

REGULAR MEETING AGENDA
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
Tuesday, February 17, 2026, at 7:00 p.m.

CALL TO ORDER Mayor Raffay will call the **February 17, 2026**, Township Committee meeting to order.

PLEDGE OF ALLEGIANCE

PUBLIC NOTICE: Adequate notice of this public meeting has been made in accordance with the 1975 Open Public Meetings Act inasmuch as a notice has been published in the New Jersey Herald, transmitted to the Star Ledger and posted at the Municipal Building, 150 Kennedy Road, Tranquility, NJ.

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

APPROVAL OF AGENDA

A motion is in order to approve the agenda for February 17, 2026

OPEN PUBLIC SESSION # 1 (Open to the public for any questions or comments concerning items on the agenda for which no public discussion is provided. All comments should be directed to the Mayor and are limited to 5 minutes)

1. EXECUTIVE SESSION: Resolution ES2026-04

“A motion is in order to adopt Resolution ES2026-04

“The Township Committee is going into executive session for:

Personnel – DPW

It is anticipated that action **WILL BE TAKEN** when we return to open public session tonight. The minutes of the executive session will be released upon conclusion of the underlying matter.”

2. BUDGET WORKSHOP

3. CONSENT AGENDA: (Attached)

If any member of the Committee desires an item to be removed, the Municipal Clerk shall remove said item, which will then be considered separately.

4. DISCUSSIONS: None known at this time

5. OLD BUSINESS:

- a. Public Hearing** Ordinance 2026-02 - Amending Section 30-5.12 of the Green Township Code, “Development Fees for Affordable Housing”

The Mayor will open the meeting for public comments on Ordinance 2026-02

The Mayor will entertain a motion to close Public Hearing and adopt the ordinance.

- b. Public Hearing** Ordinance 2026-03 - Deleting Section 2-26, “Municipal Housing Liaison” and Deleting Chapter 34, “Fair Share Plan” and Replacing Them With a New Chapter 34, “Affordable Housing Requirements”

The Mayor will open the meeting for public comments on Ordinance 2026-03

The Mayor will entertain a motion to close Public Hearing and adopt the ordinance.

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6. NEW BUSINESS:

- a. **Introduction** Ordinance 2026-04 - 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 (Public Hearing Scheduled for March 16, 2026)
- b. Resolution 2026-65 - Refund Overpayment of Building Violation Penalty
- c. Resolution 2026-67 - Bills List (01/30/2026 to 02/13/2026)
- d. Resolution 2026-68 - Developers Escrow Trust (01/15/2026 to 02/11/2026)
- e. Resolution 2026-70 - Transfer of Funds
- f. Resolution 2026-71 - Release of Bond/Escrow - Block 19, Lot 7
- g. Resolution 2026-72 - Spring/Summer Recreation Events
- h. Resolution 2026-73 - Request for Green Township Day
- i. Minutes ready for approval - February 2, 2026, regular meeting and executive session

7. MATTERS FROM THE TOWNSHIP CLERK

8. MATTERS FROM THE GOVERNING BODY

9. MATTERS FROM THE TOWNSHIP ATTORNEY

10. MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS (when in attendance)

11. OPEN PUBLIC SESSION #2 (Open to the public for any questions or comments concerning the good and welfare of the Township. All comments should be directed to the Mayor and are limited to 5 minutes.)

12. EXECUTIVE SESSION: Resolution ES2026-05

“A motion is in order to adopt Resolution ES2026-05

“The Township Committee is going into executive session for:

Real Property - Habitat for Humanity

Attorney Client Advice - Cell Tower Bids

It is anticipated that action **WILL BE TAKEN** when we return to open public session tonight. The minutes of the executive session will be released upon conclusion of the underlying matter.”

13. NEW BUSINESS (continued)

- j. Resolution 2026-74 - Award Cell Tower Bid

15. ADJOURN

Next Meeting Scheduled for Monday, March 2, 2026, at 7:00 p.m.

CONSENT AGENDA
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Tuesday, February 17, 2026, at 7:00 p.m.

ALL MATTERS LISTED BELOW ARE CONSIDERED ROUTINE IN NATURE AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THE ITEMS. IF ANY DISCUSSION IS DESIRED, THAT PARTICULAR ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND DISCUSSED SEPARATELY.

1. **RESOLUTIONS:** (Approval of the Following)
 - a. Resolution 2026-66 - Authorize Raffle Licenses (2) for Green Township PTA

2. **CORRESPONDENCE:** (Acceptance for Filing of the Following)
None

3. **REPORTS:** (Acceptance for Filing of the Following)
 - a. Treasurer's Report - November and December 2025
 - b. Tax Collector's Report - January 2026
 - c. Open Space Advisory Committee Minutes - January 7, 2026
 - d. Agricultural Advisory Committee Minutes - November 20, 2025