

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING NOVEMBER 24, 2025**

CALL TO ORDER

Mayor Raffay called the November 24, 2025, regular meeting of the Green Township Committee to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE

ADEQUATE NOTICE: Mr. Zschack 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; Jason Miller, Superintendent of Public Works; and Patty DeClesis, Deputy Clerk

APPROVAL OF AGENDA: Mayor Raffay requested a motion to approve the agenda.

Motion: Phillips

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.

Michelle Dibiasse asked questions regarding the Request for Proposals (RFP) for the cell tower at the former Trinca Airport property. Michelle provided comments regarding the height and design of the cell tower to minimize the visual impact for the Committee's consideration.

There being no further public comments offered, Mayor Raffay closed Open Public Session #1.

EXECUTIVE SESSION: Resolution ES2025-17

- Potential Acquisition - Block 16, Lots 19 & 20, Block 35, Lots 2 & 3.02

Mayor Raffay stated that Linda Glosinski, Open Space Advisor from the Land Conservancy of New Jersey and Louis Caruso, Chairperson, Green Township Open Space Advisory Committee will be joining in Executive Session. No action is anticipated to be taken.

Qarmout motioned to enter Executive Session at 7:08 p.m.

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

The Committee returned to Open Public Session at 8:16 p.m.

Rose motioned to adjourn Executive Session and return to Open Public Session

Seconded: DeYoung

Discussion: None

All were in favor

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GREEN TOWNSHIP COMMITTEE
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CONSENT AGENDA:

1. RESOLUTIONS: *None*

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

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

- a. Animal Control Report - October 2025*
- b. Open Space Advisory Committee Minutes - October 1, 2025*
- c. Tax Collector's Report - October 2025*
- d. Green Township Municipal Court Monthly Cashbook Report - October 2025*
- e. Treasurer's Report - October 31, 2025*
- f. Sussex County Division of Health Inspection Report - October 2025*
- g. Agriculture Advisory Committee Minutes - September 4, 2025*

DeYoung 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

DISCUSSIONS: Property Maintenance Code - The Township Clerk stated that it was difficult to determine the findings and purpose for a property maintenance code. The few complaints we receive are covered under existing code. Some complaints are covered under other ordinances such as structures and vacant properties. A discussion ensued concerning cars parking on unapproved surfaces. The Committee decided to table discussions for now concerning the property maintenance code and look at enhancing the codes pertaining to vehicles.

OLD BUSINESS: None

NEW BUSINESS:

a. Introduction 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

Rose motioned to introduce the ordinance and move to Public Hearing on December 15, 2025

Seconded: DeYoung

Discussion: The Township Clerk explained that the increase is based on a recommendation from the Dog Licensing Official. The fees have not increased in more than 25 years and the current fees do not cover all expenses.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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b. Introduction Ordinance 2025-13 - Creating a New Chapter 10, Section 10-6, Requiring Construction Records Clearance

Rose motioned to introduce the ordinance and move to Public Hearing on December 15, 2025

Seconded: Qarmout

Discussion: Phillips questioned where and why this came about. The Township Clerk explained that this is an opportunity to catch open permits on houses that are being sold. Mayor Raffay explained that many towns have Continuous Use of Occupancy. Towns send out inspectors to address certain issues. After a brief discussion it was recommended to obtain more information on the need for this process from the Technical Assistant to the Construction Official.

Upon roll call vote:

Ayes: None

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

Abstentions: None

Absent: None

c. Resolution 2025-168 - Disabled Veteran Tax Exemption

Motion: Rose

Seconded: Qarmout

Discussion: Qarmout stated this is the first time he has seen the names blacked out on the resolution. The Township Attorney stated it is a Daniels Law redaction.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

d. Resolution 2025-173 - Refund Property Tax Due to Tax Appeal - Block 16.01, Lot 9

Motion: Phillips

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

e. Resolution 2025-174 - Bills List (10/31/2025 to 11/20/2025)

Motion: Qarmout

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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f. Resolution 2025-175 - Developers Escrow Trust (10/16/2025 to 11/18/2025)

Motion: Phillips

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

g. Resolution 2025-176 - Transfer of Funds

Motion: Rose

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

h. Resolution 2025-177 - Authorize Annual Renewal to the Municipal Planning Incentive Grant Program

Motion: Phillips

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

i. Resolution 2025-178 - Extend Interlocal Services Agreement for Municipal Court with Town of Newton

Motion: Rose

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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j. Resolution 2025-179 - Authorize Bank Accounts for the Andover Joint Municipal Court

Motion: Phillips

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

k. Resolution 2025-180 - Authorize Agreement with Helpsy, Inc. for Collection Bin

Motion: Phillips

Seconded: DeYoung

Discussion: There was a brief discussion concerning the vendor and cost. The Township Clerk responded that it is the same vendor and leased amount of \$200.00 per month.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

l. Minutes ready for approval - October 20, 2025, regular meeting

Motion: Rose

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

m. Minutes ready for approval - November 12, 2025, special meeting

Motion: Phillips

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: DeYoung, Qarmout

Absent: None

MATTERS FROM THE TOWNSHIP CLERK:

Annual Tree Lighting - The annual tree lighting event is scheduled for Sunday, December 7th at 4:30 p.m. at EverGreen Park. Santa will be arriving about 4:40 p.m.

Yellow Frame Road - The guide rail was installed on Friday and expected to be finished today. A small section of guide rail on Hibler Road was also installed.

EverGreen Park Upgrades - The milling and paving of the entrance road, parking lot, and walking path is complete. The striping of the parking lot is on the schedule for this week. We are awaiting a sample of the proposed fence to confirm it's the proper material.

Pequest Road Tunnel Paving - The emergency paving of the Pequest Road tunnel is complete. The County paved the tunnel on Airport Road today.

Trinca Cell Tower - The RFP to construct and maintain a cell tower on Township property at the former Trinca Airport is issued. The bid opening is scheduled for January 28, 2026, through BidNet Direct.

MATTERS FROM THE GOVERNING BODY:

Phillips stated that all the paving projects look great. Phillips asked why an asphalt berm was built at the entrance of EverGreen Park. The Superintendent of Public Works explained that it was built to keep the water flowing. Phillips commented that there is a seam and bump in the middle of the tunnel on Pequest Road. Phillips commented on the remarks made regarding the cell tower. An important piece to remember is that it is addressing dead zones that exist.

DeYoung provided no report.

Qarmout commented that cell tower can be made into a flagpole making it easier on the eye. The Township Clerk explained that the RFP is currently out. The Township Attorney explained this can be addressed at the Land Use Board. Qarmout appreciates the paving jobs and the new guard rails.

Rose commented that it is nice to see the new paving on Yellow Frame and Pequest Road as well as the improvements to EverGreen Park. Rose questioned the arrival of the new truck. The Township Clerk will continue to follow up.

Mayor Raffay commented that the paving projects look great. Mayor Raffay noted there are some areas of standing water around the walking path. The Township Clerk responded that it will be graded and seeded. The end of the macadam trail leading up to the County Connector Trail will contain stone due to drainage concerns. Mayor Raffay asked if the tree company has been in town. The Superintendent of Public Works described the areas where trees have been removed.

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MATTERS FROM THE TOWNSHIP ATTORNEY: The Township Attorney stated that she has been informed of issues with the truck contractor from other municipalities. Regarding the cell tower, the Township Attorney explained that under the New Jersey Municipal Land Use Law, the law has changed to allow co-locators once approved. The Land Use Board review will be important. The Township Attorney stated that as requested, a letter was sent to all New Jersey legislators regarding disabled veterans. Assemblyman Inganamort has proposed legislation to allow for a sharing of disabled veterans. A response was submitted to the comments on affordable housing through the Township Planner.

MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS: The Superintendent of Public Works provided the following report:

- Clean up of downed trees is ongoing
- Replacing the old fascia on the OEM bay at the old firehouse building
- Sign repair throughout the town
- Working on winter equipment
- Removing dead trees throughout the town

OPEN PUBLIC SESSION #2: Mayor Raffay opened the meeting for open public comments. Josephine Fracasso asked if commercial trucks, tractor trailers, and moving vans are permitted on properties. Phillips responded that the ordinance does allow for commercial trucks.

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

ADJOURNMENT:

DeYoung motioned to adjourn at 9:05 p.m.

Seconded: Phillips

Discussion: None

All were in favor.

Mayor Raffay noted the next Township Committee Meeting is scheduled for Monday, December 15, 2025, at 7:00 p.m.

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



Mark Zschack, RMC
Township Clerk

Date Approved: December 15, 2025

RESOLUTION ES2025-17
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 X 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: November 24, 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 meeting held on November 24, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

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/altered and non-neutered/unaltered dogs in the Township of Green; and

WHEREAS, the current annual fees for:

Annual License Neutered/altered 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/altered 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/altered dogs and non-neutered/unaltered dogs, to read as follows:

Annual License Neutered/altered 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:

ADVERTISED: November 30, 2025
ADVERTISED:

**RESOLUTION 2025-168
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING CANCELLATION OF TAXES FOR 100% PERMANENTLY AND
TOTALLY DISABLED VETERAN, [REDACTED]**

WHEREAS, [REDACTED], who resides at and is the assessed owner of certain real estate in the Township of Green, County of Sussex, State of New Jersey known as [REDACTED] located at [REDACTED] was declared a 100% Permanently and Totally Disabled Veteran; and

WHEREAS, [REDACTED] has applied for and been granted the status of 100% Permanently and Totally Disabled Veteran by the United States Veteran's Administration as of February 13, 2025; and

WHEREAS, the Green Township Tax Assessor received the application on October 15, 2025, and has confirmed [REDACTED] is qualified to receive said exemption effective October 15, 2025; and

WHEREAS, pursuant to N.J.S.A. 54:4-3.30, any such disabled veteran is entitled to tax exempt status for their home; and

WHEREAS, per Township of Green Ordinance 2022-07:

2-65 100% Disabled Veterans Tax Refund.

For a veteran, or his or her surviving spouse or domestic partner, entitled to exemption under N.J.S.A. 54:4-3.30, after a formal written request for refund of property taxes, submitted to the Township Tax Assessor with all required documentation, including the Total Disability Termination Letter issued by the United States Department of Veterans Affairs, the Township Committee, by appropriate resolution, shall refund taxes previously paid only for the period of time commencing on the date that the fully completed disabled veteran tax exemption application, with all required documentation is filed with the Tax Assessor by the veteran, or his surviving spouse or domestic partner, was received by the Township Tax Assessor.

No further or additional refund of taxes shall be permitted, regardless of the date of the disability of the veteran as determined by the United States Department of Veterans Affairs.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey, that the property known as [REDACTED], [REDACTED] is hereby exempt from taxation since the property owner, [REDACTED], is a 100% Permanently and Totally Disabled Veteran, and any property taxes on said property paid after October 15, 2025, shall be cancelled from the 2025 tax billing and authorize a refund to

RESOLUTION 2025-168
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

██████████ totaling \$3,268.75 of previously paid 2025 property taxes. In addition, \$7,530.35 shall be cancelled for the first half of the year 2026.

DATED: November 24, 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 meeting held on November 24, 2025.



Mark Zschack, RMC, Township Clerk

cc: Karen Ferrone, Tax Collector
Linda Di Lorenzo, CFO
Penny Holenstein, Tax Assessor

Record of Vote:

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

RESOLUTION 2025-173
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ


REFUND PROPERTY TAX DUE TO APPEAL

WHEREAS, the Tax Collector advises of overpayment of taxes for calendar year 2025 due to a County Board tax appeal; and

WHEREAS, the Tax Collector is requesting the refund be issued as credit for the first quarter of 2026.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green, in the County of Sussex, and State of New Jersey, is hereby authorized to refund said property taxes:

| <u>BLOCK</u> | <u>LOT</u> | <u>NAME AND ACCOUNT #</u> | <u>AMOUNT</u> |
|--------------|------------|---------------------------|---------------|
| 16.01 | 19 | Sousa, Nelson & Lisa | \$ 1,475.08 |


Karen Ferrone, Tax Collector

DATED: November 24, 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 meeting held on November 24, 2025.


Mark Zschack, RMC, Township Clerk

cc: Karen Ferrone, CTC
Linda Di Lorenzo, CMFO

Record of Vote:

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

RESOLUTION 2025-174
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BILLS LIST (10/31/2025 to 11/20/2025)

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 10/31/2025 to 11/20/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: November 24, 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 November 24, 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: 11/24/2025 For bills from 10/31/2025 to 11/20/2025

| Check# | Vendor | Description | Payment | Check Total |
|---|--|---|-------------------|-------------|
| 13865 | 1770 - Advance Auto Parts | PO 16874 Auto Parts 2025 | 63.65 | 63.65 |
| 13866 | 1940 - AMAZON | PO 17258 Garden Supplies for Environmental Commit | 35.18 | |
| | | PO 17279 Envelopes for 1099s | 26.73 | 61.91 |
| 13867 | 541 - APPRAISAL SYSTEMS, INC. | PO 17160 2026 Reassessment | 4,300.00 | 4,300.00 |
| 13868 | 14 - BLUE DIAMOND DISPOSAL, INC. | PO 16834 2025 Waste & Recycling Collection | 30,000.00 | 30,000.00 |
| 13869 | 1908 - BRADY & CORREALE, LLP | PO 16858 Land Use Board Legal Services 2025 | 234.25 | 234.25 |
| 13870 | 62 - COUNTY OF SUSSEX - TREASURY | PO 16983 2025 County Purpose Tax | 3,321.64 | 3,321.64 |
| 13871 | 64 - COUNTY OF SUSSEX - TREASURY | PO 16984 2025 County Library Tax | 273.11 | 273.11 |
| 13872 | 65 - COUNTY OF SUSSEX - TREASURY | PO 16985 2025 County Open Space Tax | 17.61 | 17.61 |
| 13873 | 2336 - CYN DY DEVESLEY | PO 17263 Candy for Movie in the Park | 46.66 | 46.66 |
| 13874 | 618 - DAVID H. MILLER, SR. | PO 16835 Medicare Part B reimbursement | 1,110.00 | 1,110.00 |
| 13875 | 2214 - FRED BEANS FORD OF WASHINGTON | PO 17049 Vehicle Parts 2025 | 4.00 | 4.00 |
| 13876 | 2241 - GANNETT NEW YORK-NEW JERSEY LOCALIQ | PO 16851 Legal Ads 2025 | 486.15 | 486.15 |
| 13877 | 1380 - GARDEN STATE LABS, INC. | PO 16978 2025 Water Testing at Municipal Building | 100.00 | 100.00 |
| 13878 | 528 - GRIFFITH-ALLIED TRUCKING LLC | PO 16940 Gasoline Delivry 2025 Acct 10-7199868 | 1,209.11 | 1,209.11 |
| 13879 | 120 - HAROLD E. FELLOW & ASSOCIATES, INC. | PO 16781 Hunts Road | 3,326.30 | |
| | | PO 16856 Twp Engineering Services 2025 | 1,072.50 | |
| | | PO 17052 Stormwater Assistance Grant | 290.00 | |
| | | PO 17147 Yellow Frame Rd | 1,033.50 | |
| | | PO 17259 Park Walking Paths - Evergree Park | 3,214.75 | |
| | | PO 17260 Evergreen Park Parking Lot | 2,824.45 | 11,761.50 |
| 13880 | 1603 - J. CALDWELL & ASSOCIATES | PO 16847 Housing Agent | 580.00 | 580.00 |
| 13881 | 190 - JCP& L | PO 17280 October 2025 Electric Bill | 1,076.43 | 1,076.43 |
| 13882 | 2256 - JESCO, INC. | PO 17282 Service/Repairs to Loader | 1,382.63 | 1,382.63 |
| 13883 | 1826 - Kimball Midwest | PO 16889 Nuts/bolts, small tools | 2,385.52 | 2,385.52 |
| 13884 | 1860 - KIMBERLEE MANTZ | PO 17292 Gingerbread Houses for Christmas Recreat | 425.00 | 425.00 |
| 13885 | 1632 - LADDEY, CLARK & RYAN, LLP | PO 17290 September 2025 Legal Services | 156.00 | |
| | | PO 17290 September 2025 Legal Services | 3,312.00 | |
| | | PO 17291 October 2025 Legal Services | 4,080.00 | |
| | | PO 17291 October 2025 Legal Services | 58.50 | 7,606.50 |
| 13886 | 2258 - LAFAYETTE AUTO PARTS SUPPLY, LLC | PO 16990 2025 Motor Vehicle Parts | 326.46 | 326.46 |
| 13887 | 390 - LINDA CORISTON | PO 16996 Reimbursement for Medicare Part B Premiu | 555.00 | 555.00 |
| 13888 | 1153 - Lowe's | PO 16881 Hardware, Small Tools & Supplies | 1,064.50 | 1,064.50 |
| 13889 | 326 - MARIA C. SPIEGLER | PO 16997 Medicare Part B reimbursement | 1,110.00 | 1,110.00 |
| 13890 | 1870 - MARK ZSCHACK | PO 17086 Cell phone reimbursement | 300.00 | 300.00 |
| 13891 | 2259 - MITCHELL HUMPHREY & CO. | PO 17287 Annual Maintenance Fees for Construction | 2,430.00 | 2,430.00 |
| 13892 | 1960 - NAVITEND | PO 16954 2025 Agreement Office 365 & Emails | 1,718.00 | 1,718.00 |
| 13893 | 192 - NEWTON TROPHY & SPORT CENTER LLC | PO 17266 Name Plate Engraving | 50.00 | 50.00 |
| 13894 | 98 - NJ STATE DEPT OF HEALTH & SENIOR SVS | PO 17003 Dog License fees | 2.40 | 2.40 |
| 13895 | 157 - PATRICIA SULLIVAN | PO 16998 Reimbursement for Medicare Part B Premiu | 1,110.00 | 1,110.00 |
| 13896 | 2187 - PLANET NETWORKS, INC. | PO 17276 December 2025 Internet & Phone Service | 1,529.10 | 1,529.10 |
| 13897 | 2141 - PRIMEPOINT, LLC | PO 16854 Time & Labor Management Program 2025 | 113.00 | 113.00 |
| 13898 | 2047 - QUADIENT LEASING USA, INC. | PO 17017 Lease for Postage Machine 2025 | 231.00 | 231.00 |
| 13899 | 418 - R & L DATA CENTERS | PO 16853 Payroll Services 2025 | 323.60 | 323.60 |
| 13900 | 1896 - SEPTICARE | PO 16936 Portable Toilet Rental & Service 2025 | 1,860.00 | 1,860.00 |
| 13901 | 866 - SPACE FARMS, INC. | PO 16919 Deer Carcass Removal Service 2025 | 27.00 | 27.00 |
| 13902 | 624 - Suburban Propane | PO 16939 Propane-DPW Bulding Acct 2232-105941 | 89.11 | 89.11 |
| 13903 | 114 - SUSSEX COUNTY MUA | PO 16922 Solid Waste Disposal/Household 2025 | 9,114.26 | 9,114.26 |
| 13904 | 2290 - Taylor Oil Company | PO 16941 Diesel Delivery 2025 | 2,708.12 | 2,708.12 |
| 13905 | 2009 - THE CANNING GROUP. LLC | PO 16836 QPA 1/01/2025-12/31/2025 | 458.33 | 458.33 |
| 13906 | 2078 - UniFirst Corporation | PO 16863 Uniform Rentals 2025 | 678.00 | 678.00 |
| 13907 | 1236 - W.W.Grainger Inc. | PO 16887 Supplies, Samll Tools, Hardware 2025 | 335.59 | 335.59 |
| 13908 | 710 - WATSON PERIGO, JR. | PO 17000 Medicare B reimbursement | 555.00 | 555.00 |
| 13909 | 2034 - WIELKOTZ & COMPANY LLC | PO 17102 2025 Audit | 14,250.00 | 14,250.00 |
| 13910 | 1932 - YORK MOTORS, INC. | PO 16848 Plow/Spreader Parts & Repairs 2025 | 820.47 | 820.47 |
| TOTAL | | | | 108,204.61 |
| Total to be paid from Fund 01 CURRENT FUND | | | 106,084.21 | |
| Total to be paid from Fund 02 FEDERAL & STATE GRANTS | | | 290.00 | |
| Total to be paid from Fund 04 GENERAL CAPITAL | | | 1,033.50 | |
| Total to be paid from Fund 12 ANIMAL FUND | | | 2.40 | |
| Total to be paid from Fund 16 AFFORDABLE HOUSING TRUST FUND | | | 794.50 | |
| | | | <u>108,204.61</u> | |

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

Meeting Date: 11/24/2025 For bills from 10/31/2025 to 11/20/2025

| Check# | Vendor | Description | Payment | Check Total |
|------------------------------------|--------------------------------------|--|-----------------------|-------------|
| Checks Previously Disbursed | | | | |
| 9999 | GREEN TOWNSHIP | PO# 17067 2025 Municipal Open Space Tax | 19,650.44 11/07/2025 | |
| 9999 | STATE OF NJ DIV OF PENSIONS/BENEFITS | PO# 16839 Retired - Health Insurance | 9,205.13 11/10/2025 | |
| 9999 | STATE OF NJ - DIVISION OF PENSIONS | PO# 16840 Active - Health/Dental Insurance | 13,669.43 11/10/2025 | |
| 9999 | COUNTY OF SUSSEX - TREASURY | PO# 16986 911 Dispatch - Shared Service Agre | 3,083.25 11/14/2025 | |
| 9999 | GREEN TWP BOARD OF EDUCATION | PO# 16838 School Taxes payable | 968,228.58 11/13/2025 | |
| 9999 | PAYROLL ACCOUNT | 11/14/2025 | 42,661.68 11/14/2025 | |
| 13859 | COUNTY OF SUSSEX - TREASURY | PO# 16983 2025 County Purpose Tax | 921,791.10 11/05/2025 | |
| 13860 | COUNTY OF SUSSEX - TREASURY | PO# 16984 2025 County Library Tax | 82,776.51 11/05/2025 | |
| 13861 | COUNTY OF SUSSEX - TREASURY | PO# 16985 2025 County Open Space Tax | 3,393.11 11/05/2025 | |
| 13862 | VERIZON WIRELESS | PO# 16890 DPW CELL SERVICE 2025 | 377.43 11/05/2025 | |
| 13863 | IL GUSTO | PO# 17143 Lunch for Election Days 2025 | 204.50 11/05/2025 | |
| 13864 | CORY BROTHERS INC. | PO# 16899 2025 Vehicle Repairs | 260.00 11/14/2025 | |
| | | | ----- | |
| | | | 2,065,301.16 | |

| Totals by fund | Previous Checks/Voids | Current Payments | Total |
|---------------------------------------|-----------------------|------------------|----------------------------|
| Fund 01 CURRENT FUND | 2,065,301.16 | 106,084.21 | 2,171,385.37 |
| Fund 02 FEDERAL & STATE GRANTS | | 290.00 | 290.00 |
| Fund 04 GENERAL CAPITAL | | 1,033.50 | 1,033.50 |
| Fund 12 ANIMAL FUND | | 2.40 | 2.40 |
| Fund 16 AFFORDABLE HOUSING TRUST FUND | | 794.50 | 794.50 |
| ----- | | | |
| BILLS LIST TOTALS | 2,065,301.16 | 108,204.61 | <u>2,173,505.77</u> |

RESOLUTION 2025-175
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

DEVELOPERS ESCROW TRUST (10/16/2025 to 11/18/2025)

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 10/16/2025 to 11/18/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: November 24, 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 November 24, 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: 11/24/2025 For bills from 10/16/2025 to 11/18/2025

| Check# | Vendor | Description | Payment | Check Total |
|---|--|---|----------|-------------|
| 7652 | 1908 - BRADY & CORREALE, LLP | PO 16785 LU2423 Obolensky | 96.70 | |
| | | PO 17054 LU2309 Saks Properties, LLC | 234.25 | |
| | | PO 17166 LU2507 NJ Conf of Seventh-Day Adventist | 1,526.70 | 1,857.65 |
| 7653 | 1937 - HAROLD E. PELLOW & ASSOCIATES, INC. | PO 17175 RO2505 Elizabethtown Gas | 471.25 | |
| | | PO 17284 RO2512 Elizabethtown Gas | 207.50 | |
| | | PO 17285 DW2511 Stewart | 207.50 | 886.25 |
| 7654 | 1877 - J. CALDWELL & ASSOCIATES | PO 17176 LU2507 NJ Conference of 7th-day Adventis | 300.00 | 300.00 |
| | | | | ----- |
| | TOTAL | | | 3,043.90 |
| Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST | | 3,043.90 | | |
| | | <u>3,043.90</u> | | |
| | | 3,043.90 | | |

**RESOLUTION 2025-177
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING GREEN TOWNSHIP'S ANNUAL APPLICATION
RENEWAL TO THE STATE AGRICULTURE DEVELOPMENT COMMITTEE'S
MUNICIPAL PLANNING INCENTIVE GRANT PROGRAM**

WHEREAS, the Green Township Committee has developed a comprehensive Farmland Preservation Plan for the Township, which identifies land meeting the criteria for farmland preservation in accordance with the requirements of the State and County's farmland preservation programs; and

WHEREAS, the pressures from development continue to pose a threat of imminent change of land use from productive agriculture to non-agricultural uses; and

WHEREAS, the State Agricultural Development Committee (SADC) has funding available to assist the Township in acquiring farmland preservation easements, in partnership with the County of Sussex, via the Municipal Planning Incentive Grant program (Muni-PIG); and

WHEREAS, farmland preservation encourages the survivability of agricultural production, the rural character of the Township and the Township's agrarian history; and

WHEREAS, the Township Committee has determined that it is in the best interests of the Township to maintain a robust farmland preservation program, to continue to access funds from the SADC's Muni-PIG program, and any other programs that offer funding for farmland preservation, and to acquire as many farmland preservation easements from eligible farms, in partnership with the SADC and the County of Sussex, as possible; and

WHEREAS, Green Township's Agriculture Advisory Board recommends that the Township continue to participate in the SADC's Muni-PIG program.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey that it hereby authorizes ongoing participation in the SADC's Municipal Planning Incentive Grant program, as follows:

- 1) The Township approves the Muni-PIG renewal letter with attachments and authorizes the Agricultural Advisory Board and its consultant to submit the renewal application to SADC and to continue to work with farmland owners in the Township to develop applications to the program.

RESOLUTION 2025-177
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BE IT FURTHER RESOLVED by the Township Committee of the Township of Green that it hereby authorizes the Municipal Clerk, the Agriculture Advisory Board and The Land Conservancy of New Jersey to sign documents and take all actions necessary and appropriate to effectuate the intent and purpose of this Resolution.

DATED: November 24, 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 meeting held on November 24, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION 2025-178
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**EXTENDING THE INTERLOCAL SERVICE AGREEMENT FOR THE
CONSOLIDATION OF MUNICIPAL COURTS WITH THE TOWN OF NEWTON**

WHEREAS, Green Township currently has an Interlocal Services Agreement with the Town of Newton for the Consolidation of Municipal Courts; and

WHEREAS, by way of Resolution 2025-115, the Township approved the termination of that consolidation of municipal courts with Newton, effective December 31, 2025; and

WHEREAS, by way of Resolution 2025-156, the Township joined the established Andover Joint Municipal Court, commencing on January 1, 2026; and

WHEREAS, due to timing with the Administrative Office of the Courts, the merger with the Andover Joint Municipal Court will not be approved until February 1, 2026; and

WHEREAS, the Township requested a one (1) month extension to the Interlocal Services Agreement with the Town of Newton; and

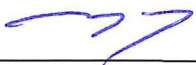
WHEREAS, the Town of Newton agreed to the one (1) month extension of municipal court services, prorated at the former rate for a monthly charge of \$2,500; and

WHEREAS, the Mayor and Committee have determined that it is in the best interests of the Township to extend the Interlocal Service Agreement with the Town of Newton during the month of January 2026, for a total cost of \$2,500, terminating on February 1, 2026.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Green authorizes the one-month extension the Interlocal Service Agreement with the Town of Newton for the month of January 2026 for a total cost of \$2,500, terminating on February 1, 2026.

DATED: November 24, 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 meeting held on November 24, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION 2025-179
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING BANK ACCOUNTS TO BE OPENED
AT FIRST HOPE BANK AND SIGNATORIES FOR THE JOINT MUNICIPAL COURT**

WHEREAS, the Township of Green entered into a Shared Services Agreement to join the Andover Joint Municipal Court by Resolution 2025-156; and

WHEREAS, due to joining the Joint Municipal Court, Andover Township is opening a bank account on behalf of the Township at First Hope Bank.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Committee of the Township of Green, County of Sussex, State of New Jersey, that:

1. The Mayor and Committee of the Township of Green authorize said Andover Joint Municipal Court accounts at First Hope Bank; and
2. The Mayor and Committee also agree to allow Peter Fico, Michael Allatta, and Samantha Bradley to sign on the Andover Joint Municipal Court account, opened on behalf of the Township.

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

DATED: November 24, 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 meeting held on November 24, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION 2025-180
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING AN AGREEMENT BETWEEN THE
TOWNSHIP OF GREEN AND HELPSY, INC.**

WHEREAS, the Township of Green ("Township") has determined the need to enter into an agreement with Helpsy, Inc. ("Helpsy") for the purpose of providing textile recycling and sustainability services; and

WHEREAS, Helpsy will collect and recycle used textiles, including clothing, shoes, and household fabrics, from the designated drop-off location at the Township Municipal Building, promoting sustainability and reducing landfill waste; and

WHEREAS, the Township has negotiated the terms of the proposed agreement (copy attached) with Helpsy, which sets forth the terms and conditions under which Helpsy shall provide these services to the Township at no cost, while also compensating the Township based on the volume of textiles collected at an amount of \$200 per month; and

WHEREAS, the Township wishes to protect its interests and ensure that the agreement is in the best interest of the Township and its residents by requiring that the agreement be subject to the review and approval of the Township Attorney; and

WHEREAS, the Township Committee of the Township of Green finds that it is in the best interest of the Township to authorize the execution of the agreement with Helpsy, subject to final review and approval by the Township Attorney to ensure that all legal requirements and the Township's interests are protected.

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

1. The Mayor and/or Clerk/Administrator are hereby authorized to execute the Agreement between the Township of Green and Helpsy, Inc., in substantially the form attached hereto, for the purposes set forth above.
2. The Agreement shall not become effective until it has been reviewed and approved by the Township Attorney to ensure compliance with applicable laws and the protection of the Township's legal and financial interests.
3. Upon the Township Attorney's final review and approval, the Agreement shall become binding upon the Township, and Helpsy shall be authorized to commence services in accordance with the terms of the Agreement.

This resolution shall take effect immediately.

DATED: November 24, 2025

RESOLUTION 2025-180
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 November 24, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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