

REGULAR MEETING AGENDA
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
Monday, February 2, 2026, at 7:00 p.m.

CALL TO ORDER Mayor Raffay will call the **February 2, 2026**, Township Committee meeting to order.

PLEDGE OF ALLEGIANCE

PUBLIC NOTICE: Adequate notice of this public meeting has been made in accordance with the 1975 Open Public Meetings Act inasmuch as a notice has been published in the New Jersey Herald, transmitted to the Star Ledger and posted at the Municipal Building, 150 Kennedy Road, Tranquility, NJ.

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

APPROVAL OF AGENDA

A motion is in order to approve the agenda for February 2, 2026

OPEN PUBLIC SESSION # 1 (Open to the public for any questions or comments concerning items on the agenda for which no public discussion is provided. All comments should be directed to the Mayor and are limited to 5 minutes)

1. CONSENT AGENDA: (Attached)

If any member of the Committee desires an item to be removed, the Municipal Clerk shall remove said item, which will then be considered separately

2. DISCUSSIONS: Buildable Lot Analysis Habitat for Humanity
Sample Ordinance Data Centers

3. OLD BUSINESS:

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

The Mayor opens the meeting for public comments on Ordinance 2026-01

The Mayor will entertain a motion to close Public Hearing and adopt the ordinance.

4. NEW BUSINESS:

- a. Resolution 2026-54 - Disabled Veterans Tax Exemption - Block 54, Lot 1
- b. Resolution 2026-55 - Bills List (01/15/2026 to 01/29/2026)
- c. Resolution 2026-56 - Authorize Public Bidding for License to Farm Portion of Township Property
- d. Resolution 2026-57 - Authorize Open Space and Recreation Plan Update
- e. Resolution 2026-60 - Adopt Fourth Round Affordable Housing Spending Plan
- f. Resolution 2026-61 - Adopt Rehabilitation Plan
- g. Resolution 2026-62 - Adopt Affirmative Marking Plan
- h. **Introduction** Ordinance 2026-02 - Amending Section 30-5.12 of the Green Township Code, “Development Fees for Affordable Housing” (Public Hearing Scheduled for February 17, 2026)
- i. **Introduction** Ordinance 2026-03 - Deleting Section 2-26, “Municipal Housing Liaison” and Deleting Chapter 34, “Fair Share Plan” and Replacing Them With a New Chapter 34, “Affordable Housing Requirements”(Public Hearing Scheduled for February 17, 2026)
- j. Minutes ready for approval - January 20, 2026, regular meeting and executive session

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5. **MATTERS FROM THE TOWNSHIP CLERK**
6. **MATTERS FROM THE GOVERNING BODY**
7. **MATTERS FROM THE TOWNSHIP ATTORNEY**
8. **MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS** (when in attendance)
9. **OPEN PUBLIC SESSION #2** (Open to the public for any questions or comments concerning the good and welfare of the Township. All comments should be directed to the Mayor and are limited to 5 minutes.)

10. EXECUTIVE SESSION: Resolution ES2026-03

“A motion is in order to adopt Resolution ES2026-03

“The Township Committee is going into executive session for:

Contract Negotiations - Solar Project Contract Negotiation

It is anticipated that action will **BE TAKEN** when we return to open public session tonight. The minutes of the executive session will be released upon conclusion of the underlying matter.”

11. NEW BUSINESS

- k. Resolution 2026-58 - Extension of Ground Lease Agreement with ACCP Green Solar II, LLC

12. ADJOURN

Next Meeting Scheduled for Tuesday, February 17, 2026, at 7:00 p.m.

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ALL MATTERS LISTED BELOW ARE CONSIDERED ROUTINE IN NATURE AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THE ITEMS. IF ANY DISCUSSION IS DESIRED, THAT PARTICULAR ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND DISCUSSED SEPARATELY.

1. RESOLUTIONS: (Approval of the Following)

None

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

- a. Board of County Commissioners' Resolution Adopted January 14, 2026, Regarding 2026 Municipal Liaisons
- b. Hampton Township Resolution Adopted January 27, 2026, Urging JCP&L To Improve Infrastructure Maintenance, Including Tree Management and Debris Cleanup
- c. Township of Frelinghuysen Notice of Public Meeting Regarding 2026 Master Plan & Development Regulations Reexamination
- d. Township of Frelinghuysen Ordinance Introductions Amending and Supplementing the Land Development Ordinance Permitting Affordable Accessory Apartments and Amending and Supplementing Affordable Housing

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

None