

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING OCTOBER 21, 2024**

CALL TO ORDER

Mayor Phillips called the October 21, 2024, meeting of the Green Township Committee to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE

PUBLIC NOTICE: The Deputy Clerk, Mrs. DeClesis read the statement of adequate notice.

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

Also present: Ursula Leo, Esq., Township Attorney; and Patty DeClesis, Deputy Clerk

APPROVAL OF AGENDA: Mayor Phillips requested a motion to approve the agenda including the addendum

Motion: DeYoung

Seconded: Raffay

Discussion: None

All were in favor.

OPEN PUBLIC SESSION #1: Mayor Phillips opened the meeting for public comments for items on the agenda. There being no public comments offered, Mayor Phillips closed Open Public Session #1.

DISCUSSIONS:

**a. MS-4 Ordinances: Tree Preservation and Removal
Privately Owned Salt Storage
Stormwater Control**

The Committee reviewed and commented on each ordinance. The ordinances are a requirement for the Tier A stormwater designation. The Township Attorney noted questions and will contact the Township Engineer for clarification. The ordinances will be on the Committee’s next meeting agenda for introduction.

CONSENT AGENDA:

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

a. *Resolution 2024-171 - Authorize Raffle Licenses - Green Township PTA*

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

None

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

a. *Green Township Municipal Court Monthly Cashbook Report - August and September 2024*

b. *Permit Fee Log Report - September 2024*

Qarmout motioned to move Consent Agenda

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

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Abstentions: None

Absent: None

OLD BUSINESS: None

NEW BUSINESS:

a. Resolution 2024-172 - Bills List (10/03/2024 to 10/16/2024)

Motion: Raffay

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

b. Resolution 2024-173 - Memorandum of Understanding Habitat for Humanity

Motion: Rose

Seconded: Raffay

Discussion: The Township Attorney explained that "Obligations" was added to the memorandum. The MOU is the first step then adoption of a resolution for the donation of the property and then an agreement for the transfer which will include all the requirements.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

c. Minutes ready for approval - October 17, 2024, Regular Meeting

Motion: Raffay

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

d. Resolution 2024-174 - Appointing DPW Laborer - Christopher Korbylo

Motion: Rose

Seconded: DeYoung

Discussion: Mayor Phillips commented that the candidate was interviewed last week and again today. Qarmout questioned the time set to obtain the CDL. The Township Attorney stated that the Township Clerk preferred not to set a time due to possible class scheduling.

Upon roll call vote:

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

Nays: None

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Abstentions: None

Absent: None

MATTERS FROM THE TOWNSHIP CLERK: The Deputy Clerk announced the Superintendent of Public Works applied for a grant through Statewide Insurance and was informed that funds are approved to cover new barricades, replacing old wooden non-reflective barricades.

MATTERS FROM THE GOVERNING BODY:

Rose referred to the cemetery discussion at the last meeting and commented that the Township should consider costs for future upkeep and maintenance should the Township acquire the cemetery.

Mayor Phillips if abandoned legally what does that mean, can anyone do whatever they want to the property other than desecrating a grave. The Township Attorney responded that the municipal prosecutor could enforce trespassing on behalf of the municipality for the public good. Mayor Phillips directed the Township Attorney to estimate costs if the Township were to pursue.

DeYoung commented that he fully supports Tranquillity Farms, however, just wants to be sure that the Township is not incurring any duties in terms of traffic, first aid or fire. Our volunteer organizations are not being asked to do more than the norm when these large events take place in town.

Mayor Phillips commented that their response to what occurred was extremely admirable and addressed immediately.

Qarmout commented that the DPW have been doing very nice work with clean-ups and the patch areas on the roads.

Raffay provided no report.

Mayor Phillips stated that she and the Deputy Mayor met with an applicant for the Land Use Board. A resolution of appointment will be on the agenda for the next meeting.

Mayor Phillips referred to the recent release of the non-binding fourth round of the affordable housing portion. The Township Attorney reviewed the calculations and stated that more information will be provided.

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

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

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

Josephine Fracasso commented that many cyclists are using EverGreen Park on Sundays taking up the parking spaces close to the pavilion and leaving the car bike racks down sticking out further.

Mayor Phillips commented that Township Ordinance does not define parking usage.

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

EXECUTIVE SESSION: None

Mayor Phillips noted the next Township Committee Meeting is scheduled for Monday, November 4, 2024, at 7:00 p.m. and will include a budget workshop.

ADJOURNMENT:

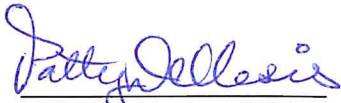
DeYoung motioned to adjourn at 7:43 p.m.

Seconded: Raffay

Discussion: None

All were in favor.

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



Patty DeClesis, RMC
Deputy Clerk

Date Approved: November 4, 2024

**RESOLUTION 2024-171
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 one Raffle License be issued to the Green Township PTA for:

Bingo
On Premise 50/50 Draw

To be held at Green Hills School on November 15, 2024

DATED: October 21, 2024

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 October 21, 2024.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION 2024-172
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

BILLS LIST (10/03/2024 to 10/16/2024)

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 10/03/2024 to 10/16/2024 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: October 21, 2024

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 October 21, 2024.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

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

Meeting Date: 10/21/2024 For bills from 10/03/2024 to 10/16/2024

Check#	Vendor	Description	Payment	Check Total
13041	1940 - Amazon	PO 16754 Privacy Screens for Elections	532.00	532.00
13042	541 - Appraisal Systems, Inc.	PO 16622 Reassessment Services Consultant - Resol	37,600.00	37,600.00
13043	1625 - Aqua New Jersey	PO 16357 Fire Hydrant Bill 2024	2,514.78	2,514.78
13044	2214 - Fred Beans Ford of Washington	PO 16677 Vehicle Service Parts 2024	3.24	3.24
13045	1380 - Garden State Labs Inc.	PO 16406 Water Testing MB 2024	100.00	100.00
13046	528 - Griffith-Allied Trucking LLC	PO 16383 Ethanol/Diesel Fuel Delivery 2024 Acct 1	848.68	848.68
13047	120 - Harold E. Pellow & Associates, Inc.	PO 16565 Henry Road DOT Project	719.25	719.25
13048	188 - Home Depot Credit Services	PO 16295 Supplies, Hardware, Small Tools 2024	471.38	471.38
13049	953 - Hoover Truck Centers, Inc	PO 16335 Vehicle Parts 2024	87.15	87.15
13050	1603 - J. Caldwell & Associates	PO 16363 Housing Agent	825.00	
		PO 16573 Master Plan Land Use Element	6,345.00	7,170.00
13051	190 - JCP& L	PO 16752 August 2024 Electric Bill	1,421.05	1,421.05
13052	190 - JCP& L	PO 16760 September 2024 Electric Bill	1,125.19	1,125.19
13053	1632 - Laddey, Clark & Ryan LLP	PO 16759 September 2024 Legal Services	38.00	
		PO 16759 September 2024 Legal Services	4,235.00	4,273.00
13054	98 - NJ State Dept of Health & Senior Service	PO 16437 Dog License fees	14.40	14.40
13055	2174 - PureSan	PO 16440 Janitorial supplies 2024	716.24	716.24
13056	418 - R&L Data Centers	PO 16311 Payroll Services 2024	379.20	379.20
13057	1225 - Rutgers, Center for Government Svs	PO 16753 CPWM Course - J. Miller PW-1301-FA24-2	944.00	944.00
13058	2016 - Schenck, Price, Smith & King, LLP	PO 16307 Tax Appeals 2024	281.93	281.93
13059	866 - Space Farms, Inc	PO 16343 Deer Carcass Removal Service 2024	29.00	29.00
13060	624 - Suburban Propane	PO 16358 Propane-Municipal Building Acct 2232-1059	1,042.20	1,042.20
13061	114 - Sussex County MUA	PO 16346 Solid Waste Disposal/Household 2024	2,738.13	2,738.13
13062	76 - Tomar Industries, Inc.	PO 16347 2024 Janitorial Supplies	246.20	246.20
13063	716 - Tri-State Rentals, Inc.	PO 16354 2024 Vehicle & Equipment Parts, Repair,	1,495.00	1,495.00
13064	2078 - UniFirst Corporation	PO 16305 Uniform Rentals 2024	145.85	145.85
13065	1923 - Valley Medical Group	PO 16507 2024 Alcohol & Drug Screenings	76.00	76.00
13066	29 - Verizon Wireless	PO 16430 Modem-OEM 2024	37.92	37.92
13067	29 - Verizon Wireless	PO 16433 DFW CELL SERVICE 2024	395.31	395.31
TOTAL				65,407.10

Total to be paid from Fund 01 CURRENT FUND	57,465.45
Total to be paid from Fund 02 FEDERAL & STATE GRANTS	6,345.00
Total to be paid from Fund 04 GENERAL CAPITAL	719.25
Total to be paid from Fund 12 ANIMAL FUND	14.40
Total to be paid from Fund 16 AFFORDABLE HOUSING TRUST FUND	863.00
	<u>65,407.10</u>

Checks Previously Disbursed

9999	Payroll Account	10/15/2024	40,345.15	10/08/2024
9999	State of NJ-Division of Pensions	PO# 16373 Active - Health/Dental Insurance	13,137.85	10/08/2024
9999	State of NJ Div of Pensions/Benefit	PO# 16372 Retired - Health Insurance	9,344.82	10/08/2024
12998	Griffith-Allied Trucking LLC	PO# 16359 Gasoline Delieri 2024 Acct 10-7199	2,275.47	10/07/2024
12998	Griffith-Allied Trucking LLC	Wrong amount	-2,275.47	10/07/2024 *VOID*
13040	Griffith-Allied Trucking LLC	PO# 16359 Gasoline Delieri 2024 Acct 10-7199	1,167.29	10/08/2024
			66,270.58	
			-2,275.47	*VOIDED
			63,995.11	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	63,995.11	57,465.45	121,460.56
Fund 02 FEDERAL & STATE GRANTS		6,345.00	6,345.00

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

Meeting Date: 10/21/2024 For bills from 10/03/2024 to 10/16/2024

Check#	Vendor	Description	Payment	Check Total
	Fund 04	GENERAL CAPITAL	719.25	719.25
	Fund 12	ANIMAL FUND	14.40	14.40
	Fund 16	AFFORDABLE HOUSING TRUST FUND	863.00	863.00

	BILLS LIST TOTALS		63,995.11	65,407.10
				<u>129,402.21</u>

RESOLUTION 2024-173
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING
BETWEEN THE TOWNSHIP OF GREEN AND SUSSEX COUNTY HABITAT FOR HUMANITY
FOR THE DEVELOPMENT OF AFFORDABLE HOUSING

WHEREAS, the Township of Green would like to enter into a Memorandum of Understanding (hereinafter “MOU”) with Sussex County Habitat for Humanity to assist in its development of affordable housing as part of Green Township’s Fair Share Housing Element and Fair Share Plan on two plots of land located within Green Township; and

WHEREAS, the properties to be developed by Sussex County Habitat for Humanity are Block 76, Lot 5, located at the corner of Decker Pond Road and Estell Way and Block 107, Lot 6, located at Crescent Road; and

WHEREAS, the Township will convey the above two plots of land in accordance with a schedule to be mutually agreed upon by both parties; and

WHEREAS, the Township will provide \$200,000.00 for each plot, with the monies to be provided from the Township affordable housing trust fund, for completion of affordable housing on the plots, in accordance with affordable housing requirements and in compliance with the MOU; and

WHEREAS, Sussex County Habitat for Humanity shall be responsible for all aspects of the developments on the plots, and shall ensure that the developments are in accordance with affordable housing laws and regulations, and shall deed restrict the properties as required; and

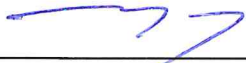
WHEREAS, Sussex County Habitat for Humanity understands that the Township shall have no obligations related to development of the affordable housing and no liabilities related to the housing constructed.

WHEREAS, this MOU will be in effect for a period of three (3) years from the date of signing.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Committee of the Township of Green, County of Sussex, State of New Jersey, that the Township is hereby authorized to enter into a MOU with Sussex County Habitat for Humanity for the development of affordable housing for low and moderate income families.

RESOLUTION 2024-173
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

I, Mark Zschack, Township Clerk of the Township of Green, County of Sussex, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a Resolution adopted by the Township Committee at a meeting held on October 21, 2024.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION 2024-174
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

A RESOLUTION APPOINTING CHRISTOPHER KORBYLO AS LABORER

WHEREAS, the Green Township Department of Public Works is in need of a laborer position; and

WHEREAS, the Personal Sub-Committee, Township Administrator and DPW Superintendent interviewed Christopher Korbylo and recommends his appointment.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Green in the County of Sussex and State of New Jersey is pleased to confirm the appointment of Christopher Korbylo effective October 22, 2024, at an hourly rate of \$20.00 per hour.

BE IT FURTHER RESOLVED that Christopher Korbylo is required to obtain CDL training and license as soon as possible, the cost of which training is being advanced by the Township and will be subject to the Township’s reimbursement policy.

BE IT FURTHER RESOLVED that Christopher Korbylo’s rate of pay will increase to \$25.00 per hour upon receipt of a CDL license.

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 Civil Service Law.

DATED: October 21, 2024

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 October 21, 2024.



Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CMFO
Jason Miller, Superintendent DPW

Record of Vote:

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