

FRED SEMRAU*
JONATHAN TESTA*
DAWN M. SULLIVAN **
SUSAN C. SHARPE **
EDWARD PASTERNAK**
KYLE FISHER***
JEFF FRANKENBURGER
JEFFREY MASSA
*PARTNER
** ASSOCIATE PARTNER
*** SENIOR ASSOCIATE

DORSEY & SEMRAU

ATTORNEYS AT LAW
714 MAIN STREET
BOONTON, NJ 07005
973-334-1900
FACSIMILE 973-334-3408

IN MEMORIAM:
JOHN H. DORSEY
(1937-2018)

ROBERT ROSSMEISSEL,
OF COUNSEL

June 1, 2026

Sent via email to:
Neil Henry: nhenry@boonton.org
Meghan Lynch: mlynch@boonton.org
Town of Boonton
100 Washington Street
Boonton, NJ 07005

Re: Professional Services Invoice

Dear Neil:

Enclosed please find our professional services invoice for services provided to the Town of Boonton.

Thank you.

Very truly yours,



Fred Semrau
Dorsey & Semrau

FCS:sks

Dorsey & Semrau
714 Main Street
Boonton, NJ 07005
973-334-1900

June 01, 2026

Town of Boonton
100 Washington Street
Boonton, NJ 07005

Invoice Number: 23370
Invoice Period: 05-01-2026 - 05-31-2026

Payment Terms: Net 30

RE: Multiple Matters

	Hours	Amount
Affordable Housing	4.80	744.00
Agreements	3.90	604.50
Bids	0.80	124.00
Bina	0.30	46.50
Bonds	0.70	108.50
Clerk's Office Matters	1.20	186.00
Construction Matters	0.50	77.50
County Tax Board	0.40	62.00
Finance	0.80	124.00
Gen Re	0.90	139.50
JCMUA v Boonton	2.00	310.00
Land Use Matters	6.40	992.00
Meetings	7.40	1147.00
Miscellaneous Matters	0.80	124.00
OPRA Matters	10.90	1689.50
Ordinances	0.90	139.50
Personnel Matters	2.60	403.00
Riverwalk	0.50	77.50
Verizon-Tax Appeal	0.30	46.50
Total	46.10	7,145.50

Affordable Housing

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-08-2026	Jonathan Testa	Prepare for and attend zoom meeting with FSHC on outstanding legal issues, and prepare and send email to Developer's attorney regarding consent order.	0.90	155.00	139.50
05-08-2026	Jonathan Testa	Review of park woods file on affordable housing payment in lieu approved by FSHC, compile documents, and prepare and send same to FSHC.	1.20	155.00	186.00

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Date	Professional	Description	Hours	Rate	Amount
05-11-2026	Jonathan Testa	Prepare and send email to Town Administrator summarizing third round affordable housing history.	0.90	155.00	139.50
05-11-2026	Edward Pasternak	Email from Administrator; review prior correspondence; review Affordable Housing Settlement Agreement; email with recommendations; emails to and from Town Planner.	0.90	155.00	139.50
05-14-2026	Jonathan Testa	Receive and review of proposed settlement agreement from River Walk.	0.90	155.00	139.50
Total					744.00

Agreements

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-19-2026	Edward Pasternak	Email from Administrator; review prior attachments; research; review prior correspondence as to Water Provider Agreement; draft Rider Agreement; email to Administrator with recommendations.	1.50	155.00	232.50
05-22-2026	Edward Pasternak	Email from Administrator as to Caretaker Agreement; review attachment; review prior recommendations; research; draft agreement; email with recommendations.	0.90	155.00	139.50
05-29-2026	Edward Pasternak	Emails from Administrator; draft employment agreement; draft enabling resolution; email with recommendations; edit and revise agreement; email with further recommendations.	1.50	155.00	232.50
Total					604.50

Bids

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-15-2026	Edward Pasternak	Email from Administrator; research; review prior bid notice; email with recommendations.	0.80	155.00	124.00
Total					124.00

Bina

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-14-2026	Fred Semrau	Various emails regarding permits.	0.30	155.00	46.50

Date	Professional	Description	Hours	Rate	Amount
			Total		46.50

Bonds

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-08-2026	Edward Pasternak	Email from Engineer as to performance bond increase; review prior recommendation; email with recommendations.	0.20	155.00	31.00
05-22-2026	Fred Semrau	Review bond documents; email CFO.	0.50	155.00	77.50
			Total		108.50

Clerk's Office Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-14-2026	Edward Pasternak	Emails from Clerk; research; emails with recommendations as to OPMA and agenda; review agenda.	0.60	155.00	93.00
05-26-2026	Edward Pasternak	Email from Clerk as to production of information; review email chain; research; email with recommendations.	0.60	155.00	93.00
			Total		186.00

Construction Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-06-2026	Edward Pasternak	Review email from Clerk; review email chain; email with recommendation as to bond.	0.50	155.00	77.50
			Total		77.50

County Tax Board

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-04-2026	Kyle Fisher	Review in preparation for hearings.	0.40	155.00	62.00
			Total		62.00

Finance

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-31-2026	Fred Semrau	Review and sign off on construction loan.	0.80	155.00	124.00

Date	Professional	Description	Hours	Rate	Amount
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Total 124.00

Gen Re

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-15-2026	Edward Pasternak	Emails from mayor as to veto process; research; review prior memorandums; emails with recommendations.	0.90	155.00	139.50
Total					139.50

JCMUA v Boonton

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-01-2026	Dawn Sullivan	Receipt and review of information; emails with counsel.	0.20	155.00	31.00
05-04-2026	Dawn Sullivan	Receipt and review of information regarding alternate dispute resolution; participate in meeting with all counsel.	0.50	155.00	77.50
05-15-2026	Dawn Sullivan	Receipt and review of information, ADR agreement and resolution; emails with counsel; draft memo to Town regarding case status and ADR agreement; draft resolution authorizing execution of agreement.	0.30	155.00	46.50
05-19-2026	Dawn Sullivan	Receipt and review of information; review and revise resolution; review and revise memo to Town regarding case status and ADR agreement; emails with Town Administrator.	0.80	155.00	124.00
05-21-2026	Dawn Sullivan	Emails with counsel; receipt and review of filing.	0.20	155.00	31.00
Total					310.00

Land Use Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-08-2026	Edward Pasternak	Email from counsel as to Declaration of Occupancy Restriction; review attachment; review prior correspondence from Planning Board attorney; email with recommendations to Administrator; messages to counsel; call with counsel.	0.90	155.00	139.50
05-19-2026	Edward Pasternak	Emails as to private land sale; review prior correspondence; email to Administrator and	0.90	155.00	139.50

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Date	Professional	Description	Hours	Rate	Amount
05-20-2026	Edward Pasternak	Clerk as to conformed resolution; draft notice; calendar private land sale.	0.40	155.00	62.00
05-20-2026	Edward Pasternak	Call from counsel for property owner as to division and deed for Catholic Church; review prior correspondence; review recommendations and instruction for recording deed.	0.90	155.00	139.50
05-22-2026	Edward Pasternak	Emails from Clerk; review prior correspondence; email to Clerk with recommendations as to land sale auction; edit correspondence to property owners; email to counsel for property owner; replies; review emails from Administrator.	0.90	155.00	139.50
05-26-2026	Edward Pasternak	Email to counsel; edit correspondence to private land sale prospective bidders; prepare and send certified mail to property owners; email to counsel; confirmation to client as to auction details with recommendations. .	0.90	155.00	139.50
05-27-2026	Edward Pasternak	Email from Zoning Officer as to property; meeting with Zoning Officer and mayor; draft CSLR Ordinance; research; email to mayor with recommendations.	1.50	155.00	232.50
			Total		992.00

Meetings

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-04-2026	Edward Pasternak	Attend regular meeting; review agenda; review emails from Clerk and mayor as to public comments; research on abstention and recusal; review prior memorandums; email to Clerk and Administrator with recommendations.	2.20	155.00	341.00
05-13-2026	Edward Pasternak	Email from mayor; review draft minutes; email from Clerk; replies with recommendations.	0.40	155.00	62.00
05-18-2026	Edward Pasternak	Attend regular and executive session meetings; review agenda; emails.	4.50	155.00	697.50
05-29-2026	Edward	Email from Clerk; review agenda; review	0.30	155.00	46.50

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Date	Professional	Description	Hours	Rate	Amount
	Pasternak	emails.			
			Total		1,147.00

Miscellaneous Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-04-2026	Edward Pasternak	Email from Administrator as to policy deductible on inadvertent data release; review email chain; email with recommendations; review prior correspondence.	0.50	155.00	77.50
05-04-2026	Fred Semrau	Review bans and statement.	0.30	155.00	46.50
		Total			124.00

OPRA Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-06-2026	Edward Pasternak	Review email to OPRA requestor; review redacted invoices.	0.30	155.00	46.50
05-08-2026	Edward Pasternak	Email from Clerk; review attachment; research; email as to OPRA request with recommendations.	0.90	155.00	139.50
05-14-2026	Edward Pasternak	Email from PD; reply; review prior OPRA request; review draft OPRA response and recommendations; call to PD.	0.90	155.00	139.50
05-15-2026	Edward Pasternak	Emails from Clerk; review documents; research; email with recommendations under OPRA production; replies and responses.	0.60	155.00	93.00
05-19-2026	Edward Pasternak	Email from PD; review OPRA request; research; review prior OPRA responses and recommendations; draft OPRA response; email to PD with recommendations.	0.90	155.00	139.50
05-22-2026	Edward Pasternak	Review emails from Clerk; review OPRA requests; review email chain; call to Clerk with recommendations; review email to requestor; research.	0.90	155.00	139.50
05-26-2026	Edward Pasternak	Emails from Municipal Clerk; review prior correspondence; review attachments; research; draft OPRA response; email with recommendations; replies and responses; email to and from CFO with recommendations; replies.	0.90	155.00	139.50

Date	Professional	Description	Hours	Rate	Amount
05-26-2026	Edward Pasternak	Email from Administrator as to correspondence and OPRA review email chain; review prior correspondence; research; email to Administrator with recommendations.	0.60	155.00	93.00
05-26-2026	Edward Pasternak	Email from Clerk; review GRC complaint; review denial of access form; search legal reviews; call to Clerk with recommendations; email to Clerk.	0.80	155.00	124.00
05-27-2026	Edward Pasternak	Emails from Clerk; review email from PD; research; emails with recommendations; execute consent to mediation notice for GRC complaint; review Clerk email to DCA.	1.50	155.00	232.50
05-28-2026	Edward Pasternak	Emails to and from Clerk as to GRC complaint; reply with recommendations; review email from GRC; draft entry of appearance; review prior correspondence; email to GRC with copy to complainant with attached request for mediation; email from GRC acknowledging mediation; email to Clerk with recommendations.	0.90	155.00	139.50
05-29-2026	Edward Pasternak	Emails; email to Clerk as GRC complaint and Mediation with recommendations; email from Mediator; review attachment; email to Mediator and complainant as to mediation dates.	0.90	155.00	139.50
05-29-2026	Edward Pasternak	Email from Clerk as to entry of appearance by counsel on untimely OPRA production; review attachment; review prior recommendations and draft OPRA response and extension notice; email to Clerk with recommendations.	0.80	155.00	124.00
Total					1,689.50

Ordinances

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-06-2026	Edward Pasternak	Email from Clerk; review email chain as to Municipal Stormwater Management Plan and Stormwater Control Ordinance; review prior correspondence; email from Engineer.	0.40	155.00	62.00
05-20-2026	Edward Pasternak	Email from Administrator as to Flag Ordinance; review press article.	0.10	155.00	15.50
05-29-2026	Edward	Review message ordinance; review emails.	0.40	155.00	62.00

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Date	Professional	Description	Hours	Rate	Amount
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Pasternak

Total 139.50

Personnel Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-05-2026	Edward Pasternak	Emails from labor counsel; review email chain; email with recommendations as to personnel matter; review prior correspondence; call with labor counsel.	0.90	155.00	139.50
05-07-2026	Edward Pasternak	Email from labor counsel as to personnel issue and recommendation; reply.	0.20	155.00	31.00
05-22-2026	Edward Pasternak	Email from Administrator; review proposed employment agreement; research; email with recommendations; review email from labor counsel.	1.50	155.00	232.50
Total					403.00

Riverwalk

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-14-2026	Fred Semrau	Receipt and review settlement proposal; forward to municipality.	0.50	155.00	77.50
Total					77.50

Verizon-Tax Appeal

Time Details

Date	Professional	Description	Hours	Rate	Amount
05-13-2026	Kyle Fisher	Telephone conference with Adversary; e-mail Adversary regarding concerns over settlement; update settlement chart on matter.	0.10	155.00	15.50
05-14-2026	Jeffrey Massa	Confirm Verizon appeals; assessments; valuations; potential proposed refunds; update for the 2026 tax year.	0.10	155.00	15.50
05-26-2026	Jeffrey Massa	Review assessments and taxes of pending appeal years; current case status; analyze procedural history; analyze issues and potential timeline until resolution in preparation for conference.	0.10	155.00	15.50
Total					46.50

Total for this Invoice

7,145.50

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