

**MINUTES  
GREEN TOWNSHIP COMMITTEE  
REGULAR MEETING APRIL 7, 2025  
After the Mock Student Government Day Meeting**

**CALL TO ORDER**

Mayor Raffay called the April 7, 2025, meeting of the Green Township Committee to order at 7:42 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: 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 any questions or comments concerning items on the agenda for which no public discussion is provided.

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

**CONSENT AGENDA:**

**1. RESOLUTIONS:** None

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

- a. Sussex County Mosquito Control Municipal Information Packet Received March 14, 2025
- b. Township of Frankford Resolution Adopted March 25, 2025, To Support Publishing Legal Notices on Official Government Websites
- c. Preliminary Equalization Table for the County of Sussex for 2025

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

- a. Treasurer's Report - February 28, 2025
- b. Land Use Board Minutes - February 13, 2025
- c. Sussex County Division of Health Inspection Report - February 2025
- d. Animal Control Report - March 2025
- e. Tax Collector's Report - March 2025

Qarmout motioned to move Consent Agenda

Seconded: DeYoung

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Discussion: None  
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. Resolution 2025-71** - Authorize Union County Cooperative Pricing Agreement  
Motion: DeYoung  
Seconded: Rose  
Discussion: Rose asked if there was something specific the Township is looking to buy from Union County Coop. The Township Clerk responded that the DPW is looking to purchase salt or gravel. The County recommended Union County Coop for the best pricing.  
Upon roll call vote:  
Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay  
Nays: None  
Abstentions: None  
Absent: None
- b. Resolution 2025-72** - Refund for EverGreen Park Pavilion Rental  
Motion: Rose  
Seconded: Phillips  
Discussion: None  
Upon roll call vote:  
Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay  
Nays: None  
Abstentions: None  
Absent: None
- c. Resolution 2025-73** - Bills List (03/13/2025 to 04/02/2025)  
Motion: Phillips  
Seconded: Qarmout  
Discussion: None  
Upon roll call vote:  
Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay  
Nays: None  
Abstentions: None  
Absent: None
- d. Resolution 2025-74** - Authorize Appraisal Services  
Motion: Rose  
Seconded: DeYoung

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

**e. Resolution 2025-75 - SWAEC Contract Addendum**

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

**f. Minutes ready for approval - March 24, 2025, regular meeting and executive session**

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

**MATTERS FROM THE TOWNSHIP CLERK:** The following matters were noted:

***Louis Bay Scholarship*** - No applications were received for the Louis Bay Scholarship by the March 7<sup>th</sup> deadline.

***2025 Outstanding Older American*** - Nominations for the 2025 Outstanding Older American are due by May 15<sup>th</sup>.

***Food Handler's License*** - We are expecting the receipt of a food handler's license to operate an ice cream truck. We received no complaints from last year's issuance and will approve for this year unless we hear otherwise. This permit will not allow the truck to be stationary on Township property.

***Financial Disclosure Statements*** - FDS Statements are due by April 30<sup>th</sup>. An email was sent to all Local Government Officers to begin the filing process.

***Local Recreation Improvement Grant*** - The DCA awarded \$19.5 Million in local recreation improvement grants to 246 local governments across the State. Grant funding will help improve community centers, parks, pools, recreational fields, and walking and bicycle trails. Green Township submitted a grant application in the amount of \$100,000 to reconstruct and expand the

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*walking path in EverGreen Park. We received an email today that indicates that the Township has been awarded a grant in the amount of \$81,000.*

***Athletic Fields*** - *Due to the saturated condition of the sports fields at EverGreen Park and Wesley Field we have made the decision to close the fields for this week and reevaluate the situation at weeks end. All sport teams have been notified.*

***Wesley Field*** - *A request to allow for the advertising of local businesses on the outfield fence at Wesley Field was received by email. This topic will be on the agenda for discussion at the next meeting after more information can be gathered.*

***Natural Gas Expansion*** - *We received a call from Elizabethtown Gas concerning the expansion of natural gas. They have submitted a permit application to expand gas from Mackerley up Eagles Nest Road and into the Forest Knolls development. A meeting has been scheduled for the week of April 14<sup>th</sup> with Elizabethtown, Township Engineer, Tom Knutelsky, Superintendent of Public Works and me.*

**MATTERS FROM THE GOVERNING BODY:**

Phillips provided no report.

DeYoung commented that Wesley Field looks great. DeYoung thanked the DPW for staying on top of the Township roads. DeYoung thanked everyone for another great Student Government Day.

Qarmout stated that he enjoyed Student Government Day and commented that it is great to see the students' enthusiasm and a good opportunity to learn about Green Township.

Rose commented that he enjoyed Student Government Day. Rose commented that there should be a thank you to all the volunteers that were present for Student Government Day. The Deputy Clerk responded that she will follow up with a thank you to all the volunteers that participated.

Mayor Raffay commented that the students were very respectful and courteous. Mayor Raffay extended an invitation to the Committee to attend a gubernatorial republican candidate forum on May 3, 2025, at the Sussex County Community College. Mayor Raffay commented that Wesley Field looks wonderful. Mayor Raffay noted that even though the fields are closed due to wet conditions, we are still in a drought.

**MATTERS FROM THE TOWNSHIP ATTORNEY:** The Township Attorney provided an update on the session for the affordable housing with the court. Only the NJ Builders Association challenged Green Township. The Judge heard arguments from both sides. A decision is expected on Green Township's obligation number for affordable housing.

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

***Rehabilitation of Wesley Baseball Field Phase 1*** - *The rehabilitation project of the Wesley Baseball Field is nearing completion, with approximately 95% of the work finished. The field*

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improvements include the resurfacing of the infield, the installation of new clay, and the upgrade of field amenities. Significant progress has been made on the 1<sup>st</sup> base “dugout” area. We installed new drainage along the staircase using riprap to slow ground erosion. Removal of the dilapidating dugout and installed a two-tier retaining wall and added 4’ corrugated drainpipe around said wall. We formed and constructed a new bottom step / platform to the staircase securing the garbage can in the pad. We installed a new 10-foot bench and gravel.

**Installation of New Dog Waste Containers** - To improve the cleanliness and maintenance of our parks and trails, three new dog waste containers have been installed:

- **Evergreen Trail Entrance (Parking Area):** A new dog waste container has been placed at the entrance to Evergreen Trail, located off the parking area. This installation provides a convenient waste disposal option for dog owners beginning their walk on the trail.
- **County Connecting Trail - Creek Road Crossing:** A second dog waste container has been installed at the Creek Road Crossing near the gate on the County Connecting Trail. This location was selected for its proximity to a popular entry point, providing an easy disposal solution for dog walkers in the area.
- **County Connecting Trail - Entrance to EverGreen Trail:** The third dog waste container was placed near the entrance of EverGreen Trail, where it meets the County Connecting Trail. This installation will further help reduce litter and encourage responsible pet ownership by providing a waste disposal option at a key juncture of the trail network.

These new installations will improve overall trail and park cleanliness, enhance the experience for visitors, and contribute to the long-term sustainability of the area.

**Street Sweeping Update - Round 1 (Edge to Edge Sweeping):** The street sweeper has recently been out on the following roads for the first round of edge-to-edge pavement sweeping:

- Creek Road
- Field View, Entrance to Pheasant Run Development
- Fox Hollow
- Misty
- Hedden
- Quaker
- Limekiln
- Old Forge
- Millrace Court
- Spring Hunter
- Stone Bridge
- Blueberry Lane

(Sweeping is ongoing.)

The cross pipe reset and hole on the side of the roadway have been repaired on Greentree Road. It will be patched with hot mix once the weather warms up and the 5A stone has settled.

Chipping season is approaching in May. The crews have serviced and greased the chipper, loader, and backhoe in preparation.

*We are planning some infrastructure and maintenance work for the month of April, specifically focused on tree removal and elevation along roads, as well as basin and Belgium block curb repairs. Here's a breakdown of our projected work schedule:*

**April Project Work Plan**

1. *Tree Elevation and Removal (Various Roads)*
2. *Basin Repairs (Various Roads)*
3. *Belgium curb block Repairs (Various Roads)*
4. *Construct the second pollinating garden at Evergreen Park*
5. *Improve Rail Trail entrance at Airport Road*
6. *Install Fence at the Parks & Trails Building along Trail*

Deputy Mayor Rose asked if the wood chips from the chipping program can be moved to a new location. The chips at Wesley Field are taking up parking spaces. Phillips commented that some chips go to Papa Park as well. The Township Clerk will look into placement of the wood chips.

DeYoung asked about the second pollinating garden. The Township Clerk explained that the second garden was part of the original plan to go on the other side of the entrance to the County Connector Trail.

Mayor Raffay asked about the installation of the fence at the park and trail. The Township Clerk explained that the fence will go along the old municipal building along the County Connector Trail. The plan is to close off this area where people have been coming through from the trail in order to better secure that area.

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

Josephine Fracasso asked if the recreation improvement grant money will cover the blacktop on the walking path in EverGreen Park. The Township Clerk explained the plan to improve the walking path which includes new blacktop.

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

**EXECUTIVE SESSION:** Resolution ES2025-06

- Pending Litigation - Wolosky
- Potential Litigation - Insurance Counsel

Qarmout motioned to enter Executive Session at 8:09 pm

Seconded: DeYoung

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 8:27 p.m.

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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 8:27 p.m.

Seconded: Qarmout

Discussion: None

All were in favor.

Mayor Raffay noted the next Township Committee Meeting is scheduled for Monday, April 21, 2025, at 7:00 p.m.

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



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Mark Zschack, RMC  
Township Clerk

Date Approved: April 21, 2025



**RESOLUTION 2025-71  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZE UNION COUNTY COOPERATIVE PRICING AGREEMENT**

**WHEREAS**, N.J.S.A., 40A:11-1 et. seq. authorizes contracting units to enter into Cooperative Pricing Agreements; and

**WHEREAS**, the County of Union hereinafter referred to as “the Lead Agency” has offered voluntary participation in a renewal participation in a Cooperative Pricing System for the purchase of work, materials and supplies; and

**WHEREAS**, the Township of Green in the County of Sussex desires to participate in the Union County Cooperative Pricing Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Green, County of Sussex, State of New Jersey, authorizes the Township of Green to participate in the Union County Cooperative Pricing Agreement and execute a Cooperative Pricing Agreement with the County of Union upon its approval by the Division of Local Government Services; and

**BE IT FURTHER RESOLVED**, that the County of Union as Lead Agency is expected to comply with provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et. seq. and all of the provisions of the revised statutes of the State of New Jersey).

DATED: April 7, 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 7, 2025.

  
\_\_\_\_\_  
Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CMFO

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung	√		√			
Phillips			√			
Qarmout			√			
Rose		√	√			
Mayor Raffay			√			



**RESOLUTION 2025-72**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**REFUND FOR EVERGREEN PARK PAVILION RENTAL CANCELATION**

**BE IT RESOLVED**, by the Township Committee of the Township of Green, County of Sussex, State of New Jersey, does hereby authorize a refund of \$75.00 for the cancelation of the EverGreen Park Pavilion Rental by Nicholas Balady, 6 Huntsville Road, Newton, NJ 07860.

DATED: April 7, 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 7, 2025.

  
\_\_\_\_\_  
Mark Zschack, RMC, Township Clerk

cc: Linda DiLorenzo, CFO

**Record of Vote:**

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

**RESOLUTION 2025-73**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**BILLS LIST (03/13/2025 to 04/02/2025)**

**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 dated from 03/13/2025 to 04/02/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: April 7, 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 7, 2025.

  
\_\_\_\_\_  
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: 04/07/2025 For bills from 03/13/2025 to 04/02/2025

Check#	Vendor	Description	Payment	Check Total
391	2076 - Atlantic Communications Electronics Inc	PO 16285 Radios 2024	2,903.29	2,903.29
13392	498 - Blue Ridge Lumber Co., Inc.	PO 16876 2025 Hardware, Small Tools, Supplies	13.96	13.96
13393	1908 - Brady & Correale, LLP	PO 16858 Land Use Board Legal Services 2025	326.75	326.75
13394	1965 - Braen Stone of Sparta	PO 16912 Stone for Drainage 2025	343.95	343.95
13395	1952 - Contral Security Corporation	PO 17025 Alarm System Service 2025 - DPW	307.00	
		PO 17051 PDK Annual Subscription 2025 (Park Bathr	240.00	547.00
13396	53 - Diamond Sand and Gravel, Inc	PO 16827 Concrete block - Wesley Field	605.00	605.00
13397	2296 - Fredon Animal Hospital	PO 17046 Vetetenary Services for Animal Control	19.50	19.50
13398	2241 - Gannett New York-New Jersey LocaliQ	PO 16851 Legal Ads 2025	94.23	
		PO 16851 Legal Ads 2025	12.77	107.00
13399	1380 - Garden State Labs Inc.	PO 16978 2025 Water Testing at Municipal Building	100.00	100.00
13400	550 - Gardens of the World, Inc.	PO 16914 Top Soil for Park 2025	592.00	592.00
13401	528 - Griffith-Allied Trucking LLC	PO 16940 Gasoline Deliery 2025 Acct 10-7199868	756.98	756.98
13402	120 - Harold E. Pellow & Associates, Inc.	PO 16781 Hunts Road	265.00	
		PO 16856 Twp Engineering Services 2025	326.25	
		PO 16857 Lk Tranquility Dam 2025- Operations & Ma	53.00	
		PO 16860 Land Use - Engineering Services 2025	217.50	
		PO 17052 2024 Stormwater Assistance Grant	572.50	1,434.25
13403	188 - Home Depot Credit Services	PO 16878 Supplies, Hardware, Small Tools 2025	694.26	694.26
13404	1603 - J. Caldwell & Associates	PO 16847 Housing Agent	1,657.50	1,657.50
13405	2259 - Mitchell Humphrey & Co.	PO 16574 New Construction Software & Annual fees	2,500.00	2,500.00
13406	542 - Montage Enterprises, Inc.	PO 16934 Mower Parts	498.18	498.18
13407	2079 - MUNICIPAY,LLC	PO 16979 Computer hardware	458.00	458.00
13408	1960 - Navitend	PO 16954 2025 Agreement Office 365 & Emails	1,918.00	1,918.00
13409	1021 - Newton Veterinary Hospital Inc.	PO 17062 Veterinary Services for Animal Control -	961.45	961.45
13410	2297 - Nicholas Balady	PO 17053 Refund of Evergreen Park rental	75.00	75.00
13411	98 - NJ State Dept of Health & Senior Service	PO 17003 Dog License fees	84.60	84.60
13412	12 - NJ State League of Municipalities	PO 17001 Webinars - L. DiLorenzo	75.00	75.00
13413	2187 - Planet Networks, Inc.	PO 17061 May 2025 Internet & Phone Service	1,529.10	1,529.10
13414	2141 - Primepoint, LLC	PO 16854 Time & Labor Management Program 2025	122.00	122.00
415	177 - RoNetco Supermarkets Inc.	PO 17045 3/20/2025 Meeting ACCT #70600234	234.96	234.96
416	2016 - Schenck, Price, Smith & King, LLP	PO 16307 Tax Appeals 2024	1,155.23	
		PO 16855 Tax Appeals 2025	2,356.50	3,511.73
13417	1896 - SeptiCare	PO 16936 Portable Toilet Rental & Service 2025	175.00	175.00
13418	1834 - Skylands Risk Management Inc.	PO 17039 Recreation Events Policy Coverage 2025	1,118.00	1,118.00
13419	624 - Suburban Propane	PO 16939 Propane-DPW Bulding Acct 2232-105941	173.94	173.94
13420	114 - Sussex County MUA	PO 16922 Solid Waste Disposal/Household 2025	8,805.03	8,805.03
13421	179 - Sussex County Rental Center	PO 16894 Equipment Rental 2025	152.00	152.00
13422	1441 - Swank Motion Pictures, Inc.	PO 17044 Movies in the Park 2025	1,275.00	1,275.00
13423	182 - T.A. Mountford Inc.	PO 17048 Copier Supplies and Service 2025	210.00	210.00
13424	2290 - Taylor Oil Company	PO 16941 Diesel Delivery 2025	1,877.92	1,877.92
13425	2009 - The Canning Group, LLC	PO 16836 QPA 1/01/2025-12/31/2025	458.33	458.33
13426	1703 - Town of Newton	PO 16833 Municipal Court - Shared Services 2025	7,500.00	7,500.00
13427	1051 - Treasurer, State of New Jersey	PO 17059 Marriage Lic/Civil Union License	25.00	25.00
13428	1839 - Treasurer, State of NJ	PO 17026 Life Hazard inspections	1,188.00	1,188.00
13429	716 - Tri-State Rentals, Inc.	PO 16933 2025 Vehicle & Equipment Parts, Repair,	2,783.00	2,783.00
13430	2078 - UniFirst Corporation	PO 16863 Uniform Rentals 2025	579.11	579.11
13431	381 - US Postal Service (Postage -on-call)	PO 17058 Postage Account #45830642	2,000.00	2,000.00
13432	29 - Verizon Wireless	PO 16861 Modem-OEM 2025	38.01	38.01
13433	1236 - W.W.Grainger Inc.	PO 16887 Supplies, Samll Tools, Hardware 2025	479.77	
		PO 17042 Pet Waste containers and bags	2,447.14	2,926.91
13434	1668 - West Chester Machinery & Supply	PO 16873 Machinery Parts & Supplies 2025	235.08	235.08
13435	1765 - Whibco of New Jersey, Inc.	PO 16570 Infield Baseball Clay	4,453.56	4,453.56
TOTAL				58,043.35
Total to be paid from Fund 01 CURRENT FUND		52,287.89		
Total to be paid from Fund 02 FEDERAL & STATE GRANTS		3,019.64		
Total to be paid from Fund 12 ANIMAL FUND		1,065.55		
Total to be paid from Fund 16 AFFORDABLE HOUSING TRUST FUND		1,657.50		
Total to be paid from Fund 22 OPEN SPACE TAX		12.77		
		-----		
		58,043.35		

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

Meeting Date: 04/07/2025 For bills from 03/13/2025 to 04/02/2025

Check#	Vendor	Description	Payment	Check Total
9999	Payroll Account	3/14/2025	41,347.11 3/12/2025	
9999	Payroll Account	3/28/2025	45,944.18 3/25/2025	
9999	Payroll Account	2025 Annual Employer Appropriation	143,757.13 3/25/2025	
13388	Building Safety Conference of NJ	PO# 17043 Building Safety Conference 2025 -	275.00 3/28/2025	
13389	Verizon	PO# 16938 Alarm Phone lines 2025	186.84 3/28/2025	
13390	Cesco's Pizza	PO# 17024 Lunch for Student Government Day 2	206.35 4/01/2025	
			-----	
			231,716.61	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	231,716.61	52,287.89	284,004.50
Fund 02 FEDERAL & STATE GRANTS		3,019.64	3,019.64
Fund 12 ANIMAL FUND		1,065.55	1,065.55
Fund 16 AFFORDABLE HOUSING TRUST FUND		1,657.50	1,657.50
Fund 22 OPEN SPACE TAX		12.77	12.77
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BILLS LIST TOTALS	231,716.61	58,043.35	289,759.96
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**RESOLUTION 2025-74  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING APPRAISAL SERVICES**

**WHEREAS**, on January 6, 2025, the Green Township Committee adopted Resolution 2025-16 appointing Darren Raymond of the firm Associated Appraisal Group, for land appraisal services; and

**WHEREAS**, there is a need to acquire appraisals for the municipality owned properties known as Block 76, Lot 5 and Block 107, Lot 6.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Green does hereby authorize Darren Raymond of the firm Associated Appraisal Group for appraisal services regarding Block 76, Lot 5 and Block 107, Lot 6 at a cost not to exceed \$3,000.00.

DATED: April 7, 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 7, 2025.

  
\_\_\_\_\_  
Mark Zschack, RMC, Township Clerk

**Record of Vote:**

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
DeYoung		√	√			
Phillips			√			
Qarmout			√			
Rose	√		√			
Mayor Raffay			√			

**RESOLUTION 2025-75**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING THE EXECUTION OF AN ADDENDUM TO THE AGREEMENT  
FOR PROVISION OF ENERGY SUPPLY SERVICES BETWEEN  
GREEN TOWNSHIP AND IDT ENERGY**

**WHEREAS**, the Township of Green, previously agreed to an initial contract with IDT Energy for the provision of energy supply services to its residents for a fifteen (15)-month period beginning September 1, 2024, through November 30, 2025; and

**WHEREAS**, the Federal Energy Regulatory Commission approved a change in law for the PJM 2025-2026 Capacity Auction which resulted in an increase in capacity pricing to take effect on June 1, 2025; and

**WHEREAS**, the agreement for the provision of energy supply services between the Township of Green and IDT Energy allows for price adjustments resulting from changes in law provided that the adjusted price does not exceed the Electric Distribution Company's price-to-compare on the effective date of the price adjustment; and

**WHEREAS**, IDT Energy submitted a price adjustment which is below the Jersey Central Power & Light (JCP&L) price to compare effective June 1, 2025; and

**WHEREAS**, the parties agree to the adjusted program rates of \$0.1394/kWh for the Standard Program Option (RPS minimum renewable energy) and \$0.1494/kWh for the Green Program Option (100% renewable energy) effective June 1, 2025, through the end of the contract term with residents' meter reads on or after November 30, 2025; and

**WHEREAS**, the parties have prepared an Addendum to the Agreement for the Provision of Energy Supply Services which is attached hereto and made a part hereof; and

**WHEREAS**, the Green Township Committee finds that it is necessary and appropriate to authorize the Mayor to execute the Addendum.

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

1. Green Township hereby authorizes the execution of the Addendum to the Agreement for the Provision of Energy Supply Services which is attached hereto and made a part hereof.
2. A certified copy of this Resolution along with the signed Addendum shall be forwarded by the Township Clerk to the energy consultants for Green Township's Government Energy Aggregation Program.



RESOLUTION 2025-75  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ

DATED: April 7, 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 7, 2025.

  
\_\_\_\_\_  
Mark Zschack, RMC, Township Clerk

**Record of Vote:**

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

**RESOLUTION ES2025-06**  
**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: April 7, 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 7, 2025.

  
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Mark Zschack, RMC, Township Clerk

**Record of Vote:**

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