contract tree crews being properly coordinated?
- Are Byram's outage frequency and restoration times worse than comparable municipalities?

The BPU's regional statistics cannot answer those questions. The necessary circuit-level, staffing, vegetation and outage information is primarily controlled by JCP&L and may only become available through discovery.

Byram also has interests beyond those of an ordinary individual customer. Outages affect the Municipal Building, Police Department, fire and EMS operations, DPW facilities, sewer pumping stations, road access, emergency response and other essential public services.

What would Byram seek?

The Township's principal objective would not be to obtain a portion of any monetary penalty.

Our objective should be to determine the actual causes of Byram's reliability problems and obtain enforceable corrective action, potentially including:

- meaningful right-of-way and hazard-tree maintenance;
- inspection of the circuits and substations serving Byram;
- correction of repeated outage locations;
- improved circuit sectionalization, alternate feeds and redundancy;
- adequate local line, technical and vegetation-management resources;
- better coordination between line crews and tree contractors;
- measurable reliability targets and reporting; and
- deadlines for completion of required work.

Intervention would not require us to assume in advance that every outage is caused by trees. It would allow us to obtain the information necessary to determine the respective roles of vegetation, equipment failures, staffing, circuit design and restoration practices.

Costs and risks

The initial cost can likely be kept relatively modest. Township officials can perform much of the factual work and prepare a first draft of the motion, with experienced counsel reviewing, correcting and filing it.

Mr. Goldenberg indicated that he would be willing to work in this type of arrangement, allowing the Township to perform much of the preparation to reduce legal expense.

The greater cost would arise after intervention is granted. Possible expenses include:

- attorney time reviewing filings and attending conferences;
- responding to and preparing discovery;
- gathering Township emails, outage records and incident reports;
- preparing written submissions or testimony; and
- retaining an electrical-engineering, forestry or utility expert if later determined necessary.

Those costs are presently unknown because the BPU has not yet established the full procedural schedule or scope of participation.

I recommend a phased approach:

1. Authorize preparation and filing of the intervention motion with a limited initial legal budget.
2. If intervention is granted, return to Council with the procedural schedule, expected workload and a proposed budget before retaining experts or undertaking substantial additional expense.
3. If at that time, the Council decides the costs outweigh the believed benefit to the Township, we can withdraw.

Intervention does not guarantee that Byram will receive the information or corrective work it requests. The BPU could grant only participant status, limit the scope of discovery, approve a settlement that does not contain Township-specific relief, or ultimately accept some of JCP&L's defenses. Participation will also require staff and official time to gather and review records.

However, failing to intervene may leave Byram without the ability to obtain detailed discovery or meaningfully influence the outcome. Public comments alone would place our concerns in the record but would provide considerably less ability to investigate or shape the remedy.

Recommendation

I recommend that the Council authorize Byram Township to file a motion seeking:

1. full intervenor status in BPU Docket No. EO25070453; or
2. participant status as alternative relief.

The motion can be prepared before the August 11 meeting so that, if authorized by Council, it can be finalized and filed before the August 12 deadline.

The immediate filing does not commit the Township to unlimited legal or expert expenses. It preserves our ability to participate while allowing the Council to make later decisions about the scope and cost of our involvement after we know whether intervention is granted and what the BPU requires.

List of Bills - (All Funds)

Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Vendor	Description	Payment	Check Total
Claims Account			
3951 - ADOBE, INC.	PO 32667 ADOBE ACROBAT PRO LICENSES	1,151.52	1,151.52
3953 - AMAZON CAPITAL SERVICES	PO 32597 DPW - FLEET MAINTENANCE RECORDS	39.99	39.99
86 - APPROVED AUTO ELECTRIC, INC	PO 31569 2026 Blanket for Batteries & Electrical	39.90	39.90
3239 - AQUA NEW JERSEY	PO 31811 LEE HILL WATER SERVICE - ACCT#002291840-	37.10	37.10
4032 - BE SECURE ALARMS, LLC	PO 32544 COUNCIL ROOM A/V SERVICE CALL	95.00	95.00
134 - BEN SHAFFER RECREATION, INC.	PO 32199 Dog Waste Container Bags - Proposal #965	1,162.26	
	PO 32205 Playground Mulch - Proposal #9824 - MCCP	1,585.50	2,747.76
3961 - BROADVOICE - LOCKBOX #913150	PO 32100 2ND-4TH QUARTER 2026 SERVICE FEES FOR PH	834.40	834.40
3909 - BROTHERS MANAGEMENT ASSOCIATES, INC.	PO 32170 BYRAM FEST - ENTERTAINMENT	800.00	800.00
3909 - BROTHERS MANAGEMENT ASSOCIATES, INC.	PO 32173 BYRAM FEST - ENTERTAINMENT	450.00	450.00
3909 - BROTHERS MANAGEMENT ASSOCIATES, INC.	PO 32193 BYRAM FEST - ENTERTAINMENT	500.00	500.00
3909 - BROTHERS MANAGEMENT ASSOCIATES, INC.	PO 32220 BYRAM FEST - ENTERTAINMENT	1,250.00	1,250.00
191 - BYRAM CAR WASH	PO 32496 POLICE - 2026 CAR WASH PLAN	1,700.00	1,700.00
210 - BYRAM TWP GENERAL CAPITAL ACCO	PO 32621 POLICE O/S DUTY BILLING CORRECTION - RIV	8,775.00	8,775.00
207 - BYRAM, TOWNSHIP OF - CURRENT	PO 32661 2ND QUARTER 2026 INTEREST TRANSFER	0.13	
	PO 32661 2ND QUARTER 2026 INTEREST TRANSFER	104.26	104.39
4036 - CARTRIDGE ACTUATED DEVICES, INC.	PO 32645 ESCROW - CASH BOND RELEASE	3,000.00	3,000.00
326 - COUNTY OF SUSSEX	PO 32103 2ND-4TH QUARTER 2026 DISPATCHING SERVICE	35,374.50	35,374.50
2639 - DLUGOS, PETER	PO 32533 REIMBURSEMENT: ARBOR DAY - TREE SEEDLING	75.00	75.00
2104 - DOVER BRAKE & CLUTCH CO., INC.	PO 31566 2026 Blanket for Supplies	835.73	835.73
458 - EDWARD'S TRADING POST, INC.	PO 31668 2026 Blanket for Supplies	92.00	92.00
3816 - ELITE EMERGENCY LIGHTS, LLC	PO 32330 NEW PD VEHICLE - MDT COMPUTER - ESTIMATE	3,796.04	3,796.04
3860 - ERIC M. BERNSTEIN & ASSOCIATES, LLC	PO 32612 SPECIAL PROSECUTOR - JUNE 2026 SERVICES	1,400.00	1,400.00
2396 - GARDEN STATE LABORATORIES, INC.	PO 31810 2026 Blanket for Water Testing	215.00	215.00
2390 - GTBM, INC.	PO 31967 POLICE - E-TICKET: 2026 POLICE INTERCEPT	2,343.60	2,343.60
4028 - GUTHRIE, CARLY	PO 32574 REFUND - 2026 SUMMER CAMP	480.00	480.00
649 - HAROLD E. PELLOW & ASSOCIATES,	PO 31629 1ST QUARTER 2026 BLANKET PURCHASE ORDER	2,273.00	
	PO 32607 IMPROVEMENTS AT JO JOHNSON PARK FIELD #8	3,291.00	
	PO 32608 MAY 2026 SERVICES - ROSEVILLE RD IMPROVE	60.00	
	PO 32609 MAY 2026 SERVICES - SLEEPY HOLLOW RD IMP	730.50	6,354.50
649 - HAROLD E. PELLOW & ASSOCIATES,	PO 32610 MAY 2026 SERVICES - RESURFACING OF VARIO	1,216.00	
	PO 32614 ESCROW - MAY 2026 SERVICES - ELIZABETHTO	1,027.00	
	PO 32615 ESCROW - MAY 2026 SERVICES - ELIZABETHTO	118.50	
	PO 32616 ESCROW - MAY 2026 SERVICES - ELIZABETHTO	23.50	
	PO 32617 ESCROW - MAY 2026 SERVICES - ELIZABETHTO	23.50	

List of Bills - (All Funds)

Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Vendor	Description	Payment	Check Total
649 - HAROLD E. PELLOW & ASSOCIATES,	PO 32618 ESCROW - MAY 2026 SERVICES - ELIZABETH TO	141.00	
	PO 32619 ESCROW - MAY 2026 SERVICES - NJ NATURAL	23.50	2,573.00
	PO 32628 ESCROW - MAY 2026 SERVICES - S & Y PROPE	259.25	
	PO 32629 ESCROW - MAY 2026 SERVICES - ELLIS	353.00	
	PO 32630 ESCROW - MAY 2026 SERVICES - TEDESCO	950.00	
	PO 32632 ESCROW - MAY 2026 SERVICES - JEFFERSON L	207.75	
	PO 32633 ESCROW - MAY 2026 SERVICES - 10 ROUTE 20	150.00	
	PO 32636 ESCROW - MAY 2026 SERVICES - NJ NATURAL	23.50	
649 - HAROLD E. PELLOW & ASSOCIATES,	PO 32637 ESCROW - MAY 2026 SERVICES - NJ NATURAL	846.00	2,789.50
	PO 32638 ESCROW - MAY 2026 SERVICES - NJ NATURAL	300.00	300.00
3716 - HARRISON, JANICE A.	PO 32172 BYRAM FEST - FACE PAINTING	900.00	900.00
3620 - HOFFMAN SERVICES, INC.	PO 32420 Annual Lift Inspection - Estimate #13299	350.00	350.00
697 - IPD	PO 32566 WEBINAR - EXPLAINING THE MATH - MCELROY	50.00	50.00
751 - JCP&L	PO 32648 MONTHLY SERVICE	2,144.82	2,144.82
751 - JCP&L	PO 32649 MONTHLY SERVICE	467.36	467.36
751 - JCP&L	PO 32656 MONTHLY SERVICE	75.73	75.73
751 - JCP&L	PO 32657 MONTHLY SERVICE	54.84	54.84
751 - JCP&L	PO 32658 MONTHLY SERVICE	327.24	327.24
751 - JCP&L	PO 32663 MONTHLY SERVICES	1,187.73	1,187.73
751 - JCP&L	PO 32668 MONTHLY SERVICE	3,004.11	3,004.11
842 - KENVIL POWER EQUIP., INC	PO 31670 2026 Blanket for Repair Parts	214.04	214.04
3412 - KONICA MINOLTA PREMIER FINANCE	PO 32114 MAY-DECEMBER 2026 BLANKET PURCHASE ORDER	148.79	148.79
3412 - KONICA MINOLTA PREMIER FINANCE	PO 32115 MAY-DECEMBER 2026 BLANKET PURCHASE ORDER	140.68	140.68
2409 - LAKELAND BUS LINES, INC.	PO 32432 DEATH OF A SALESMAN MUSICAL - 07/22/2026	1,275.00	1,275.00
4021 - LAMARCA, PAUL	PO 32447 REFUND - YANKEE TICKET	136.00	136.00
3921 - LAWSON PRODUCTS, INC.	PO 31579 2026 Blanket for Supplies	80.00	80.00
3744 - LIFE SAVER, INC.	PO 32525 AED/CPR TRAINING SUPPLIES - QUOTE #20191	774.44	774.44
1928 - LINDE GAS & EQUIPMENT, INC.	PO 31771 2026 Blanket for Tank Leases	99.12	99.12
3699 - MARAZITI FALCON, LLP	PO 32622 ESCROW - JUNE 2026 SERVICES - 109 SALT,	324.00	
	PO 32623 ESCROW - JUNE 2026 SERVICES - PATRIOTS'	1,152.00	
	PO 32624 ESCROW - JUNE 2026 SERVICES - PEDERSEN	414.00	
	PO 32625 ESCROW - JUNE 2026 SERVICES - LENKER	108.00	1,998.00
	PO 32627 ESCROW - JUNE 2026 SERVICES - 11 LAKE DR	36.00	
3699 - MARAZITI FALCON, LLP	PO 32635 PLANNING BOARD - JUNE 2026 SERVICES	216.00	252.00
	PO 32579 BYRAM FEST - FOOD VENDOR COORDINATION	850.00	850.00
3844 - MEGABITE EVENTS, LLC	PO 32492 POLICE - BUSINESS CARDS	231.00	
1009 - MGL PRINTING SOLUTIONS	PO 32582 TAX ASSESSOR - BUSINESS CARDS	78.00	309.00
2625 - NAPA AUTO PARTS	PO 31564 2026 Blanket for Supplies	297.57	297.57

List of Bills - (All Funds)

Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Vendor	Description	Payment	Check Total
2437 - NAVITEND	PO 32101 2ND-4TH QUARTER 2026 - COMPUTER SERVICES	4,688.29	
	PO 32639 VPN RENEWAL	80.00	4,768.29
1160 - NETCONG HARDWARE CO., INC.	PO 31563 2026 Blanket for Supplies	122.94	122.94
1212 - NOR. JERSEY MUN EMP BENFT FUND	PO 32097 MAY-DEC 2026 BLANKET PURCHASE ORDER - DE	57.60	
	PO 32097 MAY-DEC 2026 BLANKET PURCHASE ORDER - DE	6,995.40	
	PO 32097 MAY-DEC 2026 BLANKET PURCHASE ORDER - DE	113.00	7,166.00
4012 - OLIVA, LUIS M.	PO 32194 BYRAM FEST 2026 - DJ	1,750.00	1,750.00
4029 - PFLEGER, KELLIE	PO 32577 REFUND - ABC'S OF ART CLASS: 4 WEEK SUMM	100.00	100.00
4031 - PHOTOGRAPHY BY BJORN	PO 32580 BYRAM FEST - PHOTO BOOTH	600.00	600.00
1315 - PITNEY BOWES, INC.	PO 31609 2026 BLANKET PURCHASE ORDER - METER RENT	478.59	478.59
2703 - POWER PLACE, INC.	PO 31671 2026 Blanket for Repair Parts & Equipmen	430.41	430.41
4006 - PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.	PO 31975 2026 BLANKET PURCHASE ORDER - TAX APPEAL	1,872.00	
	PO 32113 2ND-4TH QUARTER 2026 BLANKET PURCHASE OR	2,405.00	4,277.00
3041 - PRIMEPOINT, LLC	PO 32137 2ND-4TH QUARTER 2026 BLANKET PURCHASE OR	208.25	208.25
4027 - RANDOLPH FAMILY GOLF CENTER, LLC	PO 32571 GOLF SCHOOL	1,900.00	1,900.00
3657 - REINER PUMP SYSTEMS, INC.	PO 32606 Pump Station #3 Replacment Pump - QT Dat	10,396.00	10,396.00
1432 - RONETCO SUPERMARKETS, INC	PO 32563 MISS BYRAM & TRIATHLON SUPPLIES	136.91	136.91
3652 - ROYALTY CLEANING SERVICES, LLC	PO 32117 2ND-4TH QUARTER 2026 BLANKET PURCHASE OR	709.15	709.15
1449 - RUTGERS, THE STATE UNIVERSITY	PO 32298 TAX ASSESSMENT COURSES	1,004.00	1,004.00
1468 - SCMUA	PO 31571 2026 Blanket for Leaf & Brush Disposal	1,174.95	
	PO 31572 2026 Blanket for Street Sweeping Disposa	693.40	
	PO 32109 2ND-4TH QUARTER 2026 BLANKET PURCHASE OR	16,512.10	18,380.45
3460 - SERPICO PYROTECHNICS, LLC	PO 32500 BYRAM FEST - FIREWORKS - APPROVED R #099	9,968.00	9,968.00
1483 - SERVICE TIRE TRUCK CENTER, INC.	PO 31568 2026 Blanket for Tires & Related Tire Se	15.00	15.00
3990 - SJ FUEL SOUTH CO., INC.	PO 32112 2ND-4TH QUARTER 2026 BLANKET PURCHASE OR	4,757.13	4,757.13
1230 - SJSHORE MARKETING, LLC	PO 32562 CONSTRUCTION - NOTICES - ESTIMATE #18693	990.00	990.00
4011 - STAND OUT SPORTS & APPAREL, LLC	PO 32620 MEN'S BASKETBALL - CHAMPIONSHIP T-SHIRTS	120.00	120.00
1554 - STATE OF NEW JERSEY	PO 32666 AUGUST 2026 HEALTH INSURANCE PREMIUMS	866.03	
	PO 32666 AUGUST 2026 HEALTH INSURANCE PREMIUMS	2,814.98	
	PO 32666 AUGUST 2026 HEALTH INSURANCE PREMIUMS	134,907.09	138,588.10
2433 - STEB, INC.	PO 32601 BYRAM FEST YARD SIGNS - SCHEDULE OF EVEN	130.00	130.00
1581 - STORR TRACTOR COMPANY	PO 32634 Field Supplies	166.76	166.76
1589 - SUBURBAN PROPANE, L.P.	PO 32659 INDIAN SPRINGS STANDBY GENERATOR - TANK	72.00	72.00
3626 - SUMMIT SOUNDZ ENTERTAINMENT, LLC	PO 32660 MOVIE NIGHT SUPPLIES	475.00	475.00
1618 - SUSSEX COUNTY TREASURY	PO 32613 Police Out-Side Duty Assistance for Toma	6,851.00	6,851.00
1638 - SWANK MOTION PICTURES, INC.	PO 32541 MOVIE NIGHT - ORDER #RG 2692863	380.00	380.00
4030 - TASIM, LLP	PO 32578 BYRAM FEST & MISS BYRAM SUPPLIES	399.00	399.00
4007 - THE NEW FUN SERVICES, LLC	PO 32174 BYRAM FEST - INFLATABLE RIDES - ORDER #5	9,300.00	9,300.00

List of Bills - (All Funds)

Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Vendor	Description	Payment	Check Total
2151 - THE STANDARD INSURANCE CO.	PO 32098 2ND-4TH QUARTER 2026 LIFE INSURANCE PREM	1,826.31	1,826.31
1840 - TREASURER, STATE OF NJ	PO 32647 2ND QUARTER 2026 - MARRIAGE LICENSE FEES	325.00	325.00
2291 - TREE KING, INC.	PO 32501 REMOVAL OF VARIOUS DEAD TREES FROM MUNIC	5,200.00	
	PO 32502 OPEN SPACE - REMOVAL OF VARIOUS DEAD TRE	3,225.00	8,425.00
1884 - VERIZON	PO 32631 Monthly Service	355.27	355.27
1889 - VERIZON WIRELESS	PO 32664 MONTHLY SERVICE	77.60	
	PO 32665 MONTHLY SERVICE	165.11	
	PO 32665 MONTHLY SERVICE	40.04	282.75
1926 - WB MASON CO., INC.	PO 31560 2026 WATER COOLER RENTAL & SUPPLIES	77.28	
	PO 32522 ADMIN - OFFICE SUPPLIES - ORDER #S161292	32.74	
	PO 32543 DEPUTY REGISTRAR - PRINTER - ORDER #S163	159.00	269.02
TOTAL			329,413.73

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN OE	6,393.65			
01-201-20-120-020	CLERK OE	287.88			
01-201-20-130-020	FINANCE ADMINISTRATION OE	148.79			
01-201-20-145-020	TAX COLLECTION OE	50.00			
01-201-20-150-020	TAX ASSESSMENT OE	2,954.00			
01-201-20-155-020	LEGAL SERVICES	3,805.00			
01-201-20-165-020	ENGINEERING	2,273.00			
01-201-20-170-020	ENVIRONMENTAL COMMISSION OE	75.00			
01-201-21-180-020	PLANNING BD OE	216.00			
01-201-21-185-020	ZONING COMMISSION OE	38.01			
01-201-23-220-020	GROUP INSURANCE	23,048.76			
01-201-23-222-020	GROUP INSURANCE - OUTSIDE CAP	120,680.04			
01-201-25-240-020	POLICE OE	753.31			
01-201-25-250-020	POLICE RADIO & COMM & 911	35,374.50			
01-201-26-290-020	ROAD REPAIR & MAINT OE	9,765.25			
01-201-26-292-020	FLEET MAINTENANCE	2,619.73			
01-201-26-295-020	VEHICLE EXPENSES	6,139.64			
01-201-26-310-020	PUBLIC BLDGS & GROUNDS OE	1,191.70			
01-201-26-335-030	GARBAGE CONTRACT	16,061.77			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT

01-201-28-375-020	PARKS & PLAYGROUNDS OE	324.44			
01-201-30-420-020	CELEBRATION PUBLIC EVENTS	27,033.91			
01-201-31-430-020	ELECTRICITY	4,391.93			
01-201-31-435-020	STREET LIGHTING	2,869.90			
01-201-31-440-020	TELEPHONE	1,189.67			
01-201-31-460-020	GASOLINE	4,757.13			
01-201-32-465-000	RECYCLING TAX APPROP.	450.33			
01-213-07-000-000	RESERVE - FEDERAL/STATE GRANTS			3,173.35	
01-260-05-100	Due to Claims			0.00	276,391.69
01-291-55-000-002	Due to State of NJ - Marriage Licenses			325.00	

TOTALS FOR	Current fund	272,893.34	0.00	3,498.35	276,391.69
=====					
03-260-05-000-001	Due Current Fund - Interest			104.26	
03-260-05-100	Due to Claims			0.00	104.26

TOTALS FOR	Developers Escrow (TD Bank)	0.00	0.00	104.26	104.26
=====					
04-215-55-042-000	VARIOUS STREET IMPROVEMENTS (004-2022)			1,946.50	
04-215-55-058-000	VARIOUS STREET IMPROVEMENTS (#005-2025)			60.00	
04-260-05-100	Due to Claims			0.00	2,006.50

TOTALS FOR	Capital	0.00	0.00	2,006.50	2,006.50
=====					
05-201-55-502-020	OPERATING OE	923.63			
05-260-05-100	Due to Claims			0.00	923.63

TOTALS FOR	Sewer	923.63	0.00	0.00	923.63
=====					
06-215-55-003-000	Various Sewer Improvements (Ord #008-2023)			10,396.00	
06-260-05-100	Due to Claims			0.00	10,396.00

TOTALS FOR	Sewer Capital	0.00	0.00	10,396.00	10,396.00
=====					
17-260-05-100	Due to Claims			0.00	6,516.00
17-286-56-000-001	Reserve - Open Space			6,516.00	

TOTALS FOR	Open Space Trust	0.00	0.00	6,516.00	6,516.00
=====					

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT

18-260-05-000-002	Due Current Fund - Interest			0.13	
18-260-05-100	Due to Claims			0.00	0.13

TOTALS FOR	Developers Escrow Fund Fulton Bank	0.00	0.00	0.13	0.13
		=====	=====	=====	=====
19-260-05-100	Due to Claims			0.00	19,584.02
19-286-56-000-100	RESERVE- POLICE OUTSIDE DUTY			15,626.00	
19-286-56-000-400	Reserve - Uniform Construction Code			3,958.02	

TOTALS FOR	Other Trust	0.00	0.00	19,584.02	19,584.02
		=====	=====	=====	=====
20-260-05-100	Due to Claims			0.00	4,011.00
20-286-56-010-000	SUMMER CAMP			480.00	
20-286-56-011-000	TRIPS			1,411.00	
20-286-56-016-000	SUMMER PROGRAMS			100.00	
20-286-56-800-000	SPORTS			2,020.00	

TOTALS FOR	Recreation Trust	0.00	0.00	4,011.00	4,011.00
		=====	=====	=====	=====
24-260-05-100	Due to Claims			0.00	9,480.50
24-280-56-000	Reserve for Developers Escrow Deposits			6,180.50	
24-280-56-182	NJ Natural Gas Company - #9707751680			300.00	
24-280-57-200	Maintenance Bond/Performance Guaranty			3,000.00	

TOTALS FOR	Developers Escrow - VNB	0.00	0.00	9,480.50	9,480.50
		=====	=====	=====	=====

Total to be paid from Fund 01 Current fund	276,391.69
Total to be paid from Fund 03 Developers Escrow (TD Bank)	104.26
Total to be paid from Fund 04 Capital	2,006.50
Total to be paid from Fund 05 Sewer	923.63
Total to be paid from Fund 06 Sewer Capital	10,396.00
Total to be paid from Fund 17 Open Space Trust	6,516.00
Total to be paid from Fund 18 Developers Escrow Fund Fulton Bank	0.13
Total to be paid from Fund 19 Other Trust	19,584.02
Total to be paid from Fund 20 Recreation Trust	4,011.00
Total to be paid from Fund 24 Developers Escrow - VNB	9,480.50

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ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT

		329,413.73			

Checks Previously Disbursed

12406	JCP&L	PO# 32598	MONTHLY SERVICE	1,908.78	7/22/2026
12407	NOR. JERSEY MUN EMP BENFT FUND	Multiple:		7,166.00	7/22/2026
12408	JCP&L	Multiple:		2,398.96	7/22/2026
2026093	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	481.02	7/20/2026
2026094	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	394.21	7/21/2026
2026095	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	2,630.33	7/22/2026
2026096	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	70.76	7/23/2026
2026097	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	295.31	7/24/2026
2026098	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	814.31	7/27/2026
2026099	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	1,187.28	7/28/2026
2026103	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	572.26	7/30/2026
2026104	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	615.78	7/31/2026
2026105	BYRAM TWP BD OF EDUCATION	PO# 32331	JULY - DECEMBER 2026 SCHOOL TAX LE	1,230,895.00	8/03/2026
2026106	LENAPE VALLEY REGIONAL H S	PO# 32332	JULY - DECEMBER 2026 REGIONAL SCHO	671,960.33	8/03/2026
9073026	BYRAM TWP PAYROLL ACCT		07/30/2026 Payroll	207,542.68	7/28/2026

				2,128,933.01	

Totals by fund	Previous Checks/Voids	Current Payments	Total

Fund 01 Current fund	2,128,762.41	276,391.69	2,405,154.10
Fund 03 Developers Escrow (TD Bank)		104.26	104.26
Fund 04 Capital		2,006.50	2,006.50
Fund 05 Sewer	57.60	923.63	981.23
Fund 06 Sewer Capital		10,396.00	10,396.00
Fund 17 Open Space Trust		6,516.00	6,516.00
Fund 18 Developers Escrow Fund Fulton Bank		0.13	0.13
Fund 19 Other Trust	113.00	19,584.02	19,697.02
Fund 20 Recreation Trust		4,011.00	4,011.00
Fund 24 Developers Escrow - VNB		9,480.50	9,480.50

BILLS LIST TOTALS	2,128,933.01	329,413.73	2,458,346.74

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

Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Account	P0 #	Vendor	Description	Payment	Account Total
Current fund					
DEPARTMENT 000					
01-291-55-000-002	32647	TREASURER, STATE OF NJ	2ND QUARTER 2026 MARRIAGE LICENSE FEES	325.00	
		Due to State of NJ - Marriage Licenses	TOTAL FOR ACCOUNT		325.00
TOTAL for DEPARTMENT 000					=====
					325.00
DEPARTMENT 100					
01-201-20-100-200	32522	WB MASON CO., INC.	ITEM #HWLHTF210B - HONEYWELL QUIETSET SL	32.74	
	32522	WB MASON CO., INC.	ITEM #BLS160343 - BLUE SKY ENTERPRISE MO	20.72	
	32522	WB MASON CO., INC.	CREDIT - ITEM #BLS160343 - BLUE SKY ENTE	-20.72	
	32543	WB MASON CO., INC.	ITEM #HEW6GW62F - HP LASERJET M209DW LAS	159.00	
		Office Supplies	TOTAL FOR ACCOUNT		191.74
01-201-20-100-201	31609	PITNEY BOWES, INC.	3RD QUARTER 2026 METER RENTAL	478.59	
		Postage	TOTAL FOR ACCOUNT		478.59
01-201-20-100-216	32101	NAVITEND	AUGUST 2026 COMPUTER SERVICES	4,688.29	
	32639	NAVITEND	VPN SSL CERTIFICATE RENEWAL	80.00	
		Computer Services	TOTAL FOR ACCOUNT		4,768.29
01-201-20-100-250	32665	VERIZON WIRELESS	Community Relations - iPad - Acct #28217	38.01	
	32665	VERIZON WIRELESS	Administration - iPad - Acct #282179761-	38.01	
		Cell Phone -Administration	TOTAL FOR ACCOUNT		76.02
01-201-20-100-272	32667	ADOBE, INC.	ITEM #65323719 - AROBAT PRO LICENSE - 0	575.76	
	32137	PRIMEPOINT, LLC	JUNE 2026 MAINTENANCE FEES	208.25	
	32544	BE SECURE ALARMS, LLC	SERVICE CALL TO DIAGNOSE A/V STATIC NOIS	95.00	
		Miscellaneous	TOTAL FOR ACCOUNT		879.01

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

Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 100					
TOTAL for DEPARTMENT 100				=====	6,393.65
DEPARTMENT 120					
01-201-20-120-200	32667	ADOBE, INC. Office Supplies	ITEM #65323719 - AROBAT PRO LICENSE - 0	287.88	
TOTAL FOR ACCOUNT					287.88
TOTAL for DEPARTMENT 120				=====	287.88
DEPARTMENT 130					
01-201-20-130-209	32114	KONICA MINOLTA PREMIER FINANCE Copy Machine	2ND QUARTER 2026 CLICKS	37.09	
	32114	KONICA MINOLTA PREMIER FINANCE	JULY 2026 COPY MACHINE LEASE	111.70	
TOTAL FOR ACCOUNT					148.79
TOTAL for DEPARTMENT 130				=====	148.79
DEPARTMENT 145					
01-201-20-145-203	32566	IPD Seminars & Meetings	08/26/2026 WEBINAR - EXPLAINING THE MATH	50.00	
TOTAL FOR ACCOUNT					50.00
TOTAL for DEPARTMENT 145				=====	50.00

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

Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 150					
01-201-20-150-203	32298	RUTGERS, THE STATE UNIVERSITY	PROPERTY TAX ADMINISTRATION 1 - AA-1001-	1,004.00	
		<i>Seminars & Meetings</i>	TOTAL FOR ACCOUNT		1,004.00
01-201-20-150-207	32582	MGL PRINTING SOLUTIONS	SHIPPING & HANDLING	14.00	
	32582	MGL PRINTING SOLUTIONS	ITEM #B106-19 - TAX ASSESSOR BUSINESS CA	64.00	
		<i>Printing</i>	TOTAL FOR ACCOUNT		78.00
01-201-20-150-228	31975	PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.	JUNE 2026 TAX APPEAL SERVICES FOR 2026 T	1,872.00	
		<i>Tax Appeals</i>	TOTAL FOR ACCOUNT		1,872.00
TOTAL for DEPARTMENT 150				=====	2,954.00
DEPARTMENT 155					
01-201-20-155-808	32612	ERIC M. BERNSTEIN & ASSOCIATES, LLC	CORRESPONDENCE TO JOSEPH SABATINI RE: ST	105.00	
	32113	PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.	JUNE 2026 TOWNSHIP ATTORNEY SERVICES	2,405.00	
	32612	ERIC M. BERNSTEIN & ASSOCIATES, LLC	CHECK STATUS OF NOTICES & CITIZEN INQUIR	420.00	
	32612	ERIC M. BERNSTEIN & ASSOCIATES, LLC	TELEPHONE CONFERENCE W/JOSEPH SABATINI R	52.50	
	32612	ERIC M. BERNSTEIN & ASSOCIATES, LLC	TELEPHONE CONFERENCE W/NICHOLAS CUTRONE	437.50	
	32612	ERIC M. BERNSTEIN & ASSOCIATES, LLC	LONG TELEPHONE CONFERENCE W/CARL LUACES	245.00	
	32612	ERIC M. BERNSTEIN & ASSOCIATES, LLC	TELEPHONE CONFERENCE W/JOSEPH SABATINI R	140.00	
		<i>Legal Retainer</i>	TOTAL FOR ACCOUNT		3,805.00
TOTAL for DEPARTMENT 155				=====	3,805.00

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Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 165					
	31629	HAROLD E. PELLOW & ASSOCIATES,	MAY 2026 SERVICES - 2027 NJ DOT GRANT	110.00	
	31629	HAROLD E. PELLOW & ASSOCIATES,	MAY 2026 SERVICES - POLICE DEPT. BUILDIN	1,050.00	
	31629	HAROLD E. PELLOW & ASSOCIATES,	MAY 2026 SERVICES - 2026 MUNICIPAL STORM	114.00	
	31629	HAROLD E. PELLOW & ASSOCIATES,	MAY 2026 SERVICES - MUNICIPAL ENGINEERIN	999.00	
01-201-20-165-020	ENGINEERING		TOTAL FOR ACCOUNT		2,273.00
TOTAL for DEPARTMENT 165					=====
					2,273.00
DEPARTMENT 170					
	32533	DLUGOS, PETER	TUBE SEEDLINGS WHITE OAK	75.00	
01-201-20-170-220	Operating Maintenance		TOTAL FOR ACCOUNT		75.00
TOTAL for DEPARTMENT 170					=====
					75.00
DEPARTMENT 180					
	32635	MARAZITI FALCON, LLP	JUNE 2026 PLANNING BOARD ATTORNEY SERVIC	216.00	
01-201-21-180-215	Legal Services		TOTAL FOR ACCOUNT		216.00
TOTAL for DEPARTMENT 180					=====
					216.00

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

Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 185					
01-201-21-185-272	32665	VERIZON WIRELESS	Zoning - iPad - Acct #282179761-0002	38.01	
	Miscellaneous		TOTAL FOR ACCOUNT		38.01
TOTAL for DEPARTMENT 185					=====
					38.01
DEPARTMENT 220					
01-201-23-220-230	32666	STATE OF NEW JERSEY	AUGUST 2026 HEALTH INSURANCE PREMIUMS -	14,227.05	
	32098	THE STANDARD INSURANCE CO.	AUGUST 2026 LIFE INSURANCE PREMIUMS - PO	1,826.31	
	32097	NOR. JERSEY MUN EMP BENFT FUND	SEPTEMBER 2026 DENTAL INSURANCE PREMIUMS	6,995.40	
	Group Plans		TOTAL FOR ACCOUNT		23,048.76
TOTAL for DEPARTMENT 220					=====
					23,048.76
DEPARTMENT 222					
01-201-23-222-020	32666	STATE OF NEW JERSEY	AUGUST 2026 HEALTH INSURANCE PREMIUMS -	52,299.16	
	32666	STATE OF NEW JERSEY	AUGUST 2026 HEALTH INSURANCE PREMIUMS -	68,380.88	
	GROUP INSURANCE - OUTSIDE CAP		TOTAL FOR ACCOUNT		120,680.04
TOTAL for DEPARTMENT 222					=====
					120,680.04

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

Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 240					
01-201-25-240-200	32667	ADOBE, INC.	ITEM #65323719 - AROBAT PRO LICENSE - 0	287.88	
		Office Supplies/Misc	TOTAL FOR ACCOUNT		287.88
01-201-25-240-207	32492	MGL PRINTING SOLUTIONS	ITEM #B106-19B - POLICE CHIEF BUSINESS C	79.00	
	32492	MGL PRINTING SOLUTIONS	SHIPPING & HANDLING	18.00	
	32492	MGL PRINTING SOLUTIONS	ITEM #B106-19A - DET & SGT BUSINESS CARD	134.00	
		Printing	TOTAL FOR ACCOUNT		231.00
01-201-25-240-209	32115	KONICA MINOLTA PREMIER FINANCE	JULY 2026 COPY MACHINE LEASE	130.19	
	32115	KONICA MINOLTA PREMIER FINANCE	APRIL-JUNE 2026 CLICKS	10.49	
		Copy Machine	TOTAL FOR ACCOUNT		140.68
01-201-25-240-220	31563	NETCONG HARDWARE CO., INC.	M1 MASTER PADLOCK KEY	16.15	
		Operating Maintenance	TOTAL FOR ACCOUNT		16.15
01-201-25-240-250	32664	VERIZON WIRELESS	DETECTIVE PHONE - ACCT #282179761-00001	77.60	
		Cell Phone - Police	TOTAL FOR ACCOUNT		77.60
TOTAL for DEPARTMENT 240				=====	753.31
DEPARTMENT 250					
01-201-25-250-020	32103	COUNTY OF SUSSEX	3RD QUARTER 2026 DISPATCHING SERVICES	35,374.50	
		POLICE RADIO & COMM & 911	TOTAL FOR ACCOUNT		35,374.50
TOTAL for DEPARTMENT 250				=====	35,374.50

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

Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 290					
	31563	NETCONG HARDWARE CO., INC.	170Z FLUORESCENT RED/ORANGE SPRAY PAINT	25.62	
	32420	HOFFMAN SERVICES, INC.	Annual Lift Inspection	350.00	
	31579	LAWSON PRODUCTS, INC.	16-14 UI HEAT SEALBUTT CONN	80.00	
	31771	LINDE GAS & EQUIPMENT, INC.	INDUSTRIAL ACETYLENE LEASE 06/20/2026-07	42.48	
	31771	LINDE GAS & EQUIPMENT, INC.	INDUSTRIAL HIGH PRESSURE LEASE 06/20/202	56.64	
	31668	EDWARD'S TRADING POST, INC.	3" X 20' CHANNEL	92.00	
01-201-26-290-220		Operating Maintenance	TOTAL FOR ACCOUNT		646.74
	32665	VERIZON WIRELESS	DPW - Assistant Supervisor Acct #2821797	51.08	
01-201-26-290-250		Cell Phone - DPW	TOTAL FOR ACCOUNT		51.08
	31564	NAPA AUTO PARTS	TS508WF TOOL	293.46	
01-201-26-290-283		New Equipment	TOTAL FOR ACCOUNT		293.46
	32501	TREE KING, INC.	REMOVAL OF VARIOUS DEAD TREES FROM MUNIC	5,200.00	
01-201-26-290-292		Miscellaneous	TOTAL FOR ACCOUNT		5,200.00
	32199	BEN SHAFFER RECREATION, INC.	1% Discount	-10.34	
	32199	BEN SHAFFER RECREATION, INC.	Item #KDP1404-NJSC - 2 Pack - 50 Count E	122.00	
	32205	BEN SHAFFER RECREATION, INC.	Item #DGLD0-99-N-MCCP - Up to 75 Yards W	1,585.50	
	32199	BEN SHAFFER RECREATION, INC.	Freight	138.60	
	32634	STORR TRACTOR COMPANY	Item #TFT7PSS-02 - T7 Series Rotor, Stai	145.04	
	32634	STORR TRACTOR COMPANY	Shipping	21.72	
	32199	BEN SHAFFER RECREATION, INC.	Item #KDP140210-NJSC - 10 Roll, 200 Coun	912.00	
	31671	POWER PLACE, INC.	33RS 72E CHAIN LOOP	154.52	
	31671	POWER PLACE, INC.	71PM3 72E CHAIN LOOP	30.35	
	31671	POWER PLACE, INC.	12" WEDGE	15.63	
	31671	POWER PLACE, INC.	63PMC 61E CHAIN LOOP	117.72	
	31671	POWER PLACE, INC.	61PMM3 55E CHAIN LOOP	99.32	
	31671	POWER PLACE, INC.	10" WEDGE	12.87	
01-201-26-290-461		Park Maintenance	TOTAL FOR ACCOUNT		3,344.93
	31568	SERVICE TIRE TRUCK CENTER, INC.	DISMOUNT/MOUNT - NO VEHICLE	15.00	
	31670	KENVIL POWER EQUIP., INC	THROTTLE TRIGGER	11.54	
	31670	KENVIL POWER EQUIP., INC	RIM W/VALVE STEM	202.50	

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 290					
01-201-26-290-492		Park Vehicle Repair	TOTAL FOR ACCOUNT		229.04
TOTAL for DEPARTMENT 290					=====9,765.25
DEPARTMENT 292					
		31564 NAPA AUTO PARTS	BLSTR PK MINIATURES	4.11	
		31566 DOVER BRAKE & CLUTCH CO., INC.	6'' OVAL RED STOP/TURN/TAIL	139.68	
		31566 DOVER BRAKE & CLUTCH CO., INC.	3/4'' ROUND RED MINI AUX STOP/TURN ONLY	12.42	
		31566 DOVER BRAKE & CLUTCH CO., INC.	6'' OVAL BLACK VINYL GROMMET	10.32	
		31566 DOVER BRAKE & CLUTCH CO., INC.	55/GAL DEF	276.92	
		31566 DOVER BRAKE & CLUTCH CO., INC.	3-PIN RIGHT ANGLE STT PLUG 10'' BULK PAC	9.00	
		31566 DOVER BRAKE & CLUTCH CO., INC.	MIRROR, 6", STAINLESS STEEL	24.71	
		31566 DOVER BRAKE & CLUTCH CO., INC.	4 LED GREEN/AMBER CLEAR LENS SURFACE MOU	223.00	
		31569 APPROVED AUTO ELECTRIC, INC	SLA 1055 SAH	39.90	
		31566 DOVER BRAKE & CLUTCH CO., INC.	6'' OVAL RED STOP/TURN/ TAIL	139.68	
01-201-26-292-270		DPW Fleet	TOTAL FOR ACCOUNT		879.74
		32597 AMAZON CAPITAL SERVICES	CREATIVEINK 200 SETS MULTI-POINT AUTOMOT	39.99	
		32496 BYRAM CAR WASH	BYRAM CAR WASH CONTRACT 01/01/26 -12/31/	1,700.00	
01-201-26-292-280		Police Dept. Fleet	TOTAL FOR ACCOUNT		1,739.99
TOTAL for DEPARTMENT 292					=====2,619.73
DEPARTMENT 295					
		32330 ELITE EMERGENCY LIGHTS, LLC	ITEM #EPC E5 DLX - HEAVY DUTY E5 12.1" T	3,497.04	
		31967 GTBM, INC.	E-TICKET STAR BUNDLE	1,890.00	

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 295					
01-201-26-295-020	31967	GTBM, INC.	E-TICKET: INFO COP NEW LICENSE	453.60	
	32330	ELITE EMERGENCY LIGHTS, LLC	TG3 KEYBOARD - RUGGED KEYBOARD W/ADJUSTA	299.00	
	VEHICLE EXPENSES		TOTAL FOR ACCOUNT		6,139.64
					=====
TOTAL for DEPARTMENT 295					6,139.64
DEPARTMENT 310					
01-201-26-310-220	31811	AQUA NEW JERSEY	JULY 2026 LEE HILL WATER SERVICE	37.10	
	32117	ROYALTY CLEANING SERVICES, LLC	JULY 2026 JANITORIAL SERVICES	709.15	
	31810	GARDEN STATE LABORATORIES, INC.	07/10/2026 WATER TESTING - SAMPLING FEE	40.00	
	31810	GARDEN STATE LABORATORIES, INC.	07/10/2026 WATER TESTING - TOTAL COLIFOR	125.00	
	31810	GARDEN STATE LABORATORIES, INC.	07/10/2026 WATER TESTING - NITRATES	50.00	
	31560	WB MASON CO., INC.	5 GALLON WATER JUGS	38.64	
	31560	WB MASON CO., INC.	5 GALLON WATER JUGS	38.64	
	31563	NETCONG HARDWARE CO., INC.	6" POWER PLUNGER	16.18	
	31563	NETCONG HARDWARE CO., INC.	50' HOT WATER HOSE	64.99	
	32659	SUBURBAN PROPANE, L.P.	TANK RENTAL	72.00	
	Operating Maintenance		TOTAL FOR ACCOUNT		1,191.70
					=====
TOTAL for DEPARTMENT 310					1,191.70
DEPARTMENT 335					
01-201-26-335-030	32109	SCMUA	07/14/2026 GARBAGE DISPOSAL	7,126.20	
	32109	SCMUA	07/07/2026 GARBAGE DISPOSAL	8,935.57	
	GARBAGE CONTRACT		TOTAL FOR ACCOUNT		16,061.77

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

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 335					
TOTAL for DEPARTMENT 335				=====	16,061.77
DEPARTMENT 375					
01-201-28-375-272	32525	LIFE SAVER, INC.	ITEM #25-1184 - 2025 HEARTSAVER FIRST AI	4.50	
	32525	LIFE SAVER, INC.	ITEM #5000TM-S - ADULT CPR TRAINING MASK	3.50	
	32525	LIFE SAVER, INC.	ITEM #25-1185 - 2025 HEARTSAVER INSTRUCT	71.50	
	32525	LIFE SAVER, INC.	FREIGHT	20.00	
	32525	LIFE SAVER, INC.	ITEM #25-1147 - 2025 HEARTSAVER FIRST AI	208.00	
	32525	LIFE SAVER, INC.	ITEM #DEY50000 - EPIPEN TRAINER	4.95	
	32525	LIFE SAVER, INC.	ITEM #5000-LFS - PRACTICE VALVE 10/PKG	11.99	
TOTAL FOR ACCOUNT					324.44
TOTAL for DEPARTMENT 375				=====	324.44
DEPARTMENT 420					
	32174	THE NEW FUN SERVICES, LLC	WIPE OUT RED & BLUE MARBLE	950.00	
	32174	THE NEW FUN SERVICES, LLC	22FT LIBERTY SLIDE	1,050.00	
	32174	THE NEW FUN SERVICES, LLC	EXTREME AMERICAN RUSH MEGA OBSTACLE COUR	1,550.00	
	32174	THE NEW FUN SERVICES, LLC	INFLATABLE PLAY CENTERS	700.00	
	32174	THE NEW FUN SERVICES, LLC	RED WHITE & BLUE MARBLE 5N1	750.00	
	32500	SERPICO PYROTECHNICS, LLC	BYRAM FEST FIREWORKS DISPLAY - APPROVED	9,968.00	
	32580	PHOTOGRAPHY BY BJORN	3-HOUR PHOTO BOOTH RENTAL	600.00	
	32579	MEGABITE EVENTS, LLC	ARRANGING/COORDINATING FOOD VENDORS FOR	850.00	
	32194	OLIVA, LUIS M.	BYRAM FEST 2026 - 08/22/2026 (RAIN DATE:	1,750.00	
	32578	TASIM, LLP	USA FLAG CAP: NAVY/USA	120.00	
	32174	THE NEW FUN SERVICES, LLC	4 IN 1 SPORTS	550.00	

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 420					
	32174	THE NEW FUN SERVICES, LLC	MIDWAY MADNESS CARNIVAL	500.00	
	32578	TASIM, LLP	USA FLAG CAP: BLACK/USA	120.00	
	32578	TASIM, LLP	SCARF/SASH PRINTING	39.00	
	32578	TASIM, LLP	USA FLAG CAP: RED/USA	120.00	
	32563	RONETCO SUPERMARKETS, INC	TRIATHLON - WATERS & SNACKS	56.94	
	32563	RONETCO SUPERMARKETS, INC	MISS BYRAM - FLOWER BOUQUETS	79.97	
	32174	THE NEW FUN SERVICES, LLC	OBSTACLE COURSE	700.00	
	32601	STEB, INC.	BYRAM FEST YARD SIGNS - DOUBLE SIDED - S	130.00	
	32174	THE NEW FUN SERVICES, LLC	STAFF	1,500.00	
	32174	THE NEW FUN SERVICES, LLC	GENERATOR	1,050.00	
	32172	HARRISON, JANICE A.	FACE PAINTING AT BYRAM FEST - AUGUST 22,	900.00	
	32220	BROTHERS MANAGEMENT ASSOCIATES, INC.	BYRAM FEST - PETTING ZOO - SATURDAY 08/2	1,250.00	
	32193	BROTHERS MANAGEMENT ASSOCIATES, INC.	BYRAM FEST - UNCLE SAM STILT WALKER - SA	500.00	
	32173	BROTHERS MANAGEMENT ASSOCIATES, INC.	BYRAM FEST - BEN FRANKLIN COSTUME CHARAC	450.00	
	32170	BROTHERS MANAGEMENT ASSOCIATES, INC.	BYRAM FEST - PATRIOTIC MICKEY & MINNIE -	800.00	
01-201-30-420-020	CELEBRATION PUBLIC EVENTS		TOTAL FOR ACCOUNT		27,033.91
TOTAL for DEPARTMENT 420					=====
					27,033.91
DEPARTMENT 430					
	32668	JCP&L	RESCUE SQUAD	40.19	
	32668	JCP&L	RESCUE SQUAD - FLASHING LIGHT	4.65	
01-201-31-430-619	Rescue Squad		TOTAL FOR ACCOUNT		44.84
	32668	JCP&L	ANIMAL SHELTER	223.25	
01-201-31-430-658	Animal Control Utilities		TOTAL FOR ACCOUNT		223.25
	32668	JCP&L	ROSEVILLE ROAD	411.43	
	32656	JCP&L	TAMARACK PARK - ACCT #100116096270	75.73	
	32658	JCP&L	BALLFIELD WELL, ROSEVILLE RD. - ACCT #10	327.24	
01-201-31-430-661	P & R Utilities		TOTAL FOR ACCOUNT		814.40

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DEPARTMENT 430					
01-201-31-430-663	32668	JCP&L	MUNICIPAL COMPLEX	1,483.63	
	32668	JCP&L	SCHOOL MUSEUM	11.06	
	Publ Bldgs/Grounds Utilities		TOTAL FOR ACCOUNT		1,494.69
01-201-31-430-670	32668	JCP&L	DPW GARAGE	627.02	
	DPW Utilities		TOTAL FOR ACCOUNT		627.02
01-201-31-430-675	32663	JCP&L	FIRE DEPT - ACCT #200000053062	1,187.73	
	Fire Dept Utilities		TOTAL FOR ACCOUNT		1,187.73
TOTAL for DEPARTMENT 430				=====	4,391.93
DEPARTMENT 435					
01-201-31-435-020	32668	JCP&L	STREET LIGHTING - ACORN ST	64.75	
	32668	JCP&L	STREET LIGHTING - FOREST LAKES	22.31	
	32668	JCP&L	STREET LIGHTING - RTE 206 & WATERLOO RD	80.83	
	32657	JCP&L	RT. 206/TAMARACK RD - ACCT #100128762331	54.84	
	32668	JCP&L	STREET LIGHTING - ASCOT MANOR	34.99	
	32649	JCP&L	STREET LIGHTING ACCT #100000676716	467.36	
	32648	JCP&L	STREET LIGHTING ACCT #100000676781	2,144.82	
	STREET LIGHTING		TOTAL FOR ACCOUNT		2,869.90
TOTAL for DEPARTMENT 435				=====	2,869.90

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 440					
01-201-31-440-601	32100	BROADVOICE - LOCKBOX #913150	AUGUST 2026 SERVICE FEES FOR PHONE SYSTE	834.40	
	A&E Utilities		TOTAL FOR ACCOUNT		834.40
01-201-31-440-670	32631	VERIZON	DPW - Account #251-256-346-0001-55	235.53	
	DPW Utilities		TOTAL FOR ACCOUNT		235.53
01-201-31-440-680	32631	VERIZON	Police - Account #751-663-306-0001-55	119.74	
	Public Safety		TOTAL FOR ACCOUNT		119.74
				=====	
TOTAL for DEPARTMENT 440					1,189.67
DEPARTMENT 460					
01-201-31-460-670	32112	SJ FUEL SOUTH CO., INC.	07/20/2026 GASOLINE DELIVERY - 1,317.40	4,757.13	
	DPW Utilities		TOTAL FOR ACCOUNT		4,757.13
				=====	
TOTAL for DEPARTMENT 460					4,757.13
DEPARTMENT 465					
01-201-32-465-000	32109	SCMUA	07/07/2026 RECYCLING TAX	250.53	
	32109	SCMUA	07/14/2026 RECYCLING TAX	199.80	
	RECYCLING TAX APPROP.		TOTAL FOR ACCOUNT		450.33
				=====	
TOTAL for DEPARTMENT 465					450.33

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Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 776					
01-214-15-776-017		32525 LIFE SAVER, INC.	ITEM #25-1147 - 2025 HEARTSAVER FIRST AI	7.00	
		32525 LIFE SAVER, INC.	ITEM #PP-AEDUT-101 - PRESTAN ULTRATRINE	124.00	
		32525 LIFE SAVER, INC.	ITEM #10-546 - LITTLE ANNE Q-CPR MANIKIN	319.00	
		SIF - Risk Control Grant	TOTAL FOR ACCOUNT		450.00
01-214-25-776-005		32541 SWANK MOTION PICTURES, INC.	SHIPPING/HANDLING	30.00	
		2025-2026 - MAC Grant	TOTAL FOR ACCOUNT		30.00
01-214-26-776-004		31571 SCMUA	07/06/2026 BRUSH DISPOSAL	419.40	
		31571 SCMUA	07/02/2026 BRUSH DISPOSAL	67.95	
		31571 SCMUA	07/17/2026 BRUSH DISPOSAL	241.65	
		31572 SCMUA	07/17/2026 STREET SWEEPINGS	67.45	
		31571 SCMUA	07/07/2026 BRUSH DISPOSAL	262.80	
		31571 SCMUA	07/09/2026 BRUSH DISPOSAL	134.55	
		31571 SCMUA	07/09/2026 LEAF DISPOSAL	48.60	
		31572 SCMUA	07/16/2026 STREET SWEEPINGS (BULKY)	625.95	
		2026 - Clean Communities	TOTAL FOR ACCOUNT		1,868.35
01-214-26-776-005		32660 SUMMIT SOUNDZ ENTERTAINMENT, LLC	12 X 7 PRO MOVIE PACKAGE - FRONT/REAR PR	475.00	
		32541 SWANK MOTION PICTURES, INC.	MOVIE NIGHT: AMERICAN UNDERDOG - WIDESC	350.00	
		2026-2027 - MAC Grant	TOTAL FOR ACCOUNT		825.00
TOTAL for DEPARTMENT 776				=====	3,173.35

Developers Escrow (TD Bank)

DEPARTMENT 000					
03-260-05-000-001	Due Current Fund - Interest	32661 BYRAM, TOWNSHIP OF - CURRENT	2ND QUARTER 2026 INTEREST TRANSFER	104.26	
			TOTAL FOR ACCOUNT		104.26

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Account	P0 #	Vendor	Description	Payment	Account Total
Developers Escrow (TD Bank)					
DEPARTMENT 000					
TOTAL for DEPARTMENT 000				=====	104.26
Capital					
DEPARTMENT 042					
	32609	HAROLD E. PELLOW & ASSOCIATES,	CHECKING PLANS	118.50	
	32609	HAROLD E. PELLOW & ASSOCIATES,	ONSITE FIELD CHECK	79.00	
	32609	HAROLD E. PELLOW & ASSOCIATES,	PRECONSTRUCTION MEETING	158.00	
	32610	HAROLD E. PELLOW & ASSOCIATES,	PROJECT MANAGEMENT	600.00	
	32610	HAROLD E. PELLOW & ASSOCIATES,	CHECKING PLANS	158.00	
	32610	HAROLD E. PELLOW & ASSOCIATES,	INSPECT SITE PLAN/SUBDIVISION	79.00	
	32610	HAROLD E. PELLOW & ASSOCIATES,	ATTENDANCE AT MEETING - 05/21/2026	300.00	
	32610	HAROLD E. PELLOW & ASSOCIATES,	ONSITE FIELD CHECK	79.00	
	32609	HAROLD E. PELLOW & ASSOCIATES,	PROJECT MANAGEMENT	375.00	
04-215-55-042-000	VARIOUS STREET IMPROVEMENTS (004-2022)		TOTAL FOR ACCOUNT		1,946.50
TOTAL for DEPARTMENT 042				=====	1,946.50
DEPARTMENT 058					
	32608	HAROLD E. PELLOW & ASSOCIATES,	CHECKING STATUS IN PMRS	60.00	
04-215-55-058-000	VARIOUS STREET IMPROVEMENTS (#005-2025)		TOTAL FOR ACCOUNT		60.00
TOTAL for DEPARTMENT 058				=====	60.00

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Account	P0 #	Vendor	Description	Payment	Account Total
Sewer					
DEPARTMENT 502					
05-201-55-502-230	32097	NOR. JERSEY MUN EMP BENFT FUND	SEPTEMBER 2026 DENTAL INSURANCE PREMIUMS	57.60	
	32666	STATE OF NEW JERSEY	AUGUST 2026 HEALTH INSURANCE PREMIUMS -	866.03	
	Group Insurance		TOTAL FOR ACCOUNT		923.63
				=====	
TOTAL for DEPARTMENT 502					923.63
Sewer Capital					
DEPARTMENT 003					
06-215-55-003-000	32606	REINER PUMP SYSTEMS, INC.	Sulzer-ABS Model PIR PE35/2, 230V/ 3-Pha	10,396.00	
	Various Sewer Improvements (Ord #008-2023)		TOTAL FOR ACCOUNT		10,396.00
				=====	
TOTAL for DEPARTMENT 003					10,396.00
Open Space Trust					
DEPARTMENT 000					
17-286-56-000-001	32502	TREE KING, INC.	REMOVAL OF VARIOUS DEAD TREES FROM OPEN	1,200.00	
	32607	HAROLD E. PELLOW & ASSOCIATES,	PREPARE REPORTS/MEMOS	150.00	
	32607	HAROLD E. PELLOW & ASSOCIATES,	PROJECT MENAGEMENT	1,200.00	
	32607	HAROLD E. PELLOW & ASSOCIATES,	INSPECT SITE PLAN/SUBDIVISION	1,303.50	
	32607	HAROLD E. PELLOW & ASSOCIATES,	ATTENDANCE AT MEETING - 05/28/2026	600.00	
	32502	TREE KING, INC.	REMOVAL OF VARIOUS DEAD TREES FROM OPEN	2,025.00	
	32607	HAROLD E. PELLOW & ASSOCIATES,	MEETING/CONFERENCE W/OFFICIAL	37.50	
	Reserve - Open Space		TOTAL FOR ACCOUNT		6,516.00

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Account	P0 #	Vendor	Description	Payment	Account Total
Open Space Trust					
DEPARTMENT 000					
TOTAL for DEPARTMENT 000				=====	6,516.00
Developers Escrow Fund Fulton Bank					
DEPARTMENT 000					
18-260-05-000-002	32661	BYRAM, TOWNSHIP OF - CURRENT Due Current Fund - Interest	2ND QUARTER 2026 INTEREST TRANSFER TOTAL FOR ACCOUNT	0.13	0.13
TOTAL for DEPARTMENT 000				=====	0.13
Other Trust					
DEPARTMENT 000					
19-286-56-000-101	32621	BYRAM TWP GENERAL CAPITAL ACCO	TO CORRECT RIVERVIEW PAVING POLICE O/S D	8,775.00	15,626.00
	32613	SUSSEX COUNTY TREASURY	07/05/2026 - Qty: 1 Sussex County Sherif	589.00	
	32613	SUSSEX COUNTY TREASURY	07/04/2026 - Qty: 1 Sussex County Sherif	1,413.60	
	32613	SUSSEX COUNTY TREASURY	07/04/2026 - Qty: 1 Sussex County Sherif	1,264.80	
	32613	SUSSEX COUNTY TREASURY	07/04/2026 - Qty: 3 Sussex County Sherif	2,529.60	
	32613	SUSSEX COUNTY TREASURY	07/05/2026 - Qty: 2 Sussex County Sherif	1,054.00	
		RESERVE- POLICE OUTSIDE DUTY(NEW)	TOTAL FOR ACCOUNT		
	32562	SJSHORE MARKETING, LLC	QTY: 1,000 - F223 APPROVAL FOR PLUMBING	120.00	
	32562	SJSHORE MARKETING, LLC	QTY: 1,000 - F222 APPROVAL FOR ELECTRIC	120.00	
	32562	SJSHORE MARKETING, LLC	QTY: 1,000 - F100 CONSTRUCTION APPLICATI	350.00	
	32562	SJSHORE MARKETING, LLC	QTY: 1,000 - F226 APPROVAL FOR MECHANICA	120.00	
	32562	SJSHORE MARKETING, LLC	QTY: 1,000 - F221 APPROVAL FOR BUILDING	120.00	
	32562	SJSHORE MARKETING, LLC	QTY: 1,000 - F180 CONSTRUCTION PERMIT NO	160.00	

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Other Trust					
DEPARTMENT 000					
	32665	VERIZON WIRELESS	UCC - iPad #1 - Acct #282179761-0002	20.02	
	32665	VERIZON WIRELESS	UCC - iPad #2 - Acct #282179761-0002	20.02	
19-286-56-000-421	Uniform Construction Code - Other Expenses		TOTAL FOR ACCOUNT		1,030.04
	32666	STATE OF NEW JERSEY	AUGUST 2026 HEALTH INSURANCE PREMIUMS -	2,814.98	
	32097	NOR. JERSEY MUN EMP BENFT FUND	SEPTEMBER 2026 DENTAL INSURANCE PREMIUMS	113.00	
19-286-56-000-422	Uniform Construction Code - Fringe Benefits		TOTAL FOR ACCOUNT		2,927.98
TOTAL for DEPARTMENT 000				=====	19,584.02
Recreation Trust					
DEPARTMENT 010					
	32574	GUTHRIE, CARLY	REFUND 2026 SUMMER CAMP REGISTRATION - L	480.00	
20-286-56-010-001	SUMMER CAMP		TOTAL FOR ACCOUNT		480.00
TOTAL for DEPARTMENT 010				=====	480.00
DEPARTMENT 011					
	32432	LAKELAND BUS LINES, INC.	CHARTER BUS FOR DEATH OF A SALESMAN MUSI	1,275.00	
	32447	LAMARCA, PAUL	REFUND - YANKEE TICKET	136.00	
20-286-56-011-001	CONSIGNMENT TICKETS		TOTAL FOR ACCOUNT		1,411.00
TOTAL for DEPARTMENT 011				=====	1,411.00

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 016					
20-286-56-016-003	32577	PFLEGER, KELLIE	REFUND - ABC'S OF ART CLASS: 4 WEEK SUMM	100.00	
	ART		TOTAL FOR ACCOUNT		100.00
					=====
TOTAL for DEPARTMENT 016					100.00
DEPARTMENT 800					
20-286-56-800-004	32571	RANDOLPH FAMILY GOLF CENTER, LLC	5-WEEK GOLF SCHOOL	1,900.00	
	GOLF		TOTAL FOR ACCOUNT		1,900.00
20-286-56-800-011	32620	STAND OUT SPORTS & APPAREL, LLC	BLACK SUMMER CHAMPIONSHIP TEES W/FULL CO	120.00	
	MEN'S BASKETBALL		TOTAL FOR ACCOUNT		120.00
					=====
TOTAL for DEPARTMENT 800					2,020.00
Developers Escrow - VNB					
DEPARTMENT 001					
24-280-56-001	32615	HAROLD E. PELLOW & ASSOCIATES,	INSPECT SITE PLAN/SUBDIVISION	118.50	
	32614	HAROLD E. PELLOW & ASSOCIATES,	INSPECT SITE PLAN/SUBDIVISION	1,027.00	
	32618	HAROLD E. PELLOW & ASSOCIATES,	PREPARE PERMIT APPLICATION	141.00	
	32616	HAROLD E. PELLOW & ASSOCIATES,	PREPARE PERMIT APPLICATION	23.50	
	32617	HAROLD E. PELLOW & ASSOCIATES,	PREPARE PERMIT APPLICATION	23.50	
	Elizabethtown Gas Co. - #9707753709		TOTAL FOR ACCOUNT		1,333.50
					=====

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Meeting Date: 08/11/2026 For bills from 07/17/2026 to 07/31/2026

Account	P0 #	Vendor	Description	Payment	Account Total
Developers Escrow - VNB					
DEPARTMENT 001					
TOTAL for DEPARTMENT 001					1,333.50
DEPARTMENT 005					
24-280-56-005	32633	HAROLD E. PELLOW & ASSOCIATES, 10 Route 206, LLC - #9707750177	APPLICATION & PLAN REVIEW	150.00	150.00
TOTAL FOR ACCOUNT					150.00
TOTAL for DEPARTMENT 005					=====
					150.00
DEPARTMENT 182					
24-280-56-182	32636	HAROLD E. PELLOW & ASSOCIATES,	PREPARE PERMIT APPLICATION	23.50	893.00
	32619	HAROLD E. PELLOW & ASSOCIATES,	PREPARE PERMIT APPLICATION	23.50	
	32637	HAROLD E. PELLOW & ASSOCIATES,	PREPARE PERMIT APPLICATION	846.00	
	NJ Natural Gas Company - #9707751680		TOTAL FOR ACCOUNT		
24-280-56-182-003	32638	HAROLD E. PELLOW & ASSOCIATES,	ATTENDANCE AT MEETING - 05/20/2026	150.00	300.00
	32638	HAROLD E. PELLOW & ASSOCIATES,	ATTENDANCE AT MEETING - 05/06/2026	150.00	
	NJ Natural Gas Company - Pase 3 Inspection Fees		TOTAL FOR ACCOUNT		
TOTAL for DEPARTMENT 182					=====
					1,193.00

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 188					
24-280-56-188	32632	HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	93.75	
	32632	HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	114.00	
	Jefferson Lakes Camp, LLC - #9707751087		TOTAL FOR ACCOUNT		207.75
TOTAL for DEPARTMENT 188				=====	207.75
DEPARTMENT 200					
24-280-57-200-230	32645	CARTRIDGE ACTUATED DEVICES, INC.	ESCROW - CASH BOND RELEASE	3,000.00	
	Cartridge Actuated Devices, Inc. - #7113304600		TOTAL FOR ACCOUNT		3,000.00
TOTAL for DEPARTMENT 200				=====	3,000.00
DEPARTMENT 239					
24-280-56-239	32623	MARAZITI FALCON, LLP	06/04/2026 - ATTENDANCE AT THE PLANNING	216.00	
	32623	MARAZITI FALCON, LLP	REVIEW APPLICATION, MUNICIPAL LAND USE L	396.00	
	32623	MARAZITI FALCON, LLP	COMMUNICATIONS W/C. STONER & M. SELVAGGI	90.00	
	32623	MARAZITI FALCON, LLP	REVIEW APPLICATION MATERIAL & DRAFT RESO	306.00	
	32623	MARAZITI FALCON, LLP	REVIEW PATRIOTS' PATH COUNCIL APPLICATIO	144.00	
	Patriots' Path Council, Inc. - #77375092		TOTAL FOR ACCOUNT		1,152.00
TOTAL for DEPARTMENT 239				=====	1,152.00

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 246					
24-280-56-246	32630	HAROLD E. PELLOW & ASSOCIATES,	DEED REVIEWS	75.00	
	32630	HAROLD E. PELLOW & ASSOCIATES,	DEED REVIEWS	875.00	
	Alan Tedesco - #2618943703		TOTAL FOR ACCOUNT		950.00
					=====
TOTAL for DEPARTMENT 246					950.00
DEPARTMENT 252					
24-280-56-252	32622	MARAZITI FALCON, LLP	COMMUNICATIONS W/C. STONER REGARDING WOS	72.00	
	32622	MARAZITI FALCON, LLP	06/04/2026 - ATTENDANCE AT SUBCOMMITTEE	108.00	
	32622	MARAZITI FALCON, LLP	REVIEW SALT GASTROPUB APPLICATION & RELA	90.00	
	32622	MARAZITI FALCON, LLP	REVIEW REVISED PLANS FOR SALT IN PREPARA	54.00	
	109 Salt, LLC - #7900646906		TOTAL FOR ACCOUNT		324.00
				=====	
TOTAL for DEPARTMENT 252					324.00
DEPARTMENT 275					
24-280-56-275	32625	MARAZITI FALCON, LLP	REVIEW OF APPLICATION & SURVEY FOR LENKE	36.00	
	32625	MARAZITI FALCON, LLP	REVIEW LENKER APPLICATION MATERIAL IN PR	72.00	
	Brian Richard Lenker - #5220340907		TOTAL FOR ACCOUNT		108.00
				=====	
TOTAL for DEPARTMENT 275					108.00

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 278					
	32624	MARAZITI FALCON, LLP	REVIEW PEDERSEN FILE IN PREPARATION FOR	54.00	
	32624	MARAZITI FALCON, LLP	06/18/2026 - ATTENDANCE AT PEDERSEN PUBL	72.00	
	32624	MARAZITI FALCON, LLP	REVIEW APPLICATION MATERIAL & REPORTS &	270.00	
	32624	MARAZITI FALCON, LLP	COMMUNICATIONS W/C. PHILLIPS REGARDING S	18.00	
24-280-56-278		Michael Pedersen - #1730209903	TOTAL FOR ACCOUNT		414.00
TOTAL for DEPARTMENT 278				=====	414.00
DEPARTMENT 283					
	32629	HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	228.00	
	32629	HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	125.00	
24-280-56-283		Christopher W. Ellis - #1554165723	TOTAL FOR ACCOUNT		353.00
TOTAL for DEPARTMENT 283				=====	353.00
DEPARTMENT 284					
	32627	MARAZITI FALCON, LLP	RECEIPT & REVIEW OF ENGINEERING REPORT F	36.00	
24-280-56-284		11 Lake Drive, LLC - #8725904403	TOTAL FOR ACCOUNT		36.00
TOTAL for DEPARTMENT 284				=====	36.00

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 285					
	32628	HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	31.25	
	32628	HAROLD E. PELLOW & ASSOCIATES,	TYPE/COPY REPORTS	228.00	
24-280-56-285		S & Y Properties, LLC - #1524758904	TOTAL FOR ACCOUNT		259.25
TOTAL for DEPARTMENT 285				=====	259.25