

REGULAR MEETING AGENDA
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
Monday, October 20, 2025, at 7:00 p.m.

CALL TO ORDER: Mayor Raffay will call the **October 20, 2025**, 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 October 20, 2025

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: Property Maintenance Code
State Health Benefits Increase

3. OLD BUSINESS:

- a. Public Hearing** Ordinance 2025-10 - Amending Green Township Code, Chapter 30, “Land Use Regulations”, Regarding Zone R-1.5 Residential District Lot Size and Bulk Standards for Existing Developed Residential Properties, and Creating a New Zone R-1.5/0.5
- b. Public Hearing** Ordinance 2025-11 - Amending the Code of the Township of Green Chapter 2, Article XII, “Municipal Courts”

4. NEW BUSINESS:

- a.** Resolution 2025-160 - Developers Escrow Trust (08/15/2025 to 10/15/2025)
- b.** Resolution 2025-161 - Refund Vendor Fees
- c.** Resolution 2025-162 - Disabled Veteran Tax Exemption - Block 6, Lot 4.05
- d.** Resolution 2025-163 - Halloween Parking Restrictions Shore Road & Lakeview Drive
- e.** Resolution 2025-164 - Authorize Best Practices Worksheet
- f.** Resolution 2025-165 - Approving Sale Township Properties Bk 107 Lot 6 & Bk 76 Lot 5
- g.** Minutes ready for approval - October 6, 2025, 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:

A motion is in order to adopt **Resolution ES2025-16**

“The Township Committee is going into executive session for:

Potential Litigation - Insurance Counsel

Attorney Client Advise – Conservation Restriction Release Block 13 Lot 3.01

and **ACTION IS NOT** anticipated to 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. ADJOURN

Next Meeting Scheduled for **Monday, November 3, 2025**, at 7:00 p.m.

CONSENT AGENDA
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Monday, October 20, 2025, at 7:00 p.m.

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)
None
3. **REPORTS:** (Acceptance for Filing of the Following)
 - a. Green Township Fire Department Report - August and September 2025
 - b. Animal Control Report - September 2025
 - c. Green Township Municipal Court Monthly Cashbook Report - September 2025
 - d. Treasurer's Report - August 2025