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September 14, 2026

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 2027
Byram Township, Sussex County

Dear Joe:

As requested, I have prepared a list of projects and engineering activities that may be considered in the 2027 Township Budget. This list takes into consideration natural gas construction within the Township and proposes the milling and resurfacing of roadways in the Forest Lake community in 2027. A list of my recommendations related to those roadways and other projects for consideration in 2027 is as follows:

1. Forest Lake Drive:

The project will consist of milling and resurfacing Forest Lake Road. An application was submitted for the 2027 NJDOT Municipal Aid Grant program for improving Forest Lake Road which traverses approximately 1.9 miles around Forest Lake. 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 2027. If so, I would estimate that grant funding would be between \$150,000 and \$200,000.

The estimated costs for the project to improve Forest Lake Road are as follows:

Construction Costs	\$ 480,000.00
Surveying & Engineering Design	\$ 20,000.00
Construction Inspection & Management	\$ 20,000.00
Asphalt Cores & Testing	\$ 4,000.00
Total Estimated Costs	\$ 524,000.00
Minus NJDOT Municipal Aid Grant (estimated)	(\$ 150,000.00)
Total Estimated Budget Amount	\$ 374,000.00

Note that compensation from Elizabethtown Gas was obtained in 2025 for restoration of the gas main trench along Forest Lake Drive since they were not required to complete final restoration of gas main trenches. The amount obtained for restoration was equal to approximately \$100,000.

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

Elizabethtown Gas has completed the gas mains and gas service installation work in the Forest Lake community. In 2026, the Township completed the milling and resurfacing of the southern half of the community. In 2027, I am recommending that the Township consider milling and resurfacing the roadways in the northern half of the community. The roadways impacted by this project will be ready for resurfacing in 2027. The improvements discussed above for Forest Lake Drive aim to improve a large section of those roadways. The remaining roadways that will need to be addressed to complete the improvements to the Forest Lake roadways in Byram Township include:

Construction Costs	\$ 750,000.00
Crescent Drive North	\$ 145,000.00
Crescent Drive South.....	\$ 110,000.00
Deer Run	\$ 60,000.00
Harbor View Dr	\$ 44,000.00
Hemlock Road	\$ 69,000.00
The Rotunda	\$ 75,000.00
Sherwood Forest Drive.....	\$ 150,000.00
Winding Way.....	\$ 90,000.00
Woodlawn Drive	\$ 8,000.00
Engineering Design.....	\$ 20,000.00
Construction Inspection & Management	\$ 40,000.00
Total Estimated Budget Amount:.....	\$ 810,000.00

Again, note that compensation was obtained from Elizabethtown Gas for the final restoration work that they were not required to complete since the Township will be performing the final pavement restoration work on these roadways when resurfaced. The amount obtained for restoration was equal to approximately \$210,000.

3. **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.

4. **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 2027 budget.

5. **Roadway Striping:**

To maintain 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 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. 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 purposes, I would recommend placing **\$10,000** in the 2027 budget for roadway striping. This will allow for the restriping of approximately 3 miles of double yellow centerline striping on the major roadways.

6. **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 2027. 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.

7. **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**

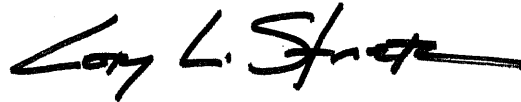
In order to continue with the maintenance of the tax maps, it is recommended that **\$3,000.00** be budgeted in for miscellaneous tax map changes.

Mr. Joseph Sabatini, Byram Township Manager
RE: Engineering & Construction Projects for 2027
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I trust that this list will aid the Mayor and Council in establishing the municipal budget for 2027. 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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