

**REGULAR MEETING AGENDA**  
**TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN**  
**Monday, July 21, 2025, at 7:00 p.m.**

**CALL TO ORDER** Mayor Raffay will call the **July 21, 2025**, Township Committee meeting to order.

**PLEDGE OF ALLEGIANCE**

**PUBLIC NOTICE:** Adequate notice of this public meeting has been made in accordance with the 1975 Open Public Meetings Act inasmuch as a notice has been published in the New Jersey Herald, transmitted to the Star Ledger and posted at the Municipal Building, 150 Kennedy Road, Tranquility, NJ.

**ROLL CALL:** James DeYoung, Margaret “Peg” Phillips, Bader Qarmout, Michael Rose, and Mayor Virginia “Ginnie” Raffay

**APPROVAL OF AGENDA**

A motion is in order to approve the agenda for July 21, 2025

**OPEN PUBLIC SESSION # 1** (Open to the public for any questions or comments concerning items on the agenda for which no public discussion is provided. All comments should be directed to the Mayor and are limited to 5 minutes)

**1. CONSENT AGENDA: (Attached)**

If any member of the Committee desires an item to be removed, the Municipal Clerk shall remove said item, which will then be considered separately

**2. DISCUSSIONS:**

- a. Fire Department Certification Program - Jeremy Willis, Assistant Chief, GTVFD
- b. Habitat for Humanity Northwest NJ - Pam Vreeland and Ben Eskow

**3. OLD BUSINESS: None**

**4. NEW BUSINESS:**

- a. Resolution 2025-118 - Authorize Firefighter Certification Program
- b. Resolution 2025-119 - Authorize Senior Olympics Sponsorship
- c. Resolution 2025-120 - Increase Bid Threshold
- d. Resolution 2025-121 - Approve Purchasing Procedures Manual
- e. Resolution 2025-122 - Authorize Fall/Winter Recreational Activities
- f. Resolution 2025-123 - Bills List (06/13/2025 to 07/17/2025)
- g. Resolution 2025-124 - Developers Escrow Trust (06/12/2025 to 07/14/2025)
- h. Resolution 2025-125 - Submit Grant Application NJDOT for Hedden Road
- i. Resolution 2025-126 - Recreation Request for Green Township Day
- j. Resolution 2025-127 - Recognizing the Green Township Historical Society Insurance
- k. Resolution 2025-129 - Hire Seasonal DPW Employee

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TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN  
Monday, July 21, 2025, at 7:00 p.m.

- l. Introduction** Ordinance 2025-06 - Amending Green Township Code, Chapter 30, “Land Use Regulations”, Regarding Zone R-1.5 Residential District Lot Size and Bulk Standards for Existing Developed Residential Properties (Public Hearing Scheduled for August 18, 2025)
- m.** Minutes ready for approval - June 16, 2025, regular meeting and executive session
  - July 9, 2025, special meeting

**5. MATTERS FROM THE TOWNSHIP CLERK**

**6. MATTERS FROM THE GOVERNING BODY**

**7. MATTERS FROM THE TOWNSHIP ATTORNEY**

**8. MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS** (when in attendance)

**9. OPEN PUBLIC SESSION #2** (Open to the public for any questions or comments concerning the good and welfare of the Township. All comments should be directed to the Mayor and are limited to 5 minutes.)

**10. EXECUTIVE SESSION:**

A motion is in order to adopt **Resolution ES2025-12**

“The Township Committee is going into executive session for:

Contract Negotiations - Solar Project Contract Negotiation

Purchase of Real Property - Block 107, Lot 6 and Block 76, Lot 5

Attorney-Client Advice - Hunts Road

and **ACTION** is anticipated to be taken when we return to open public session tonight. The minutes of the executive session will be released upon conclusion of the underlying matter.”

**NEW BUSINESS:**

- n. Introduction** Ordinance 2025-07 - Fully Funded Capital Ordinance for Proposed Embankment Improvements Along Hunts Road (Public Hearing Scheduled for August 18, 2025)
- o.** Resolution 2025-128 - Award Bid for Embankment Improvements Along Hunts Road

**11. ADJOURN**

Next Meeting Scheduled for Monday, August 18, 2025, at 7:00 p.m.

**CONSENT AGENDA**  
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**Monday, July 21, 2025, at 7:00 p.m.**

ALL MATTERS LISTED BELOW ARE CONSIDERED ROUTINE IN NATURE AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THE ITEMS. IF ANY DISCUSSION IS DESIRED, THAT PARTICULAR ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND DISCUSSED SEPARATELY.

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

None

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

- a. Township of Fredon Land Use Board Resolution Adopted June 16, 2025, Adopting the 2025 Housing Element and Fair Share Plan
- b. Borough of Ogdensburg Resolution Adopted June 23, 2025, Calling for the Restoration of Energy Taxes to Municipalities
- c. Notice of Public Hearing for a Site Specific Agricultural Management Practice Application to the Sussex County Agriculture Development Board
- d. Sussex County Board of County Commissioners Resolution Adopted July 9, 2025, Authorizing Public Question on Ballot for General Election Concerning a Proposition Authorizing to Continue Trust Fund to Support Farmland Preservation, Recreation and Open Space Programs
- e. Township of Frelinghuysen Ordinance Introduced June 18, 2025, Revising Section of Land Development Ordinance Concerning Fees for Certification of a Pre-Existing Nonconforming Use
- f. Township of Frelinghuysen Ordinance Introduced June 18, 2025, Revising Section of Land Development Ordinance Concerning Targeted Farms

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

- a. Green Township Municipal Court Cashbook Report - May and June 2025
- b. Tax Collector's Report - June 2025
- c. Sussex County Division of Health Inspection Report - April 2025
- d. Animal Control Report - June 2025
- e. Treasurer's Report - June 30, 2025
- f. Green Township Fire Department Monthly Report - April, May and June 2025