

**TOWNSHIP OF BYRAM
TOWNSHIP COUNCIL MEETING
FEBRUART 18, 2025
TRAINING SESSION – 6:30 P.M.
REGULAR SESSION – 7:30 P.M.**

CALL MEETING TO ORDER –Mayor Rubenstein called the meeting to order.

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 and 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.

ROLL CALL OF THE TOWNSHIP COUNCIL –Councilwoman Franco, here; Councilman Gallagher, absent; Councilman Proctor, absent; Councilman Roseff, here; Mayor Rubenstein. Also present was Township Manager Joseph Sabatini, Township Attorney Tom Collins, and Township Clerk, Cynthia Church

RESOLUTION FOR EXECUTIVE SESSION – Motion by Councilwoman Franco, second by Councilman Gallagher, to go into executive session and adopt the below resolution.

RESOLUTION

WHEREAS, the Open Public Meetings Act, P. L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

- A. Attorney Client Privilege Communication
- General

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Byram, that the public shall be excluded from discussion of the following matters:

BE IT FURTHER RESOLVED that Minutes will be kept on file in the Municipal Clerk’s office, and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made public.

BYRAM TOWNSHIP COUNCIL

Certification: I certify that the Byram Township Council adopted the above resolution on February 4, 2025.

Cynthia Church, Municipal Clerk

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

RETURN TO OPEN SESSION - Motion by Councilwoman Franco, second by Councilman Proctor to return to open session at 7:30 p.m. All members were in favor. Motion Carried.

FLAG SALUTE

APPROVAL OF AGENDA – Motion by Councilwoman Franco, second by Councilman Proctor to approve the agenda.

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

SWEARING IN OF NEW FIRE DEPARTMENT MEMBERS

Mayor Rubenstein swore in the following new members:

- Timothy Moylen, Alex Wrobleski, Timothy Stapfer, Andrew Debski

RENEWAL OF LICENSE – 2025 JUNK YARD – CROWN SALVAGE

Cory Stoner of Harold Pellow & Associates provided the following report:

Crown Vehicle Salvage has submitted a 2025 renewal license application for the auto salvage facility located at 287 Lackawanna Drive (a.k.a. County Route 607). This license renewal is for the operation of a junkyard in accordance with Byram Township Ordinance No. 14-2003. Based on a review of this application and a visit to the facility, I offer the following comments:

1. *Section 156-5(B) states that a license can be renewed if no changes have been made in the licensed premises, in the methods of operation or in the equipment or materials used in the business, and an affidavit to that effect is filed. If there has been any change, a complete statement of the changes made, and a revised metes and bounds description and/or map shall accompany the application for renewal.*

Based on two visits I performed on the property in 2024, it was observed that no substantial changes in the operations within the facility have occurred with the Crown Vehicle Salvage now running the facility. Some changes were noted regarding upgrades to the interior to the business office and the overall organization of items stored on the property. Overall, I believe the operations of Crown Vehicle Storage is more or less the same as the operations when the facility was owned by North Jersey Auto Wreckers.

2. *The Resolution that granted Crown Vehicle Salvage a license to operate a junkyard listed a number of conditions. The conditions are as follows:*

- a) *Condition No. 1 – The Licensee shall maintain all chain link fences around the perimeter of the premises to continue to limit unauthorized access.*

A few damaged sections of the fence exist but the fence surrounding the perimeter of the site was in working condition. The condition that the chain link fences be maintained shall be continued in 2025.

- b) *Condition No. 2 – Licensee shall continue to maintain the existing trees along Lackawanna Drive. Any dead or diseased trees that exist shall be removed in 2022.*

No new comment. This condition should continue in 2023.

- c) *Condition No. 3 – Vehicles waiting to be brought into the yard for processing will not be parked outside of the fenced premises and the Licensee shall continue to move the vehicles within the fenced premises as soon as they are deliverable to the site. At no time shall the parking of vehicles block any part of the access drive that runs parallel to the property.*

During my visit, approximately 20 vehicles were parked outside of the fence. These cars were parked in an orderly manner and were not blocking any portion of the adjacent private access driveway. This situation has existed for many years and is not excessive. The Licensee should keep up the good work in minimizing the number of vehicles outside of the fenced areas in 2025 and assure that no portion of the access drive is ever blocked.

- d) *Condition No. 4 – Records regarding fire protection service [in accordance with Section 156-6(H)] will be maintained on the premises and available for review by the Township Engineer during any inspection.*

The records regarding fire protection service were inspected during my visit to the site and it was found that the facility was inspected in order. This condition should continue in 2025.

- e) *Condition No. 5 – No automobile tires will be stockpiled on the Block 344 Lot 34.01 property as part of the licensed facility.*

No new automobile tires were found to be stockpiled on the license facility. This condition should continue in 2025.

- f) *Condition No. 6 – Licensee will continue to cooperate with the Sussex County Mosquito Control Commission and keep those records on premises and available to the Township Engineer for review at the time of any inspection. The SCMCC shall be contacted by the Licensee in 2042 and asked to inspect and spray, if appropriate. The gravel areas within the site shall be maintained in a manner to prevent ponding of water and prevent the creation of habitat for mosquitos. The gravel and earth area on the site shall be graded periodically to assure that water ponding does not occur.*

Per the Licensee, the Sussex County Office of Mosquito Control office was not contacted and did not visit the property in 2024. With the tire pile being removed, the major mosquito concern has been removed but I do recommend that this condition be continued in 2025. In 2025, the Licensee should make a better effort to contact the Sussex County Office of Mosquito Control to request they visit the property.

Also, it was noted that some puddles existed on the property within the gravel access driveway areas around the site. The Licensee states that they periodically grade the driveway to minimize these puddles and will regrade the driveway in the spring as needed. The Licensee shall continue to regrade the gravel access driveway areas as needed in 2025 to minimize the amount of ponding of water. The condition of keeping the gravel areas graded in order to minimize ponding of water should be continued in 2025.

- g) *Condition No. 7 – Vehicles and/or stacks/piles of materials processed or awaiting*

processing shall not be higher than the level of the perimeter fence. The partial waiver previously granted is continued. Licensee will continue to minimize the stacking height of vehicles.

During the visit to the site, it was found that the operation has continued to minimize the stacking height of vehicles. Trailer bodies are located within the site that are higher than the level of the perimeter fence, but these trailer bodies are used to keep vehicle parts under roof and out of the elements. The conditions on the site have not changed and they are as they have been for years. I have no objection to these items being higher than the perimeter fence and recommend that this waiver be continued in 2025.

- h) Condition No. 8 – Despite Licensee's efforts to discourage it, materials are sometimes left outside of the designated junkyard by others. Licensee will continue to promptly and appropriately dispose of all such materials.

The Licensee stated that this was not a major issue in 2024. While this was not an issue during this past year, I still recommend that this condition be continued in 2025.

- i) Condition No. 9 – With the access roadway leading to the facility consisting of gravel and mud, debris is sometimes tracked onto Lackawanna Drive. The Licensee must clean up any debris that may be tracked onto Lackawanna Drive from this facility and take preventative measures to assure that this does not become an ongoing problem.

I did not note any excessive tracking of gravel and mud onto Lackawanna Drive during my visit. While there were no major issues on the day of my inspection, the need to keep maintaining the gravel access road will need to continue as a condition of the 2025 license.

- j) Condition No. 10 – The New Jersey Pollutant Discharge Elimination System (NJPDES) permit and documents related to the New Jersey Department of Environmental Protection (NJDEP) compliance will be maintained on the premises by the Licensee and available to the Township Engineer at the time of any inspection. Copies of the NJDEP Compliance reports were reviewed and no violations were listed. I It should be noted that past violations for this facility were related to the tire pile that existed on the property for many years. That tire pile is no longer on the property and that issue on previous inspection reports is no longer a problem on this property.

- j) Condition No. 11 – Trailer bodies intended to replace existing storage trailers on the facility property shall only be stored inside the perimeter fence along the access roadway.

All trailer bodies were located inside the perimeter fence. This condition should be continued in 2025.

With the above being stated, I believe the operations of Crown Vehicle Storage have improved with new ownership and the property is better organized than it has been in the past. While changes have occurred, I believe the operations are still similar in nature to the operations that have occurred for many years when the facility was owned by North Jersey Auto Wreckers. It is my recommendation that the Council receive this license renewal favorably and grant a license renewal for the 2025 calendar year.

APPOINTMENT OF PLANNING BOARD MEMBER – KAREN LEWANDOWSKI

TOWNSHIP MANAGER, MAYOR, AND COUNCIL REPORTS

Township Manager – The Introduction to the Budget will be held on March 4th. Expecting the Annual report to be posted to the website by the end of the week. An updated notice on gas installation was posted to the township website. The Adoption of the Budget will be on April 1st.

Mayor Rubenstein – Reported that ETG will not be going into Cranberry Lake (North Shore Road Section). Last Saturday there was the Fire Department installation dinner. Today was Chief DeWalds' last day.

Councilwoman Franco – The Recreation Committee could not have their meeting on Tuesday February 11, 2025, but they had some great conversation with the 2 members that came to the meeting.

Jesse Barton came to discuss the Polar Plunge, and it was decided due to weather and the condition of the beach that we postpone the plunge until March 16. Deb was to get all the noticing out to the public. Deb had all the planning completed for the event, we just put the finishing touches on with Jesse. We are all set for March 16, we are now going to make it a St. Patric's Day theme.

Also discussed was 2025 Byram Fest, Deb has all Food Trucks in place and has been getting all their paperwork in, she also has some smaller pieces of entertainment ready to go.

On Wednesday February 12 we received notification that Danielle Conroy has resigned from the Committee. This now brings the Committee to have 2 full member vacancies, and 2 alternate vacancies. Deb put out some flyers looking for more volunteers. We may want to drop this Committee to an Advisory with 3 people.

Deb has created a tri fold "table topper" that she hopes to put at the following places:

1. Carlos
2. Leggo My Bagel
3. Stonewood
4. Andover Diner
5. Dunkin Doughnuts

6. *Primo Hoagies*

We have booked a band for our Outdoor Summer Concert, “The Wood Vibrations” on July 19th from 6-8pm at the Lakes School.

Programs and Trips are beginning to sell, and our Residents are thrilled with that we have put out. We have also put out a “Save the Date” Flyer for our larger events.

Councilman Gallagher – Board of Education meeting March 5th.

Councilman Proctor – Planning Board will meet on Thursday with a presentation from the Musconetcong Watershed Association.

Councilman Roseff – Attended Board of Education meetings for both Lenape Valley and Byram Schools. Lenape Valley provided an outline for their budget year. Byram Board of Education approved the submittal of a grant for a regionalization plan. The Byram BOE is seeing very small interest rate returns. They are currently at a 3% interest rate.

PUBLIC PARTICIPATION I

Motion by Councilwoman Franco second by Councilman Proctor to open to the public. All members were in favor.

No Comments.

Motion by Councilwoman Franco, second by Councilman Proctor to close to the public. All members were in favor.

APPROVAL OF MINUTES

February 3, 2025, Special Closed Session Meeting Minutes - Motion by Councilwoman Franco, seconded by Councilman Proctor to approve minutes.

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

February 4, 2025, Regular & Closed Session Meeting Minutes - Motion by Councilwoman Franco, seconded by Councilman Proctor to approve minutes.

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

CONSENT AGENDA – All 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 requests in which event the item may be removed from the general order of business and considered in its normal sequence on the agenda. Motion by Councilwoman Franco, second by Councilman Proctor to approve the consent agenda as presented.

- A. Resolution No. 054-2025 – Approval of Quarry License for Year 2025 for Tilcon New Jersey, a Division of Tilcon New York, Inc.
- B. Resolution No. 055-2025 – Resolution Granting a License for 2025 to Raimo of Stanhope, Inc. to Operate Facility Pursuant to Chapter 156 of the Byram Township Code
- C. Resolution No. 056-2025 – Resolution Authorizing Environmental Commission to Hold Trail Clean-Up Events
- D. Resolution No. 057-2025 – Resolution Authorizing New York New Jersey Trail Conference to Provide Trail Conference Services not to exceed \$13,000.00
- E. Resolution No. 058-2025 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 278 lot 603 Refund of Taxes Paid for 1st Quarter 2025
- F. Resolution No. 059-2025 – Resolution Authorizing 100% Disabled Veteran Block 5, Lot 678 Refund of Taxes Paid for 1st Quarter 2025
- G. Resolution No. 060-2025 – Resolution Authorizing 100% Disabled Veteran Block 143, Lot 112 Refund of Taxes Paid for 1st Quarter 2025
- H. Resolution No. 061-2025 – Resolution Authorizing 100% Disabled Veteran Block 337.01, Lot 7 Refund of Taxes Paid for 1st Quarter 2025
- I. Resolution No. 062-2025 – Resolution Authorizing 100% Disabled Veteran Block 365.02, Lot 5 Refund of Taxes Paid for 1st Quarter 2025

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion	x				
2nd			x		

Yes	x	x	x	x	x
No					
Abstain					
Absent					

BILL LIST – February 18, 2025 – Motion by Councilwoman Franco, second by Councilman Proctor to approve the bill list.

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

ORDINANCE – 2nd Reading / Public Hearing

ORDINANCE NO. 002-2025 - AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BYRAM AUTHORIZING THE ENFORCEMENT OF SUBTITLE 1, TITLE 39 OF THE REVISED STATUTES OF THE STATE OF NEW JERSEY TO BE APPLIED TO THE PROPERTY OWNED BY VENTURE TWO, LLC, AND APEP, INC., LOCATED AT 11 & 13 ROUTE 206, IN THE TOWNSHIP OF BYRAM

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

BE IT RESOLVED that Ordinance No. 002-2025 is passed on final reading and that a notice of final passage be published in the official designated newspaper according to the law.

ITEMS FOR DISCUSSION

Affordable Housing Subcommittee – Caitlin, Joe, Alex, Ricky will be part of the committee, Ricky will reach out to member of the Planning Board for their interest. The planner will serve as a mediator.

FUTURE AGENDA ITEMS

PUBLIC PARTICIPATION II

Motion by Councilwoman Franco, Second by Councilman Proctor to open to the public.

No Comments.

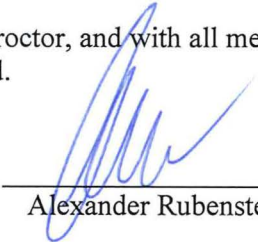
Motion by Councilwoman Franco, Second by Councilman Proctor to close to the public.

ADJOURNMENT

On the motion of Councilwoman Franco, second by Councilman Proctor, and with all members in favor, the meeting was adjourned at 8:15 p.m. All members were in favor. Motion carried.



Cynthia Church, RMC
Township Clerk



Alexander Rubenstein, Mayor