

DORSEY & SEMRAU

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

ATTORNEYS AT LAW
714 MAIN STREET
BOONTON, NJ 07005
973-334-1900
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IN MEMORIAM:
JOHN H. DORSEY
(1937-2018)

ROBERT ROSSMEISL,
OF COUNSEL

February 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

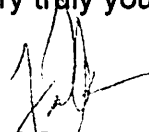
Re: Professional Services Invoice

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

January 31, 2026

Town of Boonton
100 Washington Street
Boonton, NJ 07005

Invoice Number: 23071
Invoice Period: 01-01-2026 - 01-31-2026

Payment Terms: Net 30

RE: Multiple Matters

	Hours	Amount
Affordable Housing	23.10	3580.50
Agreements	8.70	1348.50
Bids	3.90	604.50
County Tax Board	0.50	77.50
JCMUA v Boonton	1.00	155.00
Jones v Boonton	0.80	124.00
Land Use Matters	5.70	883.50
Meetings	4.30	666.50
Miscellaneous Matters	2.30	356.50
Notice of Tort Claim	0.20	31.00
Opinions & Research	0.50	77.50
OPRA Matters	2.10	325.50
Ordinances	0.30	46.50
Resolutions	1.60	248.00
Verizon-Tax Appeal	0.20	31.00
Total	55.20	8,556.00

Affordable Housing

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-06-2026	Jonathan Testa	Receive and review correspondence from Special Adjudicator, and prepare and send response to same.	0.40	155.00	62.00
01-06-2026	Fred Semrau	Review consent order.	0.50	155.00	77.50
01-11-2026	Jonathan Testa	Prepare internal memo to FS and attorneys regarding affordable housing law and process for purposes of meeting compliance deadlines.	0.80	155.00	124.00
01-12-2026	Edward Pasternak	Email as to Affordable Housing settlement terms; review attachments and memo; meeting; review prior correspondence; review	0.50	155.00	77.50

We appreciate your business

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Date	Professional	Description	Hours	Rate	Amount
		eCourts.			
01-13-2026	Edward Pasternak	Research Affordable Housing requirements; review HEFSP; email to Town Planner; research draft implementation Ordinance, spending plan resolution and Town Housing Liaison resolution.	1.90	155.00	294.50
01-14-2026	Edward Pasternak	Review complaint and prior correspondence; emails to and from Planner.	0.90	155.00	139.50
01-14-2026	Jonathan Testa	Conduct telephone call with Town Planner regarding affordable housing plan updates for Round 4 VLA and implementation ordinances, and review Town code and Round 3 files as to same.	1.10	155.00	170.50
01-15-2026	Edward Pasternak	Review affordable housing complaint; review prior correspondence; research; prepare draft email with recommendations to Administrator and Planner.	2.90	155.00	449.50
01-19-2026	Edward Pasternak	Draft and research Affordable Housing Ordinance; emails.	3.90	155.00	604.50
01-20-2026	Edward Pasternak	Emails to and from Town Planner and Town Affordable Housing Liaison; review Affordable Housing complaint; review prior correspondence as to open litigations; meeting with Planner and AHL as to Affordable Housing Ordinances and resolutions.	1.90	155.00	294.50
01-27-2026	Jonathan Testa	Review and prepare revisions to draft amended housing element and fair share plan and forward same to Town Planner.	1.60	155.00	248.00
01-27-2026	Edward Pasternak	Email from Town Planner; review attached drafts; research; edits; emails with recommendations.	1.90	155.00	294.50
01-28-2026	Edward Pasternak	Emails as to affordable housing ordinances; review responses; email to mayor with recommendations; review updates to draft ordinance; check eCourts as to FSH and Court Order on HEFSP.	1.50	155.00	232.50
01-29-2026	Edward Pasternak	Review emails as to Affordable Housing; replies; emails to Planner; review drafts.	0.90	155.00	139.50
01-29-2026	Jonathan Testa	Telephone call with Chris Colley regarding HEFSP changes.	0.50	155.00	77.50
01-30-2026	Edward	Review Town Planner HEFSP revision;	1.90	155.00	294.50

Date	Professional	Description	Hours	Rate	Amount
	Pasternak	emails as to to publication; email from Planner; review attached template ordinance.			
			Total		3,580.50

Agreements

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-02-2026	Edward Pasternak	Emails and call from Zoning Official; draft easement and hold harmless agreement; draft resolution.	1.90	155.00	294.50
01-05-2026	Edward Pasternak	Email from Administrator; call to Tax Office; call to Administrator; draft easement agreement; email with recommendations.	0.90	155.00	139.50
01-08-2026	Edward Pasternak	Emails from Municipal Clerk; review proposed contracts from bond counsel and labor counsel; email with recommendations.	0.40	155.00	62.00
01-23-2026	Edward Pasternak	Email from Administrator; review email chain; research; draft Tower Agreement with RVRSA; email to Administrator with recommendations.	4.60	155.00	713.00
01-27-2026	Edward Pasternak	Email to Administrator with recommendations; research.	0.90	155.00	139.50
			Total		1,348.50

Bids

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-02-2026	Edward Pasternak	Email from Clerk; review bids from SCE as to meter replacement; draft memo with recommendation of award; email with recommendations.	0.90	155.00	139.50
01-02-2026	Edward Pasternak	Email from Administrator; review draft bid for chemical production; review prior correspondence and recommendations; email with recommendations.	0.50	155.00	77.50
01-06-2026	Edward Pasternak	Email from Administrator as to bid award and delivery of generator; review bid; email with recommendations.	0.50	155.00	77.50
01-20-2026	Edward Pasternak	Email from Administrator; review email chain; research; email with recommendations.	0.60	155.00	93.00
01-20-2026	Edward	Email from Administrator; review email chain;	0.90	155.00	139.50

Date	Professional	Description	Hours	Rate	Amount
	Pasternak	review bid; research; email with recommendations as to bidder questions.			
01-27-2026	Edward Pasternak	Review email from Administrator to Bidder inquiry; review prior recommendations.	0.20	155.00	31.00
01-28-2026	Edward Pasternak	Emails from Administrator; review attachment; research; email with recommendations as to late bid rejection.	0.30	155.00	46.50
			Total		604.50

County Tax Board

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-22-2026	Kyle Fisher	Review of compliant filed to County Board on correction of errors; telephone conference with Assessor regarding correction of errors.	0.50	155.00	77.50
			Total		77.50

JCMUA v Boonton

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-22-2026	Dawn Sullivan	Receipt and review of filings with Supreme Court; review file.	0.60	155.00	93.00
01-28-2026	Dawn Sullivan	Receipt and review of information regarding pending motion to supplement briefing; emails with counsel.	0.40	155.00	62.00
			Total		155.00

Jones v Boonton

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-27-2026	Fred Semrau		0.30	155.00	46.50
01-28-2026	Edward Pasternak		0.50	155.00	77.50
			Total		124.00

Land Use Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-05-2026	Edward Pasternak	Email as to NJDEP Tier A updates; review prior correspondence; research; email to Engineer and Administrator.	0.50	155.00	77.50
01-05-2026	Edward Pasternak	Email from Special Projects Coordinator; review attachments; email with recommendations.	0.30	155.00	46.50
01-06-2026	Edward Pasternak	Draft easement agreement; research; email to Special Projects Coordinator with recommendations; reply; review email from counsel.	1.90	155.00	294.50
01-07-2026	Edward Pasternak	Email from counsel as to easement; email to Administrator and Zoning Officer with recommendations; reply from Zoning Officer.	0.30	155.00	46.50
01-16-2026	Edward Pasternak	Emails from Clerk; review attachments; email from Engineer as to DEP confirmation for delineation of floodplain for 500 Division Street; review prior correspondence as to site plan application.	0.90	155.00	139.50
01-28-2026	Edward Pasternak	Emails to and from Zoning Officer; review prior correspondence from counsel as to ROW purchase; research; review survey.	0.90	155.00	139.50
01-29-2026	Edward Pasternak	Emails as to ROW sale; review survey; research; email to counsel for adjacent property owner; review tax map; reply from counsel.	0.90	155.00	139.50
			Total		883.50

Meetings

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-01-2026	Fred Semrau	Prepare for and attend meeting.	2.00	155.00	310.00
01-15-2026	Edward Pasternak	Emails from Clerk; review agenda.	0.30	155.00	46.50
01-16-2026	Edward Pasternak	Emails from Clerk; review Agenda and attachments.	0.30	155.00	46.50
01-20-2026	Edward Pasternak	Discussion with Administrator; attend regular meeting; review agenda.	0.80	155.00	124.00
01-29-2026	Edward Pasternak	Review agenda; review attachments; emails as to Executive Session; reply from Clerk.	0.90	155.00	139.50
			Total		666.50

Miscellaneous Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-05-2026	Edward Pasternak	Email from Council member as to Administrator position; review prior correspondence; emails with recommendations; review email to Council member.	0.50	155.00	77.50
01-12-2026	Edward Pasternak	Email from Recreation Director; research; email with recommendations as to minor volunteers; reply.	0.90	155.00	139.50
01-20-2026	Edward Pasternak	Email from Administrator as to Know Your Rights Form; review email chain; research; email with recommendations.	0.90	155.00	139.50
			Total		356.50

Notice of Tort Claim

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-12-2026	Fred Semrau	Review notice of tort claim regarding 616 Oak Street.	0.20	155.00	31.00
			Total		31.00

Opinions & Research

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-07-2026	Sue Sharpe	Review and respond to email from Clerk regarding legal notices.	0.30	155.00	46.50
01-08-2026	Sue Sharpe	Review and respond to emails from Clerk regarding legal notices; review voicemail.	0.20	155.00	31.00
			Total		77.50

OPRA Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-12-2026	Edward Pasternak	Email from Clerk; review invoices; redact invoices; draft OPRA response; email to Clerk with recommendations.	1.50	155.00	232.50
01-15-2026	Edward Pasternak	Review email from Clerk; review attached OPRA response; reply to Clerk.	0.20	155.00	31.00
01-24-2026	Sue Sharpe	Review and respond to email from PD	0.40	155.00	62.00

Date	Professional	Description	Hours	Rate	Amount
		regarding request; legal research.			
			Total		325.50

Ordinances

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-30-2026	Edward Pasternak	Review email from Council Member as to ordinance committee; email with recommendations.	0.30	155.00	46.50
			Total		46.50

Resolutions

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-22-2026	Edward Pasternak	Email from Administrator as to emergency contracting; research; review prior emergency resolution; email with recommendations; call from Administrator.	1.10	155.00	170.50
01-28-2026	Edward Pasternak	Email from Clerk; review agenda and resolution for change order; research; email with recommendations.	0.50	155.00	77.50
			Total		248.00

Verizon-Tax Appeal

Time Details

Date	Professional	Description	Hours	Rate	Amount
01-05-2026	Jeffrey Massa	Review property assessment; caselaw; and NJSA 54:4-1.	0.20	155.00	31.00
			Total		31.00

Total for this Invoice 8,556.00