

TOWNSHIP OF BYRAM
MEETING OF THE BYRAM TOWNSHIP OPEN SPACE COMMITTEE
10 Mansfield Drive, Stanhope NJ 07874
Monday, October 13, 2025, 7:00 P.M.

Join Zoom Meeting:

<https://us02web.zoom.us/j/85351921867?pwd=1MtR2CDdm5wUmob0it1bKFByzVRL2N.1>

Meeting ID: 853 5192 1867 / **Passcode:** 560786

Dial by your location: +1 646 518 9805 US (New York) OR +1 267 831 0333 US (Philadelphia)

The public will have an opportunity to comment at appropriate times during the meeting. The following is the agenda to the extent known:

- **CALL MEETING TO ORDER**

- **OPEN PUBLIC MEETING STATEMENT**

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting has been electronically sent to the newspapers, posted on the bulletin board of the Municipal Building, and uploaded to Byram's website, www.byramtwp.org not less than 48 hours in advance of the meeting. In addition, a copy of this notice is on file in the office of the Municipal Clerk.

- **ROLL CALL**

- **OS FINANCIAL STATUS REPORT**

1. Reserve for Open Space: \$426,129.69

- **APPROVAL OF MINUTES** –August 11, 2025 Minutes

- **NEW BUSINESS**

1. Review Forest Stewardship Plan ([Forest Stewardship Plan](#))
2. Timber Sale

- **MEMBER REPORTS** – Reports from members on actions by their committees pertinent to OS.

- **OPEN TO THE PUBLIC**

- **CLOSED SESSION**

- **ANY OTHER BUSINESS THE COMMITTEE DEEMS NECESSARY**

- **ADJOURNMENT**

2025 Open Space Meeting Dates:

- November 10th
- December 8th

17-286-56-000-001 Reserve - Open Space*From 01/01/2025 to 10/01/2025*

Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)
ACTIVITY/BALANCE (YEAR START)							-			60,836.61		401,202.63
01/01/2025	GJ 6					To adjust Open Space Debt Service for CY Allocation.		18,068.14				383,134.49
01/09/2025	DJ 21	29839		9799	3535	GRACIE & HARRIGAN CONSULTING F INV#36666 12/09/2024 - OPEN SPACE MEETING VIA ZOOM			(140.00)		140.00	383,134.49
01/09/2025	DJ 38	29889		9804	649	HAROLD E. PELLOW & ASSOCIATES, INV#81737 PROJECT MANAGEMENT			(2,905.50)		2,905.50	383,134.49
01/09/2025	DJ 39	29890		9804	649	HAROLD E. PELLOW & ASSOCIATES, INV#81738 PROJECT MANAGEMENT			(793.00)		793.00	383,134.49
01/09/2025	DJ 71	29832		9829	3809	SPARTAN AGGREGATES, LLC INV#0024867-IN DISPOSAL OF PLAYGROUND - CLEAN CONCRETE			(99.00)		99.00	383,134.49
01/09/2025	DJ 71	29832		9829	3809	12" M SPARTAN AGGREGATES, LLC INV#0024974-IN DISPOSAL OF PLAYGROUND - CONCRETE 12"			(248.60)		248.60	383,134.49
01/15/2025	ENC	29981				MINUS 11/26/2024 - DISPOSAL OF PLAYGROUND MULCH				880.00		382,254.49
01/22/2025	DJ 100	29981		9848	2212	AG CHOICE, LLC INV#241129-27 11/26/2024 - DISPOSAL OF PLAYGROUND MULCH			(880.00)		880.00	382,254.49
01/30/2025	ENC	30131				DRAFT PLAN				232.00		382,022.49
01/30/2025	ENC	30132				TYPE CHANGE ORDERS				72.00		381,950.49
01/30/2025	ENC	30133				DAM INSPECTION				154.50		381,795.99
01/30/2025	ENC	30140				PREPARATION OF 2025-2029 COMMUNITY FORESTRY M				5,000.00		376,795.99
01/31/2025	RJ 451					January 2025 Interest			1,592.15			378,388.14
02/12/2025	ENC	30175				01/02/25-01/05/25 - 2025 OPEN SPACE MEETING D				14.94		378,373.20
02/19/2025	DJ 324	30175		9997	1166	NEW JERSEY HERALD, INC. INV#0006905757 01/02/25-01/05/25 - 2025 OPEN SPACE MEETING D			(14.94)		14.94	378,373.20
02/19/2025	DJ 351	30131		10003	649	HAROLD E. PELLOW & ASSOCIATES, INV#82221 DRAFT PLAN			(232.00)		232.00	378,373.20
02/19/2025	DJ 352	30132		10004	649	HAROLD E. PELLOW & ASSOCIATES, INV#82220 TYPE CHANGE ORDERS			(72.00)		72.00	378,373.20
02/19/2025	DJ 353	30133		10004	649	HAROLD E. PELLOW & ASSOCIATES, INV#82219 DAM INSPECTION			(154.50)		154.50	378,373.20
02/26/2025	ENC	30237				TYPE/COPY REPORTS				196.00		378,177.20
02/26/2025	ENC	30240				PREP NJDEP REPORTS				159.00		378,018.20
02/28/2025	RJ 452					February 2025 Interest			1,435.59			379,453.79
03/05/2025	DJ 453	30237		10057	649	HAROLD E. PELLOW & ASSOCIATES, INV#82383 TYPE/COPY REPORTS			(196.00)		196.00	379,453.79

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From 01/01/2025 to 10/01/2025

Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)
03/05/2025	DJ 456	30240		10057	649	HAROLD E. PELLOW & ASSOCIATES, INV#82391 PREP NJDEP REPORTS			(159.00)	159.00		379,453.79
03/12/2025	ENC	30314				TRAIL CONFERENCE SERVICES - APPROVED 02/18/20				13,000.00		366,453.79
03/31/2025	RJ 1405					March 2025 Interest		1,592.37				368,046.16
04/05/2025	ENC	30427				TYPE MEMO TO OFFICIAL				74.00		367,972.16
04/05/2025	ENC	30432				PREP NJDEP REPORTS				53.00		367,919.16
04/16/2025	DJ 809	30427		10258	649	HAROLD E. PELLOW & ASSOCIATES, INV#82670 TYPE MEMO TO OFFICIAL			(74.00)	74.00		367,919.16
04/16/2025	DJ 814	30432		10259	649	HAROLD E. PELLOW & ASSOCIATES, INV#82676 PREP NJDEP REPORTS			(53.00)	53.00		367,919.16
04/29/2025	ENC	29585				(Reduced) IMPROVEMENTS TO CO JOHNSON PARK FIE			(4.00)			367,923.16
04/30/2025	ENC	30530				ADA COMPLIANT ASPHALT PATH AT CO JOHNSON PARK				14,500.00		353,423.16
04/30/2025	ENC	30562				10/07/2024 - OPEN SPACE MEETING VIA ZOOM				630.00		352,793.16
04/30/2025	RJ 1406					April 2025 Interest		1,546.18				354,339.34
05/01/2025	ENC	30450				(Line Added) COMPLETELY INCLUSIVE PLAYGROUND				600.25		353,739.09
05/07/2025	DJ 934	30562		10328	3535	GRACIE & HARRIGAN CONSULTING F INV#36658 10/07/2024 - OPEN SPACE MEETING VIA ZOOM			(630.00)	630.00		353,739.09
05/07/2025	DJ 963	30450		10347	1003	MEIER STONE CO INV#0002009-00 COMPLETELY INCLUSIVE PLAYGROUND - 1" RIVER BE			(600.25)	600.25		353,739.09
05/07/2025	ENC	30450				(Line Added) COMPLETELY INCLUSIVE PLAYGROUND				686.00		353,053.09
05/08/2025	ENC	30053				(Line Added) 2025 BLANKET PURCHASE ORDER				396.15		352,656.94
05/13/2025	ENC	30609				REMOVAL OF VARIOUS DEAD ASH TREES FROM TAMARA				18,500.00		334,156.94
05/21/2025	DJ 1113	30053		10411	934	LOWE'S BUSINESS ACCOUNT INV#631372926 CIP - 6FT WOODEN PICNIC TABLE			(396.15)	396.15		334,156.94
05/21/2025	DJ 1125	30450		10416	1003	MEIER STONE CO INV#0001962-00 COMPLETELY INCLUSIVE PLAYGROUND - 1" RIVER BE			(686.00)	686.00		334,156.94
05/21/2025	GJ 45					To reallocate charges due to change order - R #099-2025.		2,510.80				336,667.74
05/23/2025	ENC	30649				CIP - 4 HANDICAP PARKING SPACES W/2 GORES IN				2,750.00		333,917.74
05/31/2025	RJ 1844					May 2025 Interest		1,598.26				335,516.00
06/12/2025	ENC	30733				INSPECT TENNIS COURTS				180.00		335,336.00

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Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)
06/12/2025	ENC	30734				PROJECT MANAGEMENT			1,962.50			333,373.50
06/18/2025	DJ 1356	30530		10518	3380	C & V PAVING CONTRACTORS, INC. INV#1354 ADA COMPLIANT ASPHALT PATH AT CO JOHNSON PARK			(14,500.00)	14,500.00		333,373.50
06/18/2025	DJ 1377	30733		10535	649	HAROLD E. PELLOW & ASSOCIATES, INV#83085 INSPECT TENNIS COURTS			(180.00)	180.00		333,373.50
06/18/2025	DJ 1378	30734		10536	649	HAROLD E. PELLOW & ASSOCIATES, INV#82861 PROJECT MANAGEMENT			(762.50)	762.50		333,373.50
06/18/2025	DJ 1378	30734		10536	649	HAROLD E. PELLOW & ASSOCIATES, INV#83086 ONSITE FIELD CHECK			(1,200.00)	1,200.00		333,373.50
06/23/2025	DJ 1470	30450		10416	1003	MEIER STONE CO INV#0001962-00 Lost in Mail - Void & Reissue.			686.00	(686.00)		333,373.50
06/23/2025	DJ 1471	30450		10600	1003	MEIER STONE CO INV#0001962-00 COMPLETELY INCLUSIVE PLAYGROUND - 1" RIVER BE			(686.00)	686.00		333,373.50
06/30/2025	RJ 2206					June 2025 Interest			1,523.67			334,897.17
07/03/2025	ENC	30835				REMOVAL OF STORM DAMAGED TREE (24-30") AT CO			1,250.00			333,647.17
07/09/2025	ENC	30855				ESTIMATE CERTIFICATE/VOUCHER			120.00			333,527.17
07/16/2025	DJ 1633	30649		10675	385	DENVILLE LINE PAINTING, INC. INV#R-17434 CIP - 4 HANDICAP PARKING SPACES W/2 GORES IN			(2,750.00)	2,750.00		333,527.17
07/16/2025	DJ 1645	30855		10685	649	HAROLD E. PELLOW & ASSOCIATES, INV#83416 ESTIMATE CERTIFICATE/VOUCHER			(120.00)	120.00		333,527.17
07/16/2025	DJ 1697	30609		10716	2291	TREE KING, INC. INV#32884 REMOVAL OF VARIOUS DEAD ASH TREES FROM TAMARA			(18,500.00)	18,500.00		333,527.17
07/16/2025	DJ 1698	30835		10716	2291	TREE KING, INC. INV#32885 REMOVAL OF STORM DAMAGED TREE (24-30") AT CO			(1,250.00)	1,250.00		333,527.17
07/29/2025	ENC	30931				REMOVAL OF VARIOUS DEAD TREES FROM OPEN SPACE			18,630.00			314,897.17
07/31/2025	RJ 2936					July 2025 Interest			1,512.27			316,409.44
07/31/2025	GJ 141					To record 2025 Tax Levy.			110,430.00			426,839.44
08/07/2025	ENC	30981				TYPE FINAL ESTIMATE CERTIFICATE			18.50			426,820.94
08/12/2025	ENC	31006				MEETING W/NJ FOREST FIRE TO REVIEW PRESCRIBED			420.00			426,400.94
08/13/2025	DJ 1789	30981		10760	649	HAROLD E. PELLOW & ASSOCIATES, INV#83670 TYPE FINAL ESTIMATE CERTIFICATE			(18.50)	18.50		426,400.94
08/31/2025	RJ 2937					August 2025 Interest			1,478.75			427,879.69
09/03/2025	DJ 1953	31006		10862	3535	GRACIE & HARRIGAN CONSULTING F INV#37229 MEETING W/NJ FOREST FIRE TO REVIEW PRESCRIBED			(420.00)	420.00		427,879.69

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09/03/2025	DJ 1980	30314		10888	2270	NEW YORK NEW JERSEY TRAIL CONF INV#39830 TRAIL CONFERENCE SERVICES - APPROVED			(13,000.00)		13,000.00	427,879.69
09/04/2025	ENC	31048				02/18/20 COJ DOG PARK & PARM IMPROVEMENTS - DIVISION O				500.00		427,379.69
09/04/2025	DJ 2023	31048		10919	3779	STATE OF NEW JERSEY - DEP INV#LURP-2 COJ DOG PARK & PARM IMPROVEMENTS - DIVISION O			(500.00)		500.00	427,379.69
10/01/2025	ENC	31181				DROP DEAD OAK, 24-30", IN WOODS TO LEFT OF 57				1,250.00		426,129.69
							-	18,068.14	125,220.04	20,689.90	61,534.94	426,129.69
							-	18,068.14	125,220.04	81,526.51	61,534.94	426,129.69

OPEN SPACE MEETING – August 11 2025

Members Present: Messrs. Sabatini, Dlugos, Morytko, Esposito

Members Absent: Messrs. Duch, Bogardus, and Mayor Rubenstein

Also present: Secretary Caitlin Phillips

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

Mr. Morytko announced the New Jersey Fire Service will present at the Council meeting tomorrow, for controlled burn information. He and Mr. Dlugos plan to be there.

OS FINANCIAL STATUS REPORT:

Reserve for Open Space: \$313,373.50. The group reviewed the report. Mr. Sabatini said the levy hasn't been posted yet. Mr. Dlugos asked how the Forester, Heather Gracie, gets paid. Mr. Sabatini said there's a resolution to authorize a scope of work for her. The Committee can authorize a project as a group.

APPROVAL OF MINUTES – June 9, 2025 Minutes

Mr. Dlugos motioned to approve the minutes, seconded by Mr. Morytko. All were in favor.

OLD BUSINESS

Trails Conference Report

Mr. Dlugos said the conference went well. They had a trail design workshop, and the workshops are now complete. They now have two versions of My Map, including the assessment done by Patrick Erb, and one that uses GPS to track routes in Byram. The next steps are for Messrs. Dlugos and Duch to get the maps into a form accessible to the public. They may want to add parking spaces to the maps. There was an emphasis on different colors for different trails. There was a concern about people getting lost—if all the trails are white, it can be confusing. They could make trails that connect a combination of the 2 colors.

Mr. Dlugos said they're organizing a Trail Keepers meeting. Mr. Sabatini noted they could update the website with their information. Mr. Dlugos said they may want to print larger maps for kiosks, and have additional signs to direct people to the parks. Mr. Sabatini said they may be able to order the signs through the County.

NEW BUSINESS

Review Forest Stewardship Plan (Forest Stewardship Plan) / Recommended Management and Implementation Schedule (page 80)

Mr. Dlugos would like to see a map with the stand numbers on it. He also wants to focus on invasive species work. Mr. Morytko noted they could have Ms. Gracie update the Stewardship document. Mr. Sabatini said they may want to update the 10-year plan, rather than try to execute an outdated plan. They should see what Ms. Gracie recommends.

MEMBER REPORTS

Mr. Morytko said the Planning Board heard an application near the Tamarack parcel that had a parking encroachment. Wawa is coming back for EV charger amendments. Mr. Dlugos said the Environmental Commission is looking to identify invasive species and native plants, and would like to work with Plant Detectives. They're also looking into the ordinance for riparian buffers. Mr. Sabatini noted Byram Fest is coming up. There is a Council meeting tomorrow night. Ryan Homes is doing well drilling on a parcel near ShopRite. 2 Tamarack has some new retail spaces opening up, including a Turkish prepared goods store and a craft store. There was further discussion about rental units on the Niec property. Starbucks is advertising their Open Space Minutes –August 11, 2025

lot. Mr. Sabatini noted he is the acting Zoning Officer at the moment. The budget will be reviewed soon. Challenges include interest rates and health insurance. Mr. Dlugos said he met with the Chair of the Environmental Commission in Stanhope, and they talked about grants and watersheds. Mr. Sabatini discussed watershed information. He noted East Brookwood has a mountainous area where the water flows into Lubbers Run, and West Brookwood has a similar issue. Mr. Esposito said the History Society is having a Teddy Roosevelt reenactor at Wild West City.

OPEN TO PUBLIC

No public was present.

ADJOURN – Motion by Mr. Esposito, second by Mr. Sabatini, to adjourn the meeting at 8:45pm. All members in favor. Motioned carried.

DRAFT