

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

Join Zoom Meeting:

<https://us02web.zoom.us/j/89794786753?pwd=nO4ZhbRR1guVbVouQKkhlhHE8E6riQ.1>

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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: \$405,578.89

- **APPROVAL OF MINUTES –July 13, 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:

September 14th

October 12th

November 9th

December 14th

17-286-56-000-001 Reserve - Open Space*From 01/01/2026 to 07/23/2026*

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 07/23/2026*

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 07/23/2026

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
07/23/2026	ENC	32607				PROJECT MENAGEMENT				3,291.00		405,578.89
							-	(1,250.00)	7,086.99	(43,828.97)	76,057.64	405,578.89
							-	(1,250.00)	7,086.99	17,852.04	76,057.64	405,578.89

OPEN SPACE MEETING – July 13, 2026

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

Members Absent: Messrs: Morytko, Duch

Also present: Secretary Caitlin Phillips

This meeting was called to order at 7:02pm by Mayor Rubenstein.

OS FINANCIAL STATUS REPORT:

Reserve for Open Space: \$408,869.89.

Mayor Rubenstein noted updates with the CO Johnson Park project, including signage and brush disposal. He discussed lighting and an announcer's stand, for which they're looking to use Open Space funds. This would be about \$350,000 for both. Mr. Dlugos asked for the breakdown between the two parts of the repairs. Mayor Rubenstein said Mr. Sabatini will send a breakdown. They're not sure how they're procuring the announcer stand. Other sports require different lighting than football.

APPROVAL OF MINUTES – June 8, 2026 minutes. Motion of Mr. Dlugos to approve the minutes, second by Mr. Sabatini. Mr. Bogardus abstained. All in favor.

OLD BUSINESS

Trail Signage and Mapping

Mr. Dlugos reviewed the quotes in the packet. Gravity Designworks suggested they may need more than an hour to do some parts of the work. He noted that Avenza will be part of another application. He looked at MapNero, which doesn't need cell service. He asked the Land Conservancy about trail maps, and he thinks this was done by Byram. They can use files that can be extracted. The Historical Society agreed to dedicate funds to help with this. Mayor Rubenstein noted that for the quote of the work, the PO could state this it is not to exceed a certain amount. Mr. Sabatini said the additional time would change the scope of the quote. They need updated quotes that show the hours, and then they can do a resolution at the Council. Mr. Dlugos noted he'll be away, so asked to push this to August. Mr. Dlugos motioned to use OS funds for this work, seconded by Mr. Esposito. All in favor.

Trail Grant Updates

Mr. Dlugos said he hasn't seen any updates. Ms. Phillips said Mr. Morytko was checking on this and hasn't seen anything, but they wanted to keep this on the agenda in case there was news ahead of this meeting. Mr. Dlugos said the County noted the announcement will be made in the summer. Mayor Rubenstein noted someone can email the County to check on the status of this.

Forestry Updates

Mr. Dlugos said he's been working on barberry removal, and put down a tarp for sheet mulching. They're looking to plant tree saplings and herbs where the barberry will be removed. He said he hasn't gotten anywhere with Briar Riddle, and hasn't heard from Ms. Gracie. He's open to using other contractors for this project. Mayor Rubenstein said if there's an issue with professionals not doing work, then they should talk to Ms. Gracie.

MEMBER REPORTS

Mr. Dlugos said they gave a talk to the Seniors group about invasive species. On September 12th, there will be a native plant event with a giveaway, sale, and presentation. In October is the Sussex County Arts and Heritage event. The Historical Society will do weaving event, and will open the schoolhouse. They'll be making forest looms using trees nearby, and will be community art. They are thinking of doing an Environmental Commission newsletter. Mr. Sabatini said CO field 8 is having issues, as there may be a leak somewhere. They are waiting

for the engineer to provide additional information. The field holds a lot of water after it rains. They don't want to accept the project until all of the elements are set, and irrigation needs to be figured out. They took over mowing the grass, because the contractor wasn't doing this. Ms. Phillips noted the EC presented an award to a resident for invasive species work.

Mr. Sabatini discussed the budget. He asked the Council members for their goals to help guide the budget. The EC should look at the budget to see if there's anything they need beyond normal items. There are issues with health insurance increases. A new employee, Diane, started today, and will be the new EC secretary. The new tax assessor, Aaron Wilson, started. He is working on a proposal for re-assessment. Byram Fest is August 22nd. Mr. Bogardus said there's a planning meeting for Byram Fest tomorrow, that includes the police and fire departments. The theme is the United States' 250th anniversary. Mr. Esposito said the Historical Society is excited to help with the mapping project.

OPEN TO PUBLIC

No public was present.

ANY OTHER BUSINESS THE COMMITTEE DEEMS NECESSARY

Ms. Phillips noted there will be a bookmobile at Byram Fest. Mayor Rubenstein noted that the Recreation Department could use the library for event ideas, like teaching the community about its services. Mr. Dlugos noted libraries also have good spaces to host events. Mr. Sabatini said libraries are also typically used for cooling and heating stations. He noted there is work being done at the Dennis Branch, which will be closed for about a year for proposed renovations, and the Recreation Department could look into this for future work.

ADJOURN – Motion by Mr. Dlugos, second by Sabatini, to adjourn the meeting at 7:52pm. All members in favor. Motioned carried.