

**TOWNSHIP OF BYRAM
TOWNSHIP COUNCIL MEETING
SEPTEMBER 1, 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
 - i. General
 - ii. Reassessment
- b. Contract Negotiations - Labor
- c. 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 September 1, 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 7:34 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 for September 1, 2026 with the removal of Resolution No. 171-2026 from the consent agenda.

	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 rescheduled Byram Fest will be held on Sunday, September 6, from 4:00 p.m. to 9:00 p.m. Reported on the budget process and where it stands today with the big cost driver being healthcare.

Mayor Rubenstein – Reported attending the Annual Mayors Conference on August 24th. He also attended a meeting with the New Jersey Department of Environmental Protection (DEP) and Mike Orgera, where several topics were discussed. Mayor Rubenstein reported meeting with a potential buyer of the Western World property and stated that the next step would be to proceed before the Planning Board. He noted that the Planning Board meeting scheduled for Thursday has been cancelled. Mayor Rubenstein also reported that he will participate in the “Bagging for Hunger” event at ShopRite on September 12th.

Councilman Esposito – Nothing to Report.

Councilwoman Franco - Byram Fest: The rescheduled Byram Fest will be held on Sunday, September 6, from 4:00 p.m. to 9:00 p.m. The event will feature the same activities, entertainment, and family fun as originally planned.

Fall Recreation Brochure: The Fall Recreation Brochure has been released, and residents are actively registering for the various programs and activities being offered.

Kickball Family Event: The Recreation Committee will host a Kickball Family Event on Sunday, September 27. The Committee hopes to expand the event into a mini fall festival, featuring a food truck and other seasonal activities. Families, friends, and co-workers are encouraged to form teams and participate.

Councilman Gallagher – Byram School is back in session today. The next Board of Education meeting is September 16th.

Councilman Proctor – Nothing to Report.

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

August 11, 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. 170-2026 - Resolution to Award Contract for CO Johnson Park Field 8 Rehabilitation, not to exceed \$58,457.26

Mr. Cory Stoner, Township Engineer, and Mr. Chuck Perkins of South Jersey Turf Consultants participated via Zoom to discuss the CO Johnson Park Field 8 Rehabilitation project.

Mr. Perkins advised that some drainage issues remain with the field that are unrelated to the existing grade construction. He discussed options for addressing the drainage concerns, including a process known as “Drill and Fill,” as outlined in South Jersey Turf Consultants’ proposal.

Mr. Perkins expressed confidence that the proposed process would resolve the remaining drainage issues within the field.

Mr. Perkins advised that the work is expected to take approximately four days and is expected to begin in mid-October.

	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 & 50/50 for the Gunnar J. Bigley Foundation – Byram Fire House 11/22/26
 - B. Resolution No. 159-2026 - Authorization to Purchase Tires, Tubes & Services under the State of New Jersey Cooperative Purchasing Program for Budget Year 2026
 - C. Resolution No. 160-2026 – Resolution Authorizing the Acceptance of a 2026 Trails Grant Funded by the Sussex County Open Space & Farmland Preservation Trust Fund Trails Grant Program - \$21,360
 - D. Resolution No. 161-2026 – Resolution Authorizing the Award of a Contract to Bluesky Power for Development of a Community Energy Plan as an Extraordinary Unspecifiable Service
 - E. Resolution No. 162-2026 – Resolution Authorizing the Refund of Redemption Monies to Outside Lien Holder – Block 21 Lot 243
 - F. Resolution No. 163-2026 – Resolution Authorizing 100% Disabled Veteran Exempt Status to owner of Block 27 Lot 378 a Partial Refund of Taxes Paid for 3rd Quarter 2026 – Block 27 Lot 378
 - G. Resolution No. 164-2026 – Resolution Authorizing 100% Disabled Veteran Exempt Status to owner of Block 6 Lot 515 a Partial Refund of Taxes Paid for 3rd Quarter 2026 – Block 6 Lot 515
 - H. Resolution No. 165-2026 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 282 Lot 277 for Tax year 2026 and the Cancellation of Taxes for the Remainder of 2026 and First Half of 2027 and partial Refund of Taxes Paid for 3rd Quarter in 2026
 - I. Resolution No. 166-2026 – Resolution Authorizing the Scope of Work to Gravity Designworks, Inc. for the Design, Production and Installation of Trailhead and Interpretive Signs not to exceed \$15,800.00
 - J. Resolution No. 167-2026 – Resolution Accepting the NJ Clean Energy Program Community Energy Planning Grant - \$10,000
 - K. Resolution No. 168-2026 – Chapter 159 – 2026 Trails Grant \$21,360.00
 - L. Resolution No. 169-2026 – Chapter 159 – Community Energy Grant - \$10,000
 - ~~M. Resolution No. 171-2026 – Resolution accepting the Completed Improvement to CO Johnson Park Field 8 – Grade Construction~~
 - N. Resolution No. 172-2026 – Authorization to Execute Change Order No. 1 for Proposed Resurfacing of Sleepy Hollow Road & Various Streets – Riverview Paving – Net increase of \$33,361.60
 - O. Resolution No. 173-2026 - Authorization to Execute Change Order No. 1 for Proposed Resurfacing of Various Streets – Riverview Paving – Net increase of \$49,193.40
 - P. Resolution No. 174-2026 - Award of Contracts under the Morris County Cooperative Pricing Council for Proposed Improvements to Mountain View Terrace, Mountain Heights, And Circle Drive – Not to Exceed \$139,376.75 (Tilcon) & \$540.80 (Denville Line Painting)

	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 – September 1, 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

Fire Department Breathing Air Compressor and Fill Station

Fire Chief Shawn Pond presented a request for authorization to use capital funding for the replacement of the existing breathing air compressor and fill station at the Byram Township Cranberry Lake Fire House.

Chief Pond explained that the existing system has reached the end of its useful service life and that replacement is necessary to maintain a safe and reliable supply of breathing air for firefighters and to support the arrival and operation of the new fire apparatus. The compressor and fill station are essential components of Fire Department operations, as firefighters rely on self-contained breathing apparatus (SCBA) when operating in hazardous environments.

Chief Pond noted that continued use of the aging system increases the risk of mechanical failure, higher maintenance costs, difficulty obtaining replacement parts, and operational downtime. A modern replacement system would

improve reliability, reduce the likelihood of unexpected equipment failure, and provide long-term operational support for the Fire Department.

The replacement is also particularly timely with the arrival of the Township’s new fire apparatus. The new apparatus represents a significant investment by the Township, and a dependable breathing air system is necessary to support its operation. An updated compressor and fill station will allow the new apparatus to be placed in service with the necessary breathing-air support.

Chief Pond further emphasized that the project is important to firefighter safety and emergency preparedness. Maintaining an in-house breathing air system allows the Fire Department to maintain adequate SCBA air supplies without unnecessary delays or reliance on outside agencies, particularly during extended incidents, multiple emergency responses, or situations requiring the rapid refilling of multiple cylinders.

Because the existing equipment has reached the end of its serviceable life and the replacement will provide a long-term benefit to the Fire Department and Township. The use of capital funding is an appropriate means of addressing this critical infrastructure need. Planned replacement will also reduce the potential for emergency repair costs, prolonged downtime, and the need to obtain breathing air from outside sources following an unexpected equipment failure.

Chief Pond presented Quote #070726-01 for the replacement breathing air compressor and fill station under the NPPGOV Purchasing Contract #PS20095.

Total Project Cost: \$47,082.06

Mayor Rubenstein is requesting more clarity on the cost.

Lackawanna Drive – NJNG Gas Project

Mr. Sabatini reported receiving correspondence requesting an update from Gray/NJNG regarding the progress of the natural gas installation project on Lackawanna Drive.

A resident inquired whether construction activities could be performed during daytime hours within the Lackawanna community while work on Lackawanna Drive is conducted at night, to potentially expedite the project.

Mr. Sabatini will seek additional information from Gray/NJNG regarding the status of the project, anticipated completion timeline, and feasibility of adjusting construction schedules.

Mr. Sabatini would like to request an increase in crews to speed up the project as well as moving up the start times.

Mayor Rubenstein expressed support for utilizing as many crews as possible to expedite completion of the project, while maintaining nighttime work on Lackawanna Drive and increasing work during both daytime and nighttime hours within the surrounding community.

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.

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

RESOLUTION

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BYRAM TOWNSHIP COUNCIL

Certification: I certify that the Byram Township Council adopted the above resolution on September 1, 2026.

Cynthia Church, Municipal Clerk

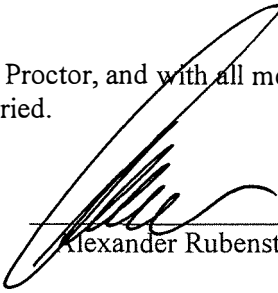
	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion		x			
2nd				x	
Yes	x	x	x	x	x
No					
Abstain					
Absent					

ADJOURNMENT

On the motion of Councilwoman Franco, second by Councilman Proctor, and with all members in favor, the meeting was adjourned at 10:40 p.m. All members were in favor. Motion carried.



Cynthia Church, RMC
Township Clerk



Alexander Rubenstein, Mayor