

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING JANUARY 22, 2025**

CALL TO ORDER

Mayor Raffay called the January 22, 2025, meeting of the Green Township Committee to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

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

OATH OF OFFICE: Mayor Raffay administered the Oath of Office to James DeYoung

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

Absent: Bader Qarmout

Rose motioned to excuse the absent member

Seconded: DeYoung

Discussion: None

All were in favor.

Also present: Mark Zschack, Township Clerk; Ursula Leo, Township Attorney; Jason Miller, Superintendent of Public Works, and Patty DeClesis, Deputy Clerk

APPROVAL OF AGENDA: Mayor Raffay requested a motion to approve the agenda with the addendum and the addition of an Executive Session item.

Motion: DeYoung

Seconded: Rose

Discussion: None

All were in favor.

OPEN PUBLIC SESSION #1: Mayor Raffay opened the meeting for public comments or questions 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: *(Approval of the Following)*

- a. Resolution 2025-44 - Authorize Blue Light Permit - Daniel Gorczynski
- b. Resolution 2025-45 - Approve Raffle Licenses (2) - Green Township PTA

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

- a. Borough of Hopatcong Resolution Adopted December 18, 2024, Demanding a Stronger Federal and State Response Regarding Unidentified Drones
- b. Lafayette Township Resolution Adopted on December 17, 2024, In Support of Immediate Transparency Regarding Drone Activity Throughout Sussex County and the State of New Jersey
- c. Stillwater Township Resolution Adopted December 17, 2024, In Support of Immediate Transparency Regarding Drone Activity Throughout Sussex County and the State of New Jersey
- d. Montague Township Resolution Adopted on December 17, 2024, Demanding Immediate Transparency Regarding Drone Activity Throughout Sussex County and the State of New Jersey

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- e. *Sandyston Township Resolution Adopted on January 14, 2025, urging a public referendum to appear on the November 4, 2025, general election ballot to seek voter approval to continue the Sussex County Farmland Preservation, Recreation, and Open Space Trust Fund for an additional 10-year time period*

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

- a. *Green Township Municipal Court Cashbook Report - December 2024*
- b. *Animal Control Report - November and December 2024*
- c. *Sussex County Division of Health Inspection Report - November 2024*
- d. *Tax Collector's Report - December 2024*
- e. *Open Space Advisory Committee Minutes - November 6, 2024*
- f. *Land Use Board 2024 Annual Report*

DeYoung motioned to move Consent Agenda

Seconded: Phillips

Discussion: None

All were in favor.

MAYOR APPOINTMENTS TO TOWNSHIP SUB-COMMITTEES 2025: Mayor Raffay stated that a new subcommittee was created for DPW.

Board of Education	Phillips, Rose	DeYoung
IT and Utilities	Raffay, Rose	Qarmout
Construction Dept	DeYoung, Qarmout	Rose
Joint Municipal Court	Raffay, Qarmout	Phillips
Emergency Services	Phillips, Raffay	DeYoung
Finance/Tax Dept	Phillips, Qarmout	Raffay
Risk Management	DeYoung, Qarmout	Rose
Personnel	Raffay, Rose	Phillips
Buildings and Grounds	Rose, DeYoung	Raffay
Recreation	DeYoung, Phillips	Raffay
Developer's Agreement	Raffay, Qarmout	Rose
DPW	Raffay, Rose	DeYoung

Phillips asked what the purpose of the DPW subcommittee is. Raffay explained the purpose is to ensure that the Committee has continuous knowledge of what is going on in the municipal building as well as the DPW.

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Rose added that the new subcommittee will provide insight to the Committee of projects that the DPW are involved with.

DISCUSSIONS: Concept Plan for Former Trinca Airport Property - The Committee viewed the concept plan with a reduction in size from 400,000 square feet to 316,000 square feet. The Committee's opinion is that the building is still too large. The Committee would like to know what the smallest building is they are willing to work with. The Committee has concerns about the bays facing Creek and Fieldview Roads well as the one-way ingress and egress. The Township Clerk will address these concerns with the land developer.

OLD BUSINESS: None

NEW BUSINESS:

a. Introduction Ordinance 2025-01 - To Exceed the Municipal Budget Appropriation Limits and To Establish a Cap Bank

DeYoung motioned to introduce the ordinance and move to Public Hearing on February 3, 2025

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

b. Introduction Ordinance 2025-02 - Salary Ranges

Rose motioned to introduce the ordinance and move to Public Hearing on February 3, 2025

Seconded: DeYoung

Discussion: The Township Clerk noted a salary range increase and two new positions.

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

c. Resolution 2025-43 - Appoint Emergency Management Council

Motion: DeYoung

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

d. Resolution 2025-46 - Developer's Escrow Trust (12/12/2024 to 01/15/2025)

Motion: Rose

Seconded: DeYoung

Discussion: None

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Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

e. Resolution 2025-47 - Bills List (12/13/2024 to 01/16/2025)

Motion: DeYoung

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: Raffay

Abstentions: None

Absent: Qarmout

f. Resolution 2025-48 - Sussex County's Recreation, Farmland and Open Space Trust Fund

Motion: Rose

Seconded: Phillips

Discussion: Mayor Raffay commented that Commissioner DeGroot wanted to be in attendance this evening, however he had another meeting to attend.

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

g. Resolution 2025-50 - IT Consultant

Motion: DeYoung

Seconded: Rose

Discussion: Phillips asked if there is an estimated number of hours. The Township Clerk responded that there are a number of available hours.

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

h. Resolution 2025-51 - Shared Service for Certified Recycling Professional

Motion: Rose

Seconded: Phillips

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

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i. Resolution 2025-52 - Settlement Agreement and Release

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

j. Resolution 2025-53 - Release of Bond/Escrow - Block 37, Lot 15

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

k. Resolution 2025-54 - Environmental Advisory Committee Appointment - Chris Sullivan

Motion: DeYoung
Seconded: Rose
Discussion: Phillips asked if the Personnel Subcommittee met with the applicant. The Township Clerk stated that it is the recommendation of the Environmental Committee. It was decided not to interview since the Environmental Committee had previously discussed and made the recommendation.
Upon roll call vote:
Ayes: DeYoung, Phillips, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: Qarmout

l. Resolution 2025-56 - Approval to Submit a Recreation Grant Application to New Jersey Department of Community Affairs

Motion: Phillips
Seconded: DeYoung
Discussion: The Township Clerk explained that the grant submission is due by the end of January.
Upon roll call vote:
Ayes: DeYoung, Phillips, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: Qarmout

m. Minutes ready for approval - January 6, 2025, reorganization meeting and executive session

Motion: Phillips
Seconded: Rose
Discussion: None

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Upon roll call vote:

Ayes: Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: DeYoung

Absent: Qarmout

MATTERS FROM THE TOWNSHIP CLERK: Mr. Zschack noted the following matters:

2024 Safety Grant - We received a check for \$1,376.20 from Statewide Insurance Fund for the 2024 Safety Grant Program. These monies will be used to purchase new barricades to replace the old wooden barricades that were once used.

Student Government Day - April 7th is set for Student Government Day.

Louis Bay 2nd Future Municipal Leaders Scholarship Competition - This is the 31st year the League of Municipalities has sponsored the Louis Bay scholarship. On February 1st letters will be sent to the four area high schools announcing this competition.

Passing Lane Decker Pond Road (CR 517) - We have received correspondence from the Green Fire Department concerning the passing lane on CR 517. During the department's review of motor vehicle accidents with entrapment this passing lane was discussed. There has been an increase of traffic and lane crossing since the development of Tranquillity Farms. The request from the department is to help facilitate the removal of said passing lane in the Township. With the blessing of the Township Committee, we will petition the County for said change.

MATTERS FROM THE GOVERNING BODY:

DeYoung provided no report.

Phillips stated the Land Use Board discussed further the Master Plan. A revised draft of the Master Plan is anticipated shortly. The Public Hearing is scheduled for the February 13, 2025, Land Use Board meeting. Phillips discussed some of the revisions.

Rose thanked the DPW for their efforts during the recent storm. Rose reminded the Committee about the fence at EverGreen Park as well as the conditions at Wesley Field that need to be addressed.

Mayor Raffay provided no report.

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

MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS: The Superintendent of Public Works provided the following report:

- Working on in-house projects at the shop
- Working on projects at the Tranquillity Post Office, upgrading outdated lighting
- Picking up Christmas trees through the end of the month
- Working on plow equipment and trucks

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DeYoung asked if the County is no longer installing snow fencing. The Superintendent of Public Works responded they are not due to ineffectiveness.

Rose asked about the new truck. The Superintendent of Public Works responded that the truck came in just waiting for equipment installation.

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

EXECUTIVE SESSION: Resolution ES2025-02
- Attorney-Client Advice - Affordable Housing
- Attorney-Client Advice - Court Contract

DeYoung motioned to enter Executive Session at 7:40 p.m.

Seconded: Rose

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

The Committee returned to Open Public Session at 8:00 p.m.

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

Seconded: Phillips

Discussion: None

All were in favor.

Resolution 2025-49 - Adopting an Affordable Housing Obligation for the Fourth Round

Motion: Phillips

Seconded: DeYoung

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

Mayor Raffay noted the next Township Committee Meeting is scheduled for Monday, February 3, 2025, at 7:00 p.m.

ADJOURNMENT:

Rose motioned to adjourn at 8:01 p.m.

Seconded: DeYoung

Discussion: None

All were in favor.

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



Mark Zschack, RMC
Township Clerk

Date Approved: February 3, 2025


**RESOLUTION 2025-44
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

AUTHORIZE BLUE LIGHT PERMIT

BE IT RESOLVED by the Township Committee of the Township of Green, in the County of Sussex, and State of New Jersey does hereby grant Daniel Gorczynski permission to obtain a blue light permit for the purpose of responding to emergency calls for the Green Township Volunteer Fire Department.

DATED: January 22, 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 January 22, 2025.



Mark Zschack, RMC, Township Clerk

cc: Chief Randy Gould

Record of Vote:

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

RESOLUTION 2025-45
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 two (2) Raffle Licenses be issued to the Green Township PTA for:

Tricky Tray
On Premise 50/50 Draw

To be held at Green Hills School on April 5, 2025

DATED: January 22, 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 January 22, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

ORDINANCE 2025-01

TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY

AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A:4-44.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Township Committee of the Township of Green in the County of Sussex finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

WHEREAS, the Township Committee hereby determines that a 3.5% increase in the budget for said year, amounting to \$109,467.72 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Green, in the County of Sussex, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Township of Green shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$109,467.72, and that the CY 2025 municipal budget for the Township of Green be approved and adopted in accordance with this ordinance; and

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

ORDINANCE NO. 2025-01
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF N.J.

BE IT FURTHER ORDAINED that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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: January 22, 2025

ADVERTISED: January 26, 2025

ADOPTED:

ADVERTISED:

ORDINANCE NO. 2025-02
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

**“AN ORDINANCE FIXING SALARY RANGES FOR OFFICERS AND EMPLOYEES
OF THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX
AND STATE OF NEW JERSEY”**

BE IT ORDAINED by the Township Committee of the Township of Green that effective January 1, 2025, the salary ranges for officers and employees shall be as hereinafter specified:

Section 1. The minimum and maximum salary range for officers or employees of the Township of Green who are employed on an annual salary basis shall be and is hereby fixed as follows:

POSITION	MINIMUM	MAXIMUM
Member, Township Committee	\$ 0.	\$ 2,000.
Mayor, Township Committee	0.	2,500.
Municipal Clerk/Registrar	45,000.	135,000.
Deputy Clerk	15,000.	40,000.
Deputy Registrar	3,000.	7,500.
Deputy Clerk/Deputy Registrar	10,000.	65,000.
Receptionist	7,500.	35,000.
Clerk/Typist	2,000.	50,000.
Chief Financial Officer/Treasurer	25,000.	110,000.
Tax Assessor	25,000.	60,000.
Certified Property Lists (Tax Assessor)	2,000.	5,500.
Tax Collector/Tax Search Officer	25,000.	56,000.
Fire Prevention Official	0.	5,000.
Municipal Department Head (DPW Manager)	25,000	92,000.
Secretary Board/Committee	3,500.	60,000.
Court Treasurer	1,000.	5,000.
Animal Control Officer	3,000.	12,000.

Section 2. The minimum and maximum rates of compensation for each employee or class of employees who are employed on an hourly basis shall be and are hereby fixed as follows:

POSITION	MIN. PER HR	MAX. PER HR
Supervisor Roads	\$ 20.00	\$ 50.00
Road Foreman	N.J. Min. Wage	40.00
Senior Road Repairer	N.J. Min. Wage	35.00
Road Repairer	N.J. Min. Wage	40.00
Superintendent of Public Works	30.00	45.00
Laborer	N.J. Min. Wage	35.00
Mechanic/Road Repairer	N.J. Min. Wage	35.00
Park Attendant	N.J. Min. Wage	75.00
Building Maintenance Worker/Messenger	N.J. Min. Wage	30.00
Grant Writer	N.J. Min. Wage	35.00
Clerk/Typist	N.J. Min. Wage	25.00
Tax Collector	20.00	40.00
Secretary Board/Committee	N.J. Min. Wage	30.00
Zoning Officer	N.J. Min. Wage	45.00
Seasonal/Road Repairer	N.J. Min. Wage	30.00

ORDINANCE NO. 2025-02
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, NJ

POSITION	MIN. PER HR	MAX. PER HR
Seasonal/Truck Driver	N.J. Min. Wage	\$ 30.00
Recreation Director	N.J. Min. Wage	25.00
Seasonal/Recreation Sr. Counselors	N.J. Min. Wage	15.00
Seasonal/Lawn Maintenance	N.J. Min. Wage	20.00
Seasonal/Recreation Property Maintenance	N.J. Min. Wage	25.00

Section 3. The minimum and maximum rates of compensation for each employee or class of employee who are employed on a basis other than annually or hourly shall be and are hereby fixed as follows:

POSITION	MINIMUM	MAXIMUM
Grant Administrator (stipend)	500	\$ 3,000.
Certified Recycling Coordinator (stipend)	500	5,000.
Inspector (per smoke cert inspection)	20.00	80.00
Emergency Management Coordinator (stipend)	.00	5,000.
Emergency Management Coordinator (per diem with Township Committee approval)	.00	250.
Deputy Emergency Management Coordinator (stipend)	.00	1000.
Secretarial (per meeting for attendance at Township Committee, Land Use Board, Open Space, Recreation, Environmental and other miscellaneous meetings)	40.00	100.
Seasonal/Recreation Program Coordinator (stipend)	500.	2,000.
Seasonal/Recreation Sports Coordinator (stipend)	500.	1,500.
Seasonal/Recreation Arts & Crafts Coordinator (stipend)	500.	1,500.
Seasonal/Recreation – other special programs	250.	1,500.
Municipal Housing Liaison (stipend)	.00	2,000.00
Alternate Deputy Registrar (stipend)	500.	1,000.
Fleet Manager (stipend)	.00	3,000
IT Consultant (stipend)	.00	1,000
Clean Communities Coordinator (stipend)	500.	1,200.
Special Project (per project)	100.	10,000.

Section 4. No officer or employee shall be entitled to receive an additional increment of salary until the same has been approved by resolution of the Township Committee.

Section 5. The Township Committee reserves the right to pay a salary to any new employee during his or her probationary period of ninety (90) days which may be less than the minimum rate of salary or compensation as herein above provided. However, upon the satisfactory completion of such probationary period said employee shall be paid not less than the minimum salary provided for the particular office or employment.

Section 6. The Township Committee further reserves the right to pay a salary to any new employee at any figure between the minimum and maximum salary provided for such office or position and not necessarily the minimum salary.

Section 7. The adoption of this Ordinance shall not operate to either increase or decrease the present pay of any officer or employee of the Township of Green, and the salaries or compensations provided

ORDINANCE NO. 2025-02
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, NJ

by existing ordinances shall remain in full force and effect until such time as the Township Committee may grant and approve such additional increments of salary as may be deemed advisable

pursuant to the terms of this Ordinance. A resolution of the Township Committee establishing specific salaries or wages may be made retroactive to January 1st of the year in which the resolution is adopted or may establish the date on which salary shall take effect.

Section 8. Salaries shall be paid in the manner and the same time as heretofore provided by ordinance.

Section 9. This ordinance shall take effect after final passage and publication as prescribed by law.

Section 10. All ordinances or parts of ordinances which may be inconsistent with the terms of this ordinance, are to the extent of such inconsistency hereby repealed.

NOTICE

The above-entitled Ordinance was introduced and passed at first reading by the Green Township Committee at a meeting held on January 22, 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: January 22, 2025
ADOPTED:

ADVERTISED: January 26, 2025
ADVERTISED:

**RESOLUTION 2025-43
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY**

APPOINTMENT OF EMERGENCY MANAGEMENT COUNCIL

WHEREAS, pursuant to Green Township Code Section 2-32.1 et seq. and NJSA App. A:9-41 et seq., each municipality must appoint an Emergency Management Council of not more than 15 members; and

WHEREAS, the purpose of the Council is to assist the local Emergency Management Coordinator as follows:

- 1) Preparing the Municipal Emergency Operations Plan
- 2) Assist in other areas determined by the Coordinator as necessary; and


WHEREAS, the Township of Green Mayor appoints the Emergency Management Council in accordance with the above-named regulations.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Green to appoint the following as members of the Green Township Emergency Management Council for the year 2025:

1. Chris Lopanik, Chairman/Emergency Management Coordinator
2. Jennifer Assante, Deputy OEM Coordinator
3. Jason DeClesis, Deputy OEM Coordinator
4. Randy Gould, GTVFD Chief
5. Virginia "Ginnie" Raffay, Township of Green Mayor
6. Michael Rose, Township of Green Deputy Mayor
7. Jason Miller, Superintendent of Public Works
9. Michael Drislane, Captain, Allamuchy/Green First Aid Squad
10. Dennis Walker, GTVFD
11. Arturo Oliver, Allamuchy-Green First Aid Squad
12. Dr. Jennifer Cenatiempo, Green Hills School Superintendent
13. Mark Zschack, Municipal Clerk
14. Linda Di Lorenzo, Municipal CFO

DATED: January 22, 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 January 22, 2025.



Mark Zschack, RMC, Township Clerk

cc: Michael F. Strada, Coordinator, Sussex County Emergency Management

Record of Vote:

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

**RESOLUTION 2025-46
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

DEVELOPERS ESCROW TRUST (12/12/2024 to 01/15/2025)

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 12/12/2024 to 01/15/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: January 22, 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 January 22, 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: 01/22/2025 For bills from 12/12/2024 to 01/15/2025

Check#	Vendor	Description	Payment	Check Total
7622	1908 - Brady & Correale, LLP	PO 16414 LU2309 Saks Properties, LLC	131.85	
		PO 16785 LU2423 Obolensky	573.75	705.60
7623	1937 - Harold E. Pellow & Associates, Inc.	PO 16423 SE1214 Ridge Rock, LLC	174.00	
		PO 16716 DW2409 Proskey	58.00	
		PO 16764 SE2417 Rannou	128.25	
		PO 16765 DW2416 Rannou	85.50	
		PO 16796 SE2419 Cahill	106.88	
		PO 16820 DW2420 Hontz	277.88	
		PO 16821 RO2421 Elizabethtown Gas	85.50	
		PO 16822 RO2308 Elizabethtown Gas	262.50	1,178.51
7624	1937 - Harold E. Pellow & Associates, Inc.	PO 16973 RO2427 Elizabethtown Gas	85.50	
		PO 16974 DW2424 Gallagher	42.75	
		PO 16975 DW2425 Lavery	42.75	
		PO 16976 DW2426 Kristiansen	99.00	
		PO 16977 LU2423 Obolensky	1,135.75	1,405.75

	TOTAL			3,289.86
Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST		3,289.86		
		=====		
		3,289.86		

RESOLUTION 2025-47
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BILLS LIST (12/13/2024 to 01/16/2025)

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 12/13/2024 to 01/16/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: January 22, 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 January 22, 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: 01/22/2025 For bills from 12/13/2024 to 01/16/2025

Check#	Vendor	Description	Payment	Check Total
13225	2192 - Access	PO 16953 2025 Container Storage	686.68	686.68
13226	1940 - Amazon	PO 16806 Office Supplies - Carbon Paper for Const	223.09	
		PO 16823 Supplies for Construction	55.93	
		PO 16843 Dehumidifier	389.97	668.99
13227	541 - Appraisal Systems, Inc.	PO 16622 Reassessment Services Consultant - Resol	15,000.00	15,000.00
13228	2045 - Associated Appraisal Group, Inc.	PO 16671 2024 Appraisals	375.00	375.00
13229	1908 - Brady & Correale, LLP	PO 16416 Land Use Board Legal Services	412.35	412.35
13230	448 - County of Sussex	PO 16324 Signs & Posts 2024	4,184.94	4,184.94
13231	618 - David H. Miller Sr.	PO 16835 Medicare Part B reimbursement	555.00	555.00
13232	2180 - Edmunds GovTech, Inc.	PO 16789 Tablet for Tax Assessor	1,575.00	1,575.00
13233	358 - FRA Technologies Inc.	PO 16952 2025 Maintenance Contract for MACS Progr	675.00	675.00
13234	2241 - Gannett New York-New Jersey LocaliQ	PO 16318 Legal Ads 2024	268.69	
		PO 16318 Legal Ads 2024	13.39	282.08
13235	1380 - Garden State Labs Inc.	PO 16978 2025 Water Testing at Municipal Building	100.00	100.00
13236	303 - GFOA of NJ	PO 16967 2025 Membership Dues - DiLorenzo	100.00	100.00
13237	2221 - Green Plumbing, Heating & Home	PO 16469 2024 Winterization of Evergreen Park	500.00	500.00
13238	47 - Green Township	PO 16837 1st & 2nd quarter property taxes 2025	7,149.61	7,149.61
13239	528 - Griffith-Allied Trucking LLC	PO 16359 Gasoline Delivry 2024 Acct 10-7199868	669.00	669.00
13240	120 - Harold E. Pellow & Associates, Inc.	PO 16378 2024 Stormwater Assistance Grant	543.50	
		PO 16565 Henry Road DOT Project	158.50	
		PO 16757 2024 Paving Project	228.36	
		PO 16757 2024 Paving Project	782.39	
		PO 16781 Hunts Road	145.00	1,857.75
13241	108 - Honeywell International Inc.	PO 16962 2025 Annual Contract (Acct # 530721)	2,038.02	2,038.02
13242	2144 - Instant Verification Inc	PO 16825 Criminal Background Checks	549.55	549.55
13243	1984 - Insync Municipal Systems Inc.	PO 16959 2025 Maintenance Agreement	3,500.00	3,500.00
13244	2175 - iWorQ Systems, Inc.	PO 16961 Public Works Stormwater Software 2025	3,500.00	3,500.00
13245	1882 - Jason Miller	PO 16268 Reimbursement for MVC	120.00	120.00
13246	190 - JCP& L	PO 16972 December 2024 Electric Bill	1,460.54	1,460.54
13247	1826 - Kimball Midwest	PO 16293 Nuts/bolts, small tools	806.32	806.32
13248	1632 - Laddey, Clark & Ryan LLP	PO 16818 November 2024 Legal Services	38.00	
		PO 16818 November 2024 Legal Services	5,394.00	
		PO 16970 December 2024 Legal Services	5,916.00	
		PO 16970 December 2024 Legal Services	114.00	11,462.00
13249	1960 - Navitend	PO 16954 2025 Agreement Office 365 & Emails	943.00	943.00
13250	209 - NJ Division of Alcoholic Beverage	PO 16779 Maintenance & Preparation of 2024-2025 L	9.00	9.00
13251	41 - NJ Planning Officials	PO 16845 2025 Land Use Board Membership	325.00	325.00
13252	12 - NJ State League of Municipalities	PO 16844 2025 Membership Dues	511.00	511.00
13253	2187 - Planet Networks, Inc.	PO 16871 January 2025 Internet & Phone Service	1,529.10	
		PO 16966 February 2025 Internet & Phone Service	1,529.10	3,058.20
13254	2141 - Primepoint, LLC	PO 16308 Time & Labor Management Program 2024	122.00	122.00
13255	418 - R&L Data Centers	PO 16311 Payroll Services 2024	561.49	561.49
13256	1225 - Rutgers, Center for Government Svs	PO 16777 CPWM Courses - J. Miller	1,405.00	1,405.00
13257	2016 - Schenck, Price, Smith & King, LLP	PO 16307 Tax Appeals 2024	203.18	203.18
13258	1896 - SeptiCare	PO 16356 Portable Toilet Rental & Service 2024	210.00	
		PO 16936 Portable Toilet Rental & Service 2025	185.00	395.00
13259	1210 - SK Paper Shred Inc.	PO 16391 DOCUMENT SHREDDING	69.99	69.99
13260	866 - Space Farms, Inc	PO 16343 Deer Carcass Removal Service 2024	54.00	54.00
13261	123 - Staples Advantage	PO 16819 Office Supplies for December 2024	235.59	
		PO 16846 Computer Toner Cartridges	368.77	604.36
13262	624 - Suburban Propane	PO 16358 Propane-Municipal Building Acct 2232-1059	1,625.26	
		PO 16404 Propane-DPW Bulding Acct 2232-105941	250.87	1,876.13
13263	72 - Sussex County Clerk's Association	PO 16964 2025 Membership Dues for M. Zschack & P,	150.00	150.00
13264	114 - Sussex County MUA	PO 16346 Solid Waste Disposal/Household 2024	12,302.86	12,302.86
13265	71 - Tax Collector/Treasurers Assoc NJ	PO 16968 Webinar 1/16/2025 - L. DiLorenzo/K. Ferr	100.00	100.00
13266	71 - Tax Collector/Treasurers Assoc NJ	PO 16971 Membership	200.00	200.00
13267	2290 - Taylor Oil Company	PO 16813 Diesel Delivery 2024	3,655.29	3,655.29
13268	70 - TCTA of Sussex & Warren Counties	PO 16956 2025 Membership Dues - L. DiLorenzo & K.	80.00	80.00
13269	2009 - The Canning Group, LLC	PO 16836 QPA 1/01/2025-12/31/2025	458.33	458.33
13270	1051 - Treasurer, State of New Jersey	PO 16370 Marriage Lic/Civil Union License	250.00	250.00
13271	100 - Treasurer, State of NJ	PO 16510 DCA fees	1,603.00	1,603.00
13272	1659 - Tree King Inc.	PO 16342 Tree Service/Removal 2024	10,380.00	10,380.00
13273	2078 - UniFirst Corporation	PO 16305 Uniform Rentals 2024	335.26	
		PO 16863 Uniform Rentals 2025	324.16	659.42
13274	29 - Verizon Wireless	PO 16433 DPW CELL SERVICE 2024	395.35	395.35
13275	1236 - W.W.Grainger Inc.	PO 16887 Supplies, Samll Tools, Hardware 2025	1,693.41	1,693.41
13276	1668 - West Chester Machinery & Supply	PO 16362 Machinery Parts & Supplies 2024	600.15	600.15

TOTAL

100,892.99

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

Meeting Date: 01/22/2025 For bills from 12/13/2024 to 01/16/2025

Check#	Vendor	Description	Payment	Check Total
	Total to be paid from Fund 01	CURRENT FUND	93,949.25	
	Total to be paid from Fund 02	FEDERAL & STATE GRANTS	4,341.85	
	Total to be paid from Fund 04	GENERAL CAPITAL	158.50	
	Total to be paid from Fund 12	ANIMAL FUND	675.00	
	Total to be paid from Fund 16	AFFORDABLE HOUSING TRUST FUND	152.00	
	Total to be paid from Fund 19	TRUST FUND	1,603.00	
	Total to be paid from Fund 22	OPEN SPACE TAX	13.39	
		=====		
			100,892.99	

Checks Previously Disbursed

9999	Payroll Account		1/15/2025	50,368.48	1/14/2025
9999	State of NJ-Division of Pensions	PO# 16840	Active - Health/Dental Insurance	19,244.18	1/15/2025
9999	State of NJ Div of Pensions/Benefit	PO# 16839	Retired - Health Insurance	10,862.15	1/15/2025
13220	Green Township	PO# 16831	Petty Cash	200.00	1/10/2025
13221	Optimum	PO# 16950	Municipal Building - Cable Box for	30.00	1/10/2025
13222	Optimum	PO# 16951	DPW - Cable Box for 2025	48.00	1/10/2025
13223	Verizon	PO# 16479	Alarm Phone lines 2024	186.54	1/10/2025
13224	Verizon Wireless	PO# 16430	Modem-OEM 2024	38.01	1/10/2025

				80,977.36	

Totals by fund	Previous Checks/Voids	Current Payments	Total

Fund 01 CURRENT FUND	80,977.36	93,949.25	174,926.61
Fund 02 FEDERAL & STATE GRANTS		4,341.85	4,341.85
Fund 04 GENERAL CAPITAL		158.50	158.50
Fund 12 ANIMAL FUND		675.00	675.00
Fund 16 AFFORDABLE HOUSING TRUST FUND		152.00	152.00
Fund 19 TRUST FUND		1,603.00	1,603.00
Fund 22 OPEN SPACE TAX		13.39	13.39

BILLS LIST TOTALS	80,977.36	100,892.99	181,870.35
			=====

Checks Previously Disbursed

DATE	CHECK#	VENDOR	DESCRIPTION	AMOUNT	
12/19/2024	13213	Denville Line Painting	2024 Paving Project - Traffic Striping	(8,980.16)	VOID
12/19/2024	13212	Amazon	Waterproof, Protective Case	135.85	
12/19/2025	13214	GoTo Technologies USA	GoTo Meeting 12/18/24-12/17/25	576.00	
12/19/2024	13215	Petty Cash Fund	Keys, Postage, Staples (paper)	73.34	
12/19/2024	13216	Harold Pellow & Assoc	2024 Rersurfacing of Various Roads	6,142.39	
12/23/2024	9999	Payroll	Transfer - 12/30/2024 pay date	49,743.87	
12/31/2024	13217	Denville Line Painting	2024 Paving Project - Traffic Striping	9,228.59	
12/31/2024	13218	Township of Andover	Traffic Enforcement Services	30,000.00	
12/31/2024	13219	Township of Independence	4th Quarter 2024 (Less DCA Fees)	16,947.00	
				<u>103,866.88</u>	
Total				<u>103,866.88</u>	

RESOLUTION 2025-48
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**CONTINUATION OF SUSSEX COUNTY FARMLAND PRESERVATION,
RECREATION AND OPEN SPACE TRUST FUND**

WHEREAS, the State of New Jersey has enacted legislation allowing counties to establish a County Farmland Preservation, Recreation, and Open Space Trust Fund pursuant to P.L. 1997, c. 24; and

WHEREAS, in November 2000, again in November 2005, and again in November 2015 the voters of Sussex County approved public questions in a general election referendum creating a Farmland Preservation, Recreation, and Open Space Trust Fund; and

WHEREAS, in the 25 years of the existence of the County program, the County has preserved numerous acres of farmland and open space, these accomplishments being achieved in cooperation with municipal, state, and private partners; and

WHEREAS, both prior public authorizations provided for the expiration of the authorization after a period of 10 years, with the November 2000 authorization expiring on January 1, 2011, the 2005 authorization scheduled to expire on January 1, 2016, and the 2015 authorization scheduled to expire on January 1, 2025; and

WHEREAS, there still exists a significant need for Farmland and Open Space preservation in Sussex County; and

WHEREAS, in the absence of a stable source of funding, land preservation efforts within Sussex County will cease.

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

We call upon the Board of County Commissioners to adopt the necessary resolution pursuant to the provisions of N.J.S.A. 40:12-15-15.2, to authorize a public referendum to appear on the November 4, 2025, general election ballot to seek voter approval to continue the Sussex County Farmland Preservation, Recreation, and Open Space Trust Fund for an additional 10-year time period.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Clerk of the Board of County Commissioners of the County of Sussex and the Governing Bodies of all Sussex County Municipalities.

RESOLUTION 2025-48
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

DATED: January 22, 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 January 22, 2025.



Mark Zschack, RMC, Township Clerk

cc: Green Township Open Space Advisory Committee

Record of Vote:

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

**RESOLUTION 2025-50
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**APPOINTING NICK PACHNOS TO PERFORM THE DUTIES OF
INFORMATION TECHNOLOGY (IT) CONSULTANT**

WHEREAS, the Governing Body of the Township of Green, County of Sussex, State of New Jersey declares that it is in the best interest of the Township to create the job of Information Technology (IT) Consultant to perform the duties related to the Township’s computer systems; and

WHEREAS, Nick Pachnos shall be appointed as the Information Technology (IT) Consultant.

WHEREAS, the Governing Body further finds and declares that a stipend will be provided to the individual that coordinates and performs all duties involved as the Information Technology (IT) Consultant; and

WHEREAS, the Governing Body further finds and declares that the stipend is hereby set at the rate of \$1,000.00 per year.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Green, in the County of Sussex, and State of New Jersey, that Nick Pachnos is hereby appointed as the Information Technology (IT) Consultant for the Township of Green and shall serve in such capacity through December 31, 2025.

DATED: January 22, 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 January 22, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION 2025-51
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING A SHARED SERVICES AGREEMENT
WITH SUSSEX COUNTY MUNICIPAL UTILITIES AUTHORITY FOR CERTIFIED
RECYCLING PROFESSIONAL (CRP) SERVICES**

WHEREAS, the Township of Green has a need to retain Certified Recycling Professional (CRP) services of the Sussex County Municipal Utilities Authority for certification of the 2024 Annual Recycling Tonnage Report; and

WHEREAS, the Township of Green has determined that it would be mutually beneficial to enter into this shared services agreement.

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Green, County of Sussex, State of New Jersey does hereby authorize the Mayor and/or Municipal Clerk to execute a shared services agreement with Sussex County Municipal Utilities Authority to retain CRP services for certification of the Annual Recycling Tonnage Report at a cost not to exceed \$300.00.

BE IT FURTHER RESOLVED, a copy of this Resolution shall be forwarded to the DCA Division of Local Government Services, as required by N.J.S.A. 40A:65-4.

DATED: January 22, 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 January 22, 2025.



Mark Zschack, RMC, Township Clerk

cc: Green Township Open Space Advisory Committee

Record of Vote:

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

**RESOLUTION 2025-52
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**RESOLUTION AUTHORIZING AND APPROVING A SETTLEMENT AGREEMENT AND
RELEASE BETWEEN SHERI JANOSKI AND THE TOWNSHIP OF GREEN**

WHEREAS, Sheri Janoski (hereinafter "Janoski") and the Township of Green (hereinafter "Township") wish to enter into a Settlement Agreement and Release (hereinafter "Agreement"), fully resolving all issues concerning Janoski's employment and termination of employment with Green Township; and

WHEREAS, Janoski and the Township are involved in litigation, In the Matter of Sheri Janoski, Green Township, pending in the New Jersey Superior Court, Appellate Division, A-002465-23, concerning Janoski's employment with the Township, which matter shall be settled as part of this Agreement; and

WHEREAS, Janoski and the Township, with no admission of liability or wrongdoing, desire to resolve all outstanding issues with respect to their employment relationship, including the dismissal of the appeal and the termination of Janoski;

WHEREAS, Janoski was terminated from employment with the Township as of January 13, 2025; and

WHEREAS, the aforesaid Agreement requires the approval of the Township Committee; and

WHEREAS, the Township Committee desires to approve said Agreement, in the best interests of the Township and to bring a final resolution to this matter.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green, as follows:

1. The Township Committee hereby approves of the Agreement between Janoski and the Township; and
2. Green Township Mayor Virginia Raffay is hereby authorized to execute the aforesaid Agreement on behalf of the Township; and
3. This resolution shall take effect immediately.

DATED: January 22, 2025

RESOLUTION 2025-52
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 regular meeting held on January 22, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

**RESOLUTION 2025-53
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

RELEASE OF BOND / ESCROW

WHEREAS, the attached request has been received for the release of a bond / escrow;

WHEREAS, the application mentioned below has proceeded according to approvals granted; and,

WHEREAS, this office has obtained notices from the appropriate Township Officials (attached), authorizing the release of the bond/escrow account listed below.

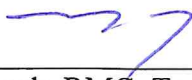
NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX AND STATE OF NEW JERSEY, is hereby authorized to refund said escrow / bond fund:

Elizabethtown Gas Road Opening Permits

<u>BLOCK</u>	<u>LOT</u>	<u>NAME AND ACCOUNT #</u>	<u>AMOUNT</u>
37	15	Edward and Victoria Proskey 29 Meadow Lane 14-288-70-2409-00	\$168.00

DATED: January 22, 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 January 22, 2025.



Mark Zschack, RMC, Township Clerk

cc: Kim Mantz, Land Use Board Secretary
Linda Di Lorenzo, CMFO

Record of Vote:

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

**RESOLUTION 2025-54
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY**

ENVIRONMENTAL COMMITTEE APPOINTMENT

BE IT RESOLVED by the Township Committee of the Township of Green in the County of Sussex and State of New Jersey that the following appointment as member of the Green Township Environmental Committee commencing this date were made:

Matthew Fox	3-year term expiring December 31, 2027
Cynthia Moyano	3-year term expiring December 31, 2026
Chris Sullivan	3-year term expiring December 31, 2025
Ellen Lessin	3-year term expiring December 31, 2027
Fausto Moyano	3-year term expiring December 31, 2027
Vacant Position (Alternate No. 1)	2-year term expiring December 31, 2025
Vacant Position (Alternate No. 2)	1-year term expiring December 31, 2025

DATED: January 22, 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 January 22, 2025.



Mark Zschack RMC, Township Clerk

cc: Gwen Santos, Environmental Committee Secretary

Record of Vote:

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

**RESOLUTION 2025-56
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY**

**APPROVAL TO SUBMIT A LOCAL RECREATION
IMPROVEMENT GRANT APPLICATION
TO
NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS (NJDCA)**

WHEREAS, The New Jersey Department of Community Affairs has announced an opportunity to apply for a Local Recreation Improvement Grant to fund improvements to recreational facilities, provide quality outdoor recreational space and assist local units in achieving unmet recreational obligations; and

WHEREAS, the Recreation Advisory Committee recommends the grant application submission in the amount not to exceed \$100,000 to pay for improvements and expansion to the existing asphalt walking trail located in EverGreen Park.

NOW, THEREFORE, BE IT RESOLVED that the Green Township Committee of the Township of Green, County of Sussex, State of New Jersey formally approves the grant application submittal to the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED that the Mayor and/or Township Clerk are hereby authorized to sign and submit the grant application on behalf of Green Township and that their signatures constitute acceptance of the terms and conditions of the grant application.

DATED: January 22, 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 January 22, 2025.



Mark Zschack RMC, Township Clerk

cc: Kim Mantz, Recreation Advisory Committee Secretary
Gwen Santos, Grant Manager
Linda Di Lorenzo, CFO

Record of Vote:

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

**RESOLUTION ES2025-02
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: January 22, 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 January 22, 2025.



 Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2025-49
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

RESOLUTION ADOPTING AN AFFORDABLE HOUSING OBLIGATION
FOR THE FOURTH ROUND

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter “Amended FHA”); and

WHEREAS, the Amended FHA required the Department of Community Affairs (“DCA”) to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates Green Township’s (“Township”) Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 4 units and a Prospective Need or New Construction Obligation of 265 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality’s average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality’s average allocation factor, and

WHEREAS, the Amended FHA further provides that “[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions” (N.J.S.A 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for P.L. 2024, c.2 containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, the Township has reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

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COUNTY OF SUSSEX, STATE OF NJ

WHEREAS, the DCA identified one parcel, 37 acres in size, along 517 Decker Pond Road, which the Township planner has opined is not appropriate to accommodate development, thereby reducing the developable lands that may accommodate development within Green Township to zero (0) acres; and

WHEREAS, based on the foregoing, the Township relies on the DCA calculations of the Township's fair share obligations *as modified herein* to account for the Township's review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and the Township seeks to commit to provide its fair share of 4 units present need and 91 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Township reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, the Township also reserves the right to adjust its position in the event of any rulings in the *Montvale* case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, the Township reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need Obligation should be lower than described herein; and

WHEREAS, in light of the above, the Township Committee finds that it is in the best interest of the Township to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

WHEREAS, in accordance with AOC Directive #14-24 dated December 13, 2024, the Township Committee finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Township to direct the filing of an action in the form of a declaratory judgment complaint within 48 hours after adoption of the within resolution of fair share obligations, or by February 3, 2025, whichever is sooner;

NOW, THEREFORE, BE IT RESOLVED on this 22nd day of January, 2025, by the Township of Green, County of Sussex, State of New Jersey as follows:

1. The Township hereby commits to the Round 4 Present Need Obligation of 4 units and a Round 4 Prospective Need Obligation of 91 units (modified from DCA's calculation of 265 units), as explained above, and subject to all reservations of rights set forth above

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TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

2. The Township hereby directs the Township Attorney to file a declaratory judgment complaint in Sussex County within 48 hours after adoption of the within resolution and attaching this resolution as an exhibit.

3. The Township authorizes its Township Attorney to submit and/or file the within resolution with the Program or any other such entity as may be determined to be appropriate.

4. This resolution shall take effect immediately, according to law.

DATED: January 22, 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 January 22, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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