

REGULAR MEETING AGENDA
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
Monday, August 18, 2025, at 7:00 p.m.

CALL TO ORDER: Mayor Raffay will call the **August 18, 2025**, 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 August 18, 2025

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. 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

2. DISCUSSIONS: Upgrades to EverGreen Park

3. OLD BUSINESS:

- a. Public Hearing** Ordinance 2025-07 - Capital Ordinance for Improvements to Hunts Road, by the Township of Green in the County of Sussex, New Jersey, Appropriating the Total of \$267,000.00, of Which \$92,000.00 is From the General Capital-Capital Improvement Fund, \$175,000.00 General Capital Fund Balance

4. NEW BUSINESS:

- a. Introduction** Ordinance 2025-08 - Authorize the Public Sale of Real Property to Contiguous Property Owners of Block 107, Lot 6 and Block 76, Lot 5 in the Township of Green Pursuant to N.J.S.A. 40A:12-13 (Public Hearing Scheduled for September 3, 2025)
- b. Introduction** Ordinance 2025-09 - Amending Green Township Code, Chapter 30, “Land Use Regulations”, Regarding Zone R-1.5 Residential District Lot Size and Bulk Standards for Existing Developed Residential Properties, and Creating a New Zone R-1.5/0.5 (Public Hearing Scheduled for September 3, 2025)
- c. Resolution** 2025-130 - Issue Bond Anticipation Note in the Amount of \$214,200.00

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- d. Resolution 2025-131 - Extend Tax Deadline
- e. Resolution 2025-134 - Bills List (07/18/2025 to 08/14/2025)
- f. Resolution 2025-135 - Developers Escrow Trust (07/15/2025 to 08/14/2025)
- g. Resolution 2025-136 - Authorize Redemption of Tax Sale Certificate - Block 046, Lot 06
- h. Resolution 2025-137 - Multi-Party Cell Tower Lease Agreement
- i. Minutes ready for approval - July 21, 2025, regular meeting and executive session

5. MATTERS FROM THE TOWNSHIP CLERK

6. MATTERS FROM THE GOVERNING BODY

7. MATTERS FROM THE TOWNSHIP ATTORNEY

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

9. 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.)

10. EXECUTIVE SESSION:

A motion is in order to adopt **Resolution ES2025-13**

“The Township Committee is going into executive session for:

Contract Negotiations - Municipal Court

Contract Negotiations - Traffic Enforcement

Potential Litigation - Insurance Counsel

and **ACTION IS NOT** anticipated to 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.”

11. ADJOURN

Next Meeting Scheduled for **Wednesday, September 3, 2025**, at 7:00 p.m.

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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 2025-132 - Appoint Fire Fighters - Aiden Post and Harry Greenhalgh
 - b. Resolution 2025-133 - Authorize Blue Light Permit - Aiden Post
- 2. CORRESPONDENCE:** (Acceptance for Filing of the Following)
 - a. Notice of Township of Frelinghuysen Ordinance introduced on July 16, 2025, Revising Land Development Concerning Permitted Uses
 - b. Sussex County Board of County Commissioners Resolution Adopted July 23, 2025, Amending Resolution Establishing County Roads as Through Streets
- 3. REPORTS:** (Acceptance for Filing of the Following)
 - a. Sussex County Division of Health Inspection Report - June 2025
 - b. Green Township Municipal Court Monthly Cashbook Report - July 2025