TOWNSHIP OF BYRAM
TOWNSHIP COUNCIL MEETING
NOVEMBER 4, 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, 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
b) Contract Negotiations – Labor
c) Anticipated Litigation

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 November 4, 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 for November 4, 2026

	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 – Mr. Sabatini advised that the next Township Council meeting is scheduled for Monday, November 16th. Information regarding the upcoming reassessment process will be posted to the Township website shortly, with the process expected to begin in December. The Township website has also been updated to include capital budget information. He further reported that the transition to the Health Insurance Fund (HIF) has begun and that the health benefits consultant will be meeting with Township employees.

Mayor Rubenstein – Mayor Rubenstein provided an update on his meeting with the New Jersey Department of Transportation (NJDOT) regarding the culvert project and the anticipated closure of the tunnel in Andover. He reported that the project is not expected to begin until 2030. NJDOT will also be establishing a Community Advisory Committee.

Councilman Esposito –
1. The Historical Society is hosting The Story Behind a Christmas Carol Tonight, November 4, 2026, at 5:30 p.m. at the Golden Nugget Saloon at Wild West City in Stanhope. The event is free and open to the public.
2. Spirits of the Centuries is scheduled for Friday, November 20, 2026, from 7:00 p.m. to 10:00 p.m. at 225 Route 206 in Andover. This is a fundraising event, with tickets priced at $75 per person. Dinner will be provided and catered by Stonewood and Mosaico.

Councilwoman Franco –
1. Councilwoman Franco reported that the Winter Brochure has been released and has received positive feedback. Copies were provided to the Mayor and Council on the dais. The brochure highlights a variety of programs, events, and family activities.
2. The 70s, 80s & 90s Music Trivia Night is scheduled for November 21. There are currently 46 people registered, and Councilwoman Franco encouraged everyone to help spread the word to increase attendance. The event is open to individuals ages 18 and older.
3. The winners of the Halloween Decorating Contest have been announced and will be recognized and presented with their prizes at the next Council meeting.

Councilman Gallagher – Councilman Gallagher announced that the next Byram Township Board of Education meeting is scheduled for Wednesday, November 18, 2026, at 7:00 p.m. The meeting will be held in the STEAM Lab at Byram Township Lakes School, located at 11 Mansfield Drive.

Councilman Proctor – Councilman Proctor announced that the next Byram Township Planning Board meeting is scheduled for Thursday, November 5, 2026, at 7:30 p.m. The meeting will be held at the Byram Township Municipal Building.

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

Carlos Luaces – Thanked the Mayor, Council, and Township Manager for their efforts in addressing the cleanup of the Alvarez property. He also expressed concerns regarding alleged harassment of neighborhood children by Mr. Alvarez. Mr. Luaces extended congratulations to Mr. Esposito on his recent election victory.

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

APPROVAL OF MINUTES
October 20, 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.

Councilman Gallagher recused from items B & J on the consent agenda.

A. Resolution No. 189-2026 - Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 28 Lot 302.02 for Tax Year 2026 and the Cancellation of Taxes for the Remainder of 2026 and First Half of 2027
B. Resolution No. 190-2026 - Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 216 Lot 7 for Tax Year 2026 and the Cancellation of Taxes for The Remainder of 2026 and First Half of 2027
C. Resolution No. 191-2026 – North Jersey Municipal Employee Benefits Fund Resolution to Renew

D. Resolution No. 192-2026 – Resolution Authorizing Purchase of Gift Cards for Prizes at Halloween House Decorating Contest – October 1-29, 2026
E. Resolution No. 193-2026 – Resolution Authorizing Purchase of Gift Cards for Prizes at Holiday Decorating Contest November 3-December 11, 2026
F. Resolution No. 194-2026 – Resolution Authorizing the Refund f Redemption Monies to Outside Lien Holder – Block 41 Lot 216
G. Resolution No. 195-2026 – Resolution of the Mayor and Council of the Township of Byram Authorizing the Township Assessor to Perform an In-House District-Wide Reassessment
H. Resolution No. 196-2026 – Resolution to Transfer 2026 Budget Appropriations – Current Fund
I. Resolution No. 197-2026 – Special Emergency Appropriation – Reassessment of Real Property
J. Resolution No. 198-2026 – Resolution Authorizing the Approval and Ratification of a Memorandum of Agreement between the Township of Byram and OPEIU Local 32 – Department of Public Works
K. Resolution No. 199-2026 – Resolution Authorizing the Execution of an Agreement Between Byram Township and Andover Township for Snow Removal Services on the Forest Lakes Section of Road of Andover Township

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

BILL LIST – November 4, 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 – ORDINANCE – 2nd Reading / Public Hearing

ORDINANCE 010-2026 - AN ORDINANCE TO AUTHORIZE A CAPITAL EXPENDITURE FOR THE ACQUISITION OF A NEW BREATHING AIR COMPRESSOR & FILL STATION FOR USE BY THE BYRAM TOWNSHIP FIRE DEPARTMENT TO PROVIDE FUNDING IN THE AMOUNT NOT TO EXCEED $50,000.00

Purpose Statement: **Acquisition of New Breathing Air Compressor & Fill Station by the Byram Township Fire 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 Ordinance No. 010-2026 is passed on final reading and that a notice of final passage be published on the township website according to the law.

ORDINANCE 011-2026 - AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BYRAM AMENDING ARTICLE I OF CHAPTER 182 ENTITLED "OPERATION OF MOTOR VEHICLES" OF THE TOWNSHIP OF BYRAM, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING, REVISING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF BYRAM TO AMEND SECTION 182 ENTITLED "OPERATION IN PUBLIC PARKS AND OPEN SPACES RESTRICTED".

Purpose Statement: The purpose of this ordinance is to clarify that the restriction against motor vehicles on Township open space and parks also applies to Township trails and bike paths.

	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 Ordinance No. 011-2026 is passed on final reading and that a notice of final passage be published on the township website according to the law.

ORDINANCE – 1st Reading / Introduction

AMENDED ORDINANCE FOR ADMINISTRATION & HOURLY POSITIONS SALARY AND WAGES FOR THE YEAR 2021-2026

	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 November 16, 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

Township Trail Changes – Environmental Commission:

Peter Dlugos, Environmental Commission Chair and Byram Trail Keeper, submitted a memorandum dated October 30, 2026, requesting Township Council approval of three proposed changes to the Township trail system as part of the planned revisions to the 2013 Township Trail Map.

The proposed changes are as follows:

- Briar Ridge North Trail: Relocate the existing trail away from Whippoorwill Lane, a private road, by establishing a loop trail north of the powerline and prior to the steep descent toward Whippoorwill Lane. The proposed change is in response to resident complaints and requests to move the trail away from the private roadway.
- Glenside Woods Trail: Remove Ranger Trail as a designated parking area and modify the existing trail into a lollipop-style loop originating from the main Lee Hill Road trailhead. The proposed change addresses concerns regarding the private roadway, parking area not owned by the Township, and ongoing issues at the existing trailhead.
- Mansfield Woods Trail: Discontinue the small trail located off the Mansfield Bike Path/Highlands Trail due to significant ATV use, which has altered the character of the trail and created navigation difficulties. Existing trail blazes and signage would be removed, and the trail would no longer appear on the revised Township Trail Map.

Following discussion, Township Council approved the three proposed trail modifications as presented. Motion by Councilwoman Franco, Second by Councilman Proctor, all in favor.

C.O. Johnson Park Improvements – Highlands Council Grant Amendment:

Mr. Sabatini presented the proposed scope of improvements to C.O. Johnson Park and discussed the opportunity to apply for an amendment to the existing New Jersey Highlands Council grant to utilize the remaining grant funds toward the project.

Township Engineer Cory L. Stoner, of Harold E. Pellow & Associates, Inc., submitted a memorandum dated October 30, 2026, outlining the proposed grant amendment. The original Highlands Council grant award totaled $137,790, of which $84,172.03 has been reimbursed for engineering services previously completed by French & Parello Associates, leaving a remaining balance of $53,617.97.

The proposed improvements include ADA-accessible pedestrian walkways, additional visitor parking areas, a perimeter access road, and future improvements to Field No. 8, including a new press box and field lighting. The engineer's proposal includes preliminary engineering design and environmental permitting, as well as final engineering design and preparation of contract documents, at an estimated total cost of $53,500. The remaining Highlands Council grant funds would be utilized toward these services, subject to approval of the grant amendment. The matter was discussed by Township Council, with the intent of reaching consensus on the proposed scope of improvements so that the Township could proceed with submitting the grant amendment request.

Council agreed on the scope of improvements.

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.

ADJOURNMENT

On the motion of Councilwoman Franco, second by Councilman Proctor, and with all members in favor, the meeting was adjourned at 8:24 p.m. All members were in favor. Motion carried.

Cynthia Church, RMC
Township Clerk

Alexander Rubenstein, Mayor