

**TOWNSHIP OF BYRAM
COUNCIL MEETING AGENDA, TUESDAY, JULY 15, 2025
EXECUTIVE SESSION – 6:30 P.M.
REGULAR SESSION – 7:30 P.M.**

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

1. CALL MEETING TO ORDER

2. OPEN PUBLIC MEETING STATEMENT

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

3. ROLL CALL

4. RESOLUTION FOR EXECUTIVE SESSION

- a. Attorney Client Privilege Communication
- General
- b. Personnel
- c. Contract Negotiations – DPW

5. RETURN TO OPEN SESSION

6. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT REFLECTION

7. APPROVAL OF AGENDA

8. APPOINTMENT OF RECREATION COMMITTEE MEMBERS – Cathy Cobo & Donna Koenig

9. REPORTS

- A. Township Manager
- B. Mayor and Council Members
- C. Township Attorney

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

11. APPROVAL OF MINUTES

- July 1, 2025 Regular & Closed Session Meeting Minutes

12. RESOLUTION NO. 145-2025 - A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BYRAM CALLING FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (“NJDOT”) TO CORRECT A SEVEN DECADE OMISSION AND ESTABLISH THE PROPER LEGAL AND INFRASTRUCTURE FRAMEWORK FOR THE FOREST LAKES DRIVE AND ROUTE 206 INTERSECTION BEFORE THE PLANNED ROUTE 206 REHABILITATION BEGINS

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. Approval of Raffle and 50/50 License for Byram Township Fire Department – August 30, 2025
- B. Resolution No. 135-2025 – Resolution Extending Grace Period for Payment of 2025 Third Quarter Taxes
- C. Resolution No. 136-2025 – Resolution for 100% Exempt Veteran Owner of Block 404 Lot 35 a Partial Cancellation of Taxes for the Remainder of First Half 2025 “Authorizing Taxes Be Remitted (Cancelled) for 2025” – Block 404 Lot 35 – 25 Crescent Drive South
- D. Resolution No. 137-2025 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 404 Lot 35 for Tax Year 2025 and the Partial Cancellation of Taxes for the First Half of 2025 and a Partial Refund of Taxes Paid for 2nd Quarter in 2025
- E. Resolution No. 138-2025 – Resolution of Approval Allowing the Lenape Field Hockey Team to Place a Storage Box at Stonehedge Field for Necessary Supplies

- F. Resolution No. 139-2025 – Authorization of the Removal of Dead Trees from Various Open Space Parcels Utilizing the Open Space Trust Fund
- G. Resolution No. 140-2025 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 337, Lot 9.16 Partial Refund of Taxes Paid for 2nd Quarter and 3rd Quarter 2025
- H. Resolution No. 141-2025 – Resolution for 100% Exempt Veteran Owner of Block 29 Lot 205 a Partial Cancellation of Taxes for the Remainder of First Half 2025 “Authorizing Taxes be Remitted (Cancelled for 2025”
- I. Resolution No. 142-2025 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 29 Lot 205 for Tax Year 2025 and the Partial Cancellation of Taxes for the First Half of 2025 and a Partial Refund of Taxes Paid for 2nd Quarter in 2025
- J. Resolution No. 143-2025 – Award of Contracts Under the Morris County Cooperative Pricing Council for Proposed Improvements to Roseville Road Milling and Paving (FY-2025 Municipal Aid Project) – Not to exceed \$275,279.25
- K. Resolution No. 144-2025 - Award of Contracts Under the Morris County Cooperative Pricing Council for Proposed Improvements to Roseville Road Line Striping (FY-2025 Municipal Aid Project) – Not to exceed \$8,557.29

14. APPROVAL OF JULY 15, 2025 BILL LIST

15. ORDINANCE – 1st Reading / Introduction

AN ORDINANCE OF BYRAM TOWNSHIP AUTHORIZING THE SALE OF A PORTION OF BLOCK 331, LOT 6, OWNED BY THE TOWNSHIP AND NOT REQUIRED FOR PUBLIC PURPOSES, BY PRIVATE SALE, TO THE CONTIGUOUS PROPERTY OWNER

16. ITEMS FOR DISCUSSION

17. FUTURE AGENDA DISCUSSION ITEMS

18. PUBLIC PARTICIPATION II

19. EXECUTIVE SESSION – Session II (if necessary)

20. ANY OTHER BUSINESS THE COUNCIL DEEMS NECESSARY

21. ADJOURNMENT

From: [Recreation](#)
To: [Cindy Church](#); [Cris Franco](#)
Cc: [Alex Rubenstein](#); [Joseph Sabatini](#)
Subject: 2 Candidates for the Recreation Committee
Date: Wednesday, July 9, 2025 8:49:24 AM
Attachments: [image001.png](#)

Cindy- Last night the Rec Committee met with Cathy Cobo and Donna Koenig as potential candidates for 2 of 3 open positions on the Rec Committee. Both brought with them the willingness to volunteer, get involved with township events, help to plan and assist at programs and bring ideas forward. The Rec Committee felt they would both be a great fit with the Committee and would like to have Council Women Cris Franco move to have them appointed to our committee. Below is the contact information for both. We will still have 1 regular opening, and 2 alternate openings.

Cathy Cobo (cobo_5@msn.com)
201-317-4136
4 Cedar Rd, Byram Twp.

Donna Koenig (dtk514@live.com)
973-903-6555
42 Richmond Road, Stanhope, NJ 07874

Thank you,

Debbie Armeno
Director of Recreation



Byram Township
10 Mansfield Drive
Stanhope, NJ 07874
Phone: 973-347-2500 x160
Email: recreation@byramtwp.org

**BYRAM TOWNSHIP
RESOLUTION NO. 145-2025**

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE
TOWNSHIP OF BYRAM CALLING FOR THE NEW JERSEY
DEPARTMENT OF TRANSPORTATION (“NJDOT”) TO
CORRECT A SEVEN DECADE OMISSION AND ESTABLISH THE
PROPER LEGAL AND INFRASTRUCTURE FRAMEWORK FOR
THE FOREST LAKES DRIVE AND ROUTE 206 INTERSECTION
BEFORE THE PLANNED ROUTE 206 REHABILITATION
BEGINS**

WHEREAS, the New Jersey Department of Transportation (“NJDOT”) is about to undertake the rehabilitation of Route 206 in Andover Borough, New Jersey, and has the responsibility to address the legal status and maintenance consideration of all access roads with Route 206 before starting this rehabilitation; and

WHEREAS, the State of New Jersey and has for seven decades not established Forest Lakes Drive, a major thoroughfare for 400+ homes, as a legally recognized road intersection; and

WHEREAS, in Year 1953 the municipalities of Byram Township, Andover Township and Andover Borough approved and signed off on the attached final major subdivision plat of Forest Lakes which includes Forest Lakes Drive as a primary access road to the Forest Lakes Community Subdivision but through all these years since the State of New Jersey has not recognized the intersection and has not overseen and maintained the quality, drainage and safety of the intersection; and

WHEREAS, Forest Lakes Drive has always been a main access road to the Forest Lakes Community since it was founded; and

WHEREAS, the Forest Lakes Drive intersection has had problems with large and damaging potholes that should be addressed during the NJDOT planning of its Rt. 206 rehabilitation work; and

WHEREAS, the well head protection area for the 400+ homes supplied by the Forest Lakes Water Company is bisected by the portion of Route 206 that is to be rehabilitated (see attached map).

NOW, THEREFORE, BE IT RESOLVED, that the governing body of the Township of Byram in the County of Sussex calls on the Commissioner of NJDOT and to permit and oversee an official Forest Lakes Drive access to Route 206 so that it includes consideration of the road surface, drainage, water protection, safety and legal certification of the Forest Lakes Drive access.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the municipalities of Andover Borough and Andover Township and the adjacent property owners of this long existing improperly treated road intersection.

BYRAM TOWNSHIP COUNCIL

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

ATTEST: I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 15, 2025.

Cynthia Church, RMC
Township Clerk

**TOWNSHIP OF BYRAM
RESOLUTION NO. 135 – 2025**

**RESOLUTION EXTENDING GRACE PERIOD FOR PAYMENT OF 2025 THIRD QUARTER
TAXES**

WHEREAS, the date of the mailing of the Byram Township tax bills cannot be determined at this time; and

WHEREAS, N.J.S.A. 54:4-66.3 provides that no interest shall be charged for a minimum of 25 days after tax bills are mailed or otherwise delivered.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Byram in the County of Sussex, State of New Jersey, that Byram Township taxes and assessments due August 1, 2025, will not be considered delinquent, and interest for delinquency in the payment of such taxes and assessments shall not be charged for the failure to pay any such taxes or assessments if received by the Township on or before the 25th day after the date of mailing as certified by the Tax Collector to the Municipal Clerk and provided further, however, that if any such payment is not received on or before the 25th day, interest at the usual rate will be charged from August 1, 2025.

BYRAM TOWNSHIP COUNCIL

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

ATTEST:

I, Cynthia Church, certify that the forgoing resolution was adopted by the Byram Township Council at a meeting held on July 15, 2025.

Cynthia Church, RMC
Township Clerk

TOWNSHIP OF BYRAM
RESOLUTION NO. 136 – 2025

**RESOLUTION FOR 100% EXEMPT VETERAN OWNER OF BLOCK 404 LOT 35
A PARTIAL CANCELLATION OF TAXES FOR THE REMAINDER OF FIRST HALF 2025
“AUTHORIZING TAXES BE REMITTED (CANCELLED) FOR 2025”**

WHEREAS, the lawful owner of Block 404, Lot 35, also known as 25 Crescent Drive So has been deemed 100% disabled by the Department of Veteran’s Affairs; and

WHEREAS, the Property Owner, has been approved by the Byram Township Tax Assessor for a 100% Disabled Veteran exemption in accordance with 54:4-3:30, and

WHEREAS, the Tax Collector is to cancel the taxes for the remainder of the first half preliminary 2025 taxes in the amount of \$129.09.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Byram in the County of Sussex and the State of New Jersey to, hereby, authorize the Tax Collector to remit (cancel) the taxes in the amount of \$129.09 on said property.

BYRAM TOWNSHIP COUNCIL

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

ATTEST:

I, certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 15, 2025.

Cynthia Church, RMC
Township Clerk

TOWNSHIP OF BYRAM
RESOLUTION NO. 137 – 2025

**RESOLUTION AUTHORIZING 100% DISABLED VETERAN EXEMPT STATUS TO OWNER
OF BLOCK 404 LOT 35 FOR TAX YEAR 2025 AND THE PARTIAL CANCELLATION OF
TAXES FOR THE FIRST HALF OF 2025 AND A PARTIAL REFUND OF TAXES PAID FOR
2nd QUARTER IN 2025**

WHEREAS, the lawful owner of Block 404, Lot 35, also known as 25 Crescent Drive So has been deemed 100% disabled by the Department of Veteran's Affairs; and

WHEREAS, the property owner, has applied to the Byram Township Tax Assessor for a 100% Disabled Veteran exemption in accordance with 54:4-3:30, which will be granted for the year 2025; and

WHEREAS, the Tax Assessor has recommended that this exemption be retroactive to June 26, 2025; and

WHEREAS, the Tax Collector has determined that the property taxes are paid through the 2nd quarter of 2025. Therefore, a partial refund is due in the amount of \$129.09 which represents 2nd quarter 2025; and

WHEREAS, the Tax Collector is to cancel the taxes for the remainder of the first half preliminary 2025 taxes in the amount of \$129.09.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Byram in the County of Sussex and the State of New Jersey, that the property be classified as 100% exempt effective June 26, 2025, and the Tax Collector be authorized to issue a refund in the amount of \$129.09 to the Property Owner, 25 Crescent Drive So, Andover, NJ 07821.

BYRAM TOWNSHIP COUNCIL

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

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 15, 2025.

Cynthia Church, RMC
Township Clerk

**TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
RESOLUTION NO. 138-2025**

**RESOLUTION OF APPROVAL ALLOWING THE LENAPE FIELD HOCKEY TEAM
TO PLACE A STORAGE BOX AT STONEHEDGE FIELD FOR NECESSARY
SUPPLIES.**

WHEREAS, the Township of Byram has recently received a request from Casey Conner, Lenape Field Hockey President to put in place 1 storage box outside the fence area next to the rubbish/recycle bins with the Township's Approval; and

WHEREAS, Chapter 182 of the Township Code titled Parks and Recreation Areas establishes that the Township Council by resolution may establish a sign policy, and same may be amended from time to time; and

WHEREAS, Chapter 182 of the Township Code states no person in a public park, public recreation area or public open space area shall construct or erect any building or structure of whatever kind, whether permanent or temporary, or run or string any public service utility into, upon, or across such lands, except on special written permit issued hereunder and with the express written authorization of the Township Manager and the Township Council; and

WHEREAS, at Stonehedge Field place a Suncoast Outdoor Storage Shed Horizontal, 4' x 2.5 ', Stoney Grey- Portable Utility Deck and Cabinet for tools, equipment, and garbage., and

WHEREAS, the storage box may be installed up to one week prior to the opening day of the sport season as recorded in the facility application, and storage box must be removed within one week following the sport season they are supporting but no later than November 25; and

WHEREAS, the Township Council supports this request and gives permission to Lenape Field Hockey to place a storage box at Stonehedge Field for the playing season with the understanding that any damage to Township facilities as a result of this approval will be the responsibility of the Lenape Field Hockey sports organization and will be removed in accordance with Resolution No. 68-2007; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Byram, County of Sussex and the State of New Jersey hereby grants permission to Lenape Field Hockey to install this storage box at Stonehedge Field.

BYRAM TOWNSHIP COUNCIL

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

ATTEST: I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 15, 2025

Cynthia Church, Municipal Clerk

**Suncast**[Visit the Store](#)

4.3 ★★★★★ (362)

Suncast Outdoor Storage Shed for Backyard and Garden, Horizontal, 4' x 2.5', Stoney Grey - Portable Utility Deck and Cabinet for Tools, Equipment, and Garbage

Amazon's Choice**100+ bought in past month**



**TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
RESOLUTION NO. 139 – 2025**

**Authorization of the Removal of Dead Trees from Various Open Space Parcels Utilizing
Open Space Trust Fund**

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

WHEREAS, the Township of Byram is in need of removal of dead trees at various open space parcels; and

WHEREAS, the Morris County Cooperative Pricing Council awarded a contract to Tree King, Inc. under Contract #18 – Tree Removal, Trimming & Stump Grinding Services for the period of January 1, 2024 – December 31, 2025, thereby affording the Township of Byram the opportunity of direct purchase of these services without competitive bidding; and

WHEREAS, the source of funding for this purchase is the Open Space Trust Fund.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Byram does hereby authorize the execution of the necessary purchase order not to exceed \$18,630.00 for the removal of dead trees from various open space parcels as specified and priced to the Morris County Cooperative Pricing Council; and

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

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

BYRAM TOWNSHIP COUNCIL

COUNCIL MEMBER	<i>Councilwoman Francis</i>	<i>Councilman Gallagher</i>	<i>Councilman Proctor</i>	<i>Councilman Roseff</i>	<i>Mayor Rubenstein</i>
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 15, 2025.

Cynthia Church, Township Clerk

**TOWNSHIP OF BYRAM
RESOLUTION NO. 140-2025**

**RESOLUTION AUTHORIZING 100% DISABLED VETERAN EXEMPT STATUS
TO OWNER OF BLOCK 337, LOT 9.16 PARTIAL REFUND OF TAXES PAID
FOR 2nd QUARTER and 3rd QUARTER IN 2025**

WHEREAS, the lawful owner of Block 337, Lot 9.16, also known as 7 Catalina Drive has been deemed 100% disabled by the Department of Veteran's Affairs; and

WHEREAS, Property Owner, has been approved by the Tax Assessor for a 100% Disabled Veteran exemption in accordance with 54:4-3:30, which has been granted on May 7, 2024, via Resolution No. 088-2024; and

WHEREAS, the 2nd quarter 2025 was paid in the amount of \$6,354.93 on May 7, 2025 by Corelogic and accordance to the Tax Assessor, the property owner was previously approved for a property located at 7 Ka Ton Nah Trail (Block 143 Lot 112) at 100% and now has purchased and relocated to 7 Catalina Drive as of May 30, 2025 and is entitled to 100% exemption as of June 1, 2025. The amount to be reimbursed to the property owner of Block 337 Lot 9.16 will be prorated, and will be \$2,095.03 for 2nd quarter and \$7,200.00 for 3rd quarter 2025; and

NOW, THEREFORE, BE IT RESOLVED, that the Tax Collector be authorized to execute the documents necessary to refund the property owner of Block 337 Lot 9.16, 7 Catalina Drive, Sparta, NJ, in the amount of \$9,295.03 which represents a pro-rated portion of 2nd quarter and 3rd 2025.

BYRAM TOWNSHIP COUNCIL

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

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 15, 2025.

Cynthia Church, RMC
Township Clerk

TOWNSHIP OF BYRAM
RESOLUTION NO. 141- 2025

**RESOLUTION FOR 100% EXEMPT VETERAN OWNER OF BLOCK 29 LOT 205
A PARTIAL CANCELLATION OF TAXES FOR THE REMAINDER OF FIRST HALF 2025
"AUTHORIZING TAXES BE REMITTED (CANCELLED) FOR 2025"**

WHEREAS, Anthony Mortola, the lawful owner of Block 29, Lot 205, also known as 17 Waterloo Drive has been deemed 100% disabled by the Department of Veteran's Affairs; and

WHEREAS, the Property Owner, has been approved by the Byram Township Tax Assessor for a 100% Disabled Veteran exemption in accordance with 54:4-3:30, and

WHEREAS, the Tax Collector is to cancel the taxes for the remainder of the first half preliminary 2025 taxes in the amount of \$820.71.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Byram in the County of Sussex and the State of New Jersey, to hereby, authorize the Tax Collector to remit (cancel) the taxes in the amount of \$820.71 on said property.

BYRAM TOWNSHIP COUNCIL

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

ATTEST:

I, certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 15, 2025.

Cynthia Church, RMC
Township Clerk

TOWNSHIP OF BYRAM
RESOLUTION NO. 142 – 2025
**RESOLUTION AUTHORIZING 100% DISABLED VETERAN EXEMPT STATUS TO OWNER
OF BLOCK 29 LOT 205 FOR TAX YEAR 2025 AND THE PARTIAL CANCELLATION OF
TAXES FOR THE FIRST HALF OF 2025 AND A PARTIAL REFUND OF TAXES PAID FOR
2nd QUARTER IN 2025**

WHEREAS, Anthony Mortola, the lawful owner of Block 29, Lot 205, also known as 17 Waterloo Road has been deemed 100% disabled by the Department of Veteran's Affairs; and

WHEREAS, the property owner, has applied to the Byram Township Tax Assessor for a 100% Disabled Veteran exemption in accordance with 54:4-3:30, which will be granted for the year 2025; and

WHEREAS, the Tax Assessor has recommended that this exemption be retroactive to June 5, 2025; and

WHEREAS, the Tax Collector has determined that the property taxes are paid through the 2nd quarter of 2025. Therefore, a partial refund is due in the amount of \$820.71 which represents 2nd quarter 2025; and

WHEREAS, the Tax Collector is to cancel the taxes for the remainder of the first half preliminary 2025 taxes in the amount of \$820.71.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Byram in the County of Sussex and the State of New Jersey, that the property be classified as 100% exempt effective June 5, 2025, and the Tax Collector be authorized to issue a refund in the amount of \$820.71 to the Anthony Mortola, 17 Waterloo Road, Stanhope, NJ 07874.

BYRAM TOWNSHIP COUNCIL

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

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 15, 2025.

Cynthia Church, RMC
Township Clerk

**TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
RESOLUTION NO. 143-2025**

**AWARD OF CONTRACTS UNDER THE MORRIS COUNTY COOPERATIVE PRICING COUNCIL FOR
PROPOSED IMPROVEMENTS TO ROSEVILLE ROAD – MILLING AND PAVING
(FY-2025 Municipal Aid Project)**

WHEREAS, the Morris County Cooperative Pricing Council advertised and received bids for milling and paving; and

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

WHEREAS, funds are available in the 2025 NJ DOT Grant & Capital Ordinance #005-2025 – Various Street Improvements ; and

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Byram does hereby authorize the award of contract to Tilcon New York Inc., under the Morris County Cooperative Pricing Council bids for the Proposed Improvements to Roseville Road not to exceed \$275,279.25;

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

BYRAM TOWNSHIP COUNCIL

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

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 15, 2025.

Cynthia Church, Township Clerk



HAROLD E. PELLOW & ASSOCIATES, INC.

CONSULTING ENGINEERS · PLANNERS · LAND SURVEYORS

ESTABLISHED 1969

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

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

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

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

July 9, 2025

VIA E-MAIL

MEMORANDUM TO: Mr. Joseph Sabatini, Byram Township Manager

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

SUBJECT: RECOMMENDATION OF AWARD OF CONTRACTS
Proposed Improvements to Roseville Road (FY-2025 Municipal Aid Project)
Milling & Paving per Morris County CO-OP
HPA No. 24-314

Dear Mr. Sabatini:

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

1. **Tilcon New York, Inc. (Milling and Paving Per the MCCPC Contract No. 6 - Road Resurfacing for District No. 2)**

Std. Item No.	NJDOT Std. Item No.	To Be Constructed	Quantity	Unit	Unit Price	Amount
1	401009P	HMA Milling, 2" Thick	20,435	Sq. Yd.	\$2.95	\$60,283.25
2	401042M	Hot Mix Asphalt 9.5M64 Surface Course, 2" Thick	2,640	Ton	\$77.65	\$204,996.00
3	160004M	Fuel Price Adjustment	100%	L.S.	\$5,000.00	\$5,000.00
4	160007M	Asphalt Price Adjustment	100%	L.S.	\$5,000.00	\$5,000.00
Total Award Amount						\$275,279.25

It is my recommendation that an award be made subject to the NJDOT's final approval of the project plans and specifications, which is expected this month.

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

Once the contract has been awarded, please have the enclosed three SA-22 Forms executed and returned to our office.

Mr. Joseph Sabatini
RE: Proposed Improvements to Roseville Road
July 10, 2025

Page 2

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

Very truly yours,



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

CLS:rrc
K:\PROJECTS\MUNICIPAL\BYRAM\COUNCIL\24-314 - ROSEVILLE ROAD IMPROVEMENTS\MILLING AND PAVING\SABATINI1-24314.DOCX

Enclosures: *Form SA-22 – Recommendation of Award – State Aid Project (3 Copies)*

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

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF LOCAL AID AND ECONOMIC DEVELOPMENT**

**RECOMMENDATION OF AWARD
STATE AID PROJECT**

BE IT RESOLVED

that the Byram Township Council hereby recommends to the New Jersey Department of Transportation that the contract for Proposed Improvements to Roseville Road – Milling and Paving in the Township of Byram, County of Sussex, be awarded to Tilcon New York, Inc., 9 Entin Road, Parsippany, New Jersey 07054 in the amount of \$275,279.25 subject to the approval of the Department.

That the presiding officer of this body be and is hereby directed to sign for and on its behalf the contract in the prescribed form for said construction.

That the clerk of this body be and is hereby directed to seal said contract with the corporate seal of this body and to attest to the same.

Approved by the _____ **on** _____.
(Name of Local Government) (Date of Award)

(Presiding Officer)

(Date)

(Clerk)

(Date)

(Affix Seal)

**TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
RESOLUTION NO. 144-2025**

**AWARD OF CONTRACTS UNDER THE MORRIS COUNTY COOPERATIVE PRICING COUNCIL FOR
PROPOSED IMPROVEMENTS TO ROSEVILLE ROAD – LINE STRIPING
(FY-2025 Municipal Aid Project)**

WHEREAS, the Morris County Cooperative Pricing Council advertised and received bids for Line Striping; and

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

WHEREAS, funds are available in Capital Ordinance #004-2022; and

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Byram does hereby authorize the award of contract to Denville Line Painting Inc., under the Morris County Cooperative Pricing Council bids for the Proposed Improvements to Roseville Road not to exceed \$8557.29;

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

BYRAM TOWNSHIP COUNCIL

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

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 15, 2025.

Cynthia Church, Township Clerk



HAROLD E. PELLOW & ASSOCIATES, INC.

CONSULTING ENGINEERS · PLANNERS · LAND SURVEYORS

ESTABLISHED 1969

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

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

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

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

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

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

July 10, 2025

VIA E-MAIL

MEMORANDUM TO: Mr. Joseph Sabatini, Byram Township Manager

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

SUBJECT: RECOMMENDATION OF AWARD OF CONTRACTS
Proposed Improvements to Roseville Road (FY-2025 Municipal Aid Project)
Line Striping per competitive bid
HPA No. 24-314

Dear Mr. Sabatini:

We received three (3) quotes for the line striping that will be required for the project referenced above in 2025. Based on a review of the quotes received, I recommend that the following work be completed by Denville Line Painting Inc. as per their quote dated July 8, 2025:

1. **Denville Line Painting Inc. (Line Striping as per their quote dated July 8, 2025)**

Std. Item No.	NJDOT Std. Item No.	To Be Constructed	Quantity	Unit	Unit Price	Amount
5	610003	Traffic Stripes, Long Life, Epoxy Resin, 4" Wide	29,610	Lin. Ft.	\$0.289	\$8,557.29
Total Award Amount						\$8,557.29

It is my recommendation that an award be made subject to the NJDOT's final approval of the project plans and specifications, which is anticipated to be received in the next week or two.

Once the contract has been awarded, please have the enclosed three (3) SA-22 Forms executed and returned to our office.

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

Very truly yours,

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

Mr. Joseph Sabatini
RE: Proposed Improvements to Roseville Road
July 10, 2025

Page 2

CLS:rrc
K:\PROJECTS\MUNICIPAL\BYRAM\COUNCIL\24-314 - ROSEVILLE ROAD IMPROVEMENTS\LINE STRIPING\SABATINI2-24314.DOCX

Enclosures: *Copies of quotes (Denville Line Painting, Statewide Striping & Straight Edge Striping)*
Form SA-22 – Recommendation of Award – State Aid Project (3 Copies)

cc: VIA E-MAIL
Bob Romano, Denville Line Painting Inc. (*Letter only*)

HAROLD E. PELLOW & ASSOCIATES, INC.

Established 1969

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

Denville

LINE PAINTING INC.



Epoxy, Thermoplastic
& Paint Markings
Pre-formed Tape
Line Removal
Reflectors

SINCE 1967

2 Green Pond Road
Rockaway, New Jersey 07866
Telephone (973) 625-1010
Fax (973) 625-8049

July 8, 2025

To: Harold E. Pellow & Associates. Inc.
17 Plains Road
Augusta, NJ 07822
Attn: Cory L. Stoner, P.E., P.P., C.M.E.

Re: Roseville Road, Byram Twp, Sussex County

Dear Mr. Stoner,

I am pleased to quote you on striping epoxy resin on Roseville Road in Byram.
The quote is as follows:

Traffic Stripes, Long Life, Epoxy Resin, 4" wide: 29,610 Linear Feet @ \$0.289 per LF.
The approximate total would be \$8,557.29.

If you have any questions, please contact me.

Thank You,

Robert Romano
Sales Manager
Denville Line Painting, Inc.
2 Green Pond Road
Rockaway, NJ 07866
Phone: 973-625-1010
Fax: 973-625-8049
Bromano@denvillelinepainting.com

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE
FOR STATE AGENCY AND CASINO SERVICE CONTRACTORS

DEPARTMENT OF TREASURY/
DIVISION OF REVENUE
PO BOX 252
TRENTON, N.J. 08646-0252

TAXPAYER NAME:
DENVILLE LINE PAINTING INC.

TAXPAYER IDENTIFICATION#
222-299-140/000

ADDRESS
2 GREEN POND ROAD
ROCKAWAY NJ 07866

EFFECTIVE DATE:
07/02/80

FORM-BRC(08-01)

TRADE NAME:
DENVILLE LINE PAINTING
CONTRACTOR CERTIFICATION#

0103340

ISSUANCE DATE:
10/18/01

Patricia A. Chiacchierio

Director, Division of Revenue

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.

Certificate Number
56170

Registration Date: 04/05/2024
Expiration Date: 04/04/2026



State of New Jersey

Department of Labor and Workforce Development Division of Wage and Hour Compliance

Public Works Contractor Registration Act

Pursuant to N.J.S.A. 34:11-56.48, et seq. of the Public Works Contractor Registration Act, this certificate of registration is issued for purposes of bidding on any contract for public work or for engaging in the performance of any public work to:

Deville Line Painting, Inc.
2024

Responsible Representative(s):
Luke Olenowski, CEO

A handwritten signature in cursive script, reading "R. Asaro-Angelo".

Robert Asaro-Angelo, Commissioner
Department of Labor and Workforce Development

NON TRANSFERABLE

This certificate may not be transferred or assigned
and may be revoked for cause by the Commissioner
of Labor and Workforce Development.



STATEWIDE STRIPING CORPORATION

PAVEMENT MARKINGS SINCE 1978

EPOXY • TAPE • PAINT • THERMOPLASTIC • REFLECTORS • SIGNS

Bid Date :07/09/2025

Contractor :

Harold E. Pellow & Assoc. Inc.
17 Plains Road
AUGUSTA, NJ07822

Project : 100292

ROSEVILLE RD
Byram,

Bid Contact : Peter O'Biso

Phone : (973) 948-6463

Fax : (973) 948-2916

Quote the following items :

Bid Item	Qty	Description	Unit Price	TOTAL
1	29,610.000lf	4" Epoxy Traffic Stripe	0.3400	\$10,067.40
		Prime to provide police		
		Minimum Mobilization	2500.0000	
TOTAL :				\$10,067.40

Statewide is a New Jersey Certified SBE

This bid price is valid for 60 days

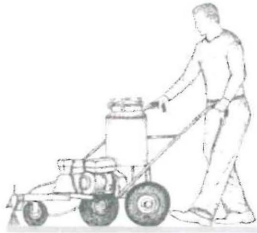
WHEN REFERRING TO THIS BID PLEASE REFERENCE BID NUMBER 100292

In God We Trust

WE SUPPORT OUR TROOPS

An Equal Opportunity Employer

499 POMEROY ROAD PARSIPPANY NEW JERSEY 07054 PHONE: 973-428-0600 FAX: 973-428-1053



**Straight Edge
Striping, LLC**

201 Wilton Avenue
Middlesex, NJ 08846
Tel: 732.302.3001
Fax: 732.469.4812
www.straightedgetrafficstriping.com

7/7/2025

Quote # 72568SUS

RE: Roseville Road
Bryam Twp, NJ

Attn: Project Estimator

BASIC PROPOSAL

SCOPE: Pavement Markings

Mobilization of labor, material and equipment to perform the following scope of work:

Item #	Qty	U/M	PAVEMENT MARKING DATA:	Cost	Total
	29,610	L/F	-- 4" Traffic Stripes, Epoxy Resin Note 1: Police and Traffic Control is not included in the above referenced price. Cost to be incurred by G.C. Note 2: If removal of conflicting marks is required, a unit price of \$1.25 per L/F (4" pay item) shall apply. If water blasting is required, a unit price of \$1.75 L/F (4" pay item) with a minimum mobilization of \$1,850.00 shall apply.	0.65	19,246.50
				Total \$19,246.50	

Striping • Sealcoating • Signage • Wheelstops

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF LOCAL AID AND ECONOMIC DEVELOPMENT**

**RECOMMENDATION OF AWARD
STATE AID PROJECT**

BE IT RESOLVED

that the Byram Township Council hereby recommends to the New Jersey Department of Transportation that the contract for Proposed Improvements to Roseville Road – Line Striping in the Township of Byram, County of Sussex, be awarded to Denville Line Painting Inc., 2 Green Pond Road, Rockaway, New Jersey 07866 in the amount of \$8,557.29 subject to the approval of the Department.

That the presiding officer of this body be and is hereby directed to sign for and on its behalf the contract in the prescribed form for said construction.

That the clerk of this body be and is hereby directed to seal said contract with the corporate seal of this body and to attest to the same.

Approved by the _____ **on** _____
(Name of Local Government) (Date of Award)

(Presiding Officer)

(Date)

(Clerk)

(Date)

(Affix Seal)

List of Bills - (All Funds)

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Vendor	Description	Payment	Check Total
Claims Account			
40 - ALLIED OIL, LLC	PO 30480 2ND-4TH QUARTER 2025 BLANKET PURCHASE OR	1,301.35	1,301.35
2255 - ANDOVER, TOWNSHIP OF	PO 30458 2ND-4TH QUARTER 2025 JOINT MUNICIPAL COU	37,345.53	37,345.53
86 - APPROVED AUTO ELECTRIC, INC	PO 29923 2025 Blanket for Supplies	379.80	379.80
3841 - APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P	PO 30781 LABOR ATTORNEY - MAY 2025 SERVICES	360.00	360.00
1734 - ARMENO, DEBORAH	PO 30828 REIMBURSEMENT - MISS BYRAM SUPPLIES	86.53	86.53
149 - BLUE DIAMOND DISPOSAL, INC.	PO 30454 2ND-4TH QUARTER 2025 BLANKET PURCHASE OR	57,750.00	57,750.00
3909 - BROTHERS MANAGEMENT ASSOCIATES, INC.	PO 30232 SUMMER CONCERT	1,950.00	1,950.00
217 - BYRAM TWP SEWER OPERATING UTIL	PO 30642 3rd-4th Qtr 2025 Sewer Billing	1,460.42	1,460.42
2177 - CENTER FOR PREVENTION & COUNSELING	PO 30635 MAC GRANT - ADDICTION 101	900.00	900.00
2177 - CENTER FOR PREVENTION & COUNSELING	PO 30636 MAC GRANT - VAPING/MARIJUANA PREVENTION	900.00	900.00
3443 - CROWN AWARDS	PO 30786 KIDS TRIATHLON - MEDALS - ORDER #1496474	400.74	400.74
2328 - DEAN, KEVIN	PO 30820 Refund - 100% Disabled Veteran - Block 1	1,298.20	1,298.20
373 - DELSEA TERMITE & PEST CONTROL	PO 29996 2025 Blanket - Pest Control Services	64.00	64.00
385 - DENVILLE LINE PAINTING, INC.	PO 30649 CIP - HANDICAP PARKING SPACE LINES	2,750.00	2,750.00
3802 - ELIZABETHTOWN GAS	PO 30878 MONTHLY SERVICE	41.05	41.05
505 - ESI EQUIPMENT, INC.	PO 30822 FIRE DEPT - ANNUAL SERVICE CONTRACT - QU	3,061.00	3,061.00
3700 - FRED BEANS FORD OF WASHINGTON	PO 29918 2025 Blanket for Parts & Repairs	1,118.17	1,118.17
3581 - FRENCH & PARRELLO ASSOCIATES, PA	PO 27734 ENGINEERING SERVICES - IMPROVEMENTS TO C	7,702.00	7,702.00
3930 - GAELFORCE BJJ	PO 30545 POLICE - TRAINING COURSE	640.00	640.00
1166 - GANNETT NEW YORK/NEW JERSEY LOCALIQ	PO 30830 MONTHLY ADVERTISING	229.01	229.01
592 - GENSERVE, LLC	PO 30136 2025 Blanket for Maintenance and Repair	212.00	212.00
3118 - GRASS ROOTS TURF PRODUCTS, INC.	PO 30847 Field Supplies	252.00	252.00
1786 - GROUP SALES BOX OFFICE, LLC	PO 30827 RECREATION - THE LION KING	6,224.50	6,224.50
3777 - HARDYSTON, TOWNSHIP OF	PO 30832 3RD-4TH QUARTER 2025 BLANKET PURCHASE OR	1,250.00	1,250.00
649 - HAROLD E. PELLOW & ASSOCIATES,	PO 30055 1ST QUARTER 2025 BLANKET PURCHASE ORDER	620.05	
	PO 30369 HIGHLANDS - STORMWATER MGMT PLANNING: MS	2,636.95	
	PO 30855 MAY 2025 ENGINEERING SERVICES - CO JOHNS	120.00	
	PO 30856 2025 RESURFACING OF VARIOUS STREETS - MA	1,227.00	
	PO 30857 ROSEVILLE ROAD IMPROVEMENTS - MAY 2025 S	762.00	5,366.00
649 - HAROLD E. PELLOW & ASSOCIATES,	PO 30858 ESCROW - MAY 2025 SERVICES - NJ NATURAL	517.50	
	PO 30859 ESCROW - MAY 2025 SERVICES - ELIZABETHTO	115.50	
	PO 30860 ESCROW - MAY 2025 SERVICES - ELIZABETHTO	664.50	
	PO 30861 ESCROW - MAY 2025 SERVICES - ELIZABETHTO	77.00	
	PO 30862 ESCROW - MAY 2025 SERVICES - TILCON QUAR	318.00	
	PO 30863 ESCROW - MAY 2025 SERVICES - BRIGHTSPEED	187.50	
	PO 30864 ESCROW - MAY 2025 SERVICES - BRIGHTSPEED	142.50	2,022.50
649 - HAROLD E. PELLOW & ASSOCIATES,	PO 30865 ESCROW - MAY 2025 SERVICES - NJ NATURAL	145.00	
	PO 30866 ESCROW - MAY 2025 SERVICES - BYRAM LAND	290.00	
	PO 30867 ESCROW - MAY 2025 SERVICES - KETTLE	262.50	697.50
697 - IPD	PO 30706 WEBINAR - APPEALS - FRUEHOLZ	50.00	50.00
751 - JCP&L	PO 30839 MONTHLY SERVICE	410.41	410.41
751 - JCP&L	PO 30840 MONTHLY SERVICE	350.49	350.49
751 - JCP&L	PO 30841 MONTHLY SERVICES	34.22	34.22
751 - JCP&L	PO 30842 MONTHLY SERVICE	87.28	87.28
751 - JCP&L	PO 30843 MONTHLY SERVICES	64.39	64.39
751 - JCP&L	PO 30846 MONTHLY SERVICE	2,855.13	2,855.13
3355 - JERSEY SHIRTS AND DESIGN	PO 30854 TRIATHLON T-SHIRTS	550.00	550.00
934 - LOWE'S BUSINESS ACCOUNT	PO 30053 2025 BLANKET PURCHASE ORDER	1,419.35	1,419.35
934 - LOWE'S BUSINESS ACCOUNT	PO 30053 2025 BLANKET PURCHASE ORDER	214.90	214.90
3232 - LUBENET, LLC	PO 30405 2025 Blanket for Oils	1,249.00	1,249.00
3699 - MARAZITI FALCON, LLP	PO 30813 ESCROW - OCTOBER 2024 SERVICES - LARUSSO	752.50	
	PO 30849 PLANNING BOARD - MAY 2025 SERVICES	315.00	
	PO 30850 ESCROW - MAY 2025 SERVICES - FRANDANO	315.00	
	PO 30851 ESCROW - MAY 2025 SERVICES - CARKHUFF	105.00	
	PO 30852 ESCROW - MAY 2025 SERVICES - SCULLY PROP	175.75	1,663.25
3699 - MARAZITI FALCON, LLP	PO 30853 AFFORDABLE HOUSING - MAY 2025 SERVICES	980.00	
	PO 30868 AFFORDABLE HOUSING - JUNE 2025 SERVICES	595.00	
	PO 30876 ESCROW - JUNE 2025 SERVICES - VEOLIA WAT	105.00	
	PO 30877 ESCROW - JUNE 2025 SERVICES - PRESTIA	122.50	1,802.50

List of Bills - (All Funds)

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Vendor	Description	Payment	Check Total
1009 - MGL PRINTING SOLUTIONS	PO 30396 POLICE - BUSINESS CARDS & ENVELOPES - QU	374.00	
	PO 30482 ZONING - BUSINESS CARDS	78.00	452.00
3856 - MINI MOVERS DANCE, LLC	PO 30788 MAY 2025 MINI MOVERS DANCE CLASSES	273.00	273.00
2625 - NAPA AUTO PARTS	PO 29916 2025 Blanket for Supplies	174.30	174.30
2437 - NAVITEND	PO 30874 NEW LAPTOP SET-UP	420.00	420.00
1160 - NETCONG HARDWARE CO., INC.	PO 29917 2025 Blanket for Supplies	8.09	
	PO 29917 2025 Blanket for Supplies	46.97	55.06
1209 - NJRPA	PO 30834 2025-2026 Membership Renewal	275.00	275.00
2280 - ONE CALL CONCEPTS, INC.	PO 30152 2025 BLANKET PURCHASE ORDER - CALL BEFOR	9.50	9.50
3590 - OPTIMUM	PO 30028 EQUIPMENT CHARGES - CABLE BOXES - 2025 B	10.00	10.00
3886 - PLANET NETWORKS, INC.	PO 30845 AUGUST 2025 INTERNET SERVICES	139.95	139.95
1468 - SCMUA	PO 29930 2025 Blanket for Leaves & Brush Disposal	449.10	
	PO 30483 2ND-4TH QUARTER 2025 BLANKET PURCHASE OR	14,148.61	
	PO 30527 2025 Blanket For Tire Disposal	416.25	15,013.96
1483 - SERVICE TIRE TRUCK CENTER, INC.	PO 29921 2025 Blanket for Tires & Tire Repair/Mou	1,391.80	1,391.80
3942 - SMITH, ROSEMARY	PO 30766 REIMBURSEMENT FOR DAMAGED MAILBOX	61.65	61.65
1521 - SPACE FARMS ZOO	PO 29983 2025 BLANKET PURCHASE ORDER - CARCASS RE	27.00	27.00
1666 - THE PRINTING CENTER, INC.	PO 30702 PRIMARY ELECTION - JUNE 10, 2025	3,578.03	3,578.03
1840 - TREASURER, STATE OF NJ	PO 30875 2ND QUARTER 2025 - MARRIAGE LICENSE FEES	175.00	175.00
2291 - TREE KING, INC.	PO 30609 OPEN SPACE - REMOVAL OF VARIOUS DEAD TRE	18,500.00	
	PO 30835 OPEN SPACE - REMOVAL OF STORM DAMAGED TR	1,250.00	
	PO 30836 REMOVAL OF TREES @ 10 JOHNSON BLVD - MCC	3,200.00	22,950.00
1889 - VERIZON WIRELESS	PO 30818 MONTHLY SERVICE	82.68	
	PO 30819 MONTHLY SERVICE	165.04	
	PO 30823 MONTHLY SERVICE	38.01	
	PO 30831 MONTHLY SERVICE	114.03	399.76
1902 - VOGEL, CHAIT, COLLINS AND SCHNEIDER	PO 30056 2025 BLANKET PURCHASE ORDER - TAX APPEAL	450.00	
	PO 30490 2ND-4TH QUARTER 2025 BLANKET PURCHASE OR	3,645.00	4,095.00
1926 - WB MASON CO., INC.	PO 29961 2025 WATER COOLOR RENTAL & SUPPLIES	39.28	39.28
3829 - WELDON MATERIALS, INC.	PO 30209 2025 Blanket For Supplies	893.30	893.30
2626 - XTEL COMMUNICATIONS	PO 30469 2ND-4TH QUARTER 2025 BLANKET PURCHASE OR	425.23	425.23
TOTAL			197,372.04

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN OE	626.91			
01-201-20-120-020	CLERK OE	3,578.03			
01-201-20-130-020	FINANCE ADMINISTRATION OE	50.00			
01-201-20-150-020	TAX ASSESSMENT OE	450.00			
01-201-20-155-020	LEGAL SERVICES	4,005.00			
01-201-20-165-020	ENGINEERING	620.05			
01-201-21-180-020	PLANNING BD OE	1,985.35			
01-201-21-185-020	ZONING COMMISSION OE	116.01			
01-201-25-240-020	POLICE OE	1,096.68			
01-201-25-250-020	POLICE RADIO & COMM & 911	114.03			
01-201-25-253-020	MUNICIPAL COURT OE	37,345.53			
01-201-25-265-015	FIRE PREVENTION OE	1,250.00			
01-201-25-265-020	FIRE OE	3,061.00			
01-201-26-290-020	ROAD REPAIR & MAINT OE	5,465.91			
01-201-26-292-020	FLEET MAINTENANCE	3,907.71			
01-201-26-310-020	PUBLIC BLDGS & GROUNDS OE	573.38			
01-201-26-335-020	RECYCLING OE	290.84			
01-201-26-335-030	GARBAGE CONTRACT	71,501.92			
01-201-28-375-020	PARKS & PLAYGROUNDS OE	287.77			
01-201-30-420-020	CELEBRATION PUBLIC EVENTS	2,987.27			
01-201-31-430-020	ELECTRICITY	2,709.59			
01-201-31-435-020	STREET LIGHTING	209.93			
01-201-31-440-020	TELEPHONE	565.18			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT

01-201-31-446-020	NATURAL GAS	41.05			
01-201-31-455-020	MUNICIPAL SEWER CHARGES	1,460.42			
01-201-31-460-020	GASOLINE	1,301.35			
01-201-32-465-000	RECYCLING TAX APPROP.	396.69			
01-205-55-000-000	Tax Overpayments			1,298.20	
01-213-07-000-000	RESERVE - FEDERAL/STATE GRANTS			10,367.35	
01-213-07-740-001	Highlands Grant			2,636.95	
01-260-05-100	Due to Claims			0.00	160,475.10
01-291-55-000-002	Due to State of NJ - Marriage Licenses			175.00	

TOTALS FOR	Current fund	145,997.60	0.00	14,477.50	160,475.10
=====					
03-260-05-100	Due to Claims			0.00	318.00
03-286-56-000-000	Developer's Escrow			318.00	

TOTALS FOR	Developers Escrow (TD Bank)	0.00	0.00	318.00	318.00
=====					
04-215-55-058-000	VARIOUS STREET IMPROVEMENTS (#005-2025)			1,989.00	
04-260-05-100	Due to Claims			0.00	1,989.00

TOTALS FOR	Capital	0.00	0.00	1,989.00	1,989.00
=====					
05-201-55-502-020	OPERATING OE	1,494.69			
05-260-05-100	Due to Claims			0.00	1,494.69

TOTALS FOR	Sewer	1,494.69	0.00	0.00	1,494.69
=====					
17-260-05-100	Due to Claims			0.00	22,620.00
17-286-56-000-001	Reserve - Open Space			22,620.00	

TOTALS FOR	Open Space Trust	0.00	0.00	22,620.00	22,620.00
=====					
20-260-05-100	Due to Claims			0.00	6,497.50
20-286-56-011-000	TRIPS			6,224.50	
20-286-56-300-000	PROGRAMMING			273.00	

TOTALS FOR	Recreation Trust	0.00	0.00	6,497.50	6,497.50
=====					
24-260-05-100	Due to Claims			0.00	3,977.75
24-280-56-000	Reserve for Developers Escrow Deposits			3,170.25	
24-280-56-053	Byram Land Devpmt - Zoning Vio - #9707755507			290.00	
24-280-56-182	NJ Natural Gas Company - #9707751680			517.50	

TOTALS FOR	Developers Escrow - VNB	0.00	0.00	3,977.75	3,977.75
=====					

Total to be paid from Fund 01 Current fund	160,475.10
Total to be paid from Fund 03 Developers Escrow (TD Bank)	318.00
Total to be paid from Fund 04 Capital	1,989.00
Total to be paid from Fund 05 Sewer	1,494.69
Total to be paid from Fund 17 Open Space Trust	22,620.00
Total to be paid from Fund 20 Recreation Trust	6,497.50
Total to be paid from Fund 24 Developers Escrow - VNB	3,977.75

	197,372.04

Checks Previously Disbursed

2025066	PITNEY BOWES RESERVE ACCT	PO# 30844	POSTAGE REFILL	4,000.00	7/10/2025
9071525	BYRAM TWP PAYROLL ACCT		07/15/2025 PAYROLL	193,351.61	7/11/2025

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT

					197,351.61
Totals by fund	Previous Checks/Voids	Current Payments	Total		

Fund 01 Current fund	197,351.61	160,475.10	357,826.71		
Fund 03 Developers Escrow (TD Bank)		318.00	318.00		
Fund 04 Capital		1,989.00	1,989.00		
Fund 05 Sewer		1,494.69	1,494.69		
Fund 17 Open Space Trust		22,620.00	22,620.00		
Fund 20 Recreation Trust		6,497.50	6,497.50		
Fund 24 Developers Escrow - VNB		3,977.75	3,977.75		

BILLS LIST TOTALS	197,351.61	197,372.04	394,723.65		
=====					

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	P0 #	Vendor	Description	Payment	Account Total
Current fund					
DEPARTMENT 000					
01-205-55-000-000	30820	DEAN, KEVIN	2nd Quarter 2025	1,298.20	
		<i>Tax Overpayments</i>	TOTAL FOR ACCOUNT		1,298.20
01-291-55-000-002	30875	TREASURER, STATE OF NJ	2ND QUARTER 2025 MARRIAGE LICENSE FEES	175.00	
		<i>Due to State of NJ - Marriage Licenses</i>	TOTAL FOR ACCOUNT		175.00
TOTAL for DEPARTMENT 000				=====	1,473.20
DEPARTMENT 100					
01-201-20-100-208	30830	GANNETT NEW YORK/NEW JERSEY LOCALIQ	06/08/25 - NOTICE OF INTRODUCTION - ORDI	23.93	
	30830	GANNETT NEW YORK/NEW JERSEY LOCALIQ	06/08/25 - NOTICE OF ADOPTION - ORDINANC	22.69	
	30830	GANNETT NEW YORK/NEW JERSEY LOCALIQ	06/08/25 - NOTICE OF ADOPTION - ORDINANC	29.51	
	30830	GANNETT NEW YORK/NEW JERSEY LOCALIQ	06/18/25 - NOTICE OF INTENT TO AWARD CON	24.24	
	30830	GANNETT NEW YORK/NEW JERSEY LOCALIQ	06/24/25 - NOTICE OF ADOPTION - ORDINANC	20.52	
		<i>Advertising</i>	TOTAL FOR ACCOUNT		120.89
01-201-20-100-216	30028	OPTIMUM	JULY 2025 EQUIPMENT CHARGES - PD - CABLE	5.00	
	30028	OPTIMUM	JULY 2025 EQUIPMENT CHARGES - DPW - CABL	5.00	
	30874	NAVITEND	NEW LAPTOP SET-UP	420.00	
		<i>Computer Services</i>	TOTAL FOR ACCOUNT		430.00
01-201-20-100-250	30819	VERIZON WIRELESS	Administration - iPad - Acct #282179761-	38.01	
	30819	VERIZON WIRELESS	Community Relations - iPad - Acct #28217	38.01	
		<i>Cell Phone -Administration</i>	TOTAL FOR ACCOUNT		76.02
TOTAL for DEPARTMENT 100				=====	626.91
DEPARTMENT 120					
01-201-20-120-282	30702	THE PRINTING CENTER, INC.	ELECTION DAY EMERGENCY QTY: 60 EACH	360.00	
	30702	THE PRINTING CENTER, INC.	SHIPPING	15.00	
	30702	THE PRINTING CENTER, INC.	SAMPLE BALLOTS QTY: 6980	1,994.50	
	30702	THE PRINTING CENTER, INC.	EARLY VOTING EMERGENCY QTY: 45 EACH DIST	300.00	
	30702	THE PRINTING CENTER, INC.	PRIMARY ELECTION JUNE 10, 2025 MAIL IN B	603.25	
	30702	THE PRINTING CENTER, INC.	TEST BALLOTS QTY: 318	305.28	
		<i>Admin Election</i>	TOTAL FOR ACCOUNT		3,578.03
TOTAL for DEPARTMENT 120				=====	3,578.03

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 130					
01-201-20-130-203	30706 IPD		07/30/2025 WEBINAR - UNDERSTANDING APPEA	50.00	
	Seminars & Meetings		TOTAL FOR ACCOUNT		50.00
					=====
TOTAL for DEPARTMENT 130					50.00
DEPARTMENT 150					
01-201-20-150-228	30056 VOGEL, CHAIT, COLLINS AND SCHNEIDER		JUNE 2025 TAX APPEAL SERVICES FOR 2025 T	450.00	
	Tax Appeals		TOTAL FOR ACCOUNT		450.00
					=====
TOTAL for DEPARTMENT 150					450.00
DEPARTMENT 155					
01-201-20-155-808	30781 APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P.C.		REVIEW CORRESPONDENCE FROM JOE SABATINI	20.00	
	30490 VOGEL, CHAIT, COLLINS AND SCHNEIDER		JUNE 2025 TOWNSHIP ATTORNEY SERVICES	3,645.00	
	30781 APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P.C.		REVIEW JOB DUTIES & JOB DESCRIPTIONS; RE	180.00	
	30781 APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P.C.		REVIEW CORRESPONDENCE FROM/TO PHIL CROSS	20.00	
	30781 APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P.C.		TELEPHONE CALL TO/FROM PHIL CROSSON REGA	40.00	
	30781 APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P.C.		REVIEW CORRESPONDENCE FROM PHIL CROSSON	100.00	
	Legal Retainer		TOTAL FOR ACCOUNT		4,005.00
TOTAL for DEPARTMENT 155					4,005.00
DEPARTMENT 165					
01-201-20-165-020	30055 HAROLD E. PELLOW & ASSOCIATES,		MAY 2025 ENGINEERING SERVICES - SALT DOM	73.70	
	30055 HAROLD E. PELLOW & ASSOCIATES,		MAY 2025 ENGINEERING SERVICES - PROPOSED	546.35	
	ENGINEERING		TOTAL FOR ACCOUNT		620.05
					=====
TOTAL for DEPARTMENT 165					620.05
DEPARTMENT 180					
01-201-21-180-208	30830 GANNETT NEW YORK/NEW JERSEY LOCALIQ		06/11-06/15/25 - 06/05/25 LUB MEETING BU	35.40	
	30830 GANNETT NEW YORK/NEW JERSEY LOCALIQ		06/11-06/15/25 - NOTICE OF PUBLIC HEARIN	44.08	
	30830 GANNETT NEW YORK/NEW JERSEY LOCALIQ		06/24/25 - NOTICE OF ENDORSEMENT OF THE	15.87	
	Advertising		TOTAL FOR ACCOUNT		95.35
01-201-21-180-215	30849 MARAZITI FALCON, LLP		MAY 2025 PLANNING BOARD ATTORNEY SERVICE	315.00	
	Legal Services		TOTAL FOR ACCOUNT		315.00
	30868 MARAZITI FALCON, LLP		JUNE 2025 AFFORDABLE HOUSING ATTORNEY SE	595.00	

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	PO #	Vendor	Description	Payment	Account Total
DEPARTMENT 180					
	30853	MARAZITI FALCON, LLP	MAY 2025 AFFORDABLE HOUSING ATTORNEY SER	980.00	
01-201-21-180-224		<i>Affordable Housing</i>	TOTAL FOR ACCOUNT		1,575.00
					=====
TOTAL for DEPARTMENT 180					1,985.35
DEPARTMENT 185					
	30482	MGL PRINTING SOLUTIONS	SHIPPING	14.00	
	30482	MGL PRINTING SOLUTIONS	QTY: 500 - BUSINESS CARDS	64.00	
01-201-21-185-207		<i>Printing</i>	TOTAL FOR ACCOUNT		78.00
	30819	VERIZON WIRELESS	Zoning - iPad - Acct #282179761-0002	38.01	
01-201-21-185-272		<i>Miscellaneous</i>	TOTAL FOR ACCOUNT		38.01
					=====
TOTAL for DEPARTMENT 185					116.01
DEPARTMENT 240					
	30396	MGL PRINTING SOLUTIONS	FREIGHT	39.00	
	30396	MGL PRINTING SOLUTIONS	ITEM #B106-19B - QTY: 250 BUSINESS CARDS	79.00	
	30396	MGL PRINTING SOLUTIONS	ITEM #B106-30 - QTY: 500 ENVELOPES: POLI	189.00	
	30396	MGL PRINTING SOLUTIONS	ITEM #B106-19 - QTY: 250 BUSINESS CARDS:	67.00	
01-201-25-240-207		<i>Printing</i>	TOTAL FOR ACCOUNT		374.00
	30818	VERIZON WIRELESS	DETECTIVE PHONE - ACCT #282179761-00001	82.68	
01-201-25-240-250		<i>Cell Phone - Police</i>	TOTAL FOR ACCOUNT		82.68
	30545	GAELFORCE BJJ	DEFENSIVE TACTICS TRAINING	640.00	
01-201-25-240-271		<i>Police & Fire Training</i>	TOTAL FOR ACCOUNT		640.00
					=====
TOTAL for DEPARTMENT 240					1,096.68
DEPARTMENT 250					
	30831	VERIZON WIRELESS	FIRE DEPT IPADS - ACCT #742195349-00001	114.03	
01-201-25-250-020		<i>POLICE RADIO & COMM & 911</i>	TOTAL FOR ACCOUNT		114.03
					=====
TOTAL for DEPARTMENT 250					114.03
DEPARTMENT 253					
	30458	ANDOVER, TOWNSHIP OF	3RD QUARTER 2025 JOINT MUNICIPAL COURT	37,345.53	
01-201-25-253-503		<i>Contractual Services</i>	TOTAL FOR ACCOUNT		37,345.53

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 253					
TOTAL for DEPARTMENT 253					=====
					37,345.53
DEPARTMENT 265					
01-201-25-265-015	30832	HARDYSTON, TOWNSHIP OF	ONE-TIME IMPLEMENTATION FEE	750.00	
	30832	HARDYSTON, TOWNSHIP OF	DATA MIGRATION & IMPORT FEE	500.00	
		FIRE PREVENTION OE	TOTAL FOR ACCOUNT		1,250.00
01-201-25-265-211	30822	ESI EQUIPMENT, INC.	ANNUAL HOLMATRO RESCUE TOOL SERVICE CONT	3,061.00	
		Service/Maintenance	TOTAL FOR ACCOUNT		3,061.00
TOTAL for DEPARTMENT 265					=====
					4,311.00
DEPARTMENT 290					
01-201-26-290-220	30766	SMITH, ROSEMARY	5" X 2.5" X 5-1/3' POST	17.04	
	30766	SMITH, ROSEMARY	MAILBOX	37.30	
	30766	SMITH, ROSEMARY	SAKRETE 50LB FAST-SET CONCRETE	7.31	
		Operating Maintenance	TOTAL FOR ACCOUNT		61.65
01-201-26-290-250	30819	VERIZON WIRELESS	DPW - Assistant Supervisor Acct #2821797	51.01	
	30823	VERIZON WIRELESS	DPW IPAD - ACCT #642119479-00001	38.01	
		Cell Phone - DPW	TOTAL FOR ACCOUNT		89.02
01-201-26-290-253	30209	WELDON MATERIALS, INC.	06/03/2025 - 1/4" TOP MIX	165.58	
	30209	WELDON MATERIALS, INC.	06/03/2025 - 1/4" TOP MIX ESCALATION SUR	4.51	
	30209	WELDON MATERIALS, INC.	06/04/2025 - I-5 FABC	531.68	
	30053	LOWE'S BUSINESS ACCOUNT	50LB ASPHALT COLD PATCH	17.08	
	30209	WELDON MATERIALS, INC.	06/04/2025 - I-5 FABC ESCALATION SURCHAR	15.99	
	30053	LOWE'S BUSINESS ACCOUNT	50LB ASPHALT COLD PATCH	17.08	
	30209	WELDON MATERIALS, INC.	06/24/2025 - 1/4" TOP MIX	170.62	
	30209	WELDON MATERIALS, INC.	06/24/2025 - 1/4" TOP MIX ESCALATION SUR	4.92	
		Black Top	TOTAL FOR ACCOUNT		927.46
01-201-26-290-255	30053	LOWE'S BUSINESS ACCOUNT	3" W X 300" L YELLOW CAUTION SAFETY TAPE	14.23	
	30053	LOWE'S BUSINESS ACCOUNT	TUB O' TOWELS 90CT CITRUS WIPES ALL PURP	14.23	
	30053	LOWE'S BUSINESS ACCOUNT	KOBALT 3/8" 50FT AIR HOSE	45.11	
	30053	LOWE'S BUSINESS ACCOUNT	3" W X 1,000" L YELLOW CAUTION SAFETY TA	48.39	
	30053	LOWE'S BUSINESS ACCOUNT	3" W X 200" L YELLOW CAUTION SAFETY TAPE	11.38	
		Road Safety	TOTAL FOR ACCOUNT		133.34
01-201-26-290-283	30053	LOWE'S BUSINESS ACCOUNT	KOBALT 4 CUBIC FEET CONCRETE MIXER	331.55	
	30053	LOWE'S BUSINESS ACCOUNT	IRWIN 2.75" ELECTRICIAN CHISEL	18.98	
	30053	LOWE'S BUSINESS ACCOUNT	2.5QT PLASTIC MEASURE MIXING BUCKET	28.30	
		New Equipment	TOTAL FOR ACCOUNT		378.83
01-201-26-290-285	29983	SPACE FARMS ZOO	JUNE 2025 CARCASS REMOVAL SERVICES	27.00	
		Carcass Removal	TOTAL FOR ACCOUNT		27.00
01-201-26-290-292	30836	TREE KING, INC.	PER COURT ORDER: REMOVAL OF 4 DEAD ASH T	3,200.00	
		Miscellaneous	TOTAL FOR ACCOUNT		3,200.00

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 290					
		29917 NETCONG HARDWARE CO., INC.	10.1OZ CLEAR WIND/DR CAULK	11.99	
		29917 NETCONG HARDWARE CO., INC.	2OZ POISON IVY BAR	11.32	
		30053 LOWE'S BUSINESS ACCOUNT	2" X 4" X 8' YELLOW PINE LUMBER	20.08	
		30053 LOWE'S BUSINESS ACCOUNT	1 GALLON DE-ICER WINDSHIELD WASHER FLUID	5.68	
		30053 LOWE'S BUSINESS ACCOUNT	7CT 3/16" X 1-1/4" STAINLESS STEEL FENDE	2.83	
		30053 LOWE'S BUSINESS ACCOUNT	1/4" X 4' X 4' PINE SANDED PLYWOOD	20.12	
		29917 NETCONG HARDWARE CO., INC.	PADO BLANK	3.59	
		30053 LOWE'S BUSINESS ACCOUNT	SAKRETE 60LB CONCRETE MIX	225.68	
		30053 LOWE'S BUSINESS ACCOUNT	#10 X 3" WOOD TO WOOD DECK SCREWS	28.50	
		30053 LOWE'S BUSINESS ACCOUNT	2" X 4" X 8' DOUGLAS FIR LUMBER	36.60	
		30847 GRASS ROOTS TURF PRODUCTS, INC.	Item #86758415 - Ranger Pro (2.5 Gallons)	252.00	
01-201-26-290-461	Park Maintenance		TOTAL FOR ACCOUNT		618.39
		29916 NAPA AUTO PARTS	RADIATOR FUNNEL	2.26	
		29916 NAPA AUTO PARTS	MOBILE 15W50 6X1 QT OIL	27.96	
01-201-26-290-492	Park Vehicle Repair		TOTAL FOR ACCOUNT		30.22
TOTAL for DEPARTMENT 290					5,465.91
DEPARTMENT 292					
		30405 LUBENET, LLC	HD 10W-30 DIESEL MOTOR OIL - 55 GALLON	629.00	
01-201-26-292-260	Fire Department		TOTAL FOR ACCOUNT		629.00
		29918 FRED BEANS FORD OF WASHINGTON	MUFFLER	571.34	
		29918 FRED BEANS FORD OF WASHINGTON	CLAMP	50.78	
		29918 FRED BEANS FORD OF WASHINGTON	BOLT	6.38	
		29916 NAPA AUTO PARTS	FUEL CAP	12.69	
		29916 NAPA AUTO PARTS	ENGINE OIL DRAIN PLUG	4.86	
		29916 NAPA AUTO PARTS	CROCODILE 100CT	15.52	
		29916 NAPA AUTO PARTS	PX RIGHT STUFF 90 MIN	18.22	
		29916 NAPA AUTO PARTS	CUP BRUSH CRIMPED	3.72	
		29918 FRED BEANS FORD OF WASHINGTON	BRACKET	143.66	
		29916 NAPA AUTO PARTS	OIL FILTER	35.32	
		29918 FRED BEANS FORD OF WASHINGTON	EXTENSION	46.79	
		29916 NAPA AUTO PARTS	PX HI TACK SPRAY GASK	13.75	
		29918 FRED BEANS FORD OF WASHINGTON	PIPE	299.22	
01-201-26-292-270	DPW Fleet		TOTAL FOR ACCOUNT		1,222.25
		29921 SERVICE TIRE TRUCK CENTER, INC.	DISMOUNT/MOUNT SPIN BALANCE - PASSENGER	95.80	
		29921 SERVICE TIRE TRUCK CENTER, INC.	VALVE - PASSENGER	16.00	
		29921 SERVICE TIRE TRUCK CENTER, INC.	113V GOODYEAR EAGLE ENFORCER TIRES	640.00	
		29921 SERVICE TIRE TRUCK CENTER, INC.	113V GOODYEAR EAGLE ENFORCER TIRES	640.00	
		30405 LUBENET, LLC	FULL SYNTHETIC SAE 0W-20 OIL - 55 GALLON	620.00	
01-201-26-292-280	Police Dept. Fleet		TOTAL FOR ACCOUNT		2,011.80
		29917 NETCONG HARDWARE CO., INC.	KEY RING TAG	0.35	
		29916 NAPA AUTO PARTS	2 DISC	40.00	
		29917 NETCONG HARDWARE CO., INC.	KEY BLANK	4.31	
01-201-26-292-290	SR Van Fleet		TOTAL FOR ACCOUNT		44.66
TOTAL for DEPARTMENT 292					3,907.71

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 310					
		30053 LOWE'S BUSINESS ACCOUNT	PRIMO BLACK WATER COOLER	146.30	
		29961 WB MASON CO., INC.	5 GALLON WATER JUGS	40.23	
		29961 WB MASON CO., INC.	DEPOSIT - 5 GALLON WATER JUGS	54.00	
		29961 WB MASON CO., INC.	CREDIT - 5 GALLON WATER JUGS DEPOSIT	-54.00	
		29961 WB MASON CO., INC.	CREDIT - JUNE 2025 WATER COOLER RENTAL	-0.95	
		29996 DELSEA TERMITE & PEST CONTROL	06/05/2025 MONTHLY PEST CONTOL - LEE HIL	32.00	
		29917 NETCONG HARDWARE CO., INC.	M1 KEY BLANKS	10.04	
		29996 DELSEA TERMITE & PEST CONTROL	07/03/2025 MONTHLY PEST CONTOL - LEE HIL	32.00	
		30136 GENSERVE, LLC	06/17/2025 - Radio Tower B Service	212.00	
		29917 NETCONG HARDWARE CO., INC.	KEY RING TAG	0.35	
		30053 LOWE'S BUSINESS ACCOUNT	PRO-MIX FAST SETTING CONCRETE CRACK REPA	10.91	
		29917 NETCONG HARDWARE CO., INC.	KW1 KEY BLANKS	5.02	
		30053 LOWE'S BUSINESS ACCOUNT	5-TIER HEAVY DUTY SILVER METAL UTILITY S	85.48	
01-201-26-310-220		Operating Maintenance	TOTAL FOR ACCOUNT		573.38
					=====
TOTAL for DEPARTMENT 310					573.38
DEPARTMENT 335					
		30053 LOWE'S BUSINESS ACCOUNT	5/16" X 6" CARBIDE MASONRY DRILL BIT	15.04	
		30053 LOWE'S BUSINESS ACCOUNT	5/16" X 2-1/4" CONCRETE SCREWS ANCHORS (38.12	
		30053 LOWE'S BUSINESS ACCOUNT	1" X 2" X 8' SPRUCE PINE FIR LUMBER	12.00	
		30053 LOWE'S BUSINESS ACCOUNT	SAKRETE 60LB CONCRETE MIX	225.68	
01-201-26-335-020		RECYCLING OE	TOTAL FOR ACCOUNT		290.84
		30454 BLUE DIAMOND DISPOSAL, INC.	JULY 2025 GARBAGE CONTRACT	57,750.00	
		30483 SCMUA	06/24/2025 GARBAGE DISPOSAL	6,738.16	
		30483 SCMUA	07/01/2025 GARBAGE DISPOSAL	7,013.76	
01-201-26-335-030		GARBAGE CONTRACT	TOTAL FOR ACCOUNT		71,501.92
					=====
TOTAL for DEPARTMENT 335					71,792.76
DEPARTMENT 375					
		30834 NJRPA	07/01/25-06/30/26 NJRPA Membership - Deb	275.00	
01-201-28-375-202		Dues & Memberships	TOTAL FOR ACCOUNT		275.00
		30830 GANNETT NEW YORK/NEW JERSEY LOCALIQ	06/06/25 - NOTICE OF RECREATION COMMITTE	12.77	
01-201-28-375-208		Advertising	TOTAL FOR ACCOUNT		12.77
					=====
TOTAL for DEPARTMENT 375					287.77
DEPARTMENT 420					
		30828 ARMENO, DEBORAH	FLOWERS	59.96	
		30854 JERSEY SHIRTS AND DESIGN	TRIATHLON T-SHIRT: MOUNTAIN BLUE HEATHER	550.00	
		30786 CROWN AWARDS	PRINTING COST	62.50	

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 420					
		30786 CROWN AWARDS	ITEM #CM93BKRG - 2 1/2" STARLET INSERT G	311.25	
		30786 CROWN AWARDS	SHIPPING	26.99	
		30828 ARMENO, DEBORAH	SASH FOR COUNTY FAIR	26.57	
		30232 BROTHERS MANAGEMENT ASSOCIATES, INC.	SUMMER CONCERT - THE WOOD VIBRATIONS - S	1,950.00	
01-201-30-420-020		CELEBRATION PUBLIC EVENTS	TOTAL FOR ACCOUNT		2,987.27
					=====
TOTAL for DEPARTMENT 420					2,987.27
DEPARTMENT 430					
		30846 JCP&L	RESCUE SQUAD - FLASHING LIGHT	4.65	
		30846 JCP&L	RESCUE SQUAD	59.64	
01-201-31-430-619		Rescue Squad	TOTAL FOR ACCOUNT		64.29
		30846 JCP&L	ANIMAL SHELTER	91.83	
01-201-31-430-658		Animal Control Utilities	TOTAL FOR ACCOUNT		91.83
		30843 JCP&L	NEIL GYLING - ACCT #100030508426	64.39	
		30846 JCP&L	ROSEVILLE ROAD	758.61	
01-201-31-430-661		P & R Utilities	TOTAL FOR ACCOUNT		823.00
		30846 JCP&L	MUNICIPAL COMPLEX	1,075.07	
		30846 JCP&L	SCHOOL MUSEUM	5.24	
01-201-31-430-663		Publ Bldgs/Grounds Utilities	TOTAL FOR ACCOUNT		1,080.31
		30846 JCP&L	DPW GARAGE	650.16	
01-201-31-430-670		DPW Utilities	TOTAL FOR ACCOUNT		650.16
					=====
TOTAL for DEPARTMENT 430					2,709.59
DEPARTMENT 435					
		30846 JCP&L	STREET LIGHTING - RTE 206 & WATERLOO RD	83.57	
		30846 JCP&L	STREET LIGHTING - ACORN ST	70.25	
		30846 JCP&L	STREET LIGHTING - FOREST LAKES	22.09	
		30846 JCP&L	STREET LIGHTING - ASCOT MANOR	34.02	
01-201-31-435-020		STREET LIGHTING	TOTAL FOR ACCOUNT		209.93
					=====
TOTAL for DEPARTMENT 435					209.93
DEPARTMENT 440					
		30469 XTEL COMMUNICATIONS	JULY 2025 LONG DISTANCE CHARGES	425.23	
		30845 PLANET NETWORKS, INC.	AUGUST 2025 BUSINESS FIBER INTERNET 250/	99.95	
		30845 PLANET NETWORKS, INC.	AUGUST 2025 STATIC IP ADDRESS	40.00	
01-201-31-440-601		A&E Utilities	TOTAL FOR ACCOUNT		565.18
					=====

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 440					
TOTAL for DEPARTMENT 440					565.18
DEPARTMENT 446					
01-201-31-446-675	30878	ELIZABETHTOWN GAS <i>Fire Dept Utilities</i>	34 LEE HILL RD - ACCT #5628595432 TOTAL FOR ACCOUNT	41.05	41.05
TOTAL for DEPARTMENT 446					=====
					41.05
DEPARTMENT 455					
01-201-31-455-020	30642	BYRAM TWP SEWER OPERATING UTIL <i>MUNICIPAL SEWER CHARGES</i>	3rd Qtr 2025 Sewer Charges for Municipal TOTAL FOR ACCOUNT	1,460.42	1,460.42
TOTAL for DEPARTMENT 455					=====
					1,460.42
DEPARTMENT 460					
01-201-31-460-670	30480	ALLIED OIL, LLC <i>DPW Utilities</i>	06/23/2025 GASOLINE DELIVERY - 500.00 GA TOTAL FOR ACCOUNT	1,301.35	1,301.35
TOTAL for DEPARTMENT 460					=====
					1,301.35
DEPARTMENT 465					
01-201-32-465-000	30483	SCMUA	06/24/2025 RECYCLING TAX	194.37	396.69
	30483	SCMUA	07/01/2025 RECYCLING TAX	202.32	
TOTAL for DEPARTMENT 465					=====
					396.69
DEPARTMENT 701					
01-213-07-701-001	30527	SCMUA	06/27/25 TIRE DISPOSAL TOTAL FOR ACCOUNT	416.25	416.25
TOTAL for DEPARTMENT 701					=====
					416.25

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 740					
01-213-07-740-001004	30369	HAROLD E. PELLOW & ASSOCIATES, Stormwater Management Planning (14)	MAY 2025 SERVICES - STORMWATER MANAGEMEN TOTAL FOR ACCOUNT	2,636.95	2,636.95
TOTAL for DEPARTMENT 740					2,636.95
DEPARTMENT 776					
01-213-21-776-030	27734	FRENCH & PARRELLO ASSOCIATES, PA 2021 - American Rescue Plan	JUNE 2025 ENGINEERING SERVICES FOR IMPRO TOTAL FOR ACCOUNT	7,702.00	7,702.00
01-214-24-776-005	30636	CENTER FOR PREVENTION & COUNSELING	DON'T GET VAPED IN/MARIJUANA PREVENTION	900.00	1,800.00
	30635	CENTER FOR PREVENTION & COUNSELING	ADDICTION 101 PROGRAM - 04/16/2025 - 10T	900.00	
	2024-2025 - MAC Grant TOTAL FOR ACCOUNT				
01-214-25-776-004	29930	SCMUA	06/30/25 BRUSH DISPOSAL	103.95	449.10
	29930	SCMUA	07/03/25 BRUSH DISPOSAL	52.20	
	29930	SCMUA	06/23/25 LEAF DISPOSAL	170.10	
	29930	SCMUA	06/23/25 BRUSH DISPOSAL	122.85	
2025 - Clean Communities TOTAL FOR ACCOUNT					449.10
TOTAL for DEPARTMENT 776					9,951.10
Developers Escrow (TD Bank)					
DEPARTMENT 000					
03-286-56-000-021	30862	HAROLD E. PELLOW & ASSOCIATES, Tilcon Quarry, Inc. - #72000-89433	QUARRY INSPECTION TOTAL FOR ACCOUNT	318.00	318.00
TOTAL for DEPARTMENT 000					318.00
Capital					
DEPARTMENT 058					
04-215-55-058-000	30856	HAROLD E. PELLOW & ASSOCIATES,	REVIEW BIDS & RECOMMEND AWARD	217.50	1,989.00
	30856	HAROLD E. PELLOW & ASSOCIATES,	ATTEDNANCE AT MEETING - 05/22/2025	217.50	
	30857	HAROLD E. PELLOW & ASSOCIATES,	PROJECT MANAGEMENT	290.00	
	30857	HAROLD E. PELLOW & ASSOCIATES,	PREPARE CONTRACT DOCUMENTS	37.00	
	30856	HAROLD E. PELLOW & ASSOCIATES,	PROJECT MANAGEMENT	580.00	
	30856	HAROLD E. PELLOW & ASSOCIATES,	DRAFT PLAN	212.00	
	30857	HAROLD E. PELLOW & ASSOCIATES,	PREPARE REPORTS/MEMOS	145.00	
	30857	HAROLD E. PELLOW & ASSOCIATES,	PREPARE SPECIFICATIONS	290.00	
	VARIOUS STREET IMPROVEMENTS (#005-2025) TOTAL FOR ACCOUNT				
TOTAL for DEPARTMENT 058					1,989.00

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	P0 #	Vendor	Description	Payment	Account Total
Sewer					
DEPARTMENT 502					
		30053 LOWE'S BUSINESS ACCOUNT	SURFACEMAXX 4500 PSI STEEL PRESSURE WASH	42.73	
		30053 LOWE'S BUSINESS ACCOUNT	SURFACEMAXX 3300 PSI WATER BROOM	47.48	
		29923 APPROVED AUTO ELECTRIC, INC	1231PMF 1000CCA DEKA BATTERY	189.90	
		30053 LOWE'S BUSINESS ACCOUNT	BLACK WATERPROOF WORK BOOTS	28.48	
		30053 LOWE'S BUSINESS ACCOUNT	PVC BLACK WATERPROOF STEEL TOE BOOTS	35.13	
		30053 LOWE'S BUSINESS ACCOUNT	4-PACK 10FT RATCHETING STRAP TIE DOWN W/	14.23	
		29923 APPROVED AUTO ELECTRIC, INC	734MF 800CCA DEKA BATTERY	189.90	
		29917 NETCONG HARDWARE CO., INC.	17OZ SAFE GREEN MARKING PAINT	8.09	
		30053 LOWE'S BUSINESS ACCOUNT	SURFACEMAXX 3700 PSI 1/4" FOAM CANNON	33.23	
		30152 ONE CALL CONCEPTS, INC.	JUNE 2025 MARKOUTS	9.50	
		30053 LOWE'S BUSINESS ACCOUNT	CRAFTSMAN CHROMELOCK 25FT TAPE MEASURE	13.62	
05-201-55-502-220	Maintenance		TOTAL FOR ACCOUNT		612.29
		30840 JCP&L	SEWER STATION - ACCT #100000100212	350.49	
		30839 JCP&L	SEWER STATION - ACCT #100000101160	410.41	
		30842 JCP&L	SEWER STATION - ACCT #100000072254	87.28	
		30841 JCP&L	SEWER STATION - ACCT #100000072452	34.22	
05-201-55-502-687	Electricity		TOTAL FOR ACCOUNT		882.40
TOTAL for DEPARTMENT 502					1,494.69
Open Space Trust					
DEPARTMENT 000					
		30835 TREE KING, INC.	REMOVAL OF STORM DAMAGED TREE (24-30") A	1,250.00	
		30855 HAROLD E. PELLOW & ASSOCIATES,	ESTIMATE CERTIFICATE/VOUCHER	120.00	
		30609 TREE KING, INC.	REMOVAL OF VARIOUS DEAD ASH TREES FROM T	18,500.00	
		30649 DENVILLE LINE PAINTING, INC.	CIP - 4 HANDICAP PARKING SPACES W/2 GORE	2,750.00	
17-286-56-000-001	Reserve - Open Space		TOTAL FOR ACCOUNT		22,620.00
TOTAL for DEPARTMENT 000					22,620.00
Recreation Trust					
DEPARTMENT 011					
		30827 GROUP SALES BOX OFFICE, LLC	PIRATES! THE PENZANCE MUSICAL TICKETS -	6,210.00	
		30827 GROUP SALES BOX OFFICE, LLC	HANDLING CHARGE	14.50	
20-286-56-011-001	CONSIGNMENT TICKETS		TOTAL FOR ACCOUNT		6,224.50
TOTAL for DEPARTMENT 011					6,224.50

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 300					
20-286-56-300-001	30788	MINI MOVERS DANCE, LLC	MAY 2025 MINI MOVERS DANCE CLASSES	273.00	
		DANCE CLASSES	TOTAL FOR ACCOUNT		273.00
				=====	
TOTAL for DEPARTMENT 300					273.00
Developers Escrow - VNB					
DEPARTMENT 001					
24-280-56-001	30861	HAROLD E. PELLOW & ASSOCIATES,	INSPECT SITE PLAN/SUBDIVISION	77.00	
	30859	HAROLD E. PELLOW & ASSOCIATES,	INSPECT SITE PLAN/SUBDIVISION	115.50	
	30860	HAROLD E. PELLOW & ASSOCIATES,	REPRODUCING PRINTS	202.50	
	30860	HAROLD E. PELLOW & ASSOCIATES,	INSPECT SITE PLAN/SUBDIVISION	462.00	
		Elizabethtown Gas Co. - #9707753709	TOTAL FOR ACCOUNT		857.00
				=====	
TOTAL for DEPARTMENT 001					857.00
DEPARTMENT 053					
24-280-56-053-001	30866	HAROLD E. PELLOW & ASSOCIATES,	INSPECT SITE PLAN/SUBDIVISION	290.00	
		Byram Land Development - Planning Bd	TOTAL FOR ACCOUNT		290.00
				=====	
TOTAL for DEPARTMENT 053					290.00
DEPARTMENT 141					
24-280-56-141	30851	MARAZITI FALCON, LLP	RECEIPT & REVIEW OF REVISED DOCUMENTS FO	52.50	
	30851	MARAZITI FALCON, LLP	RECEIPT & REVIEW OF REVISED PLANS FOR CA	52.50	
		Diane Carkhuff - #9707752551	TOTAL FOR ACCOUNT		105.00
				=====	
TOTAL for DEPARTMENT 141					105.00
DEPARTMENT 144					
24-280-56-144	30876	MARAZITI FALCON, LLP	COMMUNICATIONS W/S. SANTOLLA, d. mAGDZIA	105.00	
		Veolia Water NJ (8 Mountain Ave) - 9778	TOTAL FOR ACCOUNT		105.00
				=====	
TOTAL for DEPARTMENT 144					105.00

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	PO #	Vendor	Description	Payment	Account Total
DEPARTMENT 177					
24-280-56-177	30877	MARAZITI FALCON, LLP	REVIEW OF REVISED CONTRACT, ORDINANCE &	122.50	
		<i>Philip Prestia - #9707751072</i>	TOTAL FOR ACCOUNT		122.50
					=====
TOTAL for DEPARTMENT 177					122.50
DEPARTMENT 182					
24-280-56-182	30865	HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	145.00	
		<i>NJ Natural Gas Company - #9707751680</i>	TOTAL FOR ACCOUNT		145.00
24-280-56-182-001	30858	HAROLD E. PELLOW & ASSOCIATES,	PREPARE PERMIT APPLICATION	247.50	
	30858	HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	270.00	
		<i>NJ Natural Gas Company - Phase 1 Inspec Fees</i>	TOTAL FOR ACCOUNT		517.50
					=====
TOTAL for DEPARTMENT 182					662.50
DEPARTMENT 228					
24-280-56-228	30852	MARAZITI FALCON, LLP	DISBURSEMENTS - DUPLICATIONS (PHOTOCOPIE	0.75	
	30852	MARAZITI FALCON, LLP	REVIEW REVISED PLANS FOR SCULLY APPLICAT	52.50	
	30852	MARAZITI FALCON, LLP	REVIEW REVISED PLANS & COMMUNICATIONS FR	52.50	
	30852	MARAZITI FALCON, LLP	COMMUNICATIONS REGARDING REVISIONS TO SC	35.00	
	30852	MARAZITI FALCON, LLP	COMMUNICATIONS W/C. STONER & G. SHIVAS R	35.00	
		<i>Scully Properties, LLC - #4445377902</i>	TOTAL FOR ACCOUNT		175.75
					=====
TOTAL for DEPARTMENT 228					175.75
DEPARTMENT 238					
24-280-56-238	30813	MARAZITI FALCON, LLP	10/03/2024 - ATTENDANCE AT BYRAM/TRANSMI	122.50	
	30813	MARAZITI FALCON, LLP	DRAFT RESOLUTION FOR 242 US 206 NORTH, L	122.50	
	30813	MARAZITI FALCON, LLP	DRAFT RESOLUTION FOR BYRAM TRANSMISSION/	385.00	
	30813	MARAZITI FALCON, LLP	COMMUNICATIONS W/C. PHILLIPS, P. GLEITZ	122.50	
		<i>Robert Larusso - #4022900903</i>	TOTAL FOR ACCOUNT		752.50
					=====
TOTAL for DEPARTMENT 238					752.50
DEPARTMENT 242					
24-280-56-242	30867	HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	262.50	
		<i>Daniel F. Kettle - #2418684804</i>	TOTAL FOR ACCOUNT		262.50
					=====

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

Meeting Date: 07/15/2025 For bills from 06/28/2025 to 07/11/2025

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 242					
TOTAL for DEPARTMENT 242					262.50
DEPARTMENT 255					
	30850	MARAZITI FALCON, LLP	ATTENDANCE AT PUBLIC HEARING FOR FRANDAN	70.00	
	30850	MARAZITI FALCON, LLP	REVIEW APPLICATION IN PREPARATION FOR PU	35.00	
	30850	MARAZITI FALCON, LLP	DRAFT RESOLUTION FOR FRANDANO APPLICATIO	210.00	
24-280-56-255		Regina Frandano - #5405167304	TOTAL FOR ACCOUNT		315.00
TOTAL for DEPARTMENT 255					=====
					315.00
DEPARTMENT 259					
	30863	HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	30.00	
	30863	HAROLD E. PELLOW & ASSOCIATES,	PREPARE PERMIT APPLICATION	157.50	
	30864	HAROLD E. PELLOW & ASSOCIATES,	PREPARE PERMIT APPLICATION	112.50	
	30864	HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	30.00	
24-280-56-259		Connect Parent Corp (Brightspeed) - #971	TOTAL FOR ACCOUNT		330.00
TOTAL for DEPARTMENT 259					=====
					330.00

TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY

ORDINANCE NO. 012-2025

**AN ORDINANCE OF BYRAM TOWNSHIP AUTHORIZING THE SALE OF A
PORTION OF BLOCK 331, LOT 6, OWNED BY THE TOWNSHIP AND NOT
REQUIRED FOR PUBLIC PURPOSES, BY PRIVATE SALE,
TO THE CONTIGUOUS PROPERTY OWNER**

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq. authorizes local governments to sell municipally owned land not needed for public use, at private sale, to the owner of contiguous property, provided said property is less than the minimum size required for development under the municipal zoning ordinance and is without capital improvements thereon; and

WHEREAS, Byram Township has a claim of ownership to a portion of Lot W-32 depicted on “Map No. 3 Revised, Weaver House Cove, Cranberry Lake Summer Colony, Cranberry Lake, N.J. dated May 25, 1923” and filed with the Sussex County Clerk as Map No. 110B; and

WHEREAS, the Owner of adjoining Block 125, Lot 33, being known as Lot W-33 and the strip of land adjoining the westerly line of W-33, ten feet in width paralleling the dividing line between Lots W-33 and W-22 and being the easterly portion of W-22, as shown on Map No. 110B, has a claim of ownership to a portion Lot W-32 consisting of a strip of land containing approximately 1,765 square feet situated between the boundary line of Block 125, Lot 33 and the canal bulkhead, inclusive thereof, as depicted on a survey entitled “Map of Property 127 North Shore Road Lot 33 Block 125 & Lot 37 Block 124” prepared by Alfred A. Stewart, Jr. dated March 9, 2023, last revised May 5, 2025 (“Subject Area”); and

WHEREAS, the Subject Area has been in the possession of and used exclusively, openly, notoriously, visibly, continuously, and uninterrupted by Owner since September 27, 1968, and no one has ever questioned Owner’s use or occupancy of said property; and

WHEREAS, the Township and Owner desire to finally resolve any and all disputes regarding title to the Subject Area; and

WHEREAS, the Township and Owner are the only real property owners contiguous to the Subject Area; and

WHEREAS, the Subject Area is less than the minimum size required for development under the Township's Zoning Ordinances and without capital improvements which may be necessary and incidental to the lawful performance of any function of the Township; and

WHEREAS, the Owner has offered to purchase the Subject Area for \$2,500.00; and

WHEREAS, the Township has determined that the Subject Area is not needed for public use, and given the unique circumstances regarding its historical ownership and use, it is in the Township's best interest to convey any and all interest it may have to the Subject Area to the contiguous Owner; and

WHEREAS, upon final passage of this ordinance, the Owner shall apply to the Township Land Use Board for a subdivision/lot line adjustment of the Subject Area which shall then be merged by deed with Block 125, Lot 33.

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

1. The Subject Area, as depicted on a survey entitled "Map of Property 127 North Shore Road Lot 33 Block 125 & Lot 37 Block 124" prepared by Alfred A. Stewart, Jr. dated March 9, 2023, last revised May 5, 2025, shall be sold to the Owner of Block 125, Lot 33 by private sale in the amount of \$2,500.00, in accordance with N.J.S.A. 40A:12-1 et seq and the Township's authority to settle claims subject to the following conditions:

a. The Owner shall apply to the Township Land Use Board within 180 days of publication of this Ordinance for a subdivision/lot line adjustment of the Subject Area which shall be then be merged by deed with Block 125, Lot 33.

b. This Ordinance shall take effect immediately after adoption and publication according to law.

c. The Township Attorney is authorized to prepare the necessary documents to convey the Subject Area to the Owner Block 125, Lot 33.

d. The Mayor and Township Clerk are authorized to sign the necessary documents to effectuate the intent and purpose of this Ordinance.

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.

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.

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

Introduced: July 15, 2025 Adopted:

BYRAM TOWNSHIP COUNCIL

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

NOTICE OF INTRODUCTION

Notice is hereby given that the foregoing Ordinance was submitted in writing at a meeting of the Mayor and Council of the Township of Byram, in the County of Sussex, New Jersey, held on the 15th of July 2025. Introduced and read by title and passed on the first reading and that said Township Mayor and Council will further consider the Ordinance for second reading and final passage thereof at a meeting to be held on the 12th day of August, 2025 at 7:30 p.m., at the Township of Byram Municipal Building, 10 Mansfield Drive, Stanhope, New Jersey, at which time and place a public hearing will be held thereon by the Township Council and all persons and citizens in interest shall have an opportunity to be heard concerning same. Copies of this ordinance are available at the Clerk's office Monday through Friday from 8:30 a.m. to 4:30 p.m.

Cynthia Church, RMC
Township Clerk

Prepared by:

Robert B. McBriar. Esq.

SEPTIC LINE EASEMENT

This Septic Line Easement is made on July ____, 2025,

BETWEEN **BYRAM TOWNSHIP**, a Municipal Corporation of the
State of New Jersey, whose address is 10
Mansfield Drive, Byram, New Jersey 07874,

referred to as the Grantor,

AND

ANGELA R. PRESTIA, residing at 501 Mattison
Avenue, Ambler, Pennsylvania, 19002,

referred to as the Grantee.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the Septic Line Easement ("Easement") described below to Grantee. This transfer is made for the sum of One Dollar and 00/100 (\$1.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by the Grantor.

Tax Map Reference. (N.J.S.A. 46:15-1.1) The municipality is Byram Township located in Sussex County, New Jersey. The Easement being conveyed hereby is located on a portion of North Shore Road that transects Block 125, Lot 33 and Block 124, Lot 37 as identified on the Official Tax Maps of Byram Township.

Property. North Shore Road is a public through street owned and maintained by the Grantor. Grantee is the title owner of Block 125, Lot 33 and Block 124, Lot 37. The Easement consists of real property improved with an underground residential septic line constructed by Grantee. Said septic line connects the residential dwelling, septic tank, and pump tank located on Block 125, Lot 33, to the septic system disposal field located on Block 124, Lot 37. The Easement being conveyed is 20 feet wide and contains a total area of approximately 400 square feet ("Easement Area"). The legal description is annexed hereto as Schedule "A". The septic line is depicted on a Survey entitled "Map of Property 127 North Shore Road Lot 33 Block 125 & Lot 37 Block 124" prepared by Alfred A. Stewart, Jr. dated March 9, 2023, last revised May 5, 2025, annexed hereto

as Schedule "B".

Purposes of the Easement. This Easement conveys to Grantee, its successors, assigns, heirs, administrators, transferees, agents, and contractors (collectively "Agents") a permanent easement for the purposes of constructing, installing, using, operating, maintaining, improving, repairing, removing, replacing, renewing, monitoring, inspecting, and protecting a residential septic line, together with all necessary appurtenances and other related equipment, underneath the portion of North Shore Road located within the Easement Area. It is further the intention of this Easement to grant to Grantee and its Agents the permanent rights of ingress and egress to and from the Easement Area for the above stated purposes and all activities and actions related thereto.

Grantee shall not have any obligation to maintain the Easement Area. However, in the event the Grantee performs any work within the Easement Area, the Grantee shall restore same as near to its original condition as may be possible within a reasonable time. Grantee shall not remove any road pavement or close North Shore Road during the performance of any work without prior written consent from Grantor.

Grantor shall not allow the Easement Area to be obstructed, interfered with, or improved upon in any way that would prevent Grantee or its Agents from using, maintaining, or accessing the Easement Area. This Easement shall run with the land and shall be binding upon and inure to the benefit of the Grantee and Grantor and their respective successors and assigns in title or interest, in perpetuity.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

[Signatures Begin on the Following Page]

Signatures. The Grantor signs this Septic Line Easement as of the date at the top of the first page.

BYRAM TOWNSHIP

Cindy Church, RMC

Alexander Rubenstein, Mayor

STATE OF NEW JERSEY)

SS:

COUNTY OF SUSSEX)

I CERTIFY that on July ____, 2025, Cindy Church, personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person, Cindy Church, is the Clerk of Byram Township, the municipal corporation named in this Easement;

(b) this person is attesting witness to the signing of this Easement by the proper corporate officer, Alexander Rubenstein, who is the Mayor of the municipal corporation;

(c) this Easement was signed and delivered by the municipal corporation as its voluntary act duly authorized by a proper ordinance adopted its Governing Body;

(d) this person signed this proof to attest to the truth of these facts; and

(e) the full and actual consideration paid or to be paid for the transfer of title is \$1.00 (Such consideration is defined in N.J.S.A. 46:15-5)

Notary

CONTRACT FOR SALE OF REAL ESTATE

This Contract for Sale of Real Estate (“Contract”), effective the ____ day of July, 2025 (the “Effective Date”) is entered between **BYRAM TOWNSHIP**, a body corporate and politic of the State of New Jersey having an address at 10 Mansfield Drive, Stanhope, NJ 07874 (the “Seller”), and **ANGELA R. PRESTIA**, having an address at 501 Mattison Avenue, Ambler, Pennsylvania 19002 (the “Buyer”). Buyer and Seller, each a “party” and collectively, the “parties.”

WHEREAS, on March 2, 2023, Buyer received approvals from the Planning Board of the Township of Byram (the “Application”), memorialized on April 6, 2023 in Case No. Z02-2023 (the “Resolution”), to construct a vertical expansion of second story to Buyer’s home located at 127 North Shore Road, known on the Tax Maps of the Township of Byram as Block 125, Lot 33 (“Buyer’s Property”); and

WHEREAS, a survey of Buyer’s Property prepared in support of the Application revealed that a portion of the land Buyer claims is outside its property line and such area along the lake bulkhead (“Shoreline Property”) is owned by the Township; and

WHEREAS, Buyer contends that Buyer has continuously occupied, used, and maintained the Shoreline Property as Buyer’s own since 1968; and

WHEREAS, in order to satisfy a condition of approval set forth in the Resolution, and to avoid the delay, costs, and uncertainty of litigating a title dispute, the parties acknowledge and agree that subdividing the Shoreline Property from the real estate owned by the Township known on Byram Township’s tax maps as Block 331, Lot 6 (the “Township Lot”), and transferring it via sale and deed to Buyer for merger into Buyer’s existing lot will be the most efficient and beneficial approach to clearing title to the Shoreline Property; and

WHEREAS, subject to the Planning Board’s approval to subdivide the Shoreline Property, and upon the additional terms and conditions set forth herein, Seller agrees to sell and transfer to Buyer and Buyer agrees to buy the Shoreline Property.

NOW, THEREFORE, in consideration of the mutual promises, and representations as set forth herein, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, agree as follows:

1. Recitals. The foregoing Recitals are incorporated by reference as if fully set forth in this Contract.

2. Purchase of the Property. Pursuant to the terms and conditions herein, Seller agrees to sell, and Buyer agrees to purchase from Seller the “Property”, as hereafter further defined.

3. Property. The “Property”, which is the subject of this Contract, is a portion of the Township Lot (Block 331, Lot 6 on the Byram Township Tax Map) as depicted on a survey entitled “Map of Property 127 North Shore Road Lot 33 Block 125 & Lot 37 Block 124” prepared by Alfred A. Stewart, Jr. dated March 9, 2023, last revised May 5, 2025, annexed hereto as “Exhibit A” and as described in the Legal Description annexed hereto as “Exhibit B” (the “Property”). The sale of the Property is expressly conditioned on its subdivision from the Township Lot, and its merging with

the Buyer's Property located at 127 Northshore Road, Byram Township, New Jersey (Block 125, Lot 33) on the Byram Township Tax Map.

4. Purchase Price. The purchase price is \$2,500.00 (the "Purchase Price") which Buyer shall pay to Seller as follows: (i) a deposit in the amount of five hundred and 00/100 dollars (\$500.00) (the "Deposit") within seven (7) days from signing of this Contract; (ii) the balance of the Purchase Price in the amount of Two Thousand and 00/100 dollars (\$2,000.00) at closing of title ("Closing") in cash, by certified check or bank cashier's check.

5. Deposit Monies. The Deposit shall be held in escrow by the Buyer's designated title company, Couch Braunsdorf (the "Escrow Agent" or "Title Company") until closing, at which time all monies shall be paid over to Seller.

6. Time and Place of Closing. The Buyer and Seller agree the Closing shall occur thirty (30) days following the final memorialization of the subdivision in satisfaction of the Subdivision Contingency as the estimated date for the closing. Both parties will fully cooperate so the closing can take place on or before the estimated date. The closing will be held at the offices of the attorney for the Buyer, Schenck, Price, Smith & King, LLP located at 351 Sparta Avenue, Sparta, New Jersey 07871 or pursuant to the exchange of closing document via mail.

7. Transfer of Ownership. At Closing, Seller will transfer ownership of the Property having title that is good and marketable, and free and clear of all liens, encumbrances and claims and rights of others. At Closing, the Seller will deliver to Buyer a properly executed "Deed" (as hereafter defined), Affidavit of Title, and such additional documents reasonably requested by Buyer and the Title Company, each in the form and substance acceptable to Buyer and the Title Company, in recordable form. The Deed shall provide that the Property will merge with Buyer's existing property located at 127 Northshore Road, Byram Township, New Jersey (Block 125, Lot 33) on the Byram Township Tax Map.

8. Type of Deed. A Deed is a written document used to transfer ownership of Property. In this sale, the type of Deed to be delivered will be a Deed of Bargain and Sale with Covenant against Grantors Acts. The Deed shall contain the full legal description of the Property.

9. Physical Condition of the Property. The Buyer shall have sixty (60) days commencing on the Effective Date ("Due Diligence Period"), to conduct any and all inspections, evaluations, investigations, testing and due diligence of any kind, type or nature, of the Property, as desired in Buyer's sole discretion ("Due Diligence"). Buyer may terminate this contract any time during the Due Diligence Period for any reason or no reason in Buyer's sole discretion, and upon such termination, neither party shall have any further obligations or liabilities against the other, (except with respect to those obligations hereunder which survive termination of this Contract).

10. Contingencies. Buyer's obligation to purchase the Property is expressly contingent upon the Buyer obtaining approval, in final and unappealable form from the Planning Board of the Township of Byram, Sussex County, allowing the Property's subdivision from the Township Lot, its recording in property records, and subsequent merger of the Property with Buyer's abutting property located at 127 Northshore Road, Byram Township, New Jersey (Block 125, Lot 33) on the Byram Township Tax Map (the "Approvals"). For avoidance of doubt, the sale of Property

shall be: (i) authorized by municipal ordinance authorizing the execution of the Contract, duly adopted by Byram Township; (ii) to amicably resolve any possible claims and defenses and in compliance with its authority to settle disputes and the provisions of the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq.; and (iii) in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as may be applicable (the foregoing obligations collectively, the “Subdivision Contingency”). The Buyer will apply for, at its sole cost and expense, a subdivision/lot line adjustment to the Byram Township Planning Board and the Sussex County Planning Board within forty-five (45) days of the Effective Date of this Contract. Buyer shall obtain, at its sole cost and expense from its surveyor and provide to Seller an updated Survey and legal description for Buyer's Property, Block 125, Lot 33, with the addition of the Property.

10.1 If the Approvals or Subdivision Contingency is not satisfied, the Buyer may cancel this Contract and receive a return of the full Deposit, and the parties shall have no further liabilities hereunder.

11. No Representations. This transfer is being made by the Township to Buyer “As Is,” and the Township therefore does not make any representations, express or implied, regarding the Property, including, without limitation, any warranty regarding the current title to and merchantability and/or fitness of the Property for the Purpose. At Closing, Buyer shall be deemed to have irrevocably waived any objections that it may have with respect to the Property, including and not limited to, the title of the Property. This Section shall survive the Closing.

12. ISRA Non- Applicability. The parties agree that its North American Industry Classification System (“NAICS”) number is 921120-12, and this transaction and the property is not subject to the Industrial Site Recovery Act, N.J.S.A. 13:1K-6 et seq. (“ISRA”).

13. Ownership. The Seller agrees to transfer, and the Buyer agrees to accept ownership of the Property having title that is good and marketable of record, free and clear of all liens and encumbrances, and free of all claims and rights of others, and insurable at regular rates by any title insurance company authorized to do business in New Jersey.

14. Risk of Loss. Since this is an “as is” agreement and Buyer is using the property the Buyer is responsible for any risk of loss and will close title in its condition at the time of closing.

15. Cancellation of Contract. If this Contract is legally and rightfully cancelled, the Deposit shall be returned to the Buyer and the parties will otherwise be free of any obligations or liability to each other.

16. Bulk Sales Notice. Buyer has satisfied itself that the sale of the Property is not a bulk sale of a business asset as defined in N.J.S.A. 54:50-38 et seq.

17. Title to the Premises. Title to be transferred shall be free and clear of all liens and encumbrances and shall be deemed marketable. Title to the Property shall be deemed marketable if Seller shall be able to convey title: (i) free of easements, restrictions, liens and encumbrances, (ii) in conformity with present zoning ordinances, (iii) insurable by a title insurance company licensed to do business in the State of New Jersey at standard rates, and (iv) title to be conveyed shall be that of the record owner of the Property.

18. Realtor's Commission. The Parties agree that there are no real estate brokers ("Broker") involved in this transaction. Both parties will hold each other harmless, indemnify and defend each other in the event of a claim by a Broker. This provision shall survive closing.

19. Complete Agreement; No Recording; Miscellaneous. This Contract is the entire and only agreement between Buyer and Seller. This Contract replaces and cancels any previous agreements between Buyer and Seller. This Contract can only be changed by an agreement in writing signed by both Buyer and Seller. The Seller also promises that Seller has not made any other Contract to sell the Property to anyone else.

20. Parties Liable. This Contract is binding upon all parties who sign it and all who rightfully succeed to their rights and responsibilities.

21. Notices. All notices and other communications hereunder shall be in writing and shall be deemed duly given to each party at its address set forth on the first page of this Contract, or any subsequent address delivered by a party to the other party, identified as such party's new address, when in writing and: (i) delivered personally to the recipient; (ii) one (1) business day after being sent to the recipient by nationally recognized prepaid overnight delivery service; (iii) one (1) business day after facsimile transmission or electronic mail to recipient, with receipt acknowledged; or (iv) four (4) business days when mailed by registered or certified mail with return receipt requested postage prepaid, to the intended recipient at its address provided herein, or as otherwise provided by a party in compliance herewith. In addition, copies of notices shall be provided to party counsel, as follows:

As to Buyer: Angela R. Prestia
c/o Angela M. Dougherty
885 Lantern Lane
Blue Bell, PA 19422

Copy to: Schenk, Price, Smith & King, LLP
351 Sparta Avenue
Sparta, New Jersey 07871
Attention: Robert B. McBriar, Esq.
e-mail address: rbm@spsk.com

As to Seller: Bryam Township
10 Mansfield Drive
Stanhope, NJ 07874

Copy to: Thomas J. Molica, Jr. , Esq.
Vogel, Chait, Collins & Schneider
25 Lindsley Drive, Suite 200
Morristown, NJ 07960-4454
Phone: (973) 538-3800
e-mail address: tmolica@vccslaw.com

22. Governing Law; Consent to Jurisdiction; Venue. The laws of the State of New Jersey (without giving effect to its conflict of laws principles) govern all matters arising out of or

relating to this Contract and the transactions contemplated herein, including, without limitation, its interpretation, construction, performance, and enforcement. Each party hereby consents to the exclusive jurisdiction of the State or Federal Courts located in the State of New Jersey, county of Sussex, as proper venue for the resolution of any dispute arising out of or relating to this Contract and waives any objection that it may now or later have to governing law or jurisdiction.

23. Rights and Remedies Cumulative. The enumeration of either party's rights and remedies pursuant to this Contract is not intended to be exhaustive. A party's exercise of any right or remedy hereunder does not preclude its exercise of any other right or remedy, all of which are cumulative.

24. Severability. If any provision of this Contract is held invalid, illegal or unenforceable by a court of competent jurisdiction, the validity, legality and enforceability of the remaining provisions of this Contract are not affected or impaired in any way, and the parties shall endeavor to negotiate in good faith a replacement provision that is valid, legal and enforceable and carries out the parties' intentions pursuant to this Contract.

25. Survival of Representations. Representations and warranties herein shall survive the closing of title and delivery of the deed.

26. Amendment and Modification. This Contract may not be amended orally, and may only be amended, modified or supplemented by the parties' written agreement, which agreement specifically identifies itself as an amendment to this Contract. Any waiver, alteration or modification of any provisions of this Contract shall not be binding unless in compliance with the foregoing.

27. Waiver. Any failure by a Party to comply with any obligation, covenant, agreement or condition herein may be expressly waived by the other Party, provided that any such waiver or failure to insist upon strict compliance with such obligation, covenant, agreement or condition shall not operate as a waiver of, or estoppel with respect to, any subsequent or other failure.

28. Counterparts; Electronic Signatures. This Contract may be signed in one or more counterparts (or with counterpart signature pages) which, taken together, shall constitute a fully executed Contract and shall be considered a single document. Any signature delivered by a party by facsimile, PDF or other electronic transmission shall be deemed to be an original signature to this Contract.

29. Timing. If any date on which a time period scheduled to expire herein or on which payment or performance is due falls on a Saturday, Sunday or holiday, the subject date shall be extended to the next business day.

30. Negotiated Agreement. THE PARTIES AGREE AND ACKNOWLEDGE THAT THIS IS A NEGOTIATED CONTRACT AND THAT THE RULE OF CONSTRUCTION THAT ANY AMBIGUITIES BE CONSTRUED AGAINST THE DRAFTING PARTY SHALL NOT APPLY. EACH PARTY ACKNOWLEDGES AND AGREES THAT THEY HAVE HAD THE OPPORTUNITY TO REVIEW THIS CONTRACT AND DISCUSS ANY QUESTIONS OR CONCERNS ARISING OUT OF THIS CONTRACT WITH LEGAL COUNSEL OF THEIR

CHOOSING REGARDLESS OF WHETHER SUCH PARTY ACTUALLY RETAINS OR CONSULTS WITH LEGAL COUNSEL.

ACKNOWLEDGED, SIGNED AND AGREED TO BY:

Attest:

TOWNSHIP OF BYRAM
Seller

Dated:

Attest:

ANGELA R. PRESTIA
Buyer

Angela R. Prestia

Dated:

EXHIBIT A

(Survey)

EXHIBIT B

(Legal Description)