

TOWNSHIP OF BYRAM
MEETING OF THE BYRAM TOWNSHIP OPEN SPACE COMMITTEE
10 Mansfield Drive, Stanhope NJ 07874
Monday, July 13 2026, 7:00 P.M.

Join Zoom Meeting:

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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. A resolution indicating the time, date, and location of the Open Space meetings for the year 2026 was forwarded to the designated newspaper for online publication, posted on the bulletin boards and main doors of the Municipal Building and on the Township's Website and forwarded to the Secretary of State of the State of New Jersey.

- **ROLL CALL**

- **OS FINANCIAL STATUS REPORT**

1. Reserve for Open Space: \$408,869.89

- **APPROVAL OF MINUTES –June 8, 2026 Minutes**

- **OLD BUSINESS**

1. Trail Signage and Mapping
2. Trail Grant Updates
3. Forestry Updates

- **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:

August 10th
September 14th
October 12th
November 9th
December 14th

17-286-56-000-001 Reserve - Open Space*From 01/01/2026 to 07/08/2026*

Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)
ACTIVITY/BALANCE (YEAR START)							-			61,681.01		429,470.57
01/09/2026	DJ 194	31417		11477	1608	SUSSEX COUNTY CLERK INV#68797 DECLARATION OF ENCUMBRANCE (ROSI)				(8.00)	8.00	429,470.57
01/21/2026	DJ 250	31543		11511	649	RECORDING HAROLD E. PELLOW & ASSOCIATES, INV#84933 PREP NJDEPE REPORTS				(26.50)	26.50	429,470.57
01/27/2026	ENC	30140				(Reduced) FINAL DRAFT OF CFMP				(1,750.00)		431,220.57
01/27/2026	ENC	30140				(Reduced) FINAL DRAFT OF CFMP				(2,000.00)		433,220.57
01/31/2026	RJ 615					January 2026 Interest		1,473.42				434,693.99
02/04/2026	DJ 558	30140		11580	3535	GRACIE & HARRIGAN CONSULTING F INV#38597 FINAL DRAFT OF CFMP				(1,250.00)	1,250.00	434,693.99
02/05/2026	DJ 632	30140				Adjustment to Paid Line		(1,250.00)				435,943.99
02/06/2026	ENC	31783				INSPECT SITE PLAN/SUBDIVISION				260.00		435,683.99
02/06/2026	ENC	31807				ITEM #ISWOM1280 - ISTRARUSA 12U OPEN FRAME WA				305.44		435,378.55
02/09/2026	ENC	31832				12/31/25-01/04/26 - 2026 OPEN SPACE MEETING D				13.25		435,365.30
02/18/2026	DJ 658	31832		11643	1166	NEW JERSEY HERALD, INC. INV#0007527272 12/31/25-01/04/26 - 2026 OPEN SPACE MEETING D				(13.25)	13.25	435,365.30
02/18/2026	DJ 664	31783		11645	649	HAROLD E. PELLOW & ASSOCIATES, INV#85143 INSPECT SITE PLAN/SUBDIVISION				(260.00)	260.00	435,365.30
02/20/2026	ENC	31865				02/09/2026 - OPEN SPACE MEETING VIA ZOOM				150.00		435,215.30
02/20/2026	ENC	31869				FOREST STEWARDSHIP SUMMARY FOR TAMARACK, GLEN				225.00		434,990.30
02/28/2026	RJ 841					February 2026 Interest		1,322.28				436,312.58
03/05/2026	ENC	31807				(Reduced) HCESC CONTRACT #CAT2506R-P				(25.13)		436,337.71
03/12/2026	ENC	31953				ITEM #SIS452024SU - SIMPLY45 24P UNLOADED STP				25.13		436,312.58
03/18/2026	DJ 905	29585		11788	3880	DIACO CONTRACTING, INC. INV#DRAWDOWN #3 DRAWDOWN #3				(6,633.54)	6,633.54	436,312.58
03/18/2026	DJ 911	31865		11793	3535	GRACIE & HARRIGAN CONSULTING F INV#39218 02/09/2026 - OPEN SPACE MEETING VIA ZOOM				(150.00)	150.00	436,312.58

17-286-56-000-001 Reserve - Open Space*From 01/01/2026 to 07/08/2026*

Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)
03/18/2026	DJ 912	31869		11793	3535	GRACIE & HARRIGAN CONSULTING F INV#39210 FOREST STEWARDSHIP SUMMARY FOR TAMARACK, GLEN PREP NJDEP REPORTS				(225.00)	225.00	436,312.58
03/31/2026	ENC	32023								82.50		436,230.08
03/31/2026	ENC	32040				ONSITE FIELD CHECK				543.75		435,686.33
03/31/2026	RJ 1043					March 2026 Interest		1,467.39				437,153.72
04/08/2026	DJ 1101	32023		11868	649	HAROLD E. PELLOW & ASSOCIATES, INV#85610 PREP NJDEP REPORTS				(82.50)	82.50	437,153.72
04/08/2026	DJ 1111	32040		11870	649	HAROLD E. PELLOW & ASSOCIATES, INV#85824 ONSITE FIELD CHECK				(543.75)	543.75	437,153.72
04/17/2026	ENC	31807				(Increased) ITEM #SIS452048U - SIMPLY45 48P U				80.16		437,073.56
04/17/2026	ENC	31953				To Cancel Balance as per AR - updated origina				(25.13)		437,098.69
04/30/2026	RJ 1438					April 2026 Interest		1,415.51				438,514.20
05/11/2026	ENC	31807				(Reduced) ITEM #SIS452048U - SIMPLY45 48P UNL				(39.00)		438,553.20
05/12/2026	ENC	32295				REMOVAL OF VARIOUS DEAD TREES FROM OPEN SPACE				16,850.00		421,703.20
05/20/2026	DJ 1516	31807		12067	1693	B&H FOTO ELECTRONICS CORP. INV#243842309 ITEM #ISWOM1280 - ISTRARUSA 12U OPEN FRAME WA				(321.47)	321.47	421,703.20
05/20/2026	DJ 1523	29585		12074	3880	DIACO CONTRACTING, INC. INV#DRAWDOWN #4 DRAWDOWN #4				(38,676.93)	38,676.93	421,703.20
05/26/2026	ENC	32334				05/15/2026 BRUSH DISPOSAL				954.63		420,748.57
05/31/2026	RJ 1730					May 2026 Interest		1,408.39				422,156.96
06/04/2026	ENC	32370				ATTENDANCE AT MEETINGS - 04/24/2026; 04/27/20				564.87		421,592.09
06/04/2026	ENC	32376				05/18/2026 VEGETATIVE WASTE				800.36		420,791.73
06/04/2026	ENC	32394				PREP NJDEP REPORTS				165.00		420,626.73
06/10/2026	ENC	31610				(Line Added) YACHT CLUB 47.5-in W X 36.0-IN H				407.55		420,219.18
06/11/2026	ENC	31575				(Line Added) 10% ADMINISTRATIVE FEE				129.29		420,089.89
06/17/2026	DJ 2053	32370		12182	649	HAROLD E. PELLOW & ASSOCIATES, INV#86273 ATTENDANCE AT MEETINGS - 04/24/2026; 04/27/20				(564.87)	564.87	420,089.89
06/17/2026	DJ 2059	32394		12184	649	HAROLD E. PELLOW & ASSOCIATES, INV#86267 PREP NJDEP REPORTS				(165.00)	165.00	420,089.89

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

From 01/01/2026 to 07/08/2026

Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)
06/17/2026	DJ 2095	31610		12204	934	LOWE'S BUSINESS ACCOUNT INV#81250 YACHT CLUB 47.5" W X 36.0" H VINTAGE LANTERN				(407.55)	407.55	420,089.89
06/17/2026	DJ 2146	32334		12235	1468	SCMUA INV#10568 05/15/2026 BRUSH DISPOSAL				(954.63)	954.63	420,089.89
06/17/2026	DJ 2147	32376		12235	1468	SCMUA INV#10600 05/18/2026 VEGETATIVE WASTE				(800.36)	800.36	420,089.89
06/17/2026	DJ 2154	31575		12242	2126	SUSSEX COUNTY ADMINISTRATIVE C INV#16217 CUSTOM - TRAIL CROSSING AHEAD - 30" X 30"				(129.29)	129.29	420,089.89
06/22/2026	ENC	32502				REMOVAL OF VARIOUS DEAD TREES FROM OPEN SPACE				3,225.00		416,864.89
07/01/2026	ENC	32513				CO JOHNSON WELL PUMP REPLACEMENT AS PER PROPO				7,995.00		408,869.89
07/08/2026	DJ 2260	32513		12289	4022	HEINE PLUMBING & WATER TREATME INV#I-2462-1 CO JOHNSON WELL PUMP REPLACEMENT AS PER PROPO				(7,995.00)	7,995.00	408,869.89
07/08/2026	DJ 2343	32295		12343	2291	TREE KING, INC. INV#34006 REMOVAL OF VARIOUS DEAD TREES FROM OPEN SPACE				(16,850.00)	16,850.00	408,869.89
							-	(1,250.00)	7,086.99	(47,119.97)	76,057.64	408,869.89
							-	(1,250.00)	7,086.99	14,561.04	76,057.64	408,869.89

OPEN SPACE MEETING – June 8, 2026

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

Members Absent: Messrs: Bogardus, Morytko, Mayor Rubenstein

Also present: Secretary Caitlin Phillips

Messrs. Sabatini, Dlugos, and Esposito discussed agenda topics, as there was no quorum at this time to vote on items. Mr. Sabatini said he'd recommend to the Council that the deer hunting occurs on the same parcels as previously. He noted for the grant, there's been no news, so they're waiting for a response. Mr. Dlugos said he may talk to people about this at the meeting they're having on Friday.

Regarding the trail signage, Mr. Dlugos said he sent mock-ups of the signs, and thinks the areas should be segmented on the maps. They should decide where logos will be placed and at what sites. On route signs, it may not be possible to put the logo. They may not want the Visit NJ logo for town trails, but could put it on the wayfinding map. The least expensive option is aluminum signs. There is an option called King Color that has a material like that of outdoor chairs, which is the most durable of the least expensive options. There are six signs proposed, including the Lubber's Run preserve. Mr. Sabatini said if they go above the quote threshold, they'll need 2 additional quotes. They'd give vendors the same scope of work, and if they don't respond with a quote, that would count. They should go with the better quality signs, since they're not much more expensive.

Mr. Duch entered the meeting at this time. This meeting was called to order at 7:15 pm by Mr. Sabatini.

OS FINANCIAL STATUS REPORT:

Reserve for Open Space: \$420,748.57.

APPROVAL OF MINUTES – May 11, 2026 minutes. Mr. Dlugos motioned to approve the minutes, seconded by Mr. Duch. All in favor.

NEW BUSINESS

Deer Hunting

Mr. Sabatini said he'd recommend the same parcels to the Council. All in favor. Mr. Dlugos asked if there's a way to encourage more deer hunting. Mr. Duch said maybe they could have it put in the Recreation flyers. Mr. Dlugos said he can ask Debbie to see if she can add this. Mr. Duch said the public isn't aware of process and the availability of land.

OLD BUSINESS

Trail Signage and Mapping

The group discussed their preference for the signs. Mr. Sabatini said they should get a material that's animal resistant. Mr. Dlugos said they should have the history of the property and cultural information on the signs. Some places may be okay to have one sign, and others may have interpretive information just inside the trail. Other places where there's a kiosk already, they can add information to that. Mr. Sabatini said he'd recommend the HDU material. Mr. Dlugos said they can use the Land Conservancy for the printed map. Mr. Sabatini said they can tell vendors the timeframe they want to finish this, and if the vendor can't meet that deadline, this would be considered as no quote. Mr. Dlugos said the Land Conservancy may be receptive to doing historical information. Mr. Sabatini said the Historical Society may contribute to getting the maps done. Mr. Esposito confirmed they're looking to print about 3,500 maps. Mr. Sabatini said the Open Space would fund the balance of this. He said they should get a packet ready for next OS meeting, so they can bring the scope of work to the Council after discussing.

Forestry Updates

Mr. Dlugos said they'll be doing barberry removal throughout the year. He reached out to Ms. Gracie about the Briar Ridge barberry, and she asked for aerial map. Mr. Sabatini said she should walk the property. The group discussed what chemicals to use.

MEMBER REPORTS

Mr. Dlugos said the Environmental Commission wants to give out a stewardship award, to a community member who helped encourage people to remove mustard seed. They're having a native plant event, and may be using the fire house for this. They'll have plants to give away and for sale. The Musconetcong Watershed Association is sampling water for PFAS. People may be able to request testing for free. Mr. Smith from the Environmental Commission will talk to people in Forest Lakes. They met with the Chair of the EC in Sparta, and are talking about a partnership with them, Stanhope, and Hopatcong, to help each other. Mr. Sabatini said for the Council, there are wires strung along roads, which is part of the Andover tunnel project, and they're doing a traffic study. They plan to close Route 206 for 9 months and divert traffic.

OPEN TO PUBLIC

No public was present.

ANY OTHER BUSINESS THE COMMITTEE DEEMS NECESSARY

Mr. Duch asked about tree removal in town. The group discussed the superfund site. Mr. Sabatini said paving started today, and will be going on for about a month. Mr. Duch asked Mr. Sabatini to talk to Mr. Orgera about the paving on Stage Coach Road; a drainage spot has a huge divot.

ADJOURN – Motion by Mr. Dlugos, second by Sabatini, to adjourn the meeting at 8:05 pm. All members in favor. Motioned carried.

To: Open Space Committee

From: Peter Dlugos

Re: Recommendation for OS Parcel Signs and Trail Signage Vendor

Date: July 7, 2026

After requesting bids from three sign vendors, I recommend hiring Gravity Designworks Inc. for the proposed property, wayfinding and interpretative signage. Comparative costs are as follows. Note: both vendors included painting or plastic wrapping of signposts in their estimates, which I have excluded. Painting can be done by volunteers.

	Gravity Designworks	EM Signs	Advantage Signs
HDU CARVED LETTERING SIGNFACE & INSTALLATION (per sign)			
Design	100	125	declined
12" x 48" HDU Signface	750	987	declined
Installation	400	475	declined
24" x 24" INTERPRETIVE SIGNAGE (per sign)			
Design (hourly)	175	125	declined
Production of 24" x 24" Signface	100	175	declined
Production of Frame	100	137.50	declined
Installation	200	225	declined
TOTAL (6 carved signs and 12 interpretative signs)	14,400	15,976	declined