

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING AUGUST 17, 2026**

CALL TO ORDER

Mayor Virginia “Ginnie” Raffay called the August 17, 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: James DeYoung, Margaret “Peg” Phillips, Bader Qarmout, Deputy Mayor Michael Rose, and Mayor Virginia “Ginnie” Raffay

Also present: Mark Zschack, Township Clerk; Angelo Bolcato, Esq. (in Ursula Leo’s absence), Township Attorney; and Patty DeClesis, Deputy Clerk

APPROVAL OF AGENDA: Mayor Raffay requested a motion to approve the agenda including the addendum for August 17, 2026.

Motion: Rose

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

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

Scott Bozzone asked about the discussion regarding the Pequest Road Burial Ground. Mayor Raffay stated that the discussion will take place in closed session. Scott commented that the owner of the Huntsville Burial Ground is unknown and is designated as historical. Mayor Raffay thanked Scott for his comments.

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

CONSENT AGENDA:

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

- a. Resolution 2026-143 - Approve Raffle Licenses (3) - Green Township PTA*

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

- a. Township of Byram Planning Board Notice of Public Hearing on Adoption of Amendment of 2026 Master Plan
- b. Township of Frelinghuysen Introduction of Ordinance Repealing Ordinance Amending and Supplementing Land Development Ordinance to Permit Affordable Accessory Apartments
- c. Township of Frelinghuysen Adoption of Ordinance to Repeal Ordinances Prohibit the Operation of Any Class of Cannabis Business Within the Township and Prohibit from Issuing Any Cannabis Licenses
- e. Letter Dated August 4, 2026, Regarding Notification of Action to Foreclose on Mortgage Block 55, Lot 13

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- f. Letter Dated July 30, 2026, from Sussex County Regarding Launch of Four Seasons of Agriculture Website
- g. Sussex County Board of Commissioners Resolution Adopted July 29, 2026, Requesting Full, Independent and Transparent Investigation into the Improper Registration of Non-Citizens to Vote in New Jersey

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

- a. Treasurer's Report - June 30, 2026
- b. Green Township Fire Department Incident Report - June and July 2026
- c. Tax Collector's Report - July 2026

Phillips motioned to move Consent Agenda removing Correspondence Item D for separate discussion

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

CORRESPONDENCE: (Acceptance for Filing of the Following)

- d. Letter Received August 3, 2026, from NJ Department of Agriculture Regarding Detection of Lymantria dispar dispar (LDD) in Green Township

Phillips motioned to discuss Correspondence Item D

Seconded: DeYoung

Discussion: Phillips asked if there was a response to the request to be a part of the study. The Deputy Clerk responded that the form was completed for Green Township to be included in the study.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

DISCUSSIONS: None

OLD BUSINESS: None

NEW BUSINESS:

- a. **Introduction Ordinance 2026-10** - Amending and Supplementing the Code of the Township of Green, Section 30-59, To Include Correctional Institutions and Detention Facilities as Prohibited Uses in All Zones Within the Township of Green

Rose motioned to introduce the Ordinance and move to Public Hearing on September 8, 2026

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

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Nays: None
Abstentions: None
Absent: None

b. Resolution 2026-139 - Extend Tax Deadline

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

c. Resolution 2026-140 - Bills List (07/17/2026 to 08/12/2026)

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

d. Resolution 2026-141 - Developers Escrow Trust (07/16/2026 to 08/12/2026)

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

e. Resolution 2026-142 - Issue Bond Anticipation Note in the Amount of \$142,800.00

Motion: Phillips
Seconded: DeYoung
Discussion: Qarmout asked for clarification. The Township Clerk responded that this is done every year for financing of the sweeper and the chipper. Each year it is rolled over for a period of ten years.
Upon roll call vote:
Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: None

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f. Resolution 2026-144 - Authorize Trails Grant Agreement

Motion: Rose

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

g. Minutes ready for approval - July 20, 2026, regular meeting and executive session

Motion: Qarmout

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

h. Resolution 2026-145 - Transfer of Certified Municipal Finance Officer Duties

Motion: Rose

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

i. Introduction Ordinance 2026-11 - Revision to Salary Ordinance 2026-06

Rose motioned to introduce the Ordinance and move to Public Hearing on September 8, 2026

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

MATTERS FROM THE TOWNSHIP CLERK: The Township Clerk provided no report.

MATTERS FROM THE GOVERNING BODY:

Qarmout provided no report.

Phillips provided no report.

DeYoung provided no report.

Rose provided no report.

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Mayor Raffay noted vehicles are not stopping at the intersection of Whitehall Road and County Route 517 when making the right turn to continue on County Route 517. The Mayor would like to see a stop sign on Whitehall Road. The Township Clerk will contact the County.

Mayor Raffay asked if there are plans to do a second over the rail mowing as some of areas are quite high. It is noted in the Superintendent of Public Works report that the DPW is continuing with over the rail mowing.

MATTERS FROM THE TOWNSHIP ATTORNEY: The Township Attorney provided no report.

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

Currently there are multiple road and infrastructure projects underway throughout the Township.

Road Projects & Utility Work

- **Phillips Road:** Penn Bower will be performing work throughout the week. Intermittent road closures should be expected as needed, particularly on Monday and Wednesday.
- **Mackerley Road:** Areas impacted by the installation of the new gas line are scheduled to be milled and paved to restore the roadway surface.
- **Roads Behind Town Hall / School Area:** Roadway restoration work is planned for the following areas:
 - Eagle's Nest
 - Woodfield
 - Woods Trail
 - Fawn Hollow
 - Green Farms

These roads will receive a combination of milling, paving, and infrared repairs as necessary to bring the roadway surfaces back to an acceptable condition.

- **Highland Ave. section between Scenic and Birch, & Hedden Road:** Both roads are scheduled to be milled Friday, August 21. Paving is tentatively scheduled for the following week, depending on contractor availability and weather conditions. If necessary, paving will be completed during the first week of September.
- **Hedden Road:** The DPW crew will be working on **Hedden Road** over the next several days in preparation for upcoming paving. Work will include:
 - Replacement of two cross drains
 - Repair of a stormwater basin
 - Additional roadway and drainage preparation as needed

DPW Shop

The air-conditioning unit at the DPW shop is no longer operational. We are currently obtaining quotes for replacement of the unit.

Routine Maintenance

In addition to the road projects, DPW crews will continue with:

- *Over-the-rail mowing*
- *Mowing and maintenance of Township-owned properties*
- *Drainage and roadway maintenance as needed*

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With several paving, utility, drainage, and maintenance projects occurring simultaneously, crews will continue coordinating work to keep the projects moving while maintaining normal Township operations.

Phillips asked if the restoration to the roads behind the school is being done by the gas company. The Township Clerk responded that it will be patched. Phillips noted that Green Farms Road is in sad shape. Phillips asked if there is an update on the salt shed. The Township Clerk responded that there is no word today.

Mayor Raffay asked if the County will repave Kennedy Road after the gas installation. The Township Clerk responded that Elizabethtown Gas will be responsible for repaving after the installation.

OPEN PUBLIC SESSION #2: Mayor Raffay opened the meeting for public questions or comments. Sharon Mullen stated that she attended the last Township Committee meeting to express her concerns over the roads in Lake Tranquility. Sharon stated that in the past there was a 5-year rotation for road paving, however they have not seen any roads paved in the lake within the past 10 years with the exception Scenic Drive and Birch Lane. Sharon read a petition signed by residents requesting the entire road of Highland Avenue to be paved. Copies of the petition were handed to Mayor Raffay for distribution to the Committee. Mayor Raffay thanked Sharon for her comments.

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

EXECUTIVE SESSION: Resolution ES2026-15
Attorney-Client Advise and Public Safety - Pequest Road Burial Ground
Contract Negotiations - Fire Coverage Services

Mayor Raffay noted that action will not be taken in Open Public Session.

Rose motioned to close Open Public Session #1 and to enter Executive Session at 7:23 p.m.

Seconded: Qarmout

Discussion: None

All were in favor.

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

Qarmout motioned to close Executive Session and return to Open Public Session

Seconded: DeYoung

Discussion: None

All were in favor.

Mayor Raffay noted the next Township Committee Meeting is scheduled for Tuesday, September 8, 2026, at 7:00 p.m.

ADJOURNMENT:

Rose motioned to adjourn at 7:58 p.m.

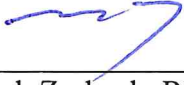
Seconded: DeYoung

Discussion: None

All were in favor.

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



Mark Zschack, RMC
Township Clerk

Date Approved: September 8, 2026

RESOLUTION 2026-143
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY

RAFFLE LICENSES APPROVAL

BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX AND STATE OF NEW JERSEY that three (3) Raffle Licenses be issued to the Green Township PTA for:

Calendar Raffle

On Premise Draw October 27, November 18 and December 14, 2026

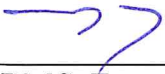
Bingo

On Premise 50/50 Draw

To be held at Green Hills School on October 16, 2026

DATED: August 17, 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 August 17, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

ORDINANCE NO. 2026-10
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 CORRECTIONAL
INSTITUTIONS AND DETENTION FACILITIES AS PROHIBITED USES IN ALL ZONES
WITHIN THE TOWNSHIP OF GREEN**

WHEREAS, the Township of Green's Master Plan, adopted on February 13, 2025, emphasizes protection of the Township of Green's rural character, agricultural lands, scenic landscapes, environmental resources, and historic and cultural heritage; and

WHEREAS, correctional institutions and detention facilities create an undue and unnecessary burden on the Township's critical infrastructure, including the water supply, wastewater capacity, and emergency services; and

WHEREAS, correctional institutions and detention facilities are inconsistent with the community standards and character; and

WHEREAS, the Township Committee has determined that it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of its residents, to amend the Land Development Ordinance of the Township of Green to include correctional institutions and detention facilities as a non-permitted use within the geographic boundaries of the Township.

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

Section 1. Chapter 30, "Land Use Regulations", Article II, "Definitions", Section 30.4, "Words and Phrases Defined", of the Township of Green Code is hereby amended and supplemented to add the following definitions alphabetically:

CORRECTIONAL INSTITUTION An institutional facility, whether publicly- or privately-owned or operated, used to confine, correct and/or rehabilitate violators of criminal laws, including facilities for persons who are participating in supervised work-release programs, whether such facilities provide confinement for all of each 24 hour period or only a portion thereof; but not including temporary holding facilities that are accessory to a police station.

DETENTION FACILITY Any facility, whether publicly- or privately-owned or operated, used for the purpose of detaining individuals, but not including temporary holding facilities that are accessory to a police station.

Section 2. Chapter 30, "Land Use Regulations", Section 30-59, "Prohibited Uses" of the Township of Green Code is hereby amended to add the following:

All correctional institutions and detention facilities, and any and all related used to the correctional institutions and detention facilities 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

Virginia Raffay, Mayor

Record of Vote - Introduction:

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

Record of Vote - Adoption:

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

INTRODUCED: August 17, 2026

ADVERTISED: August 18, 2026

ADOPTED:

ADVERTISED:

RESOLUTION 2026-139
TOWNSHIP COMMITTEE- TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

EXTEND TAX DEADLINE

WHEREAS, N.J.S.A. 54:4-64 requires that municipal tax bills be mailed forty-seven (47) days before the third installment of taxes falls on August 1st, namely on June 15th; and

WHEREAS, the date of mailing of Green Township tax bills were mailed July 20th, 2026, to Green Township taxpayers; and

WHEREAS, in accordance with the intent of N.J.S.A. 54:4-64 invoking any payment of interest for delinquency under the provisions of N.J.S.A. 54:4-67; and

WHEREAS, R.S. 54:4-67 deems twenty-five (25) days after proper mailing of said tax bills, and certification of such mailing, to be adequate notice of the amount of taxes due.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green in the County of Sussex, State of New Jersey as follows:

Green Township taxes or assessments due August 1, 2026, will not be considered delinquent, and interest for delinquency in the payment of such taxes and assessments shall not be charged for the failure to pay any such taxes or assessments if received by the Township on or before August 14, 2026, the twenty-fifth (25) day after proper mailing of the tax bills and provided further, however, that if any such installment is not paid on or before said twenty-fifth (25) day, interest at the usual rate will be charged from August 1, 2026.

DATED: August 17, 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 August 17, 2026.



Mark Zschack, RMC, Township Clerk

cc: Karen Ferrone, CTC
Linda Di Lorenzo, CMFO
County Board of Taxation
Ursula Leo, Esq.
Steve Wielkottz, RMA

Record of Vote:

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

RESOLUTION 2026-140
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BILLS LIST (07/17/2026 to 08/12/2026)

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 07/17/2026 to 08/12/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: August 17, 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 August 17, 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: 08/17/2026 For bills from 07/17/2026 to 08/12/2026

Check#	Vendor	Description	Payment	Check Total
14433	167 - ALLAMUCHY-GREEN FIRST AID SQUAD	PO 17671 2026 Budget	22,500.00	22,500.00
14434	14 - BLUE DIAMOND DISPOSAL, INC.	PO 17460 2026 Waste & Recycling Collection	30,000.00	30,000.00
14435	1738 - CINTAS FIRE PROTECTION, INC.	PO 17638 2026 Fire Inspection	45.33	45.33
14436	1763 - COLLEEN MCLEAN	PO 17659 Reimbursement for Purchases for Miss Gre	72.00	72.00
14437	448 - COUNTY OF SUSSEX	PO 17388 Signs & Posts 2026	294.10	294.10
14438	2362 - DOCUTREND, INC.	PO 17656 Annual Service Contract for Kyocera 4052	1,430.00	
		PO 17674 Toners for Kyocera 4053ci	420.00	1,850.00
14439	2241 - GANNETT NEW YORK-NEW JERSEY LOCALIQ	PO 17335 Legal Ads 2026	31.68	31.68
14440	1380 - GARDEN STATE LABS, INC.	PO 17401 Water Testing at Municipal Building 2026	115.00	115.00
14441	2046 - GENERAL CODE, LLC	PO 17539 2026 Codification Services/Annual Mainte	4,670.12	4,670.12
14442	47 - GREEN TOWNSHIP	PO 17452 Property taxes 2026	511.79	511.79
14443	171 - GREEN TOWNSHIP SENIORS CLUB	PO 17669 2026 Budget	2,000.00	2,000.00
14444	169 - GREEN TWP. VOLUNTEER FIRE DEPT.	PO 17670 2026 Budget	90,000.00	90,000.00
14445	528 - GRIFFITH-ALLIED TRUCKING LLC	PO 17423 Gasoline Deliery 2026 Acct 10-7199868	1,065.65	1,065.65
14446	120 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 17147 Yellow Frame Rd	825.00	
		PO 17259 Park Walking Paths - Evergreen Park	535.00	
		PO 17260 Evergreen Park Parking Lot	300.00	
		PO 17340 Twp Engineering Services 2026	1,033.50	
		PO 17484 Stormwater 2026	550.50	
		PO 17533 2025 Lake Tranquility Drainage Project	150.00	
		PO 17636 Hedden Road DOT Project	3,583.50	
		PO 17643 Highland Avenue	2,272.50	9,250.00
14447	2059 - INSTITUTE FOR PROFESSIONAL DEVELOPMENT	PO 17579 Webinars - L. DiLorenzo	50.00	
		PO 17591 Webinars Registration- L. DiLorenzo	50.00	100.00
14448	1603 - J. CALDWELL & ASSOCIATES	PO 17345 Land Use Board - Planner Services 2026	155.00	155.00
14449	1632 - LADDEY, CLARK & RYAN, LLP	PO 17675 June 2026 Legal Services	160.00	
		PO 17675 June 2026 Legal Services	3,310.00	3,470.00
14450	1960 - NAVITEND	PO 17459 2026 Agreement Office 365 & Emails	1,769.32	1,769.32
14451	192 - NEWTON TROPHY & SPORT CENTER LLC	PO 17667 Nameplates for Wall Plaques	34.00	34.00
14452	209 - NJ DIVISION OF ALCOHOLIC BEVERAGE	PO 17680 2026-2027 Liquor License Renewal	9.00	9.00
14453	98 - NJ STATE DEPT OF HEALTH & SENIOR SVS	PO 17493 Dog License fees	5.40	5.40
14454	12 - NJ STATE LEAGUE OF MUNICIPALITIES	PO 17676 Registrations for NJ League of Municipal	205.00	205.00
14455	12 - NJ STATE LEAGUE OF MUNICIPALITIES	PO 17677 Webinars Registration - P. DeClesis	150.00	150.00
14456	2187 - PLANET NETWORKS, INC.	PO 17691 September 2026 Internet & Phone Service	1,529.10	1,529.10
14457	73 - POSTMASTER	PO 17690 Annual PO Box Fees	180.00	180.00
14458	2141 - PRIMEPOINT, LLC	PO 17338 Time & Labor Management Program 2026	113.00	113.00
14459	2303 - PRINCETON HYDRO, LLC	PO 17121 Lake Tranquility Drainage Study	1,336.50	1,336.50
14460	418 - R & L DATA CENTERS	PO 17337 Payroll Services 2026	370.40	
		PO 17337 Payroll Services 2026	423.50	793.90
14461	177 - RONECO SUPERMARKETS, INC.	PO 17666 Tax bills - Seniors	120.21	120.21
14462	2016 - SCHENCK, PRICE, SMITH & KING, LLP	PO 17339 Tax Appeals 2026	1,063.13	1,063.13
14463	1210 - SK PAPER SHRED, INC.	PO 17427 Document Shredding 2026	75.00	75.00
14464	114 - SUSSEX COUNTY MUA	PO 17400 Solid Waste Disposal/Household 2026	8,970.50	
		PO 17400 Solid Waste Disposal/Household 2026	3,166.90	12,137.40
14465	2290 - TAYLOR OIL COMPANY	PO 17424 Diesel Delivery 2026	2,783.26	2,783.26
14466	2009 - THE CANNING GROUP. LLC	PO 17441 QPA 1/01/2026-12/31/2026	458.33	458.33
14467	85 - TOWNSHIP OF ANDOVER	PO 17472 Traffic Enforcement Services 2026	9,641.75	9,641.75
14468	1659 - TREE KING, INC.	PO 17396 Tree Service/Removal 2026	19,500.00	19,500.00
14469	2078 - UNIFIRST CORPORATION	PO 17349 Uniform Rentals 2026	396.78	
		PO 17349 Uniform Rentals 2026	413.84	810.62
14470	34 - VERIZON	PO 17420 Alarm Phone lines 2026	280.47	280.47
14471	29 - VERIZON WIRELESS	PO 17347 Modem-OEM 2026	147.33	147.33
14472	75 - WELDON QUARRY CO., LLC	PO 17395 Asphalt & Cold Patch 2026	1,507.08	1,507.08

TOTAL

220,780.47

Total to be paid from Fund 01 CURRENT FUND	214,795.07
Total to be paid from Fund 02 FEDERAL & STATE GRANTS	1,411.50
Total to be paid from Fund 04 GENERAL CAPITAL	4,408.50
Total to be paid from Fund 12 ANIMAL FUND	5.40
Total to be paid from Fund 16 AFFORDABLE HOUSING TRUST FUND	160.00

220,780.47

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

Meeting Date: 08/17/2026 For bills from 07/17/2026 to 08/12/2026

Check#	Vendor	Description	Payment	Check Total
9999	PAYROLL ACCOUNT	PO# 17668 YE 12/31/2025 Quarterly Adjustment	407.91 7/20/2026	
9999	PAYROLL ACCOUNT	7/30/2026	45,860.73 7/28/2026	
9999	TOWNSHIP OF EAST BRUNSWICK	PO# 17681 Principal/interest 8/07/2025	✓ 222,872.36 8/06/2026	
9999	STATE OF NJ - DIVISION OF PENSIONS	PO# 17327 Active - Health & Dental Insurance	✓ 14,055.18 8/11/2026	
9999	STATE OF NJ DIV OF PENSIONS/BENEFITS	PO# 17326 Retiree - Health Insurance	✓ 15,134.65 8/11/2026	
14429	NETWORK SOLUTIONS	PO# 17664 Renewal of Domain (greentwp.com)	✓ 224.91 7/16/2026	
14430	TILCON NEW YORK, INC.	PO# 17229 Yellow Frame Road	✓ 157,034.86 7/20/2026	
14431	COUNTY OF SUSSEX - TREASURY	PO# 17485 2026 County Purpose Tax	✓ 736,411.47 8/12/2026	
14432	COUNTY OF SUSSEX - TREASURY	PO# 17486 2026 County Library Tax	✓ 59,948.49 8/12/2026	

			1,251,950.56	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	1,094,915.70	214,795.07	1,309,710.77
Fund 02 FEDERAL & STATE GRANTS		1,411.50	1,411.50
Fund 04 GENERAL CAPITAL	157,034.86	4,408.50	161,443.36
Fund 12 ANIMAL FUND		5.40	5.40
Fund 16 AFFORDABLE HOUSING TRUST FUND		160.00	160.00

BILLS LIST TOTALS	1,251,950.56	220,780.47	<u>1,472,731.03</u>

RESOLUTION 2026-141
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

DEVELOPERS ESCROW TRUST (07/16/2026 to 08/12/2026)

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 for the Developers Escrow Trust dated from 07/16/2026 to 08/12/2026 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: August 17, 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 the resolution adopted by the Township Committee at a regular meeting held on August 17, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

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

Meeting Date: 08/17/2026 For bills from 07/16/2026 to 08/12/2026

k#	Vendor	Description	Payment	Check Total
7676	1908 - BRADY & CORREALE, LLP	PO 17694 LUB#2612 Petuccio	235.25	
		PO 17695 LU#2309 Saks Properties, LLC	139.75	
		PO 17696 LUB#2616 Shushang Fang & Yi Wei	370.00	
		PO 17697 LUB#2315 Airside Sheetmetal, Inc	278.50	1,023.50
7677	1937 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 17528 RO2602 Elizabethtown Gas	79.00	
		PO 17682 RO2510 Elizabethtown Gas	79.00	
		PO 17683 RO2512 Elizabethtown Gas	79.00	
		PO 17684 LU2612 Petuccio	380.00	
		PO 17685 RO2508 Elizabethtown Gas	79.00	
		PO 17686 RO2505 Elizabethtown Gas	418.50	
		PO 17698 Elizabeth Town Gas - 103 Mackerley Road	79.00	1,193.50
7678	1877 - J. CALDWELL & ASSOCIATES	PO 17692 LUB#2617 Nature's Vital Edge LLC	797.50	
		PO 17693 LUB#2612 Petuccio	382.50	1,180.00
TOTAL				----- 3,397.00
Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST		3,397.00		
		<u>3,397.00</u>		
		3,397.00		

RESOLUTION 2026-142
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN, IN THE COUNTY OF SUSSEX, NEW JERSEY, COVENANTING TO COMPLY WITH THE PROVISIONS OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, APPLICABLE TO THE EXCLUSION FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES OF INTEREST ON OBLIGATIONS ISSUED BY THE TOWNSHIP OF GREEN AND AUTHORIZING THE MAYOR, CLERK/ADMINISTRATOR, CHIEF FINANCIAL OFFICER AND OTHER TOWNSHIP OFFICIALS TO TAKE SUCH ACTION AS THEY MAY DEEM NECESSARY OR ADVISABLE TO EFFECT SUCH COMPLIANCE AND DESIGNATING A \$142,800 BOND ANTICIPATION NOTE, DATED AUGUST 6, 2026, PAYABLE AUGUST 6, 2027, AS A "QUALIFIED TAX-EXEMPT OBLIGATION" PURSUANT TO SECTION 265(b)(3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED.

WHEREAS, the Township of Green, in the County of Sussex, New Jersey (the "Township") from time to time issues bonds, notes and other obligations the interest on which is excluded from gross income for Federal income tax purposes and desires to take such action as may be necessary or advisable to establish and maintain such exclusion; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), contains provisions with respect to the exclusion from gross income for Federal income tax purposes of interest on obligations, including provisions, among others, which require issuers of tax-exempt obligations, such as the Township to account for and rebate certain arbitrage earnings to the United States Treasury and to take other action to establish and maintain such Federal tax exclusion; and

RESOLUTION 2026-142
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

WHEREAS, the Township intends to issue a \$142,800 bond anticipation note, dated August 6, 2026 and payable August 6, 2027 (the "Note"); and

WHEREAS, the Township desires to designate the Note as a "qualified tax-exempt obligation" pursuant to Section 265(b)(3) of the Code;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green, in the County of Sussex, New Jersey, as follows:

SECTION 1. The Township Committee hereby covenants on behalf of the Township, to the extent permitted by the Constitution and the laws of the State of New Jersey, to do and perform all acts and things permitted by law and necessary to assure that interest paid on bonds, notes or other obligations of the Township (including the Note) be and remain excluded from gross income of the owners thereof for Federal income tax purposes pursuant to Section 103 of the Code.

SECTION 2. The Mayor, Clerk/Administrator, Chief Financial Officer and other officials of the Township are hereby authorized and directed to take such action, make such representations and give such assurances as they may deem necessary or advisable to effect compliance with the Code.

RESOLUTION 2026-142
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

SECTION 3. The Note is hereby designated as a "qualified tax-exempt obligation" for the purpose of Section 265(b)(3) of the Code.

SECTION 4. It is hereby determined and stated that (1) the Note is not a "private activity bond" as defined in the Code and (2) the Township and its subordinate entities, if any, do not reasonably anticipate issuing in excess of \$10 million of new money tax-exempt obligations (other than private activity bonds) during the calendar year 2026.

SECTION 5. It is further determined and stated that the Township has not, as of the date hereof, issued any tax-exempt obligations (other than the Note) during the calendar year 2026.

SECTION 6. The Township will, to the best of its ability, attempt to comply with respect to the limitations on issuance of tax-exempt obligations pursuant to Section 265(b)(3) of the Code; however, said Township does not covenant to do so, and hereby expressly states that a covenant is not made hereby.

SECTION 7. The issuing officers of the Township are hereby authorized to deliver a certified copy of this resolution to the original purchaser of the Note and to further provide such original purchaser with a certificate of obligations issued during the calendar year 2026 dated as of the date of delivery of the Note.

RESOLUTION 2026-142
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

SECTION 8. This resolution shall take effect immediately upon its adoption.

DATED: August 17, 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 August 18, 2025.



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			√			

RESOLUTION 2026-144
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**AUTHORIZE SUSSEX COUNTY FARMLAND PRESERVATION, RECREATION, AND OPEN
SPACE TRUST FUND TRAILS GRANT AGREEMENT**

WHEREAS, Green Township applied to the Sussex County Trails Grant Program to fund improvements to publicly owned trails and provide quality outdoor space, via Resolution 2026-108 on May 4, 2026; and

WHEREAS, a grant has been awarded by Sussex County, on July 22, 2026, approving the application and awarding the Township \$24,140.80, which will be used for the Airport Road and Creek Road Trail Crossing Project; and

WHEREAS, Sussex County requires execution of the Sussex County Farmland Preservation, Recreation, and Open Space Trust Fund Trials Grant Agreement related to Sussex County Trails Grant.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey, that the Mayor and Township Clerk are hereby authorized to execute the Sussex County Farmland Preservation, Recreation, and Open Space Trust Fund Trials Grant Agreement between the Township of Green and the County of Sussex required for the Airport Road and Creek Road Trails Crossing Project.

DATED: August 17, 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 August 17, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION 2026-145
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**TRANSFER OF CERTIFIED MUNICIPAL FINANCE OFFICER DUTIES FROM
LINDA DI LORENZO TO KEVIN GLEASON**

WHEREAS, Linda Di Lorenzo will be retiring as CMFO/Treasurer for the Township of Green effective September 1, 2026; and

WHEREAS, by Resolution 2026-125, Kevin Gleason has been named the new Temporary CFO for the Township and began his employment on August 10, 2026; and

WHEREAS, due to Ms. Di Lorenzo's retirement, Mr. Gleason shall be named as the new Certifying Officer for the following various positions:

PERS, Public Employee Retirement System
DCRP, Defined Compensation Retirement Program
LOSAP (Length of Service Award Program)- Corebridge Financial
Deferred Compensation, Plan 457B, Corebridge Financial
SHBP, State Health Benefits Program
Flexible Spending Account, WEX

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Green that Kevin Gleason will be named Certifying Officer of the above positions for the Township.

This Resolution shall take effect immediately.

DATED: August 17, 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 August 17, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

ORDINANCE 2026-11
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**ORDINANCE AUTHORIZING REVISIONS THE TOWNSHIP SALARY ORDINANCE,
2026-06, TO INCREASE THE CLEAN COMMUNITIES COORDINATOR STIPEND
AND SALARY OF THE DEPUTY CLERK/DEPUTY REGISTRAR**

WHEREAS, the Township of Green previously approved Ordinance 2026-06 to establish minimum and maximum salaries and stipends for Township officers and employees for 2026 in accordance with N.J.S.A. 40 A:9-165 and Section 2.1b of the Code of the Township of Green; and

WHEREAS, the Township Committee recognizes that the duties and responsibilities of the Clean Communities Coordinator and Deputy Clerk/Deputy Registrar have significantly increased and expanded; and

WHEREAS, Ordinance 2026-06 includes the Clean Communities Coordinator position with a maximum stipend of \$1,200.00 and the Deputy Clerk/Deputy Registrar has a maximum annual salary of \$69,000.00; and

WHEREAS, the Township Committee now desires to amend Ordinance 2026-06 to adjust the maximum stipend for the Clean Communities Coordinator to \$2,000 and increase the maximum annual salary of the position of Deputy Clerk/Deputy Registrar to \$71,100.00 Dollars.

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

SECTION 1:

The Township Salary Ordinance, Ordinance 2026-06, is amended to increase the stipend for the Clean Communities Coordinator to \$2,000 and increase the maximum annual salary of the position of Deputy Clerk/Deputy Registrar to \$71,100.00 Dollars.

Section 2. 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. The remaining sections of Ordinance 2026-06 remain unchanged.

Section 3. 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 4. Effective Date. This Ordinance shall take effect immediately upon final passage and publication according to law.

ORDINANCE 2026-11
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

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: August 17, 2026
ADOPTED:

ADVERTISED: August 18, 2026
ADVERTISED:

RESOLUTION ES 2026-15
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231 P.L. 1975 (N.J.S.A. 10:13-12) permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, N.J.S.A. 10:4-13 requires the adoption of a resolution prior to the Township Committee going into Closed Session stating the general nature of the subject matter to be discussed and generally the time and circumstances under which the discussion conducted in Closed Session can be disclosed to the public;

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

1. The public shall be excluded from discussion of and action upon and hereinafter specified subject matter(s)
2. The general nature of the subject matter(s) to be discussed is as follows:

☐ Personnel ☒ Contract Negotiation ☐ Real Property
☒ Public Safety ☐ Litigation/Potential Litigation ☒ Attorney-Client
3. It is anticipated at this time that the above stated subject matter(s) will be made public at the conclusion of each individual specified subject matter.
4. This resolution shall take effect immediately.

DATED: August 17, 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 August 17, 2026.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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