

**TOWNSHIP OF BYRAM
TOWNSHIP COUNCIL MEETING
JUNE 16, 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, 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 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
 - Fair Share Housing
 - 10 Johnson Blvd

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 June 16, 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 Resolution No. 131-2026.

	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 PRESENT THE JUNE J. DOBSON SCHOLARSHIP AWARD - Amanda Molloy – Cathy Esposito of the BTHS presented the award to Amand Molloy.

ENVIRONMENTAL STEWARDSHIP AWARD - Brittany Maruschak

Peter Duglose of the Byram Township Environmental Committee presented the award for Brittany Maruschak.

MUNICIPAL ENGINEER PRESENTATION – East Brookwood Drainage & PD Renovation Project

East Brookwood Drainage – Cory Stoner, Township Engineer with Harold E. Pellow & Associates presented the following:

Township Engineer, Cory Stoner provided the township with a copy of the Stormwater Management Study completed by Harold E. Pellow & Associates, Inc. (HPA) for the East Brookwood residential community. The study was performed with the aid of a grant received from the New Jersey Highlands Council and aims to review stormwater management conditions in the East Brookwood section of the Township and provide conceptual designs for various improvements that could be implemented to address current stormwater management deficiencies.

The study report outlined recommended improvements. These improvements include basic pipe discharge upgrades to address soil erosion, rerouting of stormwater drainage flow to address drainage system deficiencies, and construction of enlarged and new stormwater management basins to slow down the flow of stormwater and provide improved water quality prior to system discharges. It also proposed the construction of new drainage pipe systems where no systems exist today and proposed rerouting existing drainage pipes where pipes are located today without recorded drainage easements.

The township engineer finds this to be a useful document for the Township in the future as potential stormwater management projects are considered and grant opportunities are pursued.

The Highlands Council should now be notified that the study is complete to receive grant funding.

Police Department Renovation Project - Cory Stoner, Township Engineer with Harold E. Pellow & Associates presented the following:

Upon review, it was found that the Flood Hazard Area rules that will be applicable to the Byram PD building project would be per the Inland Flood Protection Rules adopted on July 17, 2023. Per those rules, the regulatory flood depths along fluvial (non-tidal) water were raised to three feet above the FEMA's 100-year flood elevation to account for increases in rainfall intensities due to factors contributing to climate change. This would result in a Flood Hazard Area Design Flood Elevation Design of approximately 715 feet near the municipal building (712 feet + 3 feet).

Section 136-2.3 of the Township Code (Flood Damage Prevention) states that the Local Design Flood Elevation (LDFE) can be established from the FEMA Flood Insurance Studies with adjustments as summarized above. The Police Station, however, is considered a Class IV Critical Facility. For any proposed development of a new or substantially improved Class IV Critical Facility, the Local Design Flood Elevation is to be the Flood Hazard Area Design Flood Elevation with an additional 2 feet of freeboard in accordance with ASCE 24 – Flood Resistant Design and Construction. The LDFE for this building if utilized for a Police Station would then be 717 feet (715 feet + 2 feet).

Without survey information for the first-floor elevation of the existing building, it can be estimated that the elevation would be approximately 713 feet. This would again place the LDFE approximately 4 feet above the first-floor elevation of the building.

Note that the moratorium on the new REAL stormwater regulations only impacts flood hazard area design elevations for projects impacted by tidal waters near the New Jersey coast. A copy of document supplied by the NJDEP (last revised June 9, 2026) clarifies what regulations are to be applied to a project.

The township will move forward with getting the feasibility report.

A Capital Ordinance will be introduced at the next meeting to get the township through the next phase.

TOWNSHIP MANAGER, MAYOR, AND COUNCIL REPORTS

Township Manager – Reported on the current paving projects. They are working on Colby Drive, Manu and Hunters Lane. They will then finish up Little Paint Way. Milling started in Forest Lakes today. Attended Senior of the year award ceremony. Received an announcement about the milling and paving at will start on Rt. 206. Penny Holenstein, Township Tax Assessor will be returning as of July 1, 2026, Mr. Sabatini wished her the best.

Mayor Rubenstein – Attended Senior of the year award ceremony. Received correspondence from an interested party on the Village Center parcel.

Councilman Esposito – Nothing to report.

Councilwoman Franco – Attended the BOH meeting on May 26, 2026. The last Recreation Committee Meeting was canceled due to no quorum. Recreation hosted two very successful sold-out bus trips. On May 30th they took 55 residents to see the Mets vs the Marlins. On May 31st they took 55 residents to the Bronx Zoo. They have a sold-out bus trip in July

to see the Broadway Show Death of a Salesman. There are 11 tickets left for this Sundays Yankees game. Fall planning has begun. Spring Townwide Garage sale was a hit- next one in the Fall.

Councilman Gallagher – Byram Township Board of Education Meeting will be held on July 15, 2026. Byram Township last day of school was today.

Councilman Proctor – Byram Township Planning Board Meeting will be held on June 18, 2026 at 7:30pm.

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 19, 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					

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. Approval of 50/50 Raffle License for Lakeland Emergency Squad
- B. Resolution No. 113-2026 – Resolution Authorizing the Renewal of Liquor License to Byram Beverage Inc. Valid from 7/1/2026 Through 6/30/2027
- C. Resolution No. 114-2026 - Resolution Authorizing the Renewal of Liquor License to Freddys Bar & Gril Inc, Trading as Freddys Bar & Gril, Valid from 7/1/2026 Through 6/30/2027
- D. Resolution No. 115-2026 - Resolution Authorizing the Renewal of Liquor License to Tomahawk Lake Inc., Trading as Tomahawk Lake, Valid from 7/1/2026 Through 6/30/2027
- E. Resolution No. 116-2026 - Resolution Renewing a Plenary Retail Consumption License Issued to Mosaico Tavern LLC Valid rom 7/1/2026 Through 6/30/2027
- F. Resolution No. 117-2026 - Resolution Authorizing the Renewal of Liquor License to The Pink Elephant of Cranberry Lake, Trading as Golden Nugget Saloon, Valid from 7/1/2026 Through 6/30/2027
- G. Resolution No. 118-2026 - Resolution Authorizing the Renewal of Liquor License to Plan Two LLC Valid from 7/1/2026 Through 6/30/2027
- H. Resolution No. 119-2026 - Resolution Renewing a Plenary Retail Consumption License Issued to Salt Bar LLC Valid from 7/1/2026 Through 6/30/2027
- I. Resolution No. 120-2026 - Resolution Authorizing The Signing of A Memorandum of Understanding by and Between Andover Twp., Frankin Borough, Hamburgh Borough, Hardyston Township, Hopatcong Borough, Newton, Ogdensburgh Borough, Sparta Township, Stanhope Borough and Vernon Township Police Departments, and The Division Of New Jersey State Police (Sussex Station) (Participating Police Departments), AHS Hospital Corp./Newton Medical Center And The Township of Byram
- J. Resolution No. 121-2026 – Resolution Renewing a Plenary Retail Consumption License Issued to Andover Wine and Liquors Inc. Trading as Liquor Factory & Lounge Valid from 7/1/2026 Through 6/30/2027
- K. Resolution No. 122-2026 – Resolution Appointing Aaron Wilson as Tax Assessor for the Township of Byram
- L. Resolution No. 123-2026 – Resolution of the Township of Byram Appointing a Municipal Alliance Coordinator
- M. Resolution No. 124-2026 – Resolution Authorizing the Renewal of Liquor License to 263 Route 206 Holdings LLC Valid from 7/1/2026 Through 6/30/2027
- N. Resolution No. 125-2026 – Resolution to Update Capturepoint, LLC Credit Card Convenience Fees
- O. Resolution No. 126-2026 - Authorization to Acquire Tree Removal, Trimming & Stump Grinding Services under the Morris County Cooperative Pricing Council for Budget Year 2026
- P. Resolution No. 127-2026 - Resolution of the Governing Body of the Township of Byram for Deer Hunting on Municipally-Owned Property for the 2026-2027 Hunting Season
- Q. Resolution No. 128-2026 - Authorization to Repair and Perform Preventative Maintenance for Fire Water Pumps on Motorized Fire Apparatus under the Morris County Cooperative Pricing Council for Budget Year 2026
- R. Resolution No. 129-2026 - Authorization of the Removal of Dead Trees from Various Open Space Parcels Utilizing Open Space Trust Fund
- S. Resolution No. 130-2026 - Resolution Authorizing the Purchase and Replacement of the Well Pump for the Irrigation System at C.O. Johnson Park Utilizing Open Space Trust Fund – Not to exceed \$7,995.00

	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. 131-2026 – A Resolution by the Mayor and Council Approving the Attached Consent Order Conditional Compliance Certification

	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 – June 16, 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

FUTURE AGENDA ITEMS

PUBLIC PARTICIPATION II

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

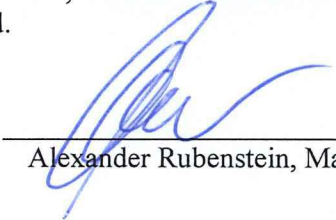
No Comments

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 9:25 p.m. All members were in favor. Motion carried.


Cynthia Church, RMC
Township Clerk


Alexander Rubenstein, Mayor