

GREEN TOWNSHIP COMMITTEE
MARCH 20, 2017

CALL TO ORDER

Mayor Phillips called the March 20, 2017, meeting of the Green Township Committee to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL: Present: Mr. James Chirip, Mr. Daniel Conkling, Mr. Bader Qarmout, Mrs. Ginnie Raffay, and Mayor Peg Phillips

Also present: Mr. Mark Zschack, Clerk/Administrator; Mrs. Ursula Leo, Township Attorney; and Mrs. Patty DeClesis, Deputy Clerk

EXECUTIVE SESSION: Resolution ES2017-04 – Potential Litigation

Mr. Conkling motioned to enter Executive Session at 6:31 p.m.

Seconded: Mr. Chirip

Discussion: None

All were in favor.

Mr. Qarmout motioned to adjourn Executive Session at 7:22 p.m.

Seconded: Mrs. Raffay

Discussion: None

All were in favor.

The Committee returned to Public Session at 7:22 p.m.

DISCUSSIONS:

- a. **Expansion of Non-Residential Zones** – The Township Committee requested the Township Planner review the existing non-residential zones to determine if areas exist where non-residential zones. Ms. Jessica Caldwell, Township Planner reviewed the map of proposed commercial zones with the Committee and answered their question. The next step is to have the Land Use Board reexamine the Master Plan and update the Land Use element of the Master Plan.

Mrs. Raffay motioned to send the proposal to the Land Use Board for their consideration.

Seconded: Mr. Chirip

Discussion: None

All were in favor.

CONSENT AGENDA:

1. RESOLUTIONS:

- a. Resolution 2017-54 - Proclaiming April to be National Child Abuse Prevention Month
- b. Resolution 2017-55 - Red Light Permit for Michael Rose
- c. Resolution 2017-56 - Blue Light Permit for William O'Keefe

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

None

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

1. Construction Permit Fee Log Report for February 1-28, 2017
2. Trinca Airport - March 3, 2017
3. Tax Collector - January and February 2017 Revised Reports
4. Sussex County Agriculture Development Board Minutes - January 17, 2017

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5. Sussex County Department of Environmental & Public Health Services - January 1-31, 2017

4. APPLICATIONS: (Approval of the Following)

None

5. MINUTES:

Minutes ready for approval – March 6, 2017, regular and executive sessions

Mr. Chirip motioned to approve the Consent Agenda

Seconded: Mr. Conkling

Discussion: None

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	X			
Mr. Conkling	X			
Mr. Qarmout	X			
Mrs. Raffay	X			
Mrs. Phillips	X			

OLD BUSINESS:

- a. Ordinance 2017-02 – To Amend Chapter XXX of the Revised General Ordinances of the Township of Green, Being the Land Use Regulations Chapter, For the Purpose of Revising and Updating the Township's Land Use Regulations (Public Hearing)

Mayor Phillips opened the meeting for public comments.

There being no public comments, Mr. Chirip motioned to close public hearing and adopt the ordinance.

Seconded: Mr. Conkling

Discussion: None

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	X			
Mr. Conkling	X			
Mr. Qarmout	X			
Mrs. Raffay	X			
Mrs. Phillips	X			

- b. Ordinance 2017-03 – Amending and Supplementing the Land Use Application Fees to Now Be Included in Chapter VIII "Fees" of the Code of the Township of Green (Public Hearing)

Mayor Phillips open the meeting for public comments.

There being no public comments, Mr. Conkling motioned to close public hearing and adopt the ordinance.

Seconded: Mr. Chirip

Discussion: None

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	X			
Mr. Conkling	X			
Mr. Qarmout	X			
Mrs. Raffay	X			
Mrs. Phillips	X			

NEW BUSINESS:

- a. Resolution 2017-53 - Authorizing the Township of Green to Enter Into a Shared Services Agreement with the County of Sussex for a Joint Project to Improve Sight Lines at the Intersection of County Route 517 and Scenic Drive

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Motion: Mr. Conkling
 Seconded: Mrs. Raffay
 Discussion: None

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	X			
Mr. Conkling	X			
Mr. Qarmout	X			
Mrs. Raffay	X			
Mrs. Phillips	X			

b. Resolution 2017-58 – Bills List (02/15/2017 to 03/15/2017)

Motion: Mr. Qarmout
 Seconded: Mrs. Raffay
 Discussion: None

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	X			
Mr. Conkling	X			
Mr. Qarmout	X			
Mrs. Raffay	X			
Mrs. Phillips	X			

c. Resolution 2017-59 – Developers Escrow Trust (02/15/2017 to 03/13/2017)

Motion: Mr. Conkling
 Seconded: Mr. Chirip
 Discussion: None

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	X			
Mr. Conkling	X			
Mr. Qarmout	X			
Mrs. Raffay	X			
Mrs. Phillips	X			

d. Ordinance 2017-04 – Establishing an Electric and/or Natural Gas Aggregation Program (Introduction)

Mr. Chirip motioned to introduce the ordinance and move to public hearing on April 3, 2017.

Seconded: Mr. Conkling

Discussion: Mr. Qarmout asked for clarification that the ordinance is related to the presentation on the Program made at the last meeting. Mayor Phillips explained that in order to begin the process the Township Committee needs to adopt an ordinance. The public outreach will be held on Wednesday, March 22, 2017, that will allow the Committee to hear the public's opinion of the program. Mr. Qarmout informed the Township Attorney that he has known Ms. Wendy Molner of Concord Energy Services for many years and is concerned there might be a conflict. The Township Attorney advised Mr. Qarmout that if he felt that if he can be impartial, that it is not an automatic disqualification.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	X			
Mr. Conkling	X			
Mr. Qarmout	X			
Mrs. Raffay	X			
Mrs. Phillips	X			

MATTERS FROM THE GOVERNING BODY: Mr. Conkling informed the Committee that the Technical Review Committee (TRC) heard a preliminary application on a residential 44 acre property. The applicant is in contract with an entity that does voluntary drug and alcohol rehabilitation.

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

- The Personnel Committee has begun the interview process for a new laborer in the Road Department. A few interviews were conducted tonight and four more are scheduled for tomorrow night.
- The Public Information Session concerning the NJ Government Energy Aggregation Program will be held this Wednesday March 22 at 7:30 pm here in the Municipal Building. The Green Township Committee wants the residents' feedback and opinions concerning this program and all are encouraged to attend.
- The Natural Gas Survey, from Elizabethtown Gas, should have been received by all Township residents. The possibility of Elizabethtown supplying natural gas to the Township could rely on this survey. Once again, the Township Committee urges all residents to fill out and return the survey to the gas company.

MATTERS FROM THE TOWNSHIP ATTORNEY: None

MATTERS FROM THE MUNICIPAL DEPARTMENT HEAD: Not in attendance.

PUBLIC COMMENTS AND/OR QUESTIONS:

Mrs. Josephine Fracasso, 111 Hibler Road – asked for clarification on one of the properties mentioned by Ms. Caldwell. Mrs. Fracasso thanked the Road Department for clearing the Township roads during the recent snowstorm but was concerned about an issue with plowing one of the neighborhoods. Mr. Zschack informed Mrs. Fracasso that two Township vehicles broke down during the snowstorm. There were also whiteout conditions that made it too dangerous.

Mayor Phillips thanked Mrs. Fracasso for recognizing the Road Department.

ADJOURNMENT:

Mr. Chirip motioned to adjourn at 817: p.m.

Seconded: Mr. Qarmout

Discussion: None

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	X			
Mr. Conkling	X			
Mr. Kurzeja	X			
Mr. Qarmout	X			
Mrs. Phillips	X			

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



Mark Zschack, RMC
Clerk/Administrator

Date Approved; April 3, 2017

RESOLUTION ES 2017-04
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 ☐ 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: March 20, 2017

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 March 20, 2017.



Mark Zschack, Township Clerk

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip		✓	✓			
Mr. Conkling	✓		✓			
Mr. Qarmout			✓			
Mrs. Raffay			✓			
Mrs. Phillips			✓			

**RESOLUTION 2017-54
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

APRIL IS CHILD ABUSE PREVENTION MONTH PROCLAMATION

WHEREAS, child abuse and neglect is a complex and ongoing problem in our society, affecting many children in Sussex County; and

WHEREAS, every child is entitled to be loved, cared for, nurtured, feel secure and be free from verbal, sexual, emotional and physical abuse, and neglect; and

WHEREAS, child abuse and neglect not only directly harm children, but also increase the likelihood of criminal behavior, substance abuse, health problems, and risky behavior;

WHEREAS, the effects of child abuse are felt by communities as a whole, and need to be addressed by the entire community;

WHEREAS, effective child abuse prevention programs succeed because of partnerships among families, social service agencies, schools, religious and civic organizations, law enforcement agencies, and the business community;

NOW THEREFORE BE IT RESOLVED, that Green Township does proclaim April as Child Abuse Prevention Month, and calls upon all citizens, community agencies, faith groups, medical facilities, and businesses to increase their participation in our efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

DATED: March 20, 2017

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 March 20, 2017.



Mark Zschack, Clerk/Administrator

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	√		√			
Mr. Conkling		√	√			
Mr. Qarmout			√			
Mrs. Raffay			√			
Mrs. Phillips			√			

RESOLUTION 2017-55
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BE IT RESOLVED THAT THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN, COUNTY OF SUSSEX AND STATE OF NEW JERSEY grants Michael Rose permission to obtain a red light permit for the purpose of responding to emergency calls on behalf of the Green Township Volunteer Fire Department.

DATED: March 20, 2017

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 March 20, 2017.



Mark Zschack, Clerk/Administrator

cc: Chief Tom Charles

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	√		√			
Mr. Conkling		√	√			
Mr. Qarmout			√			
Mrs. Raffay			√			
Mrs. Phillips			√			

RESOLUTION 2017-56
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BE IT RESOLVED THAT THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN, COUNTY OF SUSSEX AND STATE OF NEW JERSEY grants William O'Keefe permission to obtain a blue light permit for the purpose of responding to emergency calls on behalf of the Green Township Volunteer Fire Department.

DATED: March 20, 2017

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 March 20, 2017.



Mark Zschack, Clerk/Administrator

cc: Chief Tom Charles

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	√		√			
Mr. Conkling		√	√			
Mr. Qarmout			√			
Mrs. Raffay			√			
Mrs. Phillips			√			

ORDINANCE NO. 2017-02
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

ORDINANCE ADOPTED BY SUMMARY

**AN ORDINANCE TO AMEND CHAPTER XXX OF THE REVISED
GENERAL ORDINANCES OF THE TOWNSHIP OF GREEN,
BEING THE LAND USE REGULATIONS CHAPTER, FOR THE PURPOSE
OF REVISING AND UPDATING THE TOWNSHIP'S LAND USE REGULATIONS**

BE IT ORDAINED by the Township Committee of the Township of Green as follows:

SECTION 1: Chapter XXX of the Revised General Ordinances of the Township of Green shall be and is hereby amended as hereinafter set forth. Said Ordinance being in excess of six typed pages of ordinary print is proposed to be enacted without publication in full pursuant to the provisions of N.J.S.A. 40:49-2.1.

SECTION 2: The principal changes effected by said ordinance are as follows:

- A. All references to the Zoning Board of Adjustment have been deleted as the Planning Board has assumed all of the functions of the Zoning Board pursuant to N.J.S.A. 40:55D-25C(1) and Ordinance 2015-06.
- B. The establishment of a Technical Review Committee to review all applications for development to:
 - 1. determine compliance with the Township's zoning requirements, development regulations and design standards;
 - 2. make recommendations on the design and technical aspects of the application;
 - 3. review waiver requests and certify whether an application is complete and ready for a public hearing.
- C. The site plan design standards ordinance section has been revised to streamline the design standards.
- D. The ordinance has been revised to eliminate redundancies and inconsistencies in the ordinance created over time.
- E. The definitions section of the ordinance has been updated and new definitions added.
- F. The COAH growth share ordinance has been deleted.
- G. The development application checklists ordinance section has been revised.
- H. The ordinance has been updated for consistency with current Municipal Land Use Law.
- I. The ordinance section regarding testing requirements for Karst soils in the Environmental Impact Statement requirements has been updated.
- J. The ordinance section regarding uses in the commercial zoning districts has been revised.

ORDINANCE NO. 2017-02
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

- K. The zoning schedule has been revised to clarify Floor Area Ratios (FAR) and density requirements.
- L. Establishing a single checklist for all land development applications.
- M. Transferring the schedule of land development application fees and escrows to Chapter VIII "Fees" of the Township Code.

SECTION 3: At least three copies of said full ordinance are on file in the office of the municipal clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

SECTION 4: This ordinance shall take effect after publication and passage according to law.

SECTION 5: The Township Clerk is hereby 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 thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of this ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:55D-16 and with the Township Tax Assessor.

ATTEST:



Mark Zschack, Clerk/Administrator



Margaret "Peg" Phillips, Mayor

Record of Vote – Introduction:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	√		√			
Mr. Conkling		√	√			
Mr. Qarmout						√
Mrs. Raffay			√			
Mrs. Phillips			√			

Record of Vote – Adoption:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	√		√			
Mr. Conkling		√	√			
Mr. Qarmout			√			
Mrs. Raffay			√			
Mrs. Phillips			√			

INTRODUCED: January 18, 2017

ADVERTISED INTRODUCTION: January 24, 2017

PUBLIC HEARING: February 22, 2017

ADOPTED: March 20, 2017

ADVERTISED ADOPTION: March 23, 2017

ORDINANCE NO. 2017-03
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE LAND
USE APPLICATION FEES TO NOW BE INCLUDED IN
CHAPTER VIII "FEES" OF THE
CODE OF THE TOWNSHIP OF GREEN**

BE IT ORDAINED by the Township Committee of the Township of Green as follows:

SECTION 1: Article V of Chapter XIII "Fees" of the Code of the Township of Green is hereby repealed in its entirety.

SECTION 2: There is hereby established the following Land Use Development Fees to be new Article V of Chapter XIII "Fees" of the Code of the Township of Green to read as follows:

ARTICLE V

Land Use & Development, Chapter XXX and Soil Erosion and Sediment Control, Chapter XXVI

8-51 GENERAL

- A. Application fees and deposits for technical review shall be paid by every applicant for development within the Township of Green pursuant to N.J.S.A. 40:55D-1 et seq. Every application for development that includes a requirement for a deposit of funds to cover the cost of technical review shall be accompanied by two separate checks payable to the Township of Green: one for the application fees and the other for technical review fees. The Technical Review fees shall be deposited into an escrow account. Fees shall be paid by the applicant in accordance with the schedule in Sections 8-56 through 8-65 of this Chapter as follows.
- B. No application shall be deemed complete until and unless application fees and technical review fees are submitted in the amounts set forth in the schedules below.
- C. Permits, when required, shall not be issued until and unless the appropriate application fees and technical review fees are submitted in the amount set forth in the schedules below.
- D. All fees (application and technical review) are cumulative.
- E. It shall be understood that any application fees or technical review fees in Sections 8-56 through 8-65 of this Chapter that reference a per unit(s) fee (ex. Per 1000 sq. ft.) shall include by reference here "or fraction thereof."
- F. Application fees and technical review fees shall be applied and processed in accordance with N.J.S.A. 40:55D-1 et seq.

8-52 APPLICATION FEES

- A. Applicants shall pay application fees in accordance with the schedules below.
- B. No application shall be considered complete until application fees in the amounts set forth below are received by the municipality.
- C. Application fees shall be non-refundable.
- D. Application fees are used to cover, in part, the administrative costs associated with the Board in addition to defraying the cost of tuition for those persons required to take the course in land use law and planning.

8-53 TECHNICAL REVIEW / INSPECTION / BOND (ESCROW) FEES

- A. Applicants shall pay technical review fees in accordance with the schedules below.
- B. Technical review fees shall be used to pay fees incurred for the technical review of an application by the Township Engineer, Planner, Attorneys and any other professional expert or consultant whose review, study, research and reports and/or testimony is deemed necessary by the municipal

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TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

agency in order to assure compliance with State and Township laws, ordinances, rules and regulations.

- C. Technical review fees shall be calculated in accordance with the actual time required for review at rates consistent with the professional's contract with the Township.
- D. Each deposit for technical review fees shall be held in escrow by the Township in an account separate from the general funds of the Township.
- E. All interest earned on any account shall be retained in the account until paid over as hereinafter provided.
- F. All payments charged to the deposit shall be pursuant to vouchers from the professionals stating the hours spent, the hourly rate and the expenses incurred.
- G. In the event that the initial deposit made by an applicant is not sufficient to cover all technical review, report and/or testimony costs with respect to the application for which the deposit was made, upon request by the Township, the applicant shall make such further deposit or deposits as may be necessary to cover further technical review, report and/or testimony costs. The greater of \$250.00 or 25% of the original deposit shall be considered insufficient for this purpose and the applicant will be required to deposit additional funds in an amount to sufficiently increase the balance in the account to an amount equal to 50% of the initial deposit. Continuation of a project is dependent upon receipt of any such additional deposits as are requested.
- H. No final action shall be taken until and unless all escrow deposit fees in connection with the application shall have been paid in full. Every Resolution of memorialization adopted by any Board pursuant to N.J.S.A. 40:55D-10(g) shall be expressly conditioned upon the applicant making payment in full of all sums due to or to grow due on account of such escrow account within twenty (20) days of the date of being billed therefore by the Township.
- I. Close out procedure: The applicant shall send written notice by certified mail to the chief financial officer of the municipality, the Board Secretary, and to the relevant municipal professionals, that the application or the improvements, as the case may be, are completed. After receipt of such notice, the professional(s) shall review the application for completeness and render a status of the application within 15 days of the applicant's request and which shall be sent simultaneously to the applicant. When an application is determined to be complete the professional(s) will submit a final bill within 30 days of the applicant's request. Only when an application/project is determined to be complete by all applicable professionals shall the Board Secretary arrange for the refunding of any balance due within 45 days of receipt of professional(s) final bill.

8-54 through 8-55 (reserved for future use)

8-56 SITE DEVELOPMENT*

	APPLICATION	TECHNICAL REVIEW/INSPECTION
Site Plan Concept	\$250.00	\$2,000.00**
Minor Site Plan	\$250.00	\$5,000.00
Major Site Plan Preliminary	\$2,000.00 + \$100.00 per 1,000 sq. ft. of building area	\$3,000.00 + \$1,000.00 per 1,000 sq. ft. over 1,000 sq. ft.
Major Site Plan Final	50% of original application fee + \$100.00 per acre	50% of original deposit + \$100.00 per acre

* Soil Erosion/Sediment Control fees are likely to be required in accordance with subsection 8-65.

** May be waived when no professional review is specifically requested in writing.

C

	APPLICATION	TECHNICAL REVIEW/INSPECTION
Application for appeals pursuant to N.J.S.A 40:55D-70(a)	\$750.00	\$2,000.00
Application for appeal when building does not abut an approved street	\$1,000.00	\$3,000.00
Application for interpretation pursuant to N.J.S.A 40:55D-70(b) (map, zoning Ordinance, decision):		
Residential	\$750.00	\$3,000.00
Non-Residential	\$1,000.00	\$3,000.00
Application for "C / Bulk" variance pursuant to N.J.S.A 40:55D-70(c)		
Existing improved lot:		
Additions	\$500.00	\$3,000.00
Detached Accessory Structure	\$300.00	\$3,000.00
Decks	\$200.00 + \$10.00 per sq. ft. over 280 sq. ft.	\$3,000.00
New Construction on unimproved lot	\$1,000.00	\$3,000.00
When C/bulk variance is part of	\$250.00 per variance	\$1,000.00 per variance

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subdivision	requested	requested
Application for "D/ Use" variance pursuant to N.J.S.A 40:55D-70(d)		
Residential	\$1,500.00	\$5,000.00
Multi-Family Residential		
1 – 2 units	\$1,500.00	\$5,000.00
3 – 5 units	\$2,000.00	\$8,000.00
6 – 10 units	\$3,000.00	\$18,000.00
Non-Residential	\$2,000.00	\$5,000.00
Use Variance in conjunction with subdivision, site plan, or conditional use (these fees in addition to applicable fees and deposits for subdivision, site plan, or conditional use)	\$1,000.00	\$5,000.00

8-59 MISCELLANEOUS

	APPLICATION	TECHNICAL REVIEW/INSPECTION	BOND
Certificate of Pre-Existing Non-Conforming Use (after 12 month grace period)	\$100.00	\$2,000.00	
Matters upon which a Board is empowered to act pursuant to N.J.S.A 40:55D-1 et seq not otherwise addressed in this Chapter			
Residential	\$750.00	\$3,000.00	
Non-Residential	\$1,000.00	\$3,000.00	
Time Extension of Approval	\$250.00	\$750.00	
Request for Amendment of previously adopted Resolution	\$500.00	\$1,000.00	
Request for Special Board meeting (must be written request at least 14 days prior to requested meeting date)	\$1,000.00	\$1,000.00	
Zone Change request (initial request to Township Committee)	\$5,000.00	\$1,000.00 per acre affected	
Land Disturbance	\$100.00		\$3.00 per sq yd of disturbance
Conditional Use (in addition to site plan fees)	\$500.00	\$100 per acre	

8-60 Through 8-64 (reserved for future use)

ORDINANCE NO. 2017-03

TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

8-65 SOIL EROSION AND SEDIMENT CONTROL, Chapter XXVI

	APPLICATION	TECHNICAL REVIEW/INSPECTION
In conjunction w/Minor Site Plan	\$100.00	\$500.00
In conjunction with Major Site Plan	\$200.00	\$1,000.00 + \$50.00 per acre
In conjunction with Minor Subdivision	\$100.00	\$1,000.00
In conjunction with Major Final subdivision	\$200.00	\$100.00 per lot
Single-family Home	\$100.00	\$800.00
Soil Removal	\$500.00	\$1,000.00 + \$50.00 per acre
Land Disturbance (w/o construction of improvements)	\$100.00	\$3.00 per sq. yd. of disturbance

8-66 through 8-70 (reserved for future use)

SECTION 3: All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4: This ordinance shall take effect after publication and passage as required by law.

ATTEST:


Mark Zschack, Clerk/Administrator


Margaret "Peg" Phillips

Record of Vote - Introduction:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	√		√			
Mr. Conkling		√	√			
Mr. Qarmout						√
Mrs. Raffay			√			
Mrs. Phillips			√			

Record of Vote - Adoption:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip		√	√			
Mr. Conkling	√		√			
Mr. Qarmout			√			
Mrs. Raffay			√			
Mrs. Phillips			√			

INTRODUCED: January 18, 2017

ADVERTISED INTRODUCTION: January 24, 2017

PUBLIC HEARING: February 22, 2017

ADOPTED: March 20, 2017

ADVERTISED ADOPTION: March 23, 2017

**RESOLUTION 2017-53
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**AUTHORIZING THE TOWNSHIP OF GREEN TO ENTER INTO A SHARED SERVICES
AGREEMENT WITH THE COUNTY OF SUSSEX FOR A JOINT PROJECT TO
IMPROVE SIGHT LINES AT THE INTERSECTION OF CR 517 AND SCENIC DRIVE IN
ACCORDANCE WITH THE PROVISIONS OF
N.J.S.A. 40A:65-1 ET SEQ. AND N.J.S.A. 40A:11-10 ET SEQ.**

WHEREAS, Scenic Drive is a municipal street located in the Township of Green that intersects with County Route 517, more or less at MP 23.3; and

WHEREAS, the Township has requested that Sussex County participate in a joint project to enhance the substandard sight distances that currently exist at this intersection; and

WHEREAS, in response to the Township's request the Township and the County have been cooperatively pursuing a means whereby the substandard sight distances at this intersection might be enhanced; and

WHEREAS, it would be mutually beneficial, efficient, and expedient if these enhancements were advanced under one Agreement; and

WHEREAS, it is the purpose of this Agreement to provide for the participation of the Township and the County regarding the cost of design work and construction work required to realize identified enhancement(s), and to provide for future operations and maintenance of the enhanced sight lines; and

WHEREAS, the parties have agreed to participate in the required intersection enhancement work in the manner and to the extent set forth in the within the Agreement, under which allocation of responsibility and cost is also agreeable to both; and

WHEREAS, the Municipal Engineer has reviewed the Agreement and work thereto and, in his professional opinion, concludes that it would be mutually beneficial, efficient, and expedient if enhancements were secured under this Agreement; and

WHEREAS, the Township and the County have agreed to participate in the joint project in the manner and to the extent outlined in the attached Agreement, with the parties having reviewed and being mutually agreeable to the respective allocation of responsibility and cost between them; and

WHEREAS, the County of Sussex, through the County Engineer, is in a position to manage this joint agreement; and

WHEREAS, the parties have the authority to enter into the attached Agreement under the Shared Services Act, N.J.S.A. 40A:65-1 et seq., and the Local Public Contracts Law, N.J.S.A. 40A:11-10 et seq.

RESOLUTION 2017-53
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 Mayor and/or Clerk are hereby authorized to execute the Shared Services Agreement which is attached hereto and made a part hereof between the Township of Green and the County of Sussex; and

BE IT FURTHER RESOLVED that the County Engineer or his assign is directed to manage and administer the Agreement; and

BE IT FURTHER RESOLVED that copies of this Resolution and Agreement shall be forwarded to Catherine M. Williams, Clerk of the Board of Chosen Freeholders, County of Sussex.

DATED: March 20, 2017

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 March 20, 2017.



Mark Zschack, Clerk/Administrator

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip			√			
Mr. Conkling	√		√			
Mr. Qarmout			√			
Mrs. Raffay		√	√			
Mrs. Phillips			√			

RESOLUTION 2017-58
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

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 02/15/2017 to 03/15/2017 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: March 20, 2017

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 March 20, 2017.



Mark Zschack, Township Clerk

cc: Linda Padula, CFO

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip			√			
Mr. Conkling			√			
Mr. Qarmout	√		√			
Mrs. Raffay		√	√			
Mrs. Phillips			√			

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

Meeting Date: 03/20/2017 For bills from 02/15/2017 to 03/15/2017

Check#	Vendor	Description	Payment	Check Total
6962	528 - Allied Oil Company, LLC	PO 12306 gasoline delivery	419.77	419.77
6963	1878 - Allwood Florist	PO 12342 Flower arrangement	150.00	150.00
6964	83 - American Wear, Inc.	PO 12458 Uniform Cleaning - DPW	196.00	196.00
6965	33 - AT&T	PO 12448 AT&T phone bill for February	59.86	59.86
6966	1758 - Brad Jones	PO 12258 lights for pavilion	359.23	359.23
6967	236 - Cahill's Farm	PO 12344 Park Gate 2017	575.00	575.00
6968	1228 - Chelbus Cleaning Co., Inc.	PO 12290 2017 cleaning services	215.00	215.00
6969	1600 - Chemung Supply Corporation	PO 12441 Plow Supplies	3,787.50	3,787.50
6970	53 - Diamond Sand and Gravel, Inc	PO 12456 Delivery of Stone to Hunts School R	287.56	287.56
6971	1599 - Dover Brake & Clutch Co., Inc.	PO 12428 DPW Supplies bought on 2/14/17	445.64	445.64
6972	1007 - Finch Fuel Oil Co., Inc	PO 12351 Diesel	1,411.77	1,411.77
6973	1380 - Garden State Labs	PO 12418 Water Test	240.00	240.00
6974	1380 - Garden State Labs	PO 12457 Water Test MB	180.00	180.00
6975	1846 - Gebhardt and Kiefer, P.C.	PO 12446 Green Twp (Holenstein) ads Wolosky,	128.26	128.26
6976	188 - Home Depot Credit Services	PO 12381 Greendell Post Office repair	245.29	
		PO 12453 Plumbing supplies	182.82	428.11
6977	1603 - J. Caldwell & Associates	PO 12390 Planner -Business Zone expansion	560.00	560.00
6978	190 - JCP&L	PO 12424 Street Lighting	45.97	45.97
6979	58 - Kay Printing	PO 12310 Construction Printing	307.72	307.72
6980	1632 - Laddey, Clark & Ryan LLP	PO 12419 January - Legal Services	3,277.00	3,277.00
6981	109 - Montague Tool & Supply Co, Inc.	PO 12427 Purchase of Small Tools for the DPW	179.90	179.90
6982	103 - Municipal Software, Inc.	PO 12222 HP Server	4,595.00	4,595.00
6983	1169 - NAPA of Stanhope, LLC	PO 12425 DPW Truck Parts	145.32	145.32
6984	104 - Netcong Hardware, INC	PO 12422 DPW Supplies	118.36	118.36
6985	90 - New Jersey Herald, Inc.	PO 12450 Legal Ad - Fire Alarm Bid	39.30	39.30
6986	515 - New Jersey Planning Officials	PO 12415 Registration for Land Use Training	80.00	80.00
6987	1861 - NJ Civil Service Commission	PO 12071 Civil Service course - Mark Zschack	159.00	159.00
6988	1403 - DCRP	PO 12405 Employer Group Life/Long Term Disab	4.74	4.74
6989	12 - NJ State League of Municipalities	PO 12439 Classified Ad - Road Dept Laborer/O	110.00	110.00
6990	177 - Ronetco Supermarkets Inc.	PO 12442 Supplies for Family Fun Night	12.19	12.19
6991	1225 - Rutgers, The State University	PO 12451 Registration for 17th Annual Planni	235.00	235.00
6992	977 - Smith Motor Company, Inc.	PO 12391 Truck Parts	647.06	647.06
6993	1152 - Statewide Insurance Fund	PO 12416 Workers Comp/All Lines	29,745.75	29,745.75
6994	94 - Suburban Consulting Engineers, Inc.	PO 12407 Survey & mapping for Rt 517 and Sce	452.00	
		PO 12420 Soil Erosion 12/31/16-2/3/17	226.47	
		PO 12423 Engineering Services - 12/31/16-2/0	3,768.20	4,446.67
6995	624 - Suburban Propane	PO 12354 Propane delivery MB	1,533.71	
		PO 12355 Propane delivery DPW	2,918.89	4,452.60
6996	270 - Sussex County Assessor's Assoc.	PO 12421 Membership Dues	175.00	175.00
6997	114 - Sussex County MUA	PO 12338 Municipal/Household Waste	8,464.32	8,464.32
6998	809 - Sussex County Plumbing & Heating, I	PO 12426 Supplies for Greendell Post Office	66.03	66.03
6999	76 - Tomar Industries, Inc.	PO 12452 Cleaning Supplies	223.10	223.10
7000	1727 - Verizon	PO 12447 Internet for the Municipal Building	72.99	72.99
7001	34 - Verizon	PO 12449 February Telephone	740.09	740.09
7002	29 - Verizon Wireless	PO 12374 Cell Phone-OEM 2017	93.25	93.25
7003	1158 - W.B. Mason Co. Inc.	PO 12384 Office Supplies	192.36	192.36
7004	1774 - Waste Management of New Jersey	PO 12417 2017 Waste and Recycling Collection	14,116.00	14,116.00
TOTAL				82,188.42

Total to be paid from Fund 01 CURRENT FUND

82,188.42

82,188.42

Checks Previously Disbursed

6961	Waste Management of New Jersey	PO# 12417	2017 Waste and Recycling Collectio	14,116.00	3/08/2017
9999	Treasurer, State of NJ/2003	PO# 12397	NJDEP Loan-Lk Tranquility Dam	13,742.35	3/08/2017
9999	Treasurer, State of NJ/2003	PO# 12398	NJDEP Loan-Lk Tranquility Dam	19,279.23	3/08/2017

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

Meeting Date: 03/20/2017 For bills from 02/15/2017 to 03/15/2017

Check#	Vendor	Description	Payment	Check Total
9999	State of NJ-Division of Pensions	PO# 12300 Active Employee Health Insurance	15,285.62	3/10/2017
9999	State of NJ Div of Pensions/Benefit	PO# 12299 Retiree - Medical Insurance	11,129.31	3/10/2017
6960	Green Twp Board of Education	PO# 12281 School Tax	754,292.83	3/01/2017
6959	Service Electric Cable of NJ, Inc.	PO# 12445 Cable installation for internet	120.00	2/27/2017
9999	Payroll Account	2/28/2017	32,652.99	2/27/2017
6958	Mattar's at Panther Valley Golf & C	PO# 12276 2016 Thank You Party	3,060.00	2/24/2017
6957	Green Township	PO# 12438 Property Taxes 1st & 2nd quarter 2	6,372.56	2/23/2017
6956	Green Township	PO# 12438 Property Taxes 1st & 2nd quarter 2	-11,360.99	2/23/2017 *VOIDED
			870,050.89	
			-11,360.99	*VOIDED

Total paid from Fund 01 CURRENT FUND

870,050.89

870,050.89

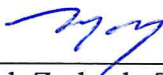
Total for this Bills List: **952,239.31**

RESOLUTION 2017-59
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

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 02/15/2017 to 03/13/2017 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: March 20, 2017

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 March 20, 2017.



Mark Zschack, Township Clerk

cc: Linda Padula, CFO

Record of Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip		√	√			
Mr. Conkling	√		√			
Mr. Qarmout			√			
Mrs. Raffay			√			
Mrs. Phillips			√			

**List of Bills - (1410101002) CASH - Developers Escrow-Sussex Bank
DEVELOPERS ESCROW TRUST**

Meeting Date: 03/20/2017 For bills from 02/15/2017 to 03/13/2017

Check#	Vendor	Description	Payment	Check Total
7296	520 - Suburban Consulting Engineers, Inc.	PO 12429 DW1610 Besbris	289.00	
		PO 12430 DW1506 Alles	300.00	
		PO 12431 SE1611 Besbris	289.00	
		PO 12432 SE1412 Rodriguez/Crossed Keys	578.20	
		PO 12433 DW1617 Sonick Realty/Cavallone	577.30	
		PO 12434 SE1616 Sonick Realty/Cavallone	649.30	
		PO 12435 BA1405 Alles	387.82	
		PO 12436 SE1505 Alles	113.92	3,184.54
7297	520 - Suburban Consulting Engineers, Inc.	PO 12437 LU1607 Airside Inc.	169.50	
		PO 12466 LU1613 Shears & Breem	649.00	
		PO 12467 PB1305 Rodriguez/Crossed Keys	818.97	1,637.47
	TOTAL			4,822.01

Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST

4,822.01

4,822.01

ORDINANCE NO. 2017-04
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

**AN ORDINANCE ESTABLISHING AN ELECTRIC AND/OR NATURAL GAS
AGGREGATION PROGRAM**

WHEREAS, the State of New Jersey has been engaged in a process to establish a competitive market place through deregulation and restructuring the electric utility market and/or natural gas market; and

WHEREAS, the establishment of a government aggregator and an energy aggregation program to purchase electric generation service and/or natural gas pursuant to N.J.S.A. 48:3-93.1 et seq. and N.J.A.C. 14:4-6.1 et seq. will increase competition for the provision of electric power and/or natural gas to residential and non-residential users, thereby increasing the likelihood of lower electric rates and/or natural gas rates for these users without causing any interruption in service; and

WHEREAS, under the aggregation process the residential and non-residential ratepayers may likely receive a direct reduction in their electric and/or gas bills; and

WHEREAS, the realization of energy cost savings is in the interests of the health, safety and welfare of the residents and non-residents of the Township of Green; and

WHEREAS, the Township of Green hereby finds that is in the best interests of residential and non-residential ratepayers for the Township of Green to create the opportunity for them to enter into an aggregation agreement in order to seek substantial savings on electric and/or natural gas rates; and

NOW, THEREFORE BE IT ORDAINED, by the Township of Green in the County of Sussex and the State of New Jersey, duly assembled in public session, as follows:

1. The Township of Green publicly declares its intent to become an aggregator of electric power on behalf of its residential users of electricity pursuant to the Government Energy Act of 2003, N.J.S.A. 48:3-91.3 to -98, and implementing regulations.
2. The Township of Green will utilize approved vendors, Concord Engineering's dba Concord Energy Services and Commercial Utility Consultants, Reverse Energy Auction Platform pursuant to the NJ E-PROCUREMENT Pilot Program (P.L. 2001, c.30) under the NJ Department of Community Affairs. The Reverse Energy auction will seek bids from licensed and appropriate third party suppliers. If such winning bid is selected and agreement executed, individual residential consumers would retain the option not to participate and to choose any alternatives they desire.
3. The Mayor and Township Clerk are hereby authorized and directed to execute any documents necessary to carry out the purpose of the ordinance.
4. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

ORDINANCE NO. 2017-04

TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

5. If any portion of this ordinance shall be deemed invalid by any court of competent jurisdiction, the remainder shall survive in full force and effect.

6. This ordinance shall be effective immediately upon adoption and publication in accordance with the law.

ATTEST:

Mark Zschack, Clerk/Administrator

Margaret "Peg" Phillips

Record of Vote - Introduction:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	√		√			
Mr. Conkling		√	√			
Mr. Qarmout			√			
Mrs. Raffay			√			
Mrs. Phillips			√			

Record of Vote - Adoption:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip						
Mr. Conkling						
Mr. Qarmout						
Mrs. Raffay						
Mrs. Phillips						

INTRODUCED: March 20, 2017

ADVERTISED INTRODUCTION:

PUBLIC HEARING: April 3, 2017

ADOPTED:

ADVERTISED ADOPTION: