

**MINUTES  
GREEN TOWNSHIP COMMITTEE  
REGULAR MEETING MAY 18, 2026**

**CALL TO ORDER**

Mayor Virginia “Ginnie” Raffay called the May 18, 2026, meeting of the Green Township Committee to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**PUBLIC NOTICE:** The Township Clerk read the statement of public notice.

**ROLL CALL:** Present: Bader Qarmout, Deputy Mayor Michael Rose and Mayor Virginia “Ginnie” Raffay

Absent: James DeYoung and Margaret “Peg” Phillips

Rose motioned to excuse the absent members.

Seconded: Qarmout

Discussion: None

All were in favor.

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 for May 18, 2026

Motion: Qarmout

Seconded: Rose

Discussion: None

All were in favor.

**PROCLAMATION:** Mayor Raffay noted the Proclamation for the 250<sup>th</sup> Anniversary of American Independence National Celebration. Mayor Raffay announced the Celebrate America 250<sup>th</sup> event at the Sussex County Fairgrounds, June 7, 2026, 3:00 p.m. to 8:00 p.m. All are welcome to attend.

**OPEN PUBLIC SESSION #1:** Mayor Raffay opened the meeting for 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:** *(Approval of the Following)*

*None*

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

- a. Ordinance Introduced by Hampton Township on April 28, 2026, Amending Code to Permit Horses, Ponies, Large Animals and Fowl as Accessory Uses in Certain Zones*
- b. Resolution Adopted by Commissioners of the Sussex County Board of Taxation Establishing 100% as the Ratio of Assessed Value to True Value of Real Property*
- c. Notice of Sussex County Agricultural Board Public Hearing Scheduled for May 18, 2026, for a Site-Specific Agricultural Management Practice Application*

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

- a. Sussex County Department of Health Inspection Report - April 2026*
- b. Tax Collector's Report - April 2026*

Rose motioned to move Consent Agenda

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

**DISCUSSIONS:** History Reenactment on Green Township Day - Mayor Raffay stated Living Actors (Reenactors) will be in attendance at Green Township Day with the Historical Society. They have requested to bring an unarmed, no ammunition rifle or muzzle loader to use during the reenactment. A discussion ensued regarding the allowance of guns on Township property. The Township Attorney recommended contacting the Risk Manager for guidance. The request will be sent in writing and forwarded to the Risk Manager.

**OLD BUSINESS:**

- a. **Public Hearing Ordinance 2026-04** - Amending and Supplementing the Code of the Township of Green, Section 30-59, To Include Data Centers as Prohibited Use in All Zones Within the Township of Green  
Mayor Raffay opened the meeting for public comments.

The following public members provided comments and concerns regarding data centers in Green Township.

Elly Lessin  
Casey Andrews  
Austin Neary  
Linda Neary  
Josephine Fracasso

There being no further comments offered, Mayor Raffay closed Public Hearing and requested a motion to adopt the ordinance.

Qarmout motioned to adopt Ordinance 2026-04.

Seconded: Rose

Discussion: The Township Clerk there will be some changes needed with wording and definitions for a future ordinance.

Upon roll call vote:

Ayes: Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Phillips

**NEW BUSINESS:**

- a. **Resolution 2026-109** - Land Use Board Appointment - David Redlich

Motion: Rose

Seconded: Qarmout

Discussion: Deputy Mayor Rose stated that the Personnel Subcommittee met with David and noted that he will be a nice addition to the Land Use Board.

Upon roll call vote:

Ayes: Qarmout, Rose, Mayor Raffay

Nays: None

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Abstentions: None  
Absent: DeYoung, Phillips

**b. Resolution 2026-110 - Bills List (05/01/2026 to 05/14/2026)**

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

**c. Resolution 2026-111 - Developers Escrow Trust (04/16/2026 to 05/13/2026)**

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

**d. Resolution 2026-112 - Certification of Annual Audit**

Motion: Rose  
Seconded: Qarmout  
Discussion: The Township Clerk noted the only recommendation is to strengthen internal controls within the Tax Department.  
Upon roll call vote:  
Ayes: Qarmout, Rose, Mayor Raffay  
Nays: None  
Abstentions: None  
Absent: DeYoung, Phillips

**e. Resolution 2026-113 - Approval of Correction Action Plan**

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

**f. Introduction Ordinance 2026-07 - Amend Salary Ordinance 2026-06**

Rose motioned to introduce the ordinance and move to Public Hearing scheduled for June 1, 2026

Seconded: Qarmout

Discussion: The Township Clerk noted the addition of the stipend for the Zoning Officer

Upon roll call vote:

Ayes: Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Phillips

**g. Minutes ready for approval - May 4, 2026, regular meeting and executive session**

Motion: Qarmout

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: Qarmout, Rose

Nays: None

Abstentions: Mayor Raffay

Absent: DeYoung, Phillips

**MATTERS FROM THE TOWNSHIP CLERK:** The Township Clerk provided the following report:

**Clean Communities Grant**

*Green Township will receive \$15,016.53 in grant funding this year.*

**Lake Tranquility Drainage Study**

*Work has restarted on the Lake Tranquility Drainage Study; Princeton Hydro is working with the Township vendor for the computer program that monitors all drainage structures in the Township. All data from Princeton Hydro needs to be converted to their datum as we await their findings.*

**Lighting Retrofit**

*There is a scheduled meeting tomorrow with a representative of a lighting company that could replace all lighting fixtures in the Township's buildings for a \$1.00 each. I was informed that many municipalities in Sussex County are already on board.*

**Hedden Road & Highland Avenue Improvements**

*The overlay on Highland Avenue and the milling and paving project on Hedden Road is scheduled for August. Last year's estimated costs associated with Asphalt and Fuel Price Escalation will be low compared to current oil costs. We anticipate an increase and will have DPW perform traffic control for both projects with a total anticipated saving of \$20,000.00.*

**Eagles Nest Road** – *The Superintendent of Public Works and I have a meeting tomorrow to look at the patching done after the gas installation along with the Township Engineer.*

**MATTERS FROM THE GOVERNING BODY:**

Qarmout thanked the public for attending this evening's meeting and noted that it is important for the Township Committee to hear from the public.

Rose thanked the public for being in attendance tonight.

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Mayor Raffay also thanked the public for their attendance and for the respectful way they talked to the Committee. Mayor Raffay stated that she attended a Mayor's breakfast this past Saturday. The Celebrate America 250 on June 7, 2026, at the Sussex County Fairgrounds. A discussion topic was shared services for tax maps.

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

**MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS:** The following report was provided to the Committee:

*The Green Township Department of Public Works continues to make steady progress on seasonal maintenance projects and infrastructure improvements throughout the Township.*

*DPW crews are currently mowing various Township roads and maintaining all municipally owned properties, including parks and recreation areas. The annual brush pickup program is nearing completion, with crews finishing the remaining scheduled routes.*

*Additional ongoing work includes repairs to various drainage basins, road patching operations, and pothole repairs on multiple Township roads. The Department has also assisted the Green Township Fire Department with the installation of new stairs and is currently installing a new flagpole at Wesley Field.*

*At Evergreen Park and Wesley Field, crews continue maintaining the baseball infields and clay surfaces to ensure the facilities remain safe and playable throughout the spring season. The crew has also been mowing and maintaining the Evergreen Trail County connecting trail.*

*Looking ahead to early June, the Department will continue all routine maintenance operations while also preparing for two upcoming paving projects on Heddon Road and Highland Avenue. Preparatory work will include removing and replacing deteriorated drainage pipes, reinforcing and strengthening basin drains along the roadways, and keying driveways along Highland Avenue in advance of paving operations.*

*In addition, DPW crews will be working alongside the Township's tree contractor to begin seasonal tree trimming and removal operations. Planned work includes elevating and removing hazardous deadwood trees along sections of Creek Road and Hibler Road. If time and budget permits, the Department hopes to address additional roadway sections currently identified on the Township's monitored tree maintenance list.*

*The Township Street sweeper is currently out of service pending repairs. Sweeping operations will resume immediately upon completion of repairs and return of the equipment to active service.*

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

Elly Lessin thanked the Township Committee for adopting the ordinance prohibiting data centers in Green Township.

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

**EXECUTIVE SESSION:** None

**ADJOURNMENT:**

Rose motioned to adjourn at 7:33 p.m.

Seconded: Qarmout

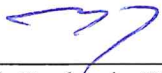
Discussion: None

All were in favor.

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Mayor Raffay noted the next Township Committee Meeting (Special Meeting) is scheduled for Tuesday, May 26, 2026, at 5:00 p.m.

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



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Mark Zschack, RMC  
Township Clerk

Date Approved: June 1, 2026

**ORDINANCE 2026-04**  
**TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY**

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE  
TOWNSHIP OF GREEN, SECTION 30-59, TO INCLUDE DATA CENTERS  
AS PROHIBITED USE IN ALL ZONES WITHIN  
THE TOWNSHIP OF GREEN**

**WHEREAS**, the Township of Green Master Plan emphasizes protection of the Township rural character, agricultural lands, scenic landscapes, environmental resources, and historic and cultural heritage; and

**WHEREAS**, data centers, by nature, present an intense and unique form of use of land use and development, posing significant challenges related to electricity consumption, noise, air quality, water use, community character and long-term planning objectives; and

**WHEREAS**, preliminary data cited by Members of the New Jersey State Legislature has cautioned that large-scale data centers can use as much as 3 to 5 million gallons of water in a single day between liquid cooling and water consumed to generate the energy that powers them; and

**WHEREAS**, this extreme volume of water usage impacts homes and businesses both within the municipality and the surrounding communities; and

**WHEREAS**, preliminary studies noted by the State Legislature also indicate that some data centers require 300 MW of electricity, which is roughly equivalent to the output of a small modular nuclear reactor; and

**WHEREAS**, aside from increases in taxes and governmental services across the board, in only the last year the majority of the State has already seen consumer energy costs increase more than twenty percent (20%), with additional increases expected within the next few months; and

**WHEREAS**, the high-tech data centers that are proliferating throughout the state consume a large amount of electrical power at a time when energy costs are increasing for ratepayers; and

**WHEREAS**, it is well established that overdevelopment, urbanization, and overuse of environmental resources impacts subterranean aquifers and the quality of drinking and other water resources and poses a substantial strain on community water resources; and

**WHEREAS**, the Governing Body is conscious of the hazards, such as depletion of critical groundwater resources, and the impact on the environmental and natural resources posed by the scope, depth and pervasiveness of large-scale commercial data center operations; and

**WHEREAS**, municipal regulations designed for the preservation of the environment and the protection of ecological values are a well-recognized, legitimate, and proper exercise of municipality authority; and

**WHEREAS**, cutting and removal of trees has been found to cause and create increased soil erosion and dust, instability, and deterioration in the value of surrounding property and other adverse environmental and geographical conditions; and

**WHEREAS**, dramatic increases and changes in population, development, and the impact of certain data center operations on residents, businesses, the environment, and private and public property have imposed significant burdens on municipal resources and have created increased need to balance the rights and interests of the residents and general public with that of the legitimate rights of property owners to conduct business without unreasonable regulation; and

**WHEREAS**, in light of these significant changes in confluence with modern advancement in technology, scientific and environmental research that have allowed for a more accurate and comprehensive understanding of the hazards and dangers posed to surrounding property, environmental and natural resources, the general public, and the proliferation and expansion of governmental regulation of the environment, safety and business in general, that have occurred since the enactment of the municipalities zoning and development regulations, the Mayor and Council have determined it necessary and appropriate to amend and update its ordinances to adequately address data center uses in a manner that best reflects present needs and realities; and

**WHEREAS**, the Township Committee of the Township of Green have determined that it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of its residents and members of the public who visit, travel or conduct business in the Township to amend the Township Code to include all manner of data centers land use and development as a non-permitted use within the geographic boundaries of the Township and to otherwise improve and strengthen the nature, scope, manner and effectiveness of such regulations;

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

**Section 1.** Chapter 30, "Land Use Regulations", Article II, "Definitions", Section 30-4, "Words and Phrases Defined" of the Code of the Township of Green is hereby amended and supplemented to add the following definition:

**DATA CENTER** shall mean and include any facility used primarily for the storage, management, and processing of digital or electronic data, which houses computer and network systems, including associated components such as servers, network equipment and appliances, telecommunications, and data storage systems, systems for monitoring and managing infrastructure performance, Internet-related equipment and services, data communications connections, environmental controls, fire protection systems, and security

systems and services. Typical accessory components of a data center may include transformers, electrical substations, environmental controls, fire suppression, generators, redundant power supplies and security facilities.

**Section 2.** Chapter 30, “Land Use Regulations”, Article XVII, “General Provisions”, Section 30-59, “Prohibited uses” of the Code of the Township of Green is hereby amended and supplemented to the following:

All Data Centers, as defined in Chapter 30, Section 30-4, of the Green Township Code, and any and all uses related to the Data Centers are prohibited in all zoning districts

**Section 3.** The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Sussex County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15, including to the Clerk of adjoining municipalities.


**Section 4.** After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Land Use Board of the Township of Green for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Land Use Board is directed to make and transmit to the Township Committee within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate. Upon the adoption of this Ordinance, after public hearing, the Township Clerk is further directed to publish notice of the passage and to file a copy of this Ordinance, as finally adopted, with the Sussex County Planning Board, as required by N.J.S.A. 40:55D-16.


**Section 5. Repealer.** All ordinances or parts of ordinances contrary to or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

**Section 6. Severability.** Each section, subsection, paragraph, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase. If any portion of this Ordinance, or its application to any person or circumstances, shall be adjudged or otherwise determined to be invalid, unconstitutional, preempted, void, or ineffective for any clause or reason, such determination shall not affect the remaining provisions of this Ordinance, and the application of such remaining provisions shall not be affected thereby and shall remain in full force and effect, and to this end, the provisions of this Ordinance are severable.

**Section 7. Effective Date.** This Ordinance shall take effect immediately upon final passage and publication according to law.

ATTEST:

  
\_\_\_\_\_  
Mark Zschack, RMC, Township Clerk  
Township Clerk

TOWNSHIP OF GREEN,  
IN THE COUNTY OF SUSSEX  
  
\_\_\_\_\_  
Virginia Raffay  
Mayor, Green Township

ORDINANCE 2026-04  
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY

**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: February 17, 2026  
ADOPTED: May 18, 2026

ADVERTISED: February 22, 2026  
ADVERTISED: May 19, 2026

**RESOLUTION 2026-109**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**SUSSEX COUNTY, NEW JERSEY**

**LAND USE BOARD APPOINTMENTS**

**BE IT RESOLVED** by the Township Committee of the Township of Green in the County of Sussex and State of New Jersey that the following appointments made by the Mayor as members of the Green Township Land Use Board commencing this date are confirmed:

Margaret "Peg" Phillips - Class I	1-year term expiring December 31, 2026
Jason Miller - Class II	1-year term expiring December 31, 2026
Michael Rose, Committee Member - Class III	1-year term expiring December 31, 2026
Scott Holzhauer, Class IV	4-year term expiring December 31, 2029
Jenny Kobilinski, Class IV	4-year term expiring December 31, 2028
Sharon Mullen, Class IV	4-year term expiring December 31, 2028
Richard Wilson, Class IV	4-year term expiring December 31, 2028
Joseph Cercone, Class IV	4-year term expiring December 31, 2027
John Lynch, Class IV	4-year term expiring December 31, 2029
Samuel Diaz, Alternate 1	2-year term expiring December 31, 2026
Kate Douglass, Alternate 2	2-year term expiring December 31, 2027
Robert Cahill, Alternate 3	2-year term expiring December 31, 2027
<b>David Redlich, Alternate 4</b>	<b>2-year term expiring December 31, 2026.</b>

DATED: May 18, 2026

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 May 18, 2026.

  
\_\_\_\_\_  
Mark Zschack, RMC, Township Clerk

RESOLUTION 2026-109  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
SUSSEX COUNTY, NEW JERSEY

cc: Kim Mantz, Land Use Board Secretary

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung						√
Phillips						√
Qarmout		√	√			
Rose	√		√			
Mayor Raffay			√			

**RESOLUTION 2026-110  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**BILLS LIST (05/01/2026 to 05/14/2026)**

**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 05/01/2026 to 05/14/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: May 18, 2026

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 May 18, 2026.



\_\_\_\_\_  
Mark Zschack, RMC, Township Clerk

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung						√
Phillips						√
Qarmout	√		√			
Rose		√	√			
Mayor Raffay			√			

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

Meeting Date: 05/18/2026 For bills from 05/01/2026 to 05/14/2026

Check#	Vendor	Description	Payment	Check Total
14263	14 - BLUE DIAMOND DISPOSAL, INC.	PO 17460 2026 Waste & Recycling Collection	30,000.00	30,000.00
14264	2337 - BOOT BARN INC	PO 17583 DPW boots - Keller	164.99	164.99
14265	2158 - BUSINESS INFORMATION SYSTEMS, INC.	PO 17311 Software and Laptop Upgrade	7,333.01	7,333.01
14266	618 - DAVID H. MILLER, SR.	PO 17488 Medicare Part B reimbursement	1,217.40	1,217.40
14267	2241 - GANNETT NEW YORK-NEW JERSEY LOCALIQ	PO 17335 Legal Ads 2026	337.26	337.26
14268	2221 - GREEN PLUMBING, HEATING & HOME	PO 17406 Plumbing Services 2026	854.00	854.00
14269	528 - GRIFFITH-ALLIED TRUCKING LLC	PO 17423 Gasoline Delivry 2026 Acct 10-7199868	713.53	713.53
14270	120 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 16781 Hunts Road	62.50	
		PO 17147 Yellow Frame Rd	1,485.50	
		PO 17259 Park Walking Paths - Evergreen Park	300.00	
		PO 17260 Evergreen Park Parking Lot	413.00	
		PO 17268 2025 Tax Maps	920.00	
		PO 17340 Twp Engineering Services 2026	1,207.50	
		PO 17344 Land Use - Engineering Services 2026	112.50	
		PO 17484 Stormwater 2026	150.00	4,651.00
14271	188 - HOME DEPOT CREDIT SERVICES	PO 17361 Supplies, Hardware, Small Tools 2026	355.80	355.80
14272	2059 - INSTITUTE FOR PROFESSIONAL DEVELOPMENT	PO 17594 Webinar - P. DeClesis	50.00	50.00
14273	190 - JCP& L	PO 17589 April 2026 Electric Bill	1,880.45	1,880.45
14274	2149 - JEFFERSON RECYCLING LLC	PO 17531 Dumpsters for Clean Communities Day 2026	1,031.50	1,031.50
14275	2256 - JESCO, INC.	PO 17522 Repair to Loader	645.07	645.07
14276	2258 - LAFAYETTE AUTO PARTS SUPPLY, LLC	PO 17429 2026 Motor Vehicle Parts	230.40	230.40
14277	390 - LINDA CORISTON	PO 17479 Reimbursement for Medicare Part B Premiu	608.70	608.70
14278	326 - MARIA C. SPIEGLER	PO 17477 Medicare Part B reimbursement	608.70	1,217.40
		PO 17477 Medicare Part B reimbursement	608.70	
14279	2334 - MARSHALL MACHINERY INC	PO 17373 Equipment Rental 2026	508.90	508.90
14280	2251 - NATIONAL HIGHWAY PRODUCTS, INC.	PO 17432 Signs, Posts and Supplies 2026	466.90	466.90
14281	104 - NETCONG HARDWARE, INC.	PO 17362 2026 Hardware, Small Tools & Supplies	62.99	62.99
14282	98 - NJ STATE DEPT OF HEALTH & SENIOR SVS	PO 17493 Dog License fees	25.80	25.80
14283	157 - PATRICIA SULLIVAN	PO 17478 Reimbursement for Medicare Part B Premiu	743.97	743.97
14284	2187 - PLANET NETWORKS, INC.	PO 17585 June 2026 Internet & Phone Service	1,529.10	1,529.10
14285	2141 - PRIMEPOINT, LLC	PO 17338 Time & Labor Management Program 2026	117.50	117.50
14286	2047 - QUADIENT LEASING USA, INC.	PO 17503 Lease for Postage Machine 2026	237.69	237.69
14287	418 - R & L DATA CENTERS	PO 17337 Payroll Services 2026	358.00	358.00
14288	2016 - SCHENCK, PRICE, SMITH & KING, LLP	PO 17339 Tax Appeals 2026	819.00	819.00
14289	1896 - SEPTICARE	PO 17418 Portable Toilet Rental & Service 2026	178.50	178.50
14290	908 - SERVICE TIRE TRUCK CENTERS, INC.	PO 17386 Tires & Service 2026	34.00	34.00
14291	1834 - SKYLANDS RISK MANAGEMENT INC.	PO 17593 Annual Recreation Insurance Coverage	1,043.00	1,043.00
14292	114 - SUSSEX COUNTY MUA	PO 17400 Solid Waste Disposal/Household 2026	4,815.80	4,815.80
14293	2290 - TAYLOR OIL COMPANY	PO 17424 Diesel Delivery 2026	2,703.72	2,703.72
14294	1105 - THE LAND CONSERVANCY OF NEW JERSEY	PO 17334 Open Space/Farmland Preservation	431.25	431.25
14295	2078 - UNIFIRST CORPORATION	PO 17349 Uniform Rentals 2026	354.54	354.54
14296	29 - VERIZON WIRELESS	PO 17347 Modem-OEM 2026	147.33	147.33
14297	105 - W.E. TIMMERMAN EQUIPMENT CO., INC.	PO 17384 Vehicle Repair 2026	41.24	41.24
14298	710 - WATSON PERIGO, JR.	PO 17476 Medicare B reimbursement	608.70	608.70
TOTAL				66,518.44
Total to be paid from Fund 01 CURRENT FUND		63,481.89		
Total to be paid from Fund 02 FEDERAL & STATE GRANTS		1,031.50		
Total to be paid from Fund 04 GENERAL CAPITAL		1,548.00		
Total to be paid from Fund 12 ANIMAL FUND		25.80		
Total to be paid from Fund 22 OPEN SPACE TAX		431.25		
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		66,518.44		

#### Checks Previously Disbursed

9990	STATE OF NJ DIV OF PENSIONS/BENEFITS	PO# 17326	Retiree - Health Insurance	12,328.90	5/11/2026
9991	STATE OF NJ - DIVISION OF PENSIONS	PO# 17327	Active - Health & Dental Insurance	17,971.45	5/11/2026
9999	COUNTY OF SUSSEX - TREASURY	PO# 17461	911 Dispatch - Shared Service Agre	3,145.00	5/14/2026
9999	GREEN TWP BOARD OF EDUCATION	PO# 17470	School Taxes payable	968,228.58	5/14/2026
9999	PAYROLL ACCOUNT		5/15/2026	57,794.54	5/14/2026

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

Meeting Date: 05/18/2026 For bills from 05/01/2026 to 05/14/2026

ck#	Vendor	Description	Payment	Check Total
			1,059,468.47	
Totals by fund		Previous Checks/Voids	Current Payments	Total
Fund 01	CURRENT FUND	1,059,468.47	63,481.89	<b>1,122,950.36</b>
Fund 02	FEDERAL & STATE GRANTS		1,031.50	<b>1,031.50</b>
Fund 04	GENERAL CAPITAL		1,548.00	<b>1,548.00</b>
Fund 12	ANIMAL FUND		25.80	<b>25.80</b>
Fund 22	OPEN SPACE TAX		431.25	<b>431.25</b>
BILLS LIST TOTALS		1,059,468.47	66,518.44	<b><u>1,125,986.91</u></b>

**RESOLUTION 2026-111  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**DEVELOPERS ESCROW TRUST (04/16/2026 to 05/13/2026)**

**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 04/16/2026 to 05/13/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: May 18, 2026

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 May 18, 2026.



\_\_\_\_\_  
Mark Zschack, RMC, Township Clerk

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung						√
Phillips						√
Qarmout		√	√			
Rose	√		√			
Mayor Raffay			√			

## List of Bills - (1410101002) CASH - Developers Escrow-Provident Bank DEVELOPERS ESCROW TRUST

Meeting Date: 05/18/2026 For bills from 04/16/2026 to 05/13/2026

Check#	Vendor	Description	Payment	Check Total
7667	1908 - BRADY & CORREALE, LLP	PO 17525 LU2309 SAKS Properties, LLC	338.55	338.55
7668	1937 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 17527 LU2601 Scerbo	375.00	
		PO 17572 RO2603 Elizabethtown Gas	291.00	
		PO 17597 RO2607 Elizabethtown Gas	361.50	
		PO 17598 LU2309 SAKS Properties	946.50	
		PO 17599 LU2604 Billing	1,408.00	3,382.00
7669	1877 - J. CALDWELL & ASSOCIATES	PO 17541 LU2604 Billing	1,567.60	1,567.60
TOTAL				5,288.15
Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST		5,288.15		
		5,288.15		

### Checks Previously Disbursed

7666	ANTHONY PASSANTINO	PO# 17581 Release of Escrow DW2605	38.50	5/04/2026
				38.50

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 14 DEVELOPERS ESCROW TRUST	38.50	5,288.15	5,326.65
BILLS LIST TOTALS	38.50	5,288.15	5,326.65

**RESOLUTION 2026-112**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT**

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS**, the Annual Report of Audit for the year 2025 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, R.S.52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum the sections of the annual audit entitled "Comments and Recommendations; and

**WHEREAS**, the members of the Governing Body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director, under provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

RESOLUTION 2026-112  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Green in the County of Sussex and State of New Jersey, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

DATED: May 18, 2026

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 May 18, 2026.



\_\_\_\_\_  
Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CMFO

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung						√
Phillips						√
Qarmout		√	√			
Rose	√		√			
Mayor Raffay			√			

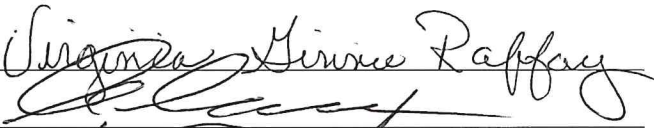





RESOLUTION 2026-112  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ

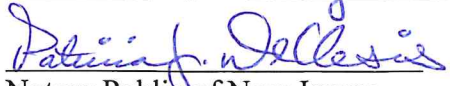
**ANNUAL AUDIT AFFIDAVIT**

STATE OF NEW JERSEY  
COUNTY OF SUSSEX

We, members of the governing body of the Township of Green, in the County of Sussex, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the Governing Body of the Township of Green, in the county of Sussex;
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 20254;
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled "Comments and Recommendations."

Mayor Virginia "Ginnie" Raffay   
Deputy Mayor Michael Rose   
Township Committee James DeYoung   
Township Committee Margaret "Peg" Phillips   
Township Committee Bader Qarmout   
  
Mark Zschack, RMC, Township Clerk

Sworn to and subscribed before me this  
20<sup>th</sup> Day of May 2026  
  
Notary Public of New Jersey

**PATRICIA J. DeCLEISIS**  
Notary Public, State of New Jersey  
My Commission Expires 12/27/2026

**RESOLUTION 2026-113**  
**TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NEW JERSEY**

**APPROVAL OF CORRECTIVE ACTION PLAN**

**WHEREAS**, the Division of Local Government Services requires preparation of a Corrective Action Plan in accordance with the Single Audit Act, U.S. Office of Management and Budget, and New Jersey Office of Management and Budget; and

**WHEREAS**, a Corrective Action Plan has been prepared by the Chief Financial Officer as required and copies have been distributed to the governing body and filed with the Township Clerk;

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Green that the Corrective Action Plan for the 2025 Annual Audit Report as prepared by the Chief Financial Officer and attached hereto as “Appendix A” is hereby approved.

**BE IT FURTHER RESOLVED** that a copy of the Plan be submitted to the Division of Local Government Services as required.

DATED: May 18, 2026

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 May 18, 2026.



\_\_\_\_\_  
Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CFO

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung						√
Phillips						√
Qarmout	√		√			
Rose		√	√			
Mayor Raffay			√			



# Township of Green

P.O. BOX 65, 150 KENNEDY RD.  
TRANQUILITY, N.J. 07879  
TELEPHONE: (908) 852-9333  
FAX: (908) 852-1972

## CORRECTIVE ACTION PLAN

For Audit Report Year: December 31, 2025

Finding #2025-01:

**Segregation of Duties:** The Township does not maintain an adequate segregation of duties within the Tax Collector Department. Since there is a limited number of employees, there is too much control over a transaction or class of transactions.

Recommendation #1

**That the Township strengthens internal controls within the Tax Collector Department.**

**Analysis:** There has always been one part-time employee in the Tax Collection department.

**Corrective Action:** Due to budget constraints, the Township is unable to employ more employees currently. The Township will consider strengthening internal control within reason of costs.

**Implementation Date:** 10/01/2026

Prepared by:

Linda Di Lorenzo, CFO/Treasurer

Date

L. Di Lorenzo 5/5/2026

**ORDINANCE NO. 2026-07**  
**TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ**

**AMEND ORDINANCE 2026-06**  
**“AN ORDINANCE FIXING SALARY RANGES FOR OFFICERS AND EMPLOYEES**  
**OF THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX**  
**AND STATE OF NEW JERSEY”**

**WHEREAS**, the Township adopted Ordinance 2026-06 on May 4, 2026, establishing salary ranges for Township employees, which Ordinance is to be amended to include a stipend for the Township Zoning Officer.

**BE IT ORDAINED** by the Township Committee of the Township of Green that effective January 1, 2026, the salary ranges for officers and employees shall be as hereinafter specified with the addition of Zoning Officer to Section 3.

Section 1. The minimum and maximum salary range for officers or employees of the Township of Green who are employed on an annual salary basis shall be and is hereby fixed as follows:

<b>POSITION</b>	<b>MINIMUM</b>	<b>MAXIMUM</b>
Member, Township Committee	\$ 0.	\$ 2,000.
Mayor, Township Committee	0.	2,500.
Municipal Clerk/Registrar	45,000.	146,000.
Deputy Clerk	15,000.	40,000.
Deputy Registrar	3,000.	7,500.
Deputy Clerk/Deputy Registrar	10,000.	69,000.
Receptionist	7,500.	35,000.
Clerk/Typist	2,000.	50,000.
Chief Financial Officer/Treasurer	25,000.	119,000.
Tax Assessor	25,000.	62,000.
Certified Property Lists (Tax Assessor)	2,000.	5,500.
Tax Collector/Tax Search Officer	25,000.	60,000.
Fire Prevention Official	0.	5,000.
Municipal Department Head (DPW Manager)	25,000	92,000.
Secretary Board/Committee	3,500.	64,000.
Court Treasurer	1,000.	5,000.
Animal Control Officer	3,000.	12,000.

Section 2. The minimum and maximum rates of compensation for each employee or class of employees who are employed on an hourly basis shall be and are hereby fixed as follows:

<b>POSITION</b>	<b>MIN. PER HR</b>	<b>MAX. PER HR</b>
Supervisor Roads	\$ 20.00	\$ 50.00
Road Repairer	N.J. Min. Wage	42.00
Superintendent of Public Works	30.00	45.00
Laborer	N.J. Min. Wage	35.00
Park Attendant	N.J. Min. Wage	75.00
Building Maintenance Worker/Messenger	N.J. Min. Wage	30.00
Grant Writer	N.J. Min. Wage	35.00
Clerk/Typist	N.J. Min. Wage	25.00
Tax Collector	20.00	40.00
Secretary Board/Committee	N.J. Min. Wage	30.00
Zoning Officer	N.J. Min. Wage	45.00
Seasonal/Road Repairer	N.J. Min. Wage	30.00

ORDINANCE NO. 2026-07  
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, NJ

POSITION	MIN. PER HR	MAX. PER HR
Seasonal/Truck Driver	N.J. Min. Wage	\$ 30.00
Recreation Director	N.J. Min. Wage	25.00
Seasonal/Recreation Sr. Counselors	N.J. Min. Wage	15.00
Seasonal/Lawn Maintenance	N.J. Min. Wage	20.00
Seasonal/Recreation Property Maintenance	N.J. Min. Wage	25.00

Section 3. The minimum and maximum rates of compensation for each employee or class of employee who are employed on a basis other than annually or hourly shall be and are hereby fixed as follows:

POSITION	MINIMUM	MAXIMUM
Grant Administrator (stipend)	500	\$ 3,000.
Certified Recycling Coordinator (stipend)	500	5,000.
Inspector (per smoke cert inspection)	20.00	80.00
Emergency Management Coordinator (stipend)	.00	5,000.
Emergency Management Coordinator (per diem with Township Committee approval)	.00	250.
Deputy Emergency Management Coordinator (stipend)	.00	1000.
Secretarial (per meeting for attendance at Township Committee, Land Use Board, Open Space, Recreation, Environmental and other miscellaneous meetings)	40.00	100.
Seasonal/Recreation Program Coordinator (stipend)	500.	2,000.
Seasonal/Recreation Sports Coordinator (stipend)	500.	1,500.
Seasonal/Recreation Arts & Crafts Coordinator (stipend)	500.	1,500.
Seasonal/Recreation – other special programs	250.	1,500.
Municipal Housing Liaison (stipend)	.00	2,000.00
Alternate Deputy Registrar (stipend)	500.	1,000.
Fleet Manager (stipend)	.00	3,000
IT Consultant (stipend)	.00	1,000
Clean Communities Coordinator (stipend)	500.	1,200.
Special Project (per project)	100.	10,000.
Zoning Officer (stipend)	8,000	12,000

Section 4. No officer or employee shall be entitled to receive an additional increment of salary until the same has been approved by resolution of the Township Committee.

Section 5. The Township Committee reserves the right to pay a salary to any new employee during his or her probationary period of ninety (90) days, which may be less than the minimum rate of salary or compensation as herein above provided. However, upon the satisfactory completion of such probationary period said employee shall be paid not less than the minimum salary provided for the particular office or employment.

Section 6. The Township Committee further reserves the right to pay a salary to any new employee at any figure between the minimum and maximum salary provided for such office or position and not necessarily the minimum salary.

ORDINANCE NO. 2026-07  
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, NJ

Section 7. The adoption of this Ordinance shall not operate to either increase or decrease the present pay of any officer or employee of the Township of Green, and the salaries or compensations provided

by existing ordinances shall remain in full force and effect until such time as the Township Committee may grant and approve such additional increments of salary as may be deemed advisable pursuant to the terms of this Ordinance. A resolution of the Township Committee establishing specific salaries or wages may be made retroactive to January 1st of the year in which the resolution is adopted or may establish the date on which salary shall take effect.

Section 8. Salaries shall be paid in the manner and the same time as heretofore provided by ordinance.

Section 9. This ordinance shall take effect after final passage and publication as prescribed by law.

Section 10. All ordinances or parts of ordinances which may be inconsistent with the terms of this ordinance, are to the extent of such inconsistency hereby repealed.

**NOTICE**

The above-entitled Ordinance was introduced and passed at first reading by the Green Township Committee at a meeting held on May 18, 2026, 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

\_\_\_\_\_  
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: May 18, 2026  
ADOPTED:

ADVERTISED: May 19, 2026  
ADVERTISED: