

**TOWNSHIP OF BYRAM  
TOWNSHIP COUNCIL SPECIAL MEETING  
AUGUST 1, 2023  
REGULAR SESSION - 6:30 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, 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](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 Bonker, here; Councilwoman Franco, here; Councilman Gallagher, here; Councilman Roseff, here; Mayor Rubenstein, here. Also present was Township Manager Joseph Sabatini, Attorney Tom Collins and Township Clerk, Cynthia Church

**FLAG SALUTE**

**RESOLUTION NO. 134-2023** – Resolution Authorizing the Renewal of Liquor License to 239 Route 206 LLC Trading as Stonewood Tavern Valid from 07/01/2023 Through 06/30/2024

Motion by Councilwoman Franco, Second by Councilman Gallagher to approve Resolution No. 134-2023

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

**MUNICIPAL BUILDING BOND ORDINANCE NO. 015-2023 INTRODUCTION**

**BOND ORDINANCE PROVIDING FOR THE CONSTRUCTION OF A NEW MUNICIPAL BUILDING IN AND BY THE TOWNSHIP OF BYRAM, IN THE COUNTY OF SUSSEX, NEW JERSEY, APPROPRIATING \$9,700,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$9,150,000 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING SUCH APPROPRIATION.**

Motion by Councilwoman Franco, second by Councilman Bonker to introduce Ordinance 015-2023.

Councilman Roseff – Said that a duration of time is not included in the ordinance. Mr. Sabatini said this is just an authorization of funding with 20 years as the target. Councilman Roseff asked if a bond must be issued prior to going out for work. Mr. Collins said there needs to be an availability of funds through a bond ordinance. The public will be the final vote. If voted yes, is there a time frame for completion. Mr. Collins said there is no set duration of time. A Bond Ordinance just gives authorization to spend and can sit indefinitely. BANs are a funding sources for short term. BANs are based off the market. Councilman Gallagher asked if they need to stay under 9.7%. Mr. Sabatini said that they cannot go over that, and they would not award the project. Councilman Bonker said they will award the lowest responsible bidder and the cost will be determined on the number of bidders for the project. Councilman Roseff asked about where they stand with the plans. Asked if the estimate includes the transitioning costs. Mr. Sabatini said those costs are all outlined in the estimate. Asked about the jump in cost for the electrical work. Mayor Rubenstein said that at this point copper is up. Councilman Roseff asked about the escalation costs. Mr. Sabatini said that the cost is embedded in the cost. Councilman Roseff expressed his concerns that they do not have a full set of plans. He feels that it is a lot of space for a small group of people. Councilman Roseff asked if they will be doing anything to better vet the plans. Mayor Rubenstein said that the changes in square footage all pertained to ADA compliance and did not make for big changes other then to hallways and bathrooms.

	Councilman Bonker	Councilwoman Franco	Councilman Gallagher	Councilman Roseff	Mayor Rubenstein
Motion		x			
2nd	x				
Yes	x	x	x		x
No				x	
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 August 15, 2023 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.

**RESOLUTION NO. 135-2023** - Resolution Authorizing And Directing The Township Clerk To Send The Attached Ballot Question To The County Clerk Before The New August 11, 2023 Deadline

Motion by Councilman Bonker, Second by Councilwoman Franco to approve Resolution No. 135-2023

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

**PUBLIC PARTICIPATION**

Motion by Councilman Gallagher, Second by Councilwoman Franco to open to the public.

Jack Moran – Asked if the capital reserve would need to be replenished. Mayor Rubenstein said it will not. Asked about the bidding process. Asked about the ballot question.

Jeanie Moran – Would like to see an interpretive statement on the ballot.


Scott Yappen – Asked if the engineer and MEP team from Nader have been invited to the August 15<sup>th</sup> meeting. Asked what the impact on the average taxpayer. Councilman Bonker answered it would be approx. \$189 on a \$10million bond. Now they are lower than that, they are closer to \$169. This does not mean it would go up that much instantly. The best estimate is \$169, but they will ask Phoenix to run the numbers again. Councilman Roseff said it is approximately 6%.

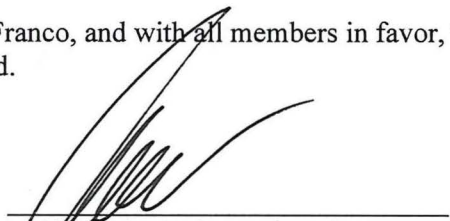
Jacqueline Richards – asked if the \$169 is annual. Yes, it is. Asked if they thought of rehabbing in other locations. Mayor Rubenstein said that it was discussed and visited in the past with a considerable amount of time spent on it. Asked if there will be any public space in the municipal building. Mayor Rubenstein said the meeting space can be used. Asked how many employees are in the township.

Motion by Councilman Bonker, Second by Councilwoman Franco to close to the public.

**ADJOURNMENT**

On the motion of Councilman Bonker, second by Councilwoman Franco, and with all members in favor, the meeting was adjourned at 7:27 p.m. All members were in favor. Motion carried.

  
 Cynthia Church, RMC  
 Township Clerk

  
 Alexander Rubenstein, Mayor