

**GREEN TOWNSHIP COMMITTEE  
OCTOBER 27, 2016**

**CALL TO ORDER**

Mayor Phillips called the October 27, 2016, 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 and Mrs. Peg Phillips

Also present: Mr. Mark Zschack, Clerk/Administrator; Mr. Richard Stein, Township Attorney; Mr. Watson Perigo, Municipal Department Head; and Mrs. Patty DeClesis, Deputy Clerk

**NOMINEES FROM REPUBLICAN COMMITTEE** – Mayor Phillips announced that the Committee received three nominees from the Green Township Republican Committee to fill the vacancy for the Township Committee seat vacated by Mr. Steve Kurzeja. The Committee will hear a statement from each nominee as to why the Committee should select them to fill the vacancy. The vacancy will serve the unexpired term which will expire on December 31, 2017. Mayor Phillips announced each nominee in the order of Mr. Jon Baker, Mr. John Wrobleski and Mrs. Virginia Raffay, all were in attendance. Each nominee provided a brief statement and answered a question posed by Committeeman Chirip. Mayor Phillips asked for a nomination. Mr. Conkling nominated Mrs. Ginnie Raffay to fill the unexpired term of Mr. Steve Kurzeja, seconded by Mr. Chirip.

Mr. Qarmout nominated Mr. John Wrobleski. There was no second motion on the nomination for Mr. Wrobleski. Mr. Chirip motioned to close nominations, seconded by Mr. Conkling.

Township Attorney Mr. Stein stated that the Committee can vote on the nomination of Mrs. Raffay.

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

Township Attorney Stein administered the Oath of Office to Mrs. Raffay who then took a seat at the dais. Congratulations Mrs. Raffay!

The Committee thanked the nominees for their interest.

**BUDGET WORKSHOP** – Mrs. Padula, CFO, reviewed each of the department worksheets as well as the five year capital improvement plan with the Committee. The next Workshop will be held at the December 12, 2016, meeting.

**DISCUSSIONS:**

- a. **Fire Alarm System for Municipal Building and Associated Security Systems and Services** – At the last meeting Mr. Stein was asked to put together a bid analysis of the bids received. Contral Security low bidder, proposed to use a single control panel system as opposed to the three panel system. After a discussion, the Committee agreed to authorize rejecting the bids and rebid for a single Bosch control panel system. Mr. Stein will have a resolution for the Committee’s consideration at the November 14, 2016, meeting.

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			

**GREEN TOWNSHIP COMMITTEE  
OCTOBER 27, 2016**

- b. **Reimbursement for Background Checks** – Mr. Zschack received three invoices to reimburse for background checks. Mr. Zschack reviewed the policy and asked if the Township should pay for Newton United’s background checks. Mr. Stein explained the the policy was adopted prior to the Green Township Sporting Club (GTSC) merging to Newton United. The Committee agreed that any coaches coaching Green Township children must have a background check. Mr. Stein will look into appropriate verbage for the resolution.

**CONSENT AGENDA:**

- a. **Resolution 2016-132 – Appoint Fire Fighter – Jason Miller**
- b. **Resolution 2016-133 – Winter Recreational Activities**
- c. **Resolution 2016-134 – Confirm Appointment of Sheri Janoski – Receptionist/General Cashier**
- d. **Minutes ready for approval – October 12, 2016, regular and executive session minutes**
- e. **Department Reports**

Motion: Mr. Chirip  
 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:** None

**NEW BUSINESS:**

- a. **Ordinance 2016–13 Amending 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 (Introduction)**

Mr. Chirip motioned to introduce the Ordinance and move to Public Hearing on December 12, 2016. The Ordinance will be forwarded to the Land Use Board for their review of consistency with the master plan.

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 2016-14 – Capital Ordinance Appropriating the Sum of \$40,000.00 for the Purchase of a Fire Alarm and Associated Security Systems and Services for the Municipal Building (Introduction)**

Mr. Conkling motioned to introduce the Ordinance and move to Public Hearing on November 14, 2016.

Seconded: Mr. Chirip

Discussion: Mr. Qarmout pointed out a discrepancy in the wording in Section One. Mr. Stein stated the typographical error can be changed and the ordinance introduced.

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

**GREEN TOWNSHIP COMMITTEE  
OCTOBER 27, 2016**

**CORRESPONDENCE:** All correspondence is for informational purposes.

**MATTERS FROM THE GOVERNING BODY:** Mr. Qarmout complimented the new design of the Green Grapevine.

Mr. Chirip asked if a maintenance plan for the new fire truck has been received. Mayor Phillips stated that the fire trucks are being maintained off-site. Mr. Zschack will look into. Mr. Chirip commented that there is one last section of town that is being developed for business near Trinca Airport. Should the Township look rezoning. The Committee agreed that the Land Use Board and the Planner should discuss rezoning and look at the available land in Green Township for potential commercial property. Mr. Chirip also commented that the business developers should be treated with a positive approach, and the Township and the Professionals should assist with solutions and regulations, and no unnecessary roadblocks.

Mr. Conkling asked for an update on Scenic Drive and County Route 517. Mr. Stein stated there has not been an update since the last discussion; he will contact the County again. Mr. Conkling inquired about the Construction permits and the amount collected. The Township may want to consider not doing a shared service for Construction in the near future.

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

- Environmental Committee Meeting Minutes of September 27, 2016, to be added to the department reports.
- Portion of property near Trinca Airport – someone interested in purchasing has inquired about what can be done with the property. Mr. Zschack asked for direction from the Committee. Mr. Conkling stated there is an airport layout plan on file. Mr. Zschack will distribute for further discussion at the next meeting.
- A resident has asked Green Township to consider offering a free library for the residents. Mr. Zschack suggested have the library outside front door of the municipal building. Mr. Stein stated the Committee can adopt rules on the types of books that can be displayed. The Committee authorized Mr. Zschack.
- Court shared service – Mr. Zschack informed the Committee that as part of the contract with Newton Municipal Court there is a cost of \$4,000.00 per year for transport. The account is accumulating. Mr. Zschack is pursuing an agreement that by January 31 of each year any amount in excess will be sent back to the Township. Mr. Conkling suggested adding a maximum cap.
- Peddler License – it was determined that the application form does not match the ordinance. Mr. Zschack is in the process of changing the application.
- Requests For Proposals (RFPs) for the Township Engineer has been advertised and requested by November 30, 2016.

**MATTERS FROM THE TOWNSHIP ATTORNEY:** Mr. Stein had an order signed by Judge Hansbury finding that Green Township's housing element and fair share plan are constitutional, granting immunity against builders remedies, litigation and exclusory zoning challenges for a period of ten years. The Committee thanked Ms. Ursula Leo for all her work.

Mr. Stein asked the Committee to consider bidding for field maintenance for 2017 at the end of this year or the spring of next year. Mr. Stein reviewed the alternates with the Committee. Mr. Perigo stated that the DPW will do the over the rail mowing in 2017. Mr. Stein will draft bid specs for public bidding.

**MATTERS FROM THE MUNICIPAL DEPARTMENT HEAD:** Mr. Perigo stated the two new DPW employees have started and are working well. The storage shed at EverGreen Park is in need of repair. The in-house carpenter looked at the shed and has a plan to fix the roof and the sides of the shed. A new metal roof is estimated at \$1,000.00. The Committee authorized Mr. Perigo to move forward with repairing the shed.

Mr. Qarmout complimented the work done at the old firehouse recently. Mr. Qarmout suggested reflectors for the new railroad beds.

**PUBLIC COMMENTS AND/OR QUESTIONS:** None

**GREEN TOWNSHIP COMMITTEE  
OCTOBER 27, 2016**

**EXECUTIVE SESSION:** Mr. Stein read Resolution ES2016-10 for the Committee to enter Executive Session to discuss personnel matter, contract and potential litigation.

Mr. Conkling motioned to enter Executive Session at 8:53 p.m.

Seconded: Mr. Chirip

Discussion: None

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

The Committee returned from Executive Session at 9:37 p.m.

**ADJOURNMENT:**

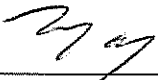
Mr. Chirip motioned to adjourn at 9:37 p.m.

Seconded: Mr. Qarmout

Discussion: None

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

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

  
 \_\_\_\_\_  
 Mark Zschack, RMC  
 Clerk/Administrator

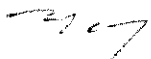
11/14/2016  
 \_\_\_\_\_  
 Date Approved

**RESOLUTION 2016-132**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**BE IT RESOLVED** by the Township Committee of the Township of Green to appoint Jason Miller as a member of the Green Township Volunteer Fire Department effective this date.

DATED: October 27, 2016

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 27, 2016.

  
\_\_\_\_\_  
Mark Zschack, Clerk/Administrator

cc: Chief Jon Dooley

**Record of Vote:**

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Mr. Chirip	1st ✓			
Mr. Conkling	2nd ✓			
Mr. Qarmout			✓	
Mrs. Raffay			✓	
Mrs. Phillips	✓			


**RESOLUTION 2016-133**  
**TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN**  
**COUNTY OF SUSSEX, STATE OF NJ**

**BE IT RESOLVED** that the Township Committee of the Township of Green approves the following activities for the Winter 2016-17 season as well as expenses and registration fees:

ACTIVITY	REGISTRATION/ PURCHASE FEES	SEASONAL EXPENSES
Holiday Tree Lighting December 3 <sup>rd</sup>	No cost	Not to exceed \$400.00
Family Fun Night Holiday Movie/Gingerbread Contest December 29th	No cost	Not to exceed \$300.00
Family Fun nights January 20 <sup>th</sup> and February 24th	No cost	Not to exceed \$100.00

DATED: October 27, 2016

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 27, 2016.

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

Cc: Linda Padula, CMFO  
 Kim Mantz, Recreation Secretary

**Record of Vote:**

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	1st ✓			
Mr. Conkling	2nd ✓			
Mr. Qarmout			✓	
Mrs. Raffay			✓	
Mrs. Phillips	✓			

**RESOLUTION 2016-134  
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN  
COUNTY OF SUSSEX, STATE OF NJ**

**A RESOLUTION APPOINTING SHERI JANOSKI AS  
PROCESSING CLERK/RECEPTIONIST**

**WHEREAS**, Green Township is in need of a Processing Clerk/Receptionist; and

**WHEREAS**, the Township of Green duly advertised for the position of Processing Clerk/Receptionist, received resumes and conducted interviews; and

**WHEREAS**, the Green Township Committee interviewed candidates for the position of Processing Clerk/Receptionist; and

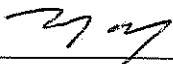
**WHEREAS**, pursuant to said interviews, the Township Administrator was authorized to extend an offer of employment to Sheri Janoski effective November 7, 2016; and

**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 effective November 7, 2016, at an annual salary of \$35,000.00.

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

DATED: October 27, 2016

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 27, 2016.

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

cc: Linda Padula, CFO

**Record of Vote:**

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Mr. Chirip	1st ✓			
Mr. Conkling	2nd ✓			
Mr. Qarmout			✓	
Mrs. Raffay			✓	
Mrs. Phillips	✓			

**ORDINANCE NO. 2016-13**

**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.
- K. The zoning schedule has been revised to clarify Floor Area Ratios (FAR) and density requirements.

**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:

TOWNSHIP OF GREEN

\_\_\_\_\_  
Mark Zschack, Clerk/Administrator

\_\_\_\_\_  
Margaret "Peg" Phillips, Mayor

**Record of Vote – Introduction:**

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	1st ✓			
Mr. Conkling	2nd ✓			
Mr. Qarmout	✓			
Mrs. Raffay			✓	
Mrs. Phillips	✓			

INTRODUCED: October 27, 2016  
 PUBLIC HEARING: December 12, 2016  
 ADVERTISED ADOPTION:

ADVERTISED:  
 ADOPTION:

**TOWNSHIP OF GREEN  
ORDINANCE 2016-14**

**CAPITAL ORDINANCE APPROPRIATING THE SUM OF \$40,000.00  
FOR THE PURCHASE OF A FIRE ALARM AND  
ASSOCIATED SECURITY SYSTEMS AND SERVICES  
FOR MUNICIPAL BUILDING**

**BE IT ORDAINED AND ENACTED** by the Township Committee of the Township of Green, County of Sussex, State of New Jersey as follows:

**SECTION 1:** The sum of Forty Thousand Dollars (\$40,000.00) presently located in the General Capital Fund is hereby appropriated for the purchase of a fire alarm and associated security systems and services for the Township municipal building as follows:

**Fire Alarm and Associated Security Systems and Services**

<b>General Capital Reserve Fund – Alarm System</b>	<b>\$35,000.00</b>
<b>Capital Improvement Fund</b>	<b>\$5,000.00</b>

**Total: \$40,000.00**

**SECTION 2:** In connection with the amount authorized in Section 1 hereof, the Township makes the following determinations:

- 1) The purpose described in Section 1 hereof is not a Current Expense and is a purchase the Township of Green may lawfully make as a capital purchase.
- 2) The period of usefulness of the equipment described in Section 1 hereof is not in the limitation of said Local Bond law and according to the aggregate reasonable life thereof is five (5) years or longer.

**SECTION 3:** All ordinances or parts of ordinances which are inconsistent with the terms of this ordinance be and the same hereby repealed to the extent of their inconsistency.

**SECTION 4:** This Capital Ordinance shall take effect ten (10) days after the publication thereof after final adoption.

ATTEST:

TOWNSHIP OF GREEN  
COUNTY OF SUSSEX

\_\_\_\_\_  
Mark Zschack, Clerk/Administrator

\_\_\_\_\_  
Margaret "Peg" Phillips, Mayor

TOWNSHIP OF GREEN  
ORDINANCE 2016-14

**Record of Vote – Introduction:**

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Mr. Chirip	2nd ✓			
Mr. Conkling	1st ✓			
Mr. Qarmout	✓			
Mrs. Raffay	✓			
Mrs. Phillips	✓			

INTRODUCED: October 27, 2016  
PUBLIC HEARING: November 14, 2016  
ADVERTISED ADOPTION:

ADVERTISED INTRODUCTION:  
ADOPTED:

**CORRESPONDENCE LIST  
TOWNSHIP COMMITTEE MEETING  
OCTOBER 27, 2016**

<b>A.-#</b>	<b>FROM</b>	<b>SUBJECT</b>	<b>DATE</b>
<b>A. FOR YOUR ACTION</b>			
A-1	None		
<b>B. FOR YOUR INFORMATION:</b>			
B-1	Caroline Conboy, Statewide Insurance	Law Enforcement and/or Public Officials and Employment Practices Liability Coverage	10/20/16
<b>C. COUNTY AND STATE*</b>			
C-1	None		
<b>D. MAYOR'S FAX ADVISORY*</b>			
D-1	NJ League of Municipalities	Legislative Bulletin	9/16
D-2	NJ League of Municipalities	Daily Update	10/19/16
D-3	NJ League of Municipalities	Weekly Update	10/21/16
<b>E. RESOLUTIONS FROM OTHER TOWNS</b>			
E-1	Borough of Chester	Endorsing and Supporting the Passage of Assembly No. 3686, Designated as "Ralph and David's Law"	9/20/16

**\*Full copies are available upon request prior to meeting.**

**RESOLUTION ES 2016-10  
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

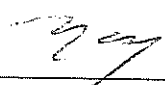
**WHEREAS**, N.J.S.A. 10:4-13 requires the adoption of a resolution prior to the Township Committee going into Closed Session stating the general nature of the subject matter to be discussed and generally the time and circumstances under which the discussion conducted in Closed Session can be disclosed 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      Time: \_\_\_\_\_ Motion/2<sup>nd</sup>: \_\_\_\_\_

Dated: October 27, 2016

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 27, 2016.

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

**Record of Vote:**

	AYE	NAY	ABSTAIN	ABSENT
Mr. Chirip	2nd ✓			
Mr. Conkling	5th ✓			
Mr. Qarmout	✓			
Mrs. Phillips	✓			