

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING SEPTEMBER 3, 2025**

CALL TO ORDER

Mayor Raffay called the September 3, 2025, meeting of the Green Township Committee to order at 7:00 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; Angelo Bolcato, Esq. in Ursula Leo's absence, 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 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:

- a. Resolution 2025-138 - Authorize Raffle Licenses (3) - Green Township PTA*

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

- a. Notice of Township of Frelinghuysen Land Development Ordinance Adoption Received August 25, 2025*
- b. JCPL Notice of Public Hearing Scheduled for September 9, 2025*

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

- a. Sussex County Division of Health Inspection Report - July 2025*
- b. Green Township Fire Department Monthly Report - July 2025*
- c. Treasurer's Report - July 31, 2025*
- d. Tax Collector's Report - July 2025*

DeYoung motioned to move Consent Agenda

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

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Abstentions: None

Absent: None

DISCUSSIONS:

a. Upgrades to EverGreen Park - The Township Clerk stated that this discussion is a continuation of the last meeting. The Committee members provided an update for Qarmout who was absent from the last meeting. A discussion ensued regarding current funding for these projects as well as budgeting for future improvements and maintenance to EverGreen Park. The Committee agreed to a one-time expenditure of \$275,000.00 to be utilized for improvements related to parking lot drainage, mill and pave entrance and parking, and the property line fence. Phillips recommended an RFP for the wood guide rail in order to budget for the cost. The money for lighting can come from the Township budget. The Committee will consider a resolution authorizing the \$275,000.00 under New Business.

The Committee also agreed to go to referendum next year to limit the amount of money allowed to spend each year from the Open Space Trust Fund.

OLD BUSINESS:

a. Public Hearing 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

Mayor Raffay opened the meeting for public comments.

Brett Estell, property owner of one of the contiguous properties, commented that not all the contiguous owners were not contacted originally regarding the donation to Habitat for Humanity. Brett also stated that the property owners across County Route 517 have not been notified. The Township Clerk stated that all adjoining property owners were mailed the notice. The Township Clerk stated that the property owners will be sent the proper legal notice of this public sale.

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

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

b. Public Hearing Ordinance 2025-09 - Amending Green Township Code, Chapter 30, "Land Use Regulations", Regarding ZoneR-15 Residential District Lot Size and Bulk Standards for Existing Developed Residential Properties, and Creating a New Zone R-1.5/0.5

Mayor Raffay requested a motion to carry without further notice to the September 15, 2025, Township Committee meeting.

Motion: Qarmout

Seconded: DeYoung

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Discussion: The Township Clerk stated the reason to carry the ordinance is so that the Land Use Board has the opportunity to review the ordinance.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

NEW BUSINESS:

a. Resolution 2025-139 - Bills List (08/15/2025 to 08/28/2025)

Motion: Qarmout

Seconded: Rose

Discussion: Phillips commented on the new signs purchased for Green Township Day. Phillips reminded the Recreation Committee that signs were previously purchased several years ago with a blank space in the middle so that the date and time can be changed if necessary. The Township Clerk responded that the signs previously purchased could not be properly changed to allow for the new time of Green Township Day.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

b. Resolution 2025-140 - Authorize Interlocal Service Agreement for Traffic Enforcement

Motion: Rose

Seconded: Phillips

Discussion: Mayor Raffay questioned the number of 25 hours stated in the agreement; it should be 30 hours. The Township Clerk stated that the resolution is authorizing the Mayor and Township Clerk to sign the agreement. The number of hours will be changed to the 30 hours.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

c. Resolution 2025-141 - Utilization of Open Space Funds

Motion: Rose

Seconded: DeYoung

Discussion: The Township Attorney verbally read the amended resolution.

Qarmout motioned to approve the resolution as amended.

Seconded: Rose

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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d. Resolution 2025-142 - Transfer Monies in General Capital Improvement Fund to Reserve

Motion: DeYoung

Seconded: Phillips

Discussion: Qarmout asked if there is background on this. The Township Clerk responded that the CFO is cleaning up and shifting the capital monies.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

e. Resolution 2025-143 - Cancel Outstanding Checks

Motion: Phillips

Seconded: DeYoung

Discussion: Phillips asked if there has been any notifications or reminders sent to these parties. The Deputy Clerk responded that several attempts by the CFO have been made to contact these parties. Qarmout questioned if one of the checks should be under a different category. The Township Attorney stated that there can be no discussion. The Township Attorney stated that a check can be reissued if necessary.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

f. Minutes ready for approval - August 18, 2025, regular meeting and executive session

Motion: Rose

Seconded: DeYoung

Discussion: Qarmout noted a slight correction to the executive session minutes of the Executive Session. Mayor Raffay's name should be included in one of the matters discussed in Executive Session.

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: Qarmout

Absent: None

MATTERS FROM THE TOWNSHIP CLERK: Mr. Zschack noted the following matters:

Hunts Road Embankment Improvements - Hunts Road is now closed from Wintermute to Hunt Pond Road. This closure is expected to last until the end of October.

The Bench Program - There is a request before the Committee to approve wording for the Memorial Bench Program. This requester has asked to keep the name of the recipient private. The Committee approved the verbiage.

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2025 Safety and Loss Control Grant - *Statewide Insurance Fund has announced the recipients of the 2025 Safety Grant. Green Township was awarded \$1,515.00 for the purchase of a Solar Tech Radar Gun.*

Green Township Day - *Just a reminder that this Saturday, September 6th is Green Township Day from 1:00 p.m. to 6:00 p.m.*

MATTERS FROM THE GOVERNING BODY: Qarmout thanked everyone for the condolences expressed for the loss of his sister. Qarmout stated that he had driven around town and commented on a great job the DPW has done and continues to do.

Phillips stated there was an announcement late this afternoon that the State Health Benefits Commission adopted an increase of 36.5 percent to local government. Phillips commented that the budget line item for health insurance is \$270,000.00. Phillips recommends Risk Management or the Personnel Subcommittee continue to monitor when the actual rates are released and if the Township needs to make adjustments if potential changes need to be implemented.

Phillips suggested using a Certificate of Mailing via first class mail for the legal mailing to the contiguous property owners if mailing by first class mail is all that is needed. A Certificate of Mailing is used as a record of the mailing.

Qarmout asked if it can be looked into if properties across the roadway are considered adjoining. The Township Attorney will review the statute.

DeYoung wished everyone a happy ending of summer and hope that the weather is decent for Green Township Day.

Rose commented that the signs discussed at the last meeting have been removed.

Mayor Raffay commented that the signs for Green Township Day were excellent. Mayor Raffay would like to see similar signs posted around for each event.

Mayor Raffay thanked the Township Clerk for addressing the homeowner's concern regarding speeding on Wolfs Corner Road. The response time from Andover Police Department was immediate.

Mayor Raffay commented that the boat ride on Lake Hopatcong was wonderful. The Sussex League of Municipalities is trying to get more involved. Let them know if there are any program suggestions.

Mayor Raffay stated that September is considered the "National Fire Person Appreciation Month". Mayor Raffay stated that we really appreciate the Fire Department and all that they do.

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

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

1. Park Preparation – Green Township Day:

Crews have been actively working to prepare the park grounds for Green Township Day. Tasks completed include:

- *Mowing and trimming of all grass areas*
- *Trash and debris removal*
- *General cleanup of trails, picnic areas, and parking lots*
- *Inspection and minor repairs of park facilities and restrooms*

2. Crack Sealing – Hunt School Road:

Crack sealing operations are completed for now on Hunt School Road. This preventative maintenance helps extend the lifespan of the roadway by sealing surface cracks and preventing water infiltration. Work included:

- *Cleaning and drying of crack areas*
- *Application of hot rubberized crack sealant*
- *Traffic control as needed for worker safety*

3. Roadside Mowing:

Both rail mowers are currently in operation throughout the Township. Focus areas this week:

- *Primary and secondary roads with limited shoulder clearance*
- *Intersections and visibility zones*
- *Areas with overgrown vegetation affecting line-of-sight*

4. Equipment Maintenance: *Winter equipment (plows, spreaders) is being inspected and prepped for seasonal switch-over. Preventative maintenance includes:*

- *Hydraulic checks*
- *Blade inspections and replacements as needed*
- *Installation planning for plow mounts and spreaders*

OPEN PUBLIC SESSION #2: Mayor Raffay opened the meeting for public comments.

Josephine Fracasso noted that the walking path at EverGreen Park is in terrible condition. The Township Clerk stated that the Township received a grant to redo and extend the walking path. The RFP is currently being worked on.

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

EXECUTIVE SESSION: None

ADJOURNMENT:

DeYoung motioned to adjourn at 8:06 p.m.

Seconded: Phillips

Discussion: None

All were in favor.

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Mayor Raffay noted the next Township Committee Meeting is scheduled for Monday, September 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: September 15, 2025

RESOLUTION 2025-138
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY

RAFFLE LICENSES APPROVAL

BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX AND STATE OF NEW JERSEY that three (3) Raffle Licenses be issued to the Green Township PTA for:

Bingo
On Premise 50/50 Draw

To be held at Green Hills School on October 17, 2025
and

Off-Premise Calendar Raffle

DATED: September 3, 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 September 3, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

ORDINANCE 2025-08
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

**AN ORDINANCE AUTHORIZING 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**

WHEREAS, the Township of Green is the owner of the properties located at Block 107, Lot 6 and Block 76, Lot 5, Green Township, New Jersey, which lands are not needed or required for municipal use; and

WHEREAS, the lots are less than the minimum sizes required for development under the municipal ordinance and are without capital improvements; and

WHEREAS, the Township Committee deems it in the best interest of the Township of Green to sell the property to the owners of contiguous property in accordance with the provisions of N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2; and

WHEREAS, the sale shall be conducted as a public auction limited to contiguous property owners to be held at the Green Township Municipal Building, 150 Kennedy Road, Tranquility, New Jersey 07821, on October 6, 2025, at 7:00 p.m. or such adjourned date as may be determined by the Township Committee.

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

1. The Township of Green shall offer for sale by auction, pursuant to the provisions of N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2, the properties located at Block 107, Lot 6 (5 Crescent Road), with a minimum sale price of \$15,000.00 and Block 76, Lot 5 (161 Decker Pond Road), with a minimum sale price of \$20,000.00.

2. The sale is limited to contiguous property owners, and the sale is conditioned upon the property being sold merging with the contiguous property owner's existing property. The property being sold is less than the minimum size required for development under the municipal zoning ordinance, is without any capital improvement, and shall be merged with the purchaser's contiguous lot. The Mayor and Committee reserves the right, in its discretion, to reject all bids for each property for any reason, including but not limited to, in the event that the minimum sale price for such property is not met.

3. Upon final passage of this Ordinance, the sale shall take place at the Green Township Municipal Building, 150 Kennedy Road, Tranquility, New Jersey, subject to receiving no higher bid for said parcels, after offering same to the highest bidder, at said time and place.

4. A copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the Township Municipal Building. Notice of adoption of this

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Ordinance shall be made in the Official Township newspaper within five (5) days following the enactment of the Ordinance. Notice of the public sale shall be published in the official Township of Green newspaper by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication shall be within seven (7) days prior to the sale date.

5. The properties shall be sold, subject to the following terms and conditions:

(a) The properties are sold "as is". No representations of any kind are made by the Township as to the conditions of the properties, and the descriptions of the properties are intended as a general guide only and may not be accurate. The properties are being sold in the present "as is", "where is", with all faults.

(b) The sale shall be made after legal advertisement of this Ordinance to the highest bidder who is the owner of a contiguous property, which property shall merge with the property being sold and becomes part of the contiguous property owned by the successful bidder.

(c) The Township does not warrant or certify title to the properties and in no event shall the Township of Green be liable for any damages to the purchaser-successful bidder if title is found unmarketable for any reason and the purchaser-successful bidder waives any and all right in damages or by way of liens against the Township. The sole remedy being the right to receive a refund prior to closing of the deposit paid in the event title is found unmarketable. It shall be the obligation of the successful purchaser to examine title to said premises prior to the closing. In the event of closing and later finding of defect of title, the Township shall not be responsible for same, shall not be required to refund money or correct any defect in title or be held liable for damages.

(d) Acceptance of the highest bid shall constitute a binding agreement of sale and the purchaser shall be deemed to agree to comply with the terms and conditions of the sale herein contained.

(e) The highest bidder shall deposit with the Township cash, check or money order in the amount of not less than 10% of the bid price at the time of sale. In the event the successful bidder fails to deposit 10% of the bid price at the time of the sale, the Township of Green will re-auction the property at the same public sale. If the successful bidder fails to pay the deposit, the bidder shall be responsible for any difference between their bid and the final sale bid in the event such bid is lower than the bid of the original bidder.

(f) The highest bidder must pay the balance of the purchase price, plus (1) the sum of \$570 for the legal services incurred by the Township; (2) the Township of Green's advertising and the actual recording fees, within thirty (30) days after the date the Committee adopts a resolution confirming the winning bid(s); and (3) realty transfer fees, if any. The balance shall be paid by certified funds. Once the purchase price has been paid, a Quitclaim Deed without covenants

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will be prepared by the Township Attorney and, after execution by the Mayor, shall be recorded with the Sussex County Clerk's Office by the Township Attorney. Additional work performed by the Township Attorneys beyond the standard preparation of the sale resolutions, notice of sale, letters to property owners and adjoining property owners, Deed and closing statement shall be billed at the rate charged by the Township Attorney and shall be the responsibility of the purchaser, which fees must be paid prior to the Deed being recorded.

(g) The Deed will be subject to all matters of record, which may affect title herein, what an accurate survey may reveal, the Ordinances of the Township of Green and reserving an easement to the Township of Green for all natural or constructed drainage systems, waterways, water, and sewer easements, if any, on the premises and the continued right of maintenance and flow thereof.

(h) The properties will be sold subject to the current year's taxes, prorated from the date of sale.

(i) The Governing Body does hereby reserve the right to withdraw this offer to sell, or upon completion of the bidding to accept or reject any or all bids for said properties or to waive any informality in relation thereto.

(j) All bidders currently owning property within the Township must have their taxes, as well as sewer and water charges, if applicable, paid to date in order to be a qualified bidder. In the event the bidder's taxes or sewer or water charges are delinquent, the bidder shall be deemed unqualified and such bid shall be rejected.

(k) This same is made subject to all applicable laws, statutes, regulations resolutions and ordinances of the United States, State of New Jersey and Township of Green.

(l) No employee, agent or officer of the Township of Green has any authority to waive, modify or amend any of the conditions of sale.

(m) The purchaser must abide by appropriate zoning, subdivision, health and building regulations and code, and agrees that this sale will not be used as ground to support any variance from or realization of the regulations.

(n) The failure of the purchaser to close on title within the time provided for in Subsection 5(f) of this Ordinance shall constitute a breach of this Agreement unless the Township agrees in writing prior to that date to extend the time of the closing. In the event the purchaser fails to close within the dates provided for in Subsection 5(f) or such date as may be extended by the Township, the deposit paid by the purchaser shall be retained by the Township as liquidated damages. The municipality is entitled to retain the purchaser's deposit to the extent of any expenses and/or losses it incurs including but not limited to advertising costs, attorney's fees, lost tax revenues from the date of the required closing as well as

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additional cost of resale and the difference in the sales price, to the extent the properties are sold for a lower price and any subsequent sale. The only exception to this section is in the event that the purchaser fails to close as a result of the title being unmarketable, in which case the Purchaser shall be entitled to a refund of their deposit as provided for in Subsection 5(c) of this Ordinance.

(o) The purchase shall not be used for any County, Board of Taxation, Tax Court of New Jersey, or in any Courts of the State as grounds to support a challenge of the existing assessments with regard to other properties.

(p) The sale shall be subject to final approval by the Township Committee.

Potential Bidders are advised:

- (1) The property is required to be merged with and become part of the contiguous property owned by the successful bidder
- (2) To conduct all necessary title searches prior to the date of sale.
- (3) No representations of any kind are made by the Township of Green as to the conditions of the Property, including habitability or usability; the Property is being sold in its present conditions "as is".
- (4) The Property will be conveyed by a Quit Claim Deed and such conveyance shall be subject to all covenants, restrictions, reservations, and easements established of record or by prescription and without representation as to character of title of the Property to be conveyed.
- (5) The highest bidder for the Property shall have the right, at its sole cost and expense, to obtain a new survey of the Property. Provided such survey depicts the Property and is certified to be correct to the Township of Green, the Township of Green shall utilize the legal description drawn in accordance with such survey in the Deed of conveyance, provided the highest bidder provides such legal description and a copy of the certified survey to the Township of Green not less than one week prior to the date set for closing of title.

Additional Terms the Successful Bidder must comply with:

- (1) To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulate that this sale will not be used as grounds to support any variance from the regulations.

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- (2) That the failure to close title as agreed shall forfeit to the Township of Green any and all money deposited with the Township.

6. 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.

7. 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.


8. Effective Date. This Ordinance shall take effect immediately upon adoption and publication in accordance with 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: August 18, 2025
ADOPTED: September 3, 2025

ADVERTISED: August 22, 2025
ADVERTISED: September 9, 2025

RESOLUTION 2025-139
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BILLS LIST (08/15/2025 to 08/28/2025)

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 08/15/2025 to 08/28/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: September 3, 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 September 3, 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: 09/03/2025 For bills from 08/15/2025 to 08/28/2025

Check#	Vendor	Description	Payment	Check Total
13711	2313 - 4ALL PROMOS	PO 17196 Custom Printed Seed Packets for Environm	313.72	313.72
13712	2314 - A PERFECT REFLECTION PHOTO BOOTH LLC	PO 17197 Photo Booth for Green Township Day 20225	400.00	400.00
13713	1770 - Advance Auto Parts	PO 16874 Auto Parts 2025	6.73	6.73
13714	1940 - AMAZON	PO 17205 Yard Signs for Green Township Day	155.80	155.80
13715	14 - BLUE DIAMOND DISPOSAL, INC.	PO 16834 2025 Waste & Recycling Collection	30,000.00	30,000.00
13716	2014 - CAESARS ATLANTIC CITY	PO 17174 NJLM Annual Conference - Zschack Referen	504.00	504.00
13717	1952 - CONTRAL SECURITY CORPORATION	PO 17161 Alarm System Service	195.00	195.00
13718	2169 - DAM EVENT AND EQUIPMENT RENTAL LLC	PO 17201 Green Township Day 9/06/2025	3,202.20	3,202.20
13719	550 - GARDENS OF THE WORLD, INC.	PO 16640 Top soil for Pollinator Garden	540.17	
		PO 16640 Top soil for Pollinator Garden	125.83	666.00
13720	1913 - GOVERNMENT FORMS AND SUPPLIES, LLC	PO 17185 Business Cards	260.00	260.00
13721	528 - GRIFFITH-ALLIED TRUCKING LLC	PO 16940 Gasoline Delieri 2025 Acct 10-7199868	1,326.55	1,326.55
13722	2098 - JIM KUCHARSKI	PO 17206 Reimbursement for NJ Senior Olympics 202	40.00	40.00
13723	1632 - LADDEY, CLARK & RYAN, LLP	PO 17208 July 2025 Legal Services	3,643.50	3,643.50
13724	1960 - NAVITEND	PO 16954 2025 Agreement Office 365 & Emails	3,436.00	3,436.00
13725	104 - NETCONG HARDWARE, INC.	PO 16879 2025 Hardware, Small Tools & Supplies	8.51	8.51
13726	2141 - PRIMEPOINT, LLC	PO 16854 Time & Labor Management Program 2025	117.50	117.50
13727	2174 - PureSan	PO 16875 Janitorial Supplies 2025	403.26	403.26
13728	2021 - RESORTS CASINO HOTEL	PO 17173 NJLM Annual Conference - Miller Referenc	366.00	366.00
13729	1210 - SK PAPER SHRED, INC.	PO 16948 Document Shredding 2025	69.99	69.99
13730	123 - Staples Advantage	PO 17209 Computer Toner Cartridges	768.79	768.79
13731	114 - SUSSEX COUNTY MUA	PO 16922 Solid Waste Disposal/Household 2025	5,969.53	5,969.53
13732	182 - T.A. MOUNTFORD, INC.	PO 17048 Copier Supplies and Service 2025	1,430.00	1,430.00
13733	2290 - Taylor Oil Company	PO 16941 Diesel Delivery 2025	1,884.23	1,884.23
13734	2009 - THE CANNING GROUP, LLC	PO 16836 QPA 1/01/2025-12/31/2025	458.33	458.33
13735	1105 - THE LAND CONSERVANCY OF NEW JERSEY	PO 16850 Open Space/Farmland Preservation	816.50	816.50
13736	716 - TRI-STATE RENTALS, INC.	PO 16933 2025 Vehicle & Equipment Parts, Repair,	403.44	403.44
13737	2078 - UniFirst Corporation	PO 16863 Uniform Rentals 2025	673.50	
		PO 16863 Uniform Rentals 2025	213.90	887.40
13738	34 - VERIZON	PO 16938 Alarm Phone lines 2025	185.88	185.88
739	2284 - WILD RIDGE PLANTS	PO 16784 Native plants	216.00	216.00
TOTAL				58,134.86

Total to be paid from Fund 01 CURRENT FUND	56,708.20
Total to be paid from Fund 02 FEDERAL & STATE GRANTS	610.16
Total to be paid from Fund 22 OPEN SPACE TAX	816.50

	58,134.86

Checks Previously Disbursed

9999	PAYROLL ACCOUNT	8/15/2025	39,863.03	8/14/2025
9999	PAYROLL ACCOUNT	8/29/2025	41,121.98	8/26/2025
9999	GREEN TWP BOARD OF EDUCATION	PO# 16838 School Taxes payable	968,228.58	8/20/2025

				1,049,213.59

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	1,049,213.59	56,708.20	1,105,921.79
Fund 02 FEDERAL & STATE GRANTS		610.16	610.16
Fund 22 OPEN SPACE TAX		816.50	816.50

BILLS LIST TOTALS	1,049,213.59	58,134.86	1,107,348.45
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RESOLUTION 2025-140
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

AUTHORIZING INTERLOCAL SERVICE AGREEMENT BETWEEN
THE TOWNSHIP OF GREEN AND THE TOWNSHIP OF ANDOVER
FOR TRAFFIC ENFORCEMENT SERVICES

WHEREAS, Green Township wishes to enter into a Shared Services Agreement with Andover Township to provide Traffic Enforcement Services; and

WHEREAS, the Township Committee is of the opinion that it is in the best interest of the Township of Green to enter into a Shared Services Agreement with the Township of Andover to provide Traffic Enforcement Services, subject to the approval of the Shared Services Agreement by Andover Township.

WHEREAS, a copy of the said Interlocal Services Agreement is on file in the office of the Township Clerk and attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green that pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-5, the Township Clerk and Mayor are hereby authorized to execute the Interlocal Service Agreement for Traffic Enforcement Services for the period ending December 20, 2026, and any related documentation.

DATED: September 3, 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 September 3, 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 2025-141
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**AUTHORIZING THE USE OF \$275,000.00 OF OPEN SPACE FUNDS FOR
UPGRADES TO EVERGREEN PARK**

WHEREAS, EverGreen Park in Green Township is in need of improvements, related to Parking Lot Drainage; Mill & Pave Entrance and Parking; Property Line Fence. (collectively, "Upgrades"); and

WHEREAS, the Township of Green has obtained estimates that the total cost of such Upgrades is approximately **\$275,000.00**, calculated specifically at the cost of \$50,000.00 for Parking Lot Drainage, \$168,000.00 to Mill & Pave Entrance and Parking. \$32,000.00 for Property Line Fence, and allowing an additional for a ten (10%) percent increase of \$25,000; and

WHEREAS, the Township had established a "Reserve for Open Space Acquisition", and Township Code Section 2-40.7 provides that up to 30% of the balance of the Fund (as of January 1 of each year) may be utilized for the construction and maintenance costs of Open Space properties; and

WHEREAS, the Township Fund's balance allows for a maximum of \$542,838 to be utilized for construction and maintenance costs of Open Space properties in 2025; and

WHEREAS, the Township desires to utilize **\$275,000.00** from the Open Space Funds to fund the Evergreen Park Upgrades, as listed above.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Committee of the Township of Green, Sussex County, New Jersey, that **\$275,000.00** shall be utilized from the Township Open Space Fund for EverGreen Park Upgrades. Monies to be utilized by the priority list below:

1. Parking Lot Drainage
2. Mill & Pave Entrance and Parking
3. Property Line Fence

DATED: September 3, 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 September 3, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2025-142
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ


**TO TRANSFER MONIES IN GENERAL CAPITAL IMPROVEMENT FUND TO
RESERVE – DPW BUILDING FLOOR AND STORAGE BUILDING**

BE IT RESOLVED that the Township Committee of the Township of Green authorizes the CFO to transfer the following monies in the total amount of \$150,000.00:

FROM:	Capital Improvement Fund, General Capital Fund	\$150,000.00
	04-225-55	
TO:	General Capital Fund	
	Reserve – DPW Building (Floor)	\$ 50,000.00
	04-226-55-626	
	Reserve – DPW Storage Building	\$100,000.00
	04-226-55-627	

DATED: September 3, 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 September 3, 2025.



Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CMFO

Record of Vote:

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

RESOLUTION 2025-143
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY

TO CANCEL OUTSTANDING CHECKS

WHEREAS, the following checks issued from the Township of Green bank accounts have been outstanding for more than six months and are now stale-dated; and

WHEREAS, it is necessary to formally cancel the outstanding checks;

DEVELOPER'S ESCROW

<u>Check #</u>	<u>Date</u>		<u>Amount</u>
7591	8/19/2024	John Grant	\$ 75.00
7608	9/16/2024	Worthington Builders	\$ 62.50

PAYROLL ACCOUNT

1117	12/23/2024	Sheri E. Janoski	\$221.25
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NOW, THEREFORE, BE IT RESOLVED by the Committee of the Township of Green, that the above outstanding checks issued from the Township of Green bank accounts be cancelled.

DATED September 3, 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 September 3, 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			√			