

**TOWNSHIP OF BYRAM
TOWNSHIP COUNCIL MEETING
OCTOBER 7, 2025
SPECIAL EXECUTIVE SESSION – 6:00 P.M.
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 –Councilwoman Franco, here; Councilman Gallagher, here; Councilman Proctor, here; Councilman Roseff, here; Mayor Rubenstein. Also present was Township Manager Joseph Sabatini, Township Attorney Tom Collins, and Municipal Clerk, Cynthia Church

RESOLUTION FOR EXECUTIVE SESSION – Motion by Councilwoman Franco, second by Councilman Proctor, 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
 - Health Benefits Consultant Interview – Marsh McLennan Agency - Terence Wall
- B. Personnel

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 October 7, 2025.

Cynthia Church, Municipal Clerk

| | Councilwoman Franco | Councilman Gallagher | Councilman Proctor | Councilman Roseff | 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 7:31 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

| | Councilwoman Franco | Councilman Gallagher | Councilman Proctor | Councilman Roseff | Mayor Rubenstein |
|---------|---------------------|----------------------|--------------------|-------------------|------------------|
| Motion | x | | | | |
| 2nd | | | x | | |
| Yes | x | x | x | x | x |
| No | | | | | |
| Abstain | | | | | |
| Absent | | | | | |

TOWNSHIP MANAGER, MAYOR, AND COUNCIL REPORTS

Township Manager – Resolution No. 177- 2025 affirming retirement of Chief of Police Marianni. The Chief will retire 01/01/2026. Wished him well on his future endeavors. Health Insurance open enrollment is going on now until

10/30/2025, increase to the township will exceed \$700k. Department and Capital Budget discussions to come up soon. Gas installation on Mansfield Drive is going on now. They will then proceed to Lackawanna Drive.

Mayor Rubenstein – attended the Mansfield Superfund meeting on September 17th regarding waterline installation. They released a preliminary timeline. September 20th, he attended bag for hunger at Byram ShopRite. He also attended the Kessler Group grand opening.

Councilwoman Franco – attended the Mansfield Superfund meeting on September 17th regarding waterline installation. September 20th, attended bag for hunger at Byram ShopRite and also attended the Kessler Group grand opening. The Halloween Swap this past Sunday was very successful and the families who came were thrilled with it cannot wait until it grows next year. The New Fall Townwide Garage Sale went well. Twenty families participated. Fall tennis and pickleball begin next week and Golf is going well.

Councilman Gallagher – Byram Township Board of Education meeting is scheduled for next Wednesday. Food clinic this Friday is at the Firehouse.

Councilman Proctor – Planning Board meeting on October 2nd was cancelled. Next meeting on October 16th. Attended the Hudson Farm Charity Hike.

Councilman Roseff – The Historical Society is teaming up with Lenape Valley Regional High School to do a historical video about Cranberry Lake. They are looking for anyone with historical background information for assistance.

PUBLIC PARTICIPATION I

Motion by Councilwoman Franco, second by Councilman Proctor to open to the public. All members were in favor.

Jack Moran – Asked to pull Resolution No. 175-2025 from consent agenda to allow for participation. Mayor said this is just for a reverse auction.

Motion by Councilwoman Franco, second by Councilman Proctor to close to the public. All members were in favor.

APPROVAL OF MINUTES

September 16, 2025, Regular Session Meeting Minutes - Councilwoman Franco, second by Councilman Proctor to approve minutes. Pull the executive session minutes for discussion during executive session.

| | Councilwoman Franco | Councilman Gallagher | Councilman Proctor | Councilman Roseff | 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 with Resolution No. 166-2025 being pulled.

- A. Resolution No. 172-2025 – Authorize Payments in Lieu of Health Benefits for Calendar Year 2026
- B. Resolution No. 173-2025 – Authorization to Purchase Preventative Maintenance/Repair Services of Emergency Generators under the Morris County Cooperative Pricing Council for Budget Year 2025
- C. Resolution No. 174-2024 – Authorization to Purchase Tensioned-Fabric Structure for Leaf Shed Under the Sourcewell National Cooperative Purchasing System for Budget Year 2025 – Not to Exceed \$43,689.25
- D. Resolution No. 175-2025 – Byram Township – Electricity Auction fixed with Capacity and Transmission Pass-Through
- E. Resolution No. 176-2025 – A Resolution of the Township Council of the Township of Byram, County for Sussex and State of New Jersey Authorizing Approval of Shared Services Agreement for Expansion of the Joint Municipal Court
- F. Resolution No. 177-2025 – Resolution Affirming the Retirement of Byram Township Chief of Police Guy Mariani
- G. Resolution No. 179-2025 – Authorization to Purchase Tires, Tubes & Services under the State of New Jersey Cooperative Purchasing Program for Budget Year 2025
- H. Resolution No. 180-2025 - Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 26 Lot 344 For Tax Year 2025 And the Cancellation of Taxes for the Remainder of 2025 and First Half of 2026 and Refund of Taxes Paid for 3rd Quarter In 2025
- I. Resolution No. 181-2025 – REVISED Annual Notice of the Calendar Dates of the Scheduled Meetings of the Byram Township Council From 01/01/2025 – 12/31/2025

| | Councilwoman Franco | Councilman Gallagher | Councilman Proctor | Councilman Roseff | Mayor Rubenstein |
|---------|---------------------|----------------------|--------------------|-------------------|------------------|
| Motion | x | | | | |
| 2nd | | | x | | |
| Yes | x | x | x | x | x |
| No | | | | | |
| Abstain | | | | | |
| Absent | | | | | |

RESOLUTION NO. 178-2025 – Resolution Authorizing the Submittal of CY2025 Best Practices Inventory Certification Form

| | Councilwoman Franco | Councilman Gallagher | Councilman Proctor | Councilman Roseff | Mayor Rubenstein |
|---------|---------------------|----------------------|--------------------|-------------------|------------------|
| Motion | x | | | | |
| 2nd | | | x | | |
| Yes | x | x | x | x | x |
| No | | | | | |
| Abstain | | | | | |
| Absent | | | | | |

BILL LIST – October 7, 2025 – Motion by Councilwoman Franco, second by Councilman Proctor to approve the bill list.

| | Councilwoman Franco | Councilman Gallagher | Councilman Proctor | Councilman Roseff | Mayor Rubenstein |
|---------|---------------------|----------------------|--------------------|-------------------|------------------|
| Motion | x | | | | |
| 2nd | | | x | | |
| Yes | x | x | x | x | x |
| No | | | | | |
| Abstain | | | | | |
| Absent | | | | | |

ORDINANCE – 2nd Reading / Public Hearing

ORDINANCE NO. 014-2025 - AN ORDINANCE TO AUTHORIZE A CAPITAL EXPENDITURE FOR THE ACQUISITION OF SELF-CONTAINED BREATHING APPARATUS (SCBA) FOR USE BY THE BYRAM TOWNSHIP FIRE DEPARTMENT TO PROVIDE FUNDING IN THE AMOUNT NOT TO EXCEED \$20,000.00

Purpose Statement: Acquisition of Self-Contained Breathing Apparatus (SCBA) for use by the Byram Township Fire Department.

| | Councilwoman Franco | Councilman Gallagher | Councilman Proctor | Councilman Roseff | Mayor Rubenstein |
|---------|---------------------|----------------------|--------------------|-------------------|------------------|
| Motion | x | | | | |
| 2nd | | | x | | |
| Yes | x | x | x | x | x |
| No | | | | | |
| Abstain | | | | | |
| Absent | | | | | |

BE IT RESOLVED that Ordinance No. 014-2025 is passed on final reading and that a notice of final passage be published in the official designated newspaper according to the law.

ORDINANCE NO. 015-2025 - AN ORDINANCE OF THE MAYOR AND COUNCIL OF BYRAM TOWNSHIP, IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY, PROVIDING FOR THE MUNICIPAL CONSENT OF THE TOWNSHIP FOR VEOLIA WATER NEW JERSEY, INC. TO PROVIDE WATER SERVICE TO CERTAIN PROPERTIES IDENTIFIED ON EXHIBIT A ANNEXED HERETO IN BYRAM TOWNSHIP AND FOR THE LAYING OF PIPES AND THE INSTALLATION OF OTHER UTILITY FACILITIES AS MAY BE NECESSARY.

Douglas Steinheart and Representatives from Veolia were in attendance to explain the need for the ordinance and to answer any questions pertaining to the ordinance and a long-standing EPA superfund site. There are 20 homes on Brookwood Road that are on POET treatment systems because of contamination from the superfund site. Veolia is the local provider of water in that area. The reason for the ordinance to allow for expansion to the 20 contaminated homes. It will require a booster system. Veolia is aware of concerns of residents regarding water pressure.

Mayor Rubenstein said that some of what he heard previously is contradictory to what was presented tonight and is concerned about capacity and PSI.

Richard Cartizon – Veolia – Engineer – has design documents according to EPA report Veolia is not the designed. EPA hired a design engineer, and the booster system is to be taken into consideration during the design. Engineering calculations must be designed to allowable standards. He believes that the 60psi will be able to be met.

Councilwoman Franco asked how the water pressure and level of continuity of service will be provided if adding an additional 28 homes to mix.

Councilman Roseff asked for reports on adding the additional homes outside of the 20 EPA homes. Asked to table the adoption of the ordinance until reports are received.

Veolia Representative - The final approval of the 28 homes would be based on capacity. The new EPA well will be attached to the existing system.

Kevin Moulton - His home is on a higher slope and is conserved about PSI. His psi currently is 56 psi and does not want that to be reduced.

Jack Moran – asked about firm capacity and if it was confirmed for all 50 or for 20 homes. Veolia believed it was done for 54.

Joe Dolce - Wants to assure 60psi is maintained.

Mary Schneider – It has been almost 20 years since dealing with the contamination. Maintains her own POET system and has great pressure. Does not want to worry about low pressure.

Mr. Sabatini asked what the water pressure on average in section A. is Jack Moran said he is in that area and is at 25-30psi

Mayor Rubenstein asked about Fire Hydrants. Chief Pond was in attendance. Veolia would like to have an offline conversation with the chief. Chief Pond is concerned about the area not having fire rated hydrants. Veolia would like to take it up with the EPA. Should the fire hydrants be painted black if they are not usable. There needs to be a better way for the Fire Department to address these concerns with Veolia. Flushing Hydrants need to be marked so the Fire Department knows it is not a working hydrant. The Fire Chief and Veolia need to have a discussion before the next meeting.

Jack Moran believes there are seven hydrants.

Patricia Moshella – said she has fantastic water pressure, and lost water instantly when they extracted water from a hydrant to address a house fire.

Stan Griff – is also concerned about water pressure when connecting to the new system.

Motion by Councilwoman Franco, Second by Councilman Proctor to table the public hearing to Wednesday, November 5, 2026, at 7:30pm.

| | Councilwoman Franco | Councilman Gallagher | Councilman Proctor | Councilman Roseff | Mayor Rubenstein |
|---------|---------------------|----------------------|--------------------|-------------------|------------------|
| Motion | x | | | | |
| 2nd | | | x | | |
| Yes | | | | | |
| 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.

Jack Moran – asked for update on energy aggregation. It could also include gas.

Jeanne Moran – asked why Veolia was not on the agenda.

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

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

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BYRAM TOWNSHIP COUNCIL

Certification: I certify that the Byram Township Council adopted the above resolution on September 16, 2025.

Cynthia Church, Municipal Clerk

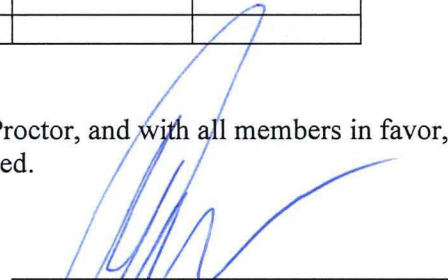
| | Councilwoman Franco | Councilman Gallagher | Councilman Proctor | Councilman Roseff | Mayor Rubenstein |
|---------|---------------------|----------------------|--------------------|-------------------|------------------|
| Motion | x | | | | |
| 2nd | | | x | | |
| Yes | x | x | x | x | x |
| No | | | | | |
| Abstain | | | | | |
| Absent | | | | | |

ADJOURNMENT

On the motion of Councilwoman Franco, second by Councilman Proctor, and with all members in favor, the meeting was adjourned at 10:00 p.m. All members were in favor. Motion carried.



 Cynthia Church, RMC
 Township Clerk



 Alexander Rubenstein, Mayor