

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING OCTOBER 20, 2025**

CALL TO ORDER

Mayor Raffay called the October 20, 2025, meeting of the Green Township Committee to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL: Present: James DeYoung, Margaret "Peg" Phillips, Bader Qarmout, Michael Rose, and Mayor Virginia "Ginnie" Raffay

Also present: Mark Zschack, Township Clerk; Ursula Leo, Esq., 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.

Motion: Qarmout

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:

None

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

None

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

a. *Green Township Fire Department Report - August and September 2025*

b. *Animal Control Report - September 2025*

c. *Green Township Municipal Court Monthly Cashbook Report - September 2025*

d. *Treasurer's Report - August 2025*

Rose motioned to move Consent Agenda

Seconded: Phillips

Discussion: None

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING OCTOBER 20, 2025

DISCUSSIONS:

- a. **Property Maintenance Code** - The Township Clerk reviewed the maintenance code as starting point. The Zoning Official has very few of these complaints. A discussion ensued regarding the types of complaints received and how to enforce them. The Committee would like to review ordinances that are already in place regarding specific property maintenance, as well as a review of the definitions.
- b. **State Health Benefits Increase** - A discussion ensued regarding the plan selections and the cost increase to the Township as well as the employees. There are several questions that the Township Attorney will review and provide more information for the Township Committee.

OLD BUSINESS:

- a. **Public Hearing Ordinance 2025-10** - Amending Green Township Code, Chapter 30, "Land Use Regulations", Regarding Zone R-1.5 Residential District Lot Size and Bulk Standards for Existing Developed Residential Properties, and Creating a New Zone R-1.5/0.5
Mayor Raffay opened the meeting for public comments.
There being no public comments offered, Phillips motioned to close Public Hearing and adopt the ordinance.
Seconded: Rose
Discussion: None
Upon roll call vote:
Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: None
- b. **Public Hearing Ordinance 2025-11** - Amending the Code of the Township of Green Chapter 2, Article XII, "Municipal Courts"
Mayor Raffay opened the meeting for public comments.
There being no public comments offered, Qarmout motioned to close Public Hearing and adopt the ordinance.
Seconded: Phillips
Discussion: None
Upon roll call vote:
Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: None

NEW BUSINESS:

- a. **Resolution 2025-160** - Developers Escrow Trust (08/15/2025 to 10/15/2025)
Motion: Rose
Seconded: DeYoung
Discussion: None
Upon roll call vote:
Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay
Nays: None

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING OCTOBER 20, 2025

Abstentions: None

Absent: None

b. Resolution 2025-161 - Refund Vendors Fees

Motion: Rose

Seconded: Phillips

Discussion: Qarmout clarified that the refunds are for the cancelled Green Township Day.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

c. Resolution 2025-162 - Disabled Veteran Tax Exemption - Block 6, Lot 4.05

Motion: Phillips

Seconded: DeYoung

Discussion: Qarmout clarified that taxes were prepaid at the closing, which is the reason for the refund. A brief discussion ensued concerning the legislation. Mayor Raffay suggested a letter from the Township to the representatives requesting a bill that the State must reimburse the towns the difference. A letter was sent last year; however the Township Attorney will draft a new letter to include the pilot law.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

d. Resolution 2025-163 - Halloween Parking Restrictions Shore Road and Lakeview Drive

Motion: Qarmout

Seconded: DeYoung

Discussion: Rose questioned the closure on Shore Road between Lakeview Drive to Birch Lane that was discussed at the last meeting. Rose commented that this area is extremely difficult to get through. The consensus is to leave the resolution as is and see how the closure works this year. The closure will be publicized on social media and the lake association will be notified.

Upon roll call vote:

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

Nays: None

Abstentions: None

Absent: None

e. Resolution 2025-164 - Authorize Best Practices Worksheet

Motion: Rose

Seconded: DeYoung

Discussion: Rose and Phillips asked questions regarding answers to some of the Best Practices points.

Upon roll call vote:

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING OCTOBER 20, 2025

Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: None

- f. **Resolution 2025-165** - Approve Sale Township Properties - Block 107, Lot 6 and Block 76, Lot 5
Motion: Phillips
Seconded: Qarmout
Discussion: None
Upon roll call vote:
Ayes: DeYoung, Phillips, Qarmout, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: None
- g. **Minutes ready for approval** - October 6, 2025, regular meeting and executive session
Motion: Rose
Seconded: Phillips
Discussion: None
All were in favor with an abstention from DeYoung

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

MATTERS FROM THE GOVERNING BODY:

Phillips provided no report.

DeYoung provided no report.

Qarmout commented that the newly paved roads look great, waiting on Yellow Frame to be lined and guard rails installed.

Rose also commented that the newly paved roads look great and asked when the paving of the section of Pequest Road will be completed. The Township Clerk responded that it will be looked at tomorrow with the Township Engineer.

Rose noticed that the fascia boards on the Greendell Post Office contain some gaping holes.

Rose asked if the Personnel Subcommittee could look into a standard application process for prospective employees including permissible questions to ask. Rose asked if it is permissible to review motor vehicles records. The Township Attorney recommended a third party company.

Mayor Raffay thanked the DPW for taking care of the trees that have fallen recently.

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

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING OCTOBER 20, 2025

MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS: The Superintendent of Public Works noted the following matters:

- 16 trees have recently come down throughout the town.
- Tree King will do some work throughout the Township at the end of October.
- DPW have been patching various holes and leaf blowing the storm drains.
- The new blower has been used on the trail and has been a time saver.
- The repair to the wall on Sutton and Pequest Roads has been completed.

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

Josephine Fracasso asked about the health insurance for retirees, are the retirees on Medicare and the Township is paying for their supplement or are they on the same healthcare program they had while working. Phillips responded that it is a combination of both, some instances it is a supplement to the retiree or to the former employee due to a disability. Benefits can be extended to the dependent's spouse who may not be of Medicare age.

Mayor Raffay commented that Josephine did an amazing job for the Seniors' Gala 50th celebration.

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

EXECUTIVE SESSION: Resolution ES2025-16 - Potential Litigation - Insurance Counsel
Attorney-Client Advice - Conservation Restriction Release Block 13, Lot 3.01

Mayor Raffay stated that action is not anticipated to be taken when the Committee returns to the Open Public Session.

Rose motioned to enter Executive Session at 8:06 p.m.

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 8:22 p.m.

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

Seconded: DeYoung

Discussion: None

All were in favor.

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

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING OCTOBER 20, 2025

ADJOURNMENT:

Qarmout motioned to adjourn at 8:22 p.m.

Seconded: DeYoung

Discussion: None

All were in favor.

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



Mark Zschack, RMC
Township Clerk

Date Approved: November 3, 2025

ORDINANCE NO. 2025-10
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

**AN ORDINANCE AMENDING GREEN TOWNSHIP CODE, CHAPTER 30,
"LAND USE REGULATIONS", REGARDING ZONE R-1.5 RESIDENTIAL DISTRICT LOT SIZE
AND BULK STANDARDS FOR EXISTING DEVELOPED RESIDENTIAL PROPERTIES, AND
CREATING A NEW ZONE R-1.5/0.5**

WHEREAS, the Green Township Land Use Board adopted a Master Plan Reexamination Plan, last revised February 13, 2025 ("Master Plan"), which in part recommended review of the minimum lot area and bulk standards for the R-1.5 District, related to existing developed residential properties; and

WHEREAS, the Master Plan proposed a 0.5-acre minimum lot size and revised bulk standards for existing developed residential properties in the R-1.5/0.5 Residential District, to permit improvements to existing residences in the District without triggering numerous variances; and

WHEREAS, the Green Township Committee has reviewed the Master Plan comments, and determined that the suggested changes to the R-1.5 Residential District, should be made.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Committee of the Township of Green, Sussex County, New Jersey, that Chapter 30, "Land Use Regulations" of the Code of the Township of Green, is revised as follows:

SECTION 1.

Chapter 30 "Zoning" Sections 30-4, WORDS AND PHRASES DEFINED, is amended to add the following:

THROUGH LOT

Shall mean a lot that fronts on two (2) parallel streets or that fronts on two (2) streets that do not intersect at the boundaries of the lot.

SECTION 2.

Chapter 30, Schedule of Requirements, Attachment 2, per Code Section 30-31, shall be revised as follows:

Zone	Prin. Use	Height Feet	Min. Lot Area Acres	Density/ FAR	Max Depth Feet	Width Street Line Feet	Width Setback Line Feet	Min Setbacks Feet			Max Building Coverage Percent	Imp. Cov. Percent
								FY	RY	SY		
R-1.5/0.5 (New residences)	SF	35	1.5	1 Unit/ 1.5 ac.	285	112	190	60	75	25	20	N/A
R-1.5/0.5**** (Existing residences)	SF	35	0.5	1 Unit/0.5 ac.	100	50	50	30	50	15	40	N/A

**** In the R-1.5/0.5 Zone, the 0.5 standards apply to existing residences with less than 1.5 acres only. Existing residences with 1.5 acres or more must follow 1.5 standards. New residences must follow the 1.5 standards. New subdivisions must follow the 1.5 standards.

SECTION 3.

All references to "R-1.5 Residential District" throughout the Township Code shall be replaced with "R-1.5/0.5 Residential District".

SECTION 4. Chapter 30 "Zoning" Sections 30-64 YARDS is amended to read as follows:

§ 30-64.1 Yard Requirements.

Every lot must provide front, rear and side yards as required by its zone district. All front yards must face upon a dedicated public street or a private street approved by the Planning Board. On streets less than 50 feet in width, the required front yard shall be increased by $\frac{1}{2}$ the difference between the width of the street and 50 feet. If a width greater than 50 feet is shown on an adopted Master Plan or the Official Map, the required front yard shall be increased by $\frac{1}{2}$ the difference between the width of the street and said greater width. In the R-1.5/0.5 District, the maximum additional front yard setback shall be five (5) feet.

§ 30-64.4 Corner Lots and Through Lots.

Where a lot is bounded by more than one street, the front yard setback requirement from each abutting street shall be met. On a corner lot or a through lot, the owner may select any street as the front of the lot, regardless of which direction the building faces. For corner lots, the yard opposite the front of the lot shall be considered the side yard for purposes of meeting the minimum side yard requirement. Corner lots will have two front and two side yards. For through lots, the yard opposite the front yard shall be considered the rear yard for purposes of meeting the minimum rear yard requirement.

§ 30-64.5 Accessory Structures in the R-1.5/0.5 Zone District.

Permitted accessory structures, excluding pools, may be located within the ~~front~~, side or rear yard in the R-1.5/0.5 Zone District provided that the structure is a minimum of five (5) feet from any property line. Accessory structures may be located in front of the principal structure on a lot, provided they meet or exceed the front yard setback. Pools may be located within the side or rear yards provided that they are a minimum of ten (10) feet from the property line.

SECTION 5.

All ordinances of the Township of Green, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 6.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 7.

This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

SECTION 8.

This Ordinance may be renumbered for codification purposes.

ORDINANCE NO. 2025-10
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

SECTION 9.

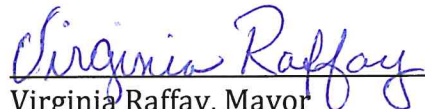
The Township Clerk is directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board and to all others entitled to notice pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance, after public hearing, the Township Clerk is further directed to publish such notice of the passage and to file a copy of this Ordinance, as finally adopted, with the Sussex County Planning Board, as required by N.J.S.A. 40:55D-16.

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: October 6, 2025
ADOPTED: October 20, 2025

ADVERTISED: October 10, 2025
ADVERTISED: October 26, 2025

ORDINANCE NO. 2025-11
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF
GREEN, CHAPTER 2, ARTICLE XII, "MUNICIPAL COURTS"**

WHEREAS, by way of Resolution 2025-156, Green Township authorized a Municipal Court Agreement with Andover Township to join in the established Andover Joint Municipal Court; and

WHEREAS, the Mayor and Committee now desire to amend Chapter 2, Article XII, "Municipal Courts" of the Code of the Township of Green, to align with required changes due to Green Township joining the established Andover Joint Municipal Court.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Committee of the Township of Green, Sussex County, New Jersey, that existing Chapter 2, Article XII, "Municipal Courts", of the Code of the Township of Green, is repealed in its entirety and replaced as follows:

SECTION 1:

Article XII. Municipal Court

§2-34.1. Creation; name; jurisdiction.

- A. Creation of Court. There has been created a Joint Municipal Court consisting of the Township of Andover, the Township of Byram, the Township of Green, Andover Borough, Stanhope Borough, and Hopatcong Borough (collectively "the six municipalities"). This Court was created by a shared services agreement, which is incorporated herein and shall be approved by and filed with the Administrative Director of the Courts.
- B. Name of Court. The name of the Joint Municipal Court shall be the "Andover Joint Municipal Court (Andover, Byram and Green Townships and Andover, Stanhope and Hopatcong Boroughs)," and it shall have a Seal bearing said name.
- C. Jurisdiction. The jurisdiction of the Andover Joint Municipal Court shall be co-extensive with the territories of the Townships of Andover, Byram, and Green and the Boroughs of Andover, Stanhope, and Hopatcong in the County of Sussex. The Court shall be under the jurisdiction of the Assignment Judge and Municipal Court Administrator for Vicinage 10, Morris/Sussex, of the Superior Court of New Jersey.

§2-34.2. Municipal Judge; powers, duties and qualifications

- A. There shall be a Joint Municipal Judge appointed by the Governor as provided by law with regard to joint municipal courts. The Municipal Judge shall serve for a term of

ORDINANCE NO. 2025-11
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

three (3) years from the date of appointment and until a successor is appointed and qualified.

- B. The Municipal Judge shall have and possess the requisite qualifications in order to serve as a Municipal Court Judge as provided by the laws of the State of New Jersey.
- C. The Municipal Judge shall faithfully carry out all of the responsibilities of a Municipal Court Judge and shall abide by all rules and regulations established for Municipal Court Judges by the Administrative Office of the Courts, the New Jersey Supreme Court and any other applicable laws and rules.

§2-34.3. Municipal Prosecutor

There shall be appointed a Municipal Prosecutor for the Joint Municipal Court who shall prosecute all cases in the Joint Municipal Court.

- A. The Municipal Prosecutor shall be appointed annually by Andover Township at the same time and in the same manner as other annual appointments are customarily made and shall continue to serve until a successor is duly appointed and qualified.
- B. The Municipal Prosecutor shall serve at the will of Andover Township, which service may be terminated upon 30 days' written notice.
- C. Qualifications for the position of Prosecutor are that the appointee shall be a duly licensed attorney at law of New Jersey, in good standing, and shall remain so throughout the term of service.
- D. There shall also be appointed by Andover Township an Alternate Municipal Court Prosecutor, whose duties shall be the same as the Municipal Prosecutor's, but who shall act as Municipal Prosecutor only in the event the Municipal Prosecutor is absent or unavailable, or in the event the Municipal Prosecutor is unable to represent the Township as a result of a conflict of interest. All provisions and references to Municipal Prosecutor in this chapter shall apply to the Alternate Municipal Prosecutor in all respects. In the event that the Municipal Prosecutor is absent, unavailable or unable to represent the Township due to a conflict of interest, the Municipal Prosecutor shall promptly notify the Municipal Court Administrator of such circumstances, and the matter shall then be reassigned or transferred to the Alternate Municipal Prosecutor, through the office of the Municipal Court Administrator.

§2-34.4. Municipal Court Administrator

There shall be an Administrator of the Andover Joint Municipal Court who shall perform the functions and duties prescribed for the Administrator by law, by the rules applicable to

ORDINANCE NO. 2025-11
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

municipal courts and by the Municipal Court Judge. The compensation of the Administrator shall be determined by Andover Township. The duties of the Municipal Court Administrator shall include, but are not limited to:

- A. Carrying out the rules, regulations, policies and procedures relating to the operation of the Court.
- B. Interviewing and speaking to persons wishing to file criminal complaints or wishing information in that regard; receiving complaints and dispensing information relative to Court matters.
- C. Maintaining the financial records of the Court.
- D. Attending Court sessions; recording pleas, judgments, and dispositions; arranging trial calendars, signing court documents; preparing and issuing warrants and commitments.
- E. Taking and preparing bail bonds, recognizances and security in lieu thereof; making inquiry concerning their sufficiency and equity; receiving and accounting for fines and costs;
- F. Interviewing persons on informal Police Court matters to determine if there is a basis for formal action and, if necessary, issuing summonses requiring Court appearances, maintaining and classifying records and files.
- G. Maintaining, forwarding, receiving and reporting such records, reports and files as are required by the State Director of Motor Vehicles.
- H. Making a yearly report to the Township Committee.
- I. Performing all other duties required by law.

§2-34.5. Deputy Municipal Court Administrator

There shall be a Deputy Administrator of the Andover Joint Municipal Court who shall perform the functions and duties prescribed by law, by the rules applicable to municipal courts and by the Municipal Court Judge. The Deputy Administrator shall be appointed in accordance with the applicable Court rules. The compensation of the Deputy Administrator shall be determined by Andover Township.

§2-34.6. Municipal Public Defender; Conflict Public Defender

The Township of Andover shall, by resolution, annually appoint a Public Defender to serve within the Andover Joint Municipal Court. The Public Defender shall be compensated as determined by the Township of Andover. It shall be the Municipal Public Defender's duties

ORDINANCE NO. 2025-11
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

to represent eligible, indigent defendants, in proceedings over which the Andover Joint Municipal Court has jurisdiction.

- A. Qualifications. The Municipal Public Defender shall be an attorney at law of the State of New Jersey in good standing. The Municipal Public Defender need not be a resident of the Township and may hold the same title in one or more Municipal Courts. The Municipal Public Defender may represent private clients in this and any other municipality, subject to the Rules of Court governing the conduct of lawyers, judges and court personnel.
- B. Term. The Municipal Public Defender shall serve for a term of one year from the date of his or her appointment and may continue to serve in office pending reappointment of a successor. The Municipal Public Defender shall be removed by the governing body of a municipality for good cause shown and after a public hearing, upon due notice with an opportunity to be heard. Failure to reappoint a Municipal Public Defender shall not constitute a removal from office.
- C. Salary. Remuneration for the position of Municipal Public Defender and Conflict Public Defender shall be fixed by ordinance.
- D. Duties. The Municipal Public Defender shall represent defendants who meet the eligibility requirements set forth below. The Municipal Public Defender shall be responsible for handling all phases of the defense, including but not limited to discovery, pretrial and post-trial hearings, motions, removals to Federal District Court and other collateral functions. Duties of the Public Defender shall not include de novo appeals in Superior Court.
- E. Eligibility for services. To be eligible for the services of the Municipal Public Defender, a defendant must:
 - (1) Be charged with a crime as specified in N.J.S.A. § 2B:12-18; or
 - (2) Be charged with an offense of which there is a likelihood, in the opinion of the Municipal Court, that the defendant, if convicted, will be subject to imprisonment or other consequence of magnitude; and
 - (3) Meet the financial eligibility requirements, in the opinion of the Municipal Court, as set forth in N.J.S.A. § 2A:158A-14 and guidelines promulgated by the New Jersey Supreme Court; and
 - (4) Provide all necessary applications, releases and authorizations, and documents.

ORDINANCE NO. 2025-11
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

- (5) Pay an application fee of \$200. This fee may be waived or reduced by the Municipal Court upon clear and convincing proof that the fee is an unreasonable burden upon the applicant. Said fee maybe paid over time, not to exceed four months.
- (6) In the event that the Municipal Court cannot determine eligibility before the time when the first services are to be rendered, the Municipal Court shall refer the defendant to the Municipal Public Defender provisionally. If it is later determined that the defendant is ineligible, or if it is determined that the initial determination was erroneous, the Court shall inform the defendant, and the defendant shall be obliged to engage his own counsel and to reimburse the municipality for the cost of the services rendered.

F. Juvenile Defendants.

- (1) In the event the defendant is under the age of 18 years, the eligibility for service shall be determined on the basis of the financial circumstances of the individual and the individual's parents or legal guardian.
- (2) The Municipal Court shall be entitled to recover the cost of legal services from the parents or legal guardian and shall have the authority to require parents or legal guardians to execute and deliver any authorizations required to determine eligibility.

G. Municipal responsibilities and reimbursements.

- (1) The municipality shall be responsible for payment of all necessary services of representation as determined by the Court. The factors of need and real value to a defendant may be weighed against the financial constraints of the municipality in determining the necessary services.
- (2) The municipality shall have a lien on any property to which the defendant shall have or acquire an interest up to the amount of the reasonable value of the services rendered to a defendant. To effectuate such lien, the Municipal Attorney shall file a notice, setting forth the services rendered to the defendant and the reasonable value thereof, with the Clerk of the Superior Court. Within 10 days of said filing, the Municipal Attorney shall send a copy of the notice, with a statement of the date of the filing, to the defendant by certified mail to the defendant's last known address. The filing of the notice shall constitute a lien for a period of 10 years from the date of filing and shall have the priority of a judgment.
- (3) The Municipal Attorney may do all things necessary to collect any money due to the municipality for reimbursement for services rendered by the Municipal

ORDINANCE NO. 2025-11
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

Public Defender, including remedies available for recovery of a civil judgment, counsel fees and costs.

- (4) All application fees collected shall be deposited in a dedicated fund administered by the Treasurer of the municipality and shall be used exclusively to meet the costs incurred in providing the services of a Municipal Public Defender.

H. There shall also be appointed by Andover Township a Conflict Public Defender, whose duties shall be the same as the Public Defender's but who shall act as Public Defender only in the event the Public Defender is absent or unavailable or in the event the Public Defender is unable to represent an eligible defendant as a result of a conflict of interest. All provisions and references to Municipal Public Defender in this chapter shall apply to the Conflict Public Defender in all respects. In the event that the Municipal Public Defender is absent, unavailable or unable to represent an eligible defendant due to a conflict of interest, the Municipal Public Defender shall promptly notify the Municipal Court Administrator of such circumstances and the matter shall then be reassigned or transferred to the Conflict Public Defender, through the office of the Municipal Court Administrator.

§2-34.7. Auditor

The auditor appointed by Andover Township shall act as the auditor for the Andover Joint Municipal Court. The auditor shall perform a yearly audit of the Andover Joint Municipal Court, which audit shall be prepared generally in accordance with the requirements of the Local Fiscal Affairs Law, N.J.S.A. 40A:5-1, et seq. A copy of the complete audit shall be supplied to each participating municipality by September 1 of each year.

§2-34.8. Additional Court personnel

The Township of Andover shall hereafter, by resolution, have the power to designate such other persons as may be required to serve as clerks, staff and other officers thereof and to establish compensation to be paid to the respective persons to manage and run the day-to-day operations of the Joint Municipal Court. Compensation thereof shall be in accordance with the salary ordinance adopted annually by the Township of Andover.

§2-34.9. Withdrawal by member municipality

The members of the Andover Joint Municipal Court established by this article are the Township of Andover, Township of Byram, Township of Green, Borough of Stanhope, Borough of Hopatcong and Borough of Andover. Collectively, the Township of Andover, Township of Byram, Township of Green, Borough of Stanhope, Borough of Hopatcong and Borough of Andover shall be referred to as members. Any member of the Andover Joint Municipal Court may withdraw by complying with the provisions of the shared services

ORDINANCE NO. 2025-11
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

agreement amongst the members identified in § 2-34.1.A above or such subsequent agreements or amendments then existing and in effect.

§2-34.10. Contributions and compensation

- A. The Township of Byram, the Township of Green, the Borough of Stanhope, the Borough of Hopatcong, and the Borough of Andover shall pay the Township of Andover a fee in accordance with the shared services agreement then existing between the parties.
- B. The Township of Andover shall remit fines and levies collected for infractions occurring in the Township of Byram, the Township of Green, Stanhope Borough, Hopatcong Borough, and Andover Borough to the applicable municipality on at least a monthly basis or as set forth in the agreement amongst the municipalities.

§2-34.11. Joint Court Committee

A Joint Municipal Court Committee shall be formed for the Joint Municipal Court (Andover, Byram, and Green Townships, and Andover, Hopatcong, and Stanhope Boroughs), consisting of the Administrators of each member municipality, the Joint Municipal Court Liaison for each member municipality and the Court Administrator. In those municipalities that do not have an Administrator, the Clerk shall serve as the Committee member.

SECTION 2 - SEVERABILITY

If any provision of this Ordinance or the application of this Ordinance to any person or circumstances is held invalid, the remainder of this Ordinance shall not be affected and shall remain in full force and effect.

SECTION 3 - REPEALER

All ordinances or parts of ordinances or resolutions that are inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

SECTION 4: EFFECTIVE DATE

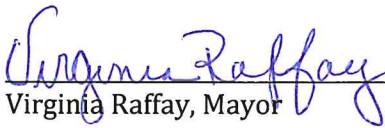
This Ordinance shall take effect immediately upon adoption and publication in accordance with law.

ATTEST:



Mark Zschack, RMC, Township Clerk

TOWNSHIP OF GREEN,



Virginia Raffay, Mayor

ORDINANCE NO. 2025-11
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

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: October 6, 2025
ADOPTED: October 20, 2025

ADVERTISED: October 10, 2025
ADVERTISED: October 26, 2025

RESOLUTION 2025-160
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

DEVELOPERS ESCROW TRUST (08/15/2025 to 10/15/2025)

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 08/15/2025 to 10/15/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: October 20, 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 October 20, 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: 10/20/2025 For bills from 08/15/2025 to 10/15/2025

Check#	Vendor	Description	Payment	Check Total
7650	1908 - BRADY & CORREALE, LLP	PO 16785 LU2423 Obolensky	92.50	
		PO 17054 LU2309 Saks Properties, LLC	145.75	238.25
7651	1937 - HAROLD E. FELLOW & ASSOCIATES, INC.	PO 17175 RO2505 Elizabethtown Gas	507.50	
		PO 17184 DW2506 Ashley	72.50	
		PO 17255 RO2508 Elizabethtown Gas-Maple Lane Rd	483.75	
		PO 17256 SE2509 Hontz	335.00	
		PO 17257 RO2510 Elizabethtown Gas 47/12	257.50	1,656.25
TOTAL				1,894.50
Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST		1,894.50		
		1,894.50		

**RESOLUTION 2025-161
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

REFUND VENDOR FEES

WHEREAS, the attached requests have been received for the refund of vendor fees for the cancelation of Green Township Day on September 6, 2025;

WHEREAS, the applications mentioned below have proceeded according to approvals granted;

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 vendor fees:

<u>NAME AND ADDRESS</u>	<u>AMOUNT</u>
Kasey Bryson – 15 Ice Plant Road, Lafayette, NJ 07848	\$10.00
Rachel Candido – 90 State Route 15, Lafayette, NJ 07848	\$10.00
Doreen Johnson – 318 W. Baldwin Street, Hackettstown, NJ 07840	\$10.00
Margo Johnson – 284 Main Street, Hackettstown, NJ 07840	\$10.00
Pricilla McCarthy – 7 Old Forge Lane, Andover, NJ 07821	\$10.00
Eileen Fajvan - 95 Wintermute Road, Newton, NJ 07860	\$10.00
Planet Networks – 4 Park Place, Newton, NJ 07860	\$10.00
Eliana Casqueira – 16 Wantage Avenue, Branchville, NJ 07826	\$10.00
Madison Rhine – 8 Old Forge Lane, Andover, NJ 07821	\$10.00
Melinda Angel – 78 Tamarack Road, Byram, NJ 07821	\$10.00
Martha Evans – 5 Old Stagecoach Road, Byram, NJ 07821	\$10.00
Crystal Bockbrader – 145 Creek Road, Andover, NJ 07821	\$10.00
Nine Ten Customs – 30 Creek Road, Andover, NJ 07821	\$10.00
Amy-Sue Grubow – 34 Tinc Road, Flanders, NJ 07836	\$10.00
Michael Mills – 79 Quenby Mountain Road, Great Meadows, NJ 07838	\$20.00

DATED: October 20, 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 October 20, 2025.



Mark Zschack, RMC, Township Clerk

cc: Kim Mantz, Recreation Secretary
Linda Di Lorenzo, CMFO

Record of Vote:

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

**RESOLUTION 2025-162
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING CANCELLATION OF TAXES FOR 100% PERMANENTLY AND
TOTALLY DISABLED VETERAN, BLOCK 6, LOT 4.05**

WHEREAS, Edward Bertone, who resides at and is the assessed owner of certain real estate in the Township of Green, County of Sussex, State of New Jersey known as Block 6, Lot 4.05 located at 75 Wolfs Corner Road was declared a 100% Permanently and Totally Disabled Veteran; and

WHEREAS, Edward Bertone has applied for and been granted the status of 100% Permanently and Totally Disabled Veteran by the United States Veteran's Administration as of July 26, 2024; and

WHEREAS, the Green Township Tax Assessor received the application on October 6, 2025, and has confirmed Edward Bertone is qualified to receive said exemption effective October 6, 2025; and

WHEREAS, pursuant to N.J.S.A. 54:4-3.30, any such disabled veteran is entitled to tax exempt status for their home; and

WHEREAS, per Township of Green Ordinance 2022-07:

2-65 100% Disabled Veterans Tax Refund.

For a veteran, or his or her surviving spouse or domestic partner, entitled to exemption under N.J.S.A. 54:4-3.30, after a formal written request for refund of property taxes, submitted to the Township Tax Assessor with all required documentation, including the Total Disability Termination Letter issued by the United States Department of Veterans Affairs, the Township Committee, by appropriate resolution, shall refund taxes previously paid only for the period of time commencing on the date that the fully completed disabled veteran tax exemption application, with all required documentation is filed with the Tax Assessor by the veteran, or his surviving spouse or domestic partner, was received by the Township Tax Assessor.

No further or additional refund of taxes shall be permitted, regardless of the date of the disability of the veteran as determined by the United States Department of Veterans Affairs.

RESOLUTION 2025-162
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey, that the property known as 75 Wolfs Corner Road, Block 6, Lot 4.05 is hereby exempt from taxation since the property owner, Edward Bertone, is a 100% Permanently and Totally Disabled Veteran, and any property taxes on said property paid after October 6, 2025, shall be cancelled from the 2025 tax billing and authorize a refund to Edward Bertone totaling \$4,108.64 of previously paid 2025 property taxes. In addition, \$8,284.18 shall be cancelled for the first half of the year 2026.

DATED: October 20, 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 October 20, 2025.



Mark Zschack, RMC, Township Clerk

cc: Karen Ferrone, Tax Collector
Linda Di Lorenzo, CFO
Penny Holenstein, Tax Assessor

Record of Vote:

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

RESOLUTION 2025-163
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

**RESOLUTION TEMPORARILY PROHIBITING PARKING ON PORTIONS OF SHORE ROAD AND
LAKEVIEW DRIVE FOR HALLOWEEN 2025**

WHEREAS, the Township Committee of the Township of Green received a request to address the many children and increased traffic on Halloween in Lake Tranquility; and

WHEREAS, the Township Committee recognizes that Halloween festivities on October 31st result in significantly increased pedestrian traffic upon certain roads in Lake Tranquility; and

WHEREAS, the Township Committee finds that restricting certain parking along designated roadways in Lake Tranquility will allow for emergency vehicle access and safe pedestrian movement.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Green, in the County of Sussex and State of New Jersey that parking shall be prohibited on the following streets on Friday, October 31, 2025, between the hours of 6:00 p.m. and 9:00 p.m.:

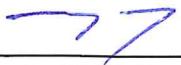
1. No parking on lake-side of Shore Road, between Lakeview Drive and Scenic Drive;
2. No parking on lake-side of Lakeview Drive, between Decker Pond Road and Forest Road;

BE IT FURTHER RESOLVED that appropriate signage shall be provided by the Township prior to 6:00 p.m. on October 31, 2025; and

BE IT FURTHER RESOLVED that this temporary restriction is enacted solely for public safety purposes in connection with Halloween activities and shall expire at the conclusion of the specified time period.

DATED: October 20, 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 October 20, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION 2025-164
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BEST PRACTICE WORKSHEET

WHEREAS, The State's Fiscal Year 2026 Appropriations Act (P.L. 2017, c.99) requires the Division of Local Government Services to determine whether some portion of a municipality's CMPTRA and ETR aid will be withheld based on the results of a Best Practices Inventory to be completed by each municipality; and

WHEREAS, the inventory encourages municipalities to embrace practices that promote financial accountability, sound management and transparency; and

WHEREAS, the Green Township Chief Financial Officer and Municipal Clerk have completed the CY 2025 Best Practice Spreadsheet.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Green, County of Sussex, State of New Jersey, does hereby accept the Best Practice Worksheet prepared by the Chief Financial Officer and authorize the Municipal Clerk to certify the worksheet for transmittal to Trenton.

DATED: October 20, 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 October 20, 2025.



Mark Zschack, RMC, Township Clerk

cc: Linda Di Lorenzo, CFO

Record of Vote:

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

RESOLUTION 2025-165
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

RESOLUTION APPROVING THE SALE OF TWO (2) TOWNSHIP PROPERTIES,
BLOCK 107, LOT 6 AND BLOCK 76, LOT 5

WHEREAS, the Township of Green conducted a sale of undersized lots owned by the Township of Green and no longer needed for public use on October 6, 2025, pursuant to Ordinance 2025-08; and

WHEREAS, the Township received winning bids for the two (2) properties as follows:

Block 107, Lot 6, bid by Nicole Rizzolo - \$15,000.00

Block 76, Lot 5, bid by Brett Estelle - \$20,000.00

NOW, THEREFORE BE IT RESOLVED, by the Green Township Committee that the following property sales are hereby approved:

Block 107, Lot 6, bid by Nicole Rizzolo - \$15,000.00

Block 76, Lot 5, bid by Brett Estelle - \$20,000.00

BE IT FURTHER RESOLVED, upon each bidder's payment of the balance of the purchase price along with the fees and costs provided for in Ordinance 2025-08, as applicable, and their compliance with all requirements of Ordinance 2025-08, as applicable, the Mayor and the Township Clerk are authorized to sign the Quit Claim Deeds and such other documents, if any, for the two (2) properties being sold.

BE IT FURTHER RESOLVED that all terms and conditions contained in Ordinance 2025-08, authorizing the sale are hereby incorporated into this resolution by reference.

This resolution shall take effect immediately.

DATED: October 20, 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 October 20, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

RESOLUTION ES2025-16
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;

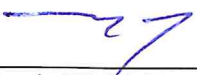
NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green, County of Sussex, State of New Jersey as follows:

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: October 20, 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 October 20, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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