

**TOWNSHIP OF BYRAM  
SPECIAL MEETING OF THE BYRAM TOWNSHIP COUNCIL  
ON TUESDAY, AUGUST 1, 2023 AT 6:30 P.M.**

TAKE NOTICE that a Special Public Meeting of the Byram Township Council will take place on Tuesday, August 1, 2023 at 6:30 p.m. at the Byram Township Municipal Building 10 Mansfield Drive, Byram, NJ. The public may connect using a computer or smart device by clicking on the following link: <https://us02web.zoom.us/j/82117363001>, or by calling any of the following number's US: +1 646 518 9805 or +1 267 831 0333 to participate. When prompted, enter the Meeting ID Number: 821 1736 3001. The public will have the opportunity to comment at appropriate times during the meeting. Formal action will be taken. Formal action will be taken. The following is the agenda to the extent known:

**AGENDA**

1. Call to Order
2. Open Public Meeting Statement  
This meeting is called pursuant to the provisions of the Open Public Meetings Law. Both adequate and electronic notice of the meeting has been provided, specifying the time, place. In addition, a copy of this notice is available to the public and is on file in the office of the Municipal Clerk, posted on the main door, the bulletin board of the Municipal Building, on the Township website at: [https://www.byramtwp.org/index.php/town\\_hall/township\\_council](https://www.byramtwp.org/index.php/town_hall/township_council), and has been forwarded to those persons requesting notice.
3. Flag Salute
4. Resolution No. 134-2023 – Resolution Authorizing the Renewal of Liquor License to 239 Route 206 LLC Trading as Stonewood Tavern Valid from 07/01/2023 Through 06/30/2024
5. Resolution No. 135-2023 - Resolution Authorizing And Directing The Township Clerk To Send The Attached Ballot Question To The County Clerk Before The New August 11, 2023 Deadline
6. Municipal Building Bond Ordinance Introduction
7. Open to the Public
8. Adjourn

Cynthia Church, RMC  
Municipal Clerk

**TOWNSHIP OF BYRAM  
SUSSEX COUNTY, NEW JERSEY  
RESOLUTION NO. 134 – 2023**

**RESOLUTION AUTHORIZING THE RENEWAL OF LIQUOR LICENSE TO 239  
ROUTE 206 LLC TRADING AS STONEWOOD TAVERN VALID FROM 7/1/2023  
THROUGH 6/30/2024**

**BE IT RESOLVED** by the Mayor and Township Council, Township of Byram, Sussex County New Jersey, that the renewal of a Plenary Retail Consumption License be issued to 239 Route 206 LLC trading as Stonewood Tavern located at 239 Route 206 S, Stanhope New Jersey 07874. The same license being No. 1904-33-005-010. Said license shall be valid from July 1, 2023 through June 30, 2024.

**BYRAM TOWNSHIP COUNCIL**

|         | Councilman<br>Bonker | Councilwoman<br>Franco | Councilman<br>Gallagher | Councilman<br>Roseff | Mayor<br>Rubenstein |
|---------|----------------------|------------------------|-------------------------|----------------------|---------------------|
| Motion  |                      |                        |                         |                      |                     |
| 2nd     |                      |                        |                         |                      |                     |
| Yes     |                      |                        |                         |                      |                     |
| No      |                      |                        |                         |                      |                     |
| Abstain |                      |                        |                         |                      |                     |
| Absent  |                      |                        |                         |                      |                     |

**ATTEST:**

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on August 1, 2023.

\_\_\_\_\_  
Cynthia Church, RMC  
Township Clerk

**TOWNSHIP OF BYRAM  
SUSSEX COUNTY, NEW JERSEY  
RESOLUTION NO. 135 – 2023**

**RESOLUTION AUTHORIZING AND DIRECTING THE TOWNSHIP CLERK  
TO SEND THE ATTACHED BALLOT QUESTION TO THE COUNTY CLERK  
BEFORE THE NEW AUGUST 11, 2023 DEADLINE**

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council are authorizing and directing the Township Clerk to send the attached ballot question to the Sussex County Clerk prior to the new August 11, 2023, deadline for inclusion on the November 7, 2023 regular Election ballot.

**BYRAM TOWNSHIP COUNCIL**

|         | Councilman<br>Bonker | Councilwoman<br>Franco | Councilman<br>Gallagher | Councilman<br>Roseff | Mayor<br>Rubenstein |
|---------|----------------------|------------------------|-------------------------|----------------------|---------------------|
| Motion  |                      |                        |                         |                      |                     |
| 2nd     |                      |                        |                         |                      |                     |
| Yes     |                      |                        |                         |                      |                     |
| No      |                      |                        |                         |                      |                     |
| Abstain |                      |                        |                         |                      |                     |
| Absent  |                      |                        |                         |                      |                     |

**ATTEST:**

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on August 1, 2023.

\_\_\_\_\_  
Cynthia Church, RMC  
Township Clerk

To vote upon the public question printed below if in favor thereof mark a cross (X) or plus (+) in the square at the left of the word YES, and if opposed thereto mark a cross (X) or plus (+) in the square at the left of the word NO.

Shall the bond ordinance of the Township Council of the Township of Byram, in the County of Sussex, New Jersey adopted on August 15, 2023 and entitled “Bond ordinance providing for the construction of a new municipal building in and by the Township of Byram, in the County of Sussex, New Jersey, appropriating \$9,700,000 therefor and authorizing the issuance of \$9,150,000 bonds or notes of the Township for financing such appropriation” be approved and ratified?

YES

NO

**ORDINANCE # XX-2023**

**BOND ORDINANCE PROVIDING FOR THE CONSTRUCTION OF A NEW MUNICIPAL BUILDING IN AND BY THE TOWNSHIP OF BYRAM, IN THE COUNTY OF SUSSEX, NEW JERSEY, APPROPRIATING \$9,700,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$9,150,000 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING SUCH APPROPRIATION.**

**BE IT ORDAINED BY THE MAYOR AND TOWNSHIP COUNCIL OF THE TOWNSHIP OF BYRAM, IN THE COUNTY OF SUSSEX, NEW JERSEY** (not less than two-thirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

Section 1. The improvement described in Section 3 of this bond ordinance is hereby authorized as a general improvement to be made or acquired by The Township of Byram, in the County of Sussex, New Jersey. For the said improvement or purpose stated in said Section 3, there is hereby appropriated the sum of \$9,700,000, said sum, except as provided below, being inclusive of all appropriations heretofore made therefor and including the sum of \$550,000 as the down payment for said improvement or purpose required by law and now available therefor by virtue of provision in a previously adopted budget or budgets of the Township for down payment or for capital improvement purposes and excluding the sum of \$446,900 heretofore appropriated therefor, to the extent of \$376,000, by prior ordinances of the Township and, to the extent of \$70,900, by prior municipal budgets of the Township.

Section 2. For the financing of said improvement or purpose, including for the purposes of applicable United States Treasury regulations the reimbursement of expenditures heretofore or hereafter made therefor, and to meet the part of said \$9,700,000 appropriation not provided for by application hereunder of said down payment, negotiable bonds of the Township are hereby authorized to be issued in the principal amount of \$9,150,000 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds and to temporarily finance said improvement or purpose, negotiable notes of the Township in a principal amount not exceeding \$9,150,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

Section 3. (a) The improvement hereby authorized and purpose for the financing of which said obligations are to be issued is the construction of new municipal and police buildings in and by the Township on lands owned by the Township and located at 10 Mansfield Drive, said buildings being one story and totaling for both buildings approximately 17,102 square feet and being of not less than Class A construction (as such term is defined or referred to in Section 40A:2-22 of said Local Bond Law), including, but not limited to, construction therein of offices, public meeting rooms, storage facilities and police facilities, installation of telephone, computer, electrical, heating, ventilation and air conditioning systems, improvement of the site thereof, and demolition of the existing municipal building, together with all water, gas, electric and storm water management facilities and structures, sidewalks, driveways, curbing, parking facilities, lighting, paving, landscaping, structures, equipment, fixtures, furnishings, equipment, work and materials necessary, useful or convenient for said buildings, all as shown on and in accordance with the plans and specifications therefor prepared and filed or to be prepared and filed in the office of the Township Clerk, subject to such variation, modification, addition or alteration as may from time to time be approved by the Mayor and Township Council of the Township as necessary or desirable in connection with the construction of said building.

(b) The estimated maximum amount of bonds or notes to be issued for said purpose pursuant to this bond ordinance is \$9,150,000.

(c) The estimated cost of said purpose is \$9,700,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor being the amount of the said \$550,000 down payment for said purpose.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

(a) The said purpose described in Section 3 of this bond ordinance is not a current expense and is a property or improvement which the Township may lawfully acquire or make as a general

improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of said purpose within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is forty (40) years.

(c) The supplemental debt statement required by said Local Bond Law has been duly made and filed in the office of the Township Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Township as defined in said Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by \$9,150,000, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$500,000 for interest on said obligations, costs of issuing said obligations and other items of expense listed in and permitted under section 40A:2-20 of said Local Bond Law may be included as part of the cost of said improvement and is included in the foregoing estimate thereof.

Section 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer, the acting chief financial officer or the treasurer of the Township (the "Chief Financial Officer"), provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. §40A:2-8. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale at not less than par and

to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body of the Township at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

Section 6. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable property within the Township for the payment of said obligations and interest thereon without limitation of rate or amount.

Section 7. The capital budget or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Township Clerk and are available for public inspection.

Section 8. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond Law and only after this bond ordinance has been ratified by the voters of the Township at a referendum to be held on November 7, 2023.

Introduced: August 1, 2023 Adopted:

|         | Councilman<br>Bonker | Councilwoman<br>Franco | Councilman<br>Gallagher | Councilman<br>Roseff | Mayor<br>Rubenstein |
|---------|----------------------|------------------------|-------------------------|----------------------|---------------------|
| Motion  |                      |                        |                         |                      |                     |
| 2nd     |                      |                        |                         |                      |                     |
| Yes     |                      |                        |                         |                      |                     |
| No      |                      |                        |                         |                      |                     |
| Abstain |                      |                        |                         |                      |                     |
| Absent  |                      |                        |                         |                      |                     |



## **NOTICE OF INTRODUCTION**

Notice is hereby given that the foregoing Ordinance was submitted in writing at a meeting of the Mayor and Council of the Township of Byram, in the County of Sussex, New Jersey, held on the 1<sup>st</sup> day of August, 2023. Introduced and read by title and passed on the first reading and that said Township Mayor and Council will further consider the Ordinance for second reading and final passage thereof at a meeting to be held on the 15th day of August, 2023, at 7:30 p.m., at the Township of Byram Municipal Building, 10 Mansfield Drive, Stanhope (Byram Township), New Jersey, at which time and place a public hearing will be held thereon by the Township Council and all persons and citizens in interest shall have an opportunity to be heard concerning same.

A copy of the Ordinance is available to any member of the general public, at no cost, at the Township of Byram Municipal Building, 10 Mansfield Drive, Stanhope, New Jersey, office of the Township Clerk, during regular business hours of 8:30 AM to 4:30 PM.

---

Cynthia Church, Township Clerk  
Township of Byram



# MJA Construction Services

Facilities Planning, Construction Estimating, Construction Management

130 Hurd Street, Mine Hill, NJ 07803 ☎ Phone (973) 989-9995 Fax (973) 989-9921

[mjaconst@optonline.net](mailto:mjaconst@optonline.net)

## BYRAM TOWNSHIP NEW MUNICIPAL BUILDING

7/21/2023

10 Mansfield Drive

Byram Township, New Jersey 07874

### CONSTRUCTION DOCUMENT ESTIMATE SUMMARY - WITH SITEWORK

Building Areas            17,102 sf

#### Construction Costs

| Division | Discipline                    | Cost         | Cost/sf  |
|----------|-------------------------------|--------------|----------|
| 1        | General Conditions            | \$ 751,598   | \$ 43.95 |
| 2        | Demolition                    | \$ 189,924   | \$ 11.11 |
| 3        | Concrete                      | \$ 303,483   | \$ 17.75 |
| 4        | Masonry                       | \$ 485,050   | \$ 28.36 |
| 5        | Metals                        | \$ 257,645   | \$ 15.07 |
| 6        | Wood & Plastics               | \$ 485,639   | \$ 28.40 |
| 7        | Thermal & Moisture Protection | \$ 330,201   | \$ 19.31 |
| 8        | Openings                      | \$ 351,135   | \$ 20.53 |
| 9        | Finishes                      | \$ 898,557   | \$ 52.54 |
| 10       | Specialties                   | \$ 100,628   | \$ 5.88  |
| 11       | Equipment                     | \$ 49,834    | \$ 2.91  |
| 12       | Furnishings                   | \$ -         | \$ -     |
| 13       | Special Construction          | \$ -         | \$ -     |
| 14       | Conveying Systems             | \$ -         | \$ -     |
| 21       | Fire Suppression              | \$ 22,468    | \$ 1.31  |
| 22       | Plumbing                      | \$ 255,750   | \$ 14.95 |
| 23       | HVAC                          | \$ 1,086,776 | \$ 63.55 |
| 25       | Integrated Automation         | \$ 94,061    | \$ 5.50  |
| 26       | Electrical                    | \$ 561,020   | \$ 32.80 |
| 27       | Communications                | \$ 15,050    | \$ 0.88  |
| 28       | Electronic Safety & Security  | \$ 47,031    | \$ 2.75  |
| 31       | Earthwork                     | \$ 65,950    | \$ 3.86  |
| 32       | Exterior Improvements         | \$ 605,637   | \$ 35.41 |
| 33       | Utilities                     | \$ 82,400    | \$ 4.82  |

**Construction Detail Total**                                    \$    7,039,836            \$    411.64

Other required costs & escalation                                    \$    1,161,573

**TOTAL CONSTRUCTION COST**                                    \$    8,201,409            \$    479.56

#### Owners Other Project Costs

|  |            |
|--|------------|
| Architect Construction Administration Fees | \$ 82,000  |
| Construction Management Fees               | \$ 168,000 |
| FF&E Furniture (original design budget)    | \$ 250,000 |
| Cameras, Security & Access Control         | \$ 50,000  |
| Environmental / Testing / Misc.            | \$ 70,000  |
| Environmental, Permits, Insurance          | \$ 50,000  |
| Legal & Other Misc.                        | \$ 70,000  |
| Owners Construction Contingency            | \$ 725,000 |

**GRAND TOTAL ESTIMATED PROJECT COST**    \$    9,666,409            \$    565.22

This estimate is based on 100% Construction Document plans prepared by The Nader Group Architects

This estimate is based on award of a New Jersey single prime prevailing rate contract.

**Escalation costs are very volatile at this time and may increase the overall cost depending on the economy. Current material & labor escalation as well as market conditions are running in excess of 8%.**