

**TOWNSHIP OF BYRAM
TOWNSHIP COUNCIL MEETING
JULY 7, 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
 - CO Field 8
 - 10 Johnson Blvd.
- b. Shared Services – Code Enforcement

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 July 7, 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 7:38 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.

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

PROCLAMATION – Retirement – Penny Holenstein, Tax Assessor

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion		x			

2nd				x	
Yes	x	x	x	x	x
No					
Abstain					
Absent					

SWEARING IN OF NEW POLICE OFFICER - Scott Vandyke

Chief Dellicker read allowed the following: *Scott VanDyke is attending the 107th Basic Police Officer's class at Morris County Police Academy and will make Byram's 39th officer upon graduation. As a lifelong resident of Byram Township, he attended Byram Schools, is a graduate of Lenape Valley Regional High School, and attended Montclair State University declaring his major in Criminal Justice. Though new to Law Enforcement, Scott is familiar with public service. He is a current member of the New Jersey National Guard where he was deployed twice in 2024 to Syria and Iraq. His choice for a career in law enforcement reflects familiar influence as his grandfather was a police officer. He wanted a position that would engage the public and has a position of responsibility to perform duties associated with public safety and community intervention. Scott is accompanied tonight by his parents James and Allison and his brother Jack and sister Bailey.*
Deputy Mayor Richard Proctor swore in Scott Vandyke.

CROWNING OF MISS BYRAM AND TWO LITTLE MISS BYRAM – Keira Graham, Lucy Smith & Giovanna Dattoli – Recreation Director presented Miss Byram and both little miss Byram's with their sash, flowers and certificates.

MUNICIPAL ENGINEER PRESENTATION – CO Johnson Park Lighting and Announcers Booth

CO JOHNSON PARK LIGHTING

Byram Township is considering installing new field lighting for the existing football field located at Carl O. Johnson Park. The lighting for this field is over 40 years old and does not provide lighting coverages that are recommended today for athletic field use. The last improvements that were made to these lights were part of the project that my firm designed back in 2004. The electrical improvements at that time included providing new electric service to the field house, installing new electrical outlets around the football field, install new wiring to the field lighting poles and complete electrical upgrades within the concessions portion of the field house. No upgrades to the actual lights were completed at that time.

To illuminate the football field properly, the light levels need to be upgraded to meet required foot candle coverages. To account for future uses in this field, I would recommend that lighting coverage for football, soccer, field hockey and lacrosse all be considered. To provide improved illumination of this field, Cory recommended the existing football lights be replaced with new LED lighting that will provide better field lighting coverage and operate at much higher electrical efficiency than the current lights.

To provide a high-quality lighting product that can meet the demands of various sports and allow for future facility expansion, Cory recommended that the new LED field lights be installed on steel poles like what is found on most lighted fields at high school, college and professional facilities. A manufacturer that my office has specified on similar projects for schools and municipal projects is Musco Sports Lighting (Musco). While HPA office is familiar with Musco, there are other vendors that provide similar lighting systems. These manufactured lighting systems come with a full system warranty and will include technological advancements (such as remote on/off controls) that are part of most modern lighting systems. Based on recent experience with the installation of these lighting systems, Cory estimated that the cost of installing new LED lights on steel poles as part of a manufacturer system would be in the range of \$250,000 to \$300,000 for the football field at Carl O. Johnson Park.

This estimate assumes that LED lighting will be provided for the existing football field and new electrical wiring, and conduits will be required for all lights and that scoreboard and other electrical outlets adjacent to the field may need to be replaced. It also assumes that the light poles may be adjusted in location to account for a wider or longer athletic in the future and allow for lighting to be provided to illuminate common areas near the concession building, the between Field 1 and 2, and the area at the end of the existing football field near the upper parking lot.

If the Township desires to move forward with such a project, the project design would be requested from a lighting vendor, and Cory's office would begin to prepare the contract documents for bidding.

Mayor Rubenstein would like Cory to provide a quick analysis of what could be done there.

The Township Council would like Cory to move forward.

Jim McBain - He runs the football program and is appreciative of the consideration of lighting. The football program is also willing to help to move this along.

FOOTBALL FIELD ANNOUNCERS' BOOTH

The township has several options that could be considered. These options could be as simple as the open wood structure constructed on telephone poles that exists today or an elaborate masonry block 2 story structure with electric and HVAC upgrades. The cost could vary widely.

Cory recommended is a two-story structure that would consist of a box container base and a standard wood frame 2nd floor announcer booth. Such a structure would include shipping container base installed on a concrete base. This shipping container would provide a solid foundation floor to this structure and allow for an area of storage that can be utilized for various purposes. The announcer booth area would then be constructed over the shipping container and consist of standard wood framing, siding, roofing and stairs to the 2nd floor. It is estimated that this structure would cost in the range of \$50,000 - \$90,000 depending on electric, HVAC and other amenities that may be required inside the structure.

Cory provided examples and estimates the project would be competitively bid and would need to be constructed per NJ Contract Law and prevailing wages.

The Township Council was happy with what was proposed and would like to see the project progress with the scoreboard going on the structure.

Mr. McBain from football was also very happy with the option proposed.

Mr. Stoner will attend the August meeting with more information.

TOWNSHIP MANAGER, MAYOR, AND COUNCIL REPORTS

Township Manager – Received the recycling tonnage grant for \$12,473.16. Received a Highlands Performance Grant for \$32,000, and a settlement was reached with the Fair Share Housing Center and will present it by July 10th. Paving is currently taking place in Forest Lakes and will continue into early next week. Planning to pave Mountain View, Mountain Heights and Circle Drive. NJNG is still slated to pave some roads at the end of August. Health Benefits Consultant will have a meeting tomorrow with the members of the various unions. Kicked off the 2027 budget process with the department heads. Expressed his appreciation for all those who came out to assist in the July 3rd storm event.

Mayor Rubenstein – Expressed his appreciation for all those who came out to assist in the July 3rd storm event. Express the need for Byram Township to become more self-efficient and to stop relying on help from the County and State.

Councilman Esposito – Byram Historical Society is working with Open Space on a mapping project for the trails.

Councilwoman Franco – The Recreation Committee meet at CO Johnson to discuss the planning for Byram Fest. Kids Triathlon is this weekend in Lake Lackawanna.

Councilman Gallagher – The Regionalization Study was last night for Netcong, Stanhope and Byram Schools. The Next Board of Education meeting is July 15th.

Councilman Proctor – The last Planning Board meeting was cancelled because of a noticing issue. Next meeting is on July 16th 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

June 16, 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 Raffle License for Lenape Valley Jr. Patriots Football and Cheer (50/50) – July 1-August 28, 2026
- B. Resolution No. 132-2026 – Resolution Authorizing the Use of Temporary Field Lighting at Certain Recreational Facilities Subject to Specified Conditions
- C. Resolution No. 133-2026 – Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Forest Lake Road Improvement Project

- D. Resolution No. 134-2026 – Resolution Acknowledging and Supporting the Appointment of Debbie Armeno as Deputy Registrar for the Township of Byram
- E. Resolution No. 135-2026 – Chapter 159 – Highland Plan Conformance Grant \$32,000.00
- F. Resolution No. 136-2026 – Chapter 159 – Municipal Alliance Program \$3,658.00
- G. Resolution No. 137-2026 – Cancellation of Unexpended Balances of Improvement Authorizations
- H. Resolution No. 138-2026 – Chapter 159 – 2026 Recycling Tonnage Grant \$12,473.16
- I. Resolution No. 139-2026 – Resolution Authorizing the Renewal of Liquor License to 239 Route 206 LLC Trading as Stonewood Tavern Valid from 7/1/2026 through 6/30/2027

	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 – July 7, 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					

ORDINANCE – 1st Reading / Introduction
AN ORDINANCE TO AUTHORIZE A CAPITAL EXPENDITURE FOR THE INITIAL COSTS ASSOCIATED WITH THE RENOVATION OF THE BYRAM TOWNSHIP POLICE DEPARTMENT IN AND BY THE TOWNSHIP OF BYRAM TO PROVIDE FUNDING IN THE AMOUNT NOT TO EXCEED \$250,000.00
 Purpose Statement: Initial costs associated with the renovation of the Byram Township Police Department.

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

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 July 21, 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

FUTURE AGENDA ITEMS

PUBLIC PARTICIPATION II

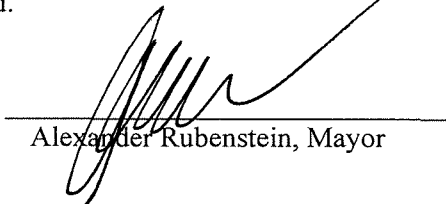
Motion by Councilwoman Franco, second by Councilman Proctor to open to the public.

Chief Dellicker – expressed his appreciation for their support to his department and the progression of the fiscally responsible police department building.

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