

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING JANUARY 20, 2026**

CALL TO ORDER

Mayor Raffay called the January 20, 2026, 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, Michael Rose, and Mayor Virginia "Ginnie" Raffay

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

APPROVAL OF AGENDA: Mayor Raffay requested a motion to approve the agenda for January 20, 2026

Motion: Rose

Seconded: DeYoung

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

CONSENT AGENDA:

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

None

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

- a. Board of County Commissioners Resolution Adopted January 2, 2026, Reappointment of William Joseph as the Official Town Crier for the count of Sussex for 2026*
- b. Board of County Commissioners Resolution Adopted January 2, 2026, Reappointment of Dr. William Truran as the Sussex County Historian for 2026*

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

- a. Animal Control Report - November and December 2025*
- b. Tax Collector's Report - November 2025 (Corrected) and December 2025*
- c. Green Township Municipal Court Cashbook Report - November and December 2025*
- d. Open Space Advisory Committee Minutes - December 3, 2025*

Qarmout motioned to move the Consent Agenda

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

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Abstentions: None

Absent: None

MAYOR APPOINTMENTS TO TOWNSHIP SUB-COMMITTEES 2026:

Committee	Representative(s)	Alternate
Board of Education	Phillips, Rose	DeYoung
IT and Utilities	Raffay, Rose	Qarmout
Construction Dept	DeYoung, Qarmout	Rose
Joint Municipal Court	Raffay, Qarmout	Phillips
Emergency Services	Phillips, Raffay	DeYoung
Finance/Tax Dept	Phillips, Qarmout	Raffay
Risk Management	DeYoung, Qarmout	Rose
Personnel	Raffay, Rose	Phillips
Buildings and Grounds	Rose, DeYoung	Raffay
Recreation	DeYoung, Phillips	Raffay
Developer's Agreement	Raffay, Qarmout	Rose

Mayor Raffay requested a motion to approve the Mayoral appointments to the subcommittees.

Motion: DeYoung

Seconded: Qarmout

Discussion: None

All were in favor.

DISCUSSIONS: Parking Ordinance - The Township Committee reviewed a draft ordinance amending the code regarding vehicle parking regulations. A discussion ensued whether all vehicles must be parked on an impervious surface intended for parking use. In some areas this is not possible. The Township Attorney will review the current code to determine if this could be added to an existing ordinance. The consensus of the Committee is to not move forward with this ordinance.

OLD BUSINESS: None

NEW BUSINESS:

a. **Introduction Ordinance 2026-01** - To Exceed the Municipal Budget Appropriation Limits and To Establish a Cap Bank

Phillips motioned to introduce the ordinance and move to Public Hearing on February 2, 2026

Seconded: Rose

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Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

b. Resolution 2026-43 - Authorize Alcohol and Drug Testing Services Agreement

Motion: Phillips

Seconded: Qarmout

Discussion: The Township Clerk commented that they will come to the Township to do drug testing if needed.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

c. Resolution 2026-44 - Appoint OEM Coordinator

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 2026-45 - Appoint Emergency Management Council

Motion: Qarmout

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: Raffay

Abstentions: None

Absent: None

e. Resolution 2026-46 - Set Clean Communities Day

Motion: Rose

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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f. Resolution 2026-47 - Appoint Green Court Officials

Motion: Phillips

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

g. Resolution 2026-48 - Environmental Committee Appointments

Motion: Phillips

Seconded: DeYoung

Discussion: None

All were in favor.

h. Resolution 2026-49 - Authority to Sign for Expenses

Motion: Rose

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

i. Resolution 2026-50 - Land Use Board Appointments

Motion: Phillips

Seconded: DeYoung

Discussion: Mayor Raffay thanked Deputy Mayor Rose for stepping up to the Land Use Board

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: Rose

Absent: None

j. Resolution 2026-51 - Bills List (12/12/2025 to 01/14/2026)

Motion: Qarmout

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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k. Resolution 2026-52 - Developer's Escrow Trust (12/12/2025 to 01/14/2026)

Motion: Rose

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

l. Resolution 2026-53 - Shared Service for Certified Recycling Professional

Motion: DeYoung

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

m. Minutes ready for approval - January 5, 2026, reorganization 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: Mr. Zschack noted the following matters:

Open Space Recreation Plan - *The Open Space Advisory Committee recommends a streamlined update that would meet local needs and will be included as an Element in the Master Plan. The Land Conservancy's fee is approximately \$5,000 which can be paid through the Open Space Trust Fund.*

Budget Workshop - *The budget workshop is scheduled for February 17th; this is dependent on the receipt of vital information and recommendations from the Finance Subcommittee.*

Student Government Day - *A tentative date has been set for Student Government Day of April 20, 2026.*

MATTERS FROM THE GOVERNING BODY:

Qarmout thanked the DPW for their excellent job on clearing Township roads during the recent snowstorms.

Phillips thanked Deputy Mayor Rose for serving on the Land Use Board.

Phillips thanked the DPW for clearing the roads. Phillips noted a truck belonging to a tree company that has been on the side of the road on Phillips Road for several days including during the snowstorm. The Township Clerk will contact the truck company.

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Congratulations to the swearing in of the new Governor this afternoon. Governor Sherrill has issued Executive Orders. Executive Order #2 is related to the electricity declaring an emergency, ordering the BPU to accelerate the development of solar.

Phillips stated that the Commissioners in Warren County provided a sample ordinance to designate data centers as non-permitted uses in zones in the municipalities because of the strain to the environment. Phillips will forward the sample ordinance to be distributed and discussed at the next meeting.

Phillips reminded the Committee of the need to recalculate the usage of open space monies in order to move forward with the referendum.

DeYoung thanked the DPW for clearing the downed trees and plowing snow.

Deputy Mayor Rose asked for an update on the drainage study in the Lake Tranquility section. The Township Clerk responded that the study is placed temporarily on hold to obtain grant funding. Princeton Hydro is adding storm drains data.

Rose noted that although the Township has been holding off on improvements in the lake section, the condition of certain roads is terrible, particularly Highland Avenue. The Township Clerk responded that this will be reviewed during budget discussions. The grant funds obtained for Hedden Road may be placed on hold for one year, so that Highland Avenue can be paved.

Mayor Raffay congratulated Scott Bozzone and Dr. Richard Stevens for their work. The Historical Society was awarded the State plaque for Benjamin Lundy. This is one of the first State markers in Sussex County.

Mayor Raffay stated that she received a call from Senator Kean who would like to assist the town in any way. They would gladly attend any town meetings or functions.

Mayor Raffay commented that the DPW did a really good job on clearing the roads.

Mayor Raffay stated that she witnessed the Andover Police pulling over a speeding car.

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 was not in attendance.

OPEN PUBLIC SESSION #2: Mayor Raffay opened the meeting for public comments. There being no public comments offered, Mayor Raffay closed Open Public Session #2.

EXECUTIVE SESSION: Resolution ES2026-02

- Contract Negotiations - Solar Project Contract Negotiation
- Potential Litigation - Insurance Counsel
- Attorney Client Advise - Zone Change

Mayor Raffay noted that action is not anticipated to be taken upon return to Open Public Session.

Qarmout motioned to enter Executive Session at 7:50 p.m.

Seconded: Rose

Discussion: None

All were in favor.

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The Committee returned to Open Public Session at 8:15 p.m.

Phillips motioned to adjourn Executive Session and return to Open Public Session

Seconded: Rose

Discussion: None

All were in favor.

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

ADJOURNMENT:

Phillips motioned to adjourn at 8:16 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: February 2, 2026

ORDINANCE 2026-01

TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY

**AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION
LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A:4-45.1 *et seq.*, provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A:4-44.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Township Committee of the Township of Green in the County of Sussex finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

WHEREAS, the Township Committee hereby determines that a 3.5% increase in the budget for said year, amounting to \$116,214.56 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Green, in the County of Sussex, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Township of Green shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$116,214.56, and that the CY 2026 municipal budget for the Township of Green be approved and adopted in accordance with this ordinance; and

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

ORDINANCE NO. 2026-01
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF N.J.

BE IT FURTHER ORDAINED that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

ATTEST

TOWNSHIP OF GREEN

Mark Zschack, RMC, Township Clerk

Virginia Raffay, Mayor

cc: Linda Di Lorenzo, CFO

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: January 20, 2026
ADOPTED:

ADVERTISED: January 25, 2026
ADVERTISED:

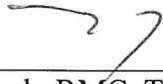
RESOLUTION 2026-43
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

AUTHORIZING ALCOHOL AND DRUG TESTING SERVICES AGREEMENT

BE IT RESOLVED, that the Township Committee of the Township of Green, County of Sussex, State of New Jersey authorizes execution of an Alcohol and Drug Testing Services Agreement with Valley Medical Group, which alcohol and drug testing services shall total less than the bid threshold. The term shall commence on April 1, 2026, and shall continue for a period of one year. The agreement shall automatically renew for an additional term of one year with a termination date of March 31, 2028.

DATED: January 20, 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 January 20, 2026.


Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2026-44
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

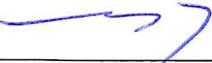
APPOINTMENT OF EMERGENCY MANAGEMENT COORDINATOR

WHEREAS, the Emergency Management Coordinator is appointed for a three (3) year term and must be a resident of the township unless an Interlocal Services Agreement has been executed between another municipality, or the County Emergency Management Coordinator has agreed to serve the municipality in which said municipality is located.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Green to appoint Christopher Lopanik, a resident of Green Township, as Emergency Management Coordinator for a three (3) year term beginning January 1, 2026, and ending December 31, 2028, and will be compensated in the amount of \$1,200.00 annually.

DATED: January 20, 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 January 20, 2026.


Mark Zschack, RMC, Township Clerk

cc: Christopher Lopanik, OEM Coordinator
Jason Miller, Green DPW
Sheriff Michael Strada, Sussex County Sheriff
Linda Di Lorenzo, CFO
Andover Dispatch
New Jersey State Police
Green Township Volunteer Fire Department
Allamuchy-Green First Aid Squad

Record of Vote:

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

RESOLUTION 2026-45
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 NJS 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. Linda Di Lorenzo, Municipal CFO

DATED: January 20, 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 January 20, 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 2026-46
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

CLEAN COMMUNITIES' DAY PAYOUT

WHEREAS, the Governing Body of the Township of Green, County of Sussex, State of New Jersey declares that Saturday, April 18, 2026, will be known as Clean Communities Day in Green Township; and

WHEREAS, the Governing Body further finds and declares that a payment be provided, from the Clean Communities Trust Fund to the non-profit organizations and volunteer employees that participate; and

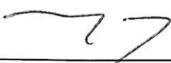
WHEREAS, the Governing Body further finds and declares that the total payment, for all non-profit organizations to share evenly, is hereby set, at an amount not to exceed \$7,500.00; and

WHEREAS, the Governing Body further finds and declares that the stipend is hereby set for volunteer employees at the rate of \$150.00 per employee.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey, that Saturday, April 18, 2026, will be known as Clean Communities Day and stipends as listed above will be provided.

DATED: January 20, 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 January 20, 2026.


Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2026-47
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY

APPOINTMENT OF OFFICIALS FOR THE ANDOVER/GREEN MUNICIPAL COURT

BE IT RESOLVED by the Township Committee of the Township of Green in the County of Sussex and state of New Jersey, that the following appointments were offered and adopted for the term February 1, 2026, through December 31, 2026:

Court Administrator for the Andover/Green Municipal Court	Michael Allatta, CMCA
Deputy Court Administrator	Samantha Bradley
Prosecuting Attorney	Anthony Arbore, Esq.
Public Defender	John Grey, Esq.
Alternate Public Defender	Orlando Rodriguez, Esq.
Magistrate	Peter Fico, Esq.

All such appointments shall be for the year 2026 or until additional action on any such appointments is taken by the Township Committee of the Township of Green.

DATED: January 20, 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 January 20, 2026.


Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2026-48
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY

ENVIRONMENTAL COMMITTEE APPOINTMENTS

BE IT RESOLVED by the Township Committee of the Township of Green in the County of Sussex and State of New Jersey that the following appointments as members of the Green Township Environmental Committee commencing this date were made:

Matthew Fox

3-year term expiring
December 31, 2027

Cynthia Moyano

3-year term expiring
December 31, 2026

Michael Wood

3-year term expiring
December 31, 2028

Ellen Lessin

3-year term expiring
December 31, 2027

Fausto Moyano

3-year term expiring
December 31, 2027

Chris Sullivan
(Alternate No. 1)

2-year term expiring
December 31, 2027

Vacant Position
(Alternate No. 2)

1-year term expiring
December 31, 2026

DATED: January 20, 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 January 20, 2026.


Mark Zschack RMC, Township Clerk

cc: Gwen Santos, Environmental Committee Secretary

Record of Vote:

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

RESOLUTION 2026-49
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY

AUTHORITY TO SIGN FOR EXPENSES

BE IT RESOLVED by the Township Committee of the Township of Green in the County of Sussex and State of New Jersey that the five (5) Township Officials designated as the authorized signatures (including facsimile signatures) for all accounts on deposit by the Township are the Mayor, the Township Clerk, the Township CFO/Treasurer, the Deputy Mayor, and the Deputy Clerk.

BE IT FURTHER RESOLVED, by the Township Committee of the Township of Green in the County of Sussex and State of New Jersey also agree to allow Peter Fico, Michael Allatta, and Samantha Bradley to sign on the Andover Joint Municipal Court account, opened on behalf of the Township.

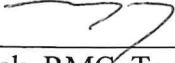
BE IT FURTHER RESOLVED, that all checks will require two signatures.

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized to pay salaries, PERS, Social Security and other pertinent matters when the payments become due, whenever payment periods fall between regular Township Committee meetings.

BE IT FURTHER RESOLVED, that these checks will be so noted on the next bills list submitted to the Township Committee for approval following their issuance.

DATED: January 20, 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 January 20, 2026.


Mark Zschack, RMC, Township Clerk

cc: Linda De Lorenzo, CFO

Record of Vote:

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

RESOLUTION 2026-50
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY

LAND USE BOARD APPOINTMENTS

BE IT RESOLVED by the Township Committee of the Township of Green in the County of Sussex and State of New Jersey that the following appointments made by the Mayor as members of the Green Township Land Use Board commencing this date are confirmed:

Margaret "Peg" Phillips - Class I	1-year term expiring December 31, 2026
Jason Miller - Class II	1-year term expiring December 31, 2026
Michael Rose, Committee Member - Class III	1-year term expiring December 31, 2026
Scott Holzhauer, Class IV	4-year term expiring December 31, 2029
Jenny Kobilinski, Class IV	4-year term expiring December 31, 2028
Sharon Mullen, Class IV	4-year term expiring December 31, 2028
Richard Wilson, Class IV	4-year term expiring December 31, 2028
Joseph Cercone, Class IV	4-year term expiring December 31, 2027
John Lynch, Class IV	4-year term expiring December 31, 2029
Samuel Diaz, Alternate 1	2-year term expiring December 31, 2026
Kate Douglass, Alternate 2	2-year term expiring December 31, 2027
Robert Cahill, Alternate 3	2-year term expiring December 31, 2027
Timothy Smith, Alternate 4	2-year term expiring December 31, 2026

DATED: January 20, 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 January 20, 2026.


Mark Zschack, RMC, Township Clerk

RESOLUTION 2026-50
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY

cc: Kim Mantz, Land Use Board Secretary

Record of Vote:

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

RESOLUTION 2026-51
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BILLS LIST (12/12/2025 to 01/14/2026)

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 12/12/2025 to 01/14/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: January 20, 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 January 20, 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: 01/20/2026 For bills from 12/12/2025 to 01/14/2026

Check#	Vendor	Description	Payment	Check Total
13966	2192 - ACCESS	PO 17451 2026 Container Storage	697.68	697.68
13967	1940 - AMAZON	PO 17305 Printer cartridge-Black	104.37	104.37
13968	1625 - Aqua New Jersey	PO 16937 Fire Hydrant Bill 2025	2,897.10	2,897.10
13969	2337 - BOOT BARN INC	PO 17270 DPW Boots	751.42	751.42
13970	2158 - BUSINESS INFORMATION SYSTEMS, INC.	PO 17457 On-site Service & Support Renewal Contra	1,097.25	1,097.25
13971	2344 - CHRISTOPHER KORBYLO	PO 17328 Reimbursement for Boots Purchased	178.50	178.50
13972	2180 - EDMUNDS GOVTECH, INC.	PO 17447 Finance Accounting, Escrow Support & Clo	6,320.16	6,320.16
13973	2300 - FARMSIDE LANDSCAPE & DESIGN INC.	PO 17269 Field treatment	1,955.00	1,955.00
13974	2241 - GANNETT NEW YORK-NEW JERSEY LOCALIQ	PO 16851 Legal Ads 2025	57.90	57.90
13975	1380 - GARDEN STATE LABS, INC.	PO 16978 2025 Water Testing at Municipal Building	100.00	100.00
13976	2185 - GO TO TECHNOLOGIES USA, INC.	PO 17319 GoTo Meeting Services	576.00	576.00
13977	1913 - GOVERNMENT FORMS AND SUPPLIES, LLC	PO 17283 Envelopes	247.00	247.00
13978	2221 - GREEN PLUMBING, HEATING & HOME	PO 17137 Plumbing Services 2025	459.00	459.00
13979	47 - GREEN TOWNSHIP	PO 17452 1st & 2nd quarter property taxes 2026	13,507.56	13,507.56
13980	528 - GRIFFITH-ALLIED TRUCKING LLC	PO 16940 Gasoline Delivery 2025 Acct 10-7199868	1,338.85	1,338.85
13981	120 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 16856 Twp Engineering Services 2025	2,931.25	
		PO 16857 Lk Tranquility Dam 2025- Operations & Ma	26.50	
		PO 17052 Stormwater Assistance Grant	2,172.50	
		PO 17147 Yellow Frame Rd	1,227.25	
		PO 17259 Park Walking Paths - Evergreen Park	2,338.00	
		PO 17260 Evergreen Park Parking Lot	2,915.50	
		PO 17268 2025 Tax Maps	26.50	11,637.50
13982	108 - Honeywell International Inc.	PO 17445 2026 Annual Contract (Acct # 530721)	2,150.12	2,150.12
13983	2059 - INSTITUTE FOR PROFESSIONAL DEVELOPMENT	PO 17317 Webinar Registration - DeClesis	50.00	50.00
13984	2175 - iWorQ Systems, Inc.	PO 17446 Public Works Stormwater Software 2026	3,500.00	3,500.00
13985	1603 - J. CALDWELL & ASSOCIATES	PO 16847 Housing Agent	222.50	222.50
13986	190 - JCP& L	PO 17321 December 2025 Electric Bill	2,191.10	2,191.10
13987	1153 - Lowe's	PO 16881 Hardware, Small Tools & Supplies	187.58	187.58
13988	2251 - NATIONAL HIGHWAY PRODUCTS, INC.	PO 17272 cones etc	510.00	510.00
13989	22 - NEW JERSEY REGISTRARS' ASSOCIATION	PO 17439 2026 Membership Dues for M. Zschack & P.	50.00	50.00
990	320 - NJ CONFERENCE OF MAYORS	PO 17434 2026 Membership Dues	400.00	400.00
991	98 - NJ STATE DEPT OF HEALTH & SENIOR SVS	PO 17003 Dog License fees	8.40	8.40
13992	12 - NJ STATE LEAGUE OF MUNICIPALITIES	PO 17438 2026 Membership Dues	521.00	521.00
13993	905 - Optimum	PO 17443 Municipal Building - Cable Box for 2026	30.00	30.00
13994	905 - Optimum	PO 17444 DPW - Cable Box for 2026	48.00	48.00
13995	2187 - PLANET NETWORKS, INC.	PO 17454 January 2026 Internet & Phone Service	1,529.10	
		PO 17455 February 2026 Internet & Phone Service	1,529.10	3,058.20
13996	1693 - POWER WITH PRESIGE, INC.	PO 17309 3 year Maintenance Service Agreement	4,150.00	4,150.00
13997	2141 - PRIMEPOINT, LLC	PO 16854 Time & Labor Management Program 2025	117.50	117.50
13998	418 - R & L DATA CENTERS	PO 16853 Payroll Services 2025	629.60	629.60
13999	1225 - RUTGERS, CENTER FOR GOVERNMENT SVCS.	PO 16753 CPWM Course - J. Miller PW-1306-SP25-2	1,170.00	1,170.00
14000	2016 - Schenck, Price, Smith & King, LLP	PO 16855 Tax Appeals 2025	1,411.73	1,411.73
14001	1896 - SEPTICARE	PO 16936 Portable Toilet Rental & Service 2025	213.00	213.00
14002	1210 - SK PAPER SHRED, INC.	PO 16948 Document Shredding 2025	69.99	69.99
14003	866 - SPACE FARMS, INC.	PO 16919 Deer Carcass Removal Service 2025	27.00	27.00
14004	624 - Suburban Propane	PO 16925 Propane-Municipal Building Acct 2232-1059	1,482.87	1,482.87
14005	624 - Suburban Propane	PO 16939 Propane-DPW Building Acct 2232-105941	297.43	297.43
14006	114 - SUSSEX COUNTY MUA	PO 16922 Solid Waste Disposal/Household 2025	11,974.60	11,974.60
14007	1918 - SUSSEX CTY ECONOMIC DEVELOPMENT PARTNERS	PO 17436 2026 Contribution	200.00	200.00
14008	2290 - Taylor Oil Company	PO 16941 Diesel Delivery 2025	2,103.04	2,103.04
14009	2009 - THE CANNING GROUP, LLC	PO 17441 QPA 1/01/2026-12/31/2026	458.33	458.33
14010	2049 - THE JAYSON COMPANY	PO 17320 Water System Services	309.20	309.20
14011	1051 - TREASURER STATE OF NEW JERSEY	PO 17059 Marriage Lic/Civil Union License	150.00	150.00
14012	100 - TREASURER, STATE OF NJ	PO 17080 DCA fees	902.00	902.00
14013	1659 - TREE KING, INC.	PO 16918 Tree Service/Removal 2025	1,478.75	1,478.75
14014	2078 - UniFirst Corporation	PO 16863 Uniform Rentals 2025	508.50	
		PO 17349 Uniform Rentals 2026	169.50	678.00
14015	34 - VERIZON	PO 16938 Alarm Phone lines 2025	190.59	190.59
14016	29 - VERIZON WIRELESS	PO 16890 DPW CELL SERVICE 2025	147.33	147.33
14017	1668 - WEST CHESTER MACHINERY & SUPPLY	PO 16873 Machinery Parts & Supplies 2025	303.96	303.96
	TOTAL			83,317.11

Total to be paid from Fund 01 CURRENT FUND 75,214.47
 Total to be paid from Fund 02 FEDERAL & STATE GRANTS 5,742.49
 Total to be paid from Fund 04 GENERAL CAPITAL 1,227.25
 Total to be paid from Fund 12 ANIMAL FUND 8.40
 Total to be paid from Fund 16 AFFORDABLE HOUSING TRUST FUND 222.50

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

Meeting Date: 01/20/2026 For bills from 12/12/2025 to 01/14/2026

Check#	Vendor	Description	Payment	Check Total
		Total to be paid from Fund 19 TRUST FUND	902.00	
			=====	
			83,317.11	

Checks Previously Disbursed

9999	STATE OF NJ - DIVISION OF PENSIONS	PO# 17327 Active - Health & Dental Insurance	17,971.45	1/15/2026
9999	STATE OF NJ DIV OF PENSIONS/BENEFITS	PO# 17326 Retiree - Health Insurance	12,328.90	1/15/2026
13965	GREEN TOWNSHIP	PO# 17433 Petty Cash	200.00	1/13/2026

=====

30,500.35

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	30,500.35	75,214.47	105,714.82
Fund 02 FEDERAL & STATE GRANTS		5,742.49	5,742.49
Fund 04 GENERAL CAPITAL		1,227.25	1,227.25
Fund 12 ANIMAL FUND		8.40	8.40
Fund 16 AFFORDABLE HOUSING TRUST FUND		222.50	222.50
Fund 19 TRUST FUND		902.00	902.00
 BILLS LIST TOTALS	30,500.35	83,317.11	113,817.46
		=====	

2025 Checks Previously Disbursed

DATE	CHECK#	VENDOR	DESCRIPTION	AMOUNT
12/12/2025	9999	Payroll Account	Pay Date 12/12/25	\$ 43,820.76
12/15/2025	13928	Green Plumbing & Hearing	Winterize Pavilion	\$ 550.00
12/15/2025	9999	Green Twp. Bd. Of Education	12/1/2025	\$ 968,229.10
12/17/2025	13962	Petty Cash Fund	Meeting, Recording Fee, Postage	\$ 47.40
12/22/2025	9999	Payroll Account	Pay Date 12/30/25	\$ 54,125.94
12/31/2025	12963	American Tax Lien Fund	Tax Liens - 8 Woodfield Rd	\$ 72,743.89
12/31/2025	13964	Township of Independence	4th Quarter 2025 (Less DCA Fees)	\$ 14,564.00
				\$ 1,154,081.09

2026 Previously Dispersed \$ 113,817.46

Grand Total Previously Dispersed \$ 1,267,898.55

RESOLUTION 2026-52
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

DEVELOPERS ESCROW TRUST (12/12/2025 to 01/14/2026)

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 for the Developers Escrow Trust dated from 12/12/2025 to 01/14/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: January 20, 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 January 20, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

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

Meeting Date: 01/20/2026 For bills from 12/12/2025 to 01/14/2026

k#	Vendor	Description	Payment	Check Total
7657	1937 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 17175 RO2505 Elizabethtown Gas	290.00	
		PO 17255 RO2508 Elizabethtown Gas-Maple Lane Rd	145.00	435.00
	TOTAL			435.00
	Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST	435.00		
		435.00		

RESOLUTION 2026-53
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**AUTHORIZING A SHARED SERVICES AGREEMENT
WITH SUSSEX COUNTY MUNICIPAL UTILITIES AUTHORITY FOR CERTIFIED
RECYCLING PROFESSIONAL (CRP) SERVICES**

WHEREAS, the Township of Green has a need to retain Certified Recycling Professional (CRP) services of the Sussex County Municipal Utilities Authority for certification of the 2025 Annual Recycling Tonnage Report; and

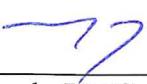
WHEREAS, the Township of Green has determined that it would be mutually beneficial to enter into this shared services agreement.

NOW, THEREFORE, BE IT RESOLVED, 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 a shared services agreement with Sussex County Municipal Utilities Authority to retain CRP services for certification of the Annual Recycling Tonnage Report at a cost not to exceed \$300.00.

BE IT FURTHER RESOLVED, a copy of this Resolution shall be forwarded to the DCA Division of Local Government Services, as required by N.J.S.A. 40A:65-4.

DATED: January 20, 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 January 20, 2026.


Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION ES2026-02
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: January 20, 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 January 20, 2026.


Mark Zschack, RMC, Township Clerk

Record of Vote:

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