

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING SEPTEMBER 8, 2026**

CALL TO ORDER

Mayor Virginia “Ginnie” Raffay called the September 8, 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, Deputy Mayor Michael Rose, and Mayor Virginia “Ginnie” Raffay

Also present: Mark Zschack, Township Clerk; Ursula Leo, Esq., Township Attorney; and Patty DeClesis, Deputy Clerk

APPROVAL OF AGENDA: Mayor Raffay requested a motion to approve the agenda for September 8, 2026.

Motion: Rose

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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.

Kristen Post commented on the potential cell phone tower and offered to participate in helping to think of other potential revenue generated ideas.

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

CONSENT AGENDA:

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

- a. Resolution 2026-153 - Approve Raffle License Amendments (2) - Green Township PTA

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

- a. Borough of Hopatcong Resolution Adopted August 12, 2026, Urging NJ State Legislature and Governor to Repeal the Gas Tax Escalator and Restore Accountability to Fuel Tax Increase
- c. Township of Frelinghuysen Ordinance Adopted August 19, 2026, Repealing Ordinance Which Amended and Supplemented the Land Development Ordinance to Permit Affordable Accessory Apartments Within the AR6 Agricultural Residential Zone
- d. Notice of Public Hearing Regarding JCPL Seeking Approval of a Rate Adjustment Scheduled for September 9, 2026

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

- a. Treasurer’s Report - July 31, 2026
- b. Construction Permit Activity Report - July 29 2026

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- c. Sussex County Department of Health Inspection Report - July and August 2026
- d. Agriculture Advisory Committee Minutes - February 9, 2026
- e. Tax Collector's Report - August 2026

Qarmout motioned to move Consent Agenda

Phillips requested to remove Correspondence 2b for separate discussion

Qarmout amended the motion to reflect a separate discussion.

Seconded: Phillips

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

CORRESPONDENCE:

- b. Township of Fredon Ordinance Adopted August 10, 2026, Amending the Code To Establish Pavement Restoration Requirements Where a Waiver is Granted for Utility Work and to Establish a Prohibition Period for Excavation of Newly Constructed or Resurfaced Streets

Motion: Phillips

Seconded: Rose

Discussion: Phillips would like to bring a similar ordinance for consideration at the next meeting if utility work continues to be done in Green Township. Phillips would like the opinion from the Township Engineer that if such an ordinance is in place, would this deter the utilities from further expansion because of the additional cost. Rose has similar concerns and is concerned about roads that have been done with the upcoming winter months with plowing.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

DISCUSSIONS: None

OLD BUSINESS:

- a. **Public Hearing Ordinance 2026-10** - Amending and Supplementing the Code of the Township of Green, Section 30-59, To Include Correctional Institutions and Detention Facilities as Prohibited Uses in All Zones Within the Township of Green

Mayor Raffay requested a motion to carry the Ordinance to September 21, 2026, pending comments from the Land Use Board.

Motion: Rose

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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b. Public Hearing Ordinance 2026-11 - Revision to Salary Ordinance 2026-11

Mayor Raffay opened the meeting for public comments.

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

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

NEW BUSINESS:

a. Resolution 2026-146 - Appointment of Emergency Management Council

Motion: Rose

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

b. Resolution 2026-147 - Bills List (08/13/2026 to 09/03/2026)

Motion: Qarmout

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

c. Resolution 2026-148 - Authorize Annual MUNI PIG Application to SADC

Motion: Rose

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

d. Resolution 2026-149 - Authorize Land Lease Agreement - SectorSite Tower Assets, LLC

Motion: DeYoung

Seconded: Rose

Discussion: None

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Upon roll call vote:

Ayes: DeYoung, Qarmout, Rose, Mayor Raffay

Nays: None

Abstentions: Phillips

Absent: None

e. Resolution 2026-150 - Authorize Vacation/Sick Payout - Linda Di Lorenzo

Motion: Rose

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

f. Resolution 2026-151 - Authorize Shared Service Agreement for Gasoline - Green Township Board of Education

Motion: Rose

Seconded: DeYoung

Discussion: The Township Clerk noted that the agreement is similar to the past agreement.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

g. Resolution 2026-152 - Authorize Elizabethtown Gas to Install Gas Main Along Wolf's Corner Road and Across Sussex County Bridge G-08

Motion: Rose

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

h. Resolution 2026-154 - Salary Increase Deputy Clerk & Clean Communities Coordinator

Motion: Qarmout

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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i. Minutes ready for approval - August 17, 2026, regular meeting and executive session

Motion: Rose

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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

Movie in the Park – *The Recreation Committee has scheduled a movie in EverGreen Park on this Saturday September 12th at 7:30 p.m. featuring “A Minecraft Movie”.*

Salt Dome Repair – *There is a scheduled meeting Thursday with a structural engineer to determine if there is any damage to the metal framework of the dome. A proposal to replace the fabric covering is forthcoming from Hybrid Building Solutions and is expected this week.*

Safety Concerns Illegal Street Vehicles – *We have received concerns about the operation of illegal street vehicles within the township’s roads. Misty Lane and Fox Hollow Way will now be added to the traffic enforcement patrols.*

MATTERS FROM THE GOVERNING BODY:

Qarmout provided no report.

Phillips commented that during the recent gas main installation on Phillips Road, the 35 mile an hour road sign was accidentally bumped and knocked down. The sign was lying on the ground and is now missing. DPW will need to reinstall the sign. Phillips commented that the Skoda crew working on Phillips Road were a great group and very courteous.

DeYoung provided no report.

Deputy Mayor Rose asked for an update on the street sweeper. The Township Clerk will check on the status. Deputy Mayor Rose noted two intersections Phillips and Pequest Roads and Maple and Blueberry Lanes that are difficult to see with trees blocking the roadway.

Mayor Raffay thanked the road department for a great job with the over-the-rail mowing. Mayor Raffay attended a dinner with Congressman Kean and several mayors. The issues brought to his attention were schools needing help financially, reimbursement for the water, the power company and trees, and grants for secondary roads. Congressman Kean was very receptive.

Mayor Raffay noted the intersection of County Route 517 and Whitehall Road is still difficult to see around the corn that is now fully grown. The triangle intersection still needs a stop sign from County Route 517 onto upper Whitehall Road.

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

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

DPW crews have been working on several maintenance projects throughout the Township, including catch basin repairs on various roads, over-the-rail mowing, and roadside vegetation control.

Crews continue to perform routine Township property, park, and trail maintenance, including mowing, trimming, cleanup, and general upkeep.

Over the coming days, crews will be focusing additional attention in the Lake Tranquility area, addressing potholes, roadside brush, drainage areas, and storm drains as needed.

As we move further into September, the Department is also beginning the gradual transition into fall and winter operations. Crews will begin preparing in-house equipment and services for the upcoming colder months while continuing regular road and property maintenance throughout the Township

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

Scott Bozzone stated that he is very pleased with the recent paving of Hedden Road. Scott mentioned that a sign stating “cross traffic does not stop” may help with the issue at the intersection. Rose commented that there is already a sign at that intersection.

Sharon Mullen noted that the fence at Papa Park was damaged during the storm in July. The Township Clerk stated that the insurance company has been contacted. Sharon respectfully requests some of the Lake Tranquility roads be considered for paving next year when planning for the 2027 budget.

Josephine Fracasso noted trees that came down on Hibler Road are lying on the side of the road and may be difficult to see for mowing or snow plowing. Josephine asked if the road department can remove these trees before they damage road equipment. Josephine noted the water dispenser in the downstairs room is not working properly.

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

EXECUTIVE SESSION: Resolution ES2026-16

Attorney-Client Advise - Community Service Program

Public Safety and Attorney-Client Advise - Pequest Road Burial Ground

Contract Negotiations - Animal Control Services

Real Property - Habitat for Humanity - MOU

Mayor Raffay noted that action will not be taken in Open Public Session.

Qarmout motioned to close Open Public Session #1 and to enter Executive Session at 7:29 p.m.

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

The Committee returned to Open Public Session at 7:55 p.m.

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

Seconded: DeYoung

Discussion: None

All were in favor.

Mayor Raffay noted the next Township Committee Meeting is scheduled for Monday, September 21, 2026, at 7:00 p.m.

ADJOURNMENT:

Phillips motioned to adjourn at 7:56 p.m.

Seconded: DeYoung

Discussion: None

All were in favor.

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



Mark Zschack, RMC
Township Clerk

Date Approved: September 21, 2026

RESOLUTION 2026-153
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY

RAFFLE LICENSES APPROVAL

WHEREAS, the Township Committee of the Township Green adopted Resolution 2026-143 approving licenses for Bingo and 50/50 raffles to be issued to the Green Township PTA for their event to be held on October 16, 2026; and

WHEREAS, the Green Township PTA submitted an amendment to the application for Bingo and 50/50 raffles to now be held one day later on October 17, 2026.

BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX AND STATE OF NEW JERSEY that two (2) Raffle Licenses be issued to the Green Township PTA for:

Bingo
On Premise 50/50 Draw

To be held at Green Hills School on October 17, 2026

DATED: September 8, 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 September 8, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

ORDINANCE NO. 2026-10
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 CORRECTIONAL
INSTITUTIONS AND DETENTION FACILITIES AS PROHIBITED USES IN ALL ZONES
WITHIN THE TOWNSHIP OF GREEN**

WHEREAS, the Township of Green's Master Plan, adopted on February 13, 2025, emphasizes protection of the Township of Green's rural character, agricultural lands, scenic landscapes, environmental resources, and historic and cultural heritage; and

WHEREAS, correctional institutions and detention facilities create an undue and unnecessary burden on the Township's critical infrastructure, including the water supply, wastewater capacity, and emergency services; and

WHEREAS, correctional institutions and detention facilities are inconsistent with the community standards and character; and

WHEREAS, the Township Committee has determined that it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of its residents, to amend the Land Development Ordinance of the Township of Green to include correctional institutions and detention facilities as a non-permitted use within the geographic boundaries of the Township.

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

Section 1. Chapter 30, "Land Use Regulations", Article II, "Definitions", Section 30.4, "Words and Phrases Defined", of the Township of Green Code is hereby amended and supplemented to add the following definitions alphabetically:

CORRECTIONAL INSTITUTION An institutional facility, whether publicly- or privately-owned or operated, used to confine, correct and/or rehabilitate violators of criminal laws, including facilities for persons who are participating in supervised work-release programs, whether such facilities provide confinement for all of each 24 hour period or only a portion thereof; but not including temporary holding facilities that are accessory to a police station.

DETENTION FACILITY Any facility, whether publicly- or privately-owned or operated, used for the purpose of detaining individuals, but not including temporary holding facilities that are accessory to a police station.

Section 2. Chapter 30, "Land Use Regulations", Section 30-59, "Prohibited Uses" of the Township of Green Code is hereby amended to add the following:

All correctional institutions and detention facilities, and any and all related used to the correctional institutions and detention facilities 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:

TOWNSHIP OF GREEN,
IN THE COUNTY OF SUSSEX

Mark Zschack, RMC, Township Clerk

Virginia Raffay, Mayor

Record of Vote - Introduction:

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

Record of Vote - Adoption:

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

INTRODUCED: August 17, 2026
ADOPTED:

ADVERTISED: August 18, 2026
ADVERTISED:

ORDINANCE 2026-11
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**ORDINANCE AUTHORIZING REVISIONS THE TOWNSHIP SALARY ORDINANCE,
2026-06, TO INCREASE THE CLEAN COMMUNITIES COORDINATOR STIPEND
AND SALARY OF THE DEPUTY CLERK/DEPUTY REGISTRAR**

WHEREAS, the Township of Green previously approved Ordinance 2026-06 to establish minimum and maximum salaries and stipends for Township officers and employees for 2026 in accordance with N.J.S.A. 40 A:9-165 and Section 2.1b of the Code of the Township of Green; and

WHEREAS, the Township Committee recognizes that the duties and responsibilities of the Clean Communities Coordinator and Deputy Clerk/Deputy Registrar have significantly increased and expanded; and

WHEREAS, Ordinance 2026-06 includes the Clean Communities Coordinator position with a maximum stipend of \$1,200.00 and the Deputy Clerk/Deputy Registrar has a maximum annual salary of \$69,000.00; and

WHEREAS, the Township Committee now desires to amend Ordinance 2026-06 to adjust the maximum stipend for the Clean Communities Coordinator to \$2,000 and increase the maximum annual salary of the position of Deputy Clerk/Deputy Registrar to \$71,100.00 Dollars.

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

SECTION 1:

The Township Salary Ordinance, Ordinance 2026-06, is amended to increase the stipend for the Clean Communities Coordinator to \$2,000 and increase the maximum annual salary of the position of Deputy Clerk/Deputy Registrar to \$71,100.00 Dollars.

Section 2. 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. The remaining sections of Ordinance 2026-06 remain unchanged.

Section 3. 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 4. Effective Date. This Ordinance shall take effect immediately upon final passage and publication according to law.

ORDINANCE 2026-11
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

ATTEST:

TOWNSHIP OF GREEN



Mark Zschack, RMC, Township Clerk



Virginia Raffay, Mayor

Record of Vote - Introduction:

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

Record of Vote - Adoption:

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

INTRODUCED: August 17, 2026
ADOPTED: September 8, 2026

ADVERTISED: August 18, 2026
ADVERTISED: September 9, 2026

RESOLUTION 2026-146
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY

APPOINTMENT OF EMERGENCY MANAGEMENT COUNCIL

WHEREAS, pursuant to Green Township Code Section 2-32.1 et seq. and NJSA App. A:9-41 et seq., each municipality must appoint an Emergency Management Council of not more than 15 members; and

WHEREAS, the purpose of the Council is to assist the local Emergency Management Coordinator as follows:

- 1) Preparing the Municipal Emergency Operations Plan
- 2) Assist in other areas determined by the Coordinator as necessary; and

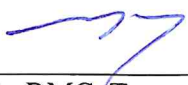
WHEREAS, the Township of Green Mayor appoints the Emergency Management Council in accordance with the above-named regulations.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Green to appoint the following as members of the Green Township Emergency Management Council for the year 2026:

1. Chris Lopanik, Chairman/Emergency Management Coordinator
2. Jennifer Assante, Deputy OEM Coordinator
3. Jason DeClesis, Deputy OEM Coordinator
4. Jeremy Willis, GTVFD Chief
5. Virginia "Ginnie" Raffay, Township of Green Mayor
6. Michael Rose, Township of Green Deputy Mayor
7. Jason Miller, Superintendent of Public Works
9. Michael Drislane, Captain, Allamuchy/Green First Aid Squad
10. Dennis Walker, GTVFD
11. Arturo Oliver, Allamuchy-Green First Aid Squad
12. Dr. Jennifer Cenatiempo, Green Hills School Superintendent
13. Mark Zschack, Municipal Clerk
14. **Kevin Gleason, Temporary CFO**

DATED: September 8, 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 September 8, 2026.



Mark Zschack, RMC, Township Clerk

cc: Michael F. Strada, Coordinator, Sussex County Emergency Management

Record of Vote:

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

RESOLUTION 2026-147
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BILLS LIST (08/13/2026 to 09/03/2026)

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 08/13/2026 to 09/03/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: September 8, 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 September 8, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

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

Meeting Date: 09/08/2026 For bills from 08/13/2026 to 09/03/2026

Check#	Vendor	Description	Payment	Check Total
14373	1770 - ADVANCE AUTO PARTS	PO 17356 Auto Parts 2026	876.64	876.64
14474	541 - APPRAISAL SYSTEMS, INC.	PO 17568 2027 Reassessment	6,000.00	6,000.00
14475	2076 - ATLANTIC COMMUNICATIONS ELECTRONICS, INC	PO 17372 Radios 2026	84.00	84.00
14476	1908 - BRADY & CORREALE, LLP	PO 17343 Land Use Board Legal Services 2026	430.63	430.63
14477	1965 - BRAEN STONE OF SPARTA	PO 17391 Stone for Drainage 2026	507.27	507.27
14478	2014 - CAESARS ATLANTIC CITY	PO 17655 NJLM 2026 Annual Conference - Zschack &	1,008.00	1,008.00
14479	1980 - CAMPBELL FOUNDRY COMPANY	PO 17700 Drainage	1,457.00	1,457.00
14480	1952 - CONTRAL SECURITY CORPORATION	PO 17535 Annual Burglar/Fire Alarm System Monitor	1,242.09	1,242.09
14481	448 - COUNTY OF SUSSEX	PO 17388 Signs & Posts 2026	247.24	247.24
14482	660 - D & E SERVICE CENTER, INC.	PO 17483 Truck Repairs 2026	500.00	500.00
14483	618 - DAVID H. MILLER, SR.	PO 17488 Medicare Part B reimbursement	1,217.40	1,217.40
14484	2241 - GANNETT NEW YORK-NEW JERSEY LOCALIQ	PO 17335 Legal Ads 2026	34.16	34.16
14485	1380 - GARDEN STATE LABS, INC.	PO 17401 Water Testing at Municipal Building 2026	115.00	115.00
14486	1913 - GOVERNMENT FORMS AND SUPPLIES, LLC	PO 17678 Bussiness Cards	205.82	205.82
14487	528 - GRIFFITH-ALLIED TRUCKING LLC	PO 17423 Gasoline Deliery 2026 Acct 10-7199868	1,036.03	1,036.03
14488	120 - HAROLD E. FELLOW & ASSOCIATES, INC.	PO 17147 Yellow Frame Rd	150.00	
		PO 17259 Park Walking Paths - Evergreen Park	417.50	
		PO 17260 Evergreen Park Parking Lot	375.00	
		PO 17340 Twp Engineering Services 2026	2,261.50	
		PO 17484 Stormwater 2026	76.00	
		PO 17636 Hedden Road DOT Project	841.50	
		PO 17643 Highland Avenue	450.00	4,571.50
14489	188 - HOME DEPOT CREDIT SERVICES	PO 17361 Supplies, Hardware, Small Tools 2026	174.96	174.96
14490	108 - HONEYWELL INTERNATIONAL, INC.	PO 17445 2026 Annual Contract (Acct # 530721)	2,150.12	2,150.12
14491	2059 - INSTITUTE FOR PROFESSIONAL DEVELOPMENT	PO 17591 Webinars Registration- L. DiLorenzo	100.00	
		PO 17702 Webinar Registration for P. DeClesis	50.00	
		PO 17708 Webinar Registration for P. DeClesis	50.00	200.00
14492	1603 - J. CALDWELL & ASSOCIATES	PO 17345 Land Use Board - Planner Services 2026	1,558.75	1,558.75
14493	190 - JCP& L	PO 17699 July 2026 Electric Bill	1,465.83	1,465.83
14494	2098 - JIM KUCHARSKI	PO 17712 Reimbursement for NJ Senior Olympics 202	45.00	45.00
14495	1023 - KAREN FERRONE	PO 17716 Reimbursement for Purchase of Retirement	164.11	164.11
14496	1632 - LADDEY, CLARK & RYAN, LLP	PO 17715 July 2026 Legal Services	3,250.00	3,250.00
14497	390 - LINDA CORISTON	PO 17479 Reimbursement for Medicare Part B Premiu	608.70	608.70
14498	2359 - LINDA DI LORENZO	PO 17607 Reimbursement for Medicare Part B Premiu	202.90	202.90
14499	1153 - LOWE'S	PO 17363 Hardware, Small Tools & Supplies	2,323.77	2,323.77
14500	326 - MARIA C. SPIEGLER	PO 17477 Medicare Part B reimbursement	1,217.40	1,217.40
14501	1870 - MARK ZSCHACK	PO 17719 Reimbursement for Food for Retirement Ce	189.25	189.25
14502	2334 - MARSHALL MACHINERY INC	PO 17373 Equipment Rental 2026	5,557.50	5,557.50
14503	2251 - NATIONAL HIGHWAY PRODUCTS, INC.	PO 17432 Signs, Posts and Supplies 2026	3,584.04	3,584.04
14504	1960 - NAVITEND	PO 17310 Computer - Land Use Dept	1,703.84	1,703.84
14505	192 - NEWTON TROPHY & SPORT CENTER LLC	PO 17710 Name Plate and Engraving	10.00	10.00
14506	98 - NJ STATE DEPT OF HEALTH & SENIOR SVS	PO 17493 Dog License fees	2.40	2.40
14507	2218 - PAT DE CLESIS	PO 17713 Reimbursement of NJ Senior Olympics Regi	45.00	45.00
14508	157 - PATRICIA SULLIVAN	PO 17478 Reimbursement for Medicare Part B Premiu	608.70	608.70
14509	2267 - PEERLESS CONCRETE PRODUCTS CO.	PO 17707 Supplies 2026	572.00	572.00
14510	311 - PENNY L. HOLENSTEIN	PO 17606 Reimbursement for Medicare Part B Premiu	1,947.60	1,947.60
14511	2187 - PLANET NETWORKS, INC.	PO 17718 October 2026 Internet & Phone Service	1,529.10	1,529.10
14512	2292 - PRESTIGE PEST UNIT	PO 17449 2026 Quarterly Pest Control Services	810.00	810.00
14513	2141 - PRIMEPOINT, LLC	PO 17338 Time & Labor Management Program 2026	113.00	113.00
14514	2047 - QUADIENT LEASING USA, INC.	PO 17503 Lease for Postage Machine 2026	237.69	237.69
14515	2016 - SCHENCK, PRICE, SMITH & KING, LLP	PO 17339 Tax Appeals 2026	534.98	534.98
14516	2151 - SMITH'S HEATING & COOLING, LLC.	PO 17408 2026 Annual Oil Cleaning, Service & Repa	154.00	154.00
14517	69 - STORR TRACTOR CO.	PO 17706 Repair to Mower	387.50	387.50
14518	2368 - STRAUS NEWS	PO 17720 Advertisements	370.00	370.00
14519	295 - SUSSEX COUNTY CHAMBER OF COMMERCE	PO 17704 Annual Membership - M. Zschack	372.00	372.00
14520	72 - SUSSEX COUNTY CLERK'S ASSOCIATION	PO 17701 Registration for SCMCA Fall Conference 2	40.00	40.00
14521	114 - SUSSEX COUNTY MUA	PO 17400 Solid Waste Disposal/Household 2026	12,444.50	12,444.50
14522	2290 - TAYLOR OIL COMPANY	PO 17424 Diesel Delivery 2026	1,327.02	1,327.02
14523	2009 - THE CANNING GROUP. LLC	PO 17441 QPA 1/01/2026-12/31/2026	458.33	458.33
14524	2194 - TOWNSHIP OF INDEPENDENCE	PO 17580 Construction Receipts	19,148.00	19,148.00
14525	100 - TREASURER, STATE OF NJ	PO 17578 DCA Fees	1,477.00	1,477.00
14526	148 - TROPICANA CASINO & RESORT	PO 17660 2026 NJ League of Municipalities Confere	405.00	405.00
14527	2078 - UNIFIRST CORPORATION	PO 17349 Uniform Rentals 2026	861.80	861.80
14528	2316 - VALLEY PHYSICIANS SERVICES PC	PO 17550 Drug screening	98.00	98.00
14529	34 - VERIZON	PO 17420 Alarm Phone lines 2026	280.62	280.62
14530	29 - VERIZON WIRELESS	PO 17347 Modem-OEM 2026	147.33	147.33
14531	710 - WATSON PERIGO, JR.	PO 17476 Medicare B reimbursement	608.70	608.70
14532	2056 - WINGLE SUPPLY CO., INC.	PO 17413 Supplies 2026	920.80	920.80

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

Meeting Date: 09/08/2026 For bills from 08/13/2026 to 09/03/2026

Check#	Vendor	Description	Payment	Check Total
	TOTAL			89,840.02
Total to be paid from Fund 01	CURRENT FUND	68,221.12		
Total to be paid from Fund 04	GENERAL CAPITAL	991.50		
Total to be paid from Fund 12	ANIMAL FUND	2.40		
Total to be paid from Fund 19	TRUST FUND	20,625.00		
		<u>89,840.02</u>		

Checks Previously Disbursed

9999	COUNTY OF SUSSEX - TREASURY	PO# 17461	911 Dispatch - Shared Service Agree	3,145.00	8/12/2026
9999	GREEN TOWNSHIP	PO# 17644	2026 Municipal Open Space Tax	20,306.13	8/12/2026
9999	GREEN TWP BOARD OF EDUCATION	PO# 17470	School Taxes payable	1,002,744.00	8/12/2026
9999	PAYROLL ACCOUNT		CASH-CURRENT/CLAIMS-Provident Bank	42,147.11	8/13/2026
9999	PAYROLL ACCOUNT		8/28/2026	48,613.00	8/28/2026
9999	Treasurer, State of NJ/2003	PO# 17519	NJDEP Loan-Lk Tranquility Dam	19,279.22	9/01/2026
9999	Treasurer, State of NJ/2003	PO# 17518	NJDEP Loan-Lk Tranquility Dam	13,742.35	9/01/2026
9999	STATE OF NJ - DIVISION OF PENSIONS	PO# 17327	Active - Health & Dental Insurance	14,055.18	9/02/2026
9999	STATE OF NJ DIV OF PENSIONS/BENEFITS	PO# 17326	Retiree - Health Insurance	15,134.65	9/02/2026
				<u>1,179,166.64</u>	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	1,179,166.64	68,221.12	1,247,387.76
Fund 04 GENERAL CAPITAL		991.50	991.50
Fund 12 ANIMAL FUND		2.40	2.40
Fund 19 TRUST FUND		20,625.00	20,625.00
BILLS LIST TOTALS	1,179,166.64	89,840.02	<u>1,269,006.66</u>

**RESOLUTION 2026-148
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING GREEN TOWNSHIP'S ANNUAL APPLICATION
RENEWAL TO THE STATE AGRICULTURE DEVELOPMENT COMMITTEE'S
MUNICIPAL PLANNING INCENTIVE GRANT PROGRAM**

WHEREAS, the Green Township Committee has developed a comprehensive Farmland Preservation Plan for the Township, which identifies land meeting the criteria for farmland preservation in accordance with the requirements of the State and County's farmland preservation programs; and

WHEREAS, the pressures from development continue to pose a threat of imminent change of land use from productive agriculture to non-agricultural uses; and

WHEREAS, the State Agricultural Development Committee (SADC) has funding available to assist the Township in acquiring farmland preservation easements, in partnership with the County of Sussex, via the Municipal Planning Incentive Grant program (Muni-PIG); and

WHEREAS, farmland preservation encourages the survivability of agricultural production, the rural character of the Township and the Township's agrarian history; and

WHEREAS, the Township Committee has determined that it is in the best interests of the Township to maintain a robust farmland preservation program, to continue to access funds from the SADC's Muni-PIG program, and any other programs that offer funding for farmland preservation, and to acquire as many farmland preservation easements from eligible farms, in partnership with the SADC and the County of Sussex, as possible; and

WHEREAS, Green Township's Agriculture Advisory Board recommends that the Township continue to participate in the SADC's Muni-PIG program.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey that it hereby authorizes ongoing participation in the SADC's Municipal Planning Incentive Grant program, as follows:

- 1) The Township approves the Muni-PIG renewal letter with attachments and authorizes the Agricultural Advisory Board and its consultant to submit the renewal application to SADC and to continue to work with farmland owners in the Township to develop applications to the program.

RESOLUTION 2026-148
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BE IT FURTHER RESOLVED by the Township Committee of the Township of Green that it hereby authorizes the Municipal Clerk, the Agriculture Advisory Board and The Land Conservancy of New Jersey to sign documents and take all actions necessary and appropriate to effectuate the intent and purpose of this Resolution.

DATED: September 8, 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 September 8, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2026-149
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**AUTHORIZING THE EXECUTION OF A LAND LEASE AGREEMENT BETWEEN THE
TOWNSHIP OF GREEN AND SECTORSITE TOWER ASSETS, LLC**

WHEREAS, the Township of Green (the "Township") advertised for public bids for the lease of a 2,400 square foot portion of certain Township owned property located at 93 Airport Road, Block 19, Lot 15.01 for the installation, maintenance and operation of one (1) wireless communication tower and equipment; and

WHEREAS, the Township Committee adopted Resolution 2026-74 on February 17, 2026, awarding the bid to SectorSite Tower Assets, LLC ("SectorSite"), subject to the Township and SectorSite reaching agreement upon and executing a final Land Lease Agreement acceptable to both parties; and

WHEREAS the Township and SectorSite have prepared a Land Lease Agreement subject to approval by the Township Committee; and

WHEREAS the Township Committee desires to approve the execution of the final Land Lease Agreement.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Green, County of Sussex and State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute the Land Lease Agreement with SectorSite (the "Lease") in the form attached to this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately, however, it shall be void and of no effect in the event that SectorSite fails or refuses to execute and deliver the Lease to the Township.

DATED: September 8, 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 September 8, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2026-150
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

REVIEW OF VACATION / SICK 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 / sick time for Linda Di Lorenzo was reviewed and approved for payment.

DATED: September 8, 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 September 8, 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 2026-151
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

SHARED SERVICE AGREEMENT WITH BOARD OF EDUCATION OF THE
GREEN HILLS SCHOOL DISTRICT FOR FUEL

WHEREAS, the New Jersey Uniform Shared Services and Consolidated Act (N.J.S.A. 40A:65-1, et seq.) authorizes shared services between municipalities and;

WHEREAS, the Board of Education has a need to purchase gasoline for its power equipment & vehicles and has requested that the Township provide this service, and the Township agrees to sell gasoline to the Board of Education in accordance with the terms and conditions contained in this Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Green, County of Sussex, State of New Jersey does hereby authorize the Mayor and/or Municipal Clerk to execute an agreement with the Board of Education of the Green Hills School District to supply fuel.

Dated: September 8, 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 September 8, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2026-152
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**RESOLUTION AUTHORIZING ELIZABETHTOWN GAS COMPANY TO INSTALL A
NATURAL GAS MAIN ALONG THE WOLF'S CORNER ROAD (COUNTY ROAD 611)
AND ACROSS SUSSEX COUNTY BRIDGE G-08**

WHEREAS, the Township of Green has received a request from the County of Sussex regarding the proposed installation of a six-inch (6") PE (plastic) natural gas main along Wolf's Corner Road (County Route 611) within the Township of Green, to be installed by Elizabethtown Gas Company; and

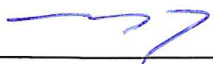
WHEREAS, the proposed natural gas main will be installed by means of horizontal directional drilling ("HDD") beneath Sussex County Bridge G-08, located along Wolf's Corner Road; and

WHEREAS, the Township of Green has reviewed the proposed installation and has determined that it has no objection to Elizabethtown Gas proceeding with the proposed installation of the natural gas main, including the crossing beneath Sussex County Bridge G-08 by means of horizontal directional drilling, so long as appropriate traffic safety provisions are provided, and disruptions to Green Hills School are avoided.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey, that Sussex County's proposed installation of the 6" PE natural gas main along Wolf's Corner Road, including the crossing beneath Sussex County Bridge G-08, is authorized, with appropriate traffic safety provisions to be provided by the County, and avoidance of disruptions to Green Hills School.

DATED: September 8, 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 September 8, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2026-154
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**AUTHORIZING INCREASE IN SALARY OF THE DEPUTY CLERK/DEPUTY
REGISTRAR & CLEAN COMMUNITIES COORDINATOR**

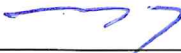
WHEREAS, the Township Committee recognizes that the duties and responsibilities of the Deputy Clerk/Deputy Registrar have significantly increased and expanded; and

WHEREAS, the Township Committee adopted Ordinance 2026-11, increasing the maximum stipend for the Clean Communities Coordinator to \$2,000 and increase the maximum annual salary of the position of Deputy Clerk/Deputy Registrar to \$71,100.00 Dollars.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Green, that the Deputy Clerk/Deputy Registrar annual salary is increased to \$71,100.00 and the Clean Communities Coordinator stipend is established at \$2,000.00 effective September 1, 2026.

DATED: September 8, 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 September 8, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION ES 2026-16
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 X Contract Negotiation X Real Property
 X Public Safety Litigation/Potential Litigation X 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: September 8, 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 September 8, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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