

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING MARCH 2, 2026**

CALL TO ORDER

Mayor Raffay called the March 2, 2026, 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 public notice.

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

Phillips motioned to excuse the absent members

Seconded: Qarmout

Discussion: None

All were in favor.

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 March 2, 2026

Motion: Qarmout

Seconded: Phillips

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Rose

OPEN PUBLIC SESSION #1: Mayor Raffay opened the meeting for questions or comments concerning items on the agenda for which no public discussion is provided.

There being no public comments offered, 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. Resolution Adopted February 11, 2026, Appointment of the Clerk of the Board of County Commissioners as the Custodian of Core County Government Records

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

a. Sussex County Division of Health - January 2026

b. Green Township Municipal Court Cashbook Report - January 2026

Phillips motioned to move Consent Agenda

Seconded: Qarmout

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

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Nays: None
Abstentions: None
Absent: DeYoung, Rose

DISCUSSIONS: None

OLD BUSINESS:

a. Public Hearing Ordinance 2026-02 - Amending Section 30-5.12 of the Green Township Code “Development Fees for Affordable Housing”

Mayor Raffay opened the meeting for public comments.

There being no further public comments offered, Mayor Raffay motioned to close Public Hearing and adopt the ordinance.

Seconded: Phillips

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Rose

b. Public Hearing Ordinance 2026-05 - Amending Chapter 2 “Administration of Government”, Article XII “Municipal Court”

Mayor Raffay opened the meeting for public comments.

There being no public comments offered, Phillips motioned to close Public Hearing and adopt the ordinance.

Seconded: Qarmout

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Rose

NEW BUSINESS:

a. Resolution 2026-76 - Authorize R&L Data Centers Payroll Tax Payments & Filing of Tax Returns

Motion: Phillips

Seconded: Qarmout

Discussion: There was a brief discussion concerning the need and cost of this service.

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Rose

b. Resolution 2026-77 - Spring/Summer Recreation Events

Motion: Qarmout

Seconded: Phillips

Discussion: There was a brief discussion concerning an alternate date for Green Township Day. The Recreation Advisory Committee has too many conflicts to reschedule in June as well as September and October.

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Rose

c. Resolution 2026-78 - Bills List (02/14/2026 to 02/26/2026)

Motion: Qarmout

Seconded: Phillips

Discussion: There was a brief discussion concerning a correction warranted on the bills list. The Township Clerk confirmed the change is in the name of the vendor not the payment amount.

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Rose

d. Resolution 2026-73 - Request for Green Township Day

Motion: Qarmout

Seconded: Phillips

Discussion: There was a discussion concerning the use of alcohol on Green Township Day. It was the consensus that this request should be considered with the full Township Committee present.

Upon roll call vote:

Ayes: None

Nays: Phillips, Qarmout, Mayor Raffay

Abstentions: None

Absent: DeYoung, Rose

e. Resolution 2026-79 - Overtime Policy

Motion: Qarmout

Seconded: Phillips

Discussion: There was a lengthy discussion concerning the overtime benefits that are listed in the resolution. There was concern that benefits are being reduced. The Township Clerk stated that there was an error in interpretation when the last resolution was made.

Upon roll call vote:

Ayes: Qarmout, Mayor Raffay

Nays: Phillips

Abstentions: None

Absent: DeYoung, Rose

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f. Resolution 2026-80 - Advertising Signs at Wesley Field

Motion: Phillips

Seconded: Qarmout

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Rose

g. Resolution 2026-81 - Revision to the Employee Handbook "Breaks"

Motion: Qarmout

Seconded: Phillips

Discussion: There was a brief discussion verifying that this resolution complies with the discussion at the last meeting.

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Rose

h. Minutes ready for approval - February 17, 2026, regular meeting and executive session

Motion: Phillips

Seconded: Qarmout

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Rose

MATTERS FROM THE TOWNSHIP CLERK: Mr. Zschack had no matters for discussion.

MATTERS FROM THE GOVERNING BODY:

Qarmout thanked the public in attendance this evening. Qarmout thanked Commissioner David Silverthorne for attending the Committee meeting.

Mayor Raffay thanked Commissioner David Silverthorne for attending the Committee meeting.

Mayor Raffay stated that she attended a Mayor's breakfast regarding Celebrate America 250 Anniversary. A celebration is planned for June 7, 2026, at the Sussex County Fairgrounds with vendors, crafts and sponsorships.

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

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

OPEN PUBLIC SESSION #2: Mayor Raffay opened the meeting for public comments.

Dave Silverthorne, Mayor of Frankfort and Commissioner, introduced himself and thanked the Committee for the opportunity to attend the informative meeting. Please contact him if Green Township needs anything.

The following public members provided comments and concerns regarding the cell tower bid awarded at the last meeting:

George Grafanakas

Nicole Grafanakas

Donna Grafanakas

Josephine Fracasso commented on the timing of Green Township Day and asked if there will be a designated tent area for the alcohol if permitted.

Josephine commented on the DPW overtime policy that originally said if an employee did not work a 40 hour week they did not qualify for overtime. The Township Clerk responded that was in the past but given back to the DPW.

Josephine asked if an ordinance can be adopted prohibiting an ICE facility in Green Township.

Josephine commented on the cell tower stating she has not heard of situations where it caused cancer. Children are using cell phones daily and doesn't seem harmful.

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

EXECUTIVE SESSION: Resolution ES2026-06

- Personnel - Zoning Official

Mayor Raffay noted that action will be taken when the Committee returns to public session.

Qarmout motioned to enter Executive Session at 7:53 p.m.

Seconded: Phillips

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Rose

The Committee returned to Open Public Session at 8:07 p.m.

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

Seconded: Qarmout

Discussion: None

All were in favor.

NEW BUSINESS:

Resolution 2026-82 - Authorize Change in Zoning Officer Hours

Motion: Qarmout

Seconded: Phillips

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Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: None

Absent: DeYoung, Rose

Mayor Raffay noted the next Township Committee Meeting is scheduled for Monday, March 16, 2026, at 7:00 p.m.

ADJOURNMENT:

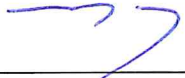
Phillips motioned to adjourn at 8:09 p.m.

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: March 16, 2026

ORDINANCE NO. 2026-02
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY
AN ORDINANCE AMENDING SECTION 30-5.12 OF THE GREEN TOWNSHIP CODE,
“DEVELOPMENT FEES FOR AFFORDABLE HOUSING”

WHEREAS, Green Township desires to amend the Township Code, to comply with relevant New Jersey affordable housing law and regulations; and

WHEREAS, the current Township Code is hereby revised to implement new development fees in Green Township.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Green, Sussex County, New Jersey, as follows:

SECTION 1.

Green Township Code Section 30-5.12, “Development Fees for Affordable Housing,” is hereby deleted in its entirety and replaced as follows:

§ 30-5.12 Development Fees for Affordable Housing.

1. Purpose

- a. This section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan.

2. Basic Requirements

- a. The municipality previously adopted a development fee ordinance, which established the Municipal Affordable Housing Trust Fund.
- b. The municipality shall not spend development fees until the court has approved a plan for spending such fees.

3. Residential Development Fees

a. Imposed fees

- i. Residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.

- ii. When an increase in residential density is permitted pursuant to a “d” variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a “bonus” development fee of 6.0% of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5% of the equalized assessed value on the first two units; and the specified higher percentage of 6% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

- b. Eligible exactions, ineligible exactions and exemptions for residential development
 - i. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made an eligible payment in lieu of on-site construction of affordable units, if permitted by ordinance, or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2, shall be exempt from development fees.
 - ii. Developments that have received preliminary or final site plan approval prior to the adoption of this ordinance and any preceding ordinance permitting the collection of development fees shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where a site plan approval does not apply, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to an exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that the construction permit is issued.
 - iii. No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.
 - iv. No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.

4. Non-Residential Development Fees

a. Imposition of fees

- i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
- ii. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
- iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure; i.e., land and improvements; and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

b. Eligible exactions, ineligible exactions and exemptions for non-residential development

- i. The non-residential portion of a mixed-use inclusionary or market-rate development shall be subject to a 2.5% development fee, unless otherwise exempted below.
- ii. The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.

c. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), as specified in Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption." Any exemption claimed by a developer shall be substantiated by that developer.

d. A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.

e. If a property that was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these

circumstances may be enforceable by the municipality as a lien against the real property of the owner.

5. Collection Procedures

- a. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- b. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Non-Residential Development Certification/Exemption," to be completed by the developer as per the instructions provided in the Form N-RDF. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided on Form N-RDF. The tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c. The construction official responsible for the issuance of a building permit shall notify the tax assessor of the issuance of the first construction permit for a development that is subject to a development fee.
- d. Within 90 days of receipt of that notice, the tax assessor shall provide an estimate, based on the plans filed, of the equalized assessed value of the development.
- e. The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
- f. Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- g. Should the municipality fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b. of section 37 of P.L.2008, c.46 (N.J.S.A. 40:55D-8.6).
- h. Fifty percent (50%) of the development fee shall be collected at the time of issuance of the construction permit. The remaining portion shall be collected at the time of issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the construction permit and that determined at the time of issuance of certificate of occupancy.

6. Appeal of development fees

- a. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by that board, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the board may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq.,

within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

- b. A developer may challenge non-residential development fees imposed by filing a challenge with the director of the Division of Taxation. Pending a review and determination by the director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the director may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

7. Affordable Housing Trust Fund

- a. A separate, interest-bearing Municipal Affordable Housing Trust Fund shall be maintained by the chief financial officer of the municipality for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b. The following additional funds shall be deposited in the Municipal Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - i. Payments in lieu of on-site construction of an affordable unit, where previously permitted by ordinance or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2;
 - ii. Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;
 - iii. Rental income from municipally operated units;
 - iv. Repayments from affordable housing program loans;
 - v. Recapture funds;
 - vi. Proceeds from the sale of affordable units; and
 - vii. Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
- c. The municipality shall provide the Division with written authorization, in the form of a tri-party escrow agreement(s) between the municipality, the Division and the financial institution in which the municipal affordable housing trust fund has been established to permit the Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.1 et seq.
- d. Occurrence of any of the following deficiencies may result in the Division requiring the forfeiture of all or a portion of the funds in the municipal Affordable Housing Trust Fund:
 - i. Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;

- ii. Failure to commit or expend development fees within four years of the date of collection in accordance with N.J.A.C. 5:99-5.5;
 - iii. Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
 - iv. Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
 - v. Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
 - vi. Revocation of compliance certification or a judgment of compliance and repose;
 - vii. Failure of a municipal housing liaison or administrative agent to comply with the requirements set forth at N.J.A.C. 5:99-6, 7, and 8;
 - viii. Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
- e. All interest accrued in the housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.

8. Use of Funds

- a. The expenditure of all funds shall conform to a Spending Plan approved by Superior Court. Funds deposited in the municipal Affordable Housing Trust Fund may be used for any activity approved by the Court to address the fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market-to-affordable program; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost-saving and in accordance with accepted national or state standards; purchase of land for affordable housing; improvement of land to be used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by Superior Court and specified in the approved Spending Plan.
- b. Funds shall not be expended to reimburse the municipality for activities that occurred prior to the authorization of a municipality to collect development fees.
- c. At least a portion of all development fees collected and interest earned shall be used to provide affordability assistance to very low-, low- and moderate-income households in affordable units included in the municipal Fair Share Plan. A portion of the development fees which provide affordability assistance shall be used to provide affordability assistance to very low-income households.
 - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments,

infrastructure assistance, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.

- ii. Affordability assistance for very low-income households may include producing very low-income units or buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.
- d. No more than 20% of all affordable housing trust funds, exclusive of those collected to fund an RCA prior to July 17, 2008, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultants' fees necessary to develop or implement a new construction program, prepare and implement a Housing Element and Fair Share Plan, administer an Affirmative Marketing Program and for compliance with the Superior Court and the Program including the costs to the municipality of resolving a challenge.

9. Monitoring

- a. On or before February 15 of each year, the municipality shall provide annual electronic data reporting of trust fund activity for the previous year from January 1st to December 31st through the AHMS Reporting System. This reporting shall include an accounting of all Municipal Affordable Housing Trust Fund activity, including the sources and amounts of all funds collected and the amounts and purposes for which any funds have been expended. Such reporting shall include an accounting of development fees collected from residential and non-residential developers, previously eligible payments in lieu of constructing affordable units on site (if permitted by ordinance or by agreement with the municipality prior to the March 20, 2024 statutory elimination per P.L. 2024, c.4), funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income from municipally-owned affordable housing units, repayments from affordable housing program loans, interest and any other funds collected in connection with municipal housing programs, as well as an accounting of the expenditures of revenues and implementation of the Spending Plan approved by the Court.

10. Ongoing Collection of Fees

- a. The ability to impose, collect and expend development fees shall continue so long as the municipality retains authorization from the Court in the form of Compliance Certification or the good faith effort to obtain it.
- b. If the municipality fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance, it may be subject to forfeiture of any or all funds remaining within its Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L.1985, c.222 (C. 52:27D-320).

11. Emergent Affordable Housing Opportunities. Requests to expend affordable housing trust funds on emergent affordable housing opportunities not included in the municipal fair share plan shall be made to the Division and shall be in the form of a governing body resolution. Any request shall be consistent with N.J.A.C. 5:99-4.1.

SECTION 2 - SEVERABILITY

If any provision of this Ordinance or the application of this Ordinance to any person or circumstances is held invalid, the remainder of this Ordinance shall not be affected and shall remain in full force and effect.

SECTION 3 - REPEALER

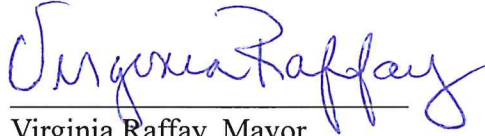
All ordinances or parts of ordinances or resolutions that are inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

SECTION 4: EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption and publication in accordance with law.

ATTEST

TOWNSHIP OF GREEN

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: February 17, 2026

ADVERTISED: February 25, 2026

ADOPTED: March 2, 2026

ADVERTISED: March 3, 2026

ORDINANCE NO. 2026-05

TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

**AN ORDINANCE OF THE TOWNSHIP OF GREEN, COUNTY OF SUSSEX, AND STATE OF
NEW JERSEY AMENDING CHAPTER 2
“ADMINISTRATION OF GOVERNMENT”, ARTICLE XII “MUNICIPAL COURT”**

WHEREAS, the Township Code contains a section establishing the Township of Green Municipal Court and setting forth the members, the specifics of operation and the necessary personnel; and

WHEREAS, two (2) of the original municipalities have terminated their participation in the Andover Joint Municipal Court; and

WHEREAS, the Township has become a member of the Andover Joint Municipal Court, which has been approved by the Assignment Judge of the Morris/Sussex Vicinage and shall become effective February 1, 2026; and

WHEREAS, the Green Township Attorney has reviewed the Code and recommended changes in accordance with the changes to the member municipalities; and

WHEREAS, the Township Committee has reviewed the recommended changes and approved of same; and

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Andover, Sussex County, New Jersey, that Chapter 2 “Administration”, Article XII “Municipal Court” shall be amended to read as follows:

SECTION 1. Chapter 2 “Administration”, Article XII “Municipal Court” shall be amended to read as follows:

§ 2-34.1 Creation; name; jurisdiction.

A. Creation of Court. There has been created a Joint Municipal Court consisting of the following members: the Township of Andover, Township of Byram and Township of Green, Borough of Andover, Borough of Hopatcong and Borough of Stanhope. This Court is created by the shared services agreement executed by the original five municipalities in October of 2014, by Andover Township and the two new municipalities in March 2023, and by the execution by all remaining municipalities and Green Township in November 2025, and amongst the aforesaid municipalities and is subject to the terms thereof. The shared services agreements are attached hereto and incorporated in this chapter and shall be approved by and filed with the Administrative Director of the Courts.

B. Name of Court. The name of the Joint Municipal Court shall be the "Andover Joint Municipal Court (Andover, Byram and Green Townships and Boroughs of Andover, Hopatcong and Stanhope)" effective February 1, 2026 and it shall have a seal bearing the name of the Court.

C. Jurisdiction. The jurisdiction of the Joint Municipal Court of Andover shall be coextensive with the territories of the Townships of Andover, Byram and Green and the Boroughs of Andover, Hopatcong and Stanhope in the County of Sussex. The Court shall be under the jurisdiction of the Assignment Judge and Municipal Court Administrator for Vicinage 10 - Morris/Sussex.

§ 2-34.9 Withdrawal by member municipality.

The members of the Joint Municipal Court of Andover established by this article are the Township of Andover, Township of Byram, Township of Green, Borough of Andover, Borough of Hopatcong and Borough of Stanhope. Collectively, the Township of Andover, Township of Byram, Township of Green, Borough of Andover, Borough of Hopatcong and Borough of Stanhope shall be referred to as members. Any member of the Andover Joint Municipal Court may withdraw by complying with the provisions of the shared services agreements amongst the members identified in § 2-34.1 above or such subsequent agreements or amendments then existing and in effect.

§ 2-34.10 Contributions and compensation.

A. The Township of Byram, the Township of Green, the Borough of Andover, Borough of Hopatcong and Borough of Stanhope shall pay the Township of Andover a fee in accordance with the shared services agreement then existing between the parties.

B. The Township of Andover shall remit fines and levies collected for infractions occurring in the Township of Byram, the Township of Green, the Borough of Andover, the Borough of Hopatcong and the Borough of Stanhope to the applicable municipality on at least a monthly basis or as set forth in the agreements amongst the municipalities.

§ 2-34.11. Joint Municipal Court Committee.

A Joint Municipal Court Committee shall be formed for the Andover Joint Municipal Court (Andover, Byram and Green Townships and Andover, Hopatcong and Stanhope Boroughs) consisting of the Administrators of each member municipality, the Joint Municipal Court Liaison for each member municipality and the Court Administrator. In those municipalities that do not have an Administrator, the Clerk shall serve as the Committee member.

All sections of this Article not addressed herein shall remain unchanged.

ORDINANCE #2026-05
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

SECTION 2. 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 3. If any section, subsection, sentence, clause of 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 4. This Ordinance may be renumbered for purposes of codification.

SECTION 5. This Ordinance shall take effect upon final passage, approval, and publication as required by law.

ATTEST:



Mark Zschack, RMC, Township Clerk

TOWNSHIP OF GREEN,



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: February 17, 2026
ADOPTED: March 2, 2026

ADVERTISED: February 24, 2026
ADVERTISED: March 3, 2026

**RESOLUTION 2026-76
TOWNSHIP COMMITTEE – TOW-SHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING R&L DATA CENTERS, INC. FOR THE AUTHORIZATION OF
PAYROLL TAX PAYMENTS AND FILING OF TAX RETURNS**

WHEREAS, the Township has determined that it is necessary to designate a qualified firm to process payroll tax payments and tax return filing on behalf of the Township starting in the 2nd quarter of 2026; and

WHEREAS, R&L Data Centers has agreed to assume responsibility for processing all payroll tax payments and tax return filings for the Township beginning the 2nd quarter of 2026.

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Green, County of Sussex, State of New Jersey, that R&L Data Centers, Inc. is hereby authorized to process all payroll tax payments and file all required payroll tax returns on behalf of the Township beginning the 2nd quarter of 2026.

This resolution shall take effect immediately.

DATED: March 2, 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 March 2, 2026.

Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION 2026-77
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

SPRING / SUMMER RECREATIONAL ACTIVITIES

BE IT RESOLVED that the Township Committee of the Township of Green approves the following activities for the spring/summer 2026 season as well as seasonal expenses and registration fees:

ACTIVITY	REGISTRATION FEE	SEASONAL EXPENSES
Green Township Day June 20th EverGreen Park	No Participation Fee	Not to exceed \$5000.00
Miss Green – June 20th EverGreen Park	Free to enter Free to watch	Not to exceed \$1300.00

DATED: March 2, 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 March 2, 2026.



Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CMFO
Kim Mantz, Recreation Secretary

Record of Vote:

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

**RESOLUTION 2026-78
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

BILLS LIST (02/14/2026 to 02/26/2026)

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 02/14/2026 to 02/26/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: March 2, 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 March 2, 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: 03/02/2026 For bills from 02/14/2026 to 02/26/2026

Check#	Vendor	PO	Description	Amount	Check Total
14089	AMAZON	17509	Santa letters mailbox was damaged and re	435.85	435.85
14090	D & E SERVICE CENTER, INC.	17483	2/10/2026 Repairs to Truck # 2 Trans lea	1,527.31	1,527.31
14091	DAVID H. MILLER, SR.	17488	Jan-Mar David H. Miller Sr.	1,217.40	1,217.40
14092	EM SIGNS LLC	16568	1/30/2026 Decal, vinyl lettering 1/30/2026 Lettering for Kubota RTV	365.00 175.00	540.00
14093	GARDEN STATE LABS, INC.	17401	2/20/2026 Womens bathroom left sink, sam	115.00	115.00
14094	GRIFFITH-ALLIED TRUCKING LLC	17423	2/12/2026 Gasoline 104.7 gal - Morris Co	276.57	276.57
14095	HAROLD E. PELLOW & ASSOCIATES, INC.	17344	Land Use - Engineering Services 0 1/29/2	292.45	292.45
14096	HOME DEPOT CREDIT SERVICES	17361	2/12/2026 3/4" Sharkbite end stops, 1/2	98.32	98.32
14097	J. CALDWELL & ASSOCIATES	17329	Housing Element & Fair Share Plan - Prof	620.00	620.00
14098	LINDA CORISTON	17479	January - March	608.70	608.70
14099	MARIA C. SPIEGLER	17477	January - March for Maria Spiegler	1,217.40	1,217.40
14100	NAVITEND	17459	Agreement - IT Support for March 2026 Agreement - Office 365 for March 2026	1,100.00 626.17	1,726.17
14101	PATRICIA SULLIVAN	17478	Jan-Mar Patricia Sullivan	1,217.40	1,217.40
14102	POWER WITH PRESIGE, INC.	17300	11/06/2025 First Aid Squad 7/16/2023 First Aid Squad	618.00 944.00	1,562.00
14103	PRIMEPOINT, LLC	16854 17338	TLM base fee, TLM monthly per user fee - TLM base fee, TLM monthly per user fee -	117.50 113.00	230.50
14104	PRINCETON HYDRO, LLC	17121	Lake Tranquility Drainage Study - throug	8,485.03	8,485.03
14105	SEPTICARE	17418	2/2/2026 Restroom with hand sanitizer se	178.50	178.50
14106	SMITH'S HEATING & COOLING, LLC.	17408	2/12/2026 Annual oil cleaning & Service	259.85	259.85
14107	SUSSEX COUNTY ASSESSORS' ASSOCIATIO	17506	2/9/2026 Regular membership for 2026 (St	175.00	175.00
14108	SUSSEX COUNTY MUA	17400	Solid Waste Disposal/Household 2/5/2026	5,232.70	5,232.70
14109	TAYLOR OIL COMPANY	17424	2/6/2026 Diesel fuel - 300.0 gal - NJ St	951.99	951.99
14110	THE LAND CONSERVANCY OF NEW JERSEY	16850	10/01/2025-12/31/2025	1,207.50	1,207.50
14111	TOMAR INDUSTRIES, INC.	17500	2/5/26 Garbage bags, toilet paper, paper	392.70	392.70
14112	UNIFIRST CORPORATION	17349	Uniform Rental 2/11/2026	435.39	435.39
14113	VERIZON	17420	Municipal Building - February 2026 DPW - February 2026	126.88 63.44	190.32
14114	WATSON PERIGO, JR.	17476	January - March	608.70	608.70
Totals				29,802.75	29,802.75

need to change to Brady + Corraile

Total By Fund

Fund	Amount
01 - CURRENT FUND	19,490.22
04 - GENERAL CAPITAL	8,485.03
16 - AFFORDABLE HOUSING TRUST FUND	620.00
22 - OPEN SPACE TAX	1,207.50

Checks Previously Disbursed

Date	Check#	Vendor	Description	Amount
02/13/2026	9999	GREEN TWP BOARD OF EDUCATION	PO# 17470 School Taxes payable	968,228.58
Totals				968,228.58

**RESOLUTION 2026-73
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING THE GRANTING OF A SPECIAL PERMIT TO THE GREEN TOWNSHIP
RECREATION ADVISORY COMMITTEE TO ALLOW THE CONSUMPTION OF ALCOHOLIC
BEVERAGES AT GREEN TOWNSHIP DAY**

WHEREAS, the Green Township Recreation Advisory Committee is holding Green Township Day on June 20, 2026, and has requested that the Township grant a special permit to allow the consumption of alcohol at this event; and

WHEREAS, the Mayor and Committee has reviewed the request and has determined that a special permit be granted to allow the consumption of alcohol at the event.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Green, that a special permit shall be granted to allow the consumption of alcohol at Green Township Day to be held on June 20, 2026.

DATED: March 2, 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 March 2, 2026.

Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION #2026-79
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

ADJUSTING OVERTIME POLICY

WHEREAS, the Township Committee has decided to clarify and adjust the Overtime Policy, page 3.2 of the Employee Handbook Policies and Procedures, to further define compensatory time off and provide for overtime compensation for holidays.

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Green, County of Sussex, State of New Jersey, that the overtime policy of the Employee Handbook Policies and Procedures, page 3.2, shall be deleted and replaced in its entirety as follows:

OVERTIME

Under the Federal Fair Labor Standards Act, certain employees in managerial, supervisory, administrative, computer or professional positions are exempt from the provisions of the Act. Exempt employees are not eligible to receive overtime compensation and are required to work the normal work week and any additional hours needed to fulfill their responsibilities.

Depending on work needs, non-exempt employees may be required to work overtime. Non-exempt employees are not permitted to work overtime unless the overtime is budgeted and approved by the Supervisor and/or the Administrator. The work week runs from 12:01 a.m. Monday through 11:59 p.m. on Sunday.

Non-exempt employees will receive overtime compensation as follows:

1. One and One-Half Times the Regular Rate of Pay

- Monday to Friday Over 40 hours of time entered in the same week/pay period
- Saturday

2. Two Times the Regular Rate of Pay

- Sunday
- All Observed Holiday's Except Thanksgiving Day - Christmas Day - New Year's Day
- If Christmas Day - New Year's Day falls on a Saturday or Sunday and is officially observed during the workweek, employees required to work on the observed weekday

3. Three Times the Regular Rate of Pay

- Thanksgiving Day - Christmas Day - New Year's Day

RESOLUTION #2026-79
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

Employees may choose overtime compensation in the form of overtime pay at their regular hourly salary or compensating time off. The maximum number of hours that an employee may accrue for future compensating time off is sixteen (16) hours. Once this maximum has been accumulated, all additional hours will be compensated by overtime pay. Accrued and taken overtime compensating hours must be noted on the employees' time sheet.

If a non-exempt employee is required to return to work in an emergency or because of unusual circumstances other than for a snow/ice event, the employee will receive overtime compensation (pay or compensatory time) of the greater: (a) three (3) hours; or (b) the actual number of hours worked.

Employees must make a request to their supervisor at least two (2) days in advance when they want to take compensating time off. The supervisor will approve the request if the absence does not cause undue hardship for the department. Compensating time off must be used within ninety (90) days of accrual. Carryover compensatory time off from one calendar year to the next may not exceed eight (8) hours.

DATED: March 2, 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 March 2, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2026-80
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

ALLOWING CERTAIN ADVERTISING SIGNS ON THE
OUTFIELD FENCE AT WESLEY FIELD

WHEREAS, a request was made via email on February 26, 2026, by Stephen Slota of the Lackawanna Newton Little League to allow advertising signs on the outfield fence at Wesley Field to raise funds; and

WHEREAS, the Green Township Committee adopted Resolution 2025-85 allowing advertising signs on the outfield fence at Wesley Field, for a trial period in 2025, subject to conditions that were satisfied.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Green shall allow advertising signs only on the outfield fence at Wesley Field, subject to the following conditions:

1. Lackawanna Newton Little League shall collect and allocate monies received from Wesley Field advertising for maintenance and improvements to Wesley Field only;
2. All businesses advertised shall be appropriate for youth sports, and all advertised goods and services shall be available for use and/or purchase by anyone, including those under 18 years old;
3. Lackawanna Newton Little League has no superior rights to the use of the Field and Township parks;
4. Lackawanna Newton Little League shall be responsible for all aspects of the advertising signs, including, but not limited to, marketing, selling, collecting funds, designing, installing, maintaining, and removing the signs;
5. Green Township shall not be responsible or liable for any lost or stolen signs, or damages to any signs;
6. Lackawanna Newton Little League shall execute a hold harmless and indemnification agreement related to the signs at Wesley Field; and
7. The signs installed at Wesley Field are subject to the following restrictions:
 - a. Signs may be placed only from May 1 through June 30, 2026 (the baseball season);
 - b. Signs may be placed on the baseball outfield fence only, and shall be removed immediately if so directed by the Township administration and/or DPW;
 - c. Signs to be solicited for, designed, installed, maintained, and removed by Lackawanna Newton Little League;
 - d. Signs are to be a maximum size of 3' x 4', consisting of vinyl material only; and
 - e. A maximum of 32 signs (one sign for each section of the fence) shall be allowed.

RESOLUTION 2026-80
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

DATED: March 2, 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 March 2, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION 2026-81
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**ADOPTING A REVISION TO THE TOWNSHIP OF GREEN
EMPLOYEE HANDBOOK POLICIES AND PROCEDURES**

WHEREAS, the Township of Green adopted Ordinance 2014-04 on April 28, 2014, adopting the "Township of Green Handbook Policies and Procedures" ("Handbook"), and providing that amendments and/or supplements to the Handbook may be made from time to time without notice and at the sole discretion of the Township Committee, which amendments and supplements shall be effective via Resolution; and

WHEREAS, the Township Committee adopted Resolution 2024-198 on December 16, 2024, amending the Handbook, specifically Section 5, Standards of Conduct, Breaks; and

WHEREAS, the Township Committee desires to further amend Section 5, Standards of Conduct, Breaks, to clarify the Handbook section as it relates to DPW employees.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey, that the Handbook shall be and is hereby revised and in effect from the date of adoption of this Resolution, as follows:

1. Section 5, Standards of Conduct, "Breaks", shall be revised to read as follows:

BREAKS

DPW employees general work schedule shall be 7:00 a.m. through 3:00 p.m. daily. DPW employees shall take a thirty (30) minute paid lunch break

DATED: March 2, 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 March 2, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION ES2026-06
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:

 X 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: March 2, 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 March 2, 2026.

Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION 2026-82
TOWNSHIP COMMITTEE -TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

AUTHORIZE CHANGE IN ZONING OFFICER HOURS

WHEREAS, Craig Bollmann has acted as the Green Township Zoning Officer position as a provisional employee since his (provisional) appointment in 2020; and

WHEREAS, via Resolution 2023-133, Mr. Bollmann was appointed as Zoning Officer, working a minimum of five (5) hours per week and with regular office hours scheduled on Tuesday and Thursday from 4:30 p.m. until 6:00 p.m. with remaining hours considered flex hours, to be determined by the Zoning Officer with the administration's approval; and

WHEREAS, Mr. Bollmann has requested to revise his hours as Township Zoning Officer on a temporary basis, after which time, he shall be resigning from Green Township; and


WHEREAS, Green Township desires to authorize a change in Mr. Bollmann's hours while the Township begins the process of finding a new Zoning Officer, in accordance with relevant law and New Jersey Civil Service Commission requirements.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Green confirms the hours of Craig Bollmann as Zoning Officer shall be revised, to the amount of time required to perform his duties for the Township with the approval of the Administrator, with all hours considered flex hours, to be determined by the Zoning Officer with the Administrator's approval. Mr. Bollmann will continue to perform Zoning Officer duties as outlined in the General Ordinances of the Township and shall submit all timesheets in accordance with Township policies and procedures.

BE IT FURTHER RESOLVED that his employment is subject to the usual terms and conditions as set forth in the Township of Green Personnel Policy Manual, as well as New Jersey Court Rules and Civil Service Law.

DATED: March 2, 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 March 2, 2026.



Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CFO

Record of Vote:

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