

Master Plan - HEFSP
MF#5000.125

BYRAM TOWNSHIP, SUSSEX COUNTY, NEW JERSEY

**RESOLUTION OF THE PLANNING BOARD ADOPTING
THE AMENDMENT TO THE MASTER PLAN TO ADD THE
“FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN –
FOR THE TOWNSHIP OF BYRAM, SUSSEX COUNTY, NEW JERSEY,
MAY 15, 2025,” PREPARED BY DANIEL N. BLOCH, P.P., AICP, EADA**

WHEREAS, N.J.S.A. 40:55D-28 authorizes the Planning Board to prepare and, after a public hearing, adopt or amend a Master Plan, or components thereof, to guide the use of lands within the municipality in a manner that protects public health and safety and promotes the public welfare; and

WHEREAS, pursuant to N.J.S.A. 52:27D-310 and the Township of Byram’s Fourth Round Affordable Housing Obligation, the Planning Board determined the need to adopt a new Housing Element and Fair Share Plan; and

WHEREAS, the Township and Planning Board retained Daniel N. Bloch, P.P., AICP, EADA to prepare the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025” which is attached hereto and incorporated herein by reference, which represents the Planning Board’s vision of the Township of Byram in a manner generally consistent with the goals and objects of the Planning Board and the Municipal Land Use Law; and

WHEREAS, the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025” prepared by Daniel N. Bloch, P.P., AICP, EADA, was considered at a duly noticed public hearing of the Planning Board on June 5, 2025, and the Planning Board intends, by this Resolution, to

adopt the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025”, as prepared by Mr. Bloch and amended during the subject public hearing, which shall supersede all prior Housing Elements and Fair Share Plans of the Township of Byram; and

WHEREAS, the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025”, as prepared by Mr. Bloch and amended during the subject public hearing, shall be adopted pursuant to N.J.S.A. 40:55D-28 of the Municipal Land Use Law.

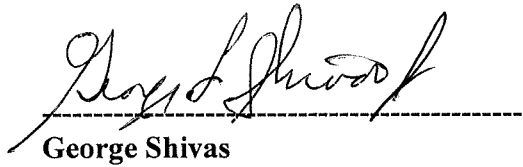
NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Byram on the 5th day of June, 2025, as follows:

1. The Planning Board of the Township of Byram, County of Sussex, State of New Jersey hereby adopts the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025” prepared by Daniel N. Bloch, P.P., AICP, EADA; and
2. The Planning Board Secretary is authorized and directed to provide notice of this action in accordance with N.J.S.A. 40:55D-13.
3. The Planning Board Secretary is hereby authorized and directed to forward a copy of the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025” prepared by Daniel N. Bloch, P.P., AICP, EADA, together with a copy of this Resolution to the Highlands Council, the Office of Planning Advocacy, and to the Sussex County Planning Board, as required by law.
4. The Planning Board hereby approves the work on the “Fourth Round Housing

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Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025” prepared by Daniel N. Bloch, P.P., AICP, EADA as performed under the grant agreement between the Township and the Highlands Council.

5. This Resolution shall take effect as provided by law.



George Shivas

On motion of: Mr. McElroy

Seconded by: Ms. Colligan

The vote on the Resolution was as follows:

AYES: Ten (10): Mayor Rubenstein, Mr. Proctor, Mr. McElroy, Mr. Morytko, Mr. Smith, Ms. Colligan, Mr. Walsh, Ms. DeMagistris, Ms. Lewandowski, Chairman Shvias

NAYS: Zero (0)

ABSTAINING: Zero (0)

ABSENT: One (1): Ms. Raffay

I certify that the above Resolution is a true copy of a Resolution adopted by the Planning Board on June 5, 2025.

Caitlin Phillips

**Caitlin Phillips, Planning Board
Secretary**

Dated: 06/06/2025

Prepared by: Alyse Landano Hubbard, Esq.

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