

**TOWNSHIP OF BYRAM  
TOWNSHIP COUNCIL MEETING  
FEBRUARY 17, 2026  
EXECUTIVE SESSION – 6:30 P.M.  
REGULAR SESSION – 7:30 P.M.**

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

**OPEN PUBLIC MEETING STATEMENT**

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

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

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

**RESOLUTION**

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

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

- A. Attorney Client Privilege Communication
  - General
  - Gotham Communications

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

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

**BYRAM TOWNSHIP COUNCIL**

Certification: I certify that the Byram Township Council adopted the above resolution on February 17, 2026.

Cynthia Church, Municipal Clerk

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

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

**FLAG SALUTE**

**CHANGE IN NEW JERSEY LEGAL NOTICE PUBLICATION REQUIREMENTS:**

Please be advised that effective March 1, 2026, New Jersey law changes the way legal notices are published by public entities and applicants for development and approvals.

Under this new law, legal notices that were previously published in printed newspapers will now be published on the official website of the Township of Byram. This change is intended to increase public access, transparency, and reduce publication costs.

**What This Means for the Public:**

1. Legal notices will be available online at no cost
2. Notices will be posted on the official website of the Township of Byram
3. Notices will remain accessible for the legally required time period and will be archived for future reference

4. During the transition period in 2026, notices directing the public to the website will also appear in online news publications

**Where to Find Legal Notices:**

Beginning March 1, 2026, all legal notices may be found at:

👉 <https://www.byramtwp.org> . In addition, the State of New Jersey will maintain a centralized online directory linking to all participating public entity legal notice pages.

For assistance accessing legal notices or for questions regarding this change, please contact:

**Cynthia Church, Byram Township Clerk**

**Email: [CChurch@byramtwp.org](mailto:CChurch@byramtwp.org)**

This notice is provided in accordance with New Jersey law to inform the public of changes to legal notice publication requirements.

**APPROVAL OF AGENDA** – Motion by Councilwoman Franco, second by Councilman Proctor to approve the agenda with addition of three discussion items.

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

**RENEWAL OF LICENSE – 2026 QUARRY LICENSE**

*Daniel Namiman – Plant Manager – provided an explanation of the operation regarding the blasting and rock crushing for 2026. On average they have about 40 truck loads a day removed. They are anticipating about 20 blasts in 2026.*

*Township Engineer Cory Stoner submitted the following memo:*

*I have reviewed the 2026 Quarry License Application for the above referenced properties. Based on a review of this application, I offer the following comments:*

- 1. The documents submitted as part of this application were included in a binder that was entitled “Byram Township, Quarry License Application, Year 2026, submitted by: Tilcon Engineering Department, 9 Entin Rd., Parsippany, NJ 07054”.*
- 2. The items required by §189-4 and §189-5 of the Byram Township Code for a quarry license application have been substantially submitted in the Applicant’s license application to the Township. I believe the application is complete as presented.*

*3. Comments Regarding Conditions of 2025 Resolution:*

*a. Condition No. 3 – Wetlands: Activity at the quarry increased during the past year but wetland areas on the property have not been impacted. As stated in previous years, I do not feel that a new wetland investigation is needed until Tilcon plans to expand the operations in the quarry closer to the previously delineated wetland areas. The condition of it being Tilcon’s obligation to comply with the regulations and requirements of the NJDEP should be continued in 2026.*

*b. Condition No. 4 – Noise: While minor blasting has occurred in the past year, no complaints are known to be filed regarding noise emanating from the quarry. If any complaints are made in 2026, Tilcon will be responsible for taking any mitigation measures that may be warranted.*

*c. Condition No. 5 – Performance Bond: The amount of the performance bond for the restoration of the 40 acre quarry was adjusted as follows for 2017:*

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Borrow Material - 18" Thick Overburden	C.Y.	97,000	\$9.00	\$873,000.00
2	Topsoiling, 4" Thick, Seeding, Mulching	Acre	40	\$5,000	\$200,000.00
<b>TOTAL</b>			<b>\$1,073,000.00</b>		

*A Performance Bond Amount = \$1,073,000 x 120% = \$1,287,600.00 was posted with the Township. While a number of years have now passed since the last estimate was prepared, the area of restoration was conservatively sized and I believe that the bond amount would be sufficient for the restoration of the quarry property now that the “lower” tract of the original quarry is no longer part of this application. It is, therefore, my recommendation that the amount of this bond be held for the 2026 renewal.*

d. Condition No. 6 – NJPDES Permit: The Byram Quarry NJPDES permit #NJ-G0164283 & Program Interest ID #286606 which authorized discharge of stormwater and mine dewatering is still in full force and effect according to Mr. O'Reilly. NJDEP Water C&E Program conducted a Water Quality compliance inspection in 2025 and found the facility (PI ID #286606) in compliance with applicable Department regulations and/or permit conditions.

e. Condition No. 7 – Storage of Solvents Prohibited: The quarry site was active for most of the year, with multiple blasting days and the removal of loads of stone from crushed stone piles. No evidence that industrial solvents were being stored on the quarry property was noted during our 2025 inspections. Tilcon should take the proper steps to ensure that industrial solvents are not stored on the site and that the handling of oil and fuel is done so in a proper manner.

f. Condition No. 8 – Equipment Auctions: No equipment auctions occurred within the past year. No auctions shall occur on the site unless proper permits are obtained from the Township.

g. Condition No. 9 – Soil Erosion Permit: The Soil Erosion & Sediment Control plan for the quarry was approved effective July 09, 2024 and will be good through January 2028. Our office has invited the Sussex County Soil Conservation District to each of the quarterly inspections, but an inspector has not been available to meet with us on the inspection dates. Our office will continue to invite the District to the quarterly inspections. A new Soil Erosion & Sediment Control plan should be submitted for approval prior to the expiration of the current plan. Tilcon is to provide our office with proof of the application and re-certification.

h. Condition No. 10 – Dust Control: As requested, Tilcon installed a pumping system in 2006 to utilize water from the on-site detention basin for dust control instead of groundwater that is obtained from site wells. Tilcon has stated that the use of this water was continued during 2025 operations and will continue during 2026.

i. Condition No. 11 – Payment of Fees: The Byram Township Clerk should verify that all fees have been paid to date.

j. Condition No. 12 – Equipment Storage: I recommend that the condition be continued in 2026 that Tilcon or any other company that is removing stockpiles of material from the quarry shall not store any equipment that is not directly related to the quarry operation. There is an increase of equipment on site due to the quarry being active, however all equipment on site is used to support Quarry operations.

k. Condition No. 13 – Water & Wetlands: A report on the monitoring well readings for 2025 have been submitted by Weston & Sampson, PE, LS, LA, Architects, PC; and is dated November 14, 2025. Based on a review of this report, no major changes have occurred. While no major changes have occurred, the submittal of this report should be a requirement that continues in 2026 and forward to ensure that no changes occur in the future, since blasting and quarrying operations will continue during 2026.

l. Condition No. 14 – Driveway: The driveway between Lackawanna Drive and the old weigh station/sales office was last resurfaced and striped in the Fall of 2019. The driveway is still in satisfactory condition but should be monitored for repairs in 2026.

m. Condition No. 15 – Access Road: The access road was maintained in an acceptable manner in 2025. Tilcon should continue in 2026 to keep this roadway free of ruts and potholes and minimize dust and noise that are created by vehicles traveling up and down the main access road.

n. Condition No. 16 – Fencing & Security: The orange construction fencing which was installed along the perimeter of the quarry was replaced years ago with a chain link fence to keep ATV riders out of the quarry. Tilcon repaired the fence in various locations in 2025. It is recommended that the condition of fencing be maintained to remain a requirement of the 2026 quarry approval.

o. Condition No. 17 – Haybale Protection of Wetlands: During inspections in 2025, it was noted that the silt fence and hay bales that are in place around the wetlands on the site were in need of repair, subsequently they were repaired and are now in satisfactory condition. The condition to protect these wetlands should continue in 2026. Access road maintenance, weed control, etc. to be maintained to facilitate access for our inspector during future inspections.

p. Condition No. 18 – Stone Check Dams: The stone check dams were in satisfactory condition at the time of the last inspection, on December 19, 2025. The condition that these stone check dams remain in place and free of silt should be continued in 2026.

q. Condition No. 19 – Asphalt Berms for Paved Equipment Parking: The asphalt berms appear to be in working order. These berms should be monitored during 2026 and replaced as needed during quarry operations in 2026.

r. Condition No. 20 - Aerial Photograph Exhibit: A photo of the quarry has been provided. Based on a review of this photograph versus NJDEP GIS imagery, it is easy to see that quarry has not grown in size in a number of years.

s. Condition No. 21 – Inspections: As required per Chapter 189 of the Byram Code, the Township Engineer shall make periodic inspections to evaluate the Applicant's performance with respect to the conditions of the license. The dates of these inspections and the individuals in attendance during these inspections were as follows:

- 2nd Quarter – Performed on May 16, 2025, with Ralph Courtright (HPA), Steve O'Reilly (Tilcon) & Dan Naiman (Tilcon) in attendance.
- 3rd Quarter – Performed on August 26, 2025, with Ralph Courtright (HPA) & Dan Naiman (Tilcon) in attendance.
- 4th Quarter – Performed on December 19, 2025 with Ralph Courtright (HPA) & Dan Naiman (Tilcon) in attendance.

No one from the Council, the Environmental Commission, nor the Sussex County Soil Conservation District were present during the quarterly inspections, however they were notified of the inspection dates and times. The operations were inspected during these visits to evaluate the Applicant's performance with respect to the conditions of the license. Based on the visits, it was found that the

operations on the site were consistent with the license. Copies of the 2nd and 3rd quarter reports have been included in Part 6 – Exhibit E of the Application. The 4th quarter report was not included in the Application.

t. Condition No. 22 – Listing only the properties that have quarrying rights on New Jersey State license applications: The properties that are included in this license are listed appropriately and include:

Block 226, Lot 8 Block 362, Lot 5  
Block 357, Lot 1 Block 363, Lot 2  
Block 358, Lot 1

The license application and Soil Erosion and Sediment Control Plan Certification refer to only these properties. The title block for the quarry license plans also includes only these properties.

u. Condition No. 23 – Contaminated Soil: A condition of the 2025 approval was that no contaminated soils were to be imported onto the quarry property and if it is confirmed that contaminated soils have been imported, they must be promptly and properly removed. Based on this year’s inspections, no new soil was found to be imported onto the site. The condition that no contaminated soil be imported onto the site should be continued in 2026.

v. Condition No. 24 – Advance Notification of Blasting: My office was notified this year prior to the blasting that took place throughout the year. This condition should continue in 2026.

w. Condition No.25 – Fuel Storage Tank: The fuel storage tanks on the property are not currently in use. If these tanks are again utilized, Tilcon shall clean out the secondary containment system, repair any defects in the tank and properly prepare the tank for reuse.

x. Condition No. 26 – Updated Plans: Tilcon provided updated plans in 2026 as required per the 2025 license renewal. No changes are needed to the maps.

y. Condition No. 27 – Mine Registration Certificate: The Mine Registration Certificate provided expires on 03/31/2026. This will need to be renewed, and a copy provided to the Township.

z. Condition No. 28 – Permit To Use Explosives: The Permit to Use Explosives expires on 09/30/2026. This will need to be renewed, and a copy provided to the Township.

4. Additional Comments Regarding this Application:

a. During 2026, the quarry began to perform some crushing activities in order to produce a specific size product. The estimated numbers of rock product produced and prepared for sale are as follows:

Byram Quarry	Est. Tonnage
2025 Production	416,000
2025 Sales	110,000
Current Inventory on Ground	299,000
Projected 2026 Production	400,000-500,000

There were approximately 30 to 40 trucks a day during time during this past year. Per Tilcon representatives, the production of additional rock product will continue in 2026.

b. It appears that the quarry is back in production to at least some degree. Tilcon should be prepared to review the operations at the quarry during the license hearing.

With the above comments being made, I believe that Tilcon New York has complied with the conditions of this past year’s approval. Tilcon representatives should attend the hearing for the license application and be prepared to update the Council on the operations that will be occurring at the quarry in 2026. As long as the operations continue in 2026 as they have been occurring in past years, I would recommend that the Quarry License Application for Tilcon New York be approved for 2026 subject above listed items being conditioned and any other items that the Byram Township Council may wish being fully resolved.

**RENEWAL OF LICENSE – 2026 JUNK YARD – RAIMOS**

**Frank Nemeth – Spoke on the planning board approvals on the remaining building. Will begin grading and concrete.**

**Township Engineer Cory Stoner submitted the following memo:**

Raimo of Stanhope, Inc. has submitted an application for the 2026 license renewal for the operation of a junkyard in accordance with Byram Township Ordinance No. 14-2003. Based on a review of this application, I would like to offer the following comments:

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

The Licensee is continuing to complete the construction of buildings and site improvements that were part of the site plan approvals granted by the Planning Board a few years ago. The site operations and construction activities are occurring simultaneously but are being performed in a neat and orderly manner like they have been for years.

2. The Resolution granting Raimo of Stanhope, Inc. a license for 2025 to operate a junkyard listed a number of conditions. The conditions and the summary of the action taken by the Licensee are as follows:

a) Condition No. 1 – The license shall comply with all conditions and requirements of the Planning Board approval that was granted on March 18, 2021. The Applicant has continued construction activities, and all activities are consistent with the approval granted by the Board. The condition of complying with all conditions of the Planning Board approval should be continued in 2026.

b) Condition No. 2 - The Licensee shall maintain a copy of the New Jersey Pollutant Discharge Elimination System (NJDEPS) permit and documents related to New Jersey Department of Environmental Protection (NJDEP) compliance on the premises and make these items available to the Township Engineer at the time of any inspection.

Based on a review of NJDEP Data Miner information, no violations noted for the subject property. The approval of the 2026 license should be conditioned on the Licensee continuing to provide inspection reports by the NJDEP.

c) Condition No. 3 – The licensed premises are lower than Route 206 so that the wooden fence along the Route 206 frontage does not fully obstruct the view of operations. The Licensee shall keep these evergreen trees in good condition and replace any damaged evergreens in 2025 if they may become diseased or eaten by deer or other animals. Most of the trees along Route 206 are good condition but a few have died and need to be replaced. The Licensee should continue to maintain these trees and upgrade the trees as needed to replace dead trees and finalize the landscaping to match the landscaping plans approved by the Planning Board in 2021.

d) Condition No. 4 – Netcong Avenue (50' ROW) divides the licensed premises (Block 37, Lots 26 & 27 are to the north of Netcong Avenue and Block 35, Lots 36 & 37 are to the south). At present, Netcong Avenue is 40'-50' wide at the entrance from Route 206 and has a gravel travel way. Licensee may store a maximum of three (3) vehicles, consisting of trailers and/or tandems, on the north side of Netcong Avenue 100' in length starting 50' from the Route 206 right-of-way. Once work on improvements to Netcong Avenue is started, no parking will be permitted along Netcong Avenue. All other equipment and piles of materials related to the operation of the facility must be located within the fenced premises. The Netcong Avenue improvements approved by the Planning Board are mostly completed except for the paving of the final wearing surface. During my recent visit to the property I noted several construction vehicles along Netcong Avenue but no vehicles related to the salvage business. Adherence to this condition should continue in 2026 so that Netcong Avenue remains open to vehicular traffic at all times.

e) Condition No. 5 – When Netcong Avenue were to be improved, the Licensee will remove or relocated any fencing approved by the Planning Board from the right-of-way at its own cost.

The right-of-way along Netcong Avenue is being modified as part of the Planning Board approval. All fencing along Netcong Avenue has been removed during construction and new fencing will be installed as approved on the 2021 site plan. This condition should be modified in 2026 to state that the fencing will be installed along the perimeter of the site as approved by the Planning Board.

f) Condition No. 6 – Licensee shall make a good faith effort to keep roll-off containers and other equipment and materials within the fenced area of Block 37, Lot 26 and Block 35, Lot 36. Block 35, Lot 35 is not part of the licensed premises. No roll-off containers or flatbed trailers shall be stored outside of the licensed premises. If the Licensee attempts to keep any roll-off containers, flatbed trucks or similar equipment on the non-licensed premises, then Licensee shall remove them until and unless the Licensee obtains a use variance and site plan approval from the Byram Township Planning Board for expansion of the operation. During visits to the site, roll-off containers were located outside the fenced-in area to allow room for construction equipment. Once all improvements are completed and prior to any final certificate of occupancy being granted, the Licensee will move all containers onto the licensed properties and keep the Block 35 Lot 35 property free of vehicles, trailers and roll-off containers.

g) Condition No. 7 – It is recognized that the existing concrete pad encroaches on the Millstream Lane right-of-way as a pre-existing condition. Licensee shall keep the right-of-way clear of debris and maintain in good condition the surveyor located property corner stakes.

During visits to the site, it has been noted that the Licensee has continued to keep the right-of-way clean of debris in 2025. The 2026 license should be conditioned on keeping the right-of-way free of debris and maintaining the property corners in good shape.

h) Condition No. 8 – The Licensee shall keep Block 31, Lots 29 and 30 and any other non-license property free of materials and ensure that these properties do not become a second deposit area for roll-off containers and flatbed trailers.

A few roll off containers were located on these properties due to construction activities on the other licensed properties. I have no objection to the temporary placement of these containers but these will need to be removed once the improvements are completed and final certificate of occupancies being granted. The condition that these properties be kept free of materials should continue in 2026.

i) Condition No. 9 – Records regarding pest control will be maintained on the premises and available for review by the Township Engineer during any inspection. The records regarding pest control maintained were reviewed during my visit. This condition should continue in 2026.

j) Condition No. 10 – Records regarding Licensee's environmental consultant shall be maintained on the premises and available for review by the Township Engineer during any inspection. Records from the Applicant's environmental consultant were on site and reviewed during my visit. This condition should continue in 2026.

k) Condition No. 11 – Records regarding fire safety service shall be maintained on the premises and available for review by the Township Engineer during any inspection. Following receipt, Licensee shall provide a copy of the DCA Certificate to the

Township Engineer. Records regarding fire protection service were on site and reviewed during my visit. This condition should continue in 2026.

l) Condition No. 12 – With regard to the requirements of Section 156-6(L), higher stacks/piles of materials shall continue to be kept in the middle of the licensed premises. Piles of scrap metal adjacent to residential properties shall be kept to a minimum with Licensee continuing to work to keep the site organized and minimize the view of stacked material from adjacent properties. The Licensee should continue to clean up the Block 35 lot 36 property and remove all remaining items from the site in 2024. The property is in compliant with this condition, and I have no objections of the current operations and the ability to keep the site neat and orderly. This condition should be continued in 2026.

m) Condition No. 13 – Vehicles shall not be parked between the fence on Block 35, Lot 37 and Route 206. No vehicles were parked in this area during my inspection. This condition, however, should continue in 2026.

n) Condition No. 14 – Licensee shall continue in 2025 to keep box trailers/containers off Block 31, Lots 29 and 30, which are not part of the licensed premises. No trailers or containers were found to be located on these properties during my inspection. This condition should continue in 2026.

o) Condition No. 15 – The fence gate for Lot 36 must be closed each night. The fences and gates around the license properties shall be maintained and any breaks shall be repaired as needed to discourage thefts and vandalism. All fences along Netcong Avenue have been removed while construction activities are occurring. The fences and gates will be replaced per the Planning Board site plan approval. It is recommended that this condition be continued in 2026 with the Applicant replacing the fence as required by the Planning Board approval.

p) Condition No. 16 – Netcong Avenue must be kept in a suitable condition acceptable to the Township Engineer and the Township Road Department Supervisor in 2025 and shall be paved as offered by the Licensee in accordance with the requirements of the Township Engineer and as approved by the Township Council. As offered by the Licensee, Netcong Avenue shall be maintained and paved as needed by the Licensee and not by the Township because the majority of the use of Netcong Avenue is by visitors to the licensed site and Licensee's heavy equipment. The condition of Netcong Avenue has been kept in suitable condition during the past year should continue in 2026.

q) Condition No. 17 - The stacking of vehicles on the licensed property shall be prohibited. Any vehicles or portion of vehicles that are stacked on the property shall be removed from the property or property stored. There shall be no storage of vehicles on Netcong Avenue. Stacking of vehicles or parts of vehicles was not observed within the fenced area of Block 35 Lot 36 during visits to the site. This condition should continue in 2026.

r) Condition No. 18 – The NJPDES permit for the facility has expired but has been extended administratively until a new permit is issued by the NJDEP. Copies of the new permit for the facility shall be provided to the Township when received from the NJDEP. Copies of the existing and new permit along with copies of the facilities Drainage Control Plan shall be maintained on the premises and available for review by the Township Engineer during any inspection. The NJDEP has still not issued any new NJPDES permits for salvage yard operations and all expired permits have been administratively extended until action is taken by the NJDEP. The 2026 license should be conditioned on the Licensee providing an update on the status of the permit and provide a copy of the NJPDES permit for the facility when it is renewed.

s) Condition No. 19 – The Licensee shall provide the Township with copies of quarterly water quality testing that is performed to assure the discharge of stormwater from the site meets NJDEP guidelines.

Copies of the 2025 reports were reviewed, and no items of concern were noted. This condition shall continue in 2026. As outlined above, the Licensee is still in the process of constructing the site improvements approved by the Planning Board and based on visits to the site, the operation of the facility is in substantial compliance with the conditions of last year's license. It is my recommendation that the license for 2026 be renewed with the above conditions remaining in place and that the Licensee continuing to meet all conditions of the Planning Board approval for this facility.

### **Crown Salvage**

The property has been sold and is no longer being used as a junkyard. Inspections will be done by the Township Engineer in the Spring to close out the use.

### **TOWNSHIP MANAGER, MAYOR, AND COUNCIL REPORTS**

**Township Manager** – On March 3, 2026 the Council will be an introduction of the budget. On the agenda tonight is an ordinance introducing the affordable housing consent order. The ordinance will go to the planning board to review at their meeting on the 19<sup>th</sup> and will be on the Township Council Agenda for March 3<sup>rd</sup> for adoption. Local Recreation Improvement grant was submitted to replace the lighting at CO Johnson Park.

**Mayor Rubenstein** – Attended the memorial for Councilman Roseff. Shows his appreciation to the bargaining units for opening up the consideration for other avenues for health benefits.

**Councilwoman Franco** – The Spring 2026 Recreation Brochure is ready and will be released tomorrow on our website, Community Pass, NIXLE, and on the school's social media outlets. Hawke Graphics prints copies to go home with all the Lakes School students and to be placed around town and in Town Hall. We now have 1173 members on Community Pass. The next Township event is the Polar Plunge- March 15th at 10am Lake Lackawanna Beach. This year is a St. Patrick's Day theme.

**Councilman Proctor** – Next Planning Board meeting is February 19<sup>th</sup> at 7:30pm. No public hearings.

**PUBLIC PARTICIPATION I**

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

No comments.

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

**APPROVAL OF MINUTES**

February 3, 2026, Regular & Closed Session Meeting Minutes - Motion by Councilwoman Franco, second by Councilman Proctor to approve minutes.

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

**CONSENT AGENDA** – All are considered to be routine by the Members of the Township Council and will be enacted on by one motion. There will be no separate discussion of these items unless a citizen or Council member requests in which event the item may be removed from the general order of business and considered in its normal sequence on the agenda. Motion by Councilwoman Franco, second by Councilman Proctor to approve the consent agenda as presented.

- A. Resolution No. 052-2026 – Resolution of the Mayor and Council of the Township of Byram Adopting an “Affirmative Marketing Plan” for the Township of Byram
- B. Resolution No. 053-2026 – Resolution Authorizing the Renewal of an Alcohol and Drug Testing Services Agreement between the Township of Byram and Valley Health System Inc.
- C. Resolution No. 054-2026 – Authorization to Execute Change Order No. 1 for Proposed Resurfacing of Various Streets – Net Increase of \$12,457.87
- D. Resolution No. 055-2026 – Township of Byram, County of Sussex, Sate of New Jersey, Appointing EB Employee Solutions, LLC, DBA the Difference Card to Provide HRA Services for the Township of Byram
- E. Resolution No. 056-2026 – Amending Resolution to Purchase Rock Salt under the Sussex County Pricing System for Budget Year 2026
- F. Resolution No. 057-2026 - Authorization to Purchase One (1) Trackless 51” Ribbon Snow Blower w/Sidewalk Chute Under the Houston-Galveston Area Council National Cooperative Purchasing System for Budget Year 2026
- G. Resolution No. 058-2026 – Authorizing Appointment of Legal Council and Award of Professional Service Contract in Connection Therewith
- H. Resolution No. 059-2026 – Resolution to Transfer 2025 Appropriation Reserves Current Fund
- I. Resolution No. 060-2026 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 403 Lot 456 for Tax Year 2026 and the Cancellation of Taxes for the Remainder of the First Half of 2026
- J. Resolution No. 061-2026 – Memorandum of Agreement – PBA Local 406
- K. Resolution No. 062-2026 – Memorandum of Agreement – DPW Local 32
- L. Resolution No. 063-2026 – Memorandum of Agreement – Clerical Local 32

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

**BILL LIST** – February 17, 2026 – Motion by Councilwoman Franco, second by Councilman Proctor to approve the bill list.

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

- **ORDINANCE – 1<sup>st</sup> Reading / Introduction**

- **AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BYRAM AMENDING CHAPTER 240 ENTITLED ‘ZONING’ OF THE CODE OF THE TOWNSHIP OF BYRAM TO ADD A NEW SECTION ‘240-93 AFFORDABLE HOUSING’**

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

BE IT RESOLVED, that said Ordinance shall be further considered for final passage at the meeting of the Township Council of the Township of Byram on March 3, 2026, at 7:30 p.m. at the Municipal Building, 10 Mansfield Drive, Byram Township, at which time and place all persons interested shall be given an opportunity to be heard.

**ITEMS FOR DISCUSSION**

**Musconetcong Watershed Association** – is looking for a Stormwater Education Program donation and membership. Council does not see a reason to pursue.

**LVHS Scholarship** – looking for consideration from the council to sponsor a scholarship that would be awarded to a senior. Councilman Proctor will reach out to Mr. Reynolds for more information

**NJDEP Dog Park** – the NJDEP reported that there was a recent siting of a copperhead snakes; the DEP is concerned about the interactions in that area and that the dog park would need to be enclosed in with a snake-proof fence, and signage.

**FUTURE AGENDA ITEMS**

**PUBLIC PARTICIPATION II**

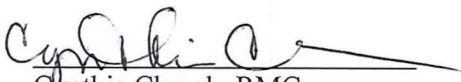
Motion by Councilwoman Franco, second by Councilman Proctor to open to the public.

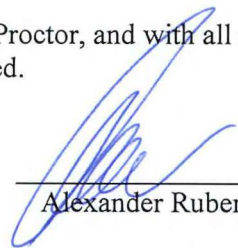
No Comments

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

**ADJOURNMENT**

On the motion of Councilwoman Franco, second by Councilman Proctor, and with all members in favor, the meeting was adjourned at 8:50 p.m. All members were in favor. Motion carried.

  
Cynthia Church, RMC  
Township Clerk

  
Alexander Rubenstein, Mayor