

TOWNSHIP OF BYRAM
TOWNSHIP COUNCIL MEETING
OCTOBER 21, 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 – NJ Community Solutions - Matthew Watkins
- 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 21, 2025.

Cynthia Church, Municipal Clerk

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion		x			
2nd				x	
Yes	6:10pm	x	6:05pm	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 – Next meeting is Wednesday November 5th. NJNG will be finishing up Mansfield drive within the next two weeks. After Mansfield Drive they will go back on Lackawanna drive but not immediately. This past Friday was the tax sale started with 18 properties, at time of auction there were 8 properties, and another property (Stonewood Tavern) went into bankruptcy.

Mayor Rubenstein – Performed a wedding on his anniversary. On October 12th Lake Mohawk installed a new dock for the Lake Mohawk Rowing Club. Board of Education Special meeting will take place this Friday at 5pm.

Councilwoman Franco - Trip to Lion King on Broadway was a hit, 103 (2 buses) of people had a great time. Fall programs all going well and Deb is now planning Winter programs and family activities.

Councilman Gallagher – Board of Education Special meeting will take place this Friday at 5pm.

Councilman Proctor – Nothing to Report

Councilman Roseff – Historical Society has been awarded a State Tourism Grant for \$10,000.00. On October 29th there will be another speaker series at Wild West City.

Tom Collins, Township Attorney - Request for judgement of compliance is being processed for the fair share housing obligations. More information is being compiled.

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

September 16, 2025, Closed Session Meeting Minutes - Councilwoman Franco, second by Councilman Proctor to approve minutes.

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

October 7, 2025, Regular & Closed Session Meeting Minutes - Councilwoman Franco, second by Councilman Proctor to approve minutes.

	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. 182-2025 - Resolution by the Township of Byram to Offer an Incentive Under the State Health Benefits Program to Subscribers who Select Enrollment into Tiered-Network Medical Plans
- B. Resolution No. 183-2025 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 337.03 Lot 5 for Tax year 2025 and the Cancellation of Taxes for First Half of 2026
- C. Resolution No. 184-2025 – A Resolution of Byram Township Authorizing the Purchas of Electricity Supply Services for public Use on an Online Auction Website

	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 21, 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					

ITEMS FOR DISCUSSION

- **2026 Capital Budget** – Byram Website has a full list of capital projects.

Discussed improvements to streets in road in 2026. Anticipates the contractor to be in town for at least a month to complete the projects.

Forst Lakes Area to include: Sleepy Hollow Road, Peach Tree, Crows Nest, Conrad Strasse, Sandys Road, Old Stagecoach, Glen Cove, Woodland, Lake View Drive, Sunset Way

Roadways along Tamarack Road to include: Colby Drive, Manu Trail, Hunters Lane, Ghost Pony Road, Old Indian Spring Road, Little Paint Way, Roger Drive, Cross Trail, Knute Drive, CO Drive

East Brookwood Community to include: Woods Edge, Sand Hill, Pleasant Hill, White Birch, Mountain Ave, East Waterloo, Wildwood Road, Stony Brook (South of Brookwood Rd.)

Resurfacing of: Brookwood Drive, Stoney Brook Road (North of Brookwood Road), Dogwood Lane, Trout Brook Road, Shady Brook Road, Sandy Brook Road

Improvements to: Mountain Heights, Mountain View and Circle Drive
- **Township ROSI** – Needs to be updated and add properties to receive funding. There will be a resolution on the next agenda to authorize sending and updated ROSI to the state. Mayor Rubenstein advised to be cautious as to not add conforming properties to the ROSI that could be sold. Mr. Sabatini said that the properties (Mt. Heights area) are deeded and can never be sold as they need to be kept as preserved as open space. Councilman Roseff said it would be a good opportunity to bring attending to the Cranberry Lake lots. Mr. Sabatini recommends moving forward adding the requested properties. There were no objections by the Township Council.

FUTURE AGENDA ITEMS

Councilwoman Franco would like to add scrolls of Byram heroes along route 206 for the 250th Anniversary of the United States. Mr. Sabatini suggested reaching out the Sussex County department of commerce.

Councilman Roseff - asked about additional tree pruning or removal

PUBLIC PARTICIPATION II

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

No comment.

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.

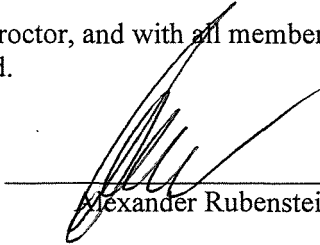
Cynthia Church, Municipal Clerk

	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 9:13 p.m. All members were in favor. Motion carried.


Cynthia Church, RMC
Township Clerk


Alexander Rubenstein, Mayor