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October 14, 2025

Updated October 15, 2025

Via Email (jsabatini@byramtwp.org)

MEMORANDUM TO: Mr. Joseph Sabatini, Byram Township Manager

FROM: Cory L. Stoner, P.E., C.M.E., Byram Township Engineer

SUBJECT: Engineering, Construction & Other Projects for 2026
Byram Township, Sussex County

Dear Joe:

As requested, I have prepared a list of projects and engineering activities that may be considered in the 2026 Township Budget. This list again takes in consideration that natural gas construction is continuing in a number of areas within the Township. Elizabethtown Gas is currently in the process of completing natural gas service connections in the Tamarack Road, Little Paint Way and Forest Lake communities and New Jersey Natural Gas is in the process of completing natural gas service connections in the East Brookwood community. New Jersey Natural Gas is also planning to continue gas main and service work along Lake Lackawanna in 2026. With this in mind, it is my recommendation that the following projects be considered for 2026:

1. Sleepy Hollow Road:

The project will consist of milling and resurfacing Sleepy Hollow Road in the Forest Lake community. An application was submitted for the 2026 NJDOT Municipal Aid Grant program for this Sleepy Hollow Road improvement project which will be approximately 1.1 mile in length. Based on the success that the Township has had in recent years in obtaining NJDOT Municipal Aid grants, it is anticipated that this roadway will receive grant funding for 2026. If so, I would estimate that grant funding would be between \$150,000 and \$200,000.

Compensation from Elizabethtown Gas will also be obtained since they will not be required to complete final restoration of gas main trenches since the Township will be performing the final pavement resurfacing. For Sleepy Hollow Road, the estimated restoration compensation amount will be \$20,000.

The estimated costs for the project to improve Sleepy Hollow Road are as follows:

Construction Costs	\$ 280,000.00
Surveying & Engineering Design	\$ 12,000.00
Construction Inspection & Management	\$ 15,000.00
Asphalt Cores & Testing	<u>\$ 3,000.00</u>

Total Estimated Costs	\$ 310,000.00
Minus NJDOT Municipal Aid Grant (estimated)	(\$150,000.00)
Minus ETG Restoration Compensation (estimated)	<u>(\$ 20,000.00)</u>
Total Estimated Budget Amount	\$ 140,000.00

2. **Improvements to Various Roadways in the Forest Lake Community**

Elizabethtown Gas has completed the gas mains and most of the gas service installation work in the Forest Lake community. The roadways impacted by this project will be ready for resurfacing in 2026. Due to the size of this community is recommended that the Township Consider resurfacing half of the community roadways in 2026 and the remainder of the roadways in 2027. With Sleepy Hollow Road being proposed to be completed in 2026, I would recommend that the Township focus on roadways in the Sleepy Hollow Road section of Forest Lake as well in 2026. The roadways that I recommend being targeted for resurfacing in 2026 include:

Construction Costs	\$ 420,000.00
Peach Tree	\$ 30,000.00
Crows Next Road	\$ 55,000.00
Conrad Strasse	\$ 30,000.00
Sandy's Road.....	\$ 40,000.00
Old Stagecoach Road	\$ 115,000.00
Glen Cove Road	\$ 55,000.00
Woodland Road	\$ 40,000.00
Lake View Drove	\$ 45,000.00
Sunset Way	\$ 10,000.00
Engineering Design.....	\$ 15,000.00
Construction Inspection & Management	<u>\$ 20,000.00</u>
Total Estimated Costs	\$ 455,000.00
Minus ETG Restoration Compensation (estimated)	<u>(\$ 90,000.00)</u>
Total Estimated Budget Amount:.....	\$ 365,000.00

As shown above, compensation from Elizabethtown Gas will be obtained for the work that they will not be required to complete since the Township will be performing the final pavement restoration work when the roadways are resurfaced. The estimated restoration compensation amount will be \$90,000 for these roadways.

3. **Improvements to Various Roadways along Tamarack Road**

Elizabethtown Gas has also completed the installation of gas mains and most of the gas service installation work in the communities that lie along Tamarack Road. The roadways impacted by this project will be ready for resurfacing in 2026. A review of these roadways and other roadways along Tamarack Road recommended for resurfacing include:

Construction Costs \$ 556,000.00

Colby Drive	\$ 85,000.00
Manu Trail	\$ 75,000.00
Hunters Lane	\$ 70,000.00
Ghost Pony Road.....	\$ 86,000.00
Old Indian Spring Road.....	\$ 115,000.00
Little Paint Way.....	\$ 55,000.00
Roger Drive	\$ 20,000.00
Cross Trail	\$ 10,000.00
Knute Drive	\$ 15,000.00
C.O. Drive	\$ 25,000.00

Engineering Design.....	\$ 10,000.00
Construction Inspection & Management	\$ 15,000.00
Total Estimated Costs	\$ 581,000.00
Minus ETG Restoration Compensation (estimated)	<u>(\$ 55,000.00)</u>
Total Estimated Budget Amount:.....	\$ 526,000.00

As shown above, compensation from Elizabethtown Gas will be obtained for the work that they will not be required to complete since the Township will be performing the final pavement restoration work when the roadways are resurfaced. The estimated restoration compensation amount will be \$55,000 for these roadways.

4. **Improvements to Various Roadways in the East Brookwood Community**

New Jersey Natural Gas has completed gas main and most of the gas service installation work in the East Brookwood community and the roadways will be ready for resurfacing in 2026. New Jersey Natural Gas, will be resurfacing one-half of each roadway disturbed as part of the final project restoration. This type of repair will occur along Briar Lane (last resurfaced in 2019), Joan Drive (last resurfaced in 2019), Ross Drive (last resurfaced in 2019) and Debbie Drive (last resurfaced in 2017) which are roadways that have been fairly recently resurfaced.

Since the other roadways in the community were last paved in 2009 (over 16 years ago), it is my recommendation that one-half newly paved roadways be avoided. I have had discussions with representatives of New Jersey Natural Gas regarding coordinating their project restoration efforts with the Township' resurfacing program. Based on these discussions, New Jersey Natural Gas has tentatively agreed to full-width resurface the following roadways in the Wood Edge section of the East Brookwood community:

Woods Edge Road	Sand Hill Road
Pleasant Hill Road	White Birch Road
Mountain Avenue	East Waterloo Road
Wildwood Road	Stony Brook Road (South of Brookwood Rd)

These roadways amount to approximately one-half of the roadways that need to be restored. Under this agreement, the Brookwood Drive section of the community would NOT be restored by New Jersey Natural Gas. The Township would be responsible for the resurfacing of Brookwood Drive and the roadways that intersect Brookwood Drive. The roadways that the Township would resurface include the following:

Construction Costs \$ 245,000.00

Brookwood Drive	\$ 190,000.00
Stony Brook Road (N. of Brookwood Rd)	\$ 10,000.00
Dogwood Lane	\$ 10,000.00
Trout Brook Road.....	\$ 10,000.00
Shady Brook Road.....	\$ 15,000.00
Sandy Brook Road	\$ 10,000.00

Engineering Design..... \$ 5,000.00

Construction Inspection & Management \$ 10,000.00

Total Estimated Costs & Budget Amount: \$ 260,000.00

Note: The only remaining roadway to be restored would be Brookwood Road which will be fully restored as part of the EPA project that is planned to extend water service to homes along Brookwood Road.

5. Improvements to Mountain View Terrace, Mountain Heights & Circle Drive

Resurfacing of Mountain View Terrace, Mountain Heights and Circle Drive was proposed in 2025. The roadway resurfacing, however, was not completed in 2025 due to watermain work needing to be completed by Sparta Township Water Utility prior to Byram Township's paving of these roadways. Sparta Township is scheduled to complete a project in 2026 to upgrade the existing watermain which has had multiple breaks in the last few years. Once the watermain project is completed, it is recommended that Byram Township consider resurfacing these roadways. A review of the costs associated with this project is below:

Construction Costs \$ 140,000.00

Mountain Heights	\$105,000.00
Mountain View Terrace	\$ 15,000.00
Circle Drive	\$ 20,000.00

Engineering Design..... \$ 5,000.00

Construction Inspection & Management \$ 10,000.00

Total Estimated Costs & Budget Amount \$ 155,000.00

6. General Roadway Repairs:

Since the Township has obtained additional maintenance and paving equipment, the quality of roadway patch and repairs has increased within the Township. In order to continue to provide high quality repairs on Township owned roadways, it would be my recommendation that the

Township set aside **\$20,000** specifically for general roadway maintenance and repairs to be completed by the Township DPW.

7. **Roadway Crack Sealing:**

It is recommended that the Township continue to perform crack sealing on major roadways within the Township. An active crack sealing program will serve to extend the life of the Township's major roadways. Based on past experiences, it costs approximately \$10,000 per mile to have an outside contractor perform crack sealing on a typical municipal roadway. That being stated, I would recommend that the Township consider placing **\$20,000** for two miles of crack sealing in the 2026 budget.

8. **Roadway Striping:**

In order to maintained the safety of the major roadways as the roadways age and the traffic stripes fade, I would again recommend that the Township consider implementing a striping plan. On an average, a newly paved roadway will last 12 to 15 years before needing to be resurfaced. The roadway stripes, however, will last about half of that period before the nighttime reflectivity deteriorates. That being said, I would recommend that striped roadways be restriped every 6 years as needed to maintain the nighttime safety of the major roadways within the Township. For budgeting purpose, I would recommend placing **\$10,000** in the 2026 budget for roadway striping. This will allow for the restriping of approximately 3 miles of double yellow centerline striping on the major roadways.

9. **Jet Vac Stormwater Cleaning Services:**

In past years, the Township had an outside company perform jet vac stormwater basin/pipe cleaning to remove silt and sediment from various drainage systems in the Township. The cleaning of these basins and pipes has allowed the Township to identify basins to be repaired and has helped reduce the silt and sediment that is washing into various streams and lakes.

With approximately 850 catch basins under Township jurisdiction, I recommend that this process be continued in 2026. Assuming 10 days of jet vac services similar to what was performed in the past, it is recommended that **\$15,000.00** be budgeted for this work.

10. **Various Improvements at Carl O. Johnson Park:**

The last major improvements at Carl O. Johnson Park were completed in 2005. As any park ages, improvements need to be made to improve the park or address maintenance related items. A review of various improvements to be considered in 2025 include the following:

- a. **Skateboard Park:** The existing skateboard park surface has aged and has significant cracks which are as wide as 2 inches in some areas. Due to the age of this surface and the width of cracks, it is my recommendation that the skateboard equipment be moved from the park and the existing pavement be milled and resurfaced. Once the pavement is resurfaced, the equipment can be replaced and the park reopened for use. It is estimated that the costs for this project would be **\$ 90,000**.

- b. Wood Beam Guiderail: In order to stop vehicles from being parked along the left side of the access road into the park (near detention basin), the Township may want to consider installing a wood beam guide rail similar to what has been installed in other sections of the park. The cost to install 240 feet of wood beam guide rail will be approximately **\$25,000**.
- c. Large Parking Area Patching & Oil/Stone Resurfacing: Due to budget constraints, the large upper parking areas was originally constructed gravel lot and was not surfaced with asphalt. Years later, the parking lot was surfaced with millings and topped with an oil/stone treatment. This parking lot is beginning to have potholes and is in need of surfacing. It is my recommendation that the Township minimally repair the potholes and surface the parking lot again with an oil/stone treatment. It estimated that the cost to patch the parking lot and resurface will be **\$15,000**.

Note: The Township may want to install an asphalt surface on this parking lot that will have all parking spaces line striped. If the Township wishes to consider that option, I estimated that cost would be approximately \$60,000.

11. Mohawk View Park Fencing

The existing chain link fencing at the Mohawk View Park is in poor condition and need of replace placement. Currently, 450 feet of 4 foot high chain link fence, one opening without a gate and one opening with a gate exists at the park. The cost to remove this fence and install two (2) gates for the opening in the fencing is estimated to be **\$27,000**.

12. Miscellaneous Engineering & Surveying

a. **NJDEP Municipal Stormwater Permit**

Work will be continued to aid the municipality in fulfilling the requirements of the Municipal Stormwater permit. It is estimated that work performed by HPA to aid the Township in fulfilling the permit requirements will be approximately **\$3,000.00**.

b. **Miscellaneous Roadway & Drainage Issues**

A number of roadway and drainage issues come up each year which I assist that Township Manager and the Road Department Supervisor with. It is recommended that **\$5,000.00** be set aside for miscellaneous work items that may come up during the year related to roadway and drainage problems in the Township.

c. **Tax Map Maintenance**

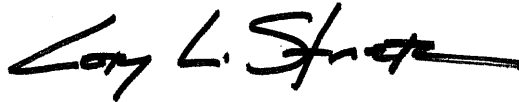
In order to continue with the maintenance of the tax maps, it is recommended that **\$3,000.00** be budgeted in for miscellaneous tax map changes.

Mr. Joseph Sabatini, Byram Township Manager
RE: Engineering & Construction Projects for 2026
October 14, 2025; Updated October 15, 2025

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I trust this list that will aid the Mayor and Council in establishing the municipal budget for 2026. If you have any questions regarding any of the above listed items or would like to meet to discuss any of the proposed work activities in greater detail, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Cory L. Stoner", with a long horizontal flourish extending to the right.

Cory L. Stoner, P.E., C.M.E.

HAROLD E. PELLOW & ASSOCIATES, INC.
Byram Township Engineer

CLS:cls

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