

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING APRIL 21, 2025**

CALL TO ORDER

Mayor Raffay called the April 21, 2025, meeting of the Green Township Committee to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

ADEQUATE NOTICE: Mr. Zschack read the statement of adequate notice.

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, Township Attorney; and Patty DeClesis, Deputy Clerk

APPROVAL OF AGENDA: Mayor Raffay requested a motion to approve the agenda.

Motion: DeYoung

Seconded: Phillips

Discussion: None

All were in favor.

OPEN PUBLIC SESSION #1: Mayor Raffay opened the meeting for public comments.

There being no comments offered, Rose motioned to close Open Public Session #1

Seconded: Phillips

Discussion: None

All were in favor.

CONSENT AGENDA:

1. RESOLUTIONS: *None*

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

a. Borough of Franklin Resolution Adopted April 7, 2025, To Support Publishing Legal Notices on Official Government Websites

b. Letter Received April 15, 2025, from Legislative Offices 24th District Regarding Invitation for Virtual Meeting on May 16, 2025

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

a. Green Township Volunteer Fire Department Call Report - March 2025

b. Green Township Municipal Court Monthly Cashbook Report - March 2025

c. Treasurer's Report - March 31, 2025

Qarmout motioned to move Consent Agenda

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

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Abstentions: None

Absent: None

DISCUSSIONS: Advertising Signage at Wesley Field - Mayor Raffay invited Steve Slota to speak on behalf of Lackawanna Little League to explain his request to allow advertising signage to be placed on the outfield fence as a fundraiser. The League would use the money collected toward purchasing equipment specifically for Wesley Field. Steve provided answers asked by the Committee members. The consensus of the Committee is to allow the advertising signage for the May through June season and determine in July review for the potential for the 2026 season. The Committee will consider a resolution memorializing the approval for advertising signage at Wesley Field with parameters at the next Township Committee meeting.

OLD BUSINESS:

a. Public Hearing and Adoption on Introduced 2025 Budget (Resolution 2025-76)

Motion: DeYoung motioned to open the meeting for public comments

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

There being no public comments offered, Phillips motioned to close Public Hearing and adopt the 2025 budget (Resolution 2025-76).

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

NEW BUSINESS:

a. Resolution 2025-77 - Developers Escrow Trust (03/13/2025 to 04/15/2025)

Motion: Rose

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

b. Resolution 2025-78 - Declaring Support for the Preservation of the Federal Tax Exemption of Municipal Bonds

Motion: DeYoung

Seconded: Rose

Discussion: Qarmout asked about the memo that was provided. The Township Attorney stated the memo is to provide background information.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

c. Resolution 2025-79 - Opposing Legislation That Would Preempt Local Planning and Permit Conversion of Certain Office Parks and Retail Center to Mixed-Use Developments

Motion: Phillips

Seconded: Qarmout

Discussion: DeYoung asked if there are any that fall into this category. The Township Attorney explained that there are none specifically but important to be aware of the proposal.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

d. Resolution 2025-80 - Cancel Balances in the General Capital Fund to Fund Balance

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 2025-81 - Annual Salaries

Motion: Phillips

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

f. Introduction Ordinance 2025-03 - Fully Funded Capital Ordinance to Provide Funding for Preliminary Engineering Cost for Drainage Improvements in Lake Tranquility and Appropriating the Sum of \$80,000.00 from the General Capital Reserve Improvements to Drainage System for Said Purchase

Qarmout motioned to introduce the ordinance and move to Public Hearing on May 5, 2025

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

MINUTES
GREEN TOWNSHIP COMMITTEE
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Abstentions: None

Absent: None

- g. Introduction Ordinance 2025-04** - Capital Ordinance for Improvements to Yellow Frame Road, by the Township of Green in the County of Sussex, New Jersey, Appropriating the Total of \$301,236.00, of Which \$20,000.00 is from the General Capital-Capital Improvement Fund, \$100,000.00 General Capital Reserve - Improvements to Roads, and \$181,236.00 from NJDOT 2025 Municipal Aid Program
Rose motioned to introduce the ordinance and move to Public Hearing on May 5, 2025
Seconded: Phillips
Discussion: The Township Clerk announced that the Township received \$181,236.00 grant awarded for Yellow Frame Road improvements.
Upon roll call vote:
Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: None
- h. Minutes ready for approval** - April 7, 2025, regular meeting and executive session
Motion: DeYoung
Seconded: Rose
Discussion: None
Upon roll call vote:
Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: None

MATTERS FROM THE TOWNSHIP CLERK: Mr. Zschack had no matters for discussion.

MATTERS FROM THE GOVERNING BODY:

Phillips asked if the award of contract is anticipated for the drainage study. The Township Clerk stated that the bid results were emailed to the Committee. Phillips stated that she attended the Municipal Clerk's Association Annual Conference in Atlantic City and provided information from that conference.

DeYoung thanked the DPW for clearing the roads in the last storm.

Qarmout provided no report.

Rose provided no report.

Mayor Raffay commented that the Annual Egg Hunt was very successful and well attended. Mayor Raffay noted the amount of water in the parking lot. The Township Clerk has asked the Township Engineer for an estimate to redirect the water that pools in that area of the parking lot. Mayor Raffay reminded the Committee about the May 3rd Republican meeting at the Sussex County Community College.

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MATTERS FROM THE TOWNSHIP ATTORNEY: The Township Attorney provided an update on the recent hearing regarding affordable housing. The Special Master appointed recommended to Mt. Laurel Program Judge that the Township's DCA obligation of 249 units is appropriate rather than the 91 units the Township argued through the planning report. The Township Attorney explained that the court specifically noted that the Township "in all likelihood" is entitled to take a durational adjustment for the Tranquil Valley lot. The Township Planner is working on the housing element and fair share plan.

MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS: Not in attendance, however the following report was provided from the Superintendent of Public Works:

Operations Update:

This report outlines the recent activities and ongoing maintenance projects in the community.

1. Weather Impacts:

-The recent snowstorm caused a temporary setback, necessitating the re-connection of winter equipment. Crews quickly transitioned back to winter operations to ensure safety and access during the storm.

2. Ongoing Projects:

***Basin Work: Crews have been actively working on drainage basins in Fox Hollow. This includes marking and assessing the condition of the basins.*

***Guardrail Marking:*

Crews have started marking Guardrail ends to enhance safety in critical areas.

***Tree Maintenance:*

- Tree removal efforts have been undertaken on various roads to improve safety and access.*
- Trimming operations were conducted on Mount View and Sunny Lane to ensure clear passage.*
- Crews have also been addressing fallen trees on Evergreen Trail and the County Connect Trail.*

3. Facilities Update:

- The pavilion bathrooms have been reopened to the public.*
- All sports fields are currently open for use.*

4. Future Monitoring:

-The DPW will continue to monitor weather conditions and field conditions closely. And make informed decisions regarding ongoing operations and facility management.

OPEN PUBLIC SESSION #2: Mayor Raffay opened the meeting for public comments. There being no further public comments offered, Mayor Raffay closed Open Public Session #2.

EXECUTIVE SESSION: Resolution ES2025-07

- Attorney Client Advice - Township Property
- Potential Litigation - Committee Funding
- Personnel Matter

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Phillips motioned to enter Executive Session at 7:50 pm

Seconded: Qarmout

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

The Committee returned to Open Public Session at 8:24 p.m.

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

Seconded: DeYoung

Discussion: None

All were in favor.

ADJOURNMENT:

DeYoung motioned to adjourn at 8:25 p.m.

Seconded: Qarmout

Discussion: None

All were in favor.

Mayor Raffay noted the next Township Committee Meeting is scheduled for Monday, May 5, 2025, at 7:00 p.m.

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



Mark Zschack, RMC
Township Clerk

Date Approved: May 5, 2025

SECTION 2 - UPON ADOPTION FOR YEAR 2025

RESOLUTION 2025-76

Be it Resolved, the GREEN COMMITTEEPERSONS of the SUSSEX TOWNSHIP that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 3,094,610.00 (Item 2 below) for municipal purposes, and
- (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and,
- (c) \$ - (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.
- (d) \$ 78,249.58 (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
- (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy
- (f) \$ - (Item 5 Below) Minimum Library Tax

| RECORDED VOTE (Insert last name) | |
|--|-----------|
| DeYoung Phillips Qarmout Rose Raffay | Nays |
| | Abstained |
| | Absent |

| SUMMARY OF REVENUES | | | | |
|--|--------|----|--------------|--|
| 1. General Revenues | | | | |
| Surplus Anticipated | 08-100 | \$ | 700,000.00 | |
| Miscellaneous Revenues Anticipated | 13-099 | \$ | 437,800.91 | |
| Receipts from Delinquent Taxes | 15-499 | \$ | 75,000.00 | |
| 2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 6(a), Sheet 11) | 07-190 | \$ | 3,094,610.00 | |
| 3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOLS DISTRICTS ONLY: | | | | |
| Item 6, Sheet 42 | 07-195 | \$ | - | |
| Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14) | 07-191 | \$ | - | |
| TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOLS DISTRICTS ONLY | | \$ | - | |
| 4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOLS DISTRICTS ONLY: | | | | |
| Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14) | 07-191 | \$ | - | |
| 5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX | 07-192 | \$ | - | |
| Total Revenues | 13-299 | \$ | 4,307,410.91 | |

RESOLUTION 2025-77
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

DEVELOPERS ESCROW TRUST (03/13/2025 to 04/15/2025)

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 03/13/2025 to 04/15/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: April 21, 2025

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 April 21, 2025.



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: 04/21/2025 For bills from 03/13/2025 to 04/15/2025

| check# | Vendor | Description | Payment | Check Total |
|---|--|--------------------------------------|----------|-------------|
| 7632 | 1908 - Brady & Correale, LLP | PO 17054 LU2309 Saks Properties, LLC | 1,118.00 | 1,118.00 |
| 7633 | 1937 - Harold E. Fellow & Associates, Inc. | PO 16975 DW2425 Lavery | 132.50 | |
| | | PO 17055 LU2211 Roio | 72.50 | |
| | | PO 17056 DW2424 Gallagher | 132.50 | |
| | | PO 17057 SE2005 Gamboa | 72.50 | 410.00 |
| | TOTAL | | | 1,528.00 |
| Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST | | 1,528.00 | | |
| | | ===== | | |
| | | 1,528.00 | | |

**RESOLUTION 2025-78
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**DECLARING SUPPORT FOR THE PRESERVATION OF THE FEDERAL TAX EXEMPTION
OF MUNICIPAL BONDS**

WHEREAS, the tax-exempt municipal bond market is a widely used source of capital for states, local governments, tribes, territories, and non-profit borrowers that finances a tremendous share of the nation's public infrastructure; and

WHEREAS, state and local governments finance about three-quarters of the public infrastructure in the United States and use tax-exempt bonds to do so, with the federal government providing only about one-quarter of the investment; and

WHEREAS, federal tax exemption for municipal bonds, dating back to the 1800s and incorporated into the modern tax code in 1908, has been crucial for state and local governments to affordably finance critical infrastructure projects; and

WHEREAS, tax-exempt bonds offer borrowers to achieve a multiplier effect of 2.11, meaning that for every dollar, borrowers achieve \$2.11 in borrowing cost savings, thereby demonstrating the efficiency and effectiveness of this exemption in facilitating infrastructure investment; and

WHEREAS, tax-exempt bonds provide for essential infrastructure projects, such as roads, bridges, utilities, broadband, water and sewer systems, and hospitals, which are vital to the health and well-being of our community such that without such bonds, the cost of borrowing would be more expensive thereby causing an increase in taxes and fees that would place an undue burden on taxpayers; and

WHEREAS, the Township finds and determines that tax-exempt municipal bonds provide an opportunity for economic development, better facilitate the movement of agriculture products, equipment, and other goods, and increase safety.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Green as follows: The Governing Body hereby encourages the New Jersey Congressional Delegation to assist the Township of Green, State of New Jersey by preserving the tax-exempt status of municipal bonds by supporting and ensuring the protection of the federal tax exemption of municipal bonds.

BE IT FURTHER RESOLVED that copies of this Resolution shall be furnished to Congressperson Josh Gottheimer, Senator Cory Booker, Senator Andy Kim, President Donald Trump, State Senator Parker Space, Assemblymembers Dawn Fantasia and Michael Inganamort, Senate President Nicholas Scutari, Assembly Speaker Craig Coughlin, Lt. Governor Tahesha Way, Governor Philip Murphy, and the New Jersey State League of Municipalities.

RESOLUTION 2025-78
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

DATED: April 21, 2025

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 April 21, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION 2025-79
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**OPPOSING LEGISLATION THAT WOULD PREEMPT LOCAL
PLANNING AND PERMIT CONVERSION OF CERTAIN
OFFICE PARKS AND RETAIL CENTERS TO MIXED-USE DEVELOPMENTS**

WHEREAS, New Jersey has long history of maintaining the principles of home rule, established in the state constitution, which has provided our residents with the most meaningful direct access to strong local governments; and

WHEREAS, municipalities bring a distinctive responsiveness and ability to shape policy to respond to the needs of communities; and

WHEREAS, local control and decision making reflective of the community empowers the residents and taxpayers of each municipality to carefully tailor local policies that reflect its unique geography, economy, needs, and priorities; and

WHEREAS, proposed legislation, S-1408/A-2757, requires municipal planning boards to permit the conversion of eligible properties, so-called "stranded assets" into mixed-use developments, effectively bypassing the existing variance procedure and preempting local zoning; and

WHEREAS, an eligible property is defined as an office park that is at least 50,000 square feet or a retail center of at least 15,000 square feet; and has a vacancy rate of at least 25% rate for at least 18 months immediately preceding the application; or has suffered an economic downturn over the immediately preceding 3 years, demonstrated by evidence of a quantifiable loss in revenue such that the developer's expenses for the premises have exceeded revenues by at least 30% or more each year; and

WHEREAS, the committee amendments eliminated the 2-year sunset in the original bill, meaning that this would be a permanent preemption of local planning; and

WHEREAS, a mixed-use development, which may include the demolition of existing structures, that is subject to a preemptive conversion shall be considered a permitted use and not require a variance, provided that the development otherwise complies with zoning requirements in the municipality's mixed-use zone; the application proposes at least two types of uses, one of which shall be residential, and no use shall be industrial; at least 20% of the residential units to be constructed shall be reserved as very-low-income housing, low-income housing, or moderate-income housing, at least 50% within each bedroom distribution are low-income units, at least 13% of the low income units are very-low income units; and must comply with the Uniform Housing Affordability Controls in N.J.S.A. 52:27D-301 et seq.; and

WHEREAS, the bill establishes the criteria to follow if there are multiple mixed-use zones and legislates mixed-use zones if the municipality does not have a mixed-use zone, likely to result in costly litigation; and

RESOLUTION 2025-79
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

WHEREAS, S-1408/A-2757 is based on the unnecessary and unwarranted preemption of local master planning as currently any such application can be made through the variance process or a redevelopment process; and

WHEREAS, the criteria in the bill is ripe for litigation and unintended consequences that could likely turn into a backdoor means to challenge approved affordable housing plans and expose municipalities to litigation; and

WHEREAS, this legislation and the erosion of local autonomy threatens to undermine home rule that is critical for local officials to adopt policies that are the most beneficial to the community and that our residents have long come to expect from their municipal government.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Green hereby urges the legislature to reject S-1408/A-2757 and preserve local autonomy in municipal planning; and

BE IT FURTHER RESOLVED that copies of this Resolution shall be furnished to Congressperson Josh Gottheimer, Senator Cory Booker, Senator Andy Kim, President Donald Trump, State Senator Parker Space, Assemblymembers Dawn Fantasia and Michael Inganamort, Senate President Nicholas Scutari, Assembly Speaker Craig Coughlin, Lt. Governor Tahesha Way, Governor Philip Murphy, and the New Jersey State League of Municipalities.

DATED: April 21, 2025

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 April 21, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2025-80
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

TO CANCEL BALANCES IN THE GENERAL CAPITAL FUND TO FUND BALANCE

BE IT RESOLVED that the Township Committee of the Township of Green authorizes the CFO to cancel the following balance(s) in the amount of \$195,000.00 in the General Capital Fund to the Capital Improvement Fund and Fund Balance.

| | | |
|-------|---|---------------------|
| FROM: | Ordinance #2023-04 – Imp to Creek Rd Ph I & II 04-215-55-910-020 | \$ 28,212.06 |
| | Ordinance #2024-03 – Imp to Henry Rd 04-215-55-912-020 | \$142,787.94 |
| | Ordinance #2024-08 – Bomford Fail Head 04-215-55-914-020 | <u>\$ 24,000.00</u> |
| | Total | \$195,000.00 |
| TO: | Fund Balance – General Capital 04-400-65 | \$175,000.00 |
| | Capital Improvement Fund 04-225-55 | <u>\$ 20,000.00</u> |
| | Total | \$195,000.00 |

DATED: April 21, 2025

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 April 21, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2025-81
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

2025 SALARIES AND WAGES WITHIN THE GUIDELINES SET FORTH IN
SALARY ORDINANCE 2025-02

BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey that the following salaries are hereby set for the year 2025:

ANNUAL SALARIES:

2025

| | | |
|---|----------------------------------|--------------|
| Mayor, Township Committee | Raffay | \$1,750.00 |
| Township Committee Member | DeYoung, Qarmout, Phillips, Rose | \$1,500.00 |
| Municipal Clerk/Registrar | Zschack | \$134,140.00 |
| Deputy Municipal Clerk/Deputy Registrar | DeClesis | \$63,278.00 |
| Chief Financial Officer/Treasurer | Di Lorenzo | \$109,743.00 |
| Court Treasurer | Di Lorenzo | \$2,665.00 |
| Tax Assessor | Holenstein | \$59,240.00 |
| Certified Lists | Holenstein | \$5,269.00 |
| Tax Collector/Tax Search Official | Ferrone | \$55,259.00 |
| Secretary (Recreation & Land Use) | Mantz | \$58,804.00 |
| Clerk Typist (Office Clerk) | Santos | \$39,370.00 |

HOURLY WAGE:

| | | |
|----------------------------------|------------------------------------|---------|
| Superintendent of Public Works | Miller | \$41.57 |
| Road Repairer | Gould | \$38.65 |
| Laborer | Arrazola | \$27.90 |
| Laborer | Brigante | \$26.00 |
| Laborer | Caton | \$30.28 |
| Laborer | Korbylo (\$25.80 as of 02/03/2025) | \$20.80 |
| Seasonal Truck Driver (with CDL) | | \$25.00 |
| Park Attendant | (DPW) | \$45.00 |
| Maintenance of Public Building | Caruso | \$29.26 |
| Zoning Officer | Bollmann | \$40.98 |

OTHER:

| | | |
|---|------------------------|---------------------|
| Secretarial (Open Space, Recreation, Environmental, Township Committee) | DeClesis//Mantz/Santos | \$60.00 per Meeting |
| Secretarial (Land Use, TRC) | Mantz | \$85.00 per Meeting |
| Grant Writer/Management | Santos | \$1,000.00 Stipend |
| Clean Communities Coordinator | DeClesis | \$1,200.00 Stipend |
| OEM Coordinator | Lopanik | Stipend \$1,200.00 |
| Municipal Housing Liaison | Santos | \$2,000.00 Stipend |
| Information Technology Consultant | Pachnos | \$1,000.00 Stipend |

RESOLUTION 2025-81
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BE IT FURTHER RESOLVED that the Township Committee establishes the reimbursement for mileage expense at 2025 IRS Mileage Rate (\$0.70) per mile only after approval by Township Committee.

BE IT FURTHER RESOLVED by the Township Committee of the Township of Green that all salaries shall be retroactive as of January 1, 2025, except if noted above.

DATED: April 21, 2025

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 April 21, 2025.



Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CMFO

Record of Vote:

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

ORDINANCE NO. 2025-03
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

**FULLY FUNDED CAPITAL ORDINANCE APPROPRIATING THE SUM OF
\$80,000.00 FROM THE GENERAL CAPITAL RESERVE TO PROVIDE FUNDING FOR
PRELIMINARY ENGINEERING COSTS FOR DRAINAGE IMPROVEMENTS IN
LAKE TRANQUILITY**

WHEREAS, the Township Committee of the Township of Green hereby authorizes the expenditure of \$80,000.00 from the Capital Reserve for preliminary engineering costs related to drainage improvements in Lake Tranquility.

BE IT ORDAINED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey, (not less than 2/3 of all members thereof affirmatively concurring) as follows:

SECTION 1. The Township Committee appropriates the sum of \$80,000.00 from the Township's General Capital Reserve – Improvement to Drainage System (Account 04-226-55-730) for said preliminary engineering costs for Lake Tranquility drainage improvements.

No Supplemental Debt Statement is required since there is no authorization of any debt within this Capital Ordinance. The gross debt of the Township as defined by law is not increased by this ordinance, and no obligation in the matter of bonds or notes are authorized by this Ordinance.

SECTION 2. The purpose described above is not a current expense and is a general improvement which extends the useful life of equipment in Green Township. The period of usefulness of said purpose, within the limitations of the local bond law and according to the reasonable life thereof, is at least five years.

SECTION 3. This Capital Ordinance shall take effect immediately after publication following the final adoption as provided by law.

NOTICE

The above-entitled Ordinance was introduced and passed at first reading by the Green Township Committee at a meeting held on April 21, 2025, and after publication and a public hearing was finally adopted by the Green Township Committee at a meeting held on _____.

ORDINANCE NO. 2025-03
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

ATTEST

TOWNSHIP OF GREEN

Mark Zschack, RMC, Township Clerk

Virginia Raffay, Mayor

cc: Linda Di Lorenzo, CFO

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: April 21, 2025
ADOPTED:

ADVERTISED: April 25, 2025
ADVERTISED:

ORDINANCE NO. 2025-04
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY

CAPITAL ORDINANCE FOR IMPROVEMENTS TO YELLOW FRAME ROAD, BY THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX, NEW JERSEY, APPROPRIATING THE TOTAL OF \$301,236.00, OF WHICH \$20,000.00 IS FROM THE GENERAL CAPITAL-CAPITAL IMPROVEMENT FUND, \$100,000.00 GENERAL CAPITAL RESERVE – IMPROVEMENTS TO ROADS, AND \$181,236.00 FROM NJDOT 2025 MUNICIPAL AID PROGRAM

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN, IN THE COUNTY OF SUSSEX, NEW JERSEY, AS FOLLOWS:

Section 1. The improvements to Yellow Frame Road, is hereby authorized as general improvements to be made or acquired by the Township of Green, New Jersey. For the said improvements or purposes stated in said Section 2, there is hereby appropriated the total sum of \$301,236.00; with \$20,000.00 from monies available in the General Capital – Capital Improvement Fund, \$100,000.00 General Capital Reserve – Improvements to Roads of the Township, and \$181,236.00 in funding being provided by the New Jersey Department of Transportation's (NJDOT), Fiscal Year 2025 Municipal Aid Program.

Section 2. The improvements hereby authorized and the purpose for which said appropriation is made are for the improvement of Yellow Frame Road, in the Township of Green.

Section 3. The capital budget or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services are on file with the Township Clerk and are available for public inspection.

Section 4. The following additional matters are hereby determined, declared, recited, and stated:

(a) The said purposes described in Section 2 of the capital ordinance are capital expenses and are each a property or improvement which the Township may lawfully acquire or make as a general

ORDINANCE NO. 2025-04
TOWNSHIP OF GREEN, COUNTY OF SUSSEX

improvement, and no part of the cost thereof has been or shall be specifically assessed on property specially benefited thereby.

(b) The average period of usefulness of said purposes within the limitations of said Local bond Law and taking into consideration the respective amounts of the said obligations authorized for the several purposes, according to the reasonable life thereof computed by this capital ordinance, is fifteen (15) years.

Section 5. This ordinance shall take effect after publication after final adoption, as provided by law.

NOTICE

The above-entitled Ordinance was introduced and passed at first reading by the Green Township Committee at a meeting held on April 21, 2025, and after publication and a public hearing was finally adopted by the Green Township Committee at a meeting held on _____.

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: April 21, 2025
ADOPTED:

ADVERTISED: April 25, 2025
ADVERTISED:

RESOLUTION ES2025-07
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:

X Personnel Contract Negotiation Real Property
 Public Safety Litigation/Potential Litigation X 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: April 21, 2025

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 April 21, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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