

**TOWNSHIP OF BYRAM**  
**MEETING OF THE BYRAM TOWNSHIP OPEN SPACE COMMITTEE**  
**10 Mansfield Drive, Stanhope NJ 07874**  
**Monday, December 8, 2025, 7:00 P.M.**

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/82873418193?pwd=7aOgU3HI7MeWrwTjQ1paKRTJbsIZ6r.1>

**Meeting ID:** 828 7341 8193 / **Passcode:** 506324

**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](http://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: \$424,782.57
- **APPROVAL OF MINUTES** –October 13, 2025 Minutes
- **OLD BUSINESS**
  - 1. Forest Stewardship Discussion
  - 2. Green Acres and Sussex County Trails Grant Discussion
- **NEW BUSINESS**
  - 1. Discussion of 2026 Goals
- **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**

## 17-286-56-000-001 Reserve - Open Space

From 01/01/2025 to 12/02/2025

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 12" M			(99.00)	99.00			383,134.49
01/09/2025	DJ 71	29832		9829	3809	SPARTAN AGGREGATES, LLC INV#0024974-IN DISPOSAL OF PLAYGROUND - CONCRETE 12" MINUS			(248.60)	248.60			383,134.49
01/15/2025	ENC	29981				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

## 17-286-56-000-001 Reserve - Open Space

From 01/01/2025 to 12/02/2025

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	

## 17-286-56-000-001 Reserve - Open Space

From 01/01/2025 to 12/02/2025

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

## 17-286-56-000-001 Reserve - Open Space

From 01/01/2025 to 12/02/2025

Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO	Encumber	PO Payment	Balance (CR)
09/03/2025	DJ 1980	30314		10888	2270	NEW YORK NEW JERSEY TRAIL CONF INV#39830 TRAIL CONFERENCE SERVICES - APPROVED 02/18/20			(13,000.00)	13,000.00			427,879.69
09/04/2025	ENC	31048				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
09/30/2025	RJ 3231					September 2025 Interest		1,390.88					428,770.57
10/01/2025	ENC	31181				DROP DEAD OAK, 24-30", IN WOODS TO LEFT OF 57			1,250.00				427,520.57
10/30/2025	ENC	31292				ADDITIONAL DONATION - MARKETING & TOURSIM GRA			2,500.00				425,020.57
11/05/2025	ENC	30931				(Increased) MCCPC CONTRACT #18 - APPROVED 07/			90.00				424,930.57
11/17/2025	DJ 2592	31292		11193	194	BYRAM HISTORICAL SOCIETY ADDITIONAL DONATION - MARKETING & TOURSIM GRA			(2,500.00)	2,500.00			424,930.57
11/17/2025	DJ 2668	31181		11251	2291	TREE KING, INC. INV#33158 DROP DEAD OAK, 24-30", IN WOODS TO LEFT OF 57			(1,250.00)	1,250.00			424,930.57
11/17/2025	ENC	31372				10/13/2025 - OPEN SPACE MEETING			140.00				424,790.57
11/25/2025	ENC	31417				DECLARATION OF ENCUMBRANCE (ROSI) RECORDING			8.00				424,782.57
12/02/2025	DJ 2696	31372		11274	3535	GRACIE & HARRIGAN CONSULTING F INV#38708 10/13/2025 - OPEN SPACE MEETING			(140.00)	140.00			424,782.57
12/02/2025	DJ 2738	30931		11306	2291	TREE KING, INC. INV#33157 REMOVAL OF VARIOUS DEAD TREES FROM OPEN SPACE			(17,030.00)	17,030.00			424,782.57
12/02/2025	DJ 2738	30931		11306	2291	TREE KING, INC. INV#33279 REMOVAL OF VARIOUS DEAD TREES FROM OPEN SPACE			(1,690.00)	1,690.00			424,782.57
							- 18,068.14	126,610.92	817.90	84,144.94			424,782.57
							- 18,068.14	126,610.92	61,654.51	84,144.94			424,782.57

## **OPEN SPACE MEETING – November 10 2025**

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

**Members Absent:** Mr. 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: \$423,629.69.

**APPROVAL OF MINUTES** – October 13, 2025 Minutes. Mr. Dlugos said Lake Mohawk should be changed to Forest Lakes. He motioned to approve the minutes with this change, seconded by Mr. Sabatini. All were in favor.

### **OLD BUSINESS**

#### *Forest Stewardship Discussion / Sussex Trails Grant / NJDEP Hudson Farms Trails Report*

Mr. Morytko said there are no updates from Heather. For the trails grant, Mr. Dlugos heard about it at the trails partnership meeting. They noted they prefer applications with collaboration between towns. There is also a Green Acres grant for trails and stewardship. He talked about using the grant for signage, to enhance the trail areas and encourage visitors. Mr. Duch noted the grants discuss accessibility. Some trailheads are limited with their parking. Mr. Dlugos asked if they can partner with the DEP. Mayor Rubenstein doesn't think they need to bring the state in. Mr. Dlugos said they can teach people about forestry. Mr. Sabatini said they have to consider what the ask is for the grant, and what work is being done. The group discussed blazing trails. Mayor Rubenstein said they should decide on a project and commit to it. Mr. Dlugos mentioned enhancing kiosks. Mr. Esposito joined the meeting at this time. Mr. Sabatini said he doesn't have staff to update the kiosks. Mr. Dlugos said he has posted flyers at the various kiosks.

Mr. Sabatini said they can use the money to help with marketing and aerial maps. They could also use it for safety enhancements. At places like CO Johnson and Tamarack, they could get solar crossing lights. They could consider an easement to tie into trails near Hudson Farms. Mr. Duch likes the trail crossing idea, and wants to improve parking. They could add parking at the overlook so people don't need to climb all the way up to get to the summit. Mr. Dlugos said they should choose the project that has the most likelihood of success. Mayor Rubenstein noted they could do a walking path through CO Johnson. Path usage there is frequent and they've been asked for more. Mr. Dlugos said he'd choose the trail connector. Mr. Duch mentioned speaking to CAD about the connection. Mr. Morytko noted this has been a past priority. If CAD is open to it, they should go for it. Mr. Dlugos said first, they need to see if they can obtain permission for the loop. Mr. Sabatini mentioned that CAD as a fallout radius for some materials on their site, so they would need to make sure the town doesn't plan to build anything on the site in question. The group reviewed the maps CAD provided. The group decided to reach out to CAD to discuss this project.

### **MEMBER REPORTS**

Mr. Dlugos said at the Environmental Commission, they discussed 2026 projects. Dana Flynn suggested a native plant giveaway. Christine Aboulhosn noted interest in water quality, and wants to encourage lake communities to prevent HABs. James Myers suggested bioswales or a rain garden in a right-of-way area for demonstration purposes.

Mr. Morytko noted at the Planning Board, an application for an ATV trail on a residential property was denied. Mr. Sabatini said he's working on the budget. Mayor Rubenstein said the most difficult portion is the health insurance. Mr. Sabatini said it's increasing 36%.

**OPEN TO PUBLIC**

No public was present.

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

DRAFT