

**TOWNSHIP OF BYRAM
TOWNSHIP COUNCIL MEETING
MAY 19, 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.byramtwp.org/index.php/town_hall/township_council, and has been forwarded to those persons requesting notice.

ROLL CALL OF THE TOWNSHIP COUNCIL –Councilman Esposito, here; Councilwoman Franco, here; Councilman Gallagher, absent; 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 Gallagher, to go into executive session and adopt the below resolution.

RESOLUTION

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

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

- A. Attorney Client Privilege Communication
 - General
 - Block 330, Lot 1.07 TSC#2021-0007
 - Affordable Housing
- B. Personnel – Tax Assessor Position

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 May 19, 2026.

Cynthia Church, Municipal Clerk

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

RETURN TO OPEN SESSION - Motion by Councilwoman Franco, second by Councilman Proctor to return to open session at 7:36 p.m. All members were in favor. Motion Carried.

FLAG SALUTE

APPROVAL OF AGENDA – Motion by Councilwoman Franco, second by Councilman Proctor to approve the agenda. With the addition of discussion items on USDA Grant - Police Department, County 250 Year Anniversary, NJ Assembly Bill A4860 – extra state school funding to Highlands school district areas.

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

PROMOTION – LIEUTENANT – Kevin Perry

Chief Dellicker read aloud the following: *It is with great pride and confidence that I recommend Sergeant Perry for promotion to the rank of Lieutenant. Sergeant Perry's exemplary performance, leadership, and commitment to our department are evident in all he does. He consistently demonstrates professionalism and is highly respected by all ranks. His technical knowledge, training credentials, and ability to manage complex responsibilities make him tremendous asset to our agency. Sergeant Perry's dedication, character, and proven leadership make him exceptionally well-suited for this honor. I strongly support his promotion and am confident he will continue to serve our department and community with distinction.*

PRESENTATION OF THE 2025 AUDIT

Ray Sarinelli Township Auditor presented the budget. Byram Township had a sound year. Byram Township paid down long-term debt for the first time in 30 years. Very good financial results and long-term planning.

Mr. Sabatini showed his appreciation for the township CMFO Ashleigh Frueholz for keeping the township in check.

Resolution No. 110-2026 – Governing Body Certification of the Annual Audit

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

Resolution No. 109-2026 – Corrective Action Plan for the 2025 Audit

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

BYRAM TOWNSHIP HISTORICAL SOCIETY - proposed township matching contribution for the New Jersey Department of Travel and Tourism application.

Councilman Esposito presented the following on behalf of Suzy Von Lengerke of the Byram Township Historical Society:

The Byram Township Historical Society would like to thank the Township again for supporting the Byram Township Historical Society's tourism grant applications over the past several years. The program has allowed us to bring outside State funding into Byram to help promote our events, history, trails, outdoor recreation, and local businesses.

Over the past several years, BTHS has also expanded partnerships with the Environmental Commission, local schools, Wild West City, Cranberry Lake's Save Our Bridge organization, and Waterloo Village. We made significant improvements to the Roseville Schoolhouse, awarded a scholarship to a Byram high school student, and offered a growing number of free public programs and events that have had a very strong turnout.

For the upcoming grant cycle, BTHS expects to apply for the maximum grant amount, which would require a 25% Township match of \$6,250. One of the benefits of the matching funds is that they can sometimes be used for projects that the State grant itself won't cover, such as trail signs or potentially future veteran recognition banners or signage at Lockwood Cemetery. For example, BTHS is looking into using this year's matching funds toward trail signs requested by the Environmental Commission.

The Byram Township Historical Society appreciates the Township's continued partnership and respectfully requests the Council's support again this year.

RESOLUTION NO. 111-2026 - A Resolution Declaring Commitment to Provide Matching Funds for a New Jersey Cooperating Marketing Tourism Grant Applied for by The Byram Township Historical Society

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

TOWNSHIP MANAGER, MAYOR, AND COUNCIL REPORTS

Township Manager – The June 3rd Township Council meeting is cancelled. The next meeting will be on June 16, 2026 at its regular time. The Memorial Day celebration will be on Monday May 25th starting at 10am at the Roseville School House following the parade at 11 a.m. at the Cranberry Lake Fire House. There was a pre-construction meeting for paving with an anticipated start date of June 1, 2026.

Mayor Rubenstein – participated in TREPS program at the Byram Township School. The past weekend was the Hudson Farm Charity Hike. The Next meeting will be on June 16, 2026 at its regular time.

Councilman Esposito – Lake Hopatcong block party was this past weekend. Tomorrow Night at WWC is the Byram Township Historical Society Speaker Series Presents: An Evening with John Adams.

Councilwoman Franco – Recreation received one application for Miss Byram, the deadline to file is June 19, 2026. The Spring programs are going very well. They are currently accepting applications for the Townwide Garage Sale which is June 6th & 7th. To sign up email the Rec Dept. with your name, address, and phone number to enter. Address listing to be posted on June 3rd.

Councilman Gallagher – Byram Township Board of Education Meeting will be held on May 20, 2026. Memorial Day parade at 11 a.m. at the Cranberry Lake Fire House. Baseball and Softball will close out the season on June 6th.

Councilman Proctor – Byram Township Planning Board Meeting will be held May 21, 2026. Environmental Commission meets the following Thursday at 7p.m.

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

May 5, 2026, Regular & Closed Session Meeting Minutes - Motion by Councilwoman Franco, second by Councilman Proctor to approve minutes.

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

RESOLUTION NO. 107-2026 – Resolution of the Mayor and Council of the Township of Byram Accepting a Settlement of Tax Lien Issues Offered by Rose Properties NJ, LLC by its Attorney Deborah T. Feldstein by Letter and Waiving Interest and Paid Penalties Provided that the Taxes of \$54,373.35 are Paid in Full by Rose Property NJ, LLC

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

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

- A. Resolution No. 105-2026 – Resolution of Acceptance of Donation for Recreation Fishing Program
- B. Resolution No. 106-2026 – Chapter 159 – 2026 Clean Communities Grant
- C. Resolution No. 108-2026 – Confirming the Redemption of TTL #2024-00001

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

RESOLUTION NO. 112-2026 – Resolution of the Municipality / School District of Byram Township in Support of A4860, “Fairness for School Districts in Development Restricted Areas Act”

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

BILL LIST – May 19, 2026 – Motion by Councilwoman Franco, second by Councilman Proctor to approve the bill list.

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

ITEMS FOR DISCUSSION

USDA Grant - Police Department – Mr. Sabatini advised that the USDA grant is not going well and that addition funds will be needed. They need to dry proof the building; the walls need to be water pressure secured and that soil testing is needed. This is all just to get to the next phase in the plans. The Township Engineer submitted a memo on 5/19/2026 for the scope of work required to prepare the Environmental Report that is required to support the USDA grant. The estimate to perform the work needed would be \$5,000.00. This estimate does not include the environmental review of the building itself nor the phase one (1) environmental site assessment review. The price of that work would be an additional \$5,000.00. The 100-year flood plan associated with Lubbers Run will find that the entire Municipal Building will be located within the 100-year flood plain. This increases the cost of building construction due to building flood proofing requirements (3-4 feet of elevation), the cost of such an exercise would likely be over \$50,000.00 and could not guarantee that the results would find the building fully outside the 100-year flood limits.

Mayor Rubenstein mentioned that soil borings were done in 2020. Would like Mr. Sabatini to look to see if we can use them rather than having a new soil testing.

Mr. Sabatini said there would need to be a capital ordinance to move this forward.

The consensus of the council was to move forward with a capital ordinance to be introduced at the June 16th meeting.

Sussex County 250th Year Anniversary of the USA – Sussex County is having a celebration on June 7th at the Sussex County Fair Grounds at 3 p.m. They are asking for each town to put a display in the county building with the Town theme being 250th. What is put there will remain there through the Farm and Horse Show in August. They are recommending a proclamation, and something to be put in the township time capsule. Mr. Sabatini will be asking the Recreation Director to put something together.

Motion by Councilwoman Franco and Second by Councilman Proctor to authorize Mayor Rubenstein prepare a Proclamation

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

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 9:19 p.m. All members were in favor. Motion carried.


Cynthia Church, RMC
Township Clerk


Alexander Rubenstein, Mayor