MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING OCTOBER 19, 2026

CALL TO ORDER
Deputy Mayor Michael Rose called the October 19, 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 Deputy Mayor Michael Rose
Absent: Mayor Virginia "Ginnie" Raffay
Phillips 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; and Patty DeClesis, Deputy Clerk

APPROVAL OF AGENDA: Deputy Mayor Rose requested a motion to approve the agenda with the removal of New Business Item "b" Resolution 2026-165 to be addressed by the Township Clerk as well as the addendum.
Motion: DeYoung
Seconded: Qarmout
Discussion: None
Upon roll call vote:
Ayes: DeYoung, Phillips, Qarmout, Rose
Nays: None
Abstentions: None
Absent: Mayor Raffay

OPEN PUBLIC SESSION #1: Deputy Mayor Rose opened the meeting for questions or comments concerning items on the agenda for which no public discussion is provided. There being no public comments offered, Deputy Mayor Rose closed Open Public Session #1.

CONSENT AGENDA:

1. ***RESOLUTIONS:*** *(Approval of the Following)*
   None

2. ***CORRESPONDENCE:*** *(Acceptance for Filing of the Following)*
   a. *Borough of Hamburg Ordinance Introduced October 5, 2026, Amending Chapter 215 - Zoning Ordinance of the General Code to Prohibit Data Centers Within all Zones*

3. ***REPORTS:*** *(Acceptance for Filing of the Following)*
   a. *Open Space Advisory Committee Minutes - June 3, 2026*
   b. *Tax Collector's Report - September 2026*
   c. *Sussex County Department of Health Inspection Report - September 2026*

Qarmout motioned to move the Consent Agenda
Seconded: DeYoung
Upon roll call vote:
Ayes: DeYoung, Phillips, Qarmout, Rose
Nays: None
Abstentions: None
Absent: Mayor Raffay

DISCUSSIONS: None

OLD BUSINESS:

a. **Public Hearing Ordinance 2026-12** - Amending Chapter 17, Entitled "Streets, Sidewalks, and Driveways" Section 17.1, Excavations; Road/Right-of-Way Opening Permits, of the Code of the Township of Green, To Establish Pavement Restoration Requirements and Prohibition Period for Excavation of Newly Constructed or Resurfaced Streets
   Deputy Mayor Rose opened the meeting for public comments.
   There being no public comments offered, Deputy Mayor Rose closed Public Hearing.
   Qarmout motioned to adopt the ordinance.
   Seconded: DeYoung
   Discussion: None
   Upon roll call vote:
   Ayes: DeYoung, Phillips, Qarmout, Rose
   Nays: None
   Abstentions: None
   Absent: Mayor Raffay

NEW BUSINESS:

a. **Resolution 2026-164** - Temporarily Prohibit Parking on Portions of Shore Road and Lakeview Drive for Halloween 2026
   Motion: Phillips
   Seconded: DeYoung
   Discussion: None
   Upon roll call vote:
   Ayes: DeYoung, Phillips, Qarmout, Rose
   Nays: None
   Abstentions: None
   Absent: Mayor Raffay

b. **Minutes ready for approval** - October 5, 2026, regular meeting and executive session
   Motion: Phillips
   Seconded: DeYoung
   Discussion: None
   Upon roll call vote:
   Ayes: DeYoung, Phillips, Qarmout, Rose
   Nays: None
   Abstentions: None
   Absent: Mayor Raffay

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

Best Practice Inventory *- All municipalities must submit their completed 2026 Best Practices Inventory to the Division by the close of business Friday, October 30, 2026. As in prior years, the Inventory must be discussed at a governing body meeting, but do not wait for the best practices inventory to be discussed at a governing body meeting before submitting the completed inventory. We will complete it by the deadline and place this as a discussion item at the November 2nd meeting.*

Park Terrace *- Will the Township Committee consider changing Park Terrace to a one-way street. Traffic would travel in a southerly direction as shown on the map. We have not researched the process and would do so upon the agreement of the Governing Body.*

A brief discussion ensued regarding the change to one-way. The Committee has no issues with starting the process.

Salt Dome *- The Township Clerk informed the Committee that proposals are still being reviewed. Since this is considered an emergency, the Township Clerk can bring a resolution to the Committee for consideration.*

MATTERS FROM THE GOVERNING BODY:
Qarmout provided no report.

Phillips asked for an update on the replacement of the speed limit sign on Phillips Road that disappeared during the gas main installation. The Township Clerk will follow up with the Superintendent of Public Works.

DeYoung inquired about the speed limit sign in front of Tranquillity Farms. The Township Clerk confirmed that Tranquillity Farms is on a county road and the speed limit sign is from the State Police.

Deputy Mayor Rose asked for an update on the solar program. The Township Clerk responded that the lease was signed. The Township Attorney will follow up with an update.

Deputy Mayor Rose asked if the sweeper was back from being repaired. The Township Clerk responded the sweeper was fixed and is back in service at the DPW.

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

MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS: Not in attendance. Deputy Mayor Rose requested to have a report for the next meeting.

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

Scott Bozzone reminded the Committee of the November 7th ceremony for the unveiling of the historical marker for the Benjamin Lundy birthplace. The firehouse will be used in the event of inclement weather.

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

EXECUTIVE SESSION: Resolution ES2026-19
Real Property - Habitat for Humanity
Attorney-Client Advise - Cannabis Ordinance

Deputy Mayor Rose noted that it is anticipated that action will not be taken in Open Public Session and minutes will be released upon conclusion of the underlying matter.

Phillips motioned to close Open Public Session and enter Executive Session at 7:20 p.m.
Seconded: DeYoung
Discussion: None
Upon roll call vote:
Ayes: DeYoung, Phillips, Qarmout, Rose
Nays: None
Abstentions: None
Absent: Mayor Raffay

The Committee returned to Open Public Session at 7:48 p.m.

Phillips motioned to close Executive Session and return to Open Public Session
Seconded: Qarmout
Discussion: None
All were in favor.

Deputy Mayor Rose noted the next Township Committee Meeting is scheduled for Monday, November 2, 2026, at 7:00 p.m.

ADJOURNMENT:
Phillips motioned to adjourn at 7:49 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: November 2, 2026

ORDINANCE NO. 2026-12
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY

AMENDING CHAPTER 17, ENTITLED "STREETS, SIDEWALKS, AND DRIVEWAYS" SECTION 17.1, EXCAVATIONS; ROAD/RIGHT-OF-WAY OPENING PERMITS, OF THE CODE OF THE TOWNSHIP OF GREEN, TO ESTABLISH PAVEMENT RESTORATION REQUIREMENTS AND PROHIBITION PERIOD FOR EXCAVATION OF NEWLY CONSTRUCTED OR RESURFACED STREETS

WHEREAS, the Township of Green ("Township") has adopted Chapter 17, Section 1 of the Code of the Township of Green, "Excavations; Road/Right-of-Way Opening Permits", governing permits for excavations and openings in Township roads and streets; and

WHEREAS, Section 17.4 of the Code, as currently written, permits a permittee to restore only the trench or excavation itself, without regard to the width of the traffic lane disturbed by the opening; and

WHEREAS, the Township Committee has determined that where a road opening permit or waiver is granted and then only that section is-replaced, the trench width alone is insufficient to ensure a safe, uniform, and durable riding surface, and instead, restoration of the full traffic lane disturbed, from the centerline of the roadway to the curbline or edge of pavement, is necessary and in the public interest; and

WHEREAS, the Township Committee has further determined that newly constructed or resurfaced streets represent a substantial public investment, and that excavation of such streets within a short period following construction or resurfacing undermines that investment and shortens the useful life of the pavement; and

WHEREAS, the Township Committee finds it in the interest of the public health, safety and welfare of the Township to amend Chapter 17, Section 17.1.4 of the Township Code to require half and full-lane re-paving and a moratorium period for newly paved and resurfaced streets.

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

SECTION 1.
Section 17-1.4, Conditions of Permit, is hereby amended to add new Subsections r and s, to read as follows:

r. Temporary Repairs.
Immediately after backfilling the excavation, the permittee shall repair any pavement disturbed with a temporary surface consisting of not less than six (6) inches or compacted aggregate base course [soil aggregate (I-5) or dense graded aggregate] and six (6) inches of compacted bituminous stabilized base 19M64. This temporary surface shall be set at the final grade of the permanent repair. Temporary pavement shall be regularly monitored by the contractor and maintained at this grade until the permanent repairs are made. The temporary pavement shall remain for at least 30 days to allow for settlement, and

permanent repairs shall begin no later than six (6) months after installation of the temporary surface.

s. Permanent Repairs.
   1. Where a road opening permit or waiver is within a Township road or street, the permittee shall not be permitted to restore only the trench or excavation itself. The following shall be paved:
      a) Any single excavation that is less than 50 square feet in area shall be repaired by milling up to two-inch-thick of the existing pavement for 25 feet past the trench on each end from curb/edge of pavement to centerline.
      b) Any application that is equal to or greater than 50 square feet, whether continuous or separate, shall be required to make permanent restoration, consisting of milling up to two-inch-thick of the existing pavement for 25 feet past the trench on each end from curb/edge of pavement to centerline. For any single excavation that crosses the centerline, same shall apply from curb/edge of pavement to curb/edge of pavement rather than curb/edge of pavement to centerline.

   2. The permittee shall be responsible, at its sole cost and expense, to restore either half or the entire traffic lane in which the disturbance occurs, as set forth above, measured from the centerline of the roadway to the curbline, or, where no curb exists, to the edge of pavement, for the full length of the excavation, plus such additional pavement area as the Township Engineer determines necessary to achieve a smooth, uniform riding surface and proper drainage.

   3. All restoration performed under this subsection shall conform to the Township's then-current specifications for pavement restoration, including but not limited to, milling and paving depth, joint sealing, and compaction requirements, as may be established or amended from time to time by the Township Engineer.

   4. This subsection shall apply in addition to, and not in lieu of, any other restoration or repaving requirement imposed elsewhere in this article, including §17-1.15, Prohibition period.

SECTION 2.
A new Section 17-1.15 is hereby added to Chapter 17, of the Code of the Township of Green, to read as follows:

§ 17-1.15 Prohibition Period.

a. Newly constructed or resurfaced streets, moratorium established. Any Township road or street that has been newly constructed or resurfaced, including without limitation by full-depth reconstruction, overlay or mill-and-pave resurfacing, shall be designated a "prohibition street" for purposes of this section. A moratorium of five (5) years from the date of completion of the construction or resurfacing is hereby established, during which no permit or waiver to excavate a prohibition street shall be granted, except upon the approval of a waiver as provided in subsection b, e and/or f below. Utilities and other

persons or entities subject to this article shall plan sufficiently in advance of any known construction or resurfacing project to install, replace, or repair facilities, or to identify trenchless or other alternative methods of making necessary repairs, so as to avoid the need to excavate a newly resurfaced street.

b. Exceptions. The following are exceptions to the prohibition in Subsection a:
   1. Emergencies that endanger life or property;
   2. Interruption of essential utility service; and/or
   3. Work mandated by local, state, or federal law.

c. List of prohibition streets. The Township Engineer, or his or her designee, shall maintain a current list of all prohibition streets, indicating the location and limits of each such street, the date of completion of construction or resurfacing, and the date on which the prohibition expires. The list shall be kept current and shall be made available to the public upon request.

d. Restoration where exception applies. Where an exception under subsection b is granted, the permittee shall, at its sole cost and expense, repave the entire portion of the street disturbed by the opening, extending from the edge of pavement to the edge of pavement on the opposite site of the street (i.e., the full width of the roadway), unless the Township Engineer directs a different scope of restoration in writing. This requirement shall be read together with, and is in addition to, the utility waiver restoration requirements of §17-1.4.

e. Engineer approval required. Prior to an excavation of a prohibition street under an exception listed in subsection b, the applicant shall obtain the approval of the Township Engineer or his or her designee. A written request for such approval shall be limited to the Township Engineer or his or her designee as far in advance of the proposed work as practicable, except that where a true emergency exists and the time is of the essence, the written request may be submitted within 24 hours after the emergency work commences. In evaluating a request under this subsection, the Township Engineer or his or her designee shall consider, at a minimum:

   1. The location of the proposed excavation;
   2. A description of the work to be performed;
   3. The reason(s) the work was not performed before the street was constructed or resurfaced;
   4. The reason(s) the work cannot be deferred until after expiration of the prohibition period;
   5. The reason(s) the work cannot be performed at another location;
   6. The reason(s) the circumstances are justified as an emergency, interruption of essential service, or legally mandated work, as applicable; and
   7. Whether the applicant has evaluated all feasible trenchless or other alternative methods of making the necessary repair so as to avoid excavating the prohibition street, and, if not feasible, the reasons why.

f. Township Committee wavier for other circumstances. Any person seeking a waiver to excavate a prohibition street for a reason other than those listed as exceptions in subsection b shall require the approval of the Township Committee. The Township Committee shall grant such a waiver only upon a determination that the waiver is in the best interest of the Township and is necessary to address unforeseen circumstances not otherwise anticipated in this section.

SECTION 3. 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 4. 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 5. Effective Date.
This Ordinance shall take effect immediately upon final passage and publication according to law.

ATTEST:

Mark Zschack, RMC
Township Clerk

TOWNSHIP OF GREEN,
IN THE COUNTY OF SUSSEX

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: October 5, 2026
ADOPTED: October 19, 2026

ADVERTISED: October 6, 2026
ADVERTISED: October 20, 2026

RESOLUTION 2026-164
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

RESOLUTION TEMPORARILY PROHIBITING PARKING ON PORTIONS OF SHORE ROAD AND LAKEVIEW DRIVE FOR HALLOWEEN 2026

WHEREAS, the Township Committee of the Township of Green received a request to address the many children and increased traffic on Halloween in Lake Tranquility; and

WHEREAS, the Township Committee recognizes that Halloween festivities on October 31st result in significantly increased pedestrian traffic upon certain roads in Lake Tranquility; and

WHEREAS, the Township Committee finds that restricting certain parking along designated roadways in Lake Tranquility will allow for emergency vehicle access and safe pedestrian movement.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Green, in the County of Sussex and State of New Jersey that parking shall be prohibited on the following streets on Saturday, October 31, 2026, between the hours of 2:00 p.m. and 9:00 p.m.:

1. No parking on lake-side of Shore Road, between Lakeview Drive and Scenic Drive;
2. No parking on lake-side of Lakeview Drive, between Decker Pond Road and Forest Road;

BE IT FURTHER RESOLVED that appropriate signage shall be provided by the Township prior to 6:00 p.m. on October 31, 2026; and

BE IT FURTHER RESOLVED that this temporary restriction is enacted solely for public safety purposes in connection with Halloween activities and shall expire at the conclusion of the specified time period.

DATED: October 19, 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 October 19, 2026.

Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION ES 2026-19
TOWNSHIP COMMITTEE – TOWNSH1P 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 __X___ 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: October 19, 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 October 19, 2026.

_____
Mark Zschack, RMC, Township Clerk

Record of Vote:

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