

TOWNSHIP OF BYRAM
COUNCIL AGENDA, TUESDAY, SEPTEMBER 3, 2024
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
 - LES
 - Prestia
- b. Contract Negotiations
 - Joint Municipal Court

5. RETURN TO OPEN SESSION

6. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT REFLECTION

7. APPROVAL OF AGENDA

8. BILL A4/S50 – FUTURE OF AFFORDABLE HOUSING– Paul Gleitz

9. ORDINANCE – 1st Reading / Introduction

- **AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BYRAM AMENDING SECTION 22-3 ENTITLED “QUALIFICATIONS FOR MEMBERSHIP” OF CHAPTER 22 ENTITLED “FIRE DEPARTMENT TO ALLOW MEMBERSHIP BY OUT OF TOWNSHIP FIREFIGHTER IN GOOD STANDING”**

Purpose Statement: The purpose of this Ordinance is to allow nonresident firefighters in good standing to become members of the Byram Township Fire Department

- **AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 211 ENTITLED “STORMWATER CONTROL” OF THE CODE OF THE TOWNSHIP OF BYRAM**

Purpose Statement: The purpose of this Ordinance is to amend Chapter 211, the existing Stormwater Control chapter of the Code to comply with the requirements of the New Jersey Department of Environmental Protection (“NJDEP”).

10. REPORTS

- Township Manager
- Mayor and Council Members
- Township Attorney

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

12. APPROVAL OF MINUTES

- August 13, 2024 Regular & Closed Session Meeting Minutes

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

- A. Resolution No. 148-2024 – Resolution of the Mayor and Council of the Township of Byram Rejecting All Bids for the Department of Public Works (DPW) Storage Leaf and Brush Building Improvements and Authorize Re-Advertising for Bids

14. APPROVAL OF SEPTEMBER 3, 2024 BILL LIST

15. ITEMS FOR DISCUSSION

- Planning Board Variance Reports for 2023
- AFG Fire Grant

16. FUTURE AGENDA DISCUSSION ITEMS

17. PUBLIC PARTICIPATION II

18. EXECUTIVE SESSION – Session II (if necessary)

19. ANY OTHER BUSINESS THE COUNCIL DEEMS NECESSARY

20. ADJOURNMENT



TO: Byram Township Council and Land Use Board

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

RE: New Jersey Assembly Bill A-4/S-50, Future of Affordable Housing in New Jersey

Date: August 27, 2024

On March 20th, Gov. Phil Murphy signed into law Bill A4/S50 that passed the legislature as well as other pieces of affordable housing legislation. The following description of the Bill comes from the Corrected Copy of the Legislative Fiscal Estimate dated March 6, 2024. The codified Pamphlet Law is 50 pages.

- This bill abolishes the Council on Affordable Housing, initially established by the Fair Housing Act, and establishes a process to enable a municipality to determine its own present and prospective fair share affordable housing obligation based on the formulas established in the bill, as calculated by the Department of Community Affairs.
- In advance of the fourth, 10-year round of affordable housing obligations, beginning on July 1, 2025, the bill requires the department to complete these calculations, and provide for their publication, within the earlier of seven months of the **effective date of the bill or December 1, 2024**.
- The bill permits a municipality to diverge from the Department of Community Affairs' calculations in determining its obligation as long as it adheres to the methodology established by the bill.
- In advance of the fourth round, the bill requires a municipality to adopt its 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.

- If the municipality meets this deadline, then the municipality's determination of its obligation would be established by default, beginning **on March 1, 2025**, as the municipality's obligation for the fourth round. However, if a challenge is filed with the Affordable Housing Dispute Resolution Program on or before **February 28, 2025**, the program would be required to facilitate a resolution of the dispute prior **to April 1, 2025**. The presence of this ongoing dispute would not change the deadline for adoption of implementing ordinances and resolutions, but the implementing ordinances and resolutions adopted prior to the resolution of the dispute may be subject to changes to reflect the results of the dispute.
- As an alternative to adopting the implementing ordinances and resolutions by the March 15 deadline, a municipality involved in a continuing dispute over the issuance of compliance certification would be permitted to adopt a binding resolution by this date to commit to adopting the implementing ordinances and resolutions following resolution of the dispute, with necessary adjustments.
- The bill requires a municipality to establish a "housing element" to encompass its obligation, and a fair share plan to meet its obligation, in advance of the fourth round, and proposes necessary changes to associated ordinances, on or before **June 30, 2025**, in order to be assured of protection from exclusionary zoning litigation.
- A municipality would be required to **submit its adopted fair share plan and housing element to the program**. The bill permits an interested party to initiate a challenge to a municipal fair share plan and housing element, if submitted through the program **on or before August 31, 2025**.
- The program would facilitate communication over the challenge, and provide the municipality **until December 31, 2025** to commit to revising its fair share plan and housing element in response to the challenge, or provide an explanation as to why it will not make all or the requested changes, or both.

- The bill requires **municipalities to adopt associated changes to municipal ordinances on or before March 15, 2026**. If a municipality fails to meet these deadlines, then the immunity of the municipality from exclusionary zoning litigation would end unless the program determines that the municipality's immunity shall be extended.
- If a municipality fails to materially adhere to any of these deadlines due to circumstances beyond the municipality's control, the bill directs the program to permit a grace period for the municipality to come into compliance with the timeline, the length of which, and effect of which on later deadlines, is to be determined on a case-by-case basis.
- After providing immunity, the bill also authorizes the program to subsequently terminate immunity under certain circumstances if it becomes apparent that the municipality is not determined to come into constitutional compliance. The municipality would still be permitted to seek immunity from exclusionary zoning litigation by initiating an action in Superior Court.
- The deadlines for subsequent 10-year rounds of affordable housing obligations would conform to the dates established in the bill for the fourth round.
- The bill provides that a municipality with compliance certification would only benefit from presumptive validity, not immunity, if an interested party is to challenge:
 - a municipality for failure to comply with the terms of its compliance certification; or
 - the program alleging that, despite the issuance of compliance certification, a municipality's fair share obligation, fair share plan, housing element, or ordinances implementing the fair share plan or housing element are in violation of the Mount Laurel doctrine.
 - The program would be made a party to and would be responsible for defending its issuance of compliance certification in, any litigation alleging that, despite the issuance of compliance certification, a municipality's fair share obligation, fair share plan, housing element, or

implementing ordinances, are not in compliance with the Mount Laurel doctrine.

- A municipality's determination of its fair share obligation, if determined to be in compliance with the bill, would have a presumption of validity in any challenge initiated through the program, before the issuance of compliance certification
- Each municipality's determination of its fair share obligation would be made through the guidance of preliminary calculations made by the Department of Community Affairs. No later than August 1 of the year prior to the year when a new round of housing obligations begins, or, for the fourth round, within seven months of the effective date of the bill or **December 1, 2024**, whichever is earlier, the bill requires the department to calculate regional need and municipal present and prospective obligations in accordance with formulas established in the bill.
- The department's calculations would be made publicly available and provided to each municipality for use in determining their present and prospective obligations.
- Municipal fair share obligations would be determined by applying the methods provided in the bill, along with the methods used by the Superior Court for the third round, to the extent that applicable methodologies are not explicitly articulated in the bill.
- Municipal present need obligations would be determined by estimating the existing deficient housing currently occupied by low- and moderate- income households within the municipality.
- Regional prospective need would next be determined, upon which to base the municipal obligation, by estimating the regional growth of low- and moderate-income households during the housing round at issue. If household change is zero or negative, the number of low- and moderate-income homes needed to

address low- and moderate-income household change in the region and the regional prospective would be zero.

- The bill establishes limitations on the use of municipal affordable housing trust fund moneys for administrative costs, attorney fees, court costs to obtain immunity from exclusionary zoning litigation, to contest the municipality's fair share obligation, or use of the trust fund moneys while a municipality does not have immunity from exclusionary zoning litigation.
- The bill authorizes a municipality to expend a portion of its affordable housing trust fund on actions and efforts reasonably related to, or necessary for, certain processes of the program, as provided in the bill. The bill requires each municipality authorized to retain and expend non-residential development fees to periodically provide the Department of Community Affairs with an accounting of all such fees that have been collected and expended.
- The bill requires the Department of Community Affairs to maintain certain affordable housing-related information on its website, including:
 - the start and expiration dates of deed restrictions;
 - residential and non-residential development fees collected and expended, including purposes and amounts of such expenditures; and
 - the current balance in the municipality's affordable housing trust funds.The bill also directs municipalities to provide the information to the department necessary to comply with this requirement

In Summary, as far as deadlines, in 2024 the Department of Community Affairs would calculate regional affordable housing need based on the methodology Judge Jacobson outlined in her March 8, 2018 landmark decision. In order for a municipality to receive immunity from "builder remedy" lawsuits for the Fourth Round, it would have to **adopt a resolution determining its fair share obligation (using the methodology) by January 31, 2025** and submit the same to the Program. **Interested parties can challenge the municipality's calculated obligation by February 28, 2025. Once the obligation is set, a municipality would have until June 30, 2025 to adopt a Housing Element & Fair Share Plan (HEFSP) to address the obligation, with interested parties having the opportunity to**

challenge such HEFSP by August 31, 2025. If a challenge is filed, **the municipality would have until December 31, 2025 to resolve any challenge** or provide an explanation as to why it will not make changes to the HEFSP. Any unresolved dispute would then go to the county Mount Laurel judges.

Additional details of the Bill include new procedures, new caps and new credits:

- Provisions related to the vacant land adjustment process where a municipality seeking such an adjustment would have to identify property likely to be redeveloped during the Fourth Round that would address at least 25 percent of its obligation.
- No more than 25 percent of the affordable housing units constructed can be age-restricted housing; at least 50 percent of the affordable housing units constructed must be family units; and at least 25 percent of the affordable housing units constructed must be rental.
- Clarification on the 1,000-unit cap.
- The control period on affordable units is now a minimum of 40 years for rental units and 30 years for for-sale units.
- The cap on the total number of age-restricted affordable housing units was increased from 25 percent to 30 percent of the affordable obligation.
- The cap on age-restricted affordable housing bonus credits was reduced from 15 percent to 10 percent.
- Bonus credits are capped at 25 percent of its prospective need obligation.
- There are no rental bonus credits.
- Some of the revised bonus credits include:
 - Special Needs Housing (one bonus credit);
 - Nonprofit Developer Housing (one-half bonus credit);
 - Transit-Oriented Affordable Housing (one-half bonus credit);
 - Age-Restricted Housing (one-half bonus credit, but only applicable up to 15 percent of all age-restricted housing built);
 - Three-Bedroom Family Housing (one-half bonus credit for family three-bedroom units in excess of UHAC's minimum number of three-bedroom units);

- Redevelopment (one-half bonus credit for affordable housing constructed on land previously developed for office, retail or commercial space);
- Extension of Rental Affordability Controls (one-half bonus credit);
- 100 percent Affordable Development (one-half bonus credit for units in a 100 percent affordable housing development where the town contributes land or funding for a minimum of 10 percent of the project cost); and
- Very Low-Income Units (one-half bonus credit for each very low-income unit above the minimum required number).

I will continue to review the legislation and provide additional guidance as the process progresses. I will be attending a workshop Wednesday, September 11 entitled "From Policy to Practice: The Fourth Round" sponsored by the NJ Chapter of the American Planning Association described as "The implementation phase of New Jersey's Fourth Round of Affordable Housing is quickly approaching. Our panel will discuss the next steps to begin the implementation phase, explore areas of interpretation in the legislation, and shape approaches to best equip communities to move efficiently toward compliance." I will report back on my findings. I will also be in contact with NJ Highlands Council staff concerning the Fourth Round, NJ Highlands Council data and technical assistance, and any grant funding available for Fourth Round Compliance.

TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY

ORDINANCE NO: 014 - 2024

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF
BYRAM AMENDING SECTION 22-3 ENTITLED “QUALIFICATIONS FOR
MEMBERSHIP” OF CHAPTER 22 ENTITLED “FIRE DEPARTMENT TO ALLOW
MEMBERSHIP BY OUT OF TOWNSHIP FIREFIGHTER IN GOOD STANDING”**

Purpose Statement: The purpose of this Ordinance is to allow nonresident firefighters in good standing to become members of the Byram Township Fire Department.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Byram as follows:

Section 1. Chapter 22 entitled “Fire Department” is amended in its entirety to state as follows:

**Chapter 22
FIRE DEPARTMENT
§ 22-1. Establishment.
§ 22-2. Composition.
§ 22-3. Qualifications for membership.
§ 22-4. Required duty; record.
§ 22-5. Exempt certificates.
§ 22-6. Application for membership.
§ 22-7. Officers.
§ 22-8. Duties of the Chief.
§ 22-9. Assistant Chief.
§ 22-10. Firematic Committee.**

§ 22-1. Establishment.

The Byram Township Volunteer Fire Department is hereby created and established with jurisdictional boundaries coextensive with the boundaries of the Township.

§ 22-2. Composition.

The Byram Township Volunteer Fire Department shall be composed of one company to be known as the "Cranberry Lake Volunteer Fire Department, Inc."

§ 22-3. Qualifications for membership.

No person shall hereafter become a member of the Byram Township Volunteer Fire Department or any unit thereof unless he or she is:

A. At least 18 years of age; **[Amended 5-19-2008 by Ord. No. 5-2008]**

B. Physically fit to perform the duties of a fire fighter, evidenced by a certificate to that effect by a practicing physician issued after examination for that purpose; and

C. A resident of the Township of Byram for a period of at least six months, unless the applicant is already a fire fighter in good standing in another department in which case the six-month requirement shall be waived.

D. If Applicant is already a fire fighter in good standing in another department the residency requirement is waved if applicant lives in a bordering town within (5) five miles of one of the (3) three firehouses; Cranberry – 225 US Highway 206, Lackawanna – 181 Lackawanna Dr or Lee Hill - 34 Lee Hill Rd. The six-month requirement shall be waived.

§ 22-4. Required duty; record.

Every member of the Fire Department shall in each and every year perform at least 50% of duty, to be composed of actual attendance and duty at fires and drills, and a record shall be kept of such attendance and duty by the Chief of the Fire Department and reported to the Township Clerk annually.

§ 22-5. Exempt certificates. [Amended 5-19-2008 by Ord. No. 5-2008]

Every member of the Fire Department shall be entitled to an exempt fireman certificate when it appears that at the time of this appointment he /she met the requirements of N.J.S.A. 40A:14-56 and was not under 18 or over 45 years of age and that he / she had performed during a period of seven years 60% of fire duty in each year respectively and as otherwise authorized under N.J.S.A. 40A:14-56.

§ 22-6. Application for membership.

Every person seeking to join the Fire Department shall make application to the fire company, and upon his/her successful clearance of a background check performed by Byram Township Police, successfully being accepted and sworn in at a township council meeting and formally read into to membership in accordance with the bylaws of the company, he /she shall become a member in good standing of the Fire Department. The members of the Department shall be deemed to be exercising a governmental function, and the adoption of this section, which has been at the request of the Byram Township Volunteer Fire Department, shall be deemed to constitute a contract as required by N.J.S.A. 40A:14-68.

§ 22-7. Officers. [Amended 5-19-2008 by Ord. No. 5-2008]

There shall be a President, Vice President, Chief, Assistant Chief, Captain, Lieutenant, Secretary and Treasurer who shall be elected by the members of the Department. The Department shall also elect any other office as provided for in the bylaws of the Department.

§ 22-8. Duties of the Chief.

The Chief of the Department shall be in command of the Department and all fires and fire-related incidents within the Township of Byram. The Chief shall be responsible for all decisions involving the use of fire apparatus within or without the Township. He / She shall be responsible for the actions and direction of the Department when officially summoned for duty and for other matters pertaining to the overall efficiency of firefighting within the Township. The Chief shall render an annual report to the Township Manager covering such firematic activities as fires and drills, etc., but may delegate a subordinate to keep such records.

§ 22-9. Assistant Chief.

In the absence of the Chief, the Assistant Chief of the Department shall assume all responsibilities of the Chief.

§ 22-10. Firematic Committee.

The Firematic Committee for the Department shall consist of the Chief, Assistant Chief and such other officers as may be designated in the bylaws of the Department.

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

Section 3. Repealer.

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

Section 4. Effect. This Ordinance shall take effect in the time and manner prescribed by law.

Introduced: September 3 , 2024

Adopted: , 2024

BYRAM TOWNSHIP COUNCIL

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

NOTICE is hereby given that the above titled Ordinance was introduced and passed first reading at a meeting of the Township Council of the Township of Byram, held at the Byram Township Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, on the 3rd day of September 2024. Said Ordinance will be further considered for final adoption at a meeting of the Township Council of the Township of Byram, held at the Byram Municipal Building, Mansfield Drive, Byram Township, New Jersey, on September 17, 2024, at 7:30 p.m. at which time all persons will be given the opportunity to be heard concerning said Ordinance. Copies are available to the public at the Township of Byram Clerk’s office, located at the Byram Township Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, between the hours of 8:30 a.m. and 4:30 p.m.

Cynthia Church
Byram Township Clerk

TOWNSHIP OF BYRAM
Sussex County, New Jersey

ORDINANCE No. 015-2024

**AN ORDINANCE TO AMEND AND SUPPLEMENT
CHAPTER 211 ENTITLED “STORMWATER CONTROL”
OF THE CODE OF THE TOWNSHIP OF BYRAM**

Purpose Statement: The purpose of this Ordinance is to amend Chapter 211, the existing Stormwater Control chapter of the Code to comply with the requirements of the New Jersey Department of Environmental Protection (“NJDEP”).

WHEREAS, the New Jersey Department of Environmental Protection requires that all Tier A municipalities update their stormwater control ordinance to reflect amendments to the Stormwater Management rules defined in N.J.A.C. 7:8, adopted March 2, 2020 and July 17, 2023. In order to comply with the requirements of the Township of Byram’s Municipal Stormwater General Permit, the Township Council wishes to amend the revised general ordinances to incorporate the amendments of the rules.

NOW, THEREFORE, BE IT ORDAINED by the Byram Township Council that certain sections within Chapter 211, Stormwater Control of the Code of the Township of Byram be amended as follows:

SECTION 1. Chapter 211, Article II Definitions, Section 211-5, *Word usage; terms defined* is amended to include the following definitions:

•
Public Roadway or Railroad: A pathway for use by motor vehicles or trains that is intended for public use and is constructed by, or on behalf of, a public transportation entity. A public roadway or railroad does not include a roadway or railroad constructed as part of a private development, regardless of whether the roadway or railroad is ultimately to be dedicated to and/or maintained by a governmental entity.

Public Transportation Entity: A Federal, State, county, or municipal government, an independent State authority, or a statutorily authorized public-private partnership program pursuant to P.L. 2018, c. 90 (N.J.S.A. 40A:11-52 et seq.), that performs a public roadway or railroad project that includes new construction, expansion, reconstruction, or improvement of a public roadway or railroad.

SECTION 2. Chapter 211, Article III Design & Performance Standards, Section 211-7, *Stormwater Management Requirements for Major Development* is amended as follows:

The last sentence of Item E shall be deleted and replaced with:

The most current version of the BMP Manual can be found on the Department's website at: <https://dep.nj.gov/stormwater/bmp-manual/>.

SECTION 3. Chapter 211, Article III Design & Performance Standards, Section 211-9, *Groundwater Recharge Standards* is amended as follows:

Section 211-9A.(2) shall be deleted and replaced with:

Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the projected 2-year storm is infiltrated.

Section 211-9B.(1) shall be deleted and replaced with:

Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than "reportable quantities" as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge would be inconsistent with Department approved remedial action work plan approved pursuant to the Administrative Requirements for the Remediation of Contaminated Sites rules, N.J.A.C. 7:26C, or Department landfill closure plan and areas; and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and

SECTION 4. Chapter 211, Article III Design & Performance Standards, Section 211-11, *Stormwater Runoff Quantity Standards* is amended as follows:

The following text shall be revised in Section 211-11A.(1), A.(2) and A.(3):

Delete the phrase: the two-, ten- and 100 year storm events

Replace with: the current and projected two-, ten- and 100 year storm events

SECTION 5. Chapter 211, Article III Design & Performance Standards, Section 211-12, *Calculation of Stormwater Runoff and Groundwater Recharge* is deleted in its entirety and replaced to include the following:

A. Stormwater runoff shall be calculated in accordance with the following:

(1) The design engineer shall calculate runoff using the following method:

The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16 *Part 630, Hydrology National Engineering Handbook*, incorporated herein by reference as amended and supplemented. This methodology is additionally described in *Technical Release 55 - Urban Hydrology for Small Watersheds* (TR-55), dated June 1986, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the Natural Resources Conservation Service website at:

<https://directives.sc.egov.usda.gov/viewerFS.aspx?hid=21422>

or at United States Department of Agriculture Natural Resources Conservation Service, New Jersey State Office.

- (2) For the purpose of calculating curve numbers and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term curve number applies to the NRCS methodology above. A curve number or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover has existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).
- (3) In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, that may reduce pre-construction stormwater runoff rates and volumes.
- (4) In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS *Technical Release 55 – Urban Hydrology for Small Watersheds* or other methods may be employed.
- (5) If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13,

the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.

B. Groundwater recharge may be calculated in accordance with the following:

The New Jersey Geological Survey Report GSR-32: A Method for Evaluating Groundwater-Recharge Areas in New Jersey, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the New Jersey Stormwater Best Management Practices Manual; at the New Jersey Geological Survey website at:

<https://www.nj.gov/dep/njgs/pricelst/gsreport/gsr32.pdf>

or at New Jersey Geological and Water Survey, 29 Arctic Parkway, PO Box 420 Mail Code 29-01, Trenton, New Jersey 08625-0420.

C. The precipitation depths of the current two-, 10-, and 100-year storm events shall be determined by multiplying the values determined in accordance with items 1 and 2 below:

(1) The applicant shall utilize the National Oceanographic and Atmospheric Administration (NOAA), National Weather Service's Atlas 14 Point Precipitation Frequency Estimates: NJ, in accordance with the location(s) of the drainage area(s) of the site. This data is available at:

https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=nj; and

(2) The applicant shall utilize Table 5: Current Precipitation Adjustment Factors below, which sets forth the applicable multiplier for the drainage area(s) of the site, in accordance with the county or counties where the drainage area(s) of the site is located.

Table 5: Current Precipitation Adjustment Factors

County	Current Precipitation Adjustment Factors		
	2-year Design Storm	10-year Design Storm	100-year Design Storm
Sussex	1.03	1.04	1.07

D. Table 6: Future Precipitation Change Factors provided below sets forth the change factors to be used in determining the projected two-, 10-, and 100-year storm events for use in this chapter, which are organized alphabetically by county. The precipitation depth of the projected two-, 10-, and 100-year storm events of a site shall be determined by multiplying the precipitation depth of the two-, 10-, and 100-year storm events determined from the National Weather Service's Atlas 14 Point Precipitation Frequency Estimates pursuant to (c)1

above, by the change factor in the table below, in accordance with the county or counties where the drainage area(s) of the site is located.

Table 6: Future Precipitation Change Factors

County	Future Precipitation Change Factors		
	2-year Design Storm	10-year Design Storm	100-year Design Storm
Sussex	1.24	1.29	1.50

SECTION 6. Chapter 211, Article III Design & Performance Standards, Section 211-13, *Sources for Technical Guidance* is deleted in its entirety and replaced to include the following:

- A. Technical guidance for stormwater management measures can be found in the documents listed below, which are available to download from the Department's website at: <https://dep.nj.gov/stormwater/bmp-manual/>.
- (1) Guidelines for stormwater management measures are contained in the New Jersey Stormwater Best Management Practices Manual, as amended and supplemented. Information is provided on stormwater management measures such as, but not limited to, those listed in Tables 1, 2, and 3.
- (2) Additional maintenance guidance is available on the Department's website at: <https://dep.nj.gov/stormwater/maintenance-guidance/>.

- B. Submissions required for review by the Department should be mailed to:

The Division of Watershed Protection and Restoration, New Jersey Department of Environmental Protection, Mail Code 501-02A, PO Box 420, Trenton, New Jersey 08625-0420.

SECTION 7. Chapter 211, Article III Design & Performance Standards, Section 211-15, *Safety Standards for Stormwater Management Basins* is amended as follows:

Section 211-15C.(2)(b) shall be deleted and replaced with:

The overflow grate spacing shall be no greater than two inches across the smallest dimension

SECTION 8. Chapter 211, Article V Private Storm Drain Inlet Retrofitting, Section 211-18, *Purpose* is eliminated and replaced in its entirety with the following:

The purpose of this section is to require the retrofitting of existing storm drain inlets which are in direct contact with repaving, repairing, reconstruction, or resurfacing or alterations of facilities on private property, to prevent the discharge of solids and floatables (such as plastic bottles, cans, food wrappers and other litter) to the municipal separate storm sewer system operated by Byram Township to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply. Installation of all new storm drain inlets must include a catch basin or other BMP designed for solids collection in areas which drain to surface waters and that do not have any other downstream BMPS prior to the surface water discharge.

SECTION 9. Chapter 211, Article V Private Storm Drain Inlet Retrofitting, Section 211-19, *Definitions* is eliminated and replaced in its entirety with the following:

For the purpose of this ordinance, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) - A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains) that is owned or operated by Byram Township or other public body, and is designed and used for collecting and conveying stormwater.

PERSON - Any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.

STORM DRAIN INLET - The point of entry into the storm sewer system.

SECTION 10. Chapter 211, Article V Private Storm Drain Inlet Retrofitting, Section 211-20, *Prohibited Conduct* is eliminated and replaced in its entirety with the Section 211-20, *Design Standards* as follows:

- A. No person in control of private property (except a residential lot with one single family house) shall authorize the repaving, repairing (excluding the repair of individual potholes), resurfacing (including top coating or chip sealing with asphalt emulsion or a thin base of hot bitumen), reconstructing or altering any surface that is in direct contact with an existing storm drain inlet on that property unless the storm drain inlet either:
 - (1) Already meets the design standard below to control passage of solid and floatable materials; or

- (2) Is retrofitted or replaced to meet the standard in Section IV below prior to the completion of the project.
- B. The below design standard applies to the following types of storm drain inlet retrofit projects unless a more stringent standard is specified by the municipality's Stormwater Control Ordinance:
 - (1) Privately-owned or operated storm drain inlets (e.g., condominium association) must be retrofitted where the storm drains are:
 - a. In direct contact with any repaving, repairing (excluding individual pothole repair), or resurfacing (including top coating or chip sealing with asphalt emulsion or a thin base of hot bitumen); or
 - b. In direct contact with any reconstruction or alteration of facilities. This does not include single family homes.
- C. Grates in pavement or other ground surfaces shall meet either of the following standards:
 - (1) The New Jersey Department of Transportation (NJDOT) bicycle safe grate standards described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines (see www.state.nj.us/transportation/about/publicat/pdf/BikeComp/introtofac.pdf); or
 - (2) A grate where each individual clear space in that grate has an area of no more than seven (7.0) square inches or is not greater than 0.5 inches across the smallest dimension. Note that the Residential Site Improvement Standards at N.J.A.C. 5:21 include requirements for bicycle safe grates.
 - a. Examples of grates subject to this standard include grates in grate inlets; the grate portion (noncurb opening portion) of combination inlets; grates on storm sewer manholes; ditch grates; trench grates; and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads, (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater basin floors used to collect stormwater from the surface into a storm drain or surface water body.
 - b. For curb-openings inlets, including curb-opening inlets in combination inlets, the clear space in the curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches or be no greater than two (2.0) inches across the smallest dimension.

SECTION 11. Chapter 211, Article V Private Storm Drain Inlet Retrofitting, Section 211-21, *Design Standards* is eliminated and replaced in its entirety with the Section 211-21, *Exemptions* as follows:

The following exemptions from the design standard apply:

- A. Where each individual clear space in the curb opening in existing curb-opening inlets does not have an area of more than nine (9.0) square inches;
- B. Where the review agency determines that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
- C. Where flows from the water quality design storm as specified in N.J.A.C. 7:8 are conveyed through any device (e.g., manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
 - (1) A rectangular space four and five-eighths inches long and one and one-half inches wide; or
 - (2) A bar screen having a bar spacing of 0.5 inches; Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).
- D. Where flows are conveyed through a trash rack that has parallel bars with one inch (1") spacing between the bars, to the elevation of the water quality design storm as specified in N.J.A.C. 7:8; or
- E. Where the Department determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet the standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

SECTION 12. Severability. If any part of this Ordinance is for any reason held to be invalid such decision shall not affect the validity of the remaining portion of the Ordinance. Any ordinance or portion thereof that may be inconsistent with the ordinance is hereby repealed to the extent of the inconsistency.

SECTION 13. Repealer.

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

SECTION 14. Effective date:

This ordinance shall take effect 20 days after final adoption and publication.

Introduced: September 3 , 2024

Adopted: , 2024

BYRAM TOWNSHIP COUNCIL

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

NOTICE is hereby given that the above titled Ordinance was introduced and passed first reading at a meeting of the Township Council of the Township of Byram, held at the Byram Township Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, on the 3rd day of September 2024. Said Ordinance will be further considered for final adoption at a meeting of the Township Council of the Township of Byram, held at the Byram Municipal Building, Mansfield Drive, Byram Township, New Jersey, on September 17, 2024, at 7:30 p.m. at which time all persons will be given the opportunity to be heard concerning said Ordinance. Copies are available to the public at the Township of Byram Clerk's office, located at the Byram Township Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, between the hours of 8:30 a.m. and 4:30 p.m.

Cynthia Church
Byram Township Clerk

RESOLUTION # 148- 2024

**RESOLUTION OF THE MAYOR AND COUNCIL
OF THE TOWNSHIP OF BYRAM
REJECTING ALL BIDS FOR THE DEPARTMENT
OF PUBLIC WORKS (DPW) STORAGE LEAF AND
BRUSH BUILDING IMPROVEMENTS AND
AUTHORIZING RE-ADVERTISING FOR BIDS**

WHEREAS, Byram Township advertised for bids for a public contract for the DPW Storage Leaf and Brush Building improvements and held a bid opening on July 16, 2024; and

WHEREAS, only two bids were submitted; and

WHEREAS, the local public contracts law N.J.S.A. 40A:11-13.2 authorizes the rejection of bids for various reasons including, but not limited to “...(a) The lowest bid substantially exceeds the cost estimates for the goods and services; (b) where revised bid specifications and building designs are necessary;” and

WHEREAS, the Mayor and Council find that in order to increase competitiveness and to seek a price for future building improvements consistent with NJDEP regulations and new and revised designs and specifications; and

WHEREAS, the Mayor and Council hereby find that the bid should be rejected as authorized pursuant to the bid specifications and the local public contracts law N.J.S.A. 40A:11-13.2 and because the bids received substantially exceed the cost estimate for the services and because new building designs are necessary.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Byram that the Mayor and Council hereby rejects all bids for the DPW Storage Leaf and Brush Debris Building improvements and authorizes re-advertising for bids.

BYRAM TOWNSHIP COUNCIL

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

I HEREBY CERTIFY the above to be a true copy of a Resolution passed by the Byram Township Council at a duly convened meeting held on the 6th day of September 3, 2024.

Cynthia Church, Byram Township Clerk

List of Bills - (All Funds)

Meeting Date: 09/03/2024 For bills from 08/10/2024 to 08/30/2024

Vendor	Description	Payment	Check Total
Claims Account			
3795 - 4IMPRINT, INC.	PO 29121 EC - WATER BOTTLES - ORDER #27653070	1,797.89	1,797.89
40 - ALLIED OIL, LLC	PO 28637 2ND-4TH QUARTER 2024 BLANKET PURCHASE OR	5,770.95	5,770.95
86 - APPROVED AUTO ELECTRIC, INC	PO 28129 2024 Blanket For Parts and Supplies	299.90	299.90
111 - AURORA ELECTRICAL SUPPLY CO., LLC	PO 28357 2024 Blanket For Supplies	375.86	375.86
149 - BLUE DIAMOND DISPOSAL, INC.	PO 28587 2ND-4TH QUARTER 2024 BLANKET PURCHASE OR	56,750.00	56,750.00
3191 - BRAEN STONE OF SPARTA	PO 28133 2024 Blanket For Supplies	641.58	641.58
3719 - COMPUTER DESIGN & INTEGRATION, LLC	PO 29268 CFO - NEW LAPTOP - QUOTE #Q-109384-1	1,580.79	1,580.79
373 - DELSEA TERMITE & PEST CONTROL	PO 28142 2024 Blanket - Pest Control Services	111.00	111.00
2104 - DOVER BRAKE & CLUTCH CO., INC.	PO 28124 2024 Blanket For Parts and Supplies	46.06	46.06
3863 - EAVES, WILLIAM	PO 29297 BYRAM FEST - BAND	400.00	400.00
3527 - ES CHAT	PO 29169 FIRE DEPT - ANNUAL SUBSCRIPTION	438.72	438.72
3700 - FRED BEANS FORD OF WASHINGTON	PO 28122 2024 Blanket For Parts	424.95	424.95
3170 - GABRIELLI TRUCK SALES	PO 29099 Tender 7 Repair Parts & HL-1 Part	1,241.42	
	PO 29188 Rescue 3 Repair Parts	232.02	1,473.44
3118 - GRASS ROOTS TURF PRODUCTS, INC.	PO 29278 Bee Spray	108.00	108.00
649 - HAROLD E. PELLOW & ASSOCIATES,	PO 29260 ESCROW - MAY 2024 SERVICES - 10 ROUTE 20	658.00	
	PO 29261 ESCROW - APRIL 2024 SERVICES - 10 ROUTE	254.50	912.50
3796 - HAWK GRAPHICS, INC.	PO 29274 BYRAM FEST YARD SIGNS - SCHEDULE OF EVEN	60.00	60.00
2136 - INTERNATIONAL CODE COUNCIL, INC.	PO 29205 UCC - CODE PUBLICATIONS - QUOTE #0015058	357.50	357.50
697 - IPD	PO 29145 WEBINAR - TAX TITLE LIEN WORKSHOP - MCEL	50.00	50.00
751 - JCP&L	PO 29272 MONTHLY SERVICE	418.96	418.96
751 - JCP&L	PO 29273 MONTHLY SERVICE	1,996.65	1,996.65
751 - JCP&L	PO 29282 MONTHLY SERVICE	54.01	54.01
751 - JCP&L	PO 29283 MONTHLY SERVICE	113.26	113.26
751 - JCP&L	PO 29288 MONTHLY SERVICE	265.76	265.76
3355 - JERSEY SHIRTS AND DESIGN	PO 29290 BYRAM FEST SHIRTS	120.00	120.00
842 - KENVIL POWER EQUIP., INC	PO 29184 Oil Change Supplies	89.59	
	PO 29239 Repair Parts	20.00	109.59
3412 - KONICA MINOLTA PREMIER FINANCE	PO 28113 2024 BLANKET PURCHASE ORDER - UCC COPY M	77.75	77.75
860 - LADDEY, CLARK & RYAN, LLP	PO 29075 LABOR & EMPLOYMENT COUNSEL - APRIL 2024	174.72	
	PO 29100 APRIL 2024 SERVICES - OPRA	924.00	
	PO 29160 MAY 2024 SERVICES - OPRA	567.00	1,665.72
864 - LAKE MUSCONETCONG REGIONAL	PO 29291 2024 Budget Appropriation	1,765.14	1,765.14
2409 - LAKELAND BUS LINES, INC.	PO 29165 TRANSPORTATION FOR WICKED TRIP - 09/29/2	1,200.00	1,200.00
866 - LAKELAND EMERGENCY SQUAD	PO 29295 2024 BUDGET APPROPRIATION	6,000.00	6,000.00
1928 - LINDE GAS & EQUIPMENT, INC.	PO 28766 2024 Blanket for Tank Leases	33.20	33.20
3699 - MARAZITI FALCON, LLP	PO 29287 ESCROW - JULY 2024 SERVICES - DOBRICH	175.00	175.00
1009 - MGL PRINTING SOLUTIONS	PO 29256 UCC - CUSTOM STAMP	120.00	120.00
1029 - MICROSYSTEMS-NJ.COM, LLC	PO 29258 2024 ONLINE MOD4 & CAMA SERVICE	2,400.00	2,400.00
947 - MSG SPORTS, LLC	PO 29240 RECREATION - RADIO CITY CHRISTMAS SPECTA	5,540.00	5,540.00
2625 - NAPA AUTO PARTS	PO 28120 2024 Blanket For Parts	54.22	54.22
3798 - NATIONAL HIGHWAY PRODUCTS, INC.	PO 28995 ELECTRONIC MESSAGE BOARD FOR ADMINISTRAT	21,641.50	21,641.50
1160 - NETCONG HARDWARE CO., INC.	PO 28121 2024 Blanket For Supplies	69.95	69.95
2339 - NJ LEAGUE OF MUNICIPALITIES	PO 29185 PT CONFIDENTIAL ADMIN ASST & PD RECORDS	160.00	160.00
1212 - NOR. JERSEY MUN EMP BENFT FUND	PO 28595 JAN-APRIL 2024 BLANKET PURCHASE ORDER -	6,323.00	
	PO 28595 JAN-APRIL 2024 BLANKET PURCHASE ORDER -	105.00	6,428.00
1227 - NRPA	PO 29284 ANNUAL MEMBERSHIP - MEMBER ID #20347	180.00	180.00
1775 - PENTELDATA	PO 28204 2024 BLANKET PURCHASE ORDER - BROADBAND	321.89	321.89
1301 - PERFORMANCE TRAILERS, INC.	PO 29198 Trailer Part	12.00	12.00
2703 - POWER PLACE, INC.	PO 28128 2024 Blanket For Supplies and Parts	313.42	313.42
1327 - POWERCO, INC.	PO 29183 Jumping Jack Parts	273.09	273.09
3041 - PRIMEPOINT, LLC	PO 28604 2ND-4TH QUARTER 2024 BLANKET PURCHASE OR	429.25	429.25
3794 - PRUDENTIAL CENTER - GROUP SALES	PO 29223 RECREATION - DEVILS GAME TICKETS	2,744.00	
	PO 29293 RECREATION - DISNEY ON ICE	3,332.00	6,076.00
3257 - RICOH USA, INC.	PO 28623 2ND-4TH QUARTER 2024 BLANKET PURCHASE OR	225.35	225.35
1432 - RONETCO SUPERMARKETS, INC	PO 29202 RETIREMENT BREAKFAST REFRESHMENT/SUPPLIE	138.60	138.60
3652 - ROYALTY CLEANING SERVICES, LLC	PO 28584 2ND-4TH QUARTER 2024 BLANKET PURCHASE OR	688.50	688.50
1468 - SCMUA	PO 28130 2024 Blanket For Leaves and Brush	286.65	
	PO 28132 2024 Blanket Bulky Waste	142.50	

List of Bills - (All Funds)

Meeting Date: 09/03/2024 For bills from 08/10/2024 to 08/30/2024

Vendor	Description	Payment	Check Total
	PO 28588 APRIL - DECEMBER 2024 BLANKET PURCHASE O	12,905.27	13,334.42
1483 - SERVICE TIRE TRUCK CENTER, INC.	PO 28125 2024 Blanket For Tires	269.25	269.25
3479 - SGT. KEVIN PERRY	PO 29277 POLICE - MEMBERSHIP REIMBURSEMENTS	203.00	203.00
1503 - SIGNART GRAPHIX, LLC	PO 29186 Replacement Sign - Rt 206/Lackawanna	230.00	230.00
3042 - SITEONE LANDSCAPE SUPPLY, LLC	PO 29245 Field Supplies - Somerset Cty Coop #CC-0	4,105.00	4,105.00
1521 - SPACE FARMS ZOO	PO 28231 2024 BLANKET PURCHASE ORDER - CARCASS RE	87.00	87.00
1822 - SPARTA, TOWNSHIP OF	PO 28594 2ND-4TH QUARTER 2024 BLANKET PURCHASE OR	525.00	525.00
3809 - SPARTAN AGGREGATES, LLC	PO 29253 Concrete Recycling - Order #0022969	220.80	220.80
1554 - STATE OF NEW JERSEY	PO 29286 SEPTEMBER 2024 HEALTH INSURANCE PREMIUMS	105,355.83	105,355.83
2699 - STATE TREASURER	PO 29271 CTC CERTIFICATION RENEWAL	50.00	50.00
1581 - STORR TRACTOR COMPANY	PO 29178 Parts for Water Real	207.11	207.11
1617 - SUSSEX COUNTY RENTAL CENTER, LLC	PO 28921 BYRAM FEST - CANOPY - RESERVATION CONTRA	827.80	
	PO 29199 Excavator Rental for Broad Ave Drainage	862.50	1,690.30
1618 - SUSSEX COUNTY TREASURY	PO 29179 Police Out-Side Duty Assistance for Toma	10,629.06	10,629.06
2151 - THE STANDARD INSURANCE CO.	PO 28596 2ND-4TH QUARTER 2024 LIFE INSURANCE PREM	1,738.84	1,738.84
1345 - TIERNEY, ROBERT	PO 29255 TRIAL PREP - 21BT02986	495.76	495.76
1815 - TOMAR INDUSTRIES, INC.	PO 29168 Janitorial Supplies - Quote #Q028332	938.47	938.47
2338 - UPS	PO 29262 POLICE - DRAEGER SHIPMENT (ALCOTEST)	179.62	179.62
1884 - VERIZON	PO 29267 Monthly Service	717.89	717.89
1889 - VERIZON WIRELESS	PO 29266 MONTHLY SERVICE	280.09	
	PO 29294 MONTHLY SERVICE	188.10	
	PO 29296 MONTHLY SERVICE	82.60	550.79
1902 - VOGEL, CHAIT, COLLINS AND SCHNEIDER	PO 29177 ESCROW - JUNE 2024 SERVICES - PCV, LLC (	525.00	
	PO 29247 ESCROW - JULY 2024 SERVICES - TOMAHAWK L	33.18	
	PO 29248 AFFORDABLE HOUSING - JULY 2024 SERVICES	140.00	
	PO 29251 ESCROW - JUNE 2024 SERVICES - VENTURE II	131.25	
	PO 29254 JULY 2024 SERVICES - LOT AUCTIONS	52.50	881.93
1926 - WB MASON CO., INC.	PO 28159 2024 WATER COOLOR RENTAL & SUPPLIES	171.20	
	PO 29236 TAX - OFFICE SUPPLIES - ORDER #S14586209	59.98	231.18
1930 - WELDON QUARRY CO., LLC	PO 28384 2024 Blanket for Stone and Aggregate	880.65	880.65
1946 - WM. H. WILSON ENTERPRISES, INC.	PO 28946 Pumping & Inspection of Septic System at	2,595.00	2,595.00

TOTAL			276,782.85

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-160-05-000-016	Due to/from Payroll Agency			57,222.02	
01-201-20-100-020	GENERAL ADMIN OE	2,610.01			
01-201-20-145-020	TAX COLLECTION OE	159.98			
01-201-20-150-020	TAX ASSESSMENT OE	2,400.00			
01-201-20-155-020	LEGAL SERVICES	1,718.22			
01-201-20-170-020	ENVIRONMENTAL COMMISSION OE	1,797.89			
01-201-21-180-020	PLANNING BD OE	140.00			
01-201-21-185-020	ZONING COMMISSION OE	38.01			
01-201-23-220-020	GROUP INSURANCE	56,195.65			
01-201-25-240-020	POLICE OE	1,262.30			
01-201-25-250-020	POLICE RADIO & COMM & 911	194.90			
01-201-25-260-020	FIRST AID CONTRIBUTIONS	6,000.00			
01-201-25-265-015	FIRE PREVENTION OE	525.00			
01-201-25-265-020	FIRE OE	438.72			
01-201-26-290-020	ROAD REPAIR & MAINT OE	10,471.86			
01-201-26-292-020	FLEET MAINTENANCE	2,814.86			
01-201-26-310-020	PUBLIC BLDGS & GROUNDS OE	4,031.48			
01-201-26-335-020	RECYCLING OE	220.80			
01-201-26-335-030	GARBAGE CONTRACT	69,293.44			
01-201-28-375-020	PARKS & PLAYGROUNDS OE	263.22			
01-201-30-420-020	CELEBRATION PUBLIC EVENTS	1,347.80			
01-201-31-430-020	ELECTRICITY	379.02			
01-201-31-435-020	STREET LIGHTING	2,469.62			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-31-440-020	TELEPHONE	844.88			
01-201-31-460-020	GASOLINE	5,770.95			
01-201-32-465-000	RECYCLING TAX APPROP.	361.83			
01-213-07-000-000	RESERVE - FEDERAL/STATE GRANTS			21,928.15	
01-260-05-100	Due to Claims			0.00	250,900.61
TOTALS FOR	Current fund	171,750.44	0.00	79,150.17	250,900.61
18-260-05-100	Due to Claims			0.00	164.43
18-280-56-000	Reserve For Developers Deposits			164.43	
TOTALS FOR	Developers Escrow Fund Fulton Bank	0.00	0.00	164.43	164.43
19-260-05-100	Due to Claims			0.00	11,289.31
19-286-56-000-100	RESERVE- POLICE OUTSIDE DUTY			10,629.06	
19-286-56-000-400	Reserve - Uniform Construction Code			660.25	
TOTALS FOR	Other Trust	0.00	0.00	11,289.31	11,289.31
20-260-05-100	Due to Claims			0.00	12,816.00
20-286-56-011-000	TRIPS			12,816.00	
TOTALS FOR	Recreation Trust	0.00	0.00	12,816.00	12,816.00
24-260-05-100	Due to Claims			0.00	1,612.50
24-280-56-000	Reserve for Developers Escrow Deposits			1,612.50	
TOTALS FOR	Developers Escrow - VNB	0.00	0.00	1,612.50	1,612.50

Total to be paid from Fund 01 Current fund	250,900.61
Total to be paid from Fund 18 Developers Escrow Fund Fulton Bank	164.43
Total to be paid from Fund 19 Other Trust	11,289.31
Total to be paid from Fund 20 Recreation Trust	12,816.00
Total to be paid from Fund 24 Developers Escrow - VNB	1,612.50
	276,782.85

Checks Previously Disbursed

2024065	SUSSEX COUNTY TREASURER	PO# 29049	3rd Qtr 2024 County Purpose Tax	1,415,399.97	8/15/2024
2024066	SUSSEX COUNTY TREASURER	PO# 29050	3rd Qtr 2024 County Library Tax	80,521.12	8/15/2024
2024067	SUSSEX COUNTY TREASURER	PO# 29051	3rd Qtr 2024 County Open Space Tax	6,404.28	8/15/2024
2024070	PITNEY BOWES RESERVE ACCT	PO# 29263	POSTAGE REFILL	2,000.00	8/21/2024
2024071	BYRAM TWP BD OF EDUCATION	PO# 28861	JULY - DECEMBER 2024 SCHOOL TAX LE	1,207,818.83	9/03/2024
2024072	LENAPE VALLEY REGIONAL H S	PO# 28853	JULY - DECEMBER 2024 REGIONAL SCHO	601,661.50	9/03/2024
2024073	THE DEPOSITORY TRUST COMPANY	PO# 29275	GO BOND PRINCIPAL PAYMENT	200,000.00	9/03/2024
2024074	THE DEPOSITORY TRUST COMPANY	PO# 29276	SEMI-ANNUAL INTEREST PAYMENT - 201	4,510.00	9/03/2024
9081524	BYRAM TWP PAYROLL ACCT		08/15/2024 PAYROLL	202,054.50	8/13/2024
9083024	BYRAM TWP PAYROLL ACCT		08/30/2024 PAYROLL	176,585.39	8/28/2024
				3,896,955.59	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current fund	3,896,955.59	250,900.61	4,147,856.20
Fund 18 Developers Escrow Fund Fulton Bank		164.43	164.43
Fund 19 Other Trust		11,289.31	11,289.31
Fund 20 Recreation Trust		12,816.00	12,816.00
Fund 24 Developers Escrow - VNB		1,612.50	1,612.50

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT

	BILLS LIST TOTALS	3,896,955.59	276,782.85	4,173,738.44	
				=====	

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

Meeting Date: 09/03/2024 For bills from 08/10/2024 to 08/30/2024

Account	P0 #	Vendor	Description	Payment	Account Total
Current fund					
DEPARTMENT 000					
01-160-05-000-016	29286	STATE OF NEW JERSEY	SEPTEMBER 2024 HEALTH INSURANCE PREMIUMS	57,222.02	
		Due to/from Payroll Agency	TOTAL FOR ACCOUNT		57,222.02
					=====
TOTAL for DEPARTMENT 000					57,222.02
DEPARTMENT 100					
01-201-20-100-208	29185	NJ LEAGUE OF MUNICIPALITIES	PT CONFIDENTIAL ADMIN ASST & PD RECORDS	160.00	
		Advertising	TOTAL FOR ACCOUNT		160.00
01-201-20-100-209	28623	RICOH USA, INC.	AUGUST 2024 COPIER LEASE	225.35	
		Copy Machine	TOTAL FOR ACCOUNT		225.35
01-201-20-100-216	29268	COMPUTER DESIGN & INTEGRATION, LLC	THUNDERBOLT 4 DOCK	220.82	
	29268	COMPUTER DESIGN & INTEGRATION, LLC	DELL LATITUDE 5550 - 3 YEARS SUPPORT	1,359.97	
		Computer Services	TOTAL FOR ACCOUNT		1,580.79
01-201-20-100-250	29294	VERIZON WIRELESS	Administration - iPad - Acct #282179761-	38.01	
	29294	VERIZON WIRELESS	Community Relations - iPad - Acct #28217	38.01	
		Cell Phone -Administration	TOTAL FOR ACCOUNT		76.02
01-201-20-100-272	29202	RONETCO SUPERMARKETS, INC	RETIREMENT BREAKFAST REFRESHMENTS/SUPPLI	138.60	
	28604	PRIMEPOINT, LLC	JUNE 2024 MAINTENANCE FEES	212.50	
	28604	PRIMEPOINT, LLC	JULY 2024 MAINTENANCE FEES	216.75	
		Miscellaneous	TOTAL FOR ACCOUNT		567.85
					=====
TOTAL for DEPARTMENT 100					2,610.01
DEPARTMENT 145					
01-201-20-145-200	29236	WB MASON CO., INC.	ITEM #LOG920002555 - LOGITECH MK550 WIRE	59.98	
		Office Supplies	TOTAL FOR ACCOUNT		59.98
01-201-20-145-202	29271	STATE TREASURER	CTC CERTIFICATION RENEWAL - ASHLEIGH FRU	50.00	
		Dues & Memberships	TOTAL FOR ACCOUNT		50.00
01-201-20-145-203	29145	IPD	WEBINAR - TAX TITLE LIEN WORKSHOP - 09/0	50.00	
		Seminars & Meetings	TOTAL FOR ACCOUNT		50.00
					=====
TOTAL for DEPARTMENT 145					159.98

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

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 150					
01-201-20-150-216	29258	MICROSYSTEMS-NJ.COM, LLC	ONLINE MOD4 & CAMA SERVICE FOR 2024	2,400.00	
		Computer Services	TOTAL FOR ACCOUNT		2,400.00
					=====
TOTAL for DEPARTMENT 150					2,400.00
DEPARTMENT 155					
01-201-20-155-808	29100	LADDEY, CLARK & RYAN, LLP	REVIEW OF BWC FOOTAGE & REDACTIONS MADE	315.00	
	29160	LADDEY, CLARK & RYAN, LLP	REVIEW & OBTAIN NEW PROGRAM TO DOWNLOAD	126.00	
	29100	LADDEY, CLARK & RYAN, LLP	REVIEW & REDACT RECORDS FOR ANONYMOUS OP	210.00	
	29100	LADDEY, CLARK & RYAN, LLP	REVIEW OF MULTIPLE POLICE REPORTS & OPRA	252.00	
	29100	LADDEY, CLARK & RYAN, LLP	REVIEW OPRA REQUEST; REDACT DOCUMENTS; D	147.00	
	29075	LADDEY, CLARK & RYAN, LLP	DOCUMENT REPRODUCTION EXPENSE, POSTAGE,	6.72	
	29075	LADDEY, CLARK & RYAN, LLP	EXCHANGE EMAILS W/UNION ATTORNEY RE: PER	168.00	
	29160	LADDEY, CLARK & RYAN, LLP	EMAILS RE: ARISPE REQUESTS & VIDEO	42.00	
	29160	LADDEY, CLARK & RYAN, LLP	REVIEW OF 6 VIDEOS FOR REDACTIONS RE: AR	252.00	
	29254	VOGEL, CHAIT, COLLINS AND SCHNEIDER	CONFERENCE W/JOE & PHIL REGARDING AUCTIO	52.50	
	29160	LADDEY, CLARK & RYAN, LLP	COMPLETE REDACTIONS TO VIDEO & VAUGHN IN	84.00	
	29160	LADDEY, CLARK & RYAN, LLP	EMAILS RE: SOUND FOR OPRA BWC RESPONSE	63.00	
			Legal Retainer	TOTAL FOR ACCOUNT	
					=====
TOTAL for DEPARTMENT 155					1,718.22
DEPARTMENT 170					
01-201-20-170-220	29121	4IMPRINT, INC.	ITEM #166454 - STAINLESS ADVENTURE BOTTL	1,539.28	
	29121	4IMPRINT, INC.	FREIGHT	64.60	
	29121	4IMPRINT, INC.	ADD'L LOCATION RUN CHARGE	84.01	
	29121	4IMPRINT, INC.	SET-UP CHARGE	55.00	
	29121	4IMPRINT, INC.	SET-UP CHARGE (ADD'L LOCATION)	55.00	
			Operating Maintenance	TOTAL FOR ACCOUNT	
					=====
TOTAL for DEPARTMENT 170					1,797.89
DEPARTMENT 180					
01-201-21-180-224	29248	VOGEL, CHAIT, COLLINS AND SCHNEIDER	REVIEW OF E-MAIL & DRAFTING OF E-MAIL RE	52.50	
	29248	VOGEL, CHAIT, COLLINS AND SCHNEIDER	REVIEW OF E-MAIL FROM MR. SABATINI TO MR	87.50	
		Affordable Housing	TOTAL FOR ACCOUNT		140.00
					=====
TOTAL for DEPARTMENT 180					140.00

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Meeting Date: 09/03/2024 For bills from 08/10/2024 to 08/30/2024

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 185					
01-201-21-185-272	29294	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	28596	THE STANDARD INSURANCE CO.	SEPTEMBER 2024 LIFE INSURANCE PREMIUMS -	1,738.84	
	29286	STATE OF NEW JERSEY	SEPTEMBER 2024 HEALTH INSURANCE PREMIUMS	35,621.43	
	29286	STATE OF NEW JERSEY	SEPTEMBER 2024 HEALTH INSURANCE PREMIUMS	12,512.38	
	28595	NOR. JERSEY MUN EMP BENFT FUND	SEPTEMBER 2024 DENTAL INSURANCE PREMIUMS	6,323.00	
	Group Plans		TOTAL FOR ACCOUNT		56,195.65
					=====
TOTAL for DEPARTMENT 220					56,195.65
DEPARTMENT 240					
01-201-25-240-201	29262	UPS	DRAEGER SHIPMENT (ALCOTEST)	179.62	
	Postage		TOTAL FOR ACCOUNT		179.62
01-201-25-240-202	29277	SGT. KEVIN PERRY	NAFI ANNUAL MEMBERSHIP - 1 YEAR MEMBERSH	55.00	
	29277	SGT. KEVIN PERRY	INTERNATIONAL ASSOCIATION OF ARSON INVES	148.00	
	Dues & Memberships		TOTAL FOR ACCOUNT		203.00
01-201-25-240-220	29255	TIERNEY, ROBERT	07/23/2024 - TRIAL PREPARATION AT SCPO -	247.88	
	28121	NETCONG HARDWARE CO., INC.	BAG WHITE UNBLEACH RAG	5.99	
	28121	NETCONG HARDWARE CO., INC.	3PK BLACK ICE FRESHENER	3.59	
	28121	NETCONG HARDWARE CO., INC.	BLACK ICE AIR FRESHENER	4.83	
	29255	TIERNEY, ROBERT	08/06/2024 - TRIAL AT SCPO - 21BT02986	247.88	
	28121	NETCONG HARDWARE CO., INC.	19OZ AERO GLASS CLEANER	6.82	
	Operating Maintenance		TOTAL FOR ACCOUNT		516.99
01-201-25-240-250	29266	VERIZON WIRELESS	PATROL VEHICLE PHONE & MODEMS ACCOUNT #2	280.09	
	29296	VERIZON WIRELESS	Detective Phone - Acct #282179761-00001	82.60	
	Cell Phone - Police		TOTAL FOR ACCOUNT		362.69
					=====
TOTAL for DEPARTMENT 240					1,262.30
DEPARTMENT 250					
01-201-25-250-020	28204	PENTELEDATA	AUGUST 2024 BROADBAND SERVICES	194.90	
	POLICE RADIO & COMM & 911		TOTAL FOR ACCOUNT		194.90
					=====
TOTAL for DEPARTMENT 250					194.90

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

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 260					
01-201-25-260-224	29295	LAKELAND EMERGENCY SQUAD	2024 BUDGET APPROPRIATION	6,000.00	
	Aid		TOTAL FOR ACCOUNT		6,000.00
TOTAL for DEPARTMENT 260					=====6,000.00
DEPARTMENT 265					
01-201-25-265-015	28594	SPARTA, TOWNSHIP OF	AUGUST 2024 FIRE PREVENTION SERVICES	525.00	
	FIRE PREVENTION OE		TOTAL FOR ACCOUNT		525.00
01-201-25-265-211	29169	ES CHAT	LICENSE - ANNUAL SUBSCRIPTION - ES CHAT	438.72	
	Service/Maintenance		TOTAL FOR ACCOUNT		438.72
TOTAL for DEPARTMENT 265					=====963.72
DEPARTMENT 290					
01-201-26-290-220	29199	SUSSEX COUNTY RENTAL CENTER, LLC	Rental Kubota Excavator	750.00	
	28766	LINDE GAS & EQUIPMENT, INC.	INDUSTRIAL HIGH PRESSURE LEASE 07/20-08/	20.75	
	28766	LINDE GAS & EQUIPMENT, INC.	INDUSTRIAL ACETYLENE LEASE 07/20-08/20/2	12.45	
	29199	SUSSEX COUNTY RENTAL CENTER, LLC	Damage Waiver	112.50	
	28132	SCMUA	08/08/2024 - BULKY WASTE (OLD SALT SHED	142.50	
	Operating Maintenance		TOTAL FOR ACCOUNT		1,038.20
01-201-26-290-250	29294	VERIZON WIRELESS	DPW - Assistant Supervisor Acct #2821797	50.85	
	Cell Phone - DPW		TOTAL FOR ACCOUNT		50.85
01-201-26-290-252	28384	WELDON QUARRY CO., LLC	07/10/2024 - 1/4" TOP MIX	79.92	
	28384	WELDON QUARRY CO., LLC	07/25/2024 - 1/4" TOP MIX	81.34	
	28384	WELDON QUARRY CO., LLC	07/02/2024 - 1/4" TOP MIX	258.46	
	28384	WELDON QUARRY CO., LLC	07/24/2024 - 1/4" TOP MIX	205.89	
	28384	WELDON QUARRY CO., LLC	07/18/2024 - 1/4" TOP MIX	83.04	
	28384	WELDON QUARRY CO., LLC	07/16/2024 - 1/4" TOP MIX	172.00	
01-201-26-290-252	Stone & Gravel		TOTAL FOR ACCOUNT		880.65
01-201-26-290-254	28133	BRAEN STONE OF SPARTA	08/05/24 - DGABC -LIMESTONE 12.05 TONS	150.50	
	28133	BRAEN STONE OF SPARTA	08/02/24 - DGABC - LIMESTONE 12.41 TONS	155.00	
	28133	BRAEN STONE OF SPARTA	08/08/24 - 3-4" CRUSHED STONE 4.04 TONS	79.91	
	28133	BRAEN STONE OF SPARTA	08/08/24 - DGABC - LIMESTONE 20.51 TONS	256.17	
01-201-26-290-254	Drainage Supplies		TOTAL FOR ACCOUNT		641.58
01-201-26-290-283	28121	NETCONG HARDWARE CO., INC.	MM 3/8" SOCK ADAPTER	6.10	
	New Equipment		TOTAL FOR ACCOUNT		6.10
01-201-26-290-285	28231	SPACE FARMS ZOO	AUGUST 2024 - CARCASS REMOVAL SERVICES	87.00	
	Carcass Removal		TOTAL FOR ACCOUNT		87.00
	28128	POWER PLACE, INC.	6PK 2.5GAL ULTRA SYNTHETIC OIL	49.66	
	28357	AURORA ELECTRICAL SUPPLY CO., LLC	LU250HPS MOGUL ET18	248.69	
	28121	NETCONG HARDWARE CO., INC.	KEY BLANKS	5.02	

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 290					
		28128 POWER PLACE, INC.	33RS 72E CHAIN LOOP	143.48	
		28128 POWER PLACE, INC.	STIHL BAR & CHAIN OIL (GALLON)	22.07	
		28128 POWER PLACE, INC.	63PMC 50E CHAIN LOOP	45.98	
		28946 WM. H. WILSON ENTERPRISES, INC.	Camera Inspection Service (Up to 1 Hour)	375.00	
		28946 WM. H. WILSON ENTERPRISES, INC.	Confined Space Entry into Septic Tank	1,495.00	
		29245 SITEONE LANDSCAPE SUPPLY, LLC	Item #20-09-250 - Lesco All Pro Team Mat	3,280.00	
		28946 WM. H. WILSON ENTERPRISES, INC.	Scheduled Septic System Pumping per 1000	350.00	
		28121 NETCONG HARDWARE CO., INC.	LB TERRO ANT DUST	7.01	
		28121 NETCONG HARDWARE CO., INC.	4' X 6' NYLON REPLACEMENT FLAG	30.59	
		29245 SITEONE LANDSCAPE SUPPLY, LLC	Item #30-63-960 - Lesco Noble Eagle Seed	825.00	
		28946 WM. H. WILSON ENTERPRISES, INC.	Jetting w/Septic Truck Jetter (Due to Bl	375.00	
01-201-26-290-461		Park Maintenance	TOTAL FOR ACCOUNT		7,252.50
		29278 GRASS ROOTS TURF PRODUCTS, INC.	Item #59026305 - PT Wasp Freeze II Wasp	108.00	
01-201-26-290-491		Park Operating	TOTAL FOR ACCOUNT		108.00
		29178 STORR TRACTOR COMPANY	Filter - Pump	20.37	
		28120 NAPA AUTO PARTS	CONNECTOR	13.30	
		28120 NAPA AUTO PARTS	NAPA 20W50 QT	24.75	
		28128 POWER PLACE, INC.	AIR FILTER	42.26	
		28128 POWER PLACE, INC.	OIL FILTER	9.97	
		29178 STORR TRACTOR COMPANY	Spin on Element Kit	29.93	
		29178 STORR TRACTOR COMPANY	Filter Oil	9.02	
		29178 STORR TRACTOR COMPANY	Freight	17.57	
		29178 STORR TRACTOR COMPANY	Knob, Needle Valve	18.96	
		29178 STORR TRACTOR COMPANY	Control, 12V DC Motor Potentiometer	91.79	
		29239 KENVIL POWER EQUIP., INC	Part #486906 - Grommet, Nitrile	20.00	
		29184 KENVIL POWER EQUIP., INC	Cutter Blade, 24.5	75.60	
		29184 KENVIL POWER EQUIP., INC	Filter-Oil	13.99	
		29178 STORR TRACTOR COMPANY	Cartridge - Filter, Oil	19.47	
01-201-26-290-492		Park Vehicle Repair	TOTAL FOR ACCOUNT		406.98
					=====
TOTAL for DEPARTMENT 290					10,471.86
DEPARTMENT 292					
		29188 GABRIELLI TRUCK SALES	Part #LE4392 - Compressor	232.02	
		29099 GABRIELLI TRUCK SALES	Item #M100PDQ1RMAN - Reman Gear	1,231.17	
		29099 GABRIELLI TRUCK SALES	Core Exchange	562.50	
		29099 GABRIELLI TRUCK SALES	Core Return	-562.50	
01-201-26-292-260		Fire Department	TOTAL FOR ACCOUNT		1,463.19
		28125 SERVICE TIRE TRUCK CENTER, INC.	FLAT REPAIR MATERIALS	12.50	
		29099 GABRIELLI TRUCK SALES	Item #54341B1N - Knob	10.25	
		29183 POWERCO, INC.	Carburetor	177.25	
		29183 POWERCO, INC.	Fuel Hose	7.18	
		29198 PERFORMANCE TRAILERS, INC.	TRV Tester	12.00	
		29183 POWERCO, INC.	F. Hose	19.36	
		29183 POWERCO, INC.	F. Hose	21.56	
		29183 POWERCO, INC.	Fuel Hose	15.24	
		28120 NAPA AUTO PARTS	DRAIN PLUG	4.18	
		28120 NAPA AUTO PARTS	CIRCUT	11.99	
		28125 SERVICE TIRE TRUCK CENTER, INC.	FLAT REPAIR LABOR NO VEHICLE	32.00	
		28124 DOVER BRAKE & CLUTCH CO., INC.	HOSE ASSY	20.00	
		28124 DOVER BRAKE & CLUTCH CO., INC.	100R16, WEATHER SHIELD	7.26	
		28124 DOVER BRAKE & CLUTCH CO., INC.	HOSE END (PERM) 1S/1R	18.80	

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DEPARTMENT 292								
01-201-26-292-270	DPW Fleet	28122 FRED BEANS FORD OF WASHINGTON	CLAMP	105.00	827.02			
		29183 POWERCO, INC.	Freight	32.50				
		28122 FRED BEANS FORD OF WASHINGTON	PROGRAMMED REARVIEW CAMERA	319.95				
		TOTAL FOR ACCOUNT						
01-201-26-292-280	Police Dept. Fleet	28125 SERVICE TIRE TRUCK CENTER, INC.	SCRAP TIRE DISPOSAL PASSENGER TIRE	7.00	524.65			
		28129 APPROVED AUTO ELECTRIC, INC	AGM 49 DEKA ABSORBED CLASS MC41 BATT	299.90				
		28125 SERVICE TIRE TRUCK CENTER, INC.	113V GDYR EAGLE ENFORCER	152.00				
		28125 SERVICE TIRE TRUCK CENTER, INC.	DISMOUNT/MOUNT - NO VEHICLE	50.00				
		28125 SERVICE TIRE TRUCK CENTER, INC.	DSMT/MT COMPUTER SPIN BALANCE	15.75				
		TOTAL FOR ACCOUNT						
TOTAL for DEPARTMENT 292				2,814.86				
DEPARTMENT 310								
01-201-26-310-220	Operating Maintenance	28584 ROYALTY CLEANING SERVICES, LLC	AUGUST 2024 JANITORIAL SERVICES	688.50	1,327.87			
		28159 WB MASON CO., INC.	5 GALLON WATER DEPOSIT	60.00				
		28159 WB MASON CO., INC.	5 GALLON WATER JUG	44.70				
		28159 WB MASON CO., INC.	5 GALLON WATER DEPOSIT CREDIT	-42.00				
		28159 WB MASON CO., INC.	5 GALLON WATER DEPOSIT	60.00				
		29186 SIGNART GRAPHIX, LLC	Face Replacement - Sunnyside - 6mm ACM (	135.00				
		29186 SIGNART GRAPHIX, LLC	Install	95.00				
		28357 AURORA ELECTRICAL SUPPLY CO., LLC	(298265) BT-56 MOG LYG CLEA	127.17				
		28142 DELSEA TERMITE & PEST CONTROL	08/12/24 - MONTHLY PEST CONTROL - CO JOH	48.00				
		28142 DELSEA TERMITE & PEST CONTROL	08/12/24 - MONTHLY PEST CONTROL - MUNICI	63.00				
		28159 WB MASON CO., INC.	5 GALLON WATER JUG	44.70				
		28159 WB MASON CO., INC.	AUGUST 2024 WATERCOOLER RENTAL	3.80				
		TOTAL FOR ACCOUNT						
		01-201-26-310-244	Janitorial Supplies	29168 TOMAR INDUSTRIES, INC.		Item #PPM-GENPPTS - Medium-Weight Cutler	15.60	938.47
				29168 TOMAR INDUSTRIES, INC.		Item #PPM-SJMT1100TBK - The Colman Group	115.00	
				29168 TOMAR INDUSTRIES, INC.		Fuel Charge	4.50	
29168 TOMAR INDUSTRIES, INC.	Item #BDU-KLEENEX - #21400 Kleenex White			75.00				
29168 TOMAR INDUSTRIES, INC.	Item #PPM-AJMCP9G0EWH - Gold Label Coate			80.70				
29168 TOMAR INDUSTRIES, INC.	Item #PPM-DIA88047 - Dial Gold Antimicro			101.97				
29168 TOMAR INDUSTRIES, INC.	Item #SRI-FG00010 - Bounty Equivalent 2P			208.00				
29168 TOMAR INDUSTRIES, INC.	Item #MCS-SS-266 - NP6800-"EW" Roll Towe			161.60				
29168 TOMAR INDUSTRIES, INC.	Item #PPM-GENPPFK - Medium-Weight Cutler			15.60				
29168 TOMAR INDUSTRIES, INC.	Item #PPM-FRS3WDS60M - Fresh Products Wa			31.50				
29168 TOMAR INDUSTRIES, INC.	Item #MPB-TK-BLK - Poly Bag 15x9x30 Blac			129.00				
TOTAL FOR ACCOUNT								
01-201-26-310-257	Musconetcong Maintenance	29291 LAKE MUSCONETCONG REGIONAL	2024 Budget Appropriation - 3.525% of Sh	1,765.14	1,765.14			
		TOTAL FOR ACCOUNT						
TOTAL for DEPARTMENT 310				4,031.48				

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DEPARTMENT 335					
01-201-26-335-020	29253	SPARTAN AGGREGATES, LLC	Clean Concrete 12 Inch Minus	220.80	
	RECYCLING OE		TOTAL FOR ACCOUNT		220.80
01-201-26-335-030	28588	SCMUA	08/06/24 - GARBAGE TIPPING FEES	6,200.48	
	28588	SCMUA	08/13/24 - GARBAGE TIPPING FEES	6,342.96	
	28587	BLUE DIAMOND DISPOSAL, INC.	AUGUST 2024 GARBAGE CONTRACT	56,750.00	
	GARBAGE CONTRACT		TOTAL FOR ACCOUNT		69,293.44
					=====
TOTAL for DEPARTMENT 335					69,514.24
DEPARTMENT 375					
01-201-28-375-202	29284	NRPA	ANNUAL MEMBERSHIP	180.00	
	Dues & Memberships		TOTAL FOR ACCOUNT		180.00
01-201-28-375-220	29274	HAWK GRAPHICS, INC.	BYRAM FEST YARD SIGNS - SCHEDULE OF EVEN	120.00	
	29274	HAWK GRAPHICS, INC.	DISCOUNT	-60.00	
	Operating Maintenance		TOTAL FOR ACCOUNT		60.00
01-201-28-375-251	29294	VERIZON WIRELESS	Senior Van Driver - Acct #282179761-0000	23.22	
	Cell Phone - Senior Van		TOTAL FOR ACCOUNT		23.22
					=====
TOTAL for DEPARTMENT 375					263.22
DEPARTMENT 420					
01-201-30-420-020	29297	EAVES, WILLIAM	BYRAM FEST LIVE MUSIC	400.00	
	29290	JERSEY SHIRTS AND DESIGN	T-SHIRT - SPORT TEK NEON PINK W/BLACK LO	120.00	
	28921	SUSSEX COUNTY RENTAL CENTER, LLC	DELIVERY	250.00	
	28921	SUSSEX COUNTY RENTAL CENTER, LLC	DAMAGE WAIVER	42.80	
	28921	SUSSEX COUNTY RENTAL CENTER, LLC	FRAME TENT 20X30 (WHITE)	535.00	
	CELEBRATION PUBLIC EVENTS		TOTAL FOR ACCOUNT		1,347.80
					=====
TOTAL for DEPARTMENT 420					1,347.80
DEPARTMENT 430					
01-201-31-430-661	29288	JCP&L	BALLFIELD WELL, ROSEVILLE RD. - ACCT #10	265.76	
	29283	JCP&L	TAMARACK PARK - ACCT #100116096270	113.26	
	P & R Utilities		TOTAL FOR ACCOUNT		379.02
					=====
TOTAL for DEPARTMENT 430					379.02

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Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 435					
	29273	JCP&L	STREET LIGHTING ACCT #100000676781	1,996.65	
	29272	JCP&L	STREET LIGHTING ACCT #100000676716	418.96	
	29282	JCP&L	RT. 206/TAMARACK RD - ACCT #100128762331	54.01	
01-201-31-435-020		STREET LIGHTING	TOTAL FOR ACCOUNT		2,469.62
				=====	
TOTAL for DEPARTMENT 435					2,469.62
DEPARTMENT 440					
	29267	VERIZON	Administration - Account #251-256-345-00	62.08	
	28204	PENTELEDATA	AUGUST 2024 COMMERCIAL CABLE MODEM	126.99	
01-201-31-440-601		A&E Utilities	TOTAL FOR ACCOUNT		189.07
	29267	VERIZON	DPW - Account #251-256-346-0001-55	176.40	
01-201-31-440-670		DPW Utilities	TOTAL FOR ACCOUNT		176.40
	29267	VERIZON	Police - Account #751-663-306-0001-55	479.41	
01-201-31-440-680		Public Safety	TOTAL FOR ACCOUNT		479.41
				=====	
TOTAL for DEPARTMENT 440					844.88
DEPARTMENT 460					
	28637	ALLIED OIL, LLC	08/07/24 - GASOLINE DELIVERY - 2,162.70	5,770.95	
01-201-31-460-670		DPW Utilities	TOTAL FOR ACCOUNT		5,770.95
				=====	
TOTAL for DEPARTMENT 460					5,770.95
DEPARTMENT 465					
	28588	SCMUA	08/06/24 - RECYCLING TAX FEES	178.86	
	28588	SCMUA	08/13/24 - RECYCLING TAX FEES	182.97	
01-201-32-465-000		RECYCLING TAX APPROP.	TOTAL FOR ACCOUNT		361.83
				=====	
TOTAL for DEPARTMENT 465					361.83
DEPARTMENT 770					
	28995	NATIONAL HIGHWAY PRODUCTS, INC.	QTY: 1 - ITEM #11067 - SOLAR TECH MESSAG	16,111.58	
01-213-07-770-004		2013 PSE&G Susquehanna Roseland Agree.	TOTAL FOR ACCOUNT		16,111.58
				=====	
TOTAL for DEPARTMENT 770					16,111.58

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DEPARTMENT 776					
01-214-15-776-006		28995 NATIONAL HIGHWAY PRODUCTS, INC.	ITEM #13402 - SOLAR TECH INTEGRATED CPS	663.85	
		28995 NATIONAL HIGHWAY PRODUCTS, INC.	ITEM #11009 - SOLAR TECH CHARGER UPGRADE	341.27	
		28995 NATIONAL HIGHWAY PRODUCTS, INC.	QTY: 1 - ITEM #11067 - SOLAR TECH MESSAG	2,454.71	
		28995 NATIONAL HIGHWAY PRODUCTS, INC.	ITEM #11062 - SOLAR TECH LIFT & ROTATE T	2,070.09	
		TOTAL FOR ACCOUNT			
01-214-24-776-004		28130 SCMUA	08/16/2024 - BRUSH DISPOSAL	115.20	
		28130 SCMUA	08/09/2024 - STUMP/BRUSH DISPOSAL	90.00	
		28130 SCMUA	08/05/2024 - BRUSH DISPOSAL	81.45	
		TOTAL FOR ACCOUNT			
TOTAL for DEPARTMENT 776					5,816.57

Developers Escrow Fund Fulton Bank

DEPARTMENT 042				
18-280-56-042	29251 VOGEL, CHAIT, COLLINS AND SCHNEIDER	REVIEW OF DEED OF AFFORDABLE HOUSING RES	131.25	
	Venture II, LLC - #1101154815	TOTAL FOR ACCOUNT		131.25
	TOTAL for DEPARTMENT 042			131.25

DEPARTMENT 069			
	29247 VOGEL, CHAIT, COLLINS AND SCHNEIDER	FEDERAL EXPRESS CHARGES	33.18
18-280-56-069	Tomahawk Lake, Inc. - #1101206130	TOTAL FOR ACCOUNT	33.18
			=====
	TOTAL for DEPARTMENT 069		33.18

Other Trust

DEPARTMENT 000					
19-286-56-000-101	RESERVE- POLICE OUTSIDE DUTY(NEW)	29179 SUSSEX COUNTY TREASURY	07/04/2024 - Qty: 1 Sussex County Sherif	651.84	
		29179 SUSSEX COUNTY TREASURY	07/04/2024 - Qty: 4 Sussex County Sherif	4,469.76	
		29179 SUSSEX COUNTY TREASURY	07/07/2024 - Qty: 5 Sussex County Sherif	2,793.60	
		29179 SUSSEX COUNTY TREASURY	07/04/2024 - Qty: 1 Sussex County Sherif	838.08	
		29179 SUSSEX COUNTY TREASURY	07/04/2024 - Qty: 1 Sussex County Sherif	1,250.52	
		29179 SUSSEX COUNTY TREASURY	07/07/2024 - Qty: 1 Sussex County Sherif	625.26	
		TOTAL FOR ACCOUNT			10,629.06
		29205 INTERNATIONAL CODE COUNCIL, INC.	'20 NATIONAL ELECTRICAL CODE	140.00	
		28113 KONICA MINOLTA PREMIER FINANCE	JULY 2024 - UCC COPY MACHINE - CLICKS	31.14	
		28113 KONICA MINOLTA PREMIER FINANCE	SEPTEMBER 2024 - UCC COPY MACHINE - LEAS	46.61	
		29256 MGL PRINTING SOLUTIONS	CUSTOM STAMP - RECEIVED/APPROVED	109.00	
		29256 MGL PRINTING SOLUTIONS	SHIPPING	11.00	
		29205 INTERNATIONAL CODE COUNCIL, INC.	'21 IECC SOFT	51.00	

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

Meeting Date: 09/03/2024 For bills from 08/10/2024 to 08/30/2024

Account	P0 #	Vendor	Description	Payment	Account Total
Other Trust					
DEPARTMENT 000					
		29205 INTERNATIONAL CODE COUNCIL, INC.	FREIGHT	31.50	
		29205 INTERNATIONAL CODE COUNCIL, INC.	'21 IFC LOOSE LEAF	135.00	
19-286-56-000-421		Uniform Construction Code - Other Expenses	TOTAL FOR ACCOUNT		555.25
		28595 NOR. JERSEY MUN EMP BENFT FUND	SEPTEMBER 2024 DENTAL INSURANCE PREMIUMS	105.00	
19-286-56-000-422		Uniform Construction Code - Fringe Benefits	TOTAL FOR ACCOUNT		105.00
TOTAL for DEPARTMENT 000				=====	11,289.31
Recreation Trust					
DEPARTMENT 011					
		29223 PRUDENTIAL CENTER - GROUP SALES	DEVILS GAME TICKETS 2024/2025 SEASON - D	-200.00	
		29165 LAKELAND BUS LINES, INC.	CHARTER BUS FOR WICKED TRIP ON 09/29/202	1,200.00	
		29293 PRUDENTIAL CENTER - GROUP SALES	DISNEY ON ICE TICKETS - 01/15/2024	3,332.00	
		29240 MSG SPORTS, LLC	SHIPPING	40.00	
		29240 MSG SPORTS, LLC	2024 CHRISTMAS SPECTACULAR SHOW - SUNDAY	5,500.00	
		29223 PRUDENTIAL CENTER - GROUP SALES	DEVILS GAME TICKETS 01/14/2025	2,944.00	
20-286-56-011-001		CONSIGNMENT TICKETS	TOTAL FOR ACCOUNT		12,816.00
TOTAL for DEPARTMENT 011				=====	12,816.00
Developers Escrow - VNB					
DEPARTMENT 005					
		29261 HAROLD E. PELLOW & ASSOCIATES,	PREPARE REPORTS/MEMOS	142.00	
		29261 HAROLD E. PELLOW & ASSOCIATES,	INSPECT SITE PLAN/SUBDIVISION	112.50	
		29260 HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	355.00	
		29260 HAROLD E. PELLOW & ASSOCIATES,	ATTENDANCE AT MEETING - 05/16/2024	71.00	
		29260 HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	232.00	
24-280-56-005		10 Route 206, LLC - #9707750177	TOTAL FOR ACCOUNT		912.50
TOTAL for DEPARTMENT 005				=====	912.50
DEPARTMENT 048					
		29177 VOGEL, CHAIT, COLLINS AND SCHNEIDER	REVIEW OF E-MAIL & DRAFTING OF TITLE 39	175.00	
		29177 VOGEL, CHAIT, COLLINS AND SCHNEIDER	REVIEW OF ORDINANCE APPLYING TITLE 39 &	175.00	
		29177 VOGEL, CHAIT, COLLINS AND SCHNEIDER	REVIEW OF E-MAIL REGARDING WAWA TITLE 39	175.00	
24-280-56-048		Paramount Carter Venture, LLC - #9707755047	TOTAL FOR ACCOUNT		525.00
TOTAL for DEPARTMENT 048				=====	525.00

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

Meeting Date: 09/03/2024 For bills from 08/10/2024 to 08/30/2024

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 219					
		29287 MARAZITI FALCON, LLP	REVIEW & ANALYSIS OF APPLICATION, REPORT	52.50	
		29287 MARAZITI FALCON, LLP	REVIEW NOTICE & PRIOR COMMUNICATIONS TO	52.50	
		29287 MARAZITI FALCON, LLP	COMMUNICATIONS W/C. PHILLIPS & C. STONER	35.00	
		29287 MARAZITI FALCON, LLP	REVIEW DOBRICH ENGINEERING REPORT; COMMU	35.00	
24-280-56-219		Kathy Jay Dobrich - #2414159300	TOTAL FOR ACCOUNT		175.00
TOTAL for DEPARTMENT 219				=====	175.00



HAROLD E. PELLOW & ASSOCIATES, INC.

CONSULTING ENGINEERS · PLANNERS · LAND SURVEYORS

ESTABLISHED 1969

HAROLD E. PELLOW, PRESIDENT

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

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

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

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

DAVID B. SIMMONS, JR., VICE PRESIDENT

NJ – P.E. & L.S., NJ – P.P., NJ – C.M.E.
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THOMAS G. KNUTELSKY, ASSOCIATE
NJ – P.E., NJ – P.P.

August 28, 2024

VIA E-MAIL

MEMORANDUM TO: Mr. Joseph Sabatini, Byram Township Manager

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

SUBJECT: Bid #24-01 – Proposed DPW Storage, Leaf & Leaf Waste Storage Building
Byram Township, Sussex County

Dear Joe,

I have reviewed the two (2) bids that were received on July 16, 2024 for the proposed DPW Storage, Leaf & Leaf Waste Storage Building. The bids received are summarized below:

- Dutchman Contracting, Inc. \$254,898.00
- Morton Buildings, Inc. \$394,709.00

Based on a review of these bids, it is my recommendation that both bids be rejected due to the total cost of the project exceeding the Township's total estimated cost for the project. After the rejection of the bids, the Township should then revisit the scope of the project and determine what other alternatives would be available for the Township to consider.

If you have any questions, please feel free to contact me.

Very truly yours,

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

CLS:cls
K:\PROJECTS\MUNICIPAL\BYRAM\COUNCIL\SABATINI - DPW STORAGE LEAF AND BRUSH DEBRIS BUILDING.DOCX

From: [Joseph Sabatini](#)
To: [Alex Rubenstein](#); [Cindy Church](#); [Cris Franco](#); [Harvey Roseff](#); [John Gallagher](#); [Phil Crosson](#); [Ricky Proctor](#); [T Collins](#)
Cc: [Caitlin Phillips](#); [Zoning Officer](#); [Paul Gleitz](#); [ahubbard@mfhenvlaw.com](#); [George Shivas, Jr.](#)
Subject: Re: Planning Board Variances Report 2023
Date: Monday, August 26, 2024 7:55:53 PM
Attachments: [image001.png](#)
[Outlook-3fmitds1.png](#)

All,

Caitlin and I had a follow-up meeting with Alyse today, and I want to offer additional comment on the items that were presented in the planning board report. See comments below.

- Change the zone for those lots created by cluster zoning.
 - It is not certain how much of a problem this is without extensive research, reviewing prior variance applications, and engagement with professionals. The properties located in the Forest South/West subdivision are all developed and currently identified in an R3 zone. This may require the definition of a new zone or maybe the zone should be appropriately an R4 zone. The Catalina subdivision was also cluster zoning, but these properties have other challenges, there is still a handful of lots that can be developed but all have building envelopes defined with conservation easements. I believe the main concern with this recommendation is to avoid the possible need for variances.
- Make generator and air conditioners part of the principal structure.
 - This may be simply saying AC condensers are permitted in the side and rear yards. There have been prior concerns of these being in the front yards. Other basic accessory structures need to be reviewed relative to the UCC and other setback concerns. I recall discussion about setbacks of generators from property lines because of the noise. Standby generators became popular after Hurricane Sandy and basic accessory structures were added to the zoning code in 2016.
- Decide how long an application can be carried.
 - It was confirmed today is a Planning Board Procedure and not an issue of the Mayor and Council.
- Consideration if we want apartments be allowed in the business districts.
 - Policy issue. This may have impact on affordable housing requirements.

Regarding the temporary/membrane popup structures, we will continue to manage as accessory buildings/structures. The temporary aspect is a UCC code issue. We will continue to manage the condition of these structures under Chapter 186 - Property Maintenance.

Accessory structures.

1. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
2. All membrane structures shall be maintained in good repair. Membranes or supports in

disrepair (e.g., exhibiting rips, cuts, major patching/taping, sagging) shall be removed, replaced, or adequately repaired.

Paul will be attending the 9/3 council meeting, so I will have 2023 PB report as an item for discussion.

Thanks - Joe



Joseph W. Sabatini
Byram Township Manager

Phone: [973.347.2500](tel:973.347.2500) x129

10 Mansfield Drive, Stanhope, NJ 07874

From: Joseph Sabatini <jsabatini@byramtwp.org>

Sent: Thursday, August 1, 2024 10:58 AM

To: Alex Rubenstein <arubenstein@byramtwp.org>; Cindy Church <cchurch@byramtwp.org>; Cris Franco <cfranco@byramtwp.org>; Harvey Roseff <hroseff@byramtwp.org>; John Gallagher <jgallagher@byramtwp.org>; Phil Crosson <pcrosson@byramtwp.org>; Ricky Proctor <rproctor@byramtwp.org>; T Collins <tcollins@vccslaw.com>

Cc: Alyse Hubbard (ahubbard@mfhenvlaw.com) <ahubbard@mfhenvlaw.com>; Caitlin Phillips <cphillips@byramtwp.org>; Zoning Officer <zoning@byramtwp.org>; george shivas (gshivasjr@gmail.com) <gshivasjr@gmail.com>; Paul Gleitz <pgleitz@latinigleitz.com>

Subject: Planning Board Variances Report 2023

All,

At the last meeting, it was requested to have a discussion item on the August 13 Council Meeting regarding the Planning Board Variance Report for 2023. For your reference I have attached the 2023 report as well as the reports for 2020, 2021 and 2022.

I am going to move this discussion item to a meeting in September. I am working with the PB Attorney to understand the recommendations and considerations. Paul will be attending the September 3 meeting. It may be a good night to discuss the report.

In the report the following items are listed:

1. Change the zone for those lots created by cluster zoning.
2. Make generator and air conditioners part of the principal structure.
3. Decide how long an application can be carried.
4. Consideration if we want apartments be allowed in the business districts.

Item 1: Cluster Zoning occurred in the Forest South/West subdivisions. In the zoning code, cluster developments fall under Open Space Zoning which is Section 240-10. Need to understand from Municipal Land Use Law what can be done in the areas that were the result of cluster zoning. This is requiring staff to research the original subdivisions. I have attached a memo from the Zoning Officer to the PB dated April 28, 2016, looking for direction on a property in the cluster development.

Item 2: Is the result of recommend changes from the Planning Board in 2015/2016 which resulted in the zoning code being updated June 2016. These items fall under basic accessory structures. I have attached a memo from Paul dated November 18, 2015. I am trying to understand the Planning Board's original recommendations to start regulating basic structures in 2016 that were supported by the Council. Prior to this time zoning permits were not required.

Definition from Zoning Code for Basic Accessories is as follows:

BASIC ACCESSORIES SERVING A PRINCIPAL BUILDING OR STRUCTURE

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

[Added 6-6-2016 by Ord. No. 20-2016]

Item 3: It is not understood if this requires a change of the Zoning Code or if this an operational issue of the Planning Board.

Item 4: Summary of what is currently permissible in the business districts.

- VB – Apartments are a conditional use as a second principal use on the second floor.
- NC – Apartments are a conditional use as a second principal use on the second floor.
- VC – see code. Currently permitted are single family, multiple families, townhouses, condos, and apartments.

I believe the PB is asking if the Council to consider residential apartments as a principal use and not conditional in the business districts.

Also, we continue to struggle with the handling of temporary/membrane popup structures. The Township's Zoning Code makes no distinction between temporary and permanent. These are being treated as accessory buildings/structures. There was a recent hearing for a variance at the last Planning Board meeting that included one of these temporary popup structures. There was no determination made by the PB and ultimately the property owner decided to remove it from the application. The applicant was at the Planning Board because of an NOV. If there is a consideration to update the code for basic accessory structures, this may be a good time to address these temporary structures. Under the Universal Construction Code, these temporary structures are not permitted between

December 1 and April 1.

I will report on the above during my manager's report at the August 13 council meeting.

Please contact me with any questions.

Thanks - Joe



Joseph W. Sabatini
Byram Township Manager

Phone: [973.347.2500](tel:973.347.2500) x129

10 Mansfield Drive, Stanhope, NJ 07874

TO:
Byram Town Council

Planning Board Variance Report For 2023

After reviewing the results of our variance issued in 2023 and observing other needs. We make the following recommendations for your considerations.

1. Change the zone for those lots created by cluster zoning.
2. Make generator and air conditioners part of the principal structure.
3. Decide how long an application can be carried.
4. Consideration if we want apartments be allowed in the business districts.

Attachments:

1. Residential Variances
2. Business Variances (2 pages)

Submitted by

George L. Shivas (Chair Person) Byram Planning Board

In my time on the planning board, I have noticed a few trends in which variances are frequently granted without any hesitation, or the board holds interpretations of code that are not actually ordained. Since this is the practice of the board, and many of them feel as though they are common sense changes, here are my suggestions for the board to discuss and forward the desired changes to the Council for consideration.

1. Vegetative Buffer

In each of the residential districts there is the following line of code:

“Setback of building from existing lakes, ponds, streams or wetlands shall be a minimum of 50 feet, measured from the one-hundred-year flood line. This setback shall include a ten-foot-wide vegetated buffer along at least 80% of the water’s edge.”

The board has adopted an interpretation that a variance is not needed if the property has a bulkhead or rip rap. Since this is the current practice of the planning board, and I do not believe this is in contradiction to the Township’s Master Plan, I suggest amending these lines of code to say:

“Setback of building from existing lakes, ponds, streams or wetlands shall be a minimum of 50 feet, measured from the one-hundred-year flood line. This setback shall include a ten-foot-wide vegetated buffer along at least 80% of the water's edge in the absence of a bulkhead or rip rap buffer.”

or similar. The appropriate definitions would also likely need to be added to the Township Code.

2. Basic Accessory Structures

BASIC ACCESSORIES SERVING A PRINCIPAL BUILDING OR STRUCTURE

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

[Added 6-6-2016 by Ord. No. 20-2016]

The basic accessory code was adopted to lessen the burden of the residents and the zoning office. Still, the board sees applications requesting variances for setbacks or placement of accessory structures in the front yard which need to go through the zoning officer first. I know from conversing with staff that a change to this code to once again reduce the restrictions would be welcome. My suggestion is to do one of two things:

- a. Exempt basic accessory structures from all requirements of Chapter 240, allowing them to be placed anywhere within the subject property boundaries without the need for zoning approval; or,
- b. Change the required setback to allow for encroachment no more than one quarter of the total distance of setback required from the property line (2.5ft on the side) AND allow for the placement of basic accessory structures in the front yard provided there is fencing or vegetative screening / landscaping to cover the view from the street.

3. Impervious lot coverage

I have learned from resident outreach that this topic has been brought to this board's attention before. It is my understanding that the idea of adopting an impervious lot coverage ordinance had some momentum but ultimately fizzed out. The Highlands Preservation Area provides some impervious coverage implications, but the Township itself does not have an ordinance specifically enforcing lot coverage outside of the Highlands or floodways (though there is a lot disturbance ordinance). Is there desire among the planning board members for an impervious lot coverage ordinance, or would this be redundant? If so, there are many examples in surrounding towns which we can model an ordinance from.

4. Residential zone setbacks

It is no secret that Byram has many undersized lots, especially in certain neighborhoods. As a result, most of the variances that come before this board are side yard and front yard setbacks. Most of those variances are preexisting nonconforming homes. The Board would see fewer variance applications and the restrictions on the Township residents would be lighter if the Council changed the setback requirements for the R-5 residential zone. This change would however change the building envelope of currently undeveloped lots. Is the Board interested in suggesting a change to this ordinance?

Residential Variance for 2023		Front yard setback	Side yard setback	Rear yard setback	Distance between structures	size of accessory structure	width of driveway	height of structure	steep slope	Fence	Max building coverage	distance from lake
Number	Name											
Z05-2021	MacMillin	1	1		1	1	1					
Z19-2022	Grey	1						1	1			
Z22-2022	Perry		1	1								
Z26-2022	Kemmler	1								1		
Z01-2023	Ludwig										1	1
Z02-2023	Prestia	1	2				1	1				1
Z03-2023	Smith	1	2									2
Z05-2023	Lemon		1									
Z06-2023	Nelson		3									
Z07-2023	Higgins	1				1					1	
Z08-2023	Moberg	2	1					1				
Z12-2023	Baez	1	1	1								2
Z11-2022	Toto	1	1									
Z14-2023	Sullivan	1	1									
Z15-2023	Brizzolara	1	1							1		
Z17-2023	Diliberto		2									
Z20-2023	Volonnino	1										
Z22-2023	Brennan	1	2									1
Z21-2023	Kane						4					
Z23-2023	Costic											1
Z24-2023	Pineiro			1								
Total		14	19	3	1	2	6	3	1	2	2	8

Business Variances 2024

		Use		other							
		Expansion of non Conforming	Conditional	2 Principal residential	commercial in residential zone	conditonal appartments on1st floor	Conditional # appartments per acre	outroor storage	size of accessory structures	front yd setback	side yd setback
NUMBER	NAME										
SP3-2021	Nielsen	1	1					1			
SP6-2022	Bagley			1	1						
SP1-2023	McDonald					1	1				
SP2-2023	Venture Two										
SP3-2023	Jefferson Lake								1	1	1
SP4-2023	HRS Drilling										
SP5-2023	Rudy & Vania										
	total	1	1	1	1	1	1	1	1	1	1
		setback from lake	accessory structure height	site plan	Separation between buildings	size of building					
Number	Name										
SP3-2021	Nielsen										
SP6-2022	Bagley										
SP1-2023	McDonald										
SP2-2023	Venture Two										
SP3-2023	Jefferson Lake	1	1								
SP4-2023	HRS Drilling			1							
SP5-2023	Rudy & Vania				1	1					
	total	1	1	1	1	1					

2024 Business Report 2

Signs

Parking

		Height of Freestanding sign	Area of Freestanding sign	Number of signs	Number of Wall signs	Commercial sign in Res Zone	Directional signs	Digital	Size of parking stalls	Parking within right-of	Parking setback from Building
Number	Name										
SP3-2021	Nielsen	1	1	1	1						
SP6-2022	Bagley					1					
SP1-2023	McDonalds						2	1			
SP2-2023	Venture Two								1		
SP3-2023	Jefferson Lake										
SP4-2023	HRS Drilling										
SP5-2023	Rudy & vania		1							1	1
	total	1	2	1	1	1	2	1	1	1	1

Denial & Waver

SP6-2023	Tomahawk Lake		Denial of Bifurcation								
Sp8-2022	PantherLake CG		Waver of site plan								
SP5-2020	Alibi Beach Bar		Waver of site plan								

Quote#	QUO190232
Date	08/16/2024
Exp. Date	12/27/2024

Bill To:

Byram Township Fire
Department
10 Mansfield Dr
Stanhope NJ 07874-3123
United States

Ship To:

Byram Township Fire Department
10 Mansfield Dr
Stanhope NJ 07874-3123
United States

MSA SCBA Cylinders

ID	Name	Terms	Sales Rep
2443	Township of Byram	Net 30	Brendan Houlihan

#	Item Name	Description	Quantity	Unit Price	Amount
1	MSA-10156423-SP	MSA G1 SCBA Cylinder H-30 Super Lite 30 Minute, 4500 psi *\$1507.00	16	1,205.60	19,289.60
2	NJ-MSA	MSA SAFETY APPLIANCE, LLC (MSA / Cairns) Blanket Contract 20-FLEET-01118 T0106 - Law Enforcement Firearms Equipment and Supplies		0.00	0.00

ACCEPTANCE OF QUOTATION

The above prices, specifications, and conditions are satisfactory and are hereby accepted.
Freight charges are estimated at the time of quote. Applicable freight costs will apply at
time of shipment.

Quotation is valid until Dec 27, 2024

Signature: _____ Date: _____

Subtotal:	19,289.60
Discount:	0.00
Tax Total:	0.00
Freight:	0.00
Total:	19,289.60