

**MINUTES
GREEN TOWNSHIP COMMITTEE
SPECIAL MEETING JULY 26, 2021**

CALL TO ORDER

Mayor Phillips called the July 26, 2021, virtual special meeting of the Green Township Committee to order at 5:07 p.m.

PLEDGE OF ALLEGIANCE

ADEQUATE NOTICE: Mr. Zschack read the statement of adequate notice.

ROLL CALL: Present: Mr. Daniel Conkling, Mr. Bader Qarmout, Mrs. Virginia "Ginnie" Raffay, and Mayor Margaret "Peg" Phillips

Absent: Mr. James Chirip

Mr. Qarmout motioned to excuse the absent member.

Seconded: Mrs. Raffay

Discussion: None

All were in favor.

Also present: Mr. Mark Zschack, Township Clerk/Administrator; Mr. Angelo Bolcato, Township Attorney in Mrs. Ursula Leo's absence, and Mrs. Patty DeClesis, Deputy Clerk

OPEN PUBLIC SESSION #1 Mayor Phillips opened the meeting to the public for any questions or comments concerning items on the agenda for which no public discussion is provided. Mr. Zschack noted that no public members were present on the virtual meeting.

Mr. Qarmout motioned to close Open Public Session #1.

Seconded: Mrs. Raffay

Discussion: None

All were in favor.

NEW BUSINESS:

- a. Introduction** Ordinance 2021-14 - Bond Ordinance to Authorize the Purchase of Real Property to Construct a Trail In, By and For the Township of Green, In the County of Sussex, State of New Jersey, To Appropriate the Sum of \$400,000.00 to Pay the Cost Thereof, To Make a Down Payment, To Authorize the Issuance of Bonds to Finance Such Appropriation and To Provide for the Issuance of Bond Anticipation Notes in Anticipation of the Issuance of Such Bonds

Mr. Conkling motioned to introduce the ordinance and move to Public Hearing on August 16, 2021

Seconded: Mr. Qarmout

Discussion: Mr. Zschack indicated any documents that contain 21 Kennedy Road will be changed to 23 Kennedy Road. Mr. Qarmout asked if there is any mention that if the property is sold all proceeds must go to paying off the bond. The Township Attorney reviewed the Bond Ordinance and responded that no specific provisions were stated. The Township Attorney explained that the monies would go back into the General Fund but will be verified with Bond Counsel in order to allocate the monies specifically. Mayor Phillips suggested that when the property is auctioned, the documentation state that all proceeds from the sale of that specific property will go to pay of the bond. Mr. Qarmout stated that would be acceptable.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip				X
Mr. Conkling	X			
Mr. Qarmout	X			
Mrs. Raffay	X			
Mrs. Phillips	X			

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REGULAR MEETING JULY 26, 2021

b. Resolution 2021-125 - Hire DPW Laborer - Shawn Snedeker

Motion: Mr. Conkling
Seconded: Mrs. Raffay
Discussion: None

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip				X
Mr. Conkling	X			
Mr. Qarmout	X			
Mrs. Raffay	X			
Mrs. Phillips	X			

c. Resolution 2021-126 - Authorize Property Access Agreement with Owners of 23 Kennedy Road

Motion: Mr. Conkling
Seconded: Mr. Qarmout
Discussion: The Township Attorney explained the resolution is authorizing an agreement with the sellers of the property to give the Township access to conduct inspections, surveys, and appraisals.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip				X
Mr. Conkling	X			
Mr. Qarmout	X			
Mrs. Raffay	X			
Mrs. Phillips	X			

OPEN PUBLIC SESSION #2: Mayor Phillips noted that no members of the public were present at this time and closed Open Public Session #2.

Mayor Phillips noted the next Township Committee Meeting is scheduled for Monday, August 16, 2021, at 7:00 p.m.

ADJOURNMENT:

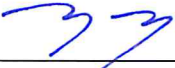
Mr. Qarmout motioned to adjourn at 5:18 p.m.

Seconded: Mr. Conkling

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: August 16, 2021

ORDINANCE NO. 2021-14
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY TO CONSTRUCT A TRAIL IN, BY AND FOR THE TOWNSHIP OF GREEN, IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$400,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

BE IT ORDAINED by the Township Committee of the Township of Green, in the County of Sussex, New Jersey, as follows:

Section 1. The Township of Green, in the County of Sussex, New Jersey (the "Township"), is hereby authorized to acquire real property, including existing structures, in, by and for the Township in order to construct a trail to connect to the County Connector Trail. Said improvement shall include real estate transaction expenses and all work, materials and appurtenances necessary and suitable therefor. The property to be acquired has a street address of 23 Kennedy Road and is designated as Block 113, Lot 1.02 on the Tax Assessment Map of the Township.

Section 2. The sum of \$400,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof. Said sum so appropriated shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefitted.

Section 3. It is hereby determined and stated that (1) the making of such improvement (hereinafter referred to as "purpose") is not a current expense of the Township, and (2) it is necessary to finance said purpose by the issuance of obligations of the Township pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond

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TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

Law"), and (3) the total estimated cost of said purpose is \$400,000, and (4) \$20,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$380,000, and (6) the cost of said purpose, as hereinbefore stated, includes the aggregate amount of \$15,000, which is estimated to be necessary to finance the cost of said purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$20,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Township, are now available to finance said purpose. The sum of \$20,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of the Township of an aggregate principal amount not exceeding \$380,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of the Township of an aggregate principal amount not exceeding \$380,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first

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TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance, shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law, and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of the Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance, and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of forty years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of the Township, and that such statement so filed shows that the gross debt of the Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$380,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by the Local Bond Law.

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TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

Section 10. Any funds received from private parties, the County of Sussex, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of said purpose shall be applied to the payment of the cost of said purpose or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for said purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 12. The Township intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this ordinance. If the Township incurs such costs prior to the issuance of such bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this ordinance.

Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

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TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

NOTICE

The above-entitled Ordinance was introduced and passed at first reading by the Green Township Committee at a meeting held on July 26, 2021, and after publication and a public hearing was finally adopted by the Green Township Committee at a meeting held on _____.

ATTEST:

TOWNSHIP OF GREEN,
IN THE COUNTY OF SUSSEX

Mark Zschack, RMC
Township Clerk

Margaret "Peg" Phillips
Mayor, Green Township

Record of Vote – Introduction:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip						√
Mr. Conkling	√		√			
Mr. Qarmout		√	√			
Mrs. Raffay			√			
Mrs. Phillips			√			

Record of Vote - Adoption:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip						
Mr. Conkling						
Mr. Qarmout						
Mrs. Raffay						
Mrs. Phillips						

INTRODUCED: July 26, 2021
ADOPTED:

ADVERTISED: July 29, 2021
ADVERTISED:

RESOLUTION 2021-125
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

A RESOLUTION APPOINTING SHAWN SNEDEKER AS LABORER

WHEREAS, the Green Township Department of Public Works is in need of a laborer position; and

WHEREAS, the Township Personnel Committee, Township Clerk and Superintendent of Public Works interviewed Shawn Snedeker; and

WHEREAS, pursuant to said interview, the Township Administrator was authorized to extend an offer of employment to Shawn Snedeker effective August 9, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Green in the County of Sussex and State of New Jersey is pleased to confirm the appointment of Shawn Snedeker effective August 9, 2021, at an hourly rate of \$20.00 per hour.

BE IT FURTHER RESOLVED that his employment is subject to the usual terms and conditions as set forth in the Township of Green Personnel Policy Manual, as well as New Jersey Civil Service Law.

DATED: July 26, 2021

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 July 26, 2021.



Mark Zschack, RMC, Township Clerk

cc: Linda Padula, CMFO

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip						√
Mr. Conkling	√		√			
Mr. Qarmout			√			
Mrs. Raffay		√	√			
Mrs. Phillips			√			

RESOLUTION 2021-126
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

AUTHORIZING PROPERTY ACCESS AGREEMENT WITH THE OWNERS OF 23 KENNEDY ROAD

WHEREAS, the Township of Green desires to purchase the real property located at 23 Kennedy Road, Green Township, New Jersey (Block 113, Lot 1.02) (the "Property") from Pam Sandyck and Ann Sperling (the "Property Owners"), and has initiated the process to purchase the Property.

WHEREAS, the Property Owners are amenable to allowing the Township to conduct its inspections of the Property prior to the parties entering into a formal purchase agreement. The Township and the Property Owners have negotiated a Property Access Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Green, that the Property Access Agreement with the Property Owners is hereby approved. The Mayor and Township Clerk are authorized to sign the Property Access Agreement upon the Township Attorney and Township Clerk's review and approval of the final document.

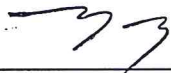
This Resolution shall take effect immediately, however it shall be void and of no effect in the event that the Property Owners fail or refuse to sign the Property Access Agreement.

A copy of this Resolution shall be placed on file with the Clerk of the Township.

If any section, subsection, sentence, clause or phrase in this resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this resolution.

DATED: July 26, 2021

I, Mark Zschack, Township Clerk of the Township of Green, County of Sussex, State of New Jersey, do hereby certify that the above Resolution was approved by the Township Committee of the Township of Green at their Township Committee Meeting on July 26, 2021.



Mark Zschack, RMC, Township Clerk

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip						√
Mr. Conkling	√		√			
Mr. Qarmout		√	√			
Mrs. Raffay			√			
Mrs. Phillips			√			