

MURPHY McKEON P.C.

901 Route 23 South
Second Floor
Pompton Plains, NJ 07444

Pompton Lakes Borough

Feb 01, 2025

Michael Carelli, Borough Administrator
25 Lenox Avenue
Pompton Lakes, NJ 07442

File #: 42000-034

Inv #: 14330

RE: Affordable Housing Declaratory Judgment

DATE	DESCRIPTION	HOURS	AMOUNT
MATTER:	42000-034		
RE:	Affordable Housing Declaratory Judgment		
Jan-15-25	Research; prepare correspondence regarding affordable housing resolution; review of Planner's report.	1.20	180.00
Jan-17-25	Review housing report; draft resolution; research.	2.50	375.00
Jan-20-25	Review and revise resolution for affordable housing; correspondence to Mr. Carelli.	0.60	90.00
Jan-23-25	Prepare affordable housing complaint for declaratory judgment and exhibits.	2.50	375.00
Jan-24-25	Correspondence regarding declaratory judgment; prepare Court filing documents and file complaint.	1.30	195.00
	MATTER TOTALS:	8.10	\$1,215.00
MATTER:	42000-001		
RE:	General		
Jan-02-25	Research; draft memo regarding retiree health benefits.	2.00	300.00
	Review and revise draft ordinance addressing workplace conduct; forwarding same to M. Carelli	0.70	105.00
	Receipt and review of ordinance comments from Labor counsel; revise ordinance and resend to M. Carelli, BA	0.60	90.00
	Attending Council's reorganization meeting	0.60	90.00
Jan-03-25	Telephone conference with Kristen Russell; correspondence to Mr. Mienak regarding [REDACTED] Wanaque Avenue.	1.00	150.00
	Draft resolution for the award of the contract for the WLHT property.	0.90	135.00

	Review of notes from reorganization meeting and legal analysis of Dupont property tax question	0.40	60.00
Jan-06-25	Attend agenda conference; draft follow-up correspondence.	1.00	150.00
	Telephone conference with Mr. Mianeck.	0.50	75.00
	Research; memo to Mr. Carelli regarding public health issue/interlocal.	1.10	165.00
	Review and analysis of agenda packet for Council's 1/8/25 meeting; attending virtual meeting with M. Carelli, BA, in preparation for meeting	2.60	390.00
	Receipt, review and reply to memo from M. Carelli, BA, regarding memo from [REDACTED] and status of harassment ordinance	0.30	45.00
Jan-07-25	Conference call regarding affordable housing; research regarding housing issue.	1.00	150.00
	Review and respond to Mr. Townsend regarding DuPont assessment; telephone conference with Mr. Carelli.	0.90	135.00
	Virtual meeting with HZM and administration regarding COAH obligation and other current matters	0.90	135.00
	Receipt, review and reply to memo from M. Carelli, BA, regarding draft ordinance	0.20	30.00
Jan-08-25	Receipt, review and analysis of NJILGA's proposed resolution objecting to COAH Fourth Round	0.30	45.00
	Receipt and review of memo from M. Carelli, BA, regarding DMK; review of file and preparation of letter to D. Kulp requesting reimbursement	0.60	90.00
	Attending meeting of Borough Council	2.00	300.00
Jan-09-25	Review health benefits letter; research; correspondence to Mr. Carelli.	1.00	150.00
	Receipt and review of Borough's 1/8/25 response to PBA grievance	0.20	30.00
Jan-10-25	Communicating with K. Russell, P.P., regarding next steps on plan amendment	0.30	45.00
	Revise draft letter to DMK and forwarding same to M. Carelli, BA for review and comment	0.40	60.00
	Receipt, review and analysis of Summit Risk's acknowledgment of [REDACTED] claim	0.30	45.00
	Legal analysis of retiree health benefits questions and steps to address same	0.40	60.00
Jan-13-25	Telephone conference with Mr. Carelli regarding retiree benefits; research; prepare correspondence.	0.90	135.00

	Research regarding 60 Wanaque Avenue; prepare correspondence to Mr. Mienak.	1.10	165.00
	Receipt and review of memo from M. Carelli, BA, forwarding adopted radio station award resolution	0.20	30.00
	Receipt and review of memo from M. Carelli, BA; final preparation of letter to D. Kulp regarding NJDEP violations	0.40	60.00
Jan-14-25	Revise and send letter to DMK services regarding NJDEP costs	0.30	45.00
Jan-15-25	Review correspondence; telephone conference with Mr. Carelli regarding retiree benefits.	0.80	120.00
	Conference call regarding DuPont tax appeal and follow-up.	0.80	120.00
	Correspondence to Mr. Carelli regarding contract issue.	0.50	75.00
	Review of notes and participating in telephone conference with Dupont regarding tax issues and property cleanup status	0.50	75.00
Jan-16-25	Review correspondence; telephone conference with Mr. Carelli (x2); research regarding affordable housing issues.	1.10	165.00
	Receipt, review and analysis of letter from K. Carroll regarding treatment plant capacity	0.30	45.00
	Receipt, review and analysis of Phoenix Advisor's report regarding 60 Wanaque Avenue proposed PILOT	0.40	60.00
	Receipt, review and analysis of H2M memorandum regarding DCA 4th round obligations and next steps	0.40	60.00
	Review and analysis of Colliers report of K. Russell, PP, regarding 60 Wanaque Avenue	0.40	60.00
Jan-17-25	Legal analysis of Planners presentation and draft resolution reducing affordable housing obligation	0.60	90.00
Jan-18-25	Correspondence to Ms. Brandsness regarding vacant property registration.	0.40	60.00
	Review bids re: solid waste; correspondence to Mr. Carelli.	0.80	120.00
Jan-21-25	Receipt, review and analysis of agenda packet for Council's 1/22/25 meeting	2.20	330.00
Jan-22-25	Conference call with Mr. Carelli regarding agenda; follow-up regarding shared services agreement and housing resolution.	1.20	180.00
	Attending Council prep meeting with M. Carelli, BA	0.50	75.00
	Continued review of agenda packet for Council meeting	1.70	255.00

	Legal research regarding appointment question raised by Councilwoman Polidori and telephone conferences with her regarding same	1.20	180.00
	Attending Pompton Lakes Council meeting	2.50	375.00
Jan-24-25	Receipt, review and analysis of complaint filed by K. Wood and related communications	0.60	90.00
Jan-27-25	Communicating with M. Semararo, Esq., regarding Wood claim and next steps	0.40	60.00
Jan-28-25	Review of notes from 1/27/25 Council meeting and legal analysis of several current matters and next steps	0.60	90.00
	Receipt, review and reply to memo from L. Brandsness forwarding inquiry regarding abandoned property fees; legal research regarding same	1.80	270.00
	Review and revise draft letter responding to DPW safety issue	0.50	75.00
Jan-29-25	Receipt, review and analysis of proposed agreement for use of Wayne Community Center and preparation of memo to M. Carelli, BA, regarding same	0.60	90.00
	Receipt, review and analysis of Phoenix Advisors memorandum discussing 60 Wanaque Avenue	0.50	75.00
	Receipt, review and respond to memo from E. Altamura regarding Wayne agreement	0.30	45.00
	Receipt, review and analysis of EPA letter to G. Zeitz regarding CERCLA lien	0.50	75.00
Jan-30-25	Telephone conference with Ms. Brandsness; correspondence to Mr. Petreski; draft resolution regarding bid award.	1.00	150.00
	Telephone conference with Ms. Brandsness; research; review draft ordinance re: traffic.	0.90	135.00
	Telephone conference with Ms. Russell; telephone conference with Mr. Brewer; draft ordinance amending redevelopment plan re: [REDACTED] Wanaque Avenue.	2.20	330.00
	Receipt and review of 4 subpoenas served in Winding Hill litigation on responding officers; communications with Lt. Klepacky regarding same and next steps; review of file regarding earlier deposition [REDACTED]	1.00	150.00
Jan-31-25	Review contract documents and bond; draft correspondence to Borough Engineer.	0.90	135.00
	Telephone conference with Mr. Carelli, Ms. Brandsness and Mr. Brewer regarding redevelopment plan amendment and financial agreement.	1.20	180.00

	Receipt and review of stipulation of dismissal in Wood litigation; reply to S. Fahrny, Esq.	0.30	45.00	
	MATTER TOTALS:	52.70	\$7,905.00	
MATTER:	42000-024			
RE:	Pompton Smith Properties LLC v. Borough of Pompton Lakes; Tax Appeal			
Jan-30-25	Review draft Finance Agreement; telephone conference with Mr. Brewer; telephone conference with Ms. Russell.	1.30	195.00	
	MATTER TOTALS:	1.30	\$195.00	
MATTER:	42000-016			
RE:	Tax Appeal - General			
Jan-21-25	Correspondence to Mr. Townsend regarding DuPont assessment.	0.50	75.00	
	MATTER TOTALS:	0.50	\$75.00	
	Totals	62.60	\$9,390.00	
DISBURSEMENTS		Disbursements		Receipts
MATTER:	42000-034			
RE:	Affordable Housing Declaratory Judgment			
Jan-24-25	Filing fee for Complaint	250.00		
	MATTER TOTALS:	\$250.00		
	Totals	\$250.00		\$0.00
	Total Fees, Disbursements			\$9,640.00

DECOTIIS

DeCotilis, FitzPatrick, Cole & Giblin, LLP

OFFICE

61 S. PARAMUS RD., SUITE 250

PARAMUS, NJ 07652-1236

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WWW.DECOTIISLAW.COM

Invoice Date: 02/26/25

Fed ID #31-1425096
Due Date: 03/28/2025

File No. 22-022.2
Invoice No. 280311
Period Ending: 1/31/25

Michael Carelli - RMC, CMR, QPA
Borough of Pompton Lakes
25 Lenox Avenue
Pompton Lakes, NJ 07442
VIA E-MAIL: administrator@pomptonlakes-nj.gov

File Labor Counsel
Description:

PROFESSIONAL FEES

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
01/02/25	Deena B. Rosendahl	Finalize DPW and Clerical Contracts for execution;	0.30	43.50
01/02/25	Deena B. Rosendahl	Call with Dan O'Roarke	0.40	58.00
01/02/25	Deena B. Rosendahl	Review ordinance for conduct and discrimination investigations;	0.50	72.50
01/02/25	John J. Lyons, V	Review proposed ordinance Ch 2 Sec. 77 to provide comment to Borough Administrator	0.30	43.50
01/02/25	John J. Lyons, V	Conference with DBR re: comments on proposed ordinance Ch. 2 Sec. 77	0.20	29.00
01/03/25	Deena B. Rosendahl	Review amended Ordinance;	0.30	43.50
01/06/25	Deena B. Rosendahl	Receipt/review of email from [REDACTED]	0.30	43.50
01/10/25	Deena B. Rosendahl	Receipt/review of contract of employment for Police Chief; draft resolution authorizing execution of employment contract for Police Chief.	0.80	116.00
01/10/25	Deena B. Rosendahl	Draft memo to Administrator re: Pay transparency law.	1.00	145.00
01/14/25	Deena B. Rosendahl	Call with Administrator re: PBA overtime	0.30	43.50
01/14/25	Deena B. Rosendahl	Review PBA CBA regarding date of new rate of pay.	0.40	58.00
01/14/25	Deena B. Rosendahl	Email from/to Administrator re: PBA rates of pay.	0.30	43.50
01/15/25	Deena B. Rosendahl	Call with payroll and Administrator re: overtime	0.30	43.50

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
01/16/25	Deena B. Rosendahl	Call with Administrator re: Retiree Benefits.	0.30	43.50
01/21/25	Deena B. Rosendahl	Email from D. O'Roarke re: Contract terms; review contract provisions.	0.60	87.00
01/21/25	Deena B. Rosendahl	Email to Administrator and D. O'Roarke	0.30	43.50
01/22/25	Deena B. Rosendahl	Zoom with Administrator and DPW D. O'Roarke	0.40	58.00
01/29/25	Deena B. Rosendahl	Review Executive Orders for applicability to local municipalities; draft letter to Administrator	1.20	174.00
01/31/25	Deena B. Rosendahl	Receipt/review of email listing grants.	0.30	43.50
01/31/25	Deena B. Rosendahl	Receipt/review of Grant.	0.50	72.50
Total			9.00	\$ 1,305.00

FEE SUMMARY

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Hrs At</u>	<u>Rate</u>	<u>/Hrs</u>	<u>Total</u>
Deena B. Rosendahl	Partner	8.50		145.00		1,232.50
John J. Lyons, V	Associate	0.50		145.00		72.50
Total Professional Fees						\$ 1,305.00

Fees **\$ 1,305.00**

CURRENT INVOICE DUE **\$ 1,305.00**

Previous Balance Due **\$ 3,782.35**

TOTAL AMOUNT DUE **\$ 5,087.35**

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Second Floor
Pompton Plains, NJ 07444

Pompton Lakes Borough
Michael Carelli, Borough Administrator
25 Lenox Avenue
Pompton Lakes, NJ 07442

Mar 01, 2025

File #: 42000-034
Inv #: 14485

RE: Affordable Housing Declaratory Judgment

DATE	DESCRIPTION	HOURS	AMOUNT
MATTER:	42000-034		
RE:	Affordable Housing Declaratory Judgment		
Feb-04-25	Correspondence regarding monitoring with Mr. Levin; telephone conference with Mr. Poli.	1.10	165.00
	MATTER TOTALS:	1.10	\$165.00
MATTER:	42000-001		
RE:	General		
Feb-03-25	Prepare for and participate in conference call regarding Pompton/Smith properties Urban Renewal Project.	1.10	165.00
	Review financial agreement; telephone call; correspondence to Mr. Mienak regarding [REDACTED] Wanaque Avenue.	1.30	195.00
	Review agreement/easement with Passaic County Historic Preservation; correspondence to Mr. Carelli.	1.00	150.00
	Review correspondence; telephone conference with Mr. Poli regarding escrow shortfall issue.	0.50	75.00
	Participating in conference call regarding several redevelopment questions	0.80	120.00
	Receipt, review and reply to memo from Lt. Klepacky regarding multiple subpoenas in Winding Hill litigation	0.30	45.00
Feb-04-25	Review and analysis of library grant language	0.60	90.00
	Receipt, review and analysis of RDA materials regarding [REDACTED] Wanaque Ave. and requesting redevelopment agreement	0.80	120.00
Feb-05-25	Correspondence to Mr. Townsend; review memo from attorney and draft agreement.	0.80	120.00
	Review final agreement; correspondence to Mr. Carelli regarding [REDACTED] Wanaque Avenue.	0.80	120.00

	Communicating with A. Brewer, Esq., and M. Carelli, B.A., regarding [REDACTED] Wanaque Ave.	0.40	60.00
	Receipt, review and analysis of executed Chemours Company tax agreement	0.40	60.00
Feb-06-25	Correspondence to Mr. Poli.	0.40	60.00
Feb-07-25	Review and analysis of revised PILOT counterproposal for 60 Wanaque; attending virtual meeting on 60 and 201 Wanaque Ave. redevelopment negotiations	0.60	90.00
	Receipt, review and analysis of communications with and between Borough and 60 Wanaque redeveloper	0.60	90.00
	Receipt and review of approval of PILOT from redeveloper	0.20	30.00
Feb-10-25	Correspondence to Mr. Cosky regarding DuPont appeal; research; correspondence to Mr. Townsend.	0.80	120.00
	Attend virtual agenda conference with Mr. Carelli.	0.50	75.00
	Draft Financial Agreement with 60 Wanaque; correspondence to Mr. Morris and Mr. Milenak; make revisions.	2.00	300.00
	Review correspondence from Mr. Poli regarding monitoring; draft correspondence to Mr. Levin.	0.60	90.00
	Receipt, review and analysis of several communications regarding multiple proposed redevelopment projects	0.60	90.00
	Begin review and analysis of Council meeting agenda packet and participating in pre-meeting conference with M. Carelli, BA; finish review and analysis of agenda packet; legal research regarding redevelopment process and review of past minutes in connection with same	4.70	705.00
Feb-11-25	Revise ordinance re: financial agreement; correspondence to Ms. Brandsness.	0.60	90.00
	Research; memo to Mr. Carelli regarding Sarno property issue.	1.20	180.00
	Review and analysis of proposed finance agreement and revised values; communicating with M. Carelli, BA, regarding same	0.80	120.00
Feb-12-25	Review correspondence; conference call regarding OPRA request - [REDACTED]; memo to Ms. Brandsness.	1.20	180.00
	Attending Council meeting	2.30	345.00
Feb-13-25	Prepare correspondence to Mr. Carelli and Taurean Ford regarding the affordable housing monitoring report.	0.50	75.00

	Receipt and review of memo regarding disciplinary OPRA request	0.40	60.00
Feb-14-25	Conference regarding affordable housing planning issues.	0.60	90.00
	Review of file and participation in virtual affordable housing meeting	1.20	180.00
Feb-17-25	Research regarding Notice issue raised by Borough Clerk; prepare a memo to Ms. Brandsness in response.	0.90	135.00
Feb-18-25	Correspondence to Mr. Mienack regarding 60 Wanaque Avenue.	0.50	75.00
	Research OPRA request-litigation and third party personnel records	1.30	195.00
	Communicating with S. Mlenick, Esq., regarding meeting dates and related concerns; receipt, review and reply to memo from A. Brewer, Esq.	0.50	75.00
	Review of several Winding Hill litigation subpoenas and communicating with J. Sapata, Esq., [REDACTED] regarding same and next steps	0.80	120.00
Feb-19-25	Review license with Diocese of Paterson; draft a memo to Mr. Carelli.	0.90	135.00
	Review OPRA request and note deficiencies and reasons for response or rejection; preparation of memo; conference with Robert H. Oostdyk, Jr., regarding conclusions	2.50	375.00
	Receipt and review of Carnavale Center License Agreement	0.30	45.00
Feb-20-25	Telephone conference with Elizabeth Brandsness regarding OPRA; draft legal memorandum regarding OPRA responses to Clerk	2.00	300.00
	Receipt, review and reply to memo from M. Carelli, BA, regarding radio station closing process	0.30	45.00
Feb-24-25	Receipt, review and analysis of amended complaint in Wood case and communicating with M. Carelli, BA, and M. Semeraro, Esq., regarding same and next steps	0.80	120.00
	Receipt, review and reply to M. Semeraro, Esq., regarding Wood claim follow-up	0.30	45.00
	Telephone conference with D. Rosendahl, Esq., regarding ordinance and next steps	0.40	60.00
	Receipt and begin review and analysis of agenda packet for Council's 2/26/25 meeting; receipt, review and analysis of draft ordinance addressing restricted areas in Borough Hall	2.00	300.00
Feb-25-25	Receipt and review of memo from DJR regarding ordinance and reply	0.40	60.00

	Receipt and review of message from clerk and reply; email to clerk regarding conference	0.20	30.00
	Conference with Elizabeth Brandsness and police captain Rodriguez regarding OPRA responses	1.00	150.00
	Follow up telephone call to Elizabeth Brandsness regarding next steps	0.20	30.00
	Finish review and analysis of agenda packet for 2/26/25 Council meeting; preparation for meeting	2.20	330.00
	Receipt and review of stipulation of dismissal and communicating with S. Fahrney, Esq., and M. Carelli, BA, regarding same	0.40	60.00
	Legal analysis of VFD ordinance question raised by D. Rosendahl, Esq., and communicating with E. Altamura and Ms. Rosendahl regarding same; review Borough ordinances	1.20	180.00
Feb-26-25	Receipt and review of memo from DJR regarding PLFAS and review correspondence from labor counsel; legal research and corporate resolution; draft memo to DJR regarding FAS	0.90	135.00
	Legal analysis of appointment of redevelopment agency question	0.80	120.00
	Legal research concerning ordinance question raised by D. Rosendahl, Esq., and preparation of memo to Ms. Rosendahl regarding same	0.80	120.00
	Receipt and review of memo and materials forwarded by D. O'Neil, Esq., to M. Carelli, BA, regarding radio station sale and next steps	0.40	60.00
	Receipt and review of reply question from Ms. Rosendahl and legal research regarding same	0.80	120.00
	Legal analysis of EMS question raised by D. Rosendahl, Esq., and preparation of memo regarding same	0.80	120.00
	Receipt, review and reply to memo from Councilwoman Polidori and legal research regarding same	0.60	90.00
	Attend Borough Council meeting	0.70	105.00
Feb-27-25	Review correspondence regarding Roth Cleaners; prepare memo to Mr. Carelli.	0.50	75.00
	Telephone conference with Elizabeth Brandsness regarding special service charges and volume of OPRA request.	0.50	75.00
	Review of notes from the Borough Council Meeting; preparation of a memo forwarding and discussing highlighted ordinance and legal analysis of additional items for future action.	0.60	90.00

Feb-28-25	Receipt and review of a memo from Elizabeth Brandsness; draft revisions to the OPRA responses and transmit same.	1.00	150.00
	Receipt, review and analysis of Sonne Complaint and communicating with L. Brandsness and D. Rosendahl, Esq., regarding same and next steps; legal research regarding Notice of Claim issues.	3.20	480.00
	Preparation of a memo to J. Polidori, M. Kent and R. Hinton forwarding and discussing highlighted ordinance revisions.	0.60	90.00
	Receipt, review and analysis of the Answer and objections filed by NJ Builders Association and preparation of a memo to M. Carelli forwarding and discussing same.	2.20	330.00
	Receipt, review and reply to a memo from S. Chavan regarding NJBA challenge to Fourth Round reductions.	0.30	45.00
	MATTER TOTALS:	62.40	\$9,360.00
MATTER:	42000-032		
RE:	Opinions and research		
Feb-26-25	Research; prepare memo to Ms. Brandsness regarding appointments to the redevelopment authority.	1.40	210.00
	MATTER TOTALS:	1.40	\$210.00
MATTER:	42000-031		
RE:	Ordinances and Resolutions		
Feb-06-25	Draft Ordinance amendment to Penalty Chapter.	1.10	165.00
Feb-07-25	Draft Ordinance for 60 Wanaque Avenue.	1.00	150.00
Feb-14-25	Revise draft ordinances; correspondence to Mr. Carelli and Mr. Boorady.	0.90	135.00
	MATTER TOTALS:	3.00	\$450.00
	Totals	67.90	\$10,185.00

Total Fees, Disbursements

\$10,185.00