

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING SEPTEMBER 15, 2025**

CALL TO ORDER

Mayor Raffay called the September 15, 2025, meeting of the Green Township Committee to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ADEQUATE NOTICE: Mr. Zschack read the statement of adequate notice.

ROLL CALL: Present: James DeYoung, Margaret "Peg" Phillips, Bader Qarmout, and Mayor Virginia "Ginnie" Raffay

Absent: Michael Rose

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: Mayor Raffay requested a motion to approve the agenda.

The Township Clerk requested the removal of Resolution 2025-146 under New Business. There are concerns to be addressed.

Motion: Qarmout

Seconded: Phillips

Discussion: None

All were in favor.

OPEN PUBLIC SESSION #1: Mayor Raffay opened the meeting for public comments. There being no public comments offered, Mayor Raffay requested a motion to close Open Public Session #1.

DeYoung motioned to close Public Session #1.

Seconded: Qarmout

Discussion: None

All were in favor.

CONSENT AGENDA:

1. RESOLUTIONS:

None

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

- a. Notice of Township of Frelinghuysen Township Committee Adopted Land Development Ordinance Concerning Fees*

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

- a. Tax Collector's Report - August 2025*

- b. Animal Control Report - August 2025*

Phillips motioned to move Consent Agenda

Seconded: DeYoung

Discussion: None

Upon roll call vote:

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING SEPTEMBER 15, 2025

Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: Rose

DISCUSSIONS: None

OLD BUSINESS:

- a. Public Hearing Ordinance 2025-09** - 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, and Creating a New Zone R-1.5/0.5

Mayor Raffay opened the meeting for public comments.

Josephine Fracasso asked where this is reference to. Mayor Raffay responded that this ordinance is for the Lake Tranquility area to help ease the restrictions for certain accessory structures.

There being no further comments offered, Phillips motioned to close Public Hearing but based upon a letter received from the Land Use Board that the adoption be postponed. The Township Attorney stated that she spoke with the Township Planner and the changes will be substantial requiring re-noticing. The Township Attorney recommends voting up or down. The ordinance will be revised and brought back to the Township Committee.

Phillips motioned to close Public Hearing and consider adoption or rejection.

Seconded: DeYoung

Discussion: Qarmout confirmed adoption would be to adopt as is, rejection means to wait for the revisions as recommended by the Land Use Board.

Upon roll call vote:

Ayes: None

Nays: DeYoung, Phillips, Qarmout, Mayor Raffay

Abstentions: None

Absent: Rose

NEW BUSINESS:

- a. Resolution 2025-144** - Authorize Morris County Cooperative for Milling, Paving, Line Striping, Guide Rail and Drainage of Yellow Frame Road

Motion: Phillips

Seconded: DeYoung

Discussion: Qarmout asked if this is already on the schedule. The Township Clerk responded that this is on the schedule to be done if resolution is adopted.

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: Rose

- b. Resolution 2025-145** - Bills List (08/29/2025 to 09/11/2025)

Motion: Qarmout

Seconded: DeYoung

Discussion: None

Upon roll call vote:

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING SEPTEMBER 15, 2025

Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: Rose

c. Resolution 2025-147 - Upgrades to EverGreen Park, Authorize RFP Mill, Pave and Drainage

Motion: Phillips

Seconded: DeYoung

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: Rose

d. Resolution 2025-148 - Authorize RFP Walking Path EverGreen Park

Motion: Phillips

Seconded: DeYoung

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: Rose

e. Resolution 2025-149 - Award Contract Sussex-Warren Area Energy Cooperative

Motion: Phillips

Seconded: DeYoung

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Mayor Raffay

Nays: Qarmout

Abstentions: None

Absent: Rose

f. Minutes ready for approval - September 3, 2025, regular meeting

Motion: DeYoung

Seconded: Qarmout

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: Rose

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING SEPTEMBER 15, 2025

MATTERS FROM THE TOWNSHIP CLERK: Mr. Zschack noted the following matters:

Dangerous Trees - Over the past few months trees and branches along Sutton Road have fallen into the roadway. All trees of concern are located outside of the Township's right-of-way on NJDOT property. Tom Knutulsky arranged a meeting with DOT to request the removal of these dangerous trees. During the site visit DOT agreed to the trimming and removal of said trees within the next few weeks. Green's DPW will assist with traffic control and/or closures.

Damaged Stone Wall - There was damage to the wall at the intersection of Pequest and Sutton Roads. Tom Knutulsky is soliciting quotes to repair the damaged wall.

Phillips questioned if the ownership portion has been identified. The Township Clerk responded that the ownership has not been identified but feel the cost of finding ownership may cost more money legally to figure out ownership than repairing the wall.

Lake Tranquility Drainage Study - Princeton Hydro have finished most of the fieldwork but in order to finish DPW will need to clean out about 13 inlets. We will also need to accompany Princeton Hydro along private property for further inspections.

Cell Tower at Trinca - We have finally received a minimum bid amount for the cell tower lease at the former Trinca Airport. We are now working on finalizing the RFP.

Upgrades to EverGreen Park - After a search of alternative materials to replace the wood guard rail in EverGreen Park, I am of the opinion that wood is the most economical material. We are compiling information on all products and will distribute to the Committee when completed. An RFP has been issued to mill, pave and install drainage in EverGreen Park. Bids will be taken at the municipal building on October 2nd at 11:00 a.m.

Mill and Pave Pequest - There is approximately \$40,000 available from 2024 incumbered monies and the 2025 budget to mill and pave a portion of Pequest Road that runs under the Lackawanna Cutoff. Tom Knutelsky is preparing a plan to determine the extent of this work.

RFP Walking Path - An RFP has been issued to replace and extend the walking path in EverGreen Park. Bids will be taken at the municipal building on October 2nd at 10:00 a.m.

MATTERS FROM THE GOVERNING BODY:

Qarmout provided no report.

Phillips provided no report.

DeYoung asked who is responsible for the clothing bin on Municipal Road. There is a collection outside the box. The Deputy Clerk will contact the organization responsible for the pick-up.

Mayor Raffay commented that she has been spending a lot of time at EverGreen Park. Many people are using the park and commenting on how much they enjoy the park. The only comment is that the "No Pets" sign is still uncovered. The Township Clerk will notify the Superintendent of Public Works to have the signs covered. The guide rail along the pavilion is not the same height as the rest of the guide rail. Mayor Raffay commented on the tree trimming on County Route 611 has made the sight distance much better.

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING SEPTEMBER 15, 2025

MATTERS FROM THE TOWNSHIP ATTORNEY: The Township Attorney noted one matter for discussion in Executive Session.

MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS: Not in attendance.

OPEN PUBLIC SESSION #2: Mayor Raffay opened the meeting for public comments. Scott Bozzone asked if the wall reference to on Pequest and Sutton Roads is related to the cemetery. The Township Clerk explained the location of the wall.

Josephine Fracasso noted a tree on Hibler Road that is just about rotted out. Several branches that are over the roadway have been cleaned up by the DPW. The Township Clerk responded that if the DPW has gone out chances are the tree is not in the Township right of way. The Township Clerk will follow-up.

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

EXECUTIVE SESSION: Resolution 2025-14 - Potential Litigation - Affordable Housing

Mayor Raffay stated that action is not anticipated to be taken when the Committee returns to the Open Public Session.

Qarmout motioned to enter Executive Session at 7:24 p.m.

Seconded: Phillips

Discussion: None

All were in favor.

The Committee returned to Open Public Session at 7:30 p.m.

Phillips 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, October 6, 2025, at 7:00 p.m.

ADJOURNMENT:

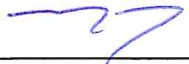
DeYoung motioned to adjourn at 7:31 p.m.

Seconded: Qarmout

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: October 6, 2025

ORDINANCE NO. 2025-09
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

**AN ORDINANCE 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,
AND CREATING A NEW ZONE R-1.5/0.5**

WHEREAS, the Green Township Land Use Board adopted a Master Plan Reexamination Plan, last revised February 13, 2025 (“Master Plan”), which in part recommended review of the minimum lot area and bulk standards for the R-1.5 District, related to existing developed residential properties; and

WHEREAS, the Master Plan proposed a 0.5-acre minimum lot size and revised bulk standards for existing developed residential properties in the R-1.5/0.5 Residential District, to permit improvements to existing residences in the District without triggering numerous variances; and

WHEREAS, the Green Township Committee has reviewed the Master Plan comments, and determined that the suggested changes to the R-1.5 Residential District, should be made.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Committee of the Township of Green, Sussex County, New Jersey, that Chapter 30, “Land Use Regulations” of the Code of the Township of Green, is revised as follows:

SECTION 1.

Chapter 30 “Zoning” Sections 30-4, WORDS AND PHRASES DEFINED, is amended to add the following:

THROUGH LOT

Shall mean a lot that fronts on two (2) parallel streets or that fronts on two (2) streets that do not intersect at the boundaries of the lot.

SECTION 2.

Chapter 30, Schedule of Requirements, Attachment 2, per Code Section 30-31, shall be revised as follows:

Zone	Prin. Use	Height Feet	Min. Lot Area Acres	Density/ FAR	Max Depth Feet	Width Street Line Feet	Width Setback Line Feet	Min Setbacks Feet			Max Building Coverage Percent	Imp. Cov. Percent
								FY	RY	SY		
R-1.5/0.5 (New residences)	SF	35	1.5	1 Unit/ 1.5 ac.	285	112	190	60	75	25	20	N/A
R- 1.5/0.5**** (Existing residences)	SF	35	0.5	1 Unit/0.5 ac.	100	50	50	30	50	15	40	N/A

**** In the R-1.5/0.5 Zone, the 0.5 standards apply to existing residences only. New residences must follow the 1.5 standards. New subdivisions must follow the 1.5 standards.

SECTION 3.

All references to "R-1.5 Residential District" throughout the Township Code shall be replaced with "R-1.5/0.5 Residential District".

SECTION 4. Chapter 30 "Zoning" Sections 30-64 YARDS is amended to read as follows:

§ 30-64.1 Yard Requirements.

Every lot must provide front, rear and side yards as required by its zone district. All front yards must face upon a dedicated public street or a private street approved by the Planning Board. On streets less than 50 feet in width, the required front yard shall be increased by $\frac{1}{2}$ the difference between the width of the street and 50 feet. If a width greater than 50 feet is shown on an adopted Master Plan or the Official Map, the required front yard shall be increased by $\frac{1}{2}$ the difference between the width of the street and said greater width. In the R-1.5/0.5 District, the maximum additional front yard setback shall be five (5) feet.

§ 30-64.4 Corner Lots and Through Lots.

Where a lot is bounded by more than one street, the front yard setback requirement from each abutting street shall be met. On a corner lot or a through lot, the owner may select any street as the front of the lot, regardless of which direction the building faces. For corner lots, the yard opposite the front of the lot shall be considered the side yard for purposes of meeting the minimum side yard requirement. Corner lots will have two front and two side yards. For through lots, the yard opposite the front yard shall be considered the rear yard for purposes of meeting the minimum rear yard requirement.

§ 30-64.5 Accessory Structures in the R-1.5/0.5 Zone District.

Permitted accessory structures, excluding pools, may be located within the front, side or rear yard in the R-1.5/0.5 Zone District provided that the structure is a minimum of five (5) feet from any property line. Pools may be located within the side or rear yards provided that they are a minimum of ten (10) feet from the property line.

SECTION 5.

All ordinances of the Township of Green, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 6.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 7.

This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

SECTION 8.

This Ordinance may be renumbered for codification purposes.

ORDINANCE NO. 2025-09
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

SECTION 9.

The Township Clerk is directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board and to all others entitled to notice pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance, after public hearing, the Township Clerk is further directed to publish such 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.

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 18, 2025

ADVERTISED: August 26, 2025

ADOPTED:

ADVERTISED:

RESOLUTION 2025-144
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,
GUIDE RAIL AND DRAINAGE INLET ACCESSORIES
OF YELLOW FRAME ROAD

WHEREAS, the Township of Green has a need for contracting services for improvements to Yellow Frame 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, guide rail 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:

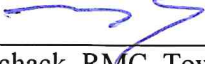
1. Tilcon New York, Inc. for milling and paving in an amount not to exceed **\$153,998.75**
2. Dan Swayze & Son, Inc. for traffic striping in an amount not to exceed **\$3,862.75**
3. Road Safety Systems, LLC, for guide rail in an amount not to exceed **\$47,842.50**
4. Campbell Foundry Company, for drainage inlet accessories in an amount not to exceed **\$578.00**

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., Dan Swayze & Son, Inc., Road Safety Systems, LLC, and Campbell Foundry Company be utilized for the milling, paving, striping, guide rail and drainage inlet for Yellow Frame 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: September 15, 2025

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 15, 2025.


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: 04-215-55-916-020 Ordinance 2025-04 Amount: \$206,282.00

CFO Signature: 

Record of Vote:

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

RESOLUTION 2025-145
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BILLS LIST (08/29/2025 to 09/11/2025)

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 08/29/2025 to 09/11/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: September 15, 2025

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 15, 2025.



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: 09/15/2025 For bills from 08/29/2025 to 09/11/2025

Check#	Vendor	Description	Payment	Check Total
13740	1940 - AMAZON	PO 17213 Self-inking stamp for Tax Collector	8.95	8.95
13741	660 - D & E SERVICE CENTER, INC.	PO 16900 2025 Vehicle Repairs	977.58	977.58
13742	2241 - GANNETT NEW YORK-NEW JERSEY LOCALIQ	PO 16851 Legal Ads 2025	80.16	80.16
13743	1380 - GARDEN STATE LABS, INC.	PO 16978 2025 Water Testing at Municipal Building	200.00	200.00
13744	2046 - General Gode, LLC	PO 17099 2025 Codification Services/Annual Mainte	1,195.00	1,195.00
13745	528 - GRIFFITH-ALLIED TRUCKING LLC	PO 16940 Gasoline Delivry 2025 Acct 10-7199868	251.85	251.85
13746	108 - Honeywell International Inc.	PO 16962 2025 Annual Contract (Acct # 530721)	2,038.02	2,038.02
13747	190 - JCP& L	PO 17216 August 2025 Electric Bill	1,556.25	1,556.25
13748	1907 - JP MONZO MUNICIPAL CONSULTING, LLC	PO 17207 Webinar - P. DeClesis	50.00	50.00
13749	2258 - LAFAYETTE AUTO PARTS SUPPLY, LLC	PO 16990 2025 Motor Vehicle Parts	312.96	312.96
13750	1153 - Lowe's	PO 16881 Hardware, Small Tools & Supplies	242.16	242.16
13751	1960 - NAVITEND	PO 17165 Purchase of Software 2025	504.95	504.95
13752	104 - NETCONG HARDWARE, INC.	PO 16879 2025 Hardware, Small Tools & Supplies	68.32	68.32
13753	2187 - PLANET NETWORKS, INC.	PO 17217 October 2025 Internet & Phone Service	1,529.10	1,529.10
13754	2141 - PRIMEPOINT, LLC	PO 16854 Time & Labor Management Program 2025	117.50	117.50
13755	2303 - PRINCETON HYDRO, LLC	PO 17121 Lake Tranquility Drainage Study	3,258.00	3,258.00
13756	2315 - QUADIENT, INC.	PO 17212 Postage Meter Supplies 2025	151.05	151.05
13757	418 - R & L DATA CENTERS	PO 16853 Payroll Services 2025	324.40	324.40
13758	114 - SUSSEX COUNTY MUA	PO 16922 Solid Waste Disposal/Household 2025	6,208.14	6,208.14
13759	716 - TRI-STATE RENTALS, INC.	PO 16933 2025 Vehicle & Equipment Parts, Repair,	4.85	4.85
13760	2078 - UniFirst Corporation	PO 16863 Uniform Rentals 2025	347.00	347.00
13761	2316 - VALLEY PHYSICIANS SERVICES PC	PO 17220 Program Administration Fee	200.00	200.00
13762	29 - VERIZON WIRELESS	PO 16890 DPW CELL SERVICE 2025	377.25	377.25
13763	1236 - W.W.Grainger Inc.	PO 16887 Supplies, Samll Tools, Hardware 2025	428.92	428.92
13764	75 - WELDON QUARRY CO., LLC	PO 16917 Asphalt & Cold Patch 2025	532.62	532.62
13765	1360 - WIRE'S ELECTRICAL SHOP	PO 16926 Materials	228.76	228.76
TOTAL				21,193.79

Total to be paid from Fund 01 CURRENT FUND
to be paid from Fund 04 GENERAL CAPITAL

17,935.79

3,258.00

21,193.79

RESOLUTION 2025-147
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

AUTHORIZING THE ISSUANCE OF RFP FOR
UPGRADES TO EVERGREEN PARK
MILL, PAVE, AND DRAINAGE

BE IT RESOLVED that the Township Committee of the Township of Green, County of Sussex, State of New Jersey authorizes the Municipal Clerk to go out for bids for the milling, paving and drainage improvements to the parking and entrance road in EverGreen Park.

DATED: September 15, 2025

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 15, 2025.



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 2025-148
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

AUTHORIZING THE ISSUANCE OF RFP FOR
THE UPGRADES TO THE WALKING PATH IN EVERGREEN PARK

BE IT RESOLVED that the Township Committee of the Township of Green, County of Sussex, State of New Jersey authorizes the Municipal Clerk to go out for bids for improvements to the walking path in EverGreen Park.

DATED: September 15, 2025

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 15, 2025.



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 2025-149
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, NEW JERSEY

**A RESOLUTION AUTHORIZING AN AWARD OF CONTRACT BY THE SUSSEX-
WARREN AREA ENERGY COOPERATIVE FOR RESIDENTIAL ELECTRICITY
SUPPLY SERVICES**

WHEREAS, the Township of Fredon as Lead Agency for the Sussex-Warren Area Energy Cooperative (SWAEC), DCA ID# 266SWAEC, publicly advertised bids on behalf of the SWAEC's Government Energy Aggregation (GEA) Program for the purpose of procuring electricity supply services for residential accountholders within the geographic boundaries of the participating municipalities in the SWAEC; and

WHEREAS, the Township of Green is a member of the SWAEC and agreed to participate in the cooperative's bid process for the GEA Program, and to receive residential electricity supply services from the awarded licensed third-party electricity supplier; and

WHEREAS, on August 20, 2025, the SWAEC received online bids for residential electricity supply services for its GEA Program; and

WHEREAS, Constellation NewEnergy, Inc., is the lowest responsible bidder for electricity supply services for the SWAEC GEA Program at a rate of \$0.1474 per kilowatt hour for the Standard Program Option (RPS minimum renewable energy) and \$0.14962 per kilowatt hour for the Green Program Option (100% renewable energy) for a twelve (12)-month term effective December 1, 2025, through November 30, 2026; and

WHEREAS, the Township of Fredon on behalf of the SWAEC executed a Master Supplier Agreement with Constellation NewEnergy, Inc. on August 20, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Green, County of Sussex, as a participating member in the Sussex-Warren Area Energy Cooperative (SWAEC), that

1. The Township Committee of the Township of Green hereby acknowledges the terms and conditions of the executed the Master Supplier Agreement by the Township of Fredon on behalf of the SWAEC's Government Energy Aggregation (GEA) Program with Constellation NewEnergy, Inc., for the Provision of Energy Supply Services which is attached hereto and made a part hereof; and
2. A certified copy of this resolution shall be forwarded to the energy consultants for the SWAEC's GEA Program,

RESOLUTION 2025-149
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, NEW JERSEY

DATED: September 15, 2025

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 15, 2025.



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 ES2025-14
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: September 15, 2025

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 15, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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