

**MINUTES  
GREEN TOWNSHIP COMMITTEE  
REGULAR MEETING JULY 20, 2026**

**CALL TO ORDER**

Mayor Virginia “Ginnie” Raffay called the July 20, 2026, meeting of the Green Township Committee to order at 7:01 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, and Mayor Virginia “Ginnie” Raffay

Absent: Deputy Mayor Michael Rose

Qarmout motioned to excuse the absent member

Seconded: DeYoung

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 with the addition of an addendum for July 20, 2026. Mayor Raffay also noted corrections with the numbering on the agenda.

Motion: DeYoung

Seconded: Phillips

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: Rose

**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.

Sharon Mullen voiced her concerns on the unsafe conditions of the roads at the lake and is grateful the Committee is addressing the issue of paving the roads. Sharon asked if there are plans to pave other roads in the lake section in the future. Mayor Raffay stated that the Township is in the middle of the water study and eventually hopes to get to all the roads.

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

**CONSENT AGENDA:**

**1. RESOLUTIONS:** *(Approval of the Following)*

- a. Resolution 2026-130 - Appoint Fire Fighter - Larissa Patente

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

- a. Allamuchy Ordinance Amending “Land Development” to Include Data Centers as Prohibited Use Introduced on May 24, 2026
- b. Township of Fredon Resolution Adopted June 24, 2026, Requesting Governor Sherrill Restore Full Funding to the NJ School of Conservation

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- c. Township of Frelinghuysen Ordinance Adopted May 18, 2026, Amending and Supplementing Land and Development Ordinance to Prohibit Data Centers in All Zones
- d. Letter from Township of Frelinghuysen Regarding Amended 2025 Housing Element & Fair Share Plan

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

- a. Treasurer's Report - May 31, 2026
- b. Tax Collector's Report - May and June 2026
- c. Municipal Court Monthly Cashbook Report - May and June 2026
- d. Construction Permit Activity Report - June 2026
- e. Sussex County Health Department Inspection Report - June 2026

Phillips motioned to move Consent Agenda

Seconded: DeYoung

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: Rose

**DISCUSSIONS: Correctional Institutions and Detention Facilities** - The Committee reviewed a draft ordinance prohibiting correction institutions and detention facilities in Green Township. The ordinance is very clear and provided no comments. The ordinance will be presented for introduction at the next meeting.

**Private Email Use and OPRA** - The Township Attorney reaffirmed the policy that only official Green Township email addresses should be used. Any other email accounts may be subject to search in response to OPRA. Mayor Raffay commented that the County Commissioners suggest no cell phones at the dais. The Township Attorney added that the Committee should not use cell phones at the dais for texting members as this is a violation of the Open Public Meetings Act.

**Employee Health Benefits** - The Township Clerk distributed additional health plan offering changes. Phillips recommended exploring alternatives to State Health benefits. The Township Clerk will contact Wayne Dietz, Risk Manager.

**OLD BUSINESS:**

- a. **Public Hearing Ordinance 2026-09** - Authorizing a Referendum Ballot Question Regarding the Use of Open Space Trust Funds

Mayor Raffay opened the meeting for public comments.

Sharon Mullen asked if there are plans to purchase any properties with open space funds. Mayor Raffay responded that this will decrease how much money can be utilized and ensure a minimum of 1 million dollars remains in the open space trust fund. This will ensure the preservation of the funds.

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

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay  
Nays: None  
Abstentions: None  
Absent: Rose

**NEW BUSINESS:**

**a. Resolution 2026-126** - Chapter 159 - ANJEC Grant Item of Revenue in the Budget

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

**b. Resolution 2026-127** - To Cancel Outstanding Checks

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

**c. Resolution 2026-128** - Bills List (06/12/2026 to 07/16/2026)

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

**d. Resolution 2026-129** - Developers Escrow Trust (06/11/2026 to 07/15/2026)

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

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**e. Resolution 2026-131 - Approve Payout to Penny Holenstein**

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

**f. Resolution 2026-132 - Authorize Payment for Improvements Along Hunts Road**

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

**g. Resolution 2026-133 - Release of Escrow - Block 38, Lot 6**

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

**h. Resolution 2026-134 - Authorize Morris County Cooperative for Milling, Paving, Line Striping, Traffic Signage, and Drainage of Hedden Road**

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

**i. Resolution 2026-135 - Authorize Morris County Cooperative for Milling and Paving of Highland Avenue**

Motion: Phillips  
Seconded: Qarmout  
Discussion: None  
Upon roll call vote:

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Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay  
Nays: None  
Abstentions: None  
Absent: Rose

**j. Minutes ready for approval - June 15, 2026, regular meeting and executive session**

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

**k. Minutes ready for approval - July 6, 2026, special meeting and executive session**

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

**l. Resolution 2026-136 - Authorize Change Order No. 1 and Final Payment for Milling and Paving Yellow**

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

**m. Resolution 2026-137 - Authorize Senior Olympics Sponsorship**

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

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

*NJLM Annual Conference - Mark, Jason and Kim plan to attend the annual conference in Atlantic City, NJ, November 17-19, 2026.*

*Tax Bills - Tax bills were finalized and mailed today. Payments are due by August 14<sup>th</sup>*

*Resident Concerns - Several calls have been received concerning trees that caused damage that fell during the recent storms. These trees are potentially on municipal property. One hit a shed; another hit a fence. We will determine the property line to see if the trees are on municipal property.*

*Lake Tranquility Drainage Study - The Township Clerk received an email from Princeton Hydro late this afternoon updating their progress. Twenty-seven locations were identified as areas of concern with sixteen sites as the most critical. An online map was provided which will be reviewed with the Township Engineer*

*Salt Dome - The damage to the salt dome has been reported to the insurance company and we have been assigned an adjustor. On advice from our Qualified Purchasing Agent, this is considered an emergency, and a recovery company has been contacted to obtain quotes.*

*Cell Tower at Trinca - The lease between SectorSite and Green Township is just about complete and will be ready for execution soon.*

**MATTERS FROM THE GOVERNING BODY:**

Qarmout provided no report.

Phillips provided no report.

DeYoung provided no report.

Mayor Raffay stated she has received several calls complimenting the DPW on the recent cleanup of roads after the storms in particular the Lake Tranquility section.

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

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

*The Department of Public Works has spent the past several weeks responding to the aftermath of the severe thunderstorms that impacted Sussex County over the Fourth of July holiday weekend. The storm system produced damaging straight-line winds estimated between 60 and 80 mph, resulting in widespread tree damage, downed utility wires, blocked roadways, and power outages throughout the region. Statewide, more than 240,000 electric customers lost power during the storm, with Sussex County among the areas experiencing significant impacts.*

*Immediately following the storm, DPW crews shifted all available personnel to emergency response. During the first three days of recovery, before utility contractors and private tree removal companies were able to mobilize, our crew worked around the clock to ensure roadways remained passable for emergency responders, residents, and utility restoration efforts.*

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*Over that three-day period, DPW personnel encountered approx. 70 to 90 fallen trees that required cutting, clearing, and removal from township roadways. In addition to tree removal, crews managed numerous blocked roads, cleared large amounts of brush and storm debris, coordinated with emergency services around downed utility lines, and assisted with maintaining safe travel throughout the township.*

*While storm recovery remained the department's primary focus, crews continued to perform essential municipal services whenever possible, including mowing township properties and maintaining public facilities. Staff are also currently addressing a collapsed storm drainage basin, which remains a priority infrastructure repair.*

*With approximately 90% of the storm cleanup now complete, the Department is transitioning back to its scheduled maintenance program. Over the coming weeks, crews will focus on:*

- *Roadway pothole patching.*
- *Street sweeping operations.*
- *Guardrail and roadside mowing.*
- *Continuing drainage and stormwater infrastructure repairs.*
- *Preparing **Hedden Road** and **Highland Avenue** for the upcoming milling and paving project.*

**OPEN PUBLIC SESSION #2:** Mayor Raffay opened the meeting for public questions or comments. Sharon Mullen asked if they have finalized the drainage study report. The Township Clerk responded that the report is being reviewed so the map can be finalized and solutions to the first 16 critical areas.

Sharon asked for a timeline on when Highland will be paved. The Superintendent of Public Works answered the milling will begin August 26 & 27 with paving in early September. The Township Clerk explained the portion of Highland that will be milled and paved, not the entire length of Highland Road.

Sharon noted there are still wires down.

Josephine Fracasso questioned what is meant by correctional institutions and detention facilities. The Township Attorney explained that it is prohibited as a use within the Township.

Josephine asked if the cell tower passed. The Township Clerk explained that is just the lease between the Township and the cell tower company. They will have to go through the entire process of the Land Use Board.

Scott Bozzone inquired about the timeline of paving Hedden Road. The mill and pave in August, paving in September.

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

**EXECUTIVE SESSION:** Resolution ES2026-14  
Contract Negotiations - Fire Coverage Services  
Litigation - Insurance Counsel

Mayor Raffay noted that action may be taken in Open Public Session.

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Qarmout motioned to close Open Public Session #1 and to enter Executive Session at 7:32 p.m.

Seconded: Phillips

Discussion: None

All were in favor.

The Committee returned to Open Public Session 7:57 p.m.

Phillips motioned to close Executive Session and return to Open Public Session

Seconded: Qarmout

Discussion: None

All were in favor.

**Resolution 2026-138** - Authorize Settlement Agreement with St. Angelo, et al.

Phillips motioned to adopt and read Resolution 2026-138

Seconded: Qarmout

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: Rose

**ADJOURNMENT:**

Phillips motioned to adjourn at 7:58 p.m.

Seconded: Qarmout

Discussion: None

All were in favor.

Mayor Raffay noted the next Township Committee Meeting is scheduled for Monday, August 17, 2026, 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: August 17, 2026

**RESOLUTION 2026-130**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**APPOINT FIRE FIGHTER**

**BE IT RESOLVED** by the Township Committee of the Township of Green to appoint Larissa Patente as a member of the Green Township Volunteer Fire Department.

DATED: July 20, 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 July 20, 2026.

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

cc: Chief Jeremy Willis

**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 |               |               | √          |            |                |               |

**ORDINANCE NO. 2026-09**  
**TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY**

**AN ORDINANCE AUTHORIZING A NON-BINDING  
REFERENDUM BALLOT QUESTION REGARDING THE  
USE OF OPEN SPACE TRUST FUNDS**

**WHEREAS**, Green Township has approved an Open Space Committee and Open Space Trust Fund for acquisition of vacant land and land which has improvements upon it, where the principal purpose is to preserve open space, recreation, farmland preservation, and/or historic preservation, currently codified in the Green Township Code Section 2-40.1 et seq.; and

**WHEREAS**, N.J.S.A. 40:12-15.7(d) allows the governing body to submit to voters in a general or special election a proposition amending or supplementing a previously approved proposition regarding open space conservation, including adding purposes for which Open Space Funds may be expended; and

**WHEREAS**, N.J.S.A. 19:37-1 permits governing bodies to ascertain the sentiment of legal voters upon a question by submission of such question to a vote of the electors in the municipality at any election held therein, by adopting at a regular meeting an ordinance or resolution requesting the County Clerk to print upon official ballots to be used at the next ensuing general election a proposition to be formulated and expressed in the Ordinance in concise form; provided the request shall be filed with the County Clerk not later than eighty-one (81) days previous to the election.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Green, as follows:

**Section 1.** The Green Township Committee does hereby request that the following non-binding referendum question be forwarded to the Sussex County Clerk to be placed on the November 2026 General Election Ballot:

**OPEN SPACE TRUST FUND NON-BINDING REFERENDUM**

Shall the Green Township Committee adopt an Ordinance revising the permitted use of the Open Space Trust Fund monies, currently codified as Section 2-40.1 et seq. of the Green Township Code, to allow up to a maximum of 10% [reduced from 30%] of the total Open Space Trust Fund (as of January 1 of each year) to be utilized for construction and maintenance costs of Open Space properties, only so long as the balance of the Open Space Trust Fund is more than \$1,000,000.00 as of January 1 of the year the funds will be used?

[   ] Yes

[   ] No

### **INTERPRETIVE STATEMENT**

A "YES" vote will not increase the tax. This proposed revision is intended to strengthen the long-term preservation of the Township's Open Space Trust Fund by reducing the percentage of funds that may be expended annually on construction and maintenance activities and by introducing a minimum balance requirement. By limiting withdrawals and ensuring a stable funding threshold, the Township aims to safeguard the financial sustainability of the Trust Fund while continuing to support essential stewardship and improvement of Open Space properties.

Currently, the Township Code permits the use of up to 30% of Open Space Trust Fund monies for construction and maintenance purposes with no minimum balance requirement.

This proposal will revise the Township's current Open Space Ordinance, Section 2-40.1 et seq, by allowing a maximum of 10% of the balance of the Open Space Trust Fund monies each year to be utilized for costs associated with the construction and maintenance of Open Space properties, provided that the Fund maintains a minimum balance of more than \$1,000,000 as of January 1 of the year in which the funds are to be used.

A Yes vote on this referendum question will mean that the voters desire that up to 10% of Open Space funds [reduced from 30% of the Fund] may be utilized for construction and maintenance costs on Open Space properties, only if the balance of the Fund as of January 1 is \$1,000,000.00. A "YES" vote will not increase the tax. This ballot question is non-binding.

**Section 2.** The Sussex County Clerk is hereby requested to print the Non-Binding Referendum and Interpretive Statement on the Official Ballot for the next Election held in November 2026.

**Section 3.** **Severability.** If any provision of this Ordinance or the application of this Ordinance to any person or circumstances is held invalid, the remainder of this ordinance shall not be affected and shall remain in full force and effect.

**Section 4.** **Repealer.** All ordinances or parts of ordinances or resolutions inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

**Section 5.** **Effective date.** This Ordinance shall take effect after its final passage and publication as required by law.

ORDINANCE NO. 2026-09  
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY

**NOTICE**

**TAKE NOTICE** that the above-entitled Ordinance was introduced at a regular meeting of the Green Township Committee held on Monday, June 15, 2026. It will be considered for adoption, after final reading and public hearing thereon, at a regular meeting of the Green Township Committee to be conducted at 7:00 p.m. on Monday, July 20, 2026 at the Green Township Municipal Building, 150 Kennedy Road, Tranquility, New Jersey, and shall take effect according to 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: June 15, 2026  
ADOPTION: July 20, 2026

ADVERTISED: June 16, 2026  
ADVERTISED: July 21, 2026

**RESOLUTION 2026-126**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**SUSSEX COUNTY, NEW JERSEY**

**CHAPTER 159 – ANJEC (ASSOCIATION OF NJ ENVIRONMENTAL COMMISSIONS)**  
**GRANT**

**ITEM OF REVENUE IN THE BUDGET OF TOWNSHIP OF GREEN**  
**PURSUANT TO N.J.S.A. 40A: 4-87 (CHAPTER 159, P.L. 1948)**

**WHEREAS, N.J.S.A. 40A: 4-87** provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

**WHEREAS,** said Director may also approve the insertion of an item of appropriation for an equal amount, and

**WHEREAS,** the Township has been allocated to receive the not-to-exceed sum of \$1,460.00 grant from ANJEC, Association of NJ Environmental Commissions and wishes to amend its 2026 Budget to include this amount as revenue.

**NOW, THEREFORE, BE IT RESOLVED** that the Township hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the Budget of the year 2026 for a sum of \$1,460.00 which item is now available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written  
Consent of the Director of Local Government Services:  
Public and Private Revenues Offset with Appropriation  
ANJEC, Association of NJ Environmental Commissions

**BE IT FURTHER RESOLVED** that a like sum of \$1,460.00 be and the same is hereby appropriated under the caption of:

General Appropriations

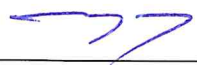
(a) Operations Excluded from 5% Caps  
Public and Private Revenues Off-Set by Revenue  
ANJEC, Association of NJ Environmental Commissions

**BE IT FURTHER RESOLVED,** that the CFO electronically files this resolution with the Director of Local Government Services.

DATED: July 20, 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 July 20, 2026.

RESOLUTION 2026-126  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
SUSSEX COUNTY, NEW JERSEY

  
\_\_\_\_\_  
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 2026-127**  
**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;

**CURRENT/CLAIMS FUND**

| <u>Check #</u> | <u>Date</u> |                    | <u>Amount</u> |
|----------------|-------------|--------------------|---------------|
| 13805          | 10/20/2025  | Crystal Boackbader | \$ 10.00      |
| 13810          | 10/20/2025  | Kasey Bryson       | \$ 10.00      |
| 13814          | 10/20/2025  | Melinda Angel      | \$ 10.00      |
| 13815          | 10/20/2025  | Michael Mills      | \$ 20.00      |

**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 account be cancelled.

DATED July 20, 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 July 20, 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 |               |               | √          |            |                |               |

**RESOLUTION 2026-128**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**BILLS LIST (06/12/2026 to 07/16/2026)**

**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 06/12/2026 to 07/16/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: July 20, 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 20, 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: 07/20/2026 For bills from 06/12/2026 to 07/16/2026

| Check# | Vendor                                        | Description                                       | Payment   | Check Total |
|--------|-----------------------------------------------|---------------------------------------------------|-----------|-------------|
| 370    | 2192 - ACCESS                                 | PO 17451 2026 Container Storage                   | 77.59     | 77.59       |
| 14371  | 1940 - AMAZON                                 | PO 17633 Supplies for Miss Green Contest 2026     | 16.53     | 16.53       |
| 14372  | 541 - APPRAISAL SYSTEMS, INC.                 | PO 17568 2027 Reassessment                        | 3,000.00  | 3,000.00    |
| 14373  | 1625 - AQUA NEW JERSEY                        | PO 17419 Fire Hydrant Service 2026                | 2,897.10  | 2,897.10    |
| 14374  | 2361 - BELLA GUZZO                            | PO 17641 Miss Green Scholarship 2026              | 500.00    | 500.00      |
| 14375  | 14 - BLUE DIAMOND DISPOSAL, INC.              | PO 17460 2026 Waste & Recycling Collection        | 30,000.00 | 30,000.00   |
| 14376  | 1182 - BOB VIERSMA AND SONS, INC.             | PO 17211 Imp to Hunts Rd - Embankment             | 5,062.53  | 5,062.53    |
| 14377  | 2068 - CENTRAL JERSEY EQUIPMENT LLC           | PO 17417 2026 Vehicle & Equipment Parts & Repair  | 14.19     | 14.19       |
| 14378  | 1738 - CINTAS FIRE PROTECTION, INC.           | PO 17638 2026 Fire Inspection                     | 5,380.39  | 5,380.39    |
| 14379  | 1952 - CONTRAL SECURITY CORPORATION           | PO 17535 Annual Burglar/Fire Alarm System Monitor | 384.00    | 384.00      |
| 14380  | 440 - County of Sussex                        | PO 17658 2026 Primary Election Costs              | 544.87    | 544.87      |
| 14381  | 2241 - GANNETT NEW YORK-NEW JERSEY LOCALIQ    | PO 17335 Legal Ads 2026                           | 34.16     | 34.16       |
| 14382  | 1380 - GARDEN STATE LABS, INC.                | PO 17401 Water Testing at Municipal Building 2026 | 115.00    | 115.00      |
| 14383  | 528 - GRIFFITH-ALLIED TRUCKING LLC            | PO 17423 Gasoline Delivry 2026 Acct 10-7199868    | 783.00    | 783.00      |
| 14384  | 120 - HAROLD E. PELLOW & ASSOCIATES, INC.     | PO 17636 Hedden Road DOT Project                  | 110.00    | 110.00      |
| 14385  | 188 - HOME DEPOT CREDIT SERVICES              | PO 17361 Supplies, Hardware, Small Tools 2026     | 564.48    | 564.48      |
| 14386  | 2059 - INSTITUTE FOR PROFESSIONAL DEVELOPMENT | PO 17579 Webinars - L. DiLorenzo                  | 100.00    | 100.00      |
| 14387  | 1603 - J. CALDWELL & ASSOCIATES               | PO 17346 Professional Planner                     | 725.00    | 725.00      |
| 14388  | 190 - JCP& L                                  | PO 17657 June 2026 Electric Bill                  | 1,413.90  | 1,413.90    |
| 14389  | 2149 - JEFFERSON RECYCLING LLC                | PO 17635 15 yard dumpster                         | 587.00    | 587.00      |
| 14390  | 58 - KAY PRINTING                             | PO 17623 Forms/Supplies for Construction Departme | 607.00    | 607.00      |
| 14391  | 1860 - KIMBERLEE MANTZ                        | PO 17648 Reimbursement for Renewal of Technical A | 93.59     |             |
|        |                                               | PO 17649 Reimbursement of Notary Renewal Fee      | 30.00     | 123.59      |
| 14392  | 1632 - LADDEY, CLARK & RYAN, LLP              | PO 17632 April 2026 Legal Services                | 3,250.00  |             |
|        |                                               | PO 17632 April 2026 Legal Services                | 600.00    | 3,850.00    |
| 14393  | 1153 - LOWE'S                                 | PO 17363 Hardware, Small Tools & Supplies         | 350.54    | 350.54      |
| 14394  | 20 - MGL PRINTING SOLUTIONS, LLC              | PO 17592 Dog License Tags for 2027                | 326.00    |             |
|        |                                               | PO 17634 Tax Bills 2026                           | 556.00    | 882.00      |
| 14395  | 1924 - Modern Group LTD                       | PO 17351 Vehicle Parts 2026                       | 202.79    | 202.79      |
| 14396  | 45 - MUNICIPAL CLERKS' ASSOC OF NJ            | PO 17663 2026-2027 Membership Renewal - Zschack & | 175.00    | 175.00      |
| 14397  | 1960 - NAVITEND                               | PO 17459 2026 Agreement Office 365 & Emails       | 1,769.32  | 1,769.32    |
| 14398  | 192 - NEWTON TROPHY & SPORT CENTER LLC        | PO 17605 Outstanding Older American Award 2026    | 100.00    | 100.00      |
| 14399  | 98 - NJ STATE DEPT OF HEALTH & SENIOR SVS     | PO 17493 Dog License fees                         | 15.60     | 15.60       |
| 14400  | 12 - NJ STATE LEAGUE OF MUNICIPALITIES        | PO 17612 Online Ad for CMFO/Treasurer Position    | 115.00    | 115.00      |
| 14401  | 2187 - PLANET NETWORKS, INC.                  | PO 17647 August 2026 Internet & Phone Service     | 1,529.10  | 1,529.10    |
| 14402  | 1844 - POWER PLACE, INC.                      | PO 17371 Maintenance of Equipment & Parts 2026    | 695.14    | 695.14      |
| 14403  | 2292 - PRESTIGE PEST UNIT                     | PO 17646 Quarterly Pest Control Services at Tranq | 525.00    | 525.00      |
| 14404  | 2141 - PRIMEPOINT, LLC                        | PO 17338 Time & Labor Management Program 2026     | 113.00    | 113.00      |
| 14405  | 177 - RONETCO SUPERMARKETS, INC.              | PO 17642 Supplies for Green Township Day 2026     | 43.94     | 43.94       |
| 14406  | 1225 - RUTGERS, CENTER FOR GOVERNMENT SVCS.   | PO 17661 Zoning Courses for K. Mantz              | 1,677.00  | 1,677.00    |
| 14407  | 2016 - SCHENCK, PRICE, SMITH & KING, LLP      | PO 17339 Tax Appeals 2026                         | 730.28    | 730.28      |
| 14408  | 842 - SEELY BROTHERS FLAGS, LLC               | PO 17631 Flags                                    | 444.00    | 444.00      |
| 14409  | 1210 - SK PAPER SHRED, INC.                   | PO 17427 Document Shredding 2026                  | 75.00     | 75.00       |
| 14410  | 185 - SMITH TRACTOR & EQUIPMENT, INC.         | PO 17415 Mower Parts 2026                         | 675.00    | 675.00      |
| 14411  | 2151 - SMITH'S HEATING & COOLING, LLC.        | PO 17408 2026 Annual Oil Cleaning, Service & Repa | 139.00    | 139.00      |
| 14412  | 866 - SPACE FARMS, INC.                       | PO 17398 Deer Carcass Removal Service 2026        | 54.00     | 54.00       |
| 14413  | 123 - STAPLES ADVANTAGE                       | PO 17654 Office Supplies for July 2026            | 336.06    | 336.06      |
| 14414  | 330 - STATE OF NEW JERSEY                     | PO 17652 12/2025 Unemployment Disability Assessme | 167.24    | 167.24      |
| 14415  | 1152 - STATEWIDE INSURANCE FUND               | PO 17473 Workers Compensation/All Lines Insurance | 40,934.50 | 40,934.50   |
| 14416  | 277 - STUBER INSURANCE AGENCY, INC.           | PO 17650 2026 Auto/Umbrella-Allamuchy-Green First | 21,647.00 | 21,647.00   |
| 14417  | 97 - SUSSEX COUNTY CLERK                      | PO 17653 2026 Primary Election Costs              | 1,572.74  | 1,572.74    |
| 14418  | 114 - SUSSEX COUNTY MUA                       | PO 17400 Solid Waste Disposal/Household 2026      | 13,770.90 | 13,770.90   |
| 14419  | 179 - SUSSEX COUNTY RENTAL CENTER             | PO 17374 Equipment Rental 2026                    | 300.00    | 300.00      |
| 14420  | 2290 - TAYLOR OIL COMPANY                     | PO 17424 Diesel Delivery 2026                     | 2,892.68  | 2,892.68    |
| 14421  | 2009 - THE CANNING GROUP. LLC                 | PO 17441 QPA 1/01/2026-12/31/2026                 | 458.33    | 458.33      |
| 14422  | 85 - TOWNSHIP OF ANDOVER                      | PO 17492 Shared Service - Municipal Court         | 12,500.00 | 12,500.00   |
| 14423  | 1051 - TREASURER STATE OF NEW JERSEY          | PO 17547 Marriage Lic/Civil Union License         | 325.00    | 325.00      |
| 14424  | 716 - TRI-STATE RENTALS, INC.                 | PO 17414 2026 Vehicle & Equipment Parts, Repair,  | 327.75    | 327.75      |
| 14425  | 2078 - UNIFIRST CORPORATION                   | PO 17349 Uniform Rentals 2026                     | 1,039.60  | 1,039.60    |
| 14426  | 29 - VERIZON WIRELESS                         | PO 17347 Modem-OEM 2026                           | 147.33    | 147.33      |
| 14427  | 105 - W.E. TIMMERMAN EQUIPMENT CO., INC.      | PO 17384 Vehicle Repair 2026                      | 13,270.20 | 13,270.20   |
| 428    | 1236 - W.W.GRAINER, INC.                      | PO 17325 Wall heaters                             | 2,653.82  |             |
|        |                                               | PO 17368 Supplies, Samll Tools, Hardware 2026     | 163.94    | 2,817.76    |

TOTAL

179,708.13

Total to be paid from Fund 01 CURRENT FUND

173,519.00

Total to be paid from Fund 02 FEDERAL &amp; STATE GRANTS

75.00

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

Meeting Date: 07/20/2026 For bills from 06/12/2026 to 07/16/2026

| Check# | Vendor                                                      | Description | Payment | Check Total |
|--------|-------------------------------------------------------------|-------------|---------|-------------|
|        | Total to be paid from Fund 04 GENERAL CAPITAL               | 5,172.53    |         |             |
|        | Total to be paid from Fund 12 ANIMAL FUND                   | 341.60      |         |             |
|        | Total to be paid from Fund 16 AFFORDABLE HOUSING TRUST FUND | 600.00      |         |             |
|        |                                                             | =====       |         |             |
|        |                                                             | 179,708.13  |         |             |

**Checks Previously Disbursed**

|       |                                      |                                              |              |           |
|-------|--------------------------------------|----------------------------------------------|--------------|-----------|
| 9999  | PAYROLL ACCOUNT                      | 6/15/2026                                    | 46,068.72    | 6/15/2026 |
| 9999  | GREEN TOWNSHIP                       | PO# 17644 2026 Municipal Open Space Tax      | 40,612.26    | 6/18/2026 |
| 9999  | PAYROLL ACCOUNT                      | 6/30/2026                                    | 49,699.63    | 6/30/2026 |
| 9999  | STATE OF NJ DIV OF PENSIONS/BENEFITS | PO# 17326 Retiree - Health Insurance         | 11,696.20    | 7/08/2026 |
| 9999  | STATE OF NJ - DIVISION OF PENSIONS   | PO# 17327 Active - Health & Dental Insurance | 18,020.35    | 7/08/2026 |
| 9999  | GREEN TWP BOARD OF EDUCATION         | PO# 17470 School Taxes payable               | 1,002,744.00 | 7/13/2026 |
| 9999  | PAYROLL ACCOUNT                      | 7/15/2026                                    | 51,527.12    | 7/14/2026 |
| 14366 | RESORTS CASINO HOTEL                 | PO# 17630 NJLM Annual Conference - Miller Re | 366.00       | 6/15/2026 |
| 14367 | SABRINA GOODLIFFE                    | PO# 17640 Louis Caruso Award 2025            | 100.00       | 6/17/2026 |
| 14368 | JCP& L                               | PO# 17639 May 2026 Electric Bill             | 1,483.06     | 7/01/2026 |
| 14369 | VERIZON                              | PO# 17420 Alarm Phone lines 2026             | 280.08       | 7/01/2026 |
|       |                                      |                                              | -----        |           |
|       |                                      |                                              | 1,222,597.42 |           |

| Totals by fund                        | Previous Checks/Voids | Current Payments | Total                      |
|---------------------------------------|-----------------------|------------------|----------------------------|
| Fund 01 CURRENT FUND                  | 1,222,597.42          | 173,519.00       | <b>1,396,116.42</b>        |
| Fund 02 FEDERAL & STATE GRANTS        |                       | 75.00            | <b>75.00</b>               |
| Fund 04 GENERAL CAPITAL               |                       | 5,172.53         | <b>5,172.53</b>            |
| Fund 12 ANIMAL FUND                   |                       | 341.60           | <b>341.60</b>              |
| Fund 16 AFFORDABLE HOUSING TRUST FUND |                       | 600.00           | <b>600.00</b>              |
| BILLS LIST TOTALS                     | 1,222,597.42          | 179,708.13       | <b><u>1,402,305.55</u></b> |

**RESOLUTION 2026-129**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**DEVELOPERS ESCROW TRUST (06/11/2026 to 07/15/2026)**

**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 06/11/2026 to 07/15/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: July 20, 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 the resolution adopted by the Township Committee at a regular meeting held on July 20, 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: 07/20/2026 For bills from 06/11/2026 to 07/15/2026

| k#                                                    | Vendor                                     | Description                             | Payment | Check Total       |
|-------------------------------------------------------|--------------------------------------------|-----------------------------------------|---------|-------------------|
| 7672                                                  | 2317 - DANIEL STEWART                      | PO 17662 DW2511 Release of escrow       | 192.50  | 192.50            |
| 7673                                                  | 1937 - HAROLD E. FELLOW & ASSOCIATES, INC. | PO 17597 R02607 Elizabethtown Gas       | 225.00  |                   |
|                                                       |                                            | PO 17651 SE2417 and DW2416 Rannon       | 417.50  | 642.50            |
| 7674                                                  | 1877 - J. CALDWELL & ASSOCIATES            | PO 17645 LU2612 Petucco                 | 761.25  | 761.25            |
| 7675                                                  | 2356 - MILLS & MILLS, P.C.                 | PO 17596 Legal Services 2026 - Land Use | 740.00  | 740.00            |
| TOTAL                                                 |                                            |                                         |         | -----<br>2,336.25 |
| Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST |                                            | 2,336.25                                |         |                   |
|                                                       |                                            | <u>2,336.25</u>                         |         |                   |
|                                                       |                                            | 2,336.25                                |         |                   |

**RESOLUTION 2026-131**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**REVIEW OF VACATION PAYOUT**

**BE IT RESOLVED**, by the Township Committee of the Township of Green in the County of Sussex and State of New Jersey that the attached confirmation of paid vacation time for Penny Holenstein was reviewed and approved for payment.

DATED: July 20, 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 July 20, 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  
clerkadmin@greentwp.com

June 30, 2026

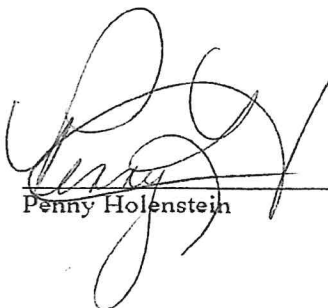
Penny Holenstein  
Hire Date: July 1, 1994  
Retirement Date: July 1, 2026

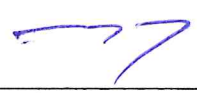
## VACATION TIME PAYOUT

|                                       |                                                 |
|---------------------------------------|-------------------------------------------------|
| 2025 days carried over:               | 2.5 days (used prior to 4/30/2026 deadline)     |
| 2026 (allotted 10 vacation days):     | 35 Hours / 5 days (prorated at 7 hours per day) |
| Vacation days used through 6/30/2026: | 0                                               |

**You are eligible for vacation time payout as follows:  
\$ 92.16 per hour x 35 hours = \$3,225.60**

**There is no payout for sick time as all days for 2026 we used prior to last day worked on June 30, 2026.**

  
Penny Holenstein  
7/20/26  
Date

  
Mark Zschack  
7/21/26  
Date  
Township Clerk/Administrator

**RESOLUTION 2026-132**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZE PAYMENT NO. 3 AND RETAINAGE**  
**FOR EMBANKMENT IMPROVEMENTS ALONG HUNTS ROAD**

**WHEREAS**, on August 18, 2025, by adoption of Ordinance 2025-07 the Green Township Committee, County of Sussex, State of New Jersey authorized improvements along Hunts Road appropriating the total of \$267,000.00 with \$92,000.00 from the General Capital-Capital Improvement Fund, \$175,000.00 from General Capital Fund Balance; and

**WHEREAS**, on July 21, 2025, the Township of Green adopted Resolution 2025-128 awarding a contract to Bob Viersma & Sons, Inc. in an amount not to exceed \$256,580.50 for embankment improvements along Hunts Road; and

**WHEREAS**, on October 6, 2025, the Township of Green adopted Resolution 2025-159 approved payment No. 1 of \$213,732.61 to Bob Viersma & Sons, Inc. for embankment improvements along Hunts Road; and

**WHEREAS**, on December 4, 2025, Change Order No. 1 was executed decreasing the contract total to \$253,126.50; and

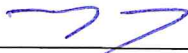
**WHEREAS**, on December 15, 2025, Payment No. 2 (Resolution 2025-186) totaling \$34,331.36 (\$253,126.50 less retainage of \$5,062.53) was executed for work complete through October 3, 2025.

**WHEREAS**, on July 13, 2026, the Township Engineer submitted the final documents to release the retainage of \$5,062.53 due to Bob Viersma & Sons, Inc.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Green that it does hereby authorize Payment No. 3 and release of retainage in the amount of \$5,062.53 to Bob Viersma & Sons, Inc.

DATED: July 20, 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 20, 2026.

  
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 2026-133**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**RELEASE OF BOND / ESCROW**

**WHEREAS**, the attached request has been received for the release of a bond /escrow;

**WHEREAS**, the application mentioned below has proceeded according to approvals granted; and,

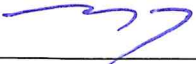
**WHEREAS**, this office has obtained notices from the appropriate Township Officials (attached), authorizing the release of the bond/escrow accounts listed below.

**NOW, THEREFORE, BE IT RESOLVED** BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX AND STATE OF NEW JERSEY, is hereby authorized to refund said escrow / bond fund:

| <b>BLOCK</b> | <b>LOT</b> | <b>NAME AND ACCOUNT #</b>   | <b>AMOUNT</b> |
|--------------|------------|-----------------------------|---------------|
| 38           | 6          | Stewart – 14-288-70-2511-00 | \$192.50      |

DATED: July 20, 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 July 20, 2026.

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

cc: Kim Mantz, Land Use Board Secretary  
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 2026-134**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING THE USE OF THE MORRIS COUNTY COOPERATIVE  
PRICING COUNCIL FOR MILLING, PAVING, LINE STRIPING,  
TRAFFIC SIGNAGE & DRAINAGE INLET ACCESSORIES  
FOR HEDDEN ROAD**

**WHEREAS**, the Township of Green has a need for contracting services for improvements to Hedden Road; and

**WHEREAS**, the Morris County Cooperative Pricing Council ("MCCPC") advertised and received bids for roadway improvements; and

**WHEREAS**, the bids received allowed vendors to extend their pricing to municipalities who are a member of the MCCPC, a State regulated County Contract Purchasing System; and

**WHEREAS**, the Green Township Engineer recommends the Township Committee award contracts for milling, paving, line striping, traffic signage materials and drainage inlet accessories (subject to final approvals from the New Jersey Department of Transportation) through the use of the MCCPC to the following contractors:

1. Tilcon New York, Inc. for milling and paving in an amount not to exceed **\$161,086.89**
2. Denville Line Painting, Inc. for traffic striping in an amount not to exceed **\$5,870.60**
3. National Highway Products, Inc., for traffic sign materials in an amount not to exceed **\$1,252.32**
4. Campbell Foundry Company, for drainage inlet accessories in an amount not to exceed **\$1,410.00**

**WHEREAS**, the Chief Financial Officer, Linda Di Lorenzo, has certified that funds are available.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Green that the vendors, Tilcon New York, Inc., Denville Line Painting, Inc., National Highway Products, Inc., and Campbell Foundry Company be utilized for the milling, paving, striping, traffic signage and drainage inlet for Hedden Road, through the respective MCCPC contracts at the amounts not to exceed listed herewith, subject to the final approval from the New Jersey Department of Transportation.

DATED: July 20, 2026

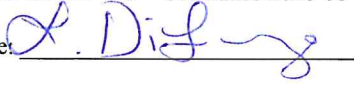
I, Mark Zschack, Township Clerk of the Township of Green, County of Sussex, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a resolution adopted by the Township Committee at a meeting held on July 20, 2026.

  
Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CMFO

**Certification of Funds**

The Chief Financial Officer certifies that the appropriations specified have been provided for within the General Capital Budget  
Account:04-215-55-919-020 Ordinance 2026-08 Amount: \$169,619.81

CFO Signature: 

**Record of Vote:**

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

**RESOLUTION 2026-135  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING THE USE OF THE MORRIS COUNTY COOPERATIVE  
PRICING COUNCIL FOR MILLING AND PAVING OF HIGHLAND AVENUE**

**WHEREAS**, the Township of Green has a need for contracting services for improvements to Highland Avenue; and

**WHEREAS**, the Morris County Cooperative Pricing Council ("MCCPC") advertised and received bids for roadway improvements; and

**WHEREAS**, the bids received allowed vendors to extend their pricing to municipalities who are a member of the MCCPC, a State regulated County Contract Purchasing System; and

**WHEREAS**, the Green Township Engineer recommends the Township Committee award a contract for milling and paving through the use of the MCCPC to the following contractor:

1. Tilcon New York, Inc. for milling and paving in an amount not to exceed **\$66,793.03**

**WHEREAS**, the Chief Financial Officer, Linda Di Lorenzo, has certified that funds are available.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Green that Tilcon New York, Inc., be utilized for the milling and paving of Highland Avenue, through the MCCPC contract at the amounts not to exceed listed herewith.

DATED: July 20, 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 July 20, 2026.

  
Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CMFO

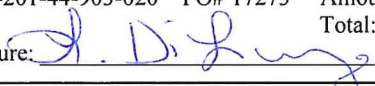
**Certification of Funds**

The Chief Financial Officer certifies that the appropriations specified have been provided for within the General Capital Budget

Account:01-203-26-290-164 PO# 17273 Amount: \$25,000.00

Account:01-201-44-903-020 PO# 17273 Amount: \$42,000.00

Total: \$67,000.00

CFO Signature: 

**Record of Vote:**

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

**RESOLUTION 2026-136  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZE CHANGE ORDER NO. 1 AND FINAL PAYMENT FOR  
MILLING AND PAVING YELLOW FRAME ROAD**

**WHEREAS**, on September 15, 2025, the Township of Green adopted Resolution 2025-144 awarding a contract to Tilcon New York, Inc., through the Morris County Cooperative Pricing Council (MCCPC) in an amount not to exceed \$153,998.75 for milling and paving of Yellow Frame Road; and

**WHEREAS**, the Township Engineer has provided Change Order No. 1 for an **increase** in the amount of \$6,240.90 for fuel price adjustment and asphalt price adjustment; and

**WHEREAS**, the Township Engineer has reviewed the submitted Change Order No. 1 and recommends the approval of said Change Order; and

**WHEREAS**, the total amount to be paid to Tilcon New York, Inc., for the work completed will result in a change order that will **increase** the final contract amount by \$6,240.90 for a total construction cost of \$160,239.65.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Green that it does hereby approve the Change Order No. 1 for an **increase** of \$6,240.90, final construction cost of \$160,239.65; and

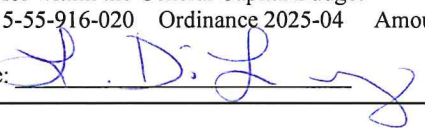
**BE IT FURTHER RESOLVED**, with the retainage of \$3,204.79, the Township Committee authorizes final payment of \$157,034.86 to Tilcon New York, Inc.

DATED: July 20, 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 July 20, 2026.

**Certification of Funds**

The Chief Financial Officer certifies that the appropriations specified have been provided for within the General Capital Budget  
Account:04-215-55-916-020 Ordinance 2025-04 Amount: \$160,239.65

CFO Signature: 

  
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 2026-137**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZE SENIOR OLYMPICS SPONSORSHIP**

**WHEREAS**, Woodbridge Township will serve as host to the NJ Senior Olympic games on September 11, 12 and 13, 2026. This is the 20<sup>th</sup> year that Woodbridge Township will welcome the statewide Senior Olympics competition and;

**WHEREAS**, New Jersey is home to a significant and growing senior population which is more and more engaged in an active and physically fit lifestyle. Senior athletes 50 years of age and older, male or female, can compete for the Gold, Silver and Bronze in various age categories and competitions.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Green that the Township of Green shall sponsor up to ten (10) Green Township residents and cover a registration fee not to exceed \$45.00.

DATED: July 20, 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 July 20, 2026.

  
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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 ES 2026-14  
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

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

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

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

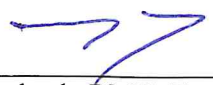
**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Green, County of Sussex, State of New Jersey as follows:

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

☐ Personnel      ☒ Contract Negotiation      ☐ 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 20, 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 20, 2026.

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

**Record of Vote:**

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

**RESOLUTION 2026-138**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZE SETTLEMENT AGREEMENT WITH ST. ANGELO, ET AL.**

**NOW, THEREFORE, BE IT RESOLVED**, the Township Committee of the Township of Green, County of Sussex, State of New Jersey, hereby authorizes the Township Clerk/Administrator and Mayor to enter into a settlement agreement regarding the litigation matter between the Township of Green vs. St. Angelo, et al.

DATED: July 20, 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 July 20, 2026.



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

**Record of Vote:**

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