

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
FACSIMILE 973-334-3408

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

ROBERT ROSSMEISSEL,
OF COUNSEL

March 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

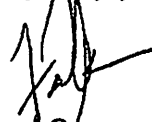
Re: Professional Services Invoice

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

February 28, 2026

Town of Boonton
100 Washington Street
Boonton, NJ 07005

Invoice Number: 23143

Invoice Period: 02-01-2026 - 02-28-2026

Payment Terms: Net 30

RE: Multiple Matters

	Hours	Amount
516-520 Main St LLC- Tax Appeal	1.70	236.50
Affordable Housing	20.70	3208.50
Agreements	4.30	666.50
Bids	3.50	542.50
Clerk's Office Matters	0.50	77.50
JCMUA v Boonton	0.60	93.00
Jones v Boonton	0.30	46.50
Land Use Matters	3.10	480.50
Meetings	3.10	480.50
Miscellaneous Matters	12.90	1999.50
Notice of Tort Claim	0.80	124.00
Opinions & Research	0.90	139.50
OPRA Matters	2.90	449.50
Ordinances	3.40	527.00
Personnel Matters	0.80	124.00
Police Department Matters	0.50	77.50
Total	60.00	9,273.00

516-520 Main St LLC- Tax Appeal

Time Details

Date	Professional	Description	Hours	Rate	Amount
02-09-2026	Fred Semrau	Review file; execute motion to dismiss.	0.20	155.00	31.00
02-09-2026	Mary Lee Terpstra	Review file, prepare motion for failure to answer interrogatories; file same via e-courts; calendar date.	1.00	78.00	78.00
02-11-2026	Jeffrey Massa	Preparation for Hon. Judge Duffy mutual status report trial call calendar.	0.20	155.00	31.00
02-19-2026	Kyle Fisher	Receipt and review of e-mail from Adversary regarding status of matter; e-mail Adversary regarding status.	0.20	155.00	31.00

We appreciate your business

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Date	Professional	Description	Hours	Rate	Amount
02-20-2026	Kyle Fisher	Receipt and review of e-mail from Adversary regarding status of matter.	0.10	155.00	15.50
			Total		186.50

Expenses

Date	Description	Amount
02-09-2026	Filing fee for motion to dismiss for failure to provide answers.	50.00
Total Expenses		50.00

Affordable Housing

Time Details

Date	Professional	Description	Hours	Rate	Amount
02-02-2026	Edward Pasternak	Review Affordable Housing Complaint and filings; research; prepare for executive session with governing body.	0.90	155.00	139.50
02-03-2026	Jonathan Testa	Conduct telephone call with town administrator and mayor regarding affordable housing plan changes; prepare and send summary of telephone call to EP and FS following same.	0.90	155.00	139.50
02-06-2026	Edward Pasternak	Review draft of Affordable Housing Ordinance; review Ordinance to amend Industrial District; review Ordinance to amend Division Street Redevelopment Plan; emails.	1.90	155.00	294.50
02-09-2026	Edward Pasternak	Review emails as to Affordable Housing Ordinance; review Planner email to Planning Board; review prior correspondence.	0.60	155.00	93.00
02-12-2026	Jonathan Testa	Prepare updates and revisions to draft affordable housing implementation ordinance.	3.10	155.00	480.50
02-12-2026	Jonathan Testa	Review federal hud spending budget recently passed and prepare endorsing resolution for adoption by Town Council in accordance with N.J.S.A. 52:27D-304.1 of the amended fair housing act.	2.10	155.00	325.50
02-12-2026	Edward Pasternak	Email from Planner as to Revised HEFSP; review Revised HEFSP; review emails to and from Planning Board Secretary; edit endorsing resolution; email with recommendations.	1.50	155.00	232.50
02-13-2026	Edward Pasternak	Review email to client as to Affordable Housing Ordinances; review ordinances; review prior correspondence.	0.50	155.00	77.50
02-17-2026	Jonathan Testa	Prepare draft notices summarizing ordinances for public hearing, receive and	2.30	155.00	356.50

Date	Professional	Description	Hours	Rate	Amount
		review of proposed revisions to same from Town Planner, conduct call with Town Planner and finalize notices for publication and forward same to Town Clerk.			
02-17-2026	Jonathan Testa	Telephone call with Mayor and Town Clerk regarding final changes and updates to endorsing resolution and ordinances, revise and finalize same and forward to Town Clerk finalized endorsing resolution.	0.90	155.00	139.50
02-18-2026	Jonathan Testa	Telephone call from Boonton Housing Authority, and prepare and send correspondence to Boonton Housing Authority's attorney forwarding resolution and Program recommendation.	0.60	155.00	93.00
02-18-2026	Edward Pasternak	Review prior correspondence; review updated ordinances and resolution; research; email to Clerk with recommendations as to Court Order and Affordable Housing complaint; reply; review attached conformed copies.	0.90	155.00	139.50
02-19-2026	Edward Pasternak	Email from Town Planner; research as to notice requirements for zoning ordinance amendments; email with recommendations; review email with recommendations to Clerk; review prior correspondence.	1.50	155.00	232.50
02-19-2026	Jonathan Testa	Telephone calls with EP and Town Planner regarding personal notice, and prepare and send email to Town Clerk regarding same.	0.90	155.00	139.50
02-20-2026	Edward Pasternak	Email from Clerk as to notice requirements for publication; research; call to Clerk; reply to Clerk; review email draft cover letter; review prior correspondence; reply.	0.50	155.00	77.50
02-23-2026	Edward Pasternak	Emails as to expert retention for valuation; replies.	0.30	155.00	46.50
02-25-2026	Edward Pasternak	Receive and review eCourts notice; review Court Order as to Affordable Housing Complaint; email to mayor with status update.	0.50	155.00	77.50
02-25-2026	Jonathan Testa	Receive and review of order and statement of reasons filed by County Mount Laurel Judge regarding Town's Round 4 compliance, and prepare and send email to EP as to same.	0.80	155.00	124.00
			Total		3,208.50

Agreements

Time Details

Date	Professional	Description	Hours	Rate	Amount
02-03-2026	Edward Pasternak	Email from Special Projects Coordinator; review revised draft agreement; research; email with recommendations.	0.90	155.00	139.50
02-11-2026	Edward Pasternak	Email from Special Projects Coordinator; review email chain; review prior recommendations; review proposed contract; research; edit agreement; email with recommendations.	1.90	155.00	294.50
02-12-2026	Edward Pasternak	Email from Special Projects Coordinator; review draft agreement with comments; finalize agreement; review prior recommendations; draft resolution of award; email with recommendations.	1.50	155.00	232.50
			Total		666.50

Bids**Time Details**

Date	Professional	Description	Hours	Rate	Amount
02-03-2026	Edward Pasternak	Call from Administrator as to chemical bid; review prior legal review and recommendation.	0.20	155.00	31.00
02-05-2026	Edward Pasternak	Email from Clerk; review bids; draft bid review; email from Clerk as to posting; reply with recommendations.	1.50	155.00	232.50
02-10-2026	Edward Pasternak	Email from Administrator; review email chain; review prior bid review and recommendations; review bid notice; research; email with recommendations.	0.90	155.00	139.50
02-26-2026	Edward Pasternak	Email from Administrator; review draft bid; research; email with recommendations.	0.90	155.00	139.50
			Total		542.50

Clerk's Office Matters**Time Details**

Date	Professional	Description	Hours	Rate	Amount
02-06-2026	Edward Pasternak	Email from Clerk as to publication requirements for Affordable Housing Ordinances; research; email with recommendations; reply.	0.50	155.00	77.50
			Total		77.50

JCMUA v Boonton

Time Details

Date	Professional	Description	Hours	Rate	Amount
02-03-2026	Dawn Sullivan	Receipt and review of information regarding pending matter in Supreme Court; participate in conference with counsel regarding same.	0.40	155.00	62.00
02-06-2026	Dawn Sullivan	Participate in stats conference.	0.20	155.00	31.00
			Total		93.00

Jones v Boonton**Time Details**

Date	Professional	Description	Hours	Rate	Amount
02-03-2026	Fred Semrau	Review motion of appeal regarding disqualification.	0.30	155.00	46.50
			Total		46.50

Land Use Matters**Time Details**

Date	Professional	Description	Hours	Rate	Amount
02-02-2026	Edward Pasternak	Emails from counsel as to possible land sale purchase; emails to Tax Assessor as to estimate; review prior correspondence.	0.50	155.00	77.50
02-04-2026	Edward Pasternak	Email from Tax Assessor as to land sale valuation; reply.	0.20	155.00	31.00
02-10-2026	Edward Pasternak	Email from Tax Assessor; review memo and attachments; research; email with recommendations; draft ordinance for private sale; emails to and from Administrator.	1.90	155.00	294.50
02-18-2026	Edward Pasternak	Email to Administrator as to land use purchase request; review prior correspondence; reply from Administrator; response.	0.50	155.00	77.50
			Total		480.50

Meetings**Time Details**

Date	Professional	Description	Hours	Rate	Amount
02-02-2026	Edward Pasternak	Attend executive session and regular meeting; review agenda; emails.	1.70	155.00	263.50
02-03-2026	Edward Pasternak	Emails from Council Member as to ICE meetings; research; emails to and from Administrator; email with recommendations and links.	0.50	155.00	77.50

Date	Professional	Description	Hours	Rate	Amount
02-17-2026	Edward Pasternak	Attend regular meeting; review agenda; discussion with Clerk as to ordinances and publication; research.	0.90	155.00	139.50
			Total		480.50

Miscellaneous Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
02-04-2026	Edward Pasternak	Email from Administrator as to Green Team proposal; research; email with recommendations.	0.90	155.00	139.50
02-13-2026	Edward Pasternak	Review emails from Council Member as to ICE meeting; review prior correspondence.	0.20	155.00	31.00
02-18-2026	Edward Pasternak	Email as to selection of Administrator; review previous research; review prior correspondence; email with recommendations.	0.90	155.00	139.50
02-20-2026	Edward Pasternak	Email from mayor; research; draft memorandums on mayoral authority.	3.90	155.00	604.50
02-23-2026	Edward Pasternak	Draft and revise three memorandums; research; emails with recommendations.	3.90	155.00	604.50
02-24-2026	Edward Pasternak	Email from Mayor; research; email with recommendations.	2.90	155.00	449.50
02-24-2026	Fred Semrau	Review research regarding Mayor's inquiries.	0.20	155.00	31.00
			Total		1,999.50

Notice of Tort Claim

Time Details

Date	Professional	Description	Hours	Rate	Amount
02-19-2026	Jeff Frankenburger	Follow up with Town Administrator and Engineer regarding Venito Myrtle Avenue flooding issue.	0.20	155.00	31.00
02-27-2026	Jeff Frankenburger	Review prior correspondence with counsel for Myrtle Ave resident regarding flooding issues; draft correspondence and email same to resident's counsel along with NJ Transit memorandum.	0.60	155.00	93.00
			Total		124.00

Opinions & Research

Time Details

Date	Professional	Description	Hours	Rate	Amount
02-10-2026	Sue Sharpe	Review and respond to email from Clerk.	0.10	155.00	15.50
02-18-2026	Jonathan Testa	Telephone call regarding succession plan, review Town Charter and Ordinances and prepare and send email to EP regarding administrator appointment. Attorney work product.	0.80	155.00	124.00
Total					139.50

OPRA Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
02-03-2026	Edward Pasternak	Email from PD; review email chain; research; draft OPRA response; call to PD; email with recommendations.	0.90	155.00	139.50
02-13-2026	Edward Pasternak	Email from clerk; review OPRA extension letter to requestor.	0.20	155.00	31.00
02-13-2026	Edward Pasternak	Email from PD; review Town Ordinances; research as to special services costs; email with recommendations.	0.90	155.00	139.50
02-27-2026	Edward Pasternak	Email from Clerk; review invoice; research; redact invoice; review prior correspondence; email with recommendations.	0.90	155.00	139.50
Total					449.50

Ordinances

Time Details

Date	Professional	Description	Hours	Rate	Amount
02-11-2026	Edward Pasternak	Email from Clerk; review AH-I ordinance; edit ordinance; email with recommendations; reply from Clerk.	0.50	155.00	77.50
02-24-2026	Edward Pasternak	Email from Administrator; review attachments; research; draft ordinances and resolution; email with recommendations; replies; edits.	2.90	155.00	449.50
Total					527.00

Personnel Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
02-13-2026	Edward Pasternak	Email to Administrator; review prior correspondence and recommendations as to personnel matter; reply and response.	0.30	155.00	46.50
02-17-2026	Edward Pasternak	Review emails from labor counsel; reply with recommendation to Administrator; review Personnel Policy Manual.	0.50	155.00	77.50
			Total		124.00

Police Department Matters

Time Details

Date	Professional	Description	Hours	Rate	Amount
02-12-2026	Edward Pasternak	Email from Administrator; review attachment as to police harassment complaint; email with recommendations.	0.50	155.00	77.50
			Total		77.50

Total for this Invoice 9,273.00