

**MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING AUGUST 18, 2025**

CALL TO ORDER

Mayor Raffay called the August 18, 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, Michael Rose, and Mayor Virginia "Ginnie" Raffay

Absent: Bader Qarmout

Rose motioned to excuse the absent member

Seconded: DeYoung

Discussion: None

All were in favor.

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

APPROVAL OF AGENDA: Mayor Raffay requested a motion to approve the agenda.

Motion: Rose

Seconded: Phillips

Discussion: None

All were in favor.

OPEN PUBLIC SESSION #1: Mayor Raffay opened the meeting for public questions or comments concerning items on the agenda for which no public discussion is provided. All comments are directed to the Mayor and limited to 5 minutes. There being no public comments offered, Mayor Raffay closed Open Public Session #1.

CONSENT AGENDA:

1. RESOLUTIONS:

a. Resolution 2025-132 - Appoint Fire Fighters - Aiden Post and Harry Greenhalgh

b. Resolution 2025-133 - Authorize Blue Light Permit - Aiden Post

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

a. Notice of Township of Frelinghuysen Ordinance Introduced on July 16, 2025, Revising Land Development Concerning Permitted Uses

b. Sussex County Board of County Commissioners Resolution Adopted July 23, 2025, Amending Resolution Establishing County Roads as Through Streets

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

a. Sussex County Division of Health Inspection Report - June 2025

b. Green Township Municipal Court Monthly Cashbook Report - July 2025

DeYoung motioned to move Consent Agenda

Seconded: Rose

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING AUGUST 18, 2025

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

DISCUSSIONS:

Upgrades to EverGreen Park - The Township Clerk explained that at the last meeting he was asked to find better pricing on pickle ball and tennis courts. The Township Clerk explained there are too many variables to come up with solid numbers, not knowing what type of courts, how many courts to build. Contractors will not provide estimates since that will prevent them from bidding on the project. The recommendation is to go out to bid to get prices and research grants for pickle ball and tennis courts. A discussion ensued on the spending the open space trust fund and the priority of projects anticipated to be done. Rose suggested a prioritizing a list of projects. Phillips suggested obtaining a price for each specific project as opposed to a blanket amount for various projects. After discussion, the Committee agreed to continue this discussion with all five members present. The Township Attorney will revise the draft resolution for the next meeting.

OLD BUSINESS:

Public Hearing Ordinance 2025-07 - Capital Ordinance for Improvements to Hunts Road, by the Township of Green in the County of Sussex, New Jersey, Appropriating the Total of \$267,000.00 of Which \$92,000.00 is from the General Capital-Capital Improvement Fund, \$175,000.00 General Capital Fund Balance

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, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

NEW BUSINESS:

a. Introduction Ordinance 2025-08 - Authorize the Public Sale of Real Property to Contiguous Property Owners of Block 107, Lot 6 and Block 76, Lot 5 in the Township of Green Pursuant to N.J.S.A. 40A:12-13

Phillips motioned to introduce the ordinance and move to Public Hearing on September 3, 2025.

Seconded: DeYoung

Discussion: Rose noted a typo in the zip code.

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING AUGUST 18, 2025

Abstentions: None
Absent: Qarmout

- b. Introduction Ordinance 2025-09** - 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
Phillips motioned to introduce the ordinance and move to Public Hearing on September 3, 2025.

Seconded: DeYoung

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

- c. Resolution 2025-130** - Issue Bond Anticipation Note in the Amount of \$214,200.00

Motion: Phillips

Seconded: Rose

Discussion: Phillips asked if this is renewing the BAN. The Township Clerk responded that it is.

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

- d. Resolution 2025-131** - Extend Tax Deadline

Motion: Rose

Seconded: Phillips

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

- e. Resolution 2025-134** - Bills List (07/18/2025 to 08/14/2025)

Motion: Rose

Seconded: Phillips

Discussion: None

Upon roll call vote:

Ayes: DeYoung, Phillips, Rose, Mayor Raffay

Nays: None

Abstentions: None

Absent: Qarmout

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING AUGUST 18, 2025

- f. Resolution 2025-135 - Developers Escrow Trust (07/15/2025 to 08/14/2025)**
Motion: Rose
Seconded: DeYoung
Discussion: None
Upon roll call vote:
Ayes: DeYoung, Phillips, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: Qarmout
- g. Resolution 2025-136 - Authorize Redemption of Tax Sale Certificate - Block 046, Lot 06**
Motion: DeYoung
Seconded: Phillips
Discussion: None
Upon roll call vote:
Ayes: DeYoung, Phillips, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: Qarmout
- h. Resolution 2025-137 - Authorize Multi-Party Cell Tower Lease Agreement**
Motion: Rose
Seconded: Phillips
Discussion: Rose asked if T-Mobile is being added to the cell tower and if this will increase revenue. The Township Clerk responded that T-Mobile is being added to the cell tower and the revenue will be \$1,000.00 per month. Phillips suggested having a discussion regarding dedicating this additional revenue and income to something specific.
Upon roll call vote:
Ayes: DeYoung, Phillips, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: Qarmout
- i. Minutes ready for approval - July 21, 2025, regular meeting and executive session**
Motion: DeYoung
Seconded: Rose
Discussion: None
Upon roll call vote:
Ayes: DeYoung, Phillips, Rose, Mayor Raffay
Nays: None
Abstentions: None
Absent: Qarmout

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

Yellow Frame Road Improvements - *The improvements to Yellow Frame Road are scheduled to start the second week of September with the road remaining open throughout the*

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING AUGUST 18, 2025

project. The road will be milled and paved from Wintermute Road to the driveway to the Yellow Frame Church.

Hunts Road Embankment Improvements - *A pre-construction meeting was held on August 14th. In attendance were Township Engineer, Tom Knutulsky, Superintendent of Public Works, Jason Miller, Contractor, Howard Viersma and me. The work is scheduled to begin the first week in September. The road will be closed from Wintermute to Hunts Pond Road for two months. The electronic sign will be utilized for an early warning to motorists.*

Sussex-Warren Area Energy Cooperative - *The energy auction for the Sussex-Warren Area Energy Cooperative's Energy Aggregation Program is scheduled for Wednesday, August 20, 2025.*

Annual Safety Meeting - *The annual safety meeting was held today with representatives from Skylands Risk Management and Statewide Insurance Fund as well as the Superintendent of Public Works and me. The number of claims are minimal and proper procedures are utilized in the DPW. Training will continue for all employees in various disciplines.*

Lake Tranquility Drainage Study - *Princeton Hydro has started the field work in Lake Tranquility collecting data on all drainage infrastructure.*

Green Township Day - *The "site plan" for Green Township Day (September 1st from 1:00-6:00) is finalized. There will be a different setup from previous years due to addition of a beer tent and live music. As always, we are looking forward to a successful event.*

MATTERS FROM THE GOVERNING BODY:

Phillips offered kudos for the Green Township municipal display at the Sussex County Fair.

DeYoung commented that ParkRun has a very well-organized and efficient run/walk event every Saturday at EverGreen Park with many participants from various locations.

Rose asked how to handle the various lingering campaign signs around town. The Township Clerk will look into the signs that are in the right of ways.

Rose asked the Committee's thoughts about a property maintenance ordinance, one that is not overly restrictive. The Township Attorney recommended forming a subcommittee to review codes. Phillips prefers the full committee review codes. A Code Enforcement Official would need to be determined.

Mayor Raffay provided no report.

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

MATTERS FROM THE SUPERINTENDENT OF PUBLIC WORKS: The following report was provided:

DPW has experienced equipment failures and trucks down including the chipper.

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING AUGUST 18, 2025

Crews have continued working with the over the rail mowing and basins. They have been assisting with the second pollinator garden.

Crack sealing on Hunt School Road will begin next week. Any remaining material will be used for the parking lots.

The seasonal employee worked out well for several weeks.

The Superintendent of Public Works reviewed the new communication radios that will replace the current cell phones. The radios have been tested and seem to work flawlessly.

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

Rich Conklin thanked the Committee for all they do. As a member of the Open Space Advisory Committee, Rich expressed concerns regarding spending the Open Space Fund and asked the Committee to use this money wisely for EverGreen Park. There was a brief discussion concerning types of guard rails and the use of a capital plan.

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

EXECUTIVE SESSION: Resolution ES2025-13

- Contract Negotiations - Municipal Court
- Contract Negotiations - Traffic Enforcement
- Potential Litigation - Insurance Counsel

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 8:10 pm

Seconded: DeYoung

Discussion: None

All were in favor.

The Committee returned to Open Public Session at 8:22 p.m.

Phillips 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 Wednesday, September 3, 2025, at 7:00 p.m.

ADJOURNMENT:

Phillips motioned to adjourn at 8:20 p.m.


Seconded: Rose

Discussion: None

All were in favor.

MINUTES
GREEN TOWNSHIP COMMITTEE
REGULAR MEETING AUGUST 18, 2025

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



Mark Zschack, RMC
Township Clerk

Date Approved: September 3, 2025

RESOLUTION 2025-132
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

APPOINT FIRE FIGHTERS

BE IT RESOLVED by the Township Committee of the Township of Green to appoint Aiden Post and Harry Greenhalgh as members of the Green Township Volunteer Fire Department.

DATED: August 18, 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 August 18, 2025.



Mark Zschack, RMC, Township Clerk

cc: Chief Randy Gould

Record of Vote:

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

RESOLUTION 2025-133
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

AUTHORIZE BLUE LIGHT PERMIT

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

DATED: August 18, 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 August 18, 2025.



Mark Zschack, RMC, Township Clerk

cc: Chief Randy Gould

Record of Vote:

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

ORDINANCE NO. 2025-07

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

**CAPITAL ORDINANCE FOR IMPROVEMENTS TO HUNTS ROAD, BY
THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX, NEW
JERSEY, APPROPRIATING THE TOTAL OF \$267,000.00, OF WHICH
\$92,000.00 IS FROM THE GENERAL CAPITAL-CAPITAL IMPROVEMENT
FUND, \$175,000.00 GENERAL CAPITAL FUND BALANCE**

**BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
GREEN, IN THE COUNTY OF SUSSEX, NEW JERSEY, AS FOLLOWS:**

Section 1. The improvements to Hunts Road, is hereby authorized as general improvements to be made or acquired by the Township of Green, New Jersey. For the said improvements or purposes stated in said Section 2, there is hereby appropriated the total sum of \$267,000.00; with \$92,000.00 from monies available in the General Capital – Capital Improvement Fund, \$175,000.00 General Capital Fund Balance of the Township.

Section 2. The improvements hereby authorized and the purpose for which said appropriation is made are for the improvement of Hunts Road, in the Township of Green.

Section 3. The capital budget or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services are on file with the Township Clerk and are available for public inspection.

Section 4. The following additional matters are hereby determined, declared, recited, and stated:

(a) The said purposes described in Section 2 of the capital ordinance are capital expenses and are each a property or improvement which the Township may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specifically assessed on property specially benefited thereby.

ORDINANCE NO. 2025-07
TOWNSHIP OF GREEN, COUNTY OF SUSSEX

(b) The average period of usefulness of said purposes within the limitations of said Local bond Law and taking into consideration the respective amounts of the said obligations authorized for the several purposes, according to the reasonable life thereof computed by this capital ordinance, is fifteen (15) years.

Section 5. This ordinance shall take effect after publication after final adoption, as provided by law.

NOTICE

The above-entitled Ordinance was introduced and passed at first reading by the Green Township Committee at a meeting held on July 21, 2025, and after publication and a public hearing was finally adopted by the Green Township Committee at a meeting held on August 18, 2025.

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: July 21, 2025
ADOPTED: August 18, 2025

ADVERTISED: July 25, 2025
ADVERTISED: August 22, 2025

ORDINANCE 2025-08
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

**AN ORDINANCE AUTHORIZING THE PUBLIC SALE OF REAL PROPERTY TO
CONTIGUOUS PROPERTY OWNERS OF BLOCK 107, LOT 6 AND BLOCK 76, LOT 5 IN
THE TOWNSHIP OF GREEN PURSUANT TO N.J.S.A. 40A:12-13**

WHEREAS, the Township of Green is the owner of the properties located at Block 107, Lot 6 and Block 76, Lot 5, Green Township, New Jersey, which lands are not needed or required for municipal use; and

WHEREAS, the lots are less than the minimum sizes required for development under the municipal ordinance and are without capital improvements; and

WHEREAS, the Township Committee deems it in the best interest of the Township of Green to sell the property to the owners of contiguous property in accordance with the provisions of N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2; and

WHEREAS, the sale shall be conducted as a public auction limited to contiguous property owners to be held at the Green Township Municipal Building, 150 Kennedy Road, Tranquility, New Jersey 07821, on October 6, 2025, at 7:00 p.m. or such adjourned date as may be determined by the Township Committee.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Committee of the Township of Green, Sussex County, New Jersey, as follows:

1. The Township of Green shall offer for sale by auction, pursuant to the provisions of N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2, the properties located at Block 107, Lot 6 (5 Crescent Road), with a minimum sale price of \$15,000.00 and Block 76, Lot 5 (161 Decker Pond Road), with a minimum sale price of \$20,000.00.

2. The sale is limited to contiguous property owners, and the sale is conditioned upon the property being sold merging with the contiguous property owner's existing property. The property being sold is less than the minimum size required for development under the municipal zoning ordinance, is without any capital improvement, and shall be merged with the purchaser's contiguous lot. The Mayor and Committee reserves the right, in its discretion, to reject all bids for each property for any reason, including but not limited to, in the event that the minimum sale price for such property is not met.

3. Upon final passage of this Ordinance, the sale shall take place at the Green Township Municipal Building, 150 Kennedy Road, Tranquility, New Jersey, subject to receiving no higher bid for said parcels, after offering same to the highest bidder, at said time and place.

4. A copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the Township Municipal Building. Notice of adoption of this

TOWNSHIP OF GREEN
ORDINANCE 2025-08

Ordinance shall be made in the Official Township newspaper within five (5) days following the enactment of the Ordinance. Notice of the public sale shall be published in the official Township of Green newspaper by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication shall be within seven (7) days prior to the sale date.

5. The properties shall be sold, subject to the following terms and conditions:

(a) The properties are sold "as is". No representations of any kind are made by the Township as to the conditions of the properties, and the descriptions of the properties are intended as a general guide only and may not be accurate. The properties are being sold in the present "as is", "where is", with all faults.

(b) The sale shall be made after legal advertisement of this Ordinance to the highest bidder who is the owner of a contiguous property, which property shall merge with the property being sold and becomes part of the contiguous property owned by the successful bidder.

(c) The Township does not warrant or certify title to the properties and in no event shall the Township of Green be liable for any damages to the purchaser-successful bidder if title is found unmarketable for any reason and the purchaser-successful bidder waives any and all right in damages or by way of liens against the Township. The sole remedy being the right to receive a refund prior to closing of the deposit paid in the event title is found unmarketable. It shall be the obligation of the successful purchaser to examine title to said premises prior to the closing. In the event of closing and later finding of defect of title, the Township shall not be responsible for same, shall not be required to refund money or correct any defect in title or be held liable for damages.

(d) Acceptance of the highest bid shall constitute a binding agreement of sale and the purchaser shall be deemed to agree to comply with the terms and conditions of the sale herein contained.

(e) The highest bidder shall deposit with the Township cash, check or money order in the amount of not less than 10% of the bid price at the time of sale. In the event the successful bidder fails to deposit 10% of the bid price at the time of the sale, the Township of Green will re-auction the property at the same public sale. If the successful bidder fails to pay the deposit, the bidder shall be responsible for any difference between their bid and the final sale bid in the event such bid is lower than the bid of the original bidder.

(f) The highest bidder must pay the balance of the purchase price, plus (1) the sum of \$570 for the legal services incurred by the Township; (2) the Township of Green's advertising and the actual recording fees, within thirty (30) days after the date the Committee adopts a resolution confirming the winning bid(s); and (3) realty transfer fees, if any. The balance shall be paid by certified funds. Once the purchase price has been paid, a Quitclaim Deed without covenants

TOWNSHIP OF GREEN
ORDINANCE 2025-08

will be prepared by the Township Attorney and, after execution by the Mayor, shall be recorded with the Sussex County Clerk's Office by the Township Attorney. Additional work performed by the Township Attorneys beyond the standard preparation of the sale resolutions, notice of sale, letters to property owners and adjoining property owners, Deed and closing statement shall be billed at the rate charged by the Township Attorney and shall be the responsibility of the purchaser, which fees must be paid prior to the Deed being recorded.

(g) The Deed will be subject to all matters of record, which may affect title herein, what an accurate survey may reveal, the Ordinances of the Township of Green and reserving an easement to the Township of Green for all natural or constructed drainage systems, waterways, water, and sewer easements, if any, on the premises and the continued right of maintenance and flow thereof.

(h) The properties will be sold subject to the current year's taxes, prorated from the date of sale.

(i) The Governing Body does hereby reserve the right to withdraw this offer to sell, or upon completion of the bidding to accept or reject any or all bids for said properties or to waive any informality in relation thereto.

(j) All bidders currently owning property within the Township must have their taxes, as well as sewer and water charges, if applicable, paid to date in order to be a qualified bidder. In the event the bidder's taxes or sewer or water charges are delinquent, the bidder shall be deemed unqualified and such bid shall be rejected.

(k) This same is made subject to all applicable laws, statutes, regulations resolutions and ordinances of the United States, State of New Jersey and Township of Green.

(l) No employee, agent or officer of the Township of Green has any authority to waive, modify or amend any of the conditions of sale.

(m) The purchaser must abide by appropriate zoning, subdivision, health and building regulations and code, and agrees that this sale will not be used as ground to support any variance from or realization of the regulations.

(n) The failure of the purchaser to close on title within the time provided for in Subsection 5(f) of this Ordinance shall constitute a breach of this Agreement unless the Township agrees in writing prior to that date to extend the time of the closing. In the event the purchaser fails to close within the dates provided for in Subsection 5(f) or such date as may be extended by the Township, the deposit paid by the purchaser shall be retained by the Township as liquidated damages. The municipality is entitled to retain the purchaser's deposit to the extent of any expenses and/or losses it incurs including but not limited to advertising costs, attorney's fees, lost tax revenues from the date of the required closing as well as

TOWNSHIP OF GREEN
ORDINANCE 2025-08

additional cost of resale and the difference in the sales price, to the extent the properties are sold for a lower price and any subsequent sale. The only exception to this section is in the event that the purchaser fails to close as a result of the title being unmarketable, in which case the Purchaser shall be entitled to a refund of their deposit as provided for in Subsection 5(c) of this Ordinance.

(o) The purchase shall not be used for any County, Board of Taxation, Tax Court of New Jersey, or in any Courts of the State as grounds to support a challenge of the existing assessments with regard to other properties.

(p) The sale shall be subject to final approval by the Township Committee.

Potential Bidders are advised:

- (1) The property is required to be merged with and become part of the contiguous property owned by the successful bidder
- (2) To conduct all necessary title searches prior to the date of sale.
- (3) No representations of any kind are made by the Township of Green as to the conditions of the Property, including habitability or usability; the Property is being sold in its present conditions "as is".
- (4) The Property will be conveyed by a Quit Claim Deed and such conveyance shall be subject to all covenants, restrictions, reservations, and easements established of record or by prescription and without representation as to character of title of the Property to be conveyed.
- (5) The highest bidder for the Property shall have the right, at its sole cost and expense, to obtain a new survey of the Property. Provided such survey depicts the Property and is certified to be correct to the Township of Green, the Township of Green shall utilize the legal description drawn in accordance with such survey in the Deed of conveyance, provided the highest bidder provides such legal description and a copy of the certified survey to the Township of Green not less than one week prior to the date set for closing of title.

Additional Terms the Successful Bidder must comply with:

- (1) To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulate that this sale will not be used as grounds to support any variance from the regulations.

TOWNSHIP OF GREEN
ORDINANCE 2025-08

- (2) That the failure to close title as agreed shall forfeit to the Township of Green any and all money deposited with the Township.

6. 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.

7. 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.

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

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: August 18, 2025
PUBLIC HEARING:

ADVERTISED: August 22, 2025
ADVERTISED:

ORDINANCE NO. 2025-09
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 only. New residences must follow the 1.5 standards. New subdivisions must follow the 1.5 standards.

ORDINANCE NO. 2025-09
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ

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. 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. 2025-09
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: August 18, 2025

ADVERTISED: August 26, 2025

ADOPTED:

ADVERTISED:

RESOLUTION 2025-130
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN, IN THE COUNTY OF SUSSEX, NEW JERSEY, COVENANTING TO COMPLY WITH THE PROVISIONS OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, APPLICABLE TO THE EXCLUSION FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES OF INTEREST ON OBLIGATIONS ISSUED BY THE TOWNSHIP OF GREEN AND AUTHORIZING THE MAYOR, CLERK/ADMINISTRATOR, CHIEF FINANCIAL OFFICER AND OTHER TOWNSHIP OFFICIALS TO TAKE SUCH ACTION AS THEY MAY DEEM NECESSARY OR ADVISABLE TO EFFECT SUCH COMPLIANCE AND DESIGNATING A \$214,200 BOND ANTICIPATION NOTE, DATED AUGUST 7, 2025, PAYABLE AUGUST 6, 2026, AS A "QUALIFIED TAX-EXEMPT OBLIGATION" PURSUANT TO SECTION 265(b)(3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED

WHEREAS, the Township of Green, in the County of Sussex, New Jersey (the "Township") from time to time issues bonds, notes and other obligations the interest on which is excluded from gross income for Federal income tax purposes and desires to take such action as may be necessary or advisable to establish and maintain such exclusion; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), contains provisions with respect to the exclusion from gross income for Federal income tax purposes of interest on obligations, including provisions, among others, which require issuers of tax-exempt obligations, such as the Township to account for and rebate certain arbitrage earnings to the United States

RESOLUTION 2025-130
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

Treasury and to take other action to establish and maintain such Federal tax exclusion; and

WHEREAS, the Township intends to issue a \$214,200 bond anticipation note, dated August 7, 2025 and payable August 6, 2026 (the "Note"); and

WHEREAS, the Township desires to designate the Note as a "qualified tax-exempt obligation" pursuant to Section 265(b)(3) of the Code;

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

SECTION 1. The Township Committee hereby covenants on behalf of the Township, to the extent permitted by the Constitution and the laws of the State of New Jersey, to do and perform all acts and things permitted by law and necessary to assure that interest paid on bonds, notes or other obligations of the Township (including the Note) be and remain excluded from gross income of the owners thereof for Federal income tax purposes pursuant to Section 103 of the Code.

SECTION 2. The Mayor, Clerk/Administrator, Chief Financial Officer and other officials of the Township are hereby

RESOLUTION 2025-130
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

authorized and directed to take such action, make such representations and give such assurances as they may deem necessary or advisable to effect compliance with the Code.

SECTION 3. The Note is hereby designated as a "qualified tax-exempt obligation" for the purpose of Section 265(b)(3) of the Code.

SECTION 4. It is hereby determined and stated that (1) the Note is not a "private activity bond" as defined in the Code and (2) the Township and its subordinate entities, if any, do not reasonably anticipate issuing in excess of \$10 million of new money tax-exempt obligations (other than private activity bonds) during the calendar year 2025.

SECTION 5. It is further determined and stated that the Township has not, as of the date hereof, issued any tax-exempt obligations (other than the Note) during the calendar year 2025.

SECTION 6. The Township will, to the best of its ability, attempt to comply with respect to the limitations on issuance of tax-exempt obligations pursuant to Section 265(b)(3) of the Code; however, said Township does not covenant to do so, and hereby expressly states that a covenant is not made hereby.


RESOLUTION 2025-130
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

SECTION 7. The issuing officers of the Township are hereby authorized to deliver a certified copy of this resolution to the original purchaser of the Note and to further provide such original purchaser with a certificate of obligations issued during the calendar year 2025 dated as of the date of delivery of the Note.

SECTION 8. This resolution shall take effect immediately upon its adoption.

DATED: August 18, 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 August 18, 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 2025-131
TOWNSHIP COMMITTEE- TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

EXTEND TAX DEADLINE

WHEREAS, N.J.S.A. 54:4-64 requires that municipal tax bills be mailed forty-seven (47) days before the third installment of taxes falls on August 1st, namely on June 15th; and

WHEREAS, the date of mailing of Green Township tax bills will be July 28th, 2025, to Green Township taxpayers; and

WHEREAS, in accordance with the intent of N.J.S.A. 54:4-64 invoking any payment of interest for delinquency under the provisions of N.J.S.A. 54:4-67; and

WHEREAS, R.S. 54:4-67 deems twenty-five (25) days after proper mailing of said tax bills, and certification of such mailing, to be adequate notice of the amount of taxes due.

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

Green Township taxes or assessments due August 1, 2025, will not be considered delinquent, and interest for delinquency in the payment of such taxes and assessments shall not be charged for the failure to pay any such taxes or assessments if received by the Township on or before August 22, 2025, the twenty-fifth (25) day after proper mailing of the tax bills and provided further, however, that if any such installment is not paid on or before said twenty-fifth (25) day, interest at the usual rate will be charged from August 1, 2025.

DATED: August 18, 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 August 18, 2025.



Mark Zschack, RMC, Township Clerk

cc: Karen Ferrone, CTC
Linda Di Lorenzo, CMFO
County Board of Taxation
Ursula Leo, Esq.
Steve Wielkotz, RMA

Record of Vote:

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

RESOLUTION 2025-134
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

BILLS LIST (07/18/2025 to 08/14/2025)

BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF GREEN IN THE COUNTY OF SUSSEX AND STATE OF NEW JERSEY that the List of Bills dated from 07/18/2025 to 08/14/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: August 18, 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 August 18, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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

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

Meeting Date: 08/18/2025 For bills from 07/18/2025 to 08/14/2025

Check#	Vendor	Description	Payment	Check Total
654	1770 - Advance Auto Parts	PO 16874 Auto Parts 2025	311.73	311.73
13655	1940 - AMAZON	PO 17183 Surge Protector	31.79	
		PO 17189 Motion Sensor Doorbell	31.98	63.77
13656	2312 - ANTHONY KRUCINSKI	PO 17188 Entertainment for Green Township Day 202	750.00	750.00
13657	541 - APPRAISAL SYSTEMS, INC.	PO 17160 2026 Reassessment	4,300.00	4,300.00
13658	14 - BLUE DIAMOND DISPOSAL, INC.	PO 16834 2025 Waste & Recycling Collection	30,000.00	30,000.00
13659	2148 - CHRISTIANA T C/F CE1/FIRSTTRUST	PO 17200 Tax Lien Redemption - refund lien holder	18,000.00	
		PO 17200 Tax Lien Redemption - refund lien holder	40,206.07	58,206.07
13660	618 - DAVID H. MILLER, SR.	PO 16835 Medicare Part B reimbursement	1,110.00	1,110.00
13661	1730 - DURABLE DOOR COMPANY	PO 16928 Door Services 2025	1,645.00	1,645.00
13662	2214 - FRED BEANS FORD OF WASHINGTON	PO 17049 Vehicle Parts 2025	1,531.11	1,531.11
13663	2296 - FREDON ANIMAL HOSPITAL	PO 17046 Vetetenary Services for Animal Control	234.95	234.95
13664	2241 - GANNETT NEW YORK-NEW JERSEY LOCALIQ	PO 16851 Legal Ads 2025	192.07	192.07
13665	550 - GARDENS OF THE WORLD, INC.	PO 16914 Top Soil DPW 2025	37.00	37.00
13666	47 - GREEN TOWNSHIP	PO 16837 1st & 2nd quarter property taxes 2025	6,357.95	6,357.95
13667	528 - GRIFFITH-ALLIED TRUCKING LLC	PO 16940 Gasoline Delieri 2025 Acct 10-7199868	63.25	63.25
13668	120 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 16565 Henry Road DOT Project	273.00	
		PO 16781 Hunts Road	1,177.50	
		PO 16781 Hunts Road	1,382.50	
		PO 16856 Twp Engineering Services 2025	290.00	
		PO 16856 Twp Engineering Services 2025	435.00	
		PO 17052 Stormwater Assistance Grant	832.50	
		PO 17147 Yellow Frame Rd	72.50	
		PO 17147 Yellow Frame Rd	50.00	4,513.00
13669	120 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 17147 Yellow Frame Rd	5,500.00	
		PO 17202 Lk Tranquility Drainage project	507.50	
		PO 17203 Hedden Rd	1,680.30	7,687.80
13670	2077 - Henderson Products, Inc	PO 16906 Truck Repair	509.11	509.11
13671	2059 - Institute for Professional Development	PO 17170 Webinar 8/6/2025 - L. DiLorenzo	50.00	50.00
13672	1603 - J. CALDWELL & ASSOCIATES	PO 16859 Land Use Board - Planner Services 2025	300.00	300.00
573	1860 - KIMBERLEE MANTZ	PO 17180 Supplies for Sussex County Fair Board 20	55.25	55.25
674	1632 - Laddey, Clark & Ryan LLP	PO 17181 June 2025 Legal Services	253.50	
		PO 17181 June 2025 Legal Services	3,000.00	3,253.50
13675	349 - Lakeland Bus Lines Inc.	PO 17171 Bus Trip to Hunterdon Hills PLayerhouse Oc	1,125.00	1,125.00
13676	390 - LINDA CORISTON	PO 16996 Reimbursement for Medicare Part B Premiu	555.00	555.00
13677	326 - MARIA C. SPIEGLER	PO 16997 Medicare Part B reimbursement	1,110.00	1,110.00
13678	20 - MGL PRINTING SOLUTIONS, LLC	PO 17119 Tax Bills	530.50	530.50
13679	109 - MONTAGUE TOOL & SUPPLY CO., INC.	PO 16883 Small Tools and Supplies 2025	185.74	185.74
13680	45 - MUNICIPAL CLERKS' ASSOC OF NJ INC.	PO 17178 2025-2026 Membership Dues for Clerk & De	175.00	175.00
13681	22 - NEW JERSEY REGISTRARS' ASSOCIATION	PO 17187 NJRA Conference 2025-Zschack	100.00	100.00
13682	209 - NJ DIVISION OF ALCOHOLIC BEVERAGE	PO 17179 Maintenance & Preparation of 2025-2026 L	9.00	9.00
13683	98 - NJ State Dept of Health & Senior Svs	PO 17003 Dog License fees	3.60	3.60
13684	157 - PATRICIA SULLIVAN	PO 16998 Reimbursement for Medicare Part B Premiu	1,110.00	1,110.00
13685	877 - PATTY DE CLESIS	PO 17186 Reimbursement-Supplies for Movie in the	93.37	93.37
13686	2187 - PLANET NETWORKS, INC.	PO 17190 September 2025 Internet & Phone Service	1,529.10	1,529.10
13687	73 - Postmaster	PO 17191 Annual PO Box Fees	176.00	176.00
13688	2292 - PRESTIGE PEST UNIT	PO 16958 2025 Quarterly Pest Control Service	810.00	810.00
13689	2141 - PRIMEPOINT, LLC	PO 16854 Time & Labor Management Program 2025	117.50	117.50
13690	2303 - PRINCETON HYDRO, LLC	PO 17121 Lake Tranquility Drainage Study	2,866.00	2,866.00
13691	2174 - PureSan	PO 16875 Janitorial Supplies 2025	2,438.78	2,438.78
13692	2047 - QUADIENT LEASING USA, INC.	PO 17017 Lease for Postage Machine 2025	231.00	231.00
13693	418 - R & L DATA CENTERS	PO 16853 Payroll Services 2025	324.60	324.60
13694	2310 - ROAD REMEDY LLC	PO 17169 Pothole Repair Products	2,958.00	2,958.00
13695	177 - RNETCO SUPERMARKETS, INC.	PO 17182 Tax bills - Seniors	117.44	117.44
13696	2016 - Schenck, Price, Smith & King, LLP	PO 16855 Tax Appeals 2025	1,276.05	1,276.05
13697	1896 - SEPTICARE	PO 16936 Portable Toilet Rental & Service 2025	175.00	175.00
13698	1210 - SK PAPER SHRED, INC.	PO 16948 Document Shredding 2025	193.99	193.99
13699	866 - SPACE FARMS, INC.	PO 16919 Deer Carcass Removal Service 2025	27.00	27.00
13700	330 - STATE OF NEW JERSEY	PO 17199 12/2024 Unemployment Disability Assessme	156.23	156.23
13701	295 - SUSSEX COUNTY CHAMBER OF COMMERCE	PO 17193 Anual Membership - M. Zschack	365.00	365.00
13702	97 - SUSSEX COUNTY CLERK	PO 17135 2025 Primary Election Costs	571.70	571.70
703	114 - SUSSEX COUNTY MUA	PO 16922 Solid Waste Disposal/Household 2025	14,483.52	14,483.52
13704	2009 - THE CANNING GROUP. LLC	PO 16836 QPA 1/01/2025-12/31/2025	458.33	458.33
13705	1105 - THE LAND CONSERVANCY OF NEW JERSEY	PO 16850 Open Space/Farmland Preservation	287.50	287.50
13706	76 - TOMAR INDUSTRIES, INC.	PO 16923 2025 Janitorial Supplies	226.80	226.80
13707	1659 - TREE KING, INC.	PO 16342 Tree Service/Removal 2024	11,830.00	
		PO 16918 Tree Service/Removal 2025	19,550.00	31,380.00
13708	2078 - UniFirst Corporation	PO 16863 Uniform Rentals 2025	693.42	693.42
13709	1923 - VALLEY MEDICAL GROUP	PO 16862 2025 Alcohol & Drug Screenings	131.00	131.00

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

Meeting Date: 08/18/2025 For bills from 07/18/2025 to 08/14/2025

Check#	Vendor	Description	Payment	Check Total
13710	710 - WATSON PERIGO, JR.	PO 17000 Medicare B reimbursement	555.00	555.00
TOTAL				188,717.73
Total to be paid from Fund 01 CURRENT FUND		159,642.69		
Total to be paid from Fund 02 FEDERAL & STATE GRANTS		1,026.49		
Total to be paid from Fund 04 GENERAL CAPITAL		9,269.00		
Total to be paid from Fund 12 ANIMAL FUND		238.55		
Total to be paid from Fund 16 AFFORDABLE HOUSING TRUST FUND		253.50		
Total to be paid from Fund 19 TRUST FUND		18,000.00		
Total to be paid from Fund 22 OPEN SPACE TAX		287.50		
		188,717.73		

Checks Previously Disbursed

9999	Payroll Account	7/30/2025	36,621.71	7/25/2025
9999	GREEN TWP BOARD OF EDUCATION	PO# 16838 School Taxes payable	968,228.58	7/30/2025
9999	TOWNSHIP OF EAST BRUNSWICK	PO# 17192 Principal/interest 8/07/2025	298,815.03	8/07/2025
9999	COUNTY OF SUSSEX - TREASURY	PO# 16986 911 Dispatch - Shared Service Agre	3,082.25	8/07/2025
9999	COUNTY OF SUSSEX - TREASURY	PO# 16986 911 Dispatch - Shared Service Agre	1.00	8/07/2025
9999	STATE OF NJ DIV OF PENSIONS/BENEFITS	PO# 16839 Retired - Health Insurance	9,205.13	8/11/2025
9999	STATE OF NJ - DIVISION OF PENSIONS	PO# 16840 Active - Health/Dental Insurance	15,983.39	8/11/2025
132	GARDEN STATE LABS, INC.	PO# 16978 2025 Water Testing at Municipal Bu	100.00	4/07/2025
1339	GARDEN STATE LABS, INC.	Lost check	-100.00	8/12/2025 *VOID*
13407	MUNICIPAY, LLC	PO# 16979 Computer hardware	458.00	4/07/2025
13407	MUNICIPAY, LLC	Lost check	-458.00	8/12/2025 *VOID*
13648	DAVID H. MILLER, SR.	PO# 16835 Medicare Part B reimbursement	555.00	8/07/2025
13649	JCP& L	PO# 17195 July 2025 Electric Bill	1,577.01	8/07/2025
13650	VERIZON	PO# 16938 Alarm Phone lines 2025	169.49	8/07/2025
13651	VERIZON WIRELESS	PO# 16890 DPW CELL SERVICE 2025	377.25	8/07/2025
13652	GARDEN STATE LABS, INC.	PO# 16978 2025 Water Testing at Municipal Bu	100.00	8/12/2025
13653	MUNICIPAY, LLC	PO# 16979 Computer hardware	458.00	8/12/2025
			1,335,731.84	
			-558.00	*VOIDED
			1,335,173.84	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	1,335,173.84	159,642.69	1,494,816.53
Fund 02 FEDERAL & STATE GRANTS		1,026.49	1,026.49
Fund 04 GENERAL CAPITAL		9,269.00	9,269.00
Fund 12 ANIMAL FUND		238.55	238.55
Fund 16 AFFORDABLE HOUSING TRUST FUND		253.50	253.50
Fund 19 TRUST FUND		18,000.00	18,000.00
Fund 22 OPEN SPACE TAX		287.50	287.50
BILLS LIST TOTALS	1,335,173.84	188,717.73	1,523,891.57

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

Meeting Date: 08/18/2025 For bills from 07/18/2025 to 08/14/2025

ck#	Vendor	Description	Payment	Check Total
-----	--------	-------------	---------	-------------

=====

RESOLUTION 2025-135
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

DEVELOPERS ESCROW TRUST (07/15/2025 to 08/14/2025)

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 07/15/2025 to 08/14/2025 attached to and made a part of this Resolution is hereby accepted and approved for payment.

DATED: August 18, 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 August 18, 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: 08/18/2025 For bills from 07/15/2025 to 08/14/2025

Check#	Vendor	Description	Payment	Check Total
7648	1908 - BRADY & CORREALE, LLP	PO 17054 LU2309 Saks Properties, LLC	1,997.75	
		PO 17166 LU2507 NJ Conf of Seventh-Day Adventist	233.65	2,231.40
7649	1937 - HAROLD E. PELLOW & ASSOCIATES, INC.	PO 16977 LU2423 Obolensky	230.00	
		PO 17028 LU2309 SAKS Properties LLC	602.50	
		PO 17113 SE2503 Obelensky	72.50	
		PO 17114 DW2501 Cahill	72.50	
		PO 17115 DW2502 Obelensky	72.50	
		PO 17175 RO2505 Elizabethtown Gas	435.00	
		PO 17184 DW2506 Ashley	352.50	1,837.50
TOTAL				4,068.90
Total to be paid from Fund 14 DEVELOPERS ESCROW TRUST		4,068.90		
		<u>4,068.90</u>		
		4,068.90		

**RESOLUTION 2025-136
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ**

**RESOLUTION AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE #948
FOR BLOCK 046, LOT 06**

WHEREAS, the Township's Tax Collector, Karen Ferrone, advises that she has received \$40,206.07 for the redemption of Tax Sale Certificate #948 and all subsequent taxes, interest and fees on Block 046, Lot 06 and requests that \$40,206.07 along with \$18,000.00 premium on deposit be refunded to the lien holder Christiana T C/F CE1/FIRSTRUST.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Green that the Tax Collector has received \$40,206.07, for the redemption of Tax Sale Certificate #948 and all subsequent taxes, interest and fees on Block 046, Lot 06 and requests that \$40,206.07 along with \$18,000.00 premium be refunded to the lien holder Christiana T C/F CE1/FIRSTRUST, PO Box 5021, Philadelphia, PA 19111-5021.


Karen Ferrone, Tax Collector

DATED: August 18, 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 August 18, 2025.


Mark Zschack, RMC, Township Clerk

cc: Karen Ferrone, Tax Collector
Linda Di Lorenzo, CFO

Record of Vote:

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

RESOLUTION 2025-137
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

MULTI-PARTY LEASE ACKNOWLEDGE AGREEMENT

WHEREAS, Green Township is the fee owner of a certain parcel of land located at 173 Kennedy Road, Township of Green, County of Sussex, State of New Jersey (Block 13 Lot 2); and

WHEREAS, Green Township and Celco Partnership d/b/a Verizon Wireless a Delaware limited partnership, (“**Lessee**”) entered into a certain Land Lease Agreement dated March 17, 2008, (“**Prime Lease**”), whereby Green Township leases to (“**Lessee**”) a portion of the Property described above, for the purpose of constructing and operating a wireless communications tower and facility; and

WHEREAS, (“**Lessee**”) and ATC Sequoia LLC a, Delaware limited liability company, (“**Sublessee**”) entered into a certain Management Agreement and a Master Prepaid Lease, both with an effective date of March 27, 2015, pursuant to which (“**Sublessee**”) manages, subleases, operates, and maintains, as applicable, the Leased Premises; and

WHEREAS, T-Mobile Northeast, LLC, a Delaware limited liability company (“**Licensee**”) desires to license from **Sublessee** both ground space and tower space at the Leased Premises to install, maintain and operate telecommunications equipment; and

WHEREAS, Section 19 of the (“**Prime Lease**”) requires any licensee co-locating within the Leased Premises to execute a Multi-Party Lease Agreement.

WHEREAS, Pursuant to Section 19 of the Prime Lease, Lessee acknowledges that any rental or fee paid by any licensee(s) shall be divided between Lessor and Lessee and/or Sublessee in the following manner: fifty percent (50%) to Lessor and fifty percent (50%) to Lessee and/or Sublessee. Specifically, Green Township’s Share consists of One Thousand and 00/100 (\$1,000.00) dollars per month, which shall be paid directly by **Licensee** to Green Township on the first day of each month, with the first payment to be made within thirty (30) days of Licensee’s installation on the Lease Premises.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Green in the County of Sussex and State of New Jersey, does hereby authorize the Mayor and/or Clerk to enter into a Multi-Party Lease Agreement as described.

DATED: August 18, 2025

RESOLUTION 2025-137
TOWNSHIP COMMITTEE - TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NJ

I, Mark Zschack, Township Clerk of the Township of Green, County of Sussex, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a resolution adopted by the Township Committee at a meeting held on August 18, 2025.



Mark Zschack, RMC, Township Clerk

cc: Linda DiLorenzo, CFO

Record of Vote:

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

RESOLUTION ES2025-13
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: August 18, 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 August 18, 2025.



Mark Zschack, RMC, Township Clerk

Record of Vote:

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