

**MINUTES  
GREEN TOWNSHIP COMMITTEE  
REGULAR MEETING MARCH 16, 2026**

**CALL TO ORDER**

Mayor Raffay called the March 16, 2026, meeting of the Green Township Committee to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**PUBLIC NOTICE:** Mr. Zschack read the public notice statement.

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

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

**APPROVAL OF AGENDA:** Mayor Raffay requested a motion to approve the agenda for March 16, 2026

Motion: Rose

Seconded: Phillips

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 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)*

*None*

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

*a. Tax Collector’s Report - February 2026*

*b. Open Space Advisory Committee Minutes - February 4, 2026*

*c. Animal Control Report - February 2026*

Qarmout motioned to move Consent Agenda

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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**DISCUSSIONS:** None

**OLD BUSINESS:**

- a. Public Hearing Ordinance 2026-04** - Amending and Supplementing the Code of the Township of Green, Section 30-59, To Include Data Centers as Prohibited Use in All Zones Within the Township of Green  
Mayor Raffay requested a motion to carry the ordinance to the April 6, 2026, Township Committee meeting pending further information.

Motion: Phillips

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

**NEW BUSINESS:**

- a. Resolution 2026-83** - Introduce 2026 Budget

Motion: Phillips

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

Linda Di Lorenzo adjourned the meeting at 7:08 p.m.

- b. Resolution 2026-84** - Administrative Agent - Jessica Caldwell

Motion: Rose

Seconded: Phillips

Discussion: Qarmout asked if this position is mandated. The Township Attorney responded that it is a mandated position under affordable housing.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

- c. Resolution 2026-85** - Sussex-Warren Area Energy Cooperative (SWAEC)

Motion: Phillips

Seconded: DeYoung

Discussion: Qarmout asked if this is still an automatic enrollment. The Township Clerk stated that it is the same program that residents may choose to opt out.

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: Qarmout

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Abstentions: None

Absent: None

**d. Resolution 2026-86 - Bills List (02/27/2026 to 03/12/2026)**

Motion: Qarmout

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

**e. Resolution 2026-87 - Developers Escrow Trust (02/12/2026 to 03/11/2026)**

Motion: Phillips

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

**f. Resolution 2026-88 - Request for Green Township Day**

Motion: Rose

Seconded: DeYoung

Discussion: There was a discussion concerning the use of alcohol at Green Township Day. The Recreation Committee is trying to expand Green Township Day to entice more adults to attend. The consensus of the Committee is that alcohol should not be permitted at Green Township Day.

Upon roll call vote:

Ayes: DeYoung

Nays: Phillips, Qarmout, Rose, Mayor Raffay

Abstentions: None

Absent: None

**g. Resolution 2026-89 - Farm Lease Agreement Block 19, Lots 15 & 15.01 and Block 32, Lot 1**

Motion: Rose

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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**h. Resolution 2026-90** - Authorize Change Order No. 1 and Payment for Line Striping Yellow Frame Road

Motion: Phillips

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

**i. Minutes ready for approval** - March 2, 2026, regular meeting and executive session

Motion: Qarmout

Seconded: Phillips

Discussion: None

Upon roll call vote:

Ayes: Phillips, Qarmout, Mayor Raffay

Nays: None

Abstentions: DeYoung, Rose

Absent: None

**MATTERS FROM THE TOWNSHIP CLERK:** The Township Clerk provided the following matters:  
*The Louis Bay 2<sup>nd</sup> Future Municipal Leaders Scholarship Competition* - Essay #2 Emma Trout, was chosen as the Semi-finalist for Green Township and submitted. The New Jersey League of Municipalities will reveal the winners in May.

*Fence at EverGreen Park* - The metal fence at EverGreen Park has been completed and inspected.

*Gas Expansion Phillips Road* - A Road Opening Permit was received from Elizabethtown Gas to extend the gas main approximately 1000 feet up Phillips Road from the intersection with Mackerley Road to connect five dwellings.

*Properties at the Lake* - The properties at the lake have been marked out.

*Greendell Post Office* - There is an issue with a clogged sewer line at the post office. A Porto john has been delivered for the post office workers.

**MATTERS FROM THE GOVERNING BODY:**

Qarmout provided no report.

Phillips provided no report.

DeYoung provided no report.

Rose commented that the bridge over Henry Road looks very tattered and weathered. We should be proactive in reaching out to who owns it. The Township Clerk will follow up with Department of Transportation (DOT).

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Mayor Raffay attended a Public Hearing for the BPU. They talked about natural gas and electricity which were very interesting. Mayor Raffay noted that she received several requests to have street signs for Decker Pond Road. The Superintendent of Public Works stated that he has the street signs and they will be installed.

**MATTERS FROM THE TOWNSHIP ATTORNEY:** The Township Attorney stated that the affordable housing documents have been submitted. One more reporting is due in April and then a six-month check-in.

**MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS:** The following report was provided:

*The Department of Public Works continues to address routine maintenance and seasonal cleanup throughout the township as weather conditions allow.*

*We had a lot of damage to street signs of all kinds from fallen trees and car accidents over the winter. Crews have been working to replace / repair said signs and posts.*

*We have begun patching potholes that developed over the winter months due to freeze and thaw conditions, this work will continue across various municipal roads.*

*In addition to roadway repairs, crews are actively removing storm debris that accumulated over the winter season. This includes clearing branches, leaves, and other debris from roadways and drainage areas to ensure proper water flow.*

*The department is also performing maintenance and repairs to stormwater infrastructure, including stormwater basins. These repairs are necessary, particularly when we enter the spring season and experience increased rainfall.*

*Roadway edge maintenance is also underway. Crews are repairing berms along roadways where erosion or winter damage has occurred. Work is also being completed on Belgium block curbing in areas where curbs suffered winter damage, helping to maintain proper roadway structure and drainage.*

*The township street sweeper will soon begin our annual spring sweeping. The sweeper will operate throughout the township and will clean all municipal roads to remove grit, salt residue, and other debris left behind from winter road treatments.*

*The Department of Public Works will continue these maintenance activities in the coming weeks as weather conditions permit and will address additional areas as needed.*

**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 ES2026-07**

- Attorney-Client Advise - Open Space Trust Fund
- Attorney-Client Advise - Letter of Support
- Attorney-Client Advise - Employee Handbook
- Contract Negotiations - Collection Box
- Contract Negotiations - Fire Department
- Litigation - Insurance Counsel

Mayor Raffay noted that action is not anticipated to be taken when the Committee returns to public session. Phillips motioned to enter Executive Session at 7:28 p.m.

Seconded: Rose

Discussion: None

All were in favor.

The Committee returned to Open Public Session at 8:17 p.m.

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DeYoung 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, April 6, 2026, at 7:00 p.m.

**ADJOURNMENT:**

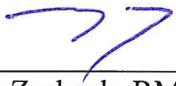
Phillips motioned to adjourn at 8:17 p.m.

Seconded: Qarmout

Discussion: None

All were in favor.

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



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Mark Zschack, RMC  
Township Clerk

Date Approved: April 20, 2026

**ORDINANCE 2026-04**  
**TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY**

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE  
TOWNSHIP OF GREEN, SECTION 30-59, TO INCLUDE DATA CENTERS  
AS PROHIBITED USE IN ALL ZONES WITHIN  
THE TOWNSHIP OF GREEN**

**WHEREAS**, the Township of Green Master Plan emphasizes protection of the Township rural character, agricultural lands, scenic landscapes, environmental resources, and historic and cultural heritage; and

**WHEREAS**, data centers, by nature, present an intense and unique form of use of land use and development, posing significant challenges related to electricity consumption, noise, air quality, water use, community character and long-term planning objectives; and

**WHEREAS**, preliminary data cited by Members of the New Jersey State Legislature has cautioned that large-scale data centers can use as much as 3 to 5 million gallons of water in a single day between liquid cooling and water consumed to generate the energy that powers them; and

**WHEREAS**, this extreme volume of water usage impacts homes and businesses both within the municipality and the surrounding communities; and

**WHEREAS**, preliminary studies noted by the State Legislature also indicate that some data centers require 300 MW of electricity, which is roughly equivalent to the output of a small modular nuclear reactor; and

**WHEREAS**, aside from increases in taxes and governmental services across the board, in only the last year the majority of the State has already seen consumer energy costs increase more than twenty percent (20%), with additional increases expected within the next few months; and

**WHEREAS**, the high-tech data centers that are proliferating throughout the state consume a large amount of electrical power at a time when energy costs are increasing for ratepayers; and

**WHEREAS**, it is well established that overdevelopment, urbanization, and overuse of environmental resources impacts subterranean aquifers and the quality of drinking and other water resources and poses a substantial strain on community water resources; and

**WHEREAS**, the Governing Body is conscious of the hazards, such as depletion of critical groundwater resources, and the impact on the environmental and natural resources posed by the scope, depth and pervasiveness of large-scale commercial data center operations; and

**WHEREAS**, municipal regulations designed for the preservation of the environment and the protection of ecological values are a well-recognized, legitimate, and proper exercise of municipality authority; and

**WHEREAS**, cutting and removal of trees has been found to cause and create increased soil erosion and dust, instability, and deterioration in the value of surrounding property and other adverse environmental and geographical conditions; and

**WHEREAS**, dramatic increases and changes in population, development, and the impact of certain data center operations on residents, businesses, the environment, and private and public property have imposed significant burdens on municipal resources and have created increased need to balance the rights and interests of the residents and general public with that of the legitimate rights of property owners to conduct business without unreasonable regulation; and

**WHEREAS**, in light of these significant changes in confluence with modern advancement in technology, scientific and environmental research that have allowed for a more accurate and comprehensive understanding of the hazards and dangers posed to surrounding property, environmental and natural resources, the general public, and the proliferation and expansion of governmental regulation of the environment, safety and business in general, that have occurred since the enactment of the municipalities zoning and development regulations, the Mayor and Council have determined it necessary and appropriate to amend and update its ordinances to adequately address data center uses in a manner that best reflects present needs and realities; and

**WHEREAS**, the Township Committee of the Township of Green have determined that it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of its residents and members of the public who visit, travel or conduct business in the Township to amend the Township Code to include all manner of data centers land use and development as a non-permitted use within the geographic boundaries of the Township and to otherwise improve and strengthen the nature, scope, manner and effectiveness of such regulations;

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

**Section 1.** Chapter 30, "Land Use Regulations", Article II, "Definitions", Section 30-4, "Words and Phrases Defined" of the Code of the Township of Green is hereby amended and supplemented to add the following definition:

**DATA CENTER** shall mean and include any facility used primarily for the storage, management, and processing of digital or electronic data, which houses computer and network systems, including associated components such as servers, network equipment and appliances, telecommunications, and data storage systems, systems for monitoring and managing infrastructure performance, Internet-related equipment and services, data communications connections, environmental controls, fire protection systems, and security

systems and services. Typical accessory components of a data center may include transformers, electrical substations, environmental controls, fire suppression, generators, redundant power supplies and security facilities.

**Section 2.** Chapter 30, “Land Use Regulations”, Article XVII, “General Provisions”, Section 30-59, “Prohibited uses” of the Code of the Township of Green is hereby amended and supplemented to the following:

All Data Centers, as defined in Chapter 30, Section 30-4, of the Green Township Code, and any and all uses related to the Data Centers are prohibited in all zoning districts

**Section 3.** The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Sussex County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15, including to the Clerk of adjoining municipalities.

**Section 4.** After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Land Use Board of the Township of Green for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Land Use Board is directed to make and transmit to the Township Committee within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate. Upon the adoption of this Ordinance, after public hearing, the Township Clerk is further directed to publish notice of the passage and to file a copy of this Ordinance, as finally adopted, with the Sussex County Planning Board, as required by N.J.S.A. 40:55D-16.

**Section 5.** Repealer. All ordinances or parts of ordinances contrary to or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

**Section 6.** Severability. Each section, subsection, paragraph, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase. If any portion of this Ordinance, or its application to any person or circumstances, shall be adjudged or otherwise determined to be invalid, unconstitutional, preempted, void, or ineffective for any clause or reason, such determination shall not affect the remaining provisions of this Ordinance, and the application of such remaining provisions shall not be affected thereby and shall remain in full force and effect, and to this end, the provisions of this Ordinance are severable.

**Section 7.** Effective Date. This Ordinance shall take effect immediately upon final passage and publication according to law.

ATTEST:

TOWNSHIP OF GREEN,  
IN THE COUNTY OF SUSSEX

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

\_\_\_\_\_  
Virginia Raffay  
Mayor, Green Township

**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:

ADVERTISED: February 22, 2026  
ADVERTISED:

**RESOLUTION 2026-83  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
SUSSEX COUNTY, NEW JERSEY**

**INTRODUCE 2026 BUDGET**

**BE IT RESOLVED** that the Local Municipal budget of the Township of Green, County of Sussex, New Jersey for the fiscal year 2026 be approved by the Township Committee of the Township of Green, and the Clerk is hereby instructed to advertise in the New Jersey Herald, and that a final public hearing before passage will be held on April 20, 2026, at 7:00 p.m. at the Municipal Building and that said budget shall authorize total general appropriations of \$4,443,282.88 and the anticipated revenues of \$1,238,644.88 leaving an amount to be raised by taxes for municipal purposes of \$3,204,638.00.

DATED: March 16, 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 16, 2026.

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

cc: Linda Di Lorenzo, CMFO

**Record of Vote:**

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

**RESOLUTION 2026-84  
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN  
SUSSEX COUNTY, NEW JERSEY**

**APPOINTMENT OF ADMINISTRATIVE AGENT**

**WHEREAS**, the Township of Green has a need to award a contract for the services of Administrative Agent; and

**WHEREAS**, the Township is permitted to acquire such services through a “non-fair and open” process (as defined by N.J.S.A. 19:44A-20.7), meaning that the award is made by the Township Committee in its judgment of which provider will best serve the interests of the citizens of Green, and not by a “fair and open” process (as defined by N.J.S.A. 19:44A-20.7) such as awarding to the lowest bidder; and

**WHEREAS**, the cost of this contract is not anticipated to exceed \$17,500, as certified in writing by the appropriate Township official; and

**WHEREAS**, J. Caldwell & Associates have submitted a proposal February 27, 2026; and

**WHEREAS**, J. Caldwell & Associates have completed and submitted the required Business Entity Disclosure Certification; and

**WHEREAS**, the Chief Financial Officer has certified that funds are available in the affordable housing trust fund for this contract;

**NOW THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Green authorizes a contract with J. Caldwell & Associates (Jessica Caldwell, Administrative Agent) pursuant to the attached proposal; and

**BE IT FURTHER RESOLVED** that the Business Entity Disclosure Certification and the Determination of Value be placed on file with this resolution; and

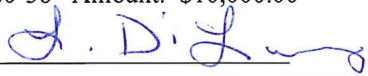
**BE IT FURTHER RESOLVED** that notice of this contract will be published as required by law within ten days of the passage of this Resolution.

DATED: March 16, 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 the meeting held on March 16, 2026.

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

cc: Linda Di Lorenzo, CFO

<p><b>Certification of Funds</b> The Chief Financial Officer certifies that the appropriations specified have been provided for within the affordable housing trust fund. Account: 16-380-56 Amount: \$10,000.00 CFO Signature </p>
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**Record of Vote:**

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

**J. Caldwell & Associates, LLC**  
**Administrative Agent 2026 Hourly Rates**

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Professional Planner.....\$155.00  
Jessica C. Caldwell, P.P., A.I.C.P., L.E.E.D. – G.A.

Senior Planner.....\$150.00

Associate Planner.....\$145.00

**RESOLUTION 2026-85  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**RESOLUTION AUTHORIZING THE SIGNING OF  
GOVERNMENT ENERGY AGGREGATION PARTICIPATION FORM**

**WHEREAS**, pursuant to an ordinance adopted by the Township of Green on April 3, 2017, the Township publicly declared its intent to commence a Government Energy Aggregation Program ("GEA") by participating in the Sussex-Warren Area Energy Cooperative ("SWAEC"); and

**WHEREAS**, participation forms from SWAEC need to be completed and executed on a yearly basis either committing to or withholding from participation in the energy aggregation program.

**NOW, THEREFORE, BE IT RESOLVED**, the Township Committee of the Township of Green, County of Sussex, State of New Jersey, authorizes the Township Clerk to execute the participation forms to continue the Township's participation in the energy aggregation program.

DATED: March 16, 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 16, 2026.



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

**Record of Vote:**

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

**RESOLUTION 2026-86  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**BILLS LIST (02/27/2026 to 03/12/2026)**

**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 02/27/2026 to 03/12/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: March 16, 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 16, 2026.

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

**Record of Vote:**

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

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

Meeting Date: 03/16/2026 For bills from 02/27/2026 to 03/13/2026

Check#	Vendor	Description	Payment	Check Total
117	14 - BLUE DIAMOND DISPOSAL, INC.	PO 17460 2026 Waste & Recycling Collection	30,000.00	30,000.00
14118	1895 - CAMPBELL SUPPLY COMPANY OF SUSSEX CO	PO 17378 Vehicle Parts 2026	34.14	34.14
14119	2318 - DAN SWAYZE & SON, INC.	PO 17230 Yellow Frame Road	3,813.60	3,813.60
14120	2241 - GANNETT NEW YORK-NEW JERSEY LOCALIQ	PO 17335 Legal Ads 2026	575.63	575.63
14121	2338 - GIACORP CONTRACTING INC	PO 17289 Fence and Installation Evergreen Park	40,421.00	40,421.00
14122	120 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 17147 Yellow Frame Rd	300.00	
		PO 17259 Park Walking Paths - Evergreen Park	150.00	
		PO 17260 Evergreen Park Parking Lot	150.00	
		PO 17268 2025 Tax Maps	1,606.50	
		PO 17340 Twp Engineering Services 2026	1,281.00	
		PO 17484 Stormwater 2026	647.60	
		PO 17484 Stormwater 2026	243.15	
		PO 17532 Post & Rail Fence at Evergreen Park	1,404.00	5,782.25
14123	120 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 17533 2025 Lake Tranquility Drainage Project	675.00	675.00
14124	188 - HOME DEPOT CREDIT SERVICES	PO 17361 Supplies, Hardware, Small Tools 2026	569.73	569.73
14125	108 - HONEYWELL INTERNATIONAL, INC.	PO 17445 2026 Annual Contract (Acct # 530721)	2,150.12	2,150.12
14126	190 - JCP& L	PO 17523 January 2026 Electric Bill	3,012.57	3,012.57
14127	2256 - JESCO, INC.	PO 17522 Repair to Loader	2,235.85	2,235.85
14128	1632 - LADDEY, CLARK & RYAN, LLP	PO 17516 January 2026 Legal Services	3,580.00	
		PO 17516 January 2026 Legal Services	640.00	4,220.00
14129	1153 - LOWE'S	PO 17363 Hardware, Small Tools & Supplies	121.92	121.92
14130	20 - MGL PRINTING SOLUTIONS, LLC	PO 17261 Check Printing	318.00	318.00
14131	1762 - MORTON SALT, INC.	PO 17425 Road Salt 2026	6,169.24	6,169.24
14132	98 - NJ STATE DEPT OF HEALTH & SENIOR SVS	PO 17493 Dog License fees	115.20	115.20
14133	2340 - NRTCTA	PO 17513 Online Workshop - K. Ferrone	40.00	40.00
14134	2187 - PLANET NETWORKS, INC.	PO 17517 April 2026 Internet & Phone Service	1,529.10	1,529.10
14135	418 - R & L DATA CENTERS	PO 17337 Payroll Services 2026	327.60	327.60
14136	2102 - ROAD SAFETY SYSTEMS, LLC	PO 17231 Yellow Frame Road	47,842.50	47,842.50
14137	2219 - ROCK GATE CAPITAL	PO 17296 CDL ClassB - Giller	4,145.00	4,145.00
14138	2016 - SCHENCK, PRICE, SMITH & KING, LLP	PO 17339 Tax Appeals 2026	1,482.60	1,482.60
14139	866 - SPACE FARMS, INC.	PO 17398 Deer Carcass Removal Service 2026	27.00	27.00
14140	123 - STAPLES ADVANTAGE	PO 17512 Office Supplies for February 2026	315.48	315.48
14141	624 - SUBURBAN PROPANE	PO 17422 2026 Propane-DPW Bulding Acct 2232-10594	278.00	278.00
14142	2140 - SUSSEX COUNTY LOCK AND SAFE, INC.	PO 17409 2026 Lock and Key Services	59.98	59.98
14143	114 - SUSSEX COUNTY MUA	PO 17400 Solid Waste Disposal/Household 2026	5,289.90	5,289.90
14144	2290 - TAYLOR OIL COMPANY	PO 17424 Diesel Delivery 2026	1,729.56	1,729.56
14145	70 - TCTA OF SUSSEX & WARREN COUNTIES	PO 17514 Quarterly Meeting - Ferrone & DiLorenzo	70.00	70.00
14146	2009 - THE CANNING GROUP. LLC	PO 17441 QPA 1/01/2026-12/31/2026	458.33	458.33
14147	1839 - TREASURER STATE OF NJ	PO 17530 Life Hazard Inspections 2026	1,188.00	1,188.00
14148	2078 - UNIFIRST CORPORATION	PO 17349 Uniform Rentals 2026	390.94	390.94
14149	29 - VERIZON WIRELESS	PO 17347 Modem-OEM 2026	147.33	147.33
14150	1932 - YORK MOTORS, INC.	PO 17330 Plow/Spreader Parts & Repairs 2026	550.00	550.00
TOTAL				166,085.57
Total to be paid from Fund 01 CURRENT FUND		72,305.67		
Total to be paid from Fund 02 FEDERAL & STATE GRANTS		647.60		
Total to be paid from Fund 04 GENERAL CAPITAL		51,956.10		
Total to be paid from Fund 12 ANIMAL FUND		115.20		
Total to be paid from Fund 16 AFFORDABLE HOUSING TRUST FUND		640.00		
Total to be paid from Fund 22 OPEN SPACE TAX		40,421.00		
		<u>166,085.57</u>		

**Checks Previously Disbursed**

9999	PAYROLL ACCOUNT	2/27/2026	48,429.27	2/27/2026
9999	Treasurer, State of NJ/2003	PO# 17518 NJDEP Loan-Lk Tranquility Dam	12,742.35	3/05/2026
9999	Treasurer, State of NJ/2003	PO# 17518 NJDEP Loan-Lk Tranquility Dam	1,000.00	3/05/2026
9999	Treasurer, State of NJ/2003	PO# 17519 NJDEP Loan-Lk Tranquility Dam	19,279.23	3/05/2026
9999	STATE OF NJ - DIVISION OF PENSIONS	PO# 17327 Active - Health & Dental Insurance	17,971.45	3/06/2026
9999	STATE OF NJ DIV OF PENSIONS/BENEFITS	PO# 17326 Retiree - Health Insurance	12,328.90	3/06/2026

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

Meeting Date: 03/16/2026 For bills from 02/27/2026 to 03/13/2026

Check#	Vendor	Description	Payment	Check Total
9999	PAYROLL ACCOUNT	3/13/2026	42,339.95	3/11/2026
14115	BRADY & CORREALE, LLP	PO# 17343 Land Use Board Legal Services 2026	292.45	3/04/2026
14116	LIFE SAVERS, INC.	PO# 17491 Electrode Pads for AED	141.95	3/04/2026
			-----	
			154,525.55	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	154,525.55	72,305.67	226,831.22
Fund 02 FEDERAL & STATE GRANTS		647.60	647.60
Fund 04 GENERAL CAPITAL		51,956.10	51,956.10
Fund 12 ANIMAL FUND		115.20	115.20
Fund 16 AFFORDABLE HOUSING TRUST FUND		640.00	640.00
Fund 22 OPEN SPACE TAX		40,421.00	40,421.00
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BILLS LIST TOTALS	154,525.55	166,085.57	<u>320,611.12</u>

**RESOLUTION 2026-87  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**DEVELOPERS ESCROW TRUST (02/12/2026 to 03/11/2026)**

**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 02/12/2026 to 03/11/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: March 16, 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 16, 2026.



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

**Record of Vote:**

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

### List of Bills

#### CASH - Developers Escrow-Provident Bank

Meeting Date: 03/16/2026 For bills from 02/12/2026 to 03/11/2026

Check#	Vendor	PO	Description	Amount	Check Total
7660	BRADY & CORREALE, LLP	17504	Brady & Correale, LLP	512.75	
		17525	Brady & Correale, LLP	92.50	<b>605.25</b>
7661	HAROLD E. PELLOW & ASSOCIATES, INC.	17526	Harold E. Pellow & Associates, Inc.	1,116.50	
		17527	Harold E. Pellow & Associates, Inc.	304.00	
		17528	Harold E. Pellow & Associates, Inc.	150.00	<b>1,570.50</b>
7662	J. CALDWELL & ASSOCIATES	17529	J. Caldwell & Associates, LLC	580.00	<b>580.00</b>
<b>Totals</b>				<b>2,755.75</b>	<b>2,755.75</b>

#### Total By Fund

Fund	Amount
14 - DEVELOPERS ESCROW TRUST	2,755.75

**RESOLUTION 2026-88  
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 16, 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 16, 2026.

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

**Record of Vote:**

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

**RESOLUTION 2026-89**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**RESOLUTION REGARDING FARMING PORTIONS OF**  
**BLOCK 19, LOTS 15 & 15.01 AND BLOCK 32, LOT 1**

**WHEREAS**, the Township solicited quotations and received one proposal to farm portions of Township-owned property, Block 19, Lots 15 & 15.01 and Block 32, Lot 1; and

**WHEREAS**, Mr. Peter J. Bast of Bast Dairy, Green Township, NJ, has submitted the only quotation to farm said property, at a rate of \$0 per year; and

**WHEREAS**, the Township Committee is confident that Mr. Bast will be a competent and good steward of the land and undertake farm practices that minimize any adverse or negative impact on the land.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Green, County of Sussex, State of New Jersey, authorizes the Township Clerk and Mayor to execute a twelve (12) month contract to farm portions of Township-owned property, Block 19, Lots 15 & 15.01 and Block 32, Lot 1, with Mr. Peter J. Bast of Bast Dairy, Green Township, NJ, in the amount not to exceed \$0.00.

DATED: March 16, 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 16, 2026.



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

cc: Linda Di Lorenzo, CMFO

**Record of Vote:**

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

**RESOLUTION 2026-90  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZE CHANGE ORDER NO. 1 AND PAYMENT FOR  
IMPROVEMENTS TO YELLOW FRAME ROAD**

**WHEREAS**, on May 5, 2025, by adoption of Ordinance 2025-04 the Green Township Committee, County of Sussex, State of New Jersey authorized the improvements to Yellow Frame Road with \$181,236.00 in funding being provided by the New Jersey Department of Transportation's (NJDOT), Fiscal Year 2025 Municipal Aid Program, and \$20,00.00 from the General Capital-Capital Improvement Fund, \$100,000.00 General Capital-Reserve for Improvements to Roads; and

**WHEREAS**, on September 15, 2025, the Township of Green adopted Resolution 2025-144 awarding a contract to Dan Swayze & Son, Inc., in an amount not to exceed \$3,862.75 for traffic striping of Yellow Frame Road; and

**WHEREAS**, on March 12, 2026, Change Order No. 1 was executed decreasing the contract total to \$3,813.60; and

**WHEREAS**, the Township Engineer has reviewed the submitted Estimate Certificate No. 1 totaling \$3,813.60 for work completed through November 11, 2025, and recommends the approval of said payment; and

**WHEREAS**, the total amount to be paid to Dan Swayze & Son, Inc., for the work completed will result in a change order that will **decrease** the final contract amount by **\$49.15**, resulting in an adjusted amount of **\$3,813.60**.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Green that it does hereby approve payment of \$3,813.60 to Dan Swayze & Son, Inc.

DATED: March 16, 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 16, 2026.

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

cc: Linda Di Lorenzo, CFO

**Record of Vote:**

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

**RESOLUTION ES2026-07  
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:  

<u>      </u> Personnel	<u>  X  </u> Contract Negotiation	<u>      </u> Real Property
<u>      </u> Public Safety	<u>  X  </u> Litigation/Potential Litigation	<u>  X  </u> 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 16, 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 16, 2026.



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Mark Zschack, RMC, Township Clerk

**Record of Vote:**

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