

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING JUNE 15, 2026**

CALL TO ORDER

Mayor Virginia "Ginnie" Raffay called the June 15, 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: James DeYoung, Margaret "Peg" Phillips, Bader Qarmout, Deputy Mayor Michael Rose, and Mayor Virginia "Ginnie" Raffay

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 15, 2026

Motion: Rose

Seconded: Qarmout

Discussion: None

All were in favor with abstention from James DeYoung

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.

CONSENT AGENDA:

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

- a. Resolution 2026-118 - Appoint Fire Fighters - Manuel Benabe-Lugo, Jr. and David Possehl
- b. Resolution 2026-119 - Approval of Liquor License - Lunas Ventures, LLC
- c. Resolution 2026-120 - Approval of Liquor License - Pub 517, Inc.

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

- a. Certification for Emergency Rescue Squad (EMS) Contribution from Sussex County Received on June 1, 2026
- b. Township of Frelinghuysen Notice of Ordinance Introduced on May 18, 2026, Regarding Correctional Institutions and Detention Facilities as Non-Permitted Uses in All Zones
- c. Township of Frelinghuysen Ordinance Adopted May 18, 2026, Amending and Supplementing Land and Development Ordinance to Prohibit Data Centers in All Zones
- d. Borough of Franklin Resolution Adopted June 9, 2026, Requesting Governor Mikie Sherrill to Restore Full Funding to the New Jersey School of Conservation

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

- a. Open Space Advisory Committee Minutes - March 4, 2026
- b. Green Township Fire Department Monthly Report - April and May 2026
- c. Sussex County Health Department Inspection Report - May 2026

Phillips motioned to move Consent Agenda

Seconded: DeYoung

Discussion: None

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All were in favor.

DISCUSSIONS: None

OLD BUSINESS:

- a. Public Hearing 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

Mayor Raffay opened the meeting for public comments.

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

Seconded: Qarmout

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: DeYoung

Absent: None

NEW BUSINESS:

- a. Introduction Ordinance 2026-09** - Authorizing a Referendum Ballot Question Regarding the Use of Open Space Trust Funds

Phillips motioned to introduce the ordinance and move to Public Hearing on July 20, 2026

Seconded: Qarmout

Discussion: Qarmout asked what would happen if the referendum is voted down. The Township Attorney explained that it is necessary to go to referendum to establish the tax and the percentage. Allocation is not required; it is a non-binding question. If the referendum is voted down, an Ordinance will have to be adopted. The Committee reviewed and revised the Interpretive Statement.

Phillips motioned to approve the amendments as discussed.

Seconded: DeYoung

Discussion: No further discussion

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: None

Roll call vote on the ordinance as amended.

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: None

- b. Resolution 2026-121** - Opposing Senate Bill 1786 Concerning the Development of Accessory Dwelling Units and Related Regulations

Motion: Qarmout

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Seconded: Phillips

Discussion: Mayor Raffay questioned the accessory dwelling. The Township Attorney explained the current law allowing two uses on one lot would require a use variance. If the Bill is passed municipalities would lose the power.

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: None

c. Resolution 2026-122 - Approval to Submit Grant Application with NJDOT for the Whitehall Road Resurfacing Project

Motion: Rose

Seconded: Phillips

Discussion: Phillips

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: None

d. Resolution 2026-123 - Bills List (5/29/2026 to 06/11/2026)

Motion: Qarmout

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: None

e. Resolution 2026-124 - Developers Escrow Trust (05/14/2026 to 06/10/2026)

Motion: Phillips

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: None

f. Minutes ready for approval - June 1, 2026, regular meeting and executive session

Motion: Rose

Seconded: Qarmout

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Rose, Mayor Raffay

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Nays: None
Abstentions: DeYoung
Absent: None

MATTERS FROM THE TOWNSHIP CLERK: The Township Clerk provided the following report:

***Lighting Retrofit** - The lighting retrofit started last week at the municipal building and will continue until all locations are completed. This is a little disruptive to the daily workflow but for the cost it is worth it.*

***Highland Avenue Improvements** - Due to the cost of milling just the driveways and intersecting roads, the decision was made to mill the entire project area. This now can be done through the CO-OP to save on milling costs. The pavement thickness was reduced to one and a half inches due to the milling also reducing cost. The total cost is estimated to be just under \$67,000.00.*

***Reenactment** - With additional information received the Township's Risk Manager has given his approval to the portrayal of a Continental army soldier.*

***Green Township Day** - Just a reminder that Green Township Day will be held this Saturday from 1:00pm to 6:00pm with a live band from 3:00pm until 6:00pm.*

***Special Meeting** - It appears that a Special Meeting will be warranted to hold interviews with CMFO candidates. The request is for this individual to start work two to three weeks before Linda's last day (August 31st) to allow for some overlap. The next meeting scheduled is for July 20th. This is a little late for the applicants to provide proper notice to their current employer.*

MATTERS FROM THE GOVERNING BODY:

Qarmout provided no report.

Phillips provided no report.

DeYoung mentioned the new laws pertaining to E-bikes starting in July. Information will be posted on social media and the website.

Rose mentioned receiving complaints from residents in the Lake Tranquility section of ATVs, golf carts and motorcycles speeding on Township roads. Rose suggests sending a letter to the lake association notifying them of rules and regulations regarding these vehicles on township roads. The Andover Police Department will also be notified.

Rose suggested approaching Senator Kean's Office regarding grants for the new building at the DPW. Senator Kean has been active in getting grants for towns. The Township Clerk will contact Senator Kean.

Mayor Raffay noted on the ordinance listed on the Consent Agenda pertaining to prohibiting correctional institutions and detention facilities. Should Green Township consider. A similar ordinance will be discussed at the next meeting.

Mayor Raffay noted that is very difficult to get the vouchers signed at the 8th graduation ceremony and recommended having the student come to the municipal building to sign the voucher and receive their check.

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

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MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS: Not in attendance, however the following report was provided:

- *DPW crews have been working on pothole repairs along Meadow Road and Scenic Drive, focusing on the areas requiring the most attention.*
- *In preparation for the paving projects on Hedden Road and Highland Avenue, crews will be completing cross-drain repairs and replacements prior to the start of paving operations.*
- *Roadside and trail mowing operations are ongoing utilizing both tractors to maintain Township roadways and recreational areas.*
- *Crews have continued maintaining Township-owned properties, parks, and athletic fields.*
- *DPW personnel have worked evenings and weekends clearing storm debris resulting from the recent thunderstorms and severe weather events.*
- *Preparations are underway for the Nation's 250th Anniversary celebration. Crews will be decorating Town Hall and the Pavilion throughout the week.*
- *Additional preparations are being completed at Pavilion Park in advance of Green Township Day activities.*
- *Weed control operations are ongoing along Township roadways, including around guiderails and at sight-distance triangles to improve visibility and roadway safety.*
- *Over the next three weeks, the Township's 2026 Tree Trimming and Removal Program will begin with the assistance of an outside contractor. Initial work will focus on portions of Creek Road and Hibler Road, along with other priority locations identified throughout the Township.*
- *Repairs to the Township street sweeper are expected to be completed early this week. Once returned to service, the sweeper will resume roadway sweeping operations to remove winter grit and debris.*

Mayor Raffay commented that the over-the-rail mowing has been excellent.

OPEN PUBLIC SESSION #2: Mayor Raffay opened the meeting for public questions or comments. There being no public comments offered, Mayor Raffay closed Open Public Session #2.

EXECUTIVE SESSION: Resolution ES2026-12
Attorney-Client Advise - Employee Handbook
Real Property - Habitat for Humanity
Personnel - Deputy Clerk

Qarmout motioned to enter Executive Session at 7:40 p.m.

Seconded: Phillips

Discussion: None

All were in favor.

The Committee returned to Open Public Session 8:57 p.m.

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

Seconded: DeYoung

Discussion: None

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GREEN TOWNSHIP COMMITTEE
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All were in favor.

Mayor Raffay noted the next Township Committee Meeting is scheduled for Monday, August 17, 2026, at 7:00 p.m.

ADJOURNMENT:

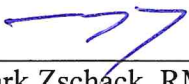
Phillips motioned to adjourn at 8:58 p.m.

Seconded: Rose

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: July 20, 2026

RESOLUTION 2026-118
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

APPOINT FIRE FIGHTERS

BE IT RESOLVED by the Township Committee of the Township of Green to appoint Manuel Benabe-Lugo, Jr. and David Possehl as members of the Green Township Volunteer Fire Department.

DATED: June 15, 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 15, 2026.



Mark Zschack, RMC, Township Clerk

cc: Chief Jeremy Willis

Record of Vote:

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

RESOLUTION 2026-119
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

APPROVAL OF LIQUOR LICENSE

WHEREAS, Lunas Ventures LLC, License Name, has applied for the renewal of License No. 1908-44-001-013 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 Plenary Retail Distribution License be hereby approved for renewal for the license period July 1, 2026, through June 30, 2027.

LUNAS VENTURES LLC
57 Decker Pond Road, Green Township, NJ 07821
License No. 1908-44-001-013

DATED: June 15, 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 15, 2026.



Mark Zschack, RMC, Township Clerk

cc: Division of ABC
Lunas Ventures LLC

Record of Vote:

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

RESOLUTION 2026-120
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

APPROVAL OF LIQUOR LICENSE

WHEREAS, Pub 517, Inc., License Name has applied for the renewal of License No. 1908-33-002-012 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 Plenary Retail/Consumption License be hereby approved for renewal for the license period July 1, 2026, through June 30, 2027.

PUB 517, INC.
50 Stuyvesant Road, Green Township, NJ 07879
License No. 1908-33-002-012

DATED: June 15, 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 15, 2026.



Mark Zschack, RMC, Township Clerk

cc: Division of ABC
Pub 517, Inc.

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.

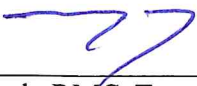
Section 5. This ordinance shall take effect after publication after final adoption, as provided by law.

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 June 15, 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: June 1, 2026
ADOPTED: June 15, 2026

ADVERTISED: June 2, 2026
ADVERTISED: June 16, 2026

ORDINANCE NO. 2026-09
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY

**AN ORDINANCE AUTHORIZING A NON-BINDING
REFERENDUM BALLOT QUESTION REGARDING THE
USE OF OPEN SPACE TRUST FUNDS**

WHEREAS, Green Township has approved an Open Space Committee and Open Space Trust Fund for acquisition of vacant land and land which has improvements upon it, where the principal purpose is to preserve open space, recreation, farmland preservation, and/or historic preservation, currently codified in the Green Township Code Section 2-40.1 et seq.; and

WHEREAS, N.J.S.A. 40:12-15.7(d) allows the governing body to submit to voters in a general or special election a proposition amending or supplementing a previously approved proposition regarding open space conservation, including adding purposes for which Open Space Funds may be expended; and

WHEREAS, N.J.S.A. 19:37-1 permits governing bodies to ascertain the sentiment of legal voters upon a question by submission of such question to a vote of the electors in the municipality at any election held therein, by adopting at a regular meeting an ordinance or resolution requesting the County Clerk to print upon official ballots to be used at the next ensuing general election a proposition to be formulated and expressed in the Ordinance in concise form; provided the request shall be filed with the County Clerk not later than eighty-one (81) days previous to the election.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Green, as follows:

Section 1. The Green Township Committee does hereby request that the following non-binding referendum question be forwarded to the Sussex County Clerk to be placed on the November 2026 General Election Ballot:

OPEN SPACE TRUST FUND NON-BINDING REFERENDUM

Shall the Green Township Committee adopt an Ordinance revising the permitted use of the Open Space Trust Fund monies, currently codified as Section 2-40.1 et seq. of the Green Township Code, to allow up to a maximum of 10% [reduced from 30%] of the total Open Space Trust Fund (as of January 1 of each year) to be utilized for construction and maintenance costs of Open Space properties, only so long as the balance of the Open Space Trust Fund is more than \$1,000,000.00 as of January 1 of the year the funds will be used?

[] Yes

[] No

INTERPRETIVE STATEMENT

A "YES" vote will not increase the tax. This proposed revision is intended to strengthen the long-term preservation of the Township's Open Space Trust Fund by reducing the percentage of funds that may be expended annually on construction and maintenance activities and by introducing a minimum balance requirement. By limiting withdrawals and ensuring a stable funding threshold, the Township aims to safeguard the financial sustainability of the Trust Fund while continuing to support essential stewardship and improvement of Open Space properties.

Currently, the Township Code permits the use of up to 30% of Open Space Trust Fund monies for construction and maintenance purposes with no minimum balance requirement.

This proposal will revise the Township's current Open Space Ordinance, Section 2-40.1 et seq, by allowing a maximum of 10% of the balance of the Open Space Trust Fund monies each year to be utilized for costs associated with the construction and maintenance of Open Space properties, provided that the Fund maintains a minimum balance of more than \$1,000,000 as of January 1 of the year in which the funds are to be used.

A Yes vote on this referendum question will mean that the voters desire that up to 10% of Open Space funds [reduced from 30% of the Fund] may be utilized for construction and maintenance costs on Open Space properties, only if the balance of the Fund as of January 1 is \$1,000,000.00. A "YES" vote will not increase the tax. This ballot question is non-binding.

Section 2. The Sussex County Clerk is hereby requested to print the Non-Binding Referendum and Interpretive Statement on the Official Ballot for the next Election held in November 2026.

Section 3. **Severability.** If any provision of this Ordinance or the application of this Ordinance to any person or circumstances is held invalid, the remainder of this ordinance shall not be affected and shall remain in full force and effect.

Section 4. **Repealer.** All ordinances or parts of ordinances or resolutions inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

Section 5. **Effective date.** This Ordinance shall take effect after its final passage and publication as required by law.

NOTICE

TAKE NOTICE that the above entitled Ordinance was introduced at a regular meeting of the Green Township Committee held on Monday, June 15, 2026. It will be considered for adoption, after final reading and public hearing thereon, at a regular meeting of the Green Township Committee to be

ORDINANCE NO. 2026-09
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY

conducted at 7:00 p.m. on Monday, July 20, 2026 at the Green Township Municipal Building,
150 Kennedy Road, Tranquility, New Jersey, and shall take effect according to law.

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: June 15, 2026
ADOPTION:

ADVERTISED: June 16, 2026
ADVERTISED:

RESOLUTION 2026-121
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**RESOLUTION OPPOSING SENATE BILL 1786 CONCERNING THE DEVELOPMENT OF
ACCESSORY DWELLING UNITS AND RELATED REGULATIONS**

WHEREAS, there is currently pending before the New Jersey State Legislature Senate Bill 1786 (S-1786), legislation that would require municipalities with a population density of less than 9,000 people per square mile to permit the development of Accessory Dwelling Units (ADUs) on property zoned for single- or two-family residential use; and

WHEREAS, S-1786 strips municipalities of their ability to enforce certain existing local zoning ordinances concerning development and use of ADUs; and

WHEREAS, local zoning and planning boards are best suited to understand the unique topography, infrastructure capacities, parking requirements, and community character of their specific municipalities; and

WHEREAS, mandating a "one-size-fits-all" statewide approach to ADU zoning disregards local conditions, limits public input, and hinders the ability of local officials to adequately plan for public safety, environmental constraints, and utility demands; and

WHEREAS, the Township Committee believes that land use, zoning, and development regulations should be determined at the local level by the officials who are most responsive and accountable to the residents.

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

1. The Township Committee hereby expresses its strong opposition to Senate Bill 1786, which undermines local autonomy and removes municipal authority over zoning and land use regulations.
2. The Township Committee urges the New Jersey State Legislature to halt the advancement of this legislation and to respect the principles of municipal home rule.
3. A copy of this resolution shall be forwarded to the Governor of the State of New Jersey, the President of the New Jersey Senate, the Speaker of the New Jersey General Assembly, the representatives of the Legislative District, and the New Jersey State League of Municipalities.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

RESOLUTION 2026-121
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

DATED: June 15, 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 15, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2026-122
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY

**APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT
CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR
THE WHITEHALL ROAD RESURFACING PROJECT**

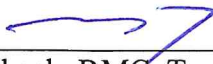
NOW, THEREFORE, BE IT RESOLVED that the Green Township Committee of the Township of Green, County of Sussex, State of New Jersey formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Administrator/Municipal Clerk are hereby authorized to submit an electronic grant application identified as MA-2027-Green Township-00354 to the New Jersey Department of Transportation on behalf of Green Township.

BE IT FURTHER RESOLVED that the Mayor and Administrator/Township Clerk are hereby authorized to sign the grant agreement on behalf of Green Township and that their signatures constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement.

DATED: June 15, 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 15, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

My signature and Administrator/Township Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST AND AFFIX SEAL



Mark Zschack, RMC



Virginia Raffay

RESOLUTION 2026-123
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BILLS LIST (05/29/2026 to 06/11/2026)

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 05/29/2026 to 06/11/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: June 15, 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 15, 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: 06/15/2026 For bills from 05/29/2026 to 06/11/2026

Check#	Vendor	Description	Payment	Check Total
14325	2314 - A PERFECT REFLECTION PHOTO BOOTH LLC	PO 17197 Photo Booth for Green Township Day 2026	650.00	650.00
14326	1940 - AMAZON	PO 17315 Recreation Supplies for Green township D	796.69	
		PO 17620 Equipment - Supplies Trail Cams	239.93	1,036.62
14327	541 - APPRAISAL SYSTEMS, INC.	PO 17278 State Tax appeals	375.00	375.00
14328	14 - BLUE DIAMOND DISPOSAL, INC.	PO 17460 2026 Waste & Recycling Collection	30,000.00	30,000.00
14329	1908 - BRADY & CORREALE, LLP	PO 17343 Land Use Board Legal Services 2026	697.75	697.75
14330	660 - D & E SERVICE CENTER, INC.	PO 17483 Truck Repairs 2026	374.00	374.00
14331	962 - DPS PUMP SERVICE, LLC	PO 17204 Repair to MB water system	3,040.00	3,040.00
14332	2241 - GANNETT NEW YORK-NEW JERSEY LOCALIQ	PO 17335 Legal Ads 2026	112.52	112.52
14333	2241 - GANNETT NEW YORK-NEW JERSEY LOCALIQ	PO 17613 Online Ad for CMFO/Treasurer Position	300.00	300.00
14334	1380 - GARDEN STATE LABS, INC.	PO 17401 Water Testing at Municipal Building 2026	115.00	115.00
14335	120 - HAROLD E. FELLOW & ASSOCIATES, INC.	PO 17147 Yellow Frame Rd	640.00	
		PO 17259 Park Walking Paths - Evergreen Park	225.00	
		PO 17260 Evergreen Park Parking Lot	295.50	
		PO 17340 Twp Engineering Services 2026	684.50	
		PO 17342 Lk Tranquility Dam 2026- Operations & Ma	165.00	
		PO 17484 Stormwater 2026	628.50	2,638.50
14336	108 - HONEYWELL INTERNATIONAL, INC.	PO 17445 2026 Annual Contract (Acct # 530721)	2,150.12	2,150.12
14337	2358 - KAITLON HENRY	PO 17601 2026 Louis Caruso Award	100.00	100.00
14338	336 - KELLER WELDING LLC	PO 17382 2026 Vehicle Repair	495.00	495.00
14339	1826 - KIMBALL MIDWEST	PO 17370 Nuts/Bolts, Small Tools 2026	1,252.84	1,252.84
14340	1870 - MARK ZSCHACK	PO 17622 Cell phone reimbursement	300.00	300.00
14341	1960 - NAVITEND	PO 17459 2026 Agreement Office 365 & Emails	1,788.22	
		PO 17588 Migration to EntraID & Intune	3,400.00	5,188.22
14342	98 - NJ STATE DEPT OF HEALTH & SENIOR SVS	PO 17493 Dog License fees	9.60	9.60
14343	905 - OPTIMUM	PO 17443 Municipal Building - Cable Box for 2026	30.00	30.00
14344	905 - OPTIMUM	PO 17444 DPW - Cable Box for 2026	48.00	48.00
14345	877 - PATTY DECLESIS	PO 17619 Reimbursement for Supplies for Movie in	85.30	85.30
14346	2187 - PLANET NETWORKS, INC.	PO 17617 July 2026 Internet & Phone Service	1,529.10	1,529.10
14347	418 - R & L DATA CENTERS	PO 17337 Payroll Services 2026	362.60	362.60
14348	1896 - SEPTICARE	PO 17418 Portable Toilet Rental & Service 2026	178.50	178.50
14349	123 - STAPLES ADVANTAGE	PO 17604 Office Supplies	241.95	241.95
14350	624 - SUBURBAN PROPANE	PO 17422 2026 Propane-DPW Bulding Acct 2232-10594	302.69	302.69
14351	114 - SUSSEX COUNTY MUA	PO 17400 Solid Waste Disposal/Household 2026	6,638.50	6,638.50
14352	2009 - THE CANNING GROUP. LLC	PO 17441 QPA 1/01/2026-12/31/2026	458.33	458.33
14353	76 - TOMAR INDUSTRIES, INC.	PO 17615 Janitorial Supplies for Municipal Buildi	302.90	302.90
14354	1703 - TOWN OF NEWTON	PO 17466 Animal Control Services - Shared Service	3,250.00	3,250.00
14355	2194 - TOWNSHIP OF INDEPENDENCE	PO 17580 Construction Receipts	19,688.00	19,688.00
14356	668 - TREASURER - STAT OF NJ	PO 17616 2026 Stormwater Fee-NJEMS Bill ID 301201	1,050.00	1,050.00
14357	668 - TREASURER - STAT OF NJ	PO 17621 Vehicle Registration Assessment	356.00	356.00
14358	1659 - TREE KING, INC.	PO 17396 Tree Service/Removal 2026	2,400.00	2,400.00
14359	716 - TRI-STATE RENTALS, INC.	PO 17414 2026 Vehicle & Equipment Parts, Repair,	327.75	327.75
14360	2357 - TRISTAN DOBSON	PO 17600 2026 Louis Caruso Award	100.00	100.00
14361	2078 - UNIFIRST CORPORATION	PO 17349 Uniform Rentals 2026	394.09	394.09
14362	29 - VERIZON WIRELESS	PO 17347 Modem-OEM 2026	147.33	147.33
14363	1236 - W.W.GRAINGER, INC.	PO 17368 Supplies, Samll Tools, Hardware 2026	722.33	722.33
14364	1668 - WEST CHESTER MACHINERY & SUPPLY	PO 17355 Machinery Parts & Supplies 2026	232.75	232.75
14365	2034 - WIELKOTZ & COMPANY LLC	PO 17102 2025 Audit	8,875.00	8,875.00
TOTAL				96,556.29

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMINISTRATION - OTHER EXPENSE	2,144.30			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXPENSE	31.68			
01-201-20-130-020	FINANCIAL ADMINISTRATION - OTHER EXPENSE	362.60			
01-201-20-140-020	COMPUTER MAINTENANCE - OTHER EXPENSE	6,294.10			
01-201-20-165-020	ENGINEERING SERVICES - OTHER EXPENSE	1,998.50			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	697.75			
01-201-25-252-020	EMERGENCY MANAGEMENT - OTHER EXPENSE	49.11			
01-201-26-290-020	STREETS AND ROAD MAINTENANCE - OTHER EXP	5,937.83			
01-201-26-305-020	GARBAGE and TRASH REMOVAL - OTHER EXPENS	36,638.50			
01-201-26-310-020	BUILDINGS AND GROUNDS - OTHER EXPENSE	2,987.16			
01-201-28-370-020	RECREATION SVS AND PROGRAMS - OTHER EXPE	166.14			
01-201-28-375-020	MAINTENANCE OF PARKS - OTHER EXPENSE	1,133.58			
01-201-30-420-020	CELEBRATION OF PUBLIC EVENTS - OTHER EXP	200.00			

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-31-440-020	TELEPHONE - OTHER EXPENSE	629.20			
01-201-31-446-020	PROPANE GAS - OTHER EXPENSE	302.69			
01-42-113-020	ANIMAL CONTROL SERVICES - SHARED SERVICE	3,250.00			
203-20-135-020	(2025) AUDIT SERVICES - CONTRACTUAL SERVICES		8,875.00		
01-203-20-150-020	(2025) TAX ASSESSMENT - OTHER EXPENSE		375.00		
01-203-26-310-020	(2025) BUILDINGS AND GROUNDS - OTHER EXPENSE		3,040.00		
01-203-28-370-020	(2025) RECREATION SVS AND PROGRAMS - OTHER EXPE		1,105.55		
01-260-05-100	DUE TO CLEARING			0.00	76,218.69
TOTALS FOR	CURRENT FUND	62,823.14	13,395.55	0.00	76,218.69
04-215-55-916-020	ORD#2025-04 Yellow Frame Rd \$301,236			640.00	
04-260-05-100	DUE TO CLEARING			0.00	640.00
TOTALS FOR	GENERAL CAPITAL	0.00	0.00	640.00	640.00
12-260-05-100	DUE TO CLEARING			0.00	9.60
12-299-56-852-199	DUE STATE OF NJ - DOG LICENSE			9.60	
TOTALS FOR	ANIMAL FUND	0.00	0.00	9.60	9.60
19-260-05-100	DUE TO CLEARING			0.00	19,688.00
19-290-56-300-1	Construction			19,688.00	
TOTALS FOR	TRUST FUND	0.00	0.00	19,688.00	19,688.00

Total to be paid from Fund 01 CURRENT FUND	76,218.69
Total to be paid from Fund 04 GENERAL CAPITAL	640.00
Total to be paid from Fund 12 ANIMAL FUND	9.60
Total to be paid from Fund 19 TRUST FUND	19,688.00

	96,556.29

Checks Previously Disbursed

9999	PAYROLL ACCOUNT	5/29/2026	42,983.46	5/28/2026
9999	STATE OF NJ - DIVISION OF PENSIONS	PO# 17327 Active - Health & Dental Insurance	17,987.64	6/02/2026
9999	STATE OF NJ DIV OF PENSIONS/BENEFITS	PO# 17326 Retiree - Health Insurance	11,063.50	6/02/2026
9999	GREEN TWP BOARD OF EDUCATION	PO# 17470 School Taxes payable	968,228.10	6/08/2026
9999	PUBLIC EMPLOYEE RETIREMENT SYSTEM	2025 Retroactive Salary Increases	1,416.97	6/08/2026
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

			1,041,974.75	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	1,041,974.75	76,218.69	1,118,193.44
Fund 04 GENERAL CAPITAL		640.00	640.00
Fund 12 ANIMAL FUND		9.60	9.60
Fund 19 TRUST FUND		19,688.00	19,688.00
BILLS LIST TOTALS	1,041,974.75	96,556.29	1,138,531.04

RESOLUTION 2026-124
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

DEVELOPERS ESCROW TRUST (05/14/2026 to 06/10/2026)

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 for the Developers Escrow Trust dated from 05/14/2026 to 06/10/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: June 15, 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 y 18, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

List of Bills - (1410101002) CASH - Developers Escrow-Provident Bank
DEVELOPERS ESCROW TRUST

Meeting Date: 06/15/2026 For bills from 05/14/2026 to 06/10/2026

ck#	Vendor	Description	Payment	Check Total
7670	1908 - BRADY & CORREALE, LLP	PO 17525 LU2309 SAKS Properties, LLC	138.75	
		PO 17618 LU2612 Petuccio	279.50	418.25
7671	1937 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 17175 RO2505 Elizabethtown Gas	150.00	
		PO 17526 RO2513 Elizabethtown Gas	450.00	
		PO 17624 RO2610 Elizabethtown Gas	291.00	
		PO 17625 RO2611 Elizabethtown Gas	291.00	
		PO 17626 DW2609 Sherwood	188.00	
		PO 17627 DW2608 Kobilinski	338.00	
		PO 17628 RO2606 Elizabethtown Gas	225.00	1,933.00
TOTAL				2,351.25
Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST		2,351.25		
		2,351.25		

RESOLUTION ES2026-12
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;

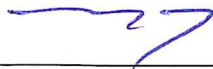
NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey as follows:

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:

X Personnel Contract Negotiation X Real Property
 Public Safety Litigation/Potential Litigation X 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 15, 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 15, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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