

TOWNSHIP OF BYRAM
MEETING OF THE BYRAM TOWNSHIP OPEN SPACE COMMITTEE
10 Mansfield Drive, Stanhope NJ 07874
Monday, January 12, 2026, 7:00 P.M.

Join Zoom Meeting: <https://us02web.zoom.us/j/82482841992?pwd=gncjfj9D7BCg1oAUbJefYUizHeDuZv.1>

Meeting ID: 824 8284 1992 / **Passcode:** 651699

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.

- **NOMINATION AND ELECTION OF CHAIR AND VICECHAIR OF OS COMMITTEE**

- **ROLL CALL**

- **OS FINANCIAL STATUS REPORT**

1. Reserve for Open Space: \$429,470.57

- **APPROVAL OF MINUTES** –December 8, 2025 Minutes

- **OLD BUSINESS**

1. Forest Stewardship Discussion
2. Trails Grant Discussion

- **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**

2026 Meeting Dates:

January 12th
February 9th
March 9th
April 13th
May 11th
June 8th
July 13th
August 10th
September 14th
October 12th
November 9th
December 14th

17-286-56-000-001 Reserve - Open Space*From 01/01/2025 to 12/31/2025*

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

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

From 01/01/2025 to 12/31/2025

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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From 01/01/2025 to 12/31/2025

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			(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
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
10/31/2025	GJ 198					To record Added/Omitted Bills.			281.06			425,301.63
10/31/2025	RJ 3638					October 2025 Interest		1,354.20				426,655.83
11/05/2025	ENC	30931				(Increased) MCCPC CONTRACT #18 - APPROVED 07/				90.00		426,565.83
11/17/2025	DJ 2592	31292		11193	194	BYRAM HISTORICAL SOCIETY ADDITIONAL DONATION - MARKETING & TOURSIM GRA			(2,500.00)	2,500.00		426,565.83
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		426,565.83
11/17/2025	ENC	31372				10/13/2025 - OPEN SPACE MEETING				140.00		426,425.83
11/25/2025	ENC	31417				DECLARATION OF ENCUMBRANCE (ROSI) RECORDING				8.00		426,417.83
11/30/2025	RJ 3837					November 2025 Interest		1,516.90				427,934.73
12/02/2025	DJ 2696	31372		11274	3535	GRACIE & HARRIGAN CONSULTING F INV#38708 10/13/2025 - OPEN SPACE MEETING			(140.00)	140.00		427,934.73
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		427,934.73
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		427,934.73
12/29/2025	ENC	31543				PREP NJDEPE REPORTS				26.50		427,908.23
12/31/2025	RJ 4047					December 2025 Interest		1,562.34				429,470.57
							-	18,068.14	131,325.42	844.40	84,144.94	429,470.57
							-	18,068.14	131,325.42	61,681.01	84,144.94	429,470.57

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.

DRAFT