

MEETING MINTUES OF THE BYRAM TOWNSHIP PLANNING BOARD: December 18 2025

CALL TO ORDER: Chairman Shivas called the meeting to order at 7:30 p.m.

ROLL CALL:

Members Present: Mss. Raffay, DeMagistris, Colligan, Lewandowski; Messrs. Mayor Rubenstein, Proctor, McElroy, Smith, Walsh, Chairman Shivas

Members Absent: Mr. Morytko

Also Present: Attorney Andrew Brewer, Secretary Caitlin Phillips

OPENING STATEMENT: Adequate notice of this meeting of the Byram Township Planning Board was given as required by the Open Public Meeting Act. A resolution indicating the time, date, and location of regular Board meetings for the year 2025 was forwarded to the Board's designated newspaper, and posted on the bulletin boards and main doors of the Municipal Building.

FLAG SALUTE: led by Chairman Shivas.

MINUTES: November 20, 2025

Motion of Mr. McElroy to approve the minutes, second of Ms. Lewandowski.

Ayes: Ms. Raffay, DeMagistris, Colligan, Lewandowski; Messrs. Mayor Rubenstein, McElroy, Morytko, Smith, Chairman Shivas

Absent: Messrs. Proctor, Morytko, Walsh

None opposed. Motion carried. Mr. Proctor entered the meeting at this time.

RESOLUTIONS

SD1-2025 Angela Prestia, 127 North Shore Road, Block 125 Lot 33, R5 Zone

Application for subdivision of lots

Motion of Mr. Smith to approve the resolution, second of Ms. Raffay.

Ayes: Ms. Raffay, DeMagistris, Colligan, Lewandowski; Messrs. McElroy, Smith, Chairman Shivas

Abstaining: Messrs. Mayor Rubenstein, Proctor

Absent: Messrs. Morytko, Walsh

None opposed. Motion carried.

Z10-2025 Jeffrey Miller, 568 Waterloo Road, Block 384 Lot 8, R1 Zone

Application for interpretation of use, to rent out home for weddings

Motion of Mr. Smith to approve the resolution, second of Ms. Colligan.

Mayor Rubenstein asked if they reviewed the septic system. Chairman Shivas said they discussed it, and Ms. Hubbard said it's not necessary.

Ayes: Mss. Raffay, Colligan, DeMagistris, Lewandowski; Messrs. McElroy, Morytko, Smith, Walsh, Chairman Shivas

Abstaining: Messrs. Mayor Rubenstein, Proctor

Absent: Messrs. Morytko, Walsh

None opposed. Motion carried.

BILLS:

Harold Pellow (6): \$1,673.75. A motion to approve the bills was made by Ms. Colligan, seconded by Ms. DeMagistris. All were in favor. Motion carried.

Maraziti and Falcon: (4) \$2,052.00. A motion to approve the bills was made by Ms. Colligan, seconded by Ms. Lewandowski. All were in favor. Motion carried. Mr. Walsh entered the meeting at this time.

Colliers: (2): \$1,740.00. A motion to approve the bills was made by Ms. Colligan, seconded by Ms. Lewandowski. All were in favor. Motion carried.

REPORTS FROM COMMITTEES

Environmental Commission- Mayor Rubenstein said Mr. McElroy has been the Environmental Commission liaison for the last few years. The Board needs a class IV member to become the new liaison. Ms. Phillips noted the class IV members are Ms. Raffay, and Messrs. Morytko, Smith, Walsh, and Chairman Shivas. Mr. Smith said if no one else volunteers he will do it. Mr. McElroy noted it's not virtual, and on Thursdays. Mr. Smith said he will do it, and noted someone else can be ready for the next round. Mr. McElroy noted the EC is a great group.

Open Space- Mayor Rubenstein said they discussed initiatives for 2026, one of which is the Sussex County Trails grant. This coming year the amount will increase to \$25,000. They're looking to connect a trail between Tamarack Park and CO Johnson Park. They've spoken to CAD about making the loop, and the grant would help with legal fees, blazing, and mapping. They will need to work with CAD and Hudson Farms.

Township Council- Mr. Proctor said they postponed the holiday decorating contest winners. They appointed a new fire department member. They ratified the consent order between Byram and the Fair Share Housing Center. Mayor Rubenstein noted the Highlands has helped with this project.

OPEN TO THE PUBLIC

Chairman Shivas opened to the public and no one spoke so he closed to the public.

ADJOURNMENT

A motion to adjourn the meeting was made at 7:40 pm by Mr. McElroy, seconded by Mr. Proctor. All were in favor. Motion carried. The meeting was adjourned.

Submitted by Caitlin Phillips