

**MINUTES
GREEN TOWNSHIP COMMITTEE
SPECIAL MEETING JULY 6, 2026**

CALL TO ORDER

Mayor Virginia "Ginnie" Raffay called the July 6, 2026, special 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: James DeYoung, Margaret "Peg" Phillips, Bader Qarmout, Deputy Mayor Michael Rose, and Mayor Virginia "Ginnie" Raffay
Also present: Mark Zschack, Township Clerk

APPROVAL OF AGENDA: Mayor Raffay requested a motion to approve the agenda for July 6, 2026. Phillips motioned to approve the agenda with an amendment to add a discussion regarding the status of storm damage prior to Open Public Session #1.

Seconded: Rose

Discussion: None

Upon Roll Call:

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

Nays: None

Abstentions: None

Absent: None

DISCUSSION: Status of Storm Damage - Deputy Mayor Rose explained the recent fast-moving storm that came through Friday evening. The Lake Tranquility sustained severe damage with poles down along with trees on wires. Several other areas of the Township are also without power. The cover of the DPW salt dome was destroyed and will need to be replaced. Deputy Mayor Rose and Mayor Raffay were on a conference call with JCPL and expressed great displeasure having not seen any JCPL trucks in town, up until this morning. Trucks with poles, tree crews and utility crews were onsite as of this morning. It was also expressed to JCPL that the Estimated Times of Restoration are always inaccurate and communication has been terrible. Assemblyman Inganamort and Assemblywoman Fantasia have also been notified and are helping on our behalf.

Phillips suggested it would be interesting to receive JCPL reports to accurately prove or disprove whether crews were in town. Phillips asked if the salt dome sustained structural damage. The Township Clerk responded that it is unknown at this time. The representative from Statewide assessed the damage today.

OPEN PUBLIC SESSION #1: Mayor Raffay opened the meeting for public questions or comments. Margaret Tarantino and Chuck Decker provided comments regarding a driveway repair and overlay that was recently done on Ms. Tarantino's property. Ms. Tarantino felt that the work on her driveway was done for repairs, not a new driveway and should not require a permit.

The Township Attorney reviewed the Township's driveway alteration code and explained the Zoning Officer's job is to review the code. The Township Attorney's recommendation is to apply and pay for the driveway permit along with the escrow. The Township Engineer will review the driveway. Any remaining escrow will be returned to Ms. Tarantino.

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

MINUTES
GREEN TOWNSHIP COMMITTEE
SPECIAL MEETING JULY 6, 2026

EXECUTIVE SESSION: Resolution ES2026-13

- Personnel - Interview Candidates for Municipal Finance Officer

Qarmout motioned to enter Executive Session at 7:32 p.m.

Seconded: Rose

Discussion: None

Upon Roll Call:

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

Nays: None

Abstentions: None

Absent: None

Phillips stated that action will be taken when the Committee returns to public session.

The Committee returned to Open Public Session at 9:42 p.m.

Qarmout motioned to close Executive Session and return to Open Public Session.

Seconded: DeYoung

Discussion: None

All were in favor.

NEW BUSINESS:

Resolution 2026-125 - Appoint Municipal Finance Officer

Motion: Phillips

Seconded: DeYoung

Discussion: None

Upon Roll Call:

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

Nays: None

Abstentions: None

Absent: None

ADJOURNMENT:

Rose motioned to adjourn at 9:43 p.m.

Seconded: Qarmout

Discussion: None

All were in favor.

Mayor Raffay stated the next meeting is scheduled for Monday, July 20, 2026, at 7:00 p.m.



Mark Zschack, RMC
Township Clerk

Date Approved: July 20, 2026

RESOLUTION 2026-125
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

CONFIRMING THE APPOINTMENT OF
KEVIN GLEASON TO SERVE AS
TEMPORARY CHIEF FINANCIAL OFFICER/TREASURER FOR GREEN TOWNSHIP

WHEREAS, Linda Di Lorenzo has indicated her retirement as CMFO/Treasurer for the Township of Green is effective September 1, 2026; and

WHEREAS, pursuant to N.J.S.A. 40A:9-140.10, in every municipality there shall be a Chief Financial Officer (CFO) appointed by the Governing Body of the municipality; and

WHEREAS, pursuant to N.J.S.A. 40A:9-140.13(f), when a vacancy occurs in the office of CFO following the appointment of a Certified Municipal Finance Officer to that office, the governing body may appoint, for a period not to exceed one year and commencing on the day of the vacancy, a person who does not hold a Municipal Finance Officer certificate to serve as a Temporary CFO; and

WHEREAS, the Township Committee deems it to be in the best interests of the Township to appoint Kevin Gleason to serve as the Temporary CFO/Treasurer for the Green Township, as of September 1, 2026, at an annual salary of \$95,000.00; and

WHEREAS, Kevin Gleason shall begin employment with Green Township on August 10, 2026, to receive training from current CFO/Treasurer, Linda DiLorenzo, at a weekly salary of \$1,827.00, until beginning employment as the Temporary CFO/Treasurer on September 1, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Green Township does hereby appoint Kevin Gleason to serve as the Temporary CFO/Treasurer for Green Township for a term allowable by New Jersey law.

BE IT FURTHER RESOLVED that Kevin Gleason is required to obtain Certified Municipal Finance Officer training and license as soon as possible, the cost of which is to be paid by employee.

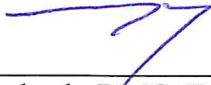
BE IT FURTHER RESOLVED that Kevin Gleason's annual salary will increase by \$5,000.00 upon receipt of a Certified Municipal Finance Officer license.

This Resolution shall take effect immediately.

DATED: July 6, 2026

RESOLUTION 2026-125
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

I, Mark Zschack, Township Clerk of the Township of Green, County of Sussex, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a Resolution adopted by the Township Committee at a meeting held on July 6, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION ES 2026-13
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231 P.L. 1975 (N.J.S.A. 10:13-12) permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, N.J.S.A. 10:4-13 requires the adoption of a resolution prior to the Township Committee going into Closed Session stating the general nature of the subject matter to be discussed and generally the time and circumstances under which the discussion conducted in Closed Session can be disclosed to the public;

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

1. The public shall be excluded from discussion of and action upon and hereinafter specified subject matter(s)
2. The general nature of the subject matter(s) to be discussed is as follows:

X Personnel

Contract Negotiation

Real Property

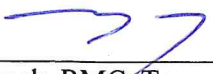
Public Safety

Litigation/Potential Litigation

Attorney-Client
3. It is anticipated at this time that the above stated subject matter(s) will be made public at the conclusion of each individual specified subject matter.
4. This resolution shall take effect immediately.

DATED: July 6, 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 July 6, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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