

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING DECEMBER 15, 2025**

CALL TO ORDER

Mayor Raffay called the December 15, 2025, regular meeting of the Green Township Committee to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ADEQUATE NOTICE: The Township Clerk read the statement of adequate notice.

ROLL CALL: Present: James DeYoung, Margaret "Peg" Phillips, Bader Qarmout, 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.

Motion: Rose

Seconded: DeYoung

Discussion: None

All were in favor

OPEN PUBLIC SESSION #1: Mayor Raffay opened the meeting for public comments for any 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: None

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

None

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

a. Open Space Advisory Committee Minutes - November 5, 2025

b. Tax Collector's Report - November 2025

c. Sussex County Division of Health Inspection Report - November 2025

Qarmout motioned to move Consent Agenda

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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GREEN TOWNSHIP COMMITTEE
REGULAR MEETING DECEMBER 15, 2025

DISCUSSIONS: Construction Records Clearance - The Township Clerk stated that there were many questions and concerns regarding a proposed ordinance to introduce a new procedure for construction records at the last meeting. Kim Mantz, Technical Assistant to the Construction Official, was in attendance and answered questions concerning the need for this procedure to assist with closing out older permits prior to closings and change of home ownership. The Committee's opinion is to not move forward with this procedure and to find alternatives to close out permits utilizing the new construction software.

OLD BUSINESS:

a. **Public Hearing Ordinance 2025-12** - Amending the Code of the Township of Green, Chapter 8, "Fees", Article III, Section 8-21, "Dogs and Other Animals, Chapter V, "Animal Control" To Increase Annual Dog License Fees

Mayor Raffay opened the meeting for public comments.

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

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

NEW BUSINESS:

a. **Resolution 2025-181** - Authorize Maintenance Agreement for Emergency Generators

Motion: Rose

Seconded: Phillips

Discussion: The Township Clerk stated the fee went up only \$100 from the last three year contract.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

b. **Resolution 2025-182** - Opposing New Jersey Senate Bill S-4736

Motion: Qarmout

Seconded: Rose

Discussion: DeYoung clarified that the resolution is opposing the bill.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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c. **Resolution 2025-183** - Bills List (11/21/2025 to 12/11/2025)

Motion: Qarmout

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

d. **Resolution 2025-184** - Developers Escrow Trust (11/19/2025 to 12/11/2025)

Motion: DeYoung

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

e. **Resolution 2025-185** - Authorize Change Order and Payment No. 1 Walking Path EverGreen Park

Motion: Rose

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

f. **Resolution 2025-186** - Authorize Payment No. 2 Embankment Improvements Hunts Road

Motion: Rose

Seconded: Qarmout

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: Phillips

Absent: None

g. **Resolution 2025-187** - Authorize Change Order and Payment No. 1 Parking Lot EverGreen Park

Motion: Rose

Seconded: DeYoung

Discussion: Qarmout commented that this is a \$4,000.00 increase. Mayor Raffay asked why the increase. The Township Clerk explained that it was due to the drainage.

Upon roll call vote:

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

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING DECEMBER 15, 2025

Nays: None
Abstentions: None
Absent: None

h. Minutes ready for approval - November 24, 2025, regular meeting and executive session

Motion: Qarmout
Seconded: Rose
Discussion: None
Upon roll call vote:
Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: None

MATTERS FROM THE TOWNSHIP CLERK:

The Township Clerk asked the Committee how they felt about not having the packets hand delivered the Friday before a meeting beginning in 2026. Packets will be emailed as usual and can be picked up by the Committee in the municipal building. The Committee agreed to pick up their packets; Qarmout's will continue to be hand delivered.

The Township Clerk showed the Committee a sample of the fence to be installed at EverGreen Park in January 2026.

The Township Clerk wished everyone a healthy, happy holidays and New Year.

MATTERS FROM THE GOVERNING BODY:

Qarmout wished everyone warmest and fondest greetings, Happy Hanukkah, Merry Christmas and Happy, Healthy, and Blessed New Year.

Rose wished everyone Happy Holidays and a prosperous new year.

DeYoung commented on the number of violations and flippers throughout the Township. With part-time inspectors, he wants to be certain that we are not taken advantage of. DeYoung thanked everyone on the Committee as well as the employees.

Phillips asked that an explanation and reminder regarding the reassessment be included on the website. The information and video from the assessment company are helpful; however, information from the Township explaining the process would be beneficial. Several residents have questions regarding the process.

Phillips wished everyone a Merry Christmas, Happy Hanukkah, Happy Kwanzaa, Happy New Year! Phillips thanked all the staff in the building, the DPW and the Committee for all their hard work throughout the year.

Mayor Raffay stated that she has also had calls about the reassessment letters.

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING DECEMBER 15, 2025

Mayor Raffay stated that she attended a zoom meeting with Dawn Fantasia, Parker Space, Josh Gottheimer, Thomas Kean, Mike Inganamort and Chris Carney hosted by the Sussex County Chamber of Commerce. The topics were energy and health benefits. Mayor Raffay stated that the Governor issued a state of emergency order due to the propane shortage.

Mayor Raffay noted that the Christmas Tree Lighting was a huge success. The DPW did a great job with the lights on the tree and pavilion. The fire truck and ambulances entering the park was great!

Mayor Raffay wished everyone happy and healthy holidays.

MATTERS FROM THE TOWNSHIP ATTORNEY: The Township Attorney thanked everyone for letting her work for the Township again.

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

OPEN PUBLIC SESSION #2: Mayor Raffay opened the meeting for open public comments. Scott Bozzone thanked the Committee for their time, effort and dedication. Scott asked about the end of the new pathway at EverGreen Park behind the tennis courts and why it did not continue to connect to the County Connector trail. The Township Clerk explained that it ended that way because of the change in drainage. The pathway will be stoned leading to the County Connector Trail.

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

EXECUTIVE SESSION: None

Mayor Raffay noted the next Township Committee Meeting (Reorg) is scheduled for Monday, January 5, 2026, at 7:00 p.m.

ADJOURNMENT:

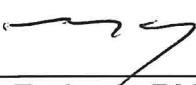
Phillips motioned to adjourn at 8:02 p.m.

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: January 5, 2026

ORDINANCE NO. 2025-12

TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF
GREEN, CHAPTER 8, "FEES", ARTICLE III, SECTION 8-21, "DOGS AND OTHER ANIMALS,
CHAPTER V, "ANIMAL CONTROL" TO INCREASE ANNUAL DOG LICENSE FEES**

WHEREAS, the Township Committee desires to amend Chapter 8, Article III, Section 8-21, "Dogs and Other Animals, Chapter V, Animal Control" of the Code of the Township of Green, to increase the annual license fees for both neutered/alter and non-neutered/unaltered dogs in the Township of Green; and

WHEREAS, the current annual fees for:

Annual License Neutered/alter dogs by Jan. 31 of licensing year
\$10.80 (Twp Fee)

Annual License Non-Neutered/unaltered dogs by Jan. 31 of licensing Year
\$10.80 (Twp Fee)

WHEREAS, the Township dog licensing official has recommended an increase to both the annual neutered/alter and non-neutered/unaltered dogs, with other fees to remain unchanged.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Committee of the Township of Green, Sussex County, New Jersey, as follows:

SECTION 1:

Existing Section 8-21 is amended only as to the Annual License fees for neutered/alter dogs and non-neutered/unaltered dogs, to read as follows:

Annual License Neutered/alter dogs by Jan. 31 of licensing year
\$14.80 (Twp Fee)

Annual License Non-Neutered/unaltered dogs by Jan. 31 of licensing Year
\$14.80 (Twp Fee)

SECTION 2 - 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 3 - REPEALER

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

ORDINANCE NO. 2025-12
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

SECTION 4: EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption and publication in accordance with law.

ATTEST:

TOWNSHIP OF GREEN,


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: November 24, 2025

ADOPTED: December 15, 2025

ADVERTISED: November 30, 2025

ADVERTISED: December 19, 2025

RESOLUTION 2025-181
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

AUTHORIZE MAINTENANCE AGREEMENT FOR EMERGENCY GENERATORS

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green that the Township of Green shall hereby enter a three (3) -year maintenance agreement with Power With Prestige, Inc. for the four emergency generators installed at the Green Township Municipal Building, DPW Building, Green Township Volunteer Fire Department Building and the Allamuchy/Green First Aid Squad Building, in an amount not to exceed \$4,150.00.

DATED: December 15, 2025

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 December 15, 2025.


Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2025-182
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

OPPOSING NEW JERSEY SENATE BILL S-4736

WHEREAS, municipalities are required to establish a Municipal Master Plan with a combination of mandatory and optional elements including Goals and Objectives, Land Use, Circulation, Housing, Community Facilities, Downtown Economic Development, Historic Preservation, and Sustainability; and

WHEREAS, municipalities are also required to reexamine the Municipal Master Plan every 10 years to ensure that the master plan meets the community needs and is relevant as communities, evolve, grow, and change; and

WHEREAS, municipalities complete this effort at great cost and community input to ensure their community has a roadmap for growth; and

WHEREAS, a municipality is best suited to plan for and understand their community's needs, the existing infrastructure to address the municipality's public safety, health, traffic, and character and the ability to expand such infrastructure for desired growth; and

WHEREAS, there are many mechanisms for exceptions and variances to the local planning process; and

WHEREAS, municipalities have been diligently working to comply with the changes outlined in the passage of A-4/S-50 in 2024 that made substantial changes to the 4th Round of Affordable Housing obligations; and

WHEREAS, affordable housing construction has generally comprised between 10–20 % of a total development, but municipalities will end up constructing far more units during this current round of affordable housing; and

WHEREAS, recent legislative proposals that preempt the planning process by permitting the conversion of underutilized properties into mixed used developments, reducing the number of parking spaces required for new developments near transit, making Accessory Dwelling Units permissible, and most recently, legislation that enhances the ability of religious and nonprofit organizations to convert certain property to inclusionary developments with affordable housing undermine the careful planning process outlined in the Municipal Land Use Law; and

WHEREAS, this proposal, S-4736 is particularly egregious because the required percentage of affordable housing units is only 20% with the remaining 80% at market rate making it more challenging for municipalities to meet their 4th Round Affordable Housing obligations; and

RESOLUTION 2025-182
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

WHEREAS, this legislation bypasses local planning for increased density and height, regardless of a municipality's ability to ensure safety; and

WHEREAS, a worthy project could, and should participate in the local planning and zoning process to engage with the public; and

WHEREAS, S-4736 permits the bypassing of the local planning process which is an egregious assault on municipal autonomy and local decision making.

NOW, THEREFORE, BE IT RESOLVED by the Township of Green urges the legislature to defeat S-4736 and similar legislation that denies local autonomy in land use planning and ignores the well thought out master plan; and

BE IT FURTHER RESOLVED that a copy of this resolution is forwarded to the Senator Parker Space, Assemblymember Dawn Fantasia, Assemblymember Michael Inganamort, Governor Phil Murphy, Governor-Elect Mikie Sherrill, and the New Jersey State League of Municipalities.

DATED: December 15, 2025

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 December 15, 2025.


Mark Zschack, RMC, Township Clerk

Record of Vote:

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

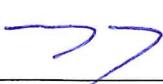
RESOLUTION 2025-183
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BILLS LIST (11/21/2025 to 12/11/2025)

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 11/21/2025 to 12/11/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: December 15, 2025

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 December 15, 2025.


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: 12/15/2025 For bills from 11/21/2025 to 12/11/2025

Check#	Vendor	Description	Payment	Check Total
13915	1940 - AMAZON	PO 17281 Receipt Printer for Tax Collector	564.94	
		PO 17288 Supplies for Christmas Recereation Activ	479.58	1,044.52
13916	541 - APPRAISAL SYSTEMS, INC.	PO 17160 2026 Reassessment	4,300.00	4,300.00
13917	2076 - ATLANTIC COMMUNICATIONS ELECTRONICS, INC	PO 16891 Radios 2025	187.50	187.50
13918	635 - BARCO PRODUCTS	PO 17265 Park bench	1,334.56	1,334.56
13919	14 - BLUE DIAMOND DISPOSAL, INC.	PO 16834 2025 Waste & Recycling Collection	30,000.00	30,000.00
13920	498 - BLUE RIDGE LUMBER CO., INC.	PO 16876 2025 Hardware, Small Tools, Supplies	2,831.05	2,831.05
13921	1182 - BOB VIERNSMA AND SONS, INC.	PO 17211 Imp to Hunts Rd - Embankment	34,331.36	34,331.36
13922	1908 - BRADY & CORREALE, LLP	PO 16858 Land Use Board Legal Services 2025	296.25	296.25
13923	2309 - BRT TECHNOLOGIES, LLC	PO 17159 Tax Department Software	6,000.00	6,000.00
13924	2110 - C&V PAVING CONTRACTORS, INC.	PO 16830 Pequest Rd - Milling & Paving (tunnel)	44,800.00	44,800.00
13925	1895 - CAMPBELL SUPPLY COMPANY OF SUSSEX CO	PO 16898 Vehicle Parts	340.31	340.31
13926	878 - CLIFFSIDE BODY CORP.	PO 16864 Plow Markers	402.24	402.24
13927	2241 - GANNETT NEW YORK-NEW JERSEY LOCALIQ	PO 16851 Legal Ads 2025	222.79	222.79
13928	2221 - GREEN PLUMBING, HEATING & HOME	PO 17137 Plumbing Services at EverGreen Park 2025	550.00	550.00
13929	120 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 16565 Henry Road DOT Project	290.00	
		PO 16781 Hunts Road	1,482.00	
		PO 16856 Twp Engineering Services 2025	1,957.50	
		PO 17052 Stormwater Assistance Grant	1,595.00	
		PO 17147 Yellow Frame Rd	4,236.65	
		PO 17259 Park Walking Paths - Evergree Park	1,385.00	
		PO 17260 Evergreen Park Parking Lot	1,365.00	12,311.15
		PO 16878 Supplies, Hardware, Small Tools 2025	427.08	
		PO 16902 Vehicle Parts 2025	534.97	
		PO 17301 November 2025 Electric Bill	1,694.86	
		PO 16889 Nuts/bolts, small tools	241.08	
		PO 17299 Reimbursement for Gift Cards	75.00	
		PO 17306 November 2025 Legal Services	58.50	
		PO 17306 November 2025 Legal Services	3,000.00	
		PO 16881 Hardware, Small Tools & Supplies	150.93	
		PO 16934 Mower Parts	618.81	
		PO 16954 2025 Agreement Office 365 & Emails	1,393.00	
		PO 17003 Dog License fees	33.00	
		PO 17295 Webinar - K. Ferrone	40.00	
		PO 17121 Lake Tranquility Drainage Study	1,738.75	
		PO 17303 2026 OSHA Compliance Journal	298.50	
		PO 16853 Payroll Services 2025	326.20	
		PO 17236 Walking Path- Evergreen Park	90,232.52	
		PO 17237 Parking Lot - Evergreen Park	118,442.80	
		PO 17277 Guide Rail - Yellow Frame & Hibler Roads	4,935.00	
		PO 17297 2025 Tree Lighting	176.59	
		PO 17271 DPW radios	5,054.88	
		PO 17286 Office Supplies for November 2026	211.06	
		PO 17294 Paper for Receipt Printer	20.28	
		PO 17267	3,148.21	
		PO 16939 Propane-DPW Bulding Acct 2232-105941	322.69	
		PO 16922 Solid Waste Disposal/Household 2025	9,175.25	
		PO 16836 QPA 1/01/2025-12/31/2025	458.37	
		PO 16850 Open Space/Farmland Preservation	230.00	
		PO 17080 DCA fees	1,725.00	
		PO 16918 Tree Service/Removal 2025	24,655.00	
		PO 16863 Uniform Rentals 2025	508.50	
		PO 17302 Drug screening	131.00	
		PO 16938 Alarm Phone lines 2025	190.59	
		PO 16890 DPW CELL SERVICE 2025	147.33	
		PO 16887 Supplies, Samll Tools, Hardware 2025	773.16	

				410,120.64

TOTAL

Total to be paid from Fund 01 CURRENT FUND	155,872.50
to be paid from Fund 02 FEDERAL & STATE GRANTS	1,595.00
to be paid from Fund 04 GENERAL CAPITAL	130,829.28
Total to be paid from Fund 12 ANIMAL FUND	33.00
Total to be paid from Fund 16 AFFORDABLE HOUSING TRUST FUND	58.50
Total to be paid from Fund 19 TRUST FUND	3,059.56
Total to be paid from Fund 22 OPEN SPACE TAX	118,672.80

	410,120.64

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

Meeting Date: 12/15/2025 For bills from 11/21/2025 to 12/11/2025

Check#	Vendor	Description	Payment	Check Total
Checks Previously Disbursed				
9999	PAYROLL ACCOUNT	11/28/2025		40,031.09 11/24/2025
9999	STATE OF NJ DIV OF PENSIONS/BENEFITS	PO# 16839 Retired - Health Insurance		9,205.13 12/10/2025
9999	STATE OF NJ - DIVISION OF PENSIONS	PO# 16840 Active - Health/Dental Insurance		14,849.45 12/10/2025
13911	[REDACTED]	PO# 17293 Tax Refund [REDACTED]		3,268.75 11/24/2025
13914	SUSSEX COUNTY CLERK	PO# 17304 Record Municipal Lien		8.00 12/11/2025

Checks #13912 and 13913 – Voided due to a printing error				67,362.42

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	67,362.42	155,872.50	223,234.92
Fund 02 FEDERAL & STATE GRANTS		1,595.00	1,595.00
Fund 04 GENERAL CAPITAL		130,829.28	130,829.28
Fund 12 ANIMAL FUND		33.00	33.00
Fund 16 AFFORDABLE HOUSING TRUST FUND		58.50	58.50
Fund 19 TRUST FUND		3,059.56	3,059.56
Fund 22 OPEN SPACE TAX		118,672.80	118,672.80
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BILLS LIST TOTALS	67,362.42	410,120.64	477,483.06
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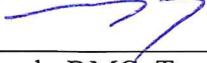
RESOLUTION 2025-184
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

DEVELOPERS ESCROW TRUST (11/19/2025 to 12/11/2025)

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 11/19/2025 to 12/11/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: December 15, 2025

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 December 15, 2025.


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: 12/15/2025 For bills from 11/19/2025 to 12/11/2025

Check#	Vendor	Description	Payment	Check Total
7655	1908 - BRADY & CORREA, LLP	PO 17166 LU2507 NJ Conf of Seventh-Day Adventist	185.00	185.00
7656	1937 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 16821 RO2421 Elizabethtown Gas	67.50	
		PO 16973 RO2427 Elizabethtown Gas	45.00	
		PO 16976 DW2426 Kristiansen	180.00	
		PO 17175 RO2505 Elizabethtown Gas	217.50	
		PO 17184 DW2506 Ashley	45.00	
		PO 17284 RO2512 Elizabethtown Gas	67.50	
		PO 17298 LU2507 NJ Conf of Seventh Day Adv	580.00	1,202.50
<hr/>				<hr/>
TOTAL				1,387.50
<hr/>				
Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST				1,387.50
<hr/>				1,387.50

RESOLUTION 2025-185
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**AUTHORIZE CHANGE ORDER NO. 1 AND PAYMENT NO. 1 FOR
IMPROVEMENTS TO WALKING PATH AT EVERGREEN PARK**

WHEREAS, on June 2, 2025, by adoption of Ordinance 2025-05 the Green Township Committee, County of Sussex, State of New Jersey authorized improvements to the walking path located in EverGreen Park appropriating the total of \$103,575.00 of which \$22,575.00 is from the General Capital-Capital Improvement Fund, and \$81,000.00 is from the New Jersey Department of Community Affairs, Local Recreation Improvement Grant; and

WHEREAS, on October 6, 2025, the Township of Green adopted Resolution 2025-153 awarding a contract to Riverview Paving Inc., in an amount not to exceed \$89,544.00 for improvements to the walking path at EverGreen Park; and

WHEREAS, on December 4, 2025, Change Order No. 1 was executed increasing the contract total to \$92,074.00; and

WHEREAS, the Township Engineer has reviewed the submitted Estimate Certificate No. 1 totaling \$90,232.52 (\$92,074.00 less retainage of \$1,841.48) for work completed through November 14, 2025, and recommends the approval of said payment; and

WHEREAS, the total amount to be paid to Riverview Paving Inc., for the work completed will result in a change order that will **increase** the final contract amount by **\$2,530.00**, resulting in an adjusted amount of **\$92,074.00**.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green that it does hereby approve payment No. 1 of \$90,232.53 to Riverview Paving Inc.

DATED: December 15, 2025

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 December 15, 2025.



Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CFO

Record of Vote:

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

RESOLUTION 2025-186
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**AUTHORIZE PAYMENT NO. 2 PAYMENT
FOR
EMBANKMENT IMPROVEMENTS ALONG HUNTS ROAD**

WHEREAS, on August 18, 2025, by adoption of Ordinance 2025-07 the Green Township Committee, County of Sussex, State of New Jersey authorized improvements along Hunts Road appropriating the total of \$267,000.00 with \$92,000.00 from the General Capital-Capital Improvement Fund, \$175,000.00 from General Capital Fund Balance; and

WHEREAS, on July 21, 2025, the Township of Green adopted Resolution 2025-128 awarding a contract to Bob Viersma & Sons, Inc. in an amount not to exceed \$256,580.50 for embankment improvements along Hunts Road; and

WHEREAS, on October 6, 2025, the Township of Green adopted Resolution 2025-159 approved payment No. 1 of \$213,732.61 to Bob Viersma & Sons, Inc. for embankment improvements along Hunts Road; and

WHEREAS, on December 4, 2025, Change Order No. 1 was executed decreasing the contract total to \$253,126.50; and

WHEREAS, the Township Engineer has reviewed the submitted Estimate Certificate No. 2 totaling \$34,331.36 (\$253,126.50 less retainage of \$5,062.53 and previous payment of \$213,732.61) for work completed through October 3, 2025, and recommends the approval of said payment; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green that it does hereby approve payment No. 2 of \$34,331.36 to Bob Viersma & Sons, Inc.

DATED: December 15, 2025

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 December 15, 2025.


Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CFO

Record of Vote:

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

RESOLUTION 2025-187
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**AUTHORIZE CHANGE ORDER NO. 1 AND PAYMENT NO. 1 FOR
IMPROVEMENTS TO PARKING LOT AT EVERGREEN PARK**

WHEREAS, on September 3, 2025, by adoption of Resolution 2025-141 the Green Township Committee, County of Sussex, State of New Jersey authorized upgrades to EverGreen Park appropriating the total of \$275,000.00 to be utilized from the Open Space Fund for certain upgrades for EverGreen Park; and

WHEREAS, on October 6, 2025, the Township of Green adopted Resolution 2025-154 awarding a contract to Riverview Paving Inc., in an amount not to exceed \$122,143.30 for the improvements to the parking lot in EverGreen Park; and

WHEREAS, on December 5, 2025, Change Order No. 1 was executed increasing the contract total to \$126,143.30; and

WHEREAS, the Township Engineer has reviewed the submitted Estimate Certificate No. 1 totaling \$118,442.80 (\$120,860.00 less retainage of \$2,417.20) for work completed through November 17, 2025, and recommends the approval of said payment; and

WHEREAS, the total amount to be paid to Riverview Paving Inc., for the work completed will result in a change order that will **increase** the final contract amount by **\$4,000.00**, resulting in an adjusted amount of **\$126,143.30**.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green that it does hereby approve payment No. 1 of \$118,442.80 to Riverview Paving Inc.

DATED: December 15, 2025

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 December 15, 2025.



Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CFO

Record of Vote:

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