

**MINUTES  
GREEN TOWNSHIP COMMITTEE  
REGULAR MEETING JUNE 21, 2023**

**CALL TO ORDER**

Deputy Mayor Raffay called the June 21, 2023, meeting of the Green Township Committee to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**PUBLIC NOTICE:** The Township Clerk read the statement of adequate notice.

**ROLL CALL:** Present: James DeYoung, Virginia "Ginnie" Raffay, and Michael Rose

Absent: Bader Qarmout, Mayor Phillips

Motion: DeYoung

Seconded: Rose

Discussion: None

All were in favor.

Also present: Mark Zschack, Township Clerk/Administrator; Ursula Leo, Esq., Township Attorney; Superintendent of Public Works, Jason Miller; and Patty DeClesis, Deputy Clerk

**APPROVAL OF AGENDA:** Deputy Mayor Raffay called for a motion to approve the agenda with the addition of the addendum.

Motion: Rose

Seconded: DeYoung

Discussion: None

All were in favor.

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

**CONSENT AGENDA:**

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

*a. Resolution 2023-112 - Proclaiming the Month of September as Prostate Cancer Awareness Month*

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

*a. JCP&L Virtual Public Notice Hearing Scheduled for July 10, 2023*

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

*a. Environmental Advisory Committee Minutes - April 18 and May 11, 2023*

*b. Treasurer's Report - April 30, 2023*

*c. Tax Collector's Report - May 2023*

*d. Sussex County Division of Health Inspection Report - May 2023*

Motion: DeYoung

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Raffay, Rose

Nays: None

Abstentions: None

Absent: Qarmout, Mayor Phillips

MINUTES  
GREEN TOWNSHIP COMMITTEE  
REGULAR MEETING JUNE 21, 2023

**DISCUSSIONS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**a. Resolution 2023-107 - Approval of Liquor License - Lake Tranquility Community Club**

Motion: Rose

Seconded: DeYoung

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Raffay, Rose

Nays: None

Abstentions: None

Absent: Qarmout, Mayor Phillips

**b. Resolution 2023-110 - Approval of Liquor License - Lunas Ventures, LLC**

Motion: DeYoung

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Raffay, Rose

Nays: None

Abstentions: None

Absent: Qarmout, Mayor Phillips

**c. Resolution 2023-111 - Approval of Liquor License - Pub 517**

Motion: Rose

Seconded: DeYoung

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Raffay, Rose

Nays: None

Abstentions: None

Absent: Qarmout, Mayor Phillips

**d. Resolution 2023-113 - Bills List (06/01/2023 to 06/15/2023)**

Motion: DeYoung

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Raffay, Rose

Nays: None

Abstentions: None

Absent: Qarmout, Mayor Phillips

**e. Resolution 2023-114 - Developers Escrow Trust (06/01/2023 to 06/15/2023)**

Motion: Rose

Seconded: DeYoung

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Raffay, Rose

MINUTES  
GREEN TOWNSHIP COMMITTEE  
REGULAR MEETING JUNE 21, 2023

Nays: None  
Abstentions: None  
Absent: Qarmout, Mayor Phillips

**f. Resolution 2023-115 - Authorize Lead Base Paint Inspection Services**

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

**g. Introduction Ordinance 2023-10 - Amending Chapter 10, "Building and Housing" Regarding Requirements for the Inspection of Lead-Based Paint**

DeYoung motioned to introduce the ordinance and move to Public Hearing on July 17, 2023  
Seconded: Rose  
Discussion: None  
Upon roll call vote:  
Ayes: DeYoung, Raffay, Rose  
Nays: None  
Abstentions: None  
Absent: Qarmout, Mayor Phillips

**h. Minutes ready for approval - June 5, 2023, Regular Meeting and Executive Session**

Motion: Rose  
Seconded: DeYoung  
Discussion: None  
All were in favor  
Nays: None  
Abstentions: None  
Absent: Qarmout, Mayor Phillips

**i. Resolution 2023-116 - Appoint Fire Fighter - Mikhail Karpov**

Motion: DeYoung  
Seconded: Rose  
Discussion: None  
All were in favor  
Nays: None  
Abstentions: None  
Absent: Qarmout, Mayor Phillips

**j. Resolution 2023-117 - Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Henry Road Improvement Project**

Motion: DeYoung  
Seconded: Rose  
Discussion: None  
All were in favor  
Nays: None  
Abstentions: None

MINUTES  
GREEN TOWNSHIP COMMITTEE  
REGULAR MEETING JUNE 21, 2023

Absent: Qarmout, Mayor Phillips

**MATTERS FROM THE TOWNSHIP CLERK:** Mr. Zschack noted the following matters:  
*Outstanding Older American - Nominations for the 2023 Outstanding Older American will now be accepted. Award will be presented at Green Township Day, September 23, 2023.*

*League of Municipalities - Currently only two employees have shown interest in attending this year's conference in Atlantic City.*

**MATTERS FROM THE GOVERNING BODY:**

Rose offered no comment.

DeYoung offered no comment.

Deputy Mayor Raffay offered no comment.

Mayor Phillips congratulated Miss Alyssa Dionne on being named Miss Green 2023.

**MATTERS FROM THE TOWNSHIP ATTORNEY:** The Township Attorney had no matters for discussion.

**MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS:** The Superintendent of Public Works provided the following report:

- *Maintained infields on baseball and softball field*
- *Mowed County Connector Trail and trimmed back brush*
- *Mowed sight distance intersections for the holiday weekends*
- *Both rail mowers out on various road*
- *Mowed all the township properties*
- *Installed the first bee garden for the Environmental Committee on the footpath between the county connecting trail and the EverGreen parking lot*
- *Swept various roads for quarterly sweepings*
- *Cleaned out all basins at the lake with the Vac-all. The crew used the hose lines to flush out the cross drainpipes where needed*
- *Installed fire lane no parking lines at Tranquility Post Office on municipal lane*
- *Monthly property checks of all town properties*
- *Cleared area near the kiosk on the County Connector Trail for a rock garden. The crew leveled out the surrounding area and trimmed the brush and put down fresh wood chips around the kiosk area*
- *Filled in large cracks on the basketball court*
- *Continuing to prep Creek Road for the upcoming paving project this summer*

**OPEN PUBLIC SESSION #2:** Deputy Mayor Raffay opened Public Session #2 for public comments. Wendy Whipple, representative asking for support for the Dennis Library Grant Renovation Project. Wendy provided background information on the expansion of the Dennis Library and answered questions from the Committee.

Mayor Phillips arrived at 7:12 p.m.

Mayor Phillips motioned to suspend the rules and allow the addition of the resolution into the agenda

Seconded: DeYoung

Discussion: None

MINUTES  
GREEN TOWNSHIP COMMITTEE  
REGULAR MEETING JUNE 21, 2023

All were in favor  
Nays: None  
Abstentions: None  
Absent: Qarmout

**Resolution 2023-118** - Supporting Dennis Branch of the Sussex County Library System Renovation Project

Motion: Mayor Phillips

Seconded: DeYoung

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Mayor Phillips, Raffay, Rose

Nays: None

Abstentions: None

Absent: Qarmout

**EXECUTIVE SESSION:** None

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

Deputy Mayor Raffay noted the next Township Committee Meeting is scheduled for Monday, July 17, 2023, at 7:00 p.m.

**ADJOURNMENT:**

DeYoung motioned to adjourn at 7:30 p.m.

Seconded: Rose

Discussion: None

All were in favor.

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



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Mark Zschack, RMC  
Township Clerk

Date Approved: July 17, 2023

**RESOLUTION 2023-112**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**PROCLAIMING THE MONTH OF SEPTEMBER 2023 AS PROSTATE CANCER  
AWARENESS MONTH**

**Whereas**, this year, approximately 288,300 men will be diagnosed with prostate cancer in the United States alone – one man every 2 minutes, and roughly 34,700 will die this year from the disease, about 3,500 more than 2020 – which is one man every 15 minutes; and

**Whereas**, in New Jersey, an estimated 9,460 new cases of prostate cancer will be diagnosed and an estimated 730 deaths will occur in 2023; and

**Whereas**, men with relatives – father, brother, son – with a history of prostate cancer are twice as likely to develop the disease; and

**Whereas**, prostate cancer is the most commonly diagnosed cancer in American Men and the third leading cause of cancer death behind lung and colon cancer; and

**Whereas**, 1 in 8 men are diagnosed with prostate cancer in their lifetime and 1 in 6 African American men will develop prostate cancer in their lifetime. Overall, African American men are 1.7 times more likely to be diagnosed with - and 2.1 times more likely to die from - prostate cancer than white men; and

**Whereas**, veterans who were exposed to herbicides like Agent Orange are at increased risk for developing prostate cancer, and are more likely to have an aggressive form of the disease; and

**Whereas**, education regarding prostate cancer and early detection strategies is critical to saving lives, preserving, and protecting our families. As well as the economic and social burden of prostate cancer is huge on families; and

**Whereas**, if caught early prostate cancer has a five-year survival rate of nearly 100%. However, for late-stage prostate cancer the five-year survival rate is 31%; and

**Whereas**, many more men will be diagnosed in 2023 at a later stage because of delayed screenings and treatment due to Covid-19 and

**Whereas**, all men are at risk for prostate cancer and we encourage the citizens of the Township of Green to increase the importance of prostate awareness and screenings.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Green, State of New Jersey does hereby proclaim the month of September 2023 to be PROSTATE CANCER AWARENESS MONTH in the Township of Green.

DATED: June 21, 2023

RESOLUTION 2023-112  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ

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 June 21, 2023.



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

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung	√		√			
Qarmout						√
Raffay			√			
Rose		√	√			
Mayor Phillips						√

**RESOLUTION 2023-107**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**APPROVAL OF LIQUOR LICENSE**

**WHEREAS**, The Lake Tranquility Community Club, Inc. has applied for the renewal of License No. 1908-31-003-001 to the State of New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Governing Body of the Township of Green is not aware of any circumstances or provisions or law or local ordinance which would prohibit this issuance of the license renewal.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Green, County of Sussex, State of New Jersey that the following Club License be hereby approved for renewal for the license period July 1, 2023, through June 30, 2024.

**LAKE TRANQUILITY COMMUNITY CLUB, INC.**  
**3 Sunset Drive, Green Township, NJ 07821**  
**License No. 1908-31-003-001**

DATED: June 21, 2023

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 June 21, 2023.

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

cc: Division of ABC  
Lake Tranquility Community Club, Inc.

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung		√	√			
Qarmout						√
Raffay			√			
Rose	√		√			
Mayor Phillips						√



**RESOLUTION 2023-110**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**APPROVAL OF LIQUOR LICENSE**

**WHEREAS**, Tranquility Liquors Co., Inc. License Name has applied for the renewal of License No. 1908-44-001-013 to the State of New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Governing Body of the Township of Green is not aware of any circumstances or provisions or law or local ordinance which would prohibit this issuance of the license renewal.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Green, County of Sussex, State of New Jersey that the following Plenary Retail Distribution License be hereby approved for renewal for the license period July 1, 2023, through June 30, 2024.

**LUNAS VENTURES LLC**  
**57 Decker Pond Road, Green Township, NJ 07821**  
**License No. 1908-44-001-013**

DATED: June 21, 2023

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 June 21, 2023.

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

cc: Division of ABC  
Lunas Ventures LLC

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung	√		√			
Qarmout						√
Raffay			√			
Rose		√	√			
Mayor Phillips						√

**RESOLUTION 2023-111**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**APPROVAL OF LIQUOR LICENSE**

**WHEREAS**, Pub 517, Inc., License Name has applied for the renewal of License No. 1908-33-002-012 to the State of New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Governing Body of the Township of Green is not aware of any circumstances or provisions or law or local ordinance which would prohibit this issuance of the license renewal.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Green, County of Sussex, State of New Jersey that the following Plenary Retail/Consumption License be hereby approved for renewal for the license period July 1, 2023, through June 30, 2024.

**PUB 517, INC.**  
**50 Stuyvesant Road, Green Township, NJ 07879**  
**License No. 1908-33-002-012**

DATED: June 21, 2023

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 June 21, 2023.

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

cc: Division of ABC  
Pub 517, Inc.

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung		√	√			
Qarmout						√
Raffay			√			
Rose	√		√			
Mayor Phillips						√

**RESOLUTION 2023-113  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**BILLS LIST (06/01/2023 to 06/15/2023)**

**BE IT RESOLVED** BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX AND STATE OF NEW JERSEY that the List of Bills dated from 06/01/2023 to 06/15/2023 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: June 21, 2023

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 June 21, 2023.



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

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung	√		√			
Qarmout						√
Raffay			√			
Rose		√	√			
Mayor Phillips						√

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

Meeting Date: 06/21/2023 For bills from 06/01/2023 to 06/15/2023

Check#	Vendor	Description	Payment	Check Total
12040	2205 - Alyssa Dionne	PO 16039 Winner Ms. Green Township 2023	500.00	500.00
12041	1940 - Amazon	PO 16061 Landscape tabs for tax collector	41.96	41.96
12042	2207 - Christine Ahmad	PO 16058 3rd Runner up for Ms. Green 2023	50.00	50.00
12043	1738 - Cintas Fire Protection Inc.	PO 16067 2023 Fire Inspection	2,045.40	2,045.40
12044	1671 - Cit-e-Net, LLC	PO 16054 Website Tax Data 2023	550.00	550.00
12045	618 - David H. Miller Sr.	PO 16059 Medicare Part B reimbursement	824.50	824.50
12046	1380 - Garden State Labs Inc.	PO 15890 Water Test MB 2023	200.00	200.00
12047	550 - Gardens of the World, Inc.	PO 15833 Topsoil U & Grass seed fpr drainage 2023	370.00	
		PO 15833 Topsoil U & Grass seed fpr drainage 2023	740.00	1,110.00
12048	2161 - GateHouse Media New York Holdings Inc	PO 15834 Legal Ads 2023	124.86	124.86
12049	528 - Griffith-Allied Trucking LLC	PO 15831 Diesel Fuel Delivery 2023	807.74	
		PO 15832 Gasoline Delivery 2023	1,497.50	2,305.24
12050	120 - Harold E. Pellow & Associates, Inc.	PO 15513 Pequest Rd - Phase I	54.00	
		PO 15764 County Connector Trail-Phase III	293.00	
		PO 15972 2023 Engineering Services	498.00	
		PO 15972 2023 Engineering Services	388.00	
		PO 15973 Creek Rd I & II Engineering Design & Ins	629.25	
		PO 16026 Hunts Rd Engineering Services	207.00	2,069.25
12051	188 - Home Depot Credit Services	PO 15828 Supplies 2023	338.45	338.45
12052	108 - Honeywell International Inc.	PO 15784 2023 Contract Acct#530721	1,819.41	1,819.41
12053	1603 - J. Caldwell & Associates	PO 15968 Revision of the R-1.5 Zone	4,487.50	4,487.50
12054	190 - JCP& L	PO 16052 May Electic Bill 2023	1,045.56	1,045.56
12055	2149 - Jefferson Recycling LLC	PO 15936 Recycling Clean Communities 4/29/23	756.50	756.50
12056	2208 - Jones Lang LaSalle Americas, Inc.	PO 16063 Commission-Greendell PO Lease	3,000.00	3,000.00
12057	1860 - Kimberlee Mantz	PO 16042 Sashes for Ms. Green 2023	25.39	25.39
12058	1632 - Laddey, Clark & Ryan LLP	PO 16057 Legal Services for May 2023	3,090.00	
		PO 16062 Legal Services for February 2023	3,324.00	6,414.00
12059	1153 - Lowe's	PO 15849 Supplies/Hardware 2023	422.07	422.07
12060	98 - NJ-Dept of Health and Senior Svs	PO 15926 Dog License fees	13.20	13.20
12061	2206 - Olivia Costello	PO 16040 First Runner up Ms. Green Township 2023	250.00	250.00
12062	418 - R & L Data Centers	PO 15861 Payroll Service 2023	310.80	310.80
12063	177 - RoNetco Supermarkets Inc.	PO 16049 Flowers, balloons & cake for Ms. Green 2	82.35	82.35
12064	2165 - Sarah Phillips	PO 16041 2nd runner up Ms. Green Township 2023	100.00	100.00
12065	1896 - SeptiCare	PO 15943 Porta John	185.00	185.00
12066	866 - Space Farms, Inc	PO 15867 Deer Carcass Removal 2023	29.00	29.00
12067	114 - Sussex County MUA	PO 15843 Municipal/Household 2023	8,208.40	8,208.40
12068	2009 - The Canning Group, LLC	PO 15796 QPA 1/01/2023-12/31/2023	458.33	458.33
12069	243 - The Printing Center, Inc.	PO 16053 Printing for the election 2023	1,558.16	1,558.16
12070	2078 - UniFirst Corporation	PO 15878 Uniform Rental 2023	539.95	539.95
12071	29 - Verizon Wireless	PO 15782 Modem-OEM 2023	38.01	38.01
12072	29 - Verizon Wireless	PO 15918 DPW Cell Service 2023	247.02	247.02
12073	1236 - W.W.Grainger Inc.	PO 15880 DPW Supplies 2023	461.32	461.32
TOTAL				40,611.63
Total to be paid from Fund 01 CURRENT FUND		37,530.68		
Total to be paid from Fund 02 FEDERAL & STATE GRANTS		2,091.50		
Total to be paid from Fund 04 GENERAL CAPITAL		683.25		
Total to be paid from Fund 12 ANIMAL FUND		13.20		
Total to be paid from Fund 22 OPEN SPACE TAX		293.00		
		40,611.63		

**Checks Previously Disbursed**

9999	Payroll Account	6/15/2023	38,610.84	6/13/2023
12039	Camisa Pizza	PO# 16022 Lunch 6/6/23 Primary Election Day	167.50	6/08/2023
			38,778.34	

Totals by fund                      Previous Checks/Voids    Current Payments                      Total

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

Meeting Date: 06/21/2023 For bills from 06/01/2023 to 06/15/2023

Check#	Vendor	Description	Payment	Check Total
Fund 01	CURRENT FUND	38,778.34	37,530.68	76,309.02
Fund 02	FEDERAL & STATE GRANTS		2,091.50	2,091.50
Fund 04	GENERAL CAPITAL		683.25	683.25
Fund 12	ANIMAL FUND		13.20	13.20
Fund 22	OPEN SPACE TAX		293.00	293.00
BILLS LIST TOTALS		38,778.34	40,611.63	79,389.97

**RESOLUTION 2023-114  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**DEVELOPERS ESCROW TRUST (06/01/2023 to 06/15/2023)**

**BE IT RESOLVED** BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX AND STATE OF NEW JERSEY that the List of Bills for the Developers Escrow Trust dated from 06/01/2023 to 06/15/2023 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: June 21, 2023

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 June 21, 2023.



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

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung		√	√			
Qarmout						√
Raffay			√			
Rose	√		√			
Mayor Phillips						√

**List of Bills - (1410101002) CASH - Developers Escrow-Provident Bank  
DEVELOPERS ESCROW TRUST**

Meeting Date: 06/21/2023 For bills from 06/01/2023 to 06/15/2023

ck#	Vendor	Description	Payment	Check Total
7536	1937 - Harold E. Pellow & Associates, Inc.	PO 15953 SE2302 Wijedasa	112.00	
		PO 15957 LU1808 Airside, Inc.	414.00	
		PO 15976 JU2206 Seaman	56.00	
		PO 16064 DW2215 Shubert	28.00	
		PO 16065 LU1000 57 Decker Pond Rd	207.00	
		PO 16066 DW2304 Walsh	84.00	901.00
7537	1877 - J. Caldwell & Associates	PO 16030 LU2305 Cahill	325.00	325.00
	TOTAL			----- 1,226.00
Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST		1,226.00		
		=====		
		1,226.00		

**RESOLUTION 2023-115  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZEING AN AGREEMENT WITH  
ENVIRONMENTAL HEALTH INVESTIGATIONS INC.  
TO PERFORM LEAD PAINT INSPECTION SERVICES**

**BE IT RESOLVED**, that the Township Committee of the Township of Green, County of Sussex, State of New Jersey authorizes an agreement with the Township of Green and Environmental Health Investigations, Inc. to provide lead paint inspection services.

DATED: June 21, 2023

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 June 21, 2023.

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

cc: Linda Di Lorenzo, CFO

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung	√		√			
Qarmout						√
Raffay			√			
Rose		√	√			
Mayor Phillips						√



**TOWNSHIP OF GREEN  
ORDINANCE NO. 2023-10**

**AN ORDINANCE OF THE TOWNSHIP OF GREEN, AMENDING CHAPTER 10,  
"BUILDING AND HOUSING" OF THE TOWNSHIP CODE, REGARDING  
REQUIREMENTS FOR INSPECTION OF LEAD-BASED PAINT IN CERTAIN  
RESIDENTIAL RENTAL DWELLINGS**

**WHEREAS**, the Township of Green (the "Township") Code includes Chapter 10, entitled "Building and Housing"; and

**WHEREAS**, pursuant to P.L. 2021, c.182, all municipalities are required to inspect every single-family, two-family, and multiple rental dwelling located within the Township on a recurring basis and at tenant turnover for lead-based paint hazards; and

**WHEREAS** the Township Committee desires to amend the Township Code to require inspections for lead-based paint in certain residential rental dwellings in order to conform with State law.

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

**Section 1.** Chapter 10 of the Township Code, entitled "Building and Housing", is hereby amended with the addition of Section 10-5, "Lead-Based Pain Inspections" as follows:

**10-5 Lead-Based Paint Inspections for Rental Dwellings.**

**10-5.1. Required Initial Inspection.** The owner of every single-family, two-family, and/or multiple rental dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards as required by N.J.S.A. 52:27D-437.16, et seq., as same maybe amended, within two (2) years of the effective date of the law, July 2, 2022, or upon tenant turnover, whichever is earlier.

The inspections required by this Ordinance shall be performed by such firm or individual appointed by the Township (the Township's "designee"). Alternatively, in lieu of having the dwelling inspected by the Township's designee, the property owner may directly hire a private lead inspector certified by the New Jersey Department of Community Affairs to perform lead-based paint inspections in accordance with N.J.S.A. 52:27D-437.16 et seq., as may be amended from time to time.

**10-5.2. Required Recurring Inspections.** After the initial inspection required by Section 10-5.1, the owner of such dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three (3) years, or at tenant turnover, whichever is earlier. However, an inspection upon tenant turnover shall not be required if the property owner has a valid lead-safe certification.

**10.5-3. Statutory and Regulatory Requirements.** Inspections for lead-based paint in rental dwelling units required by this Ordinance are governed by the standards and requirements set forth in N.J.S.A. 52:27D-437.1 et seq., and N.J.S.A. 55:13A-1 et seq., and the regulations promulgated by the New Jersey Department of Community Affairs, N.J.A.C. 5:28A, as any of the foregoing may be amended from time to time.

**10.5-4. Exceptions.** A dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards, if the unit meets any of the following criteria:

- a. Has been certified to be free of lead-based paint; or
- b. Was constructed during or after 1978; or
- c. Is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least ten (10) years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law", N.J.S.A. 55:13A-1, et seq.; or
- d. Is a single-family or two-family seasonal dwelling which is rented for less than six (6) months duration each year by tenants that do not have consecutive lease renewals; or
- e. Has a valid lead-safe certification.

**10.5-5. Remediation.** If lead-based paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement or lead-based paint hazard control mechanisms in accordance with N.J.S.A. 52:27D-437.16(d), as amended. Upon the remediation of the lead-based paint hazard, the Township' designee or the owner's private lead inspector, shall conduct an additional inspection of the unit to certify that the hazard no longer exists.

**10.5.6. Lead Safe.** If no lead-based paint hazards are identified, then the Township's designee or the owner's private lead inspector shall certify the dwelling as lead safe on a form prescribed by the Department of Community Affairs, which shall be valid for two (2) years.

**10.5.7. Owner Obligations.** In accordance with N.J.S.A. 52:27D-437.16(e), property owners shall:

- a. Provide evidence of a valid lead-safe certification and the most recent tenant turnover to the Township of Green at the time of the cyclical inspection.
- b. Provide evidence of a valid lead-safe certification to new tenants of the property at the time of tenant turnover and shall affix a copy of such certification as an exhibit to the tenant's lease.
- c. Maintain a record of the lead-safe certification that shall include the name or names of the unit's tenant(s) if the inspection was conducted during a period of tenancy.

### 10-5.8. Fees

- a. A Lead-Based Paint Inspection fee in the amount of \$250.00 or the amount paid by the Township to any third-party/designee for the inspection, whichever amount is greater, shall be paid for each lead-based paint inspection performed by the Township of Green. The fee shall be dedicated to meeting the costs of implementing and enforcing this Ordinance and shall not be used for any other purpose. If the property owner directly hires a private lead evaluation contractor who is certified to provide lead paint inspection services by the New Jersey Department of Community Affairs to satisfy the requirements of this Ordinance, the Lead-Based Paint inspection fee shall not apply.
- b. The fee for the issuance and filing of a lead-safe certification or lead-free certification is \$20.00.
- c. In a common interest community (including but not limited to condominium associations, homeowners associations, and/or cooperative) any inspection fee charged shall be the responsibility of the unit owner and not the community or association unless it is the owner of the dwelling.
- d. As required by N.J.S.A. 52:27D-437.16(h), the owner shall also pay an additional \$20.00 fee per unit inspected by the Township's designee for the purposes of the "Lead Hazard Control Assistance Act" (N.J.S.A. 52:27D-437.1 et seq.), unless the owner demonstrates that the New Jersey Department of Community Affairs has already assessed an additional \$20.00 inspection fee pursuant to the provisions of N.J.S.A. 52:27D-437.10. The fees collected pursuant to this subsection shall be deposited into the "Lead Hazard Control Assistance Fund" established pursuant to N.J.S.A. 52:27D-437.4.

**10-5.9. Violations and Penalties.** In accordance with N.J.S.A. 52:27D-437.19, the penalties for a violation of this Ordinance are as follows:

- a. If a property owner has failed to conduct the required inspection or initiate any remediation efforts, the owner shall be given 30 days written notice to cure the violation.
- b. If the property owner has not cured the violation after 30 days, the property owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated.

**Section 2. Severability.** If any section, paragraph, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply on to the section, paragraph, clause, or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

**Section 3. Repeal of Prior Ordinances.** All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

TOWNSHIP OF GREEN  
ORDINANCE NO. 2023-10

**Section 4. Effective Date.** This ordinance shall take effect after final passage and publication as provided by law.

ATTEST:

TOWNSHIP OF GREEN,  
IN THE COUNTY OF SUSSEX

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

\_\_\_\_\_  
Margaret Phillips, Mayor

**Record of Vote - Introduction:**

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

**Record of Vote - Adoption:**

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

INTRODUCED: June 21, 2023  
ADOPTION:

ADVERTISED: June 28, 2023  
ADVERTISED:

**RESOLUTION 2023-116  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**APPOINT FIRE FIGHTER**

**BE IT RESOLVED** by the Township Committee of the Township of Green to appoint Mikhail Karpov as member of the Green Township Volunteer Fire Department.

DATED: June 21, 2023

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 June 21, 2023.



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

cc: Chief Bob Olivier

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung	√		√			
Qarmout						√
Raffay			√			
Rose		√	√			
Mayor Phillips						√

**RESOLUTION 2023-117  
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN  
SUSSEX COUNTY, NEW JERSEY**

**APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT  
CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR  
THE HENRY ROAD IMPROVEMENT PROJECT**

NOW, THEREFORE, BE IT RESOLVED that the Green Township Committee of the Township of Green, County of Sussex, State of New Jersey formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Administrator/Municipal Clerk are hereby authorized to submit an electronic grant application identified as MA-2024-Henry Road Improvements-00457 to the New Jersey Department of Transportation on behalf of Green Township.

BE IT FURTHER RESOLVED that the Mayor and Administrator/Township Clerk are hereby authorized to sign the grant agreement on behalf of Green Township and that their signatures constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement.

DATED: June 21, 2023

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 June 21, 2023.

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


**Record of Vote:**

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

My signature and Administrator/Township Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

**ATTEST AND AFFIX SEAL**

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

  
\_\_\_\_\_  
Margaret "Peg" Phillips  
Mayor

**RESOLUTION 2023-118  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**RESOLUTION SUPPORTING DENNIS BRANCH OF THE SUSSEX COUNTY  
LIBRARY SYSTEM RENOVATION PROJECT**

**WHEREAS**, the Sussex County Library System has been awarded a three million-dollar matching grant from the New Jersey State Library for renovation and expansion of the Dennis Branch Library; and

**WHEREAS**, the Dennis Branch Library provides library services to the residents of Green Township; and

**WHEREAS**, the New Jersey Library Construction Bond issue was overwhelmingly supported in a statewide referendum in 2017; and

**WHEREAS**, the key aspect to the project will provide for compliance with the Americans with Disabilities Act for access to the library and rest rooms for the first time;

**NOW THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Green, does hereby support the expansion and renovation of the Dennis Branch Library.

**BE IT FURTHER RESOLVED**, that copies of this Resolution be forwarded to the Sussex County Commissioners, Sussex County Administrator, Director of the Sussex County Library System.

DATED: June 21, 2023

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 June 21, 2023.

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

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung		√	√			
Qarmout						√
Raffay			√			
Rose			√			
Mayor Phillips	√		√			