

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING JUNE 1, 2026**

CALL TO ORDER

Mayor Virginia “Ginnie” Raffay called the June 1, 2026, meeting of the Green Township Committee to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

PUBLIC NOTICE: The Township Clerk read the statement of public notice.

ROLL CALL: Present: Margaret “Peg” Phillips, Bader Qarmout, Deputy Mayor Michael Rose, and Mayor Virginia “Ginnie” Raffay

Absent: James DeYoung

Rose motioned to excuse the absent member.

Seconded: Phillips

Discussion: None

All were in favor.

Also present: Mark Zschack, Township Clerk; Ursula Leo, Esq., Township Attorney; and Patty DeClesis, Deputy Clerk

APPROVAL OF AGENDA: Mayor Raffay requested a motion to approve the agenda for June 1, 2026

Motion: Qarmout

Seconded: Phillips

Discussion: None

All were in favor.

OPEN PUBLIC SESSION #1: Mayor Raffay opened the meeting for questions or comments concerning items on the agenda for which no public discussion is provided. There being no public comments offered, Mayor Raffay closed Open Public Session #1.

CERTIFICATE OF PARTICIPATION: Mayor Raffay presented a Certificate of Participation in the 32nd Annual Louis Bay 2nd Future Municipal Leaders’ Scholarship Competition to Emma Trout! Congratulations to Emma!

CONSENT AGENDA:

1. RESOLUTIONS: *(Approval of the Following)*

a. Resolution 2026-115 - Approval of Liquor License - LTCC

2. CORRESPONDENCE: *(Acceptance for Filing of the Following)*

a. Byram Township Planning Board Notice of Public Hearing scheduled for June 4, 2026, Regarding Patriots Path Council Application

b. Wantage Township Resolution Adopted May 14, 2026, Urging NJ State Legislature and Governor to Repeal Gas Tax Escalator and Restore Accountability to Fuel Tax Increases

c. Township of Frelinghuysen Ordinance Introduced April 15, 2026, Amending and Supplementing Land and Development Ordinance to Prohibit Data Centers in All Zones

3. REPORTS: *(Acceptance for Filing of the Following)*

a. Green Township Municipal Court Cashbook Report - April 2026

b. Treasurer’s Report - April 30, 2026

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Rose motioned to move Consent Agenda

Seconded: Phillips

Discussion: None

All were in favor.

DISCUSSIONS:

- a. History Reenactment on Green Township Day - The Committee reviewed the Risk Manager's comments recommendation not allowing working weapons on Township property. A discussion ensued regarding the allowance of a non-working or a replica musket that could be used instead. Mayor Raffay will inquire with Mr. Conn.

Phillips motioned not to permit an actual working firearm to be utilized. If Mr. Conn has a replica or a "prop", that is not a working firearm, that would be acceptable.

Seconded: Qarmout

Discussion: No further discussion

Upon roll call vote:

Ayes: Phillips, Qarmout, Rose

Nays: None

Abstentions: Mayor Raffay

Absent: DeYoung

- b. Accessory Dwelling Units - The Township Clerk stated Senate Bill S-1786 requires all municipalities with a population of less than 9,000 people to permit the development of accessory dwelling units. Municipalities are encouraged to pass resolutions opposing this Bill. The Township Attorney will look into a resolution for the Committee to consider at the next meeting. The Township Attorney explained that this Bill would allow an accessory dwelling unit (for two dwelling units on one lot) which is universally not permitted in Sussex County municipalities.

OLD BUSINESS:

- a. **Public Hearing Ordinance 2026-07** - Amending and Supplementing the Code of the Township of Green, Section 30-59, To Include Data Centers as Prohibited Use in All Zones Within the Township of Green
Mayor Raffay opened the meeting for public comments.

There being no further comments offered, Phillips motioned to close Public Hearing and adopt the ordinance.

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung

NEW BUSINESS:

- a. **Resolution 2026-114** - Authorize Execution of Final Consent Order

Motion: Rose

Seconded: Phillips

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Discussion: Qarmout asked for clarification. The Township Attorney explained the court required the initial and now the final consent order for fair share housing. Phillips asked that a copy of this resolution be shared with the Land Use Board members.

Upon roll call vote:

Ayes: Phillips, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung

b. Resolution 2026-116 - Bills List (05/15/2026 to 05/28/2026)

Motion: Qarmout

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung

c. Resolution 2026-117 - Appoint Municipal Tax Assessor - Brian Townsend

Motion: Rose

Seconded: Phillips

Discussion: Qarmout noted that he was not present for the interview and assumed all went well. The Township Clerk stated that the Personnel Subcommittee met with Mr. Townsend first and then the full Committee. The recommendation is to hire Mr. Townsend.

Upon roll call vote:

Ayes: Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: Qarmout

Absent: DeYoung

d. Introduction Ordinance 2026-08 - Capital Ordinance for Improvements to Hedden Road, by the Township of Green in the County of Sussex, New Jersey, Appropriating the Total of \$190,000.00, of Which \$77,493.00 is From the General Capital-Reserve Improvements to Roads and \$112,507.00 From NJDOT 2026 Municipal Aid Program

Phillips motioned to introduce the Ordinance and move to Public Hearing on June 15, 2026

Seconded: Qarmout

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung

e. Minutes ready for approval - May 18, 2026, regular meeting

Motion: Rose

Seconded: Qarmout

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Discussion: Mayor Raffay noted a slight typo which will be corrected.

Upon roll call vote:

Ayes: Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: Phillips

Absent: DeYoung

f. Minutes ready for approval - May 26, 2026, special meeting and executive session

Motion: Phillips

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: Qarmout

Absent: DeYoung

MATTERS FROM THE TOWNSHIP CLERK: The Township Clerk provided the following report:
2027 NJDOT Municipal Aid - It is time again to select the roadway for submittal to NJDOT for the 2027 Municipal Aid Grant. The consensus of Jason, Township Engineer Tom Knutelsky, and myself is Phillips Road. Due to the length of roadway this project might need to be split between the 2027 and 2028 grant.

A discussion ensued regarding selection of roadways to submit for the NJDOT grant. Suggestions for upper Whitehall Road including the replacement of the guardrail, and Phillips Road will be reviewed.

Mayor Raffay commented on the triangular section at the intersection of upper Whitehall Road and County Route 517; there is no stop sign exiting 517 onto upper Whitehall Road. Vehicles enter directly onto upper Whitehall Road with traffic coming down Whitehall Road.

***Punch List EverGreen Park Paving** - There are a few concerns with the "grading and seeding" that was to complete the paving project at EverGreen Park. The Township Engineer will contact the vendor with the Township's concerns.*

***Lighting Retrofit** - We have not received a response since we requested the proper information for a new vendor.*

***Hedden Road & Highland Avenue Improvements** - We will need to hire a contractor to perform the driveway and roadway key-ins on Highland Avenue. We are unable to rent the proper equipment on time. The Township Engineer is pricing out this phase of the project, and it will need to go through the COOP or might need to go out to bid.*

MATTERS FROM THE GOVERNING BODY:

Phillips asked for clarification on the street sweeper needing repairs every year. Phillips is concerned that there are too many problems with the sweeper. The Township Clerk stated that the repairs have been authorized and should be completed within the week. The Township Clerk will obtain a list from the Superintendent of Public Works on the repairs done previously.

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Qarmout commented on the intersection between Hibler and Wintermute Roads. When the County paved it, there was an enormous crack where the two seams met. This was repaired however after this winter the crack in the roadway has returned and is getting worse.

Deputy Mayor Rose asked if EverGreen Trails had been mowed. The Township Clerk stated the DPW were out cutting the trails last week but follow up with the Superintendent of Public Works.

MATTERS FROM THE TOWNSHIP ATTORNEY: The Township Attorney provided no report.

MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS: Not in attendance.

OPEN PUBLIC SESSION #2: Mayor Raffay opened the meeting for public questions or comments. Josephine Fracasso inquired about passing an ordinance not allowing air b&b's and short-term rentals in Green Township. The Township Attorney thought there may be an ordinance in place which she will look into.

Josephine commented that Phillips Road seems to have been paved several times in the past. Phillips commented that only Phillips Road (Pequest to Mackerley Road was recently done). The section considered is Mackerley Road to the Township line.

Josephine asked for an update on the cell tower. The Township Clerk responded that the contract is being worked on.

Josephine asked how old the street sweeper and if it is in bad shape. The Township Clerk stated that it is not in bad shape, it just needs repairs.

There being no further public comments offered, Mayor Raffay closed Open Public Session #2.

EXECUTIVE SESSION: Resolution ES2026-11
Litigation - Insurance Counsel
Attorney-Client Advise - Employee Handbook
Attorney-Client Advise - Open Space Trust Fund
Real Property - Habitat for Humanity

Qarmout motioned to enter Executive Session at 7:41 p.m.

Seconded: Rose

Discussion: None

All were in favor.

The Committee returned to Open Public Session 8:04 p.m.

Qarmout motioned to close Executive Session and return to Open Public Session

Seconded: Rose

Discussion: None

All were in favor.

Mayor Raffay noted the next Township Committee Meeting is scheduled for Monday, June 15, 2026, at 7:00 p.m.

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ADJOURNMENT:

Rose motioned to adjourn at 8:04 p.m.

Seconded: Phillips

Discussion: None

All were in favor.

*ALL RESOLUTIONS AND ORDINANCES ARE ATTACHED TO AND MADE PART OF THESE MINUTES.



Mark Zschack, RMC
Township Clerk

Date Approved: June 15, 2026

**RESOLUTION 2026-115
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

APPROVAL OF LIQUOR LICENSE

WHEREAS, The Lake Tranquility Community Club, Inc. has applied for the renewal of License No. 1908-31-003-001 to the State of New Jersey Division of Alcoholic Beverage Control; and

WHEREAS, the Governing Body of the Township of Green is not aware of any circumstances or provisions or law or local ordinance which would prohibit this issuance of the license renewal.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey that the following Club License be hereby approved for renewal for the license period July 1, 2026, through June 30, 2027.

**LAKE TRANQUILITY COMMUNITY CLUB, INC.
3 Sunset Drive, Green Township, NJ 07821
License No. 1908-31-003-001**

DATED: June 1, 2026

I, Mark Zschack, Township Clerk of the Township of Green, County of Sussex, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a Resolution adopted by the Township Committee at a meeting held on June 1, 2026.



Mark Zschack, RMC, Township Clerk

cc: Division of ABC
Lake Tranquility Community Club, Inc.

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
DeYoung						√
Phillips		√	√			
Qarmout			√			
Rose	√		√			
Mayor Raffay			√			

**ORDINANCE NO. 2026-07
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ**

**AMEND ORDINANCE 2026-06
“AN ORDINANCE FIXING SALARY RANGES FOR OFFICERS AND EMPLOYEES
OF THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX
AND STATE OF NEW JERSEY”**

WHEREAS, the Township adopted Ordinance 2026-06 on May 4, 2026, establishing salary ranges for Township employees, which Ordinance is to be amended to include a stipend for the Township Zoning Officer.

BE IT ORDAINED by the Township Committee of the Township of Green that effective January 1, 2026, the salary ranges for officers and employees shall be as hereinafter specified with the addition of Zoning Officer to Section 3.

Section 1. The minimum and maximum salary range for officers or employees of the Township of Green who are employed on an annual salary basis shall be and is hereby fixed as follows:

POSITION	MINIMUM	MAXIMUM
Member, Township Committee	\$ 0.	\$ 2,000.
Mayor, Township Committee	0.	2,500.
Municipal Clerk/Registrar	45,000.	146,000.
Deputy Clerk	15,000.	40,000.
Deputy Registrar	3,000.	7,500.
Deputy Clerk/Deputy Registrar	10,000.	69,000.
Receptionist	7,500.	35,000.
Clerk/Typist	2,000.	50,000.
Chief Financial Officer/Treasurer	25,000.	119,000.
Tax Assessor	25,000.	62,000.
Certified Property Lists (Tax Assessor)	2,000.	5,500.
Tax Collector/Tax Search Officer	25,000.	60,000.
Fire Prevention Official	0.	5,000.
Municipal Department Head (DPW Manager)	25,000	92,000.
Secretary Board/Committee	3,500.	64,000.
Court Treasurer	1,000.	5,000.
Animal Control Officer	3,000.	12,000.

Section 2. The minimum and maximum rates of compensation for each employee or class of employees who are employed on an hourly basis shall be and are hereby fixed as follows:

POSITION	MIN. PER HR	MAX. PER HR
Supervisor Roads	\$ 20.00	\$ 50.00
Road Repairer	N.J. Min. Wage	42.00
Superintendent of Public Works	30.00	45.00
Laborer	N.J. Min. Wage	35.00
Park Attendant	N.J. Min. Wage	75.00
Building Maintenance Worker/Messenger	N.J. Min. Wage	30.00
Grant Writer	N.J. Min. Wage	35.00
Clerk/Typist	N.J. Min. Wage	25.00
Tax Collector	20.00	40.00
Secretary Board/Committee	N.J. Min. Wage	30.00
Zoning Officer	N.J. Min. Wage	45.00
Seasonal/Road Repairer	N.J. Min. Wage	30.00

ORDINANCE NO. 2026-07
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, NJ

POSITION	MIN. PER HR	MAX. PER HR
Seasonal/Truck Driver	N.J. Min. Wage	\$ 30.00
Recreation Director	N.J. Min. Wage	25.00
Seasonal/Recreation Sr. Counselors	N.J. Min. Wage	15.00
Seasonal/Lawn Maintenance	N.J. Min. Wage	20.00
Seasonal/Recreation Property Maintenance	N.J. Min. Wage	25.00

Section 3. The minimum and maximum rates of compensation for each employee or class of employee who are employed on a basis other than annually or hourly shall be and are hereby fixed as follows:

POSITION	MINIMUM	MAXIMUM
Grant Administrator (stipend)	500	\$ 3,000.
Certified Recycling Coordinator (stipend)	500	5,000.
Inspector (per smoke cert inspection)	20.00	80.00
Emergency Management Coordinator (stipend)	.00	5,000.
Emergency Management Coordinator (per diem with Township Committee approval)	.00	250.
Deputy Emergency Management Coordinator (stipend)	.00	1000.
Secretarial (per meeting for attendance at Township Committee, Land Use Board, Open Space, Recreation, Environmental and other miscellaneous meetings)	40.00	100.
Seasonal/Recreation Program Coordinator (stipend)	500.	2,000.
Seasonal/Recreation Sports Coordinator (stipend)	500.	1,500.
Seasonal/Recreation Arts & Crafts Coordinator (stipend)	500.	1,500.
Seasonal/Recreation – other special programs	250.	1,500.
Municipal Housing Liaison (stipend)	.00	2,000.00
Alternate Deputy Registrar (stipend)	500.	1,000.
Fleet Manager (stipend)	.00	3,000
IT Consultant (stipend)	.00	1,000
Clean Communities Coordinator (stipend)	500.	1,200.
Special Project (per project)	100.	10,000.
Zoning Officer (stipend)	8,000	12,000

Section 4. No officer or employee shall be entitled to receive an additional increment of salary until the same has been approved by resolution of the Township Committee.

Section 5. The Township Committee reserves the right to pay a salary to any new employee during his or her probationary period of ninety (90) days, which may be less than the minimum rate of salary or compensation as herein above provided. However, upon the satisfactory completion of such probationary period said employee shall be paid not less than the minimum salary provided for the particular office or employment.

Section 6. The Township Committee further reserves the right to pay a salary to any new employee at any figure between the minimum and maximum salary provided for such office or position and not necessarily the minimum salary.

ORDINANCE NO. 2026-07
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, NJ

Section 7. The adoption of this Ordinance shall not operate to either increase or decrease the present pay of any officer or employee of the Township of Green, and the salaries or compensations provided by existing ordinances shall remain in full force and effect until such time as the Township Committee may grant and approve such additional increments of salary as may be deemed advisable pursuant to the terms of this Ordinance. A resolution of the Township Committee establishing specific salaries or wages may be made retroactive to January 1st of the year in which the resolution is adopted or may establish the date on which salary shall take effect.

Section 8. Salaries shall be paid in the manner and the same time as heretofore provided by ordinance.

Section 9. This ordinance shall take effect after final passage and publication as prescribed by law.

Section 10. All ordinances or parts of ordinances which may be inconsistent with the terms of this ordinance, are to the extent of such inconsistency hereby repealed.

NOTICE

The above-entitled Ordinance was introduced and passed at first reading by the Green Township Committee at a meeting held on May 18, 2026, and after publication and a public hearing was finally adopted by the Green Township Committee at a meeting held on June 1, 2026.

ATTEST:

TOWNSHIP OF GREEN,
IN THE COUNTY OF SUSSEX



Mark Zschack, RMC, Township Clerk


Virginia Raffay, Mayor

Record of Vote - Introduction:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
DeYoung						√
Phillips						√
Qarmout		√	√			
Rose	√		√			
Mayor Raffay			√			

Record of Vote - Adoption:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
DeYoung						√
Phillips	√		√			
Qarmout			√			
Rose		√	√			
Mayor Raffay			√			

INTRODUCED: May 18, 2026
ADOPTED: June 1, 2026

ADVERTISED: May 19, 2026
ADVERTISED: June 2, 2026

**RESOLUTION 2026-114
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NEW JERSEY**

RESOLUTION AUTHORIZING EXECUTION OF FINAL CONSENT ORDER

WHEREAS, the Township of Green filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action on January 23, 2025; and

WHEREAS, the Township filed its 4th Round Housing Element and Fair Share Plan (HEFSP) on June 17, 2025; and

WHEREAS, an order was entered by the Court on February 10, 2026, granting compliance; and

WHEREAS, FSHC has proposed a Final Order, revised by the Township attorney, attached hereto as Exhibit “A” in order to resolve all the Township’s Fair Share Obligations for the Fourth Round; and

WHEREAS, the proposed consent order is consistent with the Township’s HEFSP; and

WHEREAS, it is in the best interests of the Township to execute the proposed Final Order.

NOW, THEREFORE, BE IT RESOLVED by the Township of Green that the Township Attorney is hereby authorized to execute and deliver the proposed Final Order on behalf of the Township.

I, Mark Zschack, Township Clerk of the Township of Green, County of Sussex, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a Resolution adopted by the Township Committee at a meeting held on June 1, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
DeYoung						√
Phillips		√	√			
Qarmout			√			
Rose	√		√			
Mayor Raffay			√			

Fair Share Housing Center
510 Park Boulevard
Cherry Hill, New Jersey 08002
P: 856-665-5444
F: 856-663-8182

Attorneys for Fair Share Housing Center
By: Esmé M. Devenney, Esq. (409632022)
esmedevenney@fairsharehousing.org

**IN THE MATTER OF THE
APPLICATION OF THE TOWNSHIP OF
GREEN, COUNTY OF SUSSEX.**

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION—SUSSEX COUNTY

Docket No. SSX-L-50-25

Civil Action
(Mount Laurel)

**Consent Order Final Compliance
Certification (N.J.S.A. 52:27D-304(q))**

THIS MATTER having come before the Court via the joint request of the Township via counsel Ursula H. Leo, Esq. (of Laddey, Clark, and Ryan, LLP), as well as Fair Share Housing Center, via counsel Esmé M. Devenney, Esq. (on behalf of Fair Share Housing Center), seeking a certification of compliance with the Fair Housing Act (“FHA”); and

WHEREAS, the Township of Green (the “Township” or “Green”) having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action on January 23, 2025; and

WHEREAS, the above-named parties having previously presented a consent order to the Court which was entered on February 18, 2026, and which consent order is incorporated herein by reference; and

WHEREAS, the Township having filed its Housing Element and Fair Share Plan

("HEFSP") on June 17, 2026 and implementing ordinances and resolutions on March 10, 2026;
and

WHEREAS, Fair Share Housing Center ("FSHC") having reviewed the Township's filing in accordance with the parties' consent order and confirmed that the Township has partially complied with all terms outlined in the consent order; and

WHEREAS, no other interested-party filed a challenge or any other communication; and

WHEREAS, the Court having reviewed the Township's HEFSP, attachments, and implementing ordinances and resolutions, incorporating therein any changes from the Court's prior order(s) and determined that they meet the "objective standard" and are in compliance with the Fair Housing Act and the Mount Laurel doctrine so long as the conditions set forth in this order are met; and

WHEREAS, the Court incorporates the Court's prior orders and for good cause shown:

IT IS on this _____ day of _____, 2026, **ORDERED** as follows:

1. The Township's Fourth Round HEFSP, attachments, and applicable implementing ordinances and resolutions, collectively referenced at SCHEDULE-1 hereto as Exhibit P-2 through Exhibit P-8 (inclusive) and herein as the "Implementing Ordinances & Resolutions", are hereby admitted into evidence and entered into the record.
2. Subject to the satisfaction of the Conditions of this Order and the deadlines established therein, the Township of Green's Fourth Round Fair Share Plan (Exhibit P-2) is hereby approved and deemed to meet the "objective standard" pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) of complying with the Fair Housing Act and the Mount Laurel doctrine and the Township is granted a Compliance Certification as to its Rehabilitation Obligation ("Present Need"), its Prior Round Obligation (1987-1999), its Third Round Obligation (consisting of both its Gap Obligation for 1999-2015 and its Prospective Need Obligation for 2015-2025), and its Fourth Round obligation pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.) ("FHA"), the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1, et seq.) ("UHAC"), applicable Council on Affordable Housing (hereinafter "COAH") substantive rules, and Mount Laurel case law, including the New Jersey Supreme Court's Mount Laurel IV decision.
3. The Township's Compliance Certification shall remain in effect for ten (10) years beginning on July 1, 2025 and ending on June 30, 2035, and during this ten (10) year

period the Township shall have repose from exclusionary zoning litigation, including, but not limited to, Builder's Remedy lawsuits, as provided for in the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et. seq. The Township's Compliance Certification shall remain subject, however, to revocation or other Order of the Court that does or may hereafter issue, on notice of motion to the Township and all interested parties and good cause shown, at any time during the pendency of the Fourth Round Housing cycle.

4. As per the Township's HEFSP and earlier court orders, the Township's Present Need or Rehabilitation Obligation is four (4), the Township's Prior Round Obligation (1987-1999) is twenty (20), the Township's Third Round Obligation (1999-2025) is one hundred and two (102), the Township's Fourth Round Prospective Need (2025-2035) is two hundred and forty-nine (249).
5. The Township will address its Present Need obligation of four units via its municipal rehabilitation program, funded by the Township Housing Trust Fund.
6. The Township's Prior Round Obligation is 20 and has been met with the following mechanisms:

NAME	TYPE	UNITS	BONUSES	STATUS
Center for Humanistic Change	Supportive Housing	3		Completed
Community Options	Supportive Housing	3		Completed
Regional Contribution Agreement – Hoboken		11		Completed
Total		17	0	

7. The Township's Third Round Obligation is 102 and shall be met with the following mechanisms:

NAME	TYPE	UNITS	BONUSES	STATUS
RCA Hoboken		2		Completed
Market to Affordable Program	Family For Sale	1		Completed

Willow Glen Academy	Supportive Housing	3		Completed
Total		6		

8. The Township's Fourth Round Obligation is 249 and may be met with the following mechanisms should sewer and water capacity become available:

NAME	TYPE	UNITS	BONUSES	STATUS
Accessory Apartment Program	TBD	5	0	Proposed
Market to Affordable	Family For Sale	5	5	Proposed
Total		10	5	

9. The Township has a Prior Round shortfall of 3 units, a Third Round shortfall of 96 units, and a Fourth Round shortfall of 234 units. Due to a lack of sewer capacity, FSHC and the Township have agreed that the Township is entitled to a durational adjustment of 328 units pursuant to N.J.A.C. 5:93-4.3(c). The Township has agreed to the following:

a. Greenfield Hills: During the Third Round, the Township previously granted a preliminary major subdivision approval for the construction of a residential development with five affordable units on Block 6, Lots 5.05, 5.01, 4.03, and 3. However, due to a subsequent change in ownership, there are no active site plan applications and the project has therefore been removed from the Township's Third Round plan. However, the Township shall be required to set aside sewer and water capacity for at least five affordable units in accordance with 8(c) and 8(d) below.

b. Currently Unforeseen Sites Proposed for Inclusionary Development: Should an appropriate party propose inclusionary development on currently unforeseen sites within the Township with a realistic plan for providing public sewer and/or water and if the Township is unable to demonstrate that there is a realistic plan for public sewer/water to be provided to alternative sites within the Round for it to satisfy its fair share obligations, then the Township shall be required to expeditiously cooperate with the party in order to amend its HEFSP and to rezone the sites to permit the requested inclusionary development.

i. Should the party and the Township disagree as to what is proposed, or the Township does not cooperate, the party may submit a motion to the Court in the Township's declaratory judgment action (or the appropriate alternative forum) for a summary determination, pursuant to Rule 4:46, as to whether what is proposed is consistent with sound land use planning and, if so, whether the Township must comply. If the Township is unable to demonstrate that there is a realistic opportunity for it to satisfy its fair share obligations on alternative sites before the end of the Round, and if the proposal is consistent with sound land use planning, there shall be a presumption in favor of granting the party's request.

ii. The Township reserves the right to oppose a proposal for an inclusionary development in the process described above if it believes such proposal does not comply with principles of sound land use and infrastructure planning, or if the potential developer fails to provide a feasible and realistic plan for providing public water and sewer to the property.

c. Municipal Commitment to Assist in the Provision of Public Water and Sewer: The Township shall cooperate with appropriate parties, and act in good faith and with continuity of purpose, to assist any proposed inclusionary developments within the Township in facilitating the provision of public water and sewer to those sites. Such cooperation shall include, but not be limited to, expeditiously supporting and endorsing and if necessary becoming a co-applicant on:

i. Any application to the New Jersey Department of Environmental Protections ("NJDEP") or its agent to provide infrastructure for a site;

ii. Any applications for the inclusion of any parcels in any appropriate sewer service area or wastewater management plan;

iii. Any applications made to any State, county, local, or other body politic or utility authority necessary in order to provide public sewer and water service; and

iv. Any other reasonable steps necessary or required to help facilitate the provision of public water and sewer.

d. Municipal Commitment to Reserve New Public Water and/or Sewer Capacity: Should public water and/or sewer become available in the Township, it shall be required, pursuant to N.J.A.C. 5:93-4.3(c)(1), to reserve and set aside the water and/or sewer capacity, when it becomes available, for very low-, low-, and moderate-income housing on a priority basis until it has satisfied its fair share obligations.

10. The Township and FSHC agree that following conditions remain to be met as conditions of compliance certification:

- a. The Township shall provide FSHC with a complete adopted Affirmative Marketing Plan by May 31, 2026. The Affirmative Marketing Plan shall utilize the updated model Affirmative Marketing Plan released by the Department of Community Affairs in April 2026 and shall comply with all requirements of N.J.A.C. 5:80-26.16(d) and N.J.A.C. 5:99 by May 31, 2026.
- b. By May 31, 2026, the Township shall provide FSHC with an updated and adopted Fourth Round Spending Plan that complies with N.J.A.C. 5:99 and allocates sufficient funding for the Township's proposed Accessory Apartment program and Market-to-Affordable program. The updated Spending Plan shall address the insufficient funding allocations for those programs in the Spending Plan filed on March 10, 2026.
- c. The Township shall provide FSHC with an adopted Resolution of Appointment for Municipal Housing Liaison by May 31, 2026.
- d. The Township shall provide FSHC with an adopted Resolution of Appointment for Administrative Agent by May 31, 2026.
- e. The Borough shall provide FSHC with an adopted updated Accessory Apartment Operating Manual by May 31, 2026.
- f. The Borough shall provide FSHC with an adopted updated Affordability Assistance Program Operating Manual by May 31, 2026.
- g. The Borough shall provide FSHC with an adopted updated Administrative Agent Policies and Procedures Operating Manual by May 31, 2026.

11. The Township's Compliance Certification shall be subject to required ongoing monitoring as follows:

- a. The Township by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of a detailed accounting of all development fees and any other payments into its trust fund that have been collected including residential and non-residential development fees, along with the current balance in the municipality's affordable housing trust fund as well as trust funds expended, including purposes and amounts of such expenditures, in the previous year from January 1st to December 31st.
- b. The Township by February 15, 2026, and annually, shall provide the Department of Community Affairs with an up-to-date municipal status report based on its collection and publication of information concerning the number affordable of

housing units actually constructed, construction starts, certificates of occupancy granted, the start and expiration dates of deed restrictions, and residential and non-residential development fees collected and expended, including purposes and amounts of such expenditures, along with the current balance in the municipality's affordable housing trust funds. With respect to units actually constructed, the information shall specify the characteristics of the housing, including housing type, tenure, affordability level, number of bedrooms, date and expiration of affordability controls, and whether occupancy is reserved for families, senior citizens, or other special populations.

- c. For the midpoint realistic opportunity review as of July 1, 2030, pursuant to N.J.S.A. 52:27D-313, the municipality or other interested party may file an action through the program seeking a realistic opportunity review and shall provide for notice to the public, including a realistic opportunity review of any inclusionary development site in the housing element and fair share plan that has not received preliminary site plan approval prior to the midpoint of the 10-year round. Any such filing shall be through eCourts or any similar system set forth by the Program with notice to any party that has appeared in this matter.

12. The Court shall retain jurisdiction for the purpose of enforcing the terms and conditions of this Certification of Compliance and Repose and the Township's adopted Fourth Round HEFSP.

13. A copy of this Order shall be entered on eCourts and shall be effective as of the date of filing.

Hon. Jodi Lee Alper, J.S.C.

On behalf of the Township of Green:

Ursula H. Leo, Esq.

On behalf of Fair Share Housing Center:



Esmé M. Devenney, Esq.

SCHEDULE-1

<u>Exhibit No.</u>	<u>Title of Document</u>	<u>Adoption Date</u>
P-2	Fourth Round Fair Share Plan	June 16, 2025
P-3	Resolution #2025-102 – Resolution adopting 4 th Round Fair Share Plan	June 16, 2025
P-4	Resolution #2026-60 – Resolution adopting 4 th Round Spending Plan	February 2, 2026
P-5	Resolution #2026-61 – Resolution adopting Rehabilitation Plan	February 2, 2026
P-6	Resolution #2026-62 – Resolution adopting 4 th Round Marketing Plan	February 2, 2026
P-7	Ordinance #26-02 – Development Fee Ordinance	March 2, 2026
P-8	Ordinance #26-03 – Affordable Housing Ordinance	February 17, 2026

**RESOLUTION 2026-116
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

BILLS LIST (05/15/2026 to 05/28/2026)

BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX AND STATE OF NEW JERSEY that the List of Bills dated from 05/15/2026 to 05/28/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: June 1, 2026

I, Mark Zschack, Township Clerk of the Township of Green, County of Sussex, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a resolution adopted by the Township Committee at a regular meeting held on June 1, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
DeYoung						√
Phillips			√			
Qarmout	√		√			
Rose		√	√			
Mayor Raffay			√			

List of Bills - CLEARING ACCOUNT (FUND 01 02 04 12 19)

Meeting Date: 06/01/2026 For bills from 05/15/2026 to 05/28/2026

Check#	Vendor	Description	Payment	Check Total
302	1940 - AMAZON	PO 17587 Supplies for Planning Board and DPW	1,193.66	
		PO 17602 Recreation & Zoning Supplies	173.11	
		PO 17603 DPW Equipment	93.07	1,459.84
14303	2312 - ANTHONY KRUCINSKI	PO 17188 Entertainment for Green Township Day 202	750.00	750.00
14304	541 - APPRAISAL SYSTEMS, INC.	PO 17568 2027 Reassessment	3,000.00	3,000.00
14305	2107 - ART SINK	PO 17019 Face Painter for Green Twp Day 2025	810.00	810.00
14306	2076 - ATLANTIC COMMUNICATIONS ELECTRONICS, INC	PO 16569 New DPW Truck	2,704.72	2,704.72
14307	448 - COUNTY OF SUSSEX	PO 17388 Signs & Posts 2026	1,534.92	1,534.92
14308	2169 - DAM EVENT AND EQUIPMENT RENTAL LLC	PO 17201 Green Township Day 9/06/2025	3,768.92	3,768.92
14309	528 - GRIFFITH-ALLIED TRUCKING LLC	PO 17423 Gasoline Delivry 2026 Acct 10-7199868	639.70	639.70
14310	188 - HOME DEPOT CREDIT SERVICES	PO 17361 Supplies, Hardware, Small Tools 2026	256.19	256.19
14311	1860 - KIMBERLEE MANTZ	PO 17609 Supplies - County 250th Celebration & Co	88.72	88.72
14312	1632 - LADDEY, CLARK & RYAN, LLP	PO 17611 April 2026 Legal Services	3,330.00	
		PO 17611 April 2026 Legal Services	60.00	3,390.00
14313	2258 - LAFAYETTE AUTO PARTS SUPPLY, LLC	PO 17429 2026 Motor Vehicle Parts	170.77	170.77
14314	1822 - LOEFFEL'S WASTE OIL SERVICE	PO 17426 RECYCLING SERVICES 2026	206.72	206.72
14315	1153 - LOWE'S	PO 17363 Hardware, Small Tools & Supplies	271.39	271.39
14316	2260 - NJ SNAKE MAN, LLC	PO 17542 Green Township Day 2026	600.00	600.00
14317	2016 - SCHENCK, PRICE, SMITH & KING, LLP	PO 17339 Tax Appeals 2026	1,029.53	1,029.53
14318	123 - STAPLES ADVANTAGE	PO 17590 Office Supplies for May 2026	587.74	587.74
14319	624 - SUBURBAN PROPANE	PO 17422 2026 Propane-DPW Bulding Acct 2232-10594	54.05	54.05
14320	114 - SUSSEX COUNTY MUA	PO 17400 Solid Waste Disposal/Household 2026	7,520.70	
		PO 17586 Submission of 2025 Recycling Tonnage Rep	300.00	7,820.70
14321	243 - THE PRINTING CENTER, INC.	PO 17608 Printing for the 2026 Electtion	1,925.82	1,925.82
14322	85 - TOWNSHIP OF ANDOVER	PO 17472 Traffic Enforcement Services 2026	9,641.75	9,641.75
14323	716 - TRI-STATE RENTALS, INC.	PO 17414 2026 Vehicle & Equipment Parts, Repair,	62.50	62.50
14324	2078 - UNIFIRST CORPORATION	PO 17349 Uniform Rentals 2026	405.90	405.90
TOTAL				41,179.88

Total to be paid from Fund 01 CURRENT FUND	40,613.16
Total to be paid from Fund 02 FEDERAL & STATE GRANTS	506.72
Total to be paid from Fund 16 AFFORDABLE HOUSING TRUST FUND	60.00
	<u>41,179.88</u>

Checks Previously Disbursed

14299	US POSTAL SERVICE	PO# 17610 Envelopes for Tax Collector	2,387.65	5/21/2026
14300	COUNTY OF SUSSEX	PO# 17614 Temporary Food Establishment Aplic	15.00	5/28/2026
14301	VERIZON	PO# 17420 Alarm Phone lines 2026	280.08	5/28/2026

			2,682.73	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	2,682.73	40,613.16	43,295.89
Fund 02 FEDERAL & STATE GRANTS		506.72	506.72
Fund 16 AFFORDABLE HOUSING TRUST FUND		60.00	60.00
BILLS LIST TOTALS		2,682.73	41,179.88
			<u>43,862.61</u>

**RESOLUTION 2026-117
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**CONFIRMING THE APPOINTMENT OF
BRIAN TOWNSEND AS MUNICIPAL TAX ASSESSOR
FOR THE TOWNSHIP OF GREEN**

WHEREAS, a Municipal Tax Assessor is responsible for the assessment of real property within a municipality, with the objective of ensuring equity in the distribution of the property tax levy, which in Green Township supports the municipal, school, county, library, and open space levies; and

WHEREAS, the Township of Green has a statutory obligation to appoint a certified Municipal Tax Assessor in accordance with N.J.S.A. 40A:9-146 and N.J.S.A. 54:1-35.31; and

WHEREAS, the Township Committee of the Township of Green desires to appoint Brian Townsend, a certified tax assessor, to the position of Municipal Tax Assessor; and

WHEREAS, Brian Townsend meets the qualifications required under New Jersey law and holds the Certified Tax Assessor (CTA) designation as required by the New Jersey Division of Taxation; and

WHEREAS, the term of appointment for a Municipal Tax Assessor is a four-year term in accordance with N.J.S.A. 40A:9-148, commencing on July 1, 2026, and ending on June 30, 2030, subject to all applicable provisions of New Jersey Statutes, Civil Service regulations, and Township ordinances.

NOW THEREFORE, BE IT RESOLVED, on this 1st day of June 2026, the Township Committee of the Township of Green does hereby approve the appointment of Brian Townsend to the position Tax Assessor for the Township of Green for a four-year term, effective July 1, 2026, and expiring June 30, 2030, unless otherwise provided by law (2026 Annual Salary \$40,000.00). Five (5) hours of operation in the Tax Assessor's office per week.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be forwarded to Marita R. Sciarrotta, Director of the New Jersey Department of the Treasury, Division of Taxation; Melissa Rockwell, Tax Administrator of the Sussex County Board of Taxation; the New Jersey Department of Community Affairs.

This Resolution shall take effect immediately.

DATED: June 1, 2026

RESOLUTION 2026-117
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

I, Mark Zschack, Township Clerk of the Township of Green, County of Sussex, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a Resolution adopted by the Township Committee at a meeting held on June 1, 2026.



Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CMFO
Brian Townsend

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
DeYoung						√
Phillips		√	√			
Qarmout					√	
Rose	√		√			
Mayor Raffay			√			

ORDINANCE NO. 2026-08
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY

**CAPITAL ORDINANCE FOR IMPROVEMENTS TO HEDDEN ROAD, BY
THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX, NEW
JERSEY, APPROPRIATING THE TOTAL OF \$190,000.00, OF WHICH
\$77,493.00 IS FROM THE GENERAL CAPITAL-RESERVE
IMPROVEMENTS TO ROADS AND \$112,507.00 FROM
NJDOT 2026 MUNICIPAL AID PROGRAM**

**BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
GREEN, IN THE COUNTY OF SUSSEX, NEW JERSEY, AS FOLLOWS:**

Section 1. The improvements to Hedden Road, is hereby authorized as general improvements to be made or acquired by the Township of Green, New Jersey. For the said improvements or purposes stated in said Section 2, there is hereby appropriated the total sum of \$190,000.00; with \$77,493.00 from monies available in the General Capital – Reserve Improvements to Roads, and \$112,507.00 in funding being provided by the New Jersey Department of Transportation’s (NJDOT), Fiscal Year 2026 Municipal Aid Program.

Section 2. The improvements hereby authorized and the purpose for which said appropriation is made are for the improvement of Hedden Road, in the Township of Green.

Section 3. 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 4. The following additional matters are hereby determined, declared, recited, and stated:

(a) The said purposes described in Section 2 of the capital ordinance are capital expenses and are each a property or improvement which the Township may lawfully acquire or make as a general

ORDINANCE NO. 2026-08
TOWNSHIP OF GREEN, COUNTY OF SUSSEX

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

(b) The average period of usefulness of said purposes within the limitations of said Local bond Law and taking into consideration the respective amounts of the said obligations authorized for the several purposes, according to the reasonable life thereof computed by this capital ordinance, is fifteen (15) years.

Section 5. This ordinance shall take effect after publication after final adoption, as provided by law.

NOTICE

The above-entitled Ordinance was introduced and passed at first reading by the Green Township Committee at a meeting held on June 1, 2026, and after publication and a public hearing was finally adopted by the Green Township Committee at a meeting held on _____.

ATTEST:

TOWNSHIP OF GREEN,
IN THE COUNTY OF SUSSEX

Mark Zschack, RMC, Township Clerk

Virginia Raffay, Mayor

Record of Vote - Introduction:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
DeYoung						√
Phillips	√		√			
QarmoutRaffay		√	√			
Rose			√			
Mayor Raffay			√			

Record of Vote - Adoption:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
DeYoung						
Phillips						
Qarmout						
Rose						
Mayor Raffay						

INTRODUCED: June 1, 2026
ADOPTED:

ADVERTISED: June 2, 2026
ADVERTISED:

**RESOLUTION ES2026-11
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231 P.L. 1975 (N.J.S.A. 10:13-12) permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, N.J.S.A. 10:4-13 requires the adoption of a resolution prior to the Township Committee going into Closed Session stating the general nature of the subject matter to be discussed and generally the time and circumstances under which the discussion conducted in Closed Session can be disclosed to the public;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey as follows:

1. The public shall be excluded from discussion of and action upon and hereinafter specified subject matter(s)
2. The general nature of the subject matter(s) to be discussed is as follows:

Personnel Contract Negotiation Real Property
 Public Safety Litigation/Potential Litigation Attorney-Client
3. It is anticipated at this time that the above stated subject matter(s) will be made public at the conclusion of each individual specified subject matter.
4. This resolution shall take effect immediately.

DATED: June 1, 2026

I, Mark Zschack, Township Clerk of the Township of Green, County of Sussex, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a resolution adopted by the Township Committee at a regular meeting held on June 1, 2026.



 Mark Zschack, RMC, Township Clerk

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
DeYoung						√
Phillips			√			
Qarmout	√		√			
Rose		√	√			
Mayor Raffay			√			