

OPEN SPACE MEETING – December 8 2025

Members Present: Messrs. Sabatini, Dlugos, Morytko, Duch, Esposito, Mayor Rubenstein, Bogardus

Also present: Secretary Caitlin Phillips

Mr. Morytko called the meeting to order at 7:00 p.m.

OS FINANCIAL STATUS REPORT:

Reserve for Open Space: \$424,782.57.

APPROVAL OF MINUTES – November 10, 2025 Minutes. Ms. Phillips noted the agenda states October, but the minutes included in the packet for review are for November. Mayor Rubenstein motioned to approve the minutes, seconded by Mr. Morytko. All were in favor.

OLD BUSINESS

Forest Stewardship Discussion / Green Acres and Sussex County Trails Grant Discussion

Mr. Morytko said there's nothing new from Ms. Gracie. Mayor Rubenstein said he met with CAD to follow up on their discussion from the last Open Space meeting. They are open to the idea, but want to make sure the town is not paving the trail, and that there is liability coverage. They also want to make sure the trail parking is off of CAD's site. Mr. Morytko said they should see who to work with at the State and at Hudson Farms. Mayor Rubenstein said CAD wants signage, to make sure people stay off their property. Mr. Dlugos said he met with two people at the county, one of which is in transportation. They may be able to help with the review of the property. The group discussed parking.

Mr. Morytko said they should consider the cost of the trail layout and blazing. Mr. Dlugos said it'd be good to have a trail map. Mr. Sabatini said they need a scope of work for the project, and to consider easements and the liability documentation. Mr. Duch discussed the grant, and noted having the DEP as a partner. As part of the grant, they could consider parking and adding signage. He wants the project to have tangible results. Mr. Sabatini said when the town worked with the Land Conservancy, they suggested a bridge in the area. Mr. Morytko noted if that were the case, they would need to prioritize crossings. Mayor Rubenstein said they should make the focus the loop and how to do it. He's concerned about partnering with other municipalities, because then you need other decisions/input and further meetings. Mr. Morytko said he will talk to Ms. Gracie and Mr. Dlugos about the Environmental Commission work next year.

NEW BUSINESS

Discussion of 2026 Goals

Mr. Dlugos said one of his goals is the trails grant. Mr. Morytko said that would help them with the Wespy connection and completing the trail crossings and next steps. Mr. Sabatini said he received a message from Alex Kelchner to the Council. The group talked about the tree cutting at the Byram Overlook. Mr. Dlugos noted this has not been done yet. Mr. Morytko will follow up with Ms. Gracie. Mr. Sabatini said they should have documentation from Ms. Gracie for the insurance and agreement for the work.

MEMBER REPORTS

Mr. Dlugos said he met with a property owner at Stag Lake, about the Briar Ridge trail. They had concerns about trespassers on their property. Part of the trail is the property line. Mr. Dlugos said he agreed to move the

trail line 10 feet off. Signs will be put up to keep people on the trail. Mayor Rubenstein said they had a DEP pre-approval meeting for the CO Johnson park project.

OPEN TO PUBLIC

No public was present.

ADJOURN – Motion by Mr. Dlugos, second by Mr. Sabatini, to adjourn the meeting at 8:22pm. All members in favor. Motioned carried.