

**MINUTES  
GREEN TOWNSHIP COMMITTEE  
REGULAR MEETING MAY 19, 2025**

**CALL TO ORDER**

Mayor Raffay called the May 19, 2025, meeting of the Green Township Committee to order at 7:02 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 (arrived at 7:04 p.m.), Michael Rose, and Mayor Virginia "Ginnie" Raffay  
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; and Patty DeClesis, Deputy Clerk

Qarmout arrived at 7:04 p.m.

**APPROVAL OF AGENDA:** Mayor Raffay requested a motion to approve the agenda.  
Motion: Rose  
Seconded: DeYoung  
Discussion: None  
All were in favor.

**OPEN PUBLIC SESSION #1:** Mayor Raffay opened the meeting for public comments. There being no public comments offered, Mayor Raffay closed Open Public Session #1.

**CONSENT AGENDA:**

**1. RESOLUTIONS:**

- a. Resolution 2025-89 - Appoint Junior Fire Fighters - Justin Evanski and Mackenzie Greenhalgh*

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

- a. Sussex County Certification for Emergency Rescue Squad Contribution*
- b. Borough of Franklin Resolution Adopted May 13, 2025, Calling for the Restoration of Energy Taxes to Municipalities*

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

- a. Animal control Report - April 2025*
- b. Tax Collector's Report - April 2025*
- c. Green Township Municipal Court Monthly Cashbook Report - April 2025*
- d. Treasurer's Report - April 30, 2025*

Rose motioned to move Consent Agenda

Seconded: Phillips  
Discussion: None

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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 2025-88** - Adoption of the 2025 Sussex County Hazard Mitigation Plan

Motion: Phillips

Seconded: DeYoung

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

**b. Resolution 2025-90** - Appoint DPW Laborer William Mayhan

Motion: Rose

Seconded: DeYoung

Discussion: Phillips asked for background information from the personnel subcommittee. Mayor Raffay provided that information on the new DPW Laborer.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

**c. Resolution 2025-91** - Amend Resolution 2025-27 Model Cash Management Plan

Motion: Rose

Seconded: Phillips

Discussion: The Township Clerk explained the Township Auditors require the addition to the bank information.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

**d. Resolution 2025-92** - Bills List (05/01/2025 to 05/15/2025)

Motion: Bader

Seconded: DeYoung

Discussion: None

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Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

**e. Resolution 2025-93 - Developers Escrow Trust (04/16/2025 to 05/13/2025)**

Motion: Phillips

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

**f. Resolution 2025-94 - Approve Roadway Collection by Green Township Volunteer Fire Department and Sussex County Fire Police Association**

Motion: Phillips

Seconded: Qarmout

Discussion: Rose had questions regarding insurance coverage. The request is for the Green Township Volunteer Fire Department and the Fire Police Association. The funds are being collected for the restoration of a 1926 fire truck and split between the two organizations, which seems misleading. The Township Clerk forwarded the request to the Risk Manager's review. The Risk Manager provided a booklet "Work Zone Safety" to be given to the fire department members. The Township Attorney recommended the members complete a Hold Harmless. The request will need County approval as well.

Upon roll call vote:

Ayes: DeYoung, Phillips, Qarmout, Mayor Raffay

Nays: Rose

Abstentions: None

Absent: None

**g. Introduction Ordinance 2025-05 - Capital Ordinance for Improvements to the Walking Path Located in EverGreen Park, by the Township of Green in the County of Sussex, New Jersey, Appropriating the Total of \$103,575.00 of Which \$22,575.00 is from the General Capital-Capital Improvement Fund, and \$81,000.00 from the New Jersey Department of Community Affairs, Local Recreation Improvement Grant**

Phillips motioned to introduce the ordinance and move to Public Hearing on June 2, 2025

Seconded: Rose

Discussion: The Township Clerk explained the ordinance is to put the money in place for the grant. DeYoung asked if this includes extending the asphalt walking path. The Township Clerk replied that the extension includes a six-foot-wide asphalt path around the tennis courts to the County Connector Trail.

Upon roll call vote:

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

Nays: None

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Abstentions: None  
Absent: None

**h. Minutes ready for approval** - May 5, 2025, regular meeting and executive session

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

**MATTERS FROM THE TOWNSHIP CLERK:** Mr. Zschack provided the following matters for discussion:

**Appraisal Reports** - *Today we received the two appraisal reports for Block 107, Lot 6 and Block 7,6 Lot 5. The fair market value for Block 107, Lot 6 is \$28,000.00 and for Block 76, Lot 5 the value is \$90,000.00 These market values will be forwarded to the residents that are potentially interested in the purchase.*

**Natural Gas Expansion** - *The Superintendent of Public Works informed me on Sunday that the gas installation in Forest Knolls is in progress even though we did not receive notification. Today we received an apology for the disconnect.*

**Electric Vehicle Charging Stations Grant** - *Last week an email was sent concerning the installation of electric vehicle charging stations. There is a grant available to help offset the cost. Is this a venture the Township Committee would like to pursue.*

A discussion ensued regarding charging stations, and the consensus of the Committee is that they will not pursue at this time.

**Improvements to EverGreen Park** - *In February 2024, the consensus of Township Committee was to investigate using Open Space monies to make improvements to EverGreen Park. A list of all items that the Superintendent of Public Works and I discussed was emailed out last week. There is a new list on the dais that prioritizes some of the proposed improvements.*

The Committee reviewed the list and prioritized the improvements along with the costs of some of these improvements. The Township Clerk will obtain more quotes for further discussion.

**DPW Uniforms** - *We will be renewing the uniform contract with UniFirst. They have offered an approximate 9% decrease in the pricing. UniFirst has provided excellent service during the current contract, and we expect the same going forward.*

**MATTERS FROM THE GOVERNING BODY:**

Phillips noted that the ACO Report on the Consent Agenda contains several wildlife related calls. In the past, the ACO did not get involved with wildlife. The Township Clerk will review with Newton Animal Control.

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Phillips noted township road signs that are missing or bent over.

DeYoung thanked everyone that participated in Clean Communities Day.  
Qarmout provided no report.

Rose stated that he and his son participated in assisting the DPW during Clean Communities Day and commented on the number of residents that showed up with tires and oil for recycling.

Mayor Raffay thanked everyone that participated in Clean Communities Day.

Mayor Raffay commented that the Park Run organization has many runners participating every Saturday morning in EverGreen Park.

Mayor Raffay noted that the movie in the park was very successful.

Mayor Raffay stated that she participated in a Zoom meeting with the County Commissioners and State Assembly. The opening date for Route 80 has been changed. Money has been allocated to businesses that have been affected by the sinkhole and Route 80 closure. Mayor Raffay commented that she became aware that many towns under the Tier 1 regulations do not own street sweepers.

**MATTERS FROM THE TOWNSHIP ATTORNEY:** The Township Attorney provided no report.

**MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS:** Not in attendance, however the following report was provided:

**1. Road Maintenance and Sweeping**

*Road sweeping operations continue throughout the township. Crews are systematically working through designated routes to maintain clean and safe roadways.*

**2. Over-the-Rail Mowing**

*Over-the-rail mowers are being deployed on township roads and along the county connecting trail. This work is essential to maintaining visibility and safety for both motorists and pedestrians.*

**3. Weather-Related Disruptions**

*Recent winds and heavy rain have impacted our daily operations. Downed trees and storm-related debris have required crews to adjust schedules and shift resources to address immediate concerns.*

**4. Parks and Sports Field Maintenance**

*Crews continue to maintain township sports fields as weather and time permit. Despite challenges, staff are committed to keeping recreational areas in good condition for public use.*

**5. Community Event Support**

*DPW crews provided assistance to the Recreation Department during recent community events, including **Movie Night in the Park** and **Clean Community Day**. Their support was instrumental in the success of these initiatives.*

**6. Brush and Tree Work**

*Brush collection is still ongoing throughout the township. Additionally, collaborative tree work with **Tree King** is scheduled to begin at the end of May.*

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**Conclusion**

*Despite weather-related obstacles, the DPW remains committed to its responsibilities and continues to respond proactively to both maintenance needs and community support requests. We work to keep Green Township safe, clean, and functional.*

**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 ES2025-09

- Potential Litigation - Insurance Counsel
- Municipal Court

Mayor Raffay noted that action is expected to be taken in Open Public Session.

Rose motioned to enter Executive Session at 7:46 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 8:15 p.m.

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

Seconded: DeYoung

Discussion: None

All were in favor.

**NEW BUSINESS:**

**Resolution 2025-95** - Appointment of Professional Services Provider

Motion: DeYoung

Seconded: Rose

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

Mayor Raffay noted the next Township Committee Meeting is scheduled for Monday, June 2, 2025, at 7:00 p.m.

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**ADJOURNMENT:**

Phillips motioned to adjourn at 8:16 p.m.

Seconded: DeYoung

Discussion: None

All were in favor.

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



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Mark Zschack, RMC  
Township Clerk

Date Approved: June 2, 2025

**RESOLUTION 2025-89**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**APPOINT JUNIOR FIRE FIGHTERS**

**BE IT RESOLVED** by the Township Committee of the Township of Green to appoint Justin Evanski and Mackenzie Greenhalgh as junior members of the Green Township Volunteer Fire Department.

DATED: May 19, 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 May 19, 2025.

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

cc: Chief Randy Gould

**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 2025-88**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**ADOPTING THE 2025 SUSSEX COUNTY HAZARD MITIGATION PLAN**

**WHEREAS** the Township of Green recognizes the threat that natural hazards pose to people and property within the Township; and

**WHEREAS** the Township has prepared a multi-hazard mitigation plan, hereby known as the 2025 Sussex County Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

**WHEREAS** the 2025 Sussex County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the Township of Green from the impacts of future hazards and disasters; and

**WHEREAS** adoption by the Township Committee demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2025 Sussex County Hazard Mitigation Plan.

**NOW THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Green, County of Sussex, State of New Jersey that the Township Committee adopts the 2025 Sussex County Hazard Mitigation Plan.

**BE IT FURTHER RESOLVED**, this plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in five (5) years.

DATED: May 19, 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 May 19, 2025.

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

RESOLUTION 2025-88  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ

**Record of Vote:**

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

**RESOLUTION 2025-90**  
**TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**APPOINT WILLIAM MAYHAN AS LABORER**

**WHEREAS**, the Green Township Department of Public Works is in need of a laborer position; and

**WHEREAS**, the Personal Sub-Committee, Township Administrator and DPW Superintendent interviewed William Mayhan and recommend his appointment as laborer.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Green in the County of Sussex and State of New Jersey is pleased to confirm the appointment of William Mayhan effective June 3, 2025, at an hourly rate of \$25.00 per hour.

**BE IT FURTHER RESOLVED** that his employment is subject to the usual terms and conditions set forth in the Township of Green Personnel Policy Manual, as well as New Jersey Civil Service Law.

DATED: May 19, 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 May 19, 2025.

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

cc: Linda Di Lorenzo, CMFO  
Jason Miller, Superintendent DPW

**Record of Vote:**

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

**RESOLUTION 2025-91**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**SUSSEX COUNTY, NEW JERSEY**

**AMENDING RESOLUTION 2025-27 MODEL CASH MANAGEMENT PLAN**

**BE IT RESOLVED** by the Township Committee of the Township of Green in the County of Sussex and State of New Jersey, that for the year 2025, the following shall serve as the cash management plan of the Township of Green.

The Chief Financial Officer is directed to use this cash management plan as the guide in depositing and investing the Township of Green funds.

The following are suitable and authorized investments:

1. Interest bearing bank accounts and certificates of deposit in authorized banks, listed below, for deposit of local unit funds.
2. Government money market mutual funds as comply with N.J.S.A. 40A:5-15.1(e).
3. Local government investment pools which comply with N.J.S.A. 40A:5-15(e) and conditions set by the Division of Local Government Services.
4. New Jersey State Cash Management Fund.
5. Repurchase agreements (repos) of fully collateralized securities which comply with N.J.S.A. 40A:5-15(a).

Each month, the Chief Financial Officer shall prepare a schedule of investments purchase and redeemed, investment earnings, fees incurred and market value of all investments.

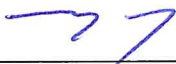
The following Government Unit Depository Protection Act approved banks are authorized depositories for the deposit of funds:

Provident Bank  
Bank of America  
New Jersey State Cash Management Fund  
**Variable Annuity Life Insurance Co.**

**BE IT FURTHER RESOLVED** by the Township Committee of the Township of Green in the County of Sussex and State of New Jersey that any successor of any of the aforementioned banks and any bank that provides GUDPA certification are hereby authorized depositories.

I do hereby certify the above to be a true copy of a resolution adopted by the Township Committee of the Township of Green at a regular meeting held on May 19, 2025.

(SEAL)

  
\_\_\_\_\_  
Mark Zschack, RMC  
Township Clerk of the Township of Green in the  
County of Sussex and State of New Jersey

cc: Linda Di Lorenzo, CFO

**Record of Vote:**

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

**RESOLUTION 2025-92**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**BILLS LIST (05/01/2025 to 05/15/2025)**

**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 dated from 05/01/2025 to 05/15/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: May 19, 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 May 19, 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: 05/19/2025 For bills from 05/01/2025 to 05/15/2025

Check#	Vendor	Description	Payment	Check Total
13486	1940 - Amazon	PO 17083 Movies in the Park 2025	339.79	339.79
13487	14 - Blue Diamond Disposal, Inc.	PO 16834 2025 Waste & Recycling Collection	30,000.00	30,000.00
13488	2068 - Central Jersey Equipment LLC	PO 16935 2025 Vehicle & Equipment Parts & Repair	69.38	69.38
13489	618 - David H. Miller Sr.	PO 16835 Medicare Part B reimbursement	555.00	555.00
13490	2241 - Gannett New York-New Jersey LocaliQ	PO 16851 Legal Ads 2025	29.51	29.51
13491	2241 - Gannett New York-New Jersey LocaliQ	PO 17076 Ad - Road Department Job Vacancies 2025	300.00	300.00
13492	1380 - Garden State Labs Inc.	PO 16978 2025 Water Testing at Municipal Building	250.00	250.00
13493	171 - Green Township Seniors Club	PO 17118 2025 Budget	3,000.00	3,000.00
13494	120 - Harold E. Pellow & Associates, Inc.	PO 16781 Hunts Road	4,778.50	
		PO 16856 Twp Engineering Services 2025	362.50	
		PO 16857 Lk Tranquility Dam 2025- Operations & Ma	26.50	
		PO 17052 2024 Stormwater Assistance Grant	672.50	5,840.00
13495	188 - Home Depot Credit Services	PO 16878 Supplies, Hardware, Small Tools 2025	607.25	607.25
13496	1603 - J. Caldwell & Associates	PO 16847 Housing Agent	2,715.00	2,715.00
13497	2149 - Jefferson Recycling LLC	PO 17040 Dumpsters for Clean Communities Day 2025	1,084.00	1,084.00
13498	1632 - Laddey, Clark & Ryan LLP	PO 17110 April 2025 Legal Services	3,429.00	
		PO 17110 April 2025 Legal Services	370.50	3,799.50
13499	390 - Linda Coriston	PO 16996 Reimbursement for Medicare Part B Premiu	555.00	555.00
13500	326 - Maria C.Spiegler	PO 16997 Medicare Part B reimbursement	555.00	
		PO 16997 Medicare Part B reimbursement	555.00	1,110.00
13501	98 - NJ State Dept of Health & Senior Svs	PO 17003 Dog License fees	27.60	27.60
13502	157 - Patricia Sullivan	PO 16998 Reimbursement for Medicare Part B Premiu	555.00	
		PO 16998 Reimbursement for Medicare Part B Premiu	555.00	1,110.00
13503	2187 - Planet Networks, Inc.	PO 17085 June 2025 Internet & Phone Service	1,529.10	1,529.10
13504	2141 - Primepoint, LLC	PO 16854 Time & Labor Management Program 2025	117.50	117.50
13505	2047 - Quadient Leasing USA, Inc.	PO 17017 Lease for Postage Machine 2025	231.00	231.00
13506	418 - R&L Data Centers	PO 16853 Payroll Services 2025	314.80	314.80
13507	177 - RoNetco Supermarkets Inc.	PO 17098 Refreshments for Movies in the Park 2025	29.16	29.16
13508	1896 - SeptiCare	PO 16936 Portable Toilet Rental & Service 2025	175.00	175.00
13509	2151 - Smith's Heating & Cooling LLC	PO 16927 2025 Annual Oil Cleaning, Service & Repa	144.00	144.00
13510	123 - Staples Advantage	PO 17081 Office Supplies 2025	199.99	199.99
13511	1152 - Statewide Insurance Fund	PO 16989 Workers Compensation/All Lines Insurance	37,867.25	37,867.25
13512	624 - Suburban Propane	PO 16939 Propane-DPW Bulding Acct 2232-105941	121.89	121.89
13513	114 - Sussex County MUA	PO 16922 Solid Waste Disposal/Household 2025	3,227.12	
		PO 17047 Submission of 2024 Recycling Tonnage Rep	300.00	3,527.12
13514	1918 - Sussex Cty Economic Development Partners	PO 16963 Sussex County Economic Development Partn	200.00	200.00
13515	2009 - The Canning Group, LLC	PO 16836 QPA 1/01/2025-12/31/2025	458.33	458.33
13516	668 - Treasurer-State of New Jersey	PO 17117 2025 Stormwater Fee-NJEMS Bill ID 286569	1,050.00	1,050.00
13517	2078 - UniFirst Corporation	PO 16863 Uniform Rentals 2025	381.78	381.78
13518	499 - Variable Annuity Life Ins. Co.	PO 17103 2024 LOSAP Plan #45948	17,591.00	17,591.00
13519	1236 - W.W.Grainger Inc.	PO 16887 Supplies, Samll Tools, Hardware 2025	711.19	711.19
13520	710 - Watson Perigo Jr.	PO 17000 Medicare B reimbursement	555.00	555.00
TOTAL				116,596.14
Total to be paid from Fund 01 CURRENT FUND			111,426.54	
Total to be paid from Fund 02 FEDERAL & STATE GRANTS			2,056.50	
Total to be paid from Fund 12 ANIMAL FUND			27.60	
Total to be paid from Fund 16 AFFORDABLE HOUSING TRUST FUND			3,085.50	
			-----	
			116,596.14	

**Checks Previously Disbursed**

9999	Clearing Account (Claims)	Clearing/claims	935,619.16	4/30/2025
9999	County of Sussex - Treasury	PO# 16986 911 Dispatch - Shared Service Agre	3,083.25	5/06/2025
9999	Green Township	PO# 17067 2025 Municipal Open Space Tax	39,124.78	5/06/2025
99	State of NJ Div of Pensions/Benefit	PO# 16839 Retired - Health Insurance	9,205.13	5/07/2025
9999	State of NJ-Division of Pensions	PO# 16840 Active - Health/Dental Insurance	17,461.89	5/07/2025
9999	Green Twp Board of Education	PO# 16838 School Taxes payable	935,619.16	5/15/2025
13483	County of Sussex	PO# 17104 Application fee for Temporary Food	15.00	5/07/2025
13484	Verizon Wireless	PO# 16861 Modem-OEM 2025	38.01	5/14/2025

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

Meeting Date: 05/19/2025 For bills from 05/01/2025 to 05/15/2025

Check#	Vendor	Description	Payment	Check Total
13485	Verizon Wireless	PO# 16890 DPW CELL SERVICE 2025	395.37 5/14/2025	
			-----	
				1,940,561.75
Totals by fund				
		Previous Checks/Voids	Current Payments	Total
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Fund 01 CURRENT FUND		1,940,561.75	111,426.54	2,051,988.29
Fund 02 FEDERAL & STATE GRANTS			2,056.50	2,056.50
Fund 12 ANIMAL FUND			27.60	27.60
Fund 16 AFFORDABLE HOUSING TRUST FUND			3,085.50	3,085.50
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BILLS LIST TOTALS		1,940,561.75	116,596.14	2,057,157.89
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**RESOLUTION 2025-93**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**DEVELOPERS ESCROW TRUST (04/16/2025 to 05/13/2025)**

**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 04/16/2025 to 05/13/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: May 19, 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 May 19, 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: 05/19/2025 For bills from 04/16/2025 to 05/13/2025

Check#	Vendor	Description	Payment	Check Total
7634	1937 - Harold E. Pellow & Associates, Inc.	PO 17028 LU2309 SAKS Properties LLC	1,132.50	
		PO 17113 SE2503 Obelensky	225.00	
		PO 17114 DW2501 Cahill	157.50	
		PO 17115 DW2502 Obelensky	157.50	
		PO 17116 DW2401 Walker	60.00	1,732.50
7635	1877 - J. Caldwell & Associates	PO 17082 LU2504 Tommaso	1,080.00	
		PO 17112 LU2504 Tommaso	75.00	1,155.00
TOTAL				2,887.50
Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST		2,887.50		
		<u>2,887.50</u>		
		2,887.50		

**RESOLUTION 2025-94  
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**APPROVE ROADWAY COLLECTION BY  
GREEN TOWNSHIP VOLUNTEER FIRE DEPARTMENT  
&  
SUSSEX COUNTY FIRE POLICE ASSOCIATION**

**BE IT RESOLVED**, by the Governing Body of the Township of Green that the Restoration Committee of Green Township Fire Department and members of the Sussex County Fire Police Association are hereby permitted to conduct roadway collection for donations within Green Township at the intersection of Decker Pond Road (County Route 517) and Airport Road (County Route 603) on:

Saturday, June 21, 2025

Rain date Saturday, July 12, 2025

**BE IT FURTHER RESOLVED**, this approval is subject to 1) all individuals present executing a hold harmless and indemnification agreements approved by the Township, prior to the event; 2) review and approval by the Township's insurance advisers; and 3) Sussex County approval.

DATED: May 19, 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 May 19, 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			√			

**ORDINANCE NO. 2025-05**  
**TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NEW JERSEY**

**CAPITAL ORDINANCE FOR IMPROVEMENTS TO THE WALKING PATH  
LOCATED IN EVERGREEN PARK, BY THE TOWNSHIP OF GREEN IN  
THE COUNTY OF SUSSEX, NEW JERSEY, APPROPRIATING THE TOTAL  
OF \$103,575.00, OF WHICH \$22,575.00 IS FROM THE GENERAL CAPITAL-  
CAPITAL IMPROVEMENT FUND, AND \$81,000.00 FROM THE NEW  
JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, LOCAL  
RECREATION IMPROVEMENT GRANT**

**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 the walking path located in EverGreen Park, 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 \$103,575.00; with \$22,575.00 from monies available in the General Capital – Capital Improvement Fund, and \$81,000.00 in funding being provided by the New Jersey Department of Community Affairs, Local Recreation Improvement Grant.

**Section 2.** The improvements hereby authorized and the purpose for which said appropriation is made are for the improvement of the walking path located in EverGreen Park, 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. 2025-05  
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 May 19, 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: May 19, 2025  
ADOPTED:

ADVERTISED: May 23, 2025  
ADVERTISED:

**RESOLUTION ES2025-09**  
**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: May 19, 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 May 19, 2025.

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

**Record of Vote:**

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

**RESOLUTION 2025-95  
TOWNSHIP COMMITTEE – TOWNSHIP OF GREEN  
SUSSEX COUNTY, NEW JERSEY**

**APPOINTMENT OF PROFESSIONAL SERVICES PROVIDER**

**WHEREAS**, the Township of Green has a need to award a contract for the services of Special Litigation Counsel; and

**WHEREAS**, the Township is permitted to acquire such services through a “non-fair and open” process (as defined by N.J.S.A. 19:44A-20.7), meaning that the award is made by the Township Committee in its judgment of which provider will best serve the interests of the citizens of Green, and not by a “fair and open” process (as defined by N.J.S.A. 19:44A-20.7) such as awarding to the lowest bidder; and

**WHEREAS**, Kenneth S. Thyne, Esq. of the firm Simon Law Group, LLC, has submitted a proposal on May 15, 2025; and

**WHEREAS**, Kenneth S. Thyne, Esq. of the firm Simon Law Group, LLC, has completed and submitted the required Business Entity Disclosure Certification.

**NOW THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Green authorizes a contract with Kenneth S. Thyne, Esq. of the firm Simon Law Group, LLC, pursuant to the May 15, 2025, proposal; and

**BE IT FURTHER RESOLVED** that the Business Entity Disclosure Certification and the Determination of Value be placed on file with this resolution; and

**BE IT FURTHER RESOLVED** that notice of this contract will be published as required by law within ten days of the passage of this Resolution.

DATED: May 19, 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 the regular meeting held on May 19, 2025.

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

cc: Linda Di Lorenzo, CFO

**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			√			