

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
June 10, 2025

Attendance

Burr, Rob	P	Gianniotis, Terry	P	Nicosia, Jessica	P
Culhane, Margie	P			Nietzer, Laura	P
Cytowicz, Will	P	Grayson, Doug	P	Quirk, Andrew	P
Decina, Dennis	P	Hartig, Jason	E	Sarnowski, Karen	P
Denistran, Michele	P	Jones, Jim	P	Smith, Don	P
Ezratty, Steven	P	Lizotte, Travis	P	Tonnessen, Linda	P
Giannantonio, Anthony	P	Manzo, Rene	P	-----	

P = Present E = Excused A = Absent R* = Remote – non-voting/quorum

Attorney Present – James Romer Y/N

Public Session:

Allan Bellezza, 12 Schmidtke Lane and Kathleen Gnudi, 9 Schmidtke Lane – these neighbors came to discuss a letter each received regarding Parklands encroachments adjacent to their properties.

With a quorum present, the meeting was called to order at 6:21pm by Doug Grayson.

A motion was made to approve the May Regular Meeting Minutes as corrected and Executive Session Minutes as corrected at 6:23pm by Michele Denistran, seconded by Laura Nietzer.

In Favor 13 Opposed 0 Abstentions 2

A motion was made to approve the June Financials at 6:25pm by Michele Denistran, seconded by Rob Burr.

In Favor 13 Opposed 0 Abstentions 2

Treasurer's Report:

Jess discussed the proposed POA budget for 2026, which requires POA member approval at the Public Budget Meeting in August. Committee chairs are asked to get budget requests in soon since the new budget must be approved by the Board at the July board meeting.

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A motion was made at 7:00pm to approve a 5% raise for the office administrator by Jessica Nicosia, seconded by Laura Nietzer.

In Favor 15 Opposed 0 Abstentions 0

Membership Secretary Report:

	May	May	
Membership Numbers:	2025	2024	Diff
POA Members	682	703	-21
Double dock	8	7	
Total POA	690	710	
Tenants (Renters)	5	6	
Specials (Stevens' Estate)	8	7	
Total Tenants & Specials	13	13	
Total POA, TEN, SPC	703	723	-20
Total Easement	1386	1391	-5

Correspondence:

1. Michael Coar, 671 Lakeshore – second request for tree removal
2. Michael Diamond, 9 Sewell– asks for follow up re large tree dying on POA property
3. David Hibbard and Charles Underhill, 10 Oaklyn Ct – notice of application for STR

A Centennial Committee has been formed and will have its first meeting in late July. Those interested can contact the office about participating in the committee.

The annual Fishing Derby will be held June 29th. Registration opens at 7am and weigh-in will be at 12pm. The 35th Anniversary party will be at the Clubhouse from 12noon-3pm.

Committee Reports:

Activities: Linda Tonnessen, acting chair

As of Dec. 31st, Linda will no longer be temporary chair. Her last event will be Breakfast with Santa.

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B) Beach: Linda Tonnessen

An estimate was received for fence repair. The beach is open, there was no fuel spill or other adverse effect from the car accident. We have received the police report, and Michelle is handling the insurance claim.

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio no report

E) Dam: Andrew Quirk

Met 5/29/25

Reviewed EAP

Opened the valve

Discussed drawdown and reviewed locations and methods to take water height measurements.

Discussed site for old Operator.

Discussed routine maintenance of the valve house. Scope of work to be drawn up.

Met with Dan Rogers UGL DPW Supervisor about storm drains and the cement gully at the dam.

NJCOLA: No meeting.

WMLC: A planning meeting was held.

F) Bylaws, Rules & Regs: Laura Nietzer

The Bylaws and the Rules and Regulations can be found on the UGL website (uglpoa.org) Just click on Governance on the top toolbar and then Governing Documents in the pull-down menu. You can also find other governing documents there.

A motion was made at 9:43pm by Laura Nietzer, seconded by Rob Burr to change Section 2 Easement to the following (revision in red):

B. Rights of Upper Greenwood Lake Easement Owners - Property owners have the right to use Upper Greenwood Lake for bathing, boating, and fishing. A property owner must accompany extended family and guest(s) when utilizing the Upper Greenwood Lake waters or Parklands. (Reference Section IV: L) Each property owner must remove their boat from Upper Greenwood Lake waters on a daily basis. Boats may be launched again the following day. (Please see complete rules for boating.)

In Favor 17 Opposed 0 Abstentions 0

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G) Docks: Karen Sarnowski

It's been a very busy month, despite the rain!

Assigned Dock/Dock Space for install – 10

Inspected Existing Dock for New Owner – 1

Relocated Dock Assignment – 3

Checked on Dock Issues/Repairs needed with contractor – 2

Corresponded with Dock Owners having Issues and with Assignees from 2024 who have yet to install their docks – 4

Approved Repairs – 3

Inspected Newly installed Docks – 3

Existing new(er) owners needing a dock inspection – 10

Owners in progress of work from last year needing inspection once completed – 2

Current Dock List Status – New Applications – 51 (yes, even with all that assigning we still have over 50 on the list).

Current Availability of spots – Approx 17 - 20

Working on Point Breeze area, met with Andrew, Don and Phil to look again at area of work and what might be needed. Referring to this area as Point Breeze Park.

Next steps will be assigning the new dock spaces on Racetrack (Racetrack Community Park).

Advising people who will remain on the wait list until next season to see if there is a neighbor that they can share with. Assignment next season will be in application order. Once remaining spaces are filled, the plan is to complete inspections of existing docks assigned to new lakefront property owners, continue with completed dock inspections, and deal with dock issues as they arise. There are a couple of spots that can be accessible for assigning if we can remove an existing dock in disrepair, but with the barge currently unavailable that is a difficult task.

H) Dredging: Will Cytowicz

On 11/13/24, a sediment sampling analysis report was completed by Princeton Hydro. Contaminant exceedances were found in Audubon Cove (Beryllium), Firehouse Cove (Beryllium), and Pioneer Bay (Nickel). This material is a candidate for field disposal and could save us the cost of having to utilize a NJDEP approved disposal facility.

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On May 31, 2025 Tigris Aquatic Services performed a mechanical pond cleaning process along the shoreline of Pioneer Bay using raking and scooping methods in order to create a channel in an area that was essentially blocking access to the main body of the lake from Pioneer Bay and Pioneer Canal. The area is now 3'-4' deep. PVC pipes were left in place to mark the navigation waterway between the pipes and the shoreline. In addition, a large floating tree on the canal has been moved to help create better navigation.

We are not on track for a full 2025 drawdown as originally expected. However, the Committee and the Board are discussing a 12-18" drawdown that would occur in October this year.

We have received quotes for a topographic and utility survey within 5 designated coves: Audubon, Firehouse, Bridge Run Bay, Pioneer Bay, and Laramie Cove.

A motion was made at 9:49pm by Rob Burr, seconded by Travis Lizotte, to approve Control Point Associates for an amount not to exceed \$20,000 for the purposes of performing a partial boundary & topographic survey.

In Favor 16 Opposed 0 Abstentions 0

I) Easement: Will Cytowicz no report

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

A resident in the area of Barnegat Road reportedly dumped contaminated soil into pot holes . The mayor was contacted and also the Police, but no action was taken as they stated it was a private road. The soil was also dumped on the edge of the road. The contents, over time, will likely wash into the swamp that feeds our lake.

Discussed with Passaic County Department of Health Supervisor Paul Fen and the case was handed up to the NJDEP and assigned # 25-05-15-0947-36. The Solid Waste Dept. of NJDEP called and said that the fill was not contaminated. Their likely course of action is to issue a violation to the individual that filled the potholes and also to the owner of the road, that is, either the Township or POA.

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A blue green slick was reported at Boat Launch Cove on May 15th. An inspection of the lake found that a slick was also present in Dover Cove. Tigris was contacted and photos shared with them. The water was also oily and had an odor and had a concentrated blue and green color. It was the worst the Committee has ever seen. However, 4 hours later it was almost completely gone. The event was preceded by cold temperatures and large amounts of rain. Tigris took samples the following morning and the results were good. The microcystin level at the Boat launch was at the lowest discernible level and the cyanobacteria count was 2,982 for Anabaena, well below the 20,000 cell count that requires "Alert" notifications. The assumed explanation is that the temperature fluctuations and excessive rain caused the bacteria to be forced to the surface where there was a partial die-off of the population. This caused the cells to lyse and release their contents of visible pigment as a slick, and also to increase the microcystin level.

The Township is repairing the bridge on Island Trail but the work is not connected to that requested in the WIP.

L) Insurance: Michelle Denistran

Proposal sent by email for 6/25-6/26

6/3/2025 beach accident WMPD report

M) IT: Steve Ezratty

A laptop has been set up for use at the boat launch. Security will have access to TOPS and can check on the fly whether dues payment is current. They can also keep a list of who launched that day and send a report to the office.

Discussion of making a promotional video of the Clubhouse to be placed on the site to promote rentals, and also a promotional video of the lake to be placed on the site.

N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr, no report

P) Parklands: Jim Jones

New bumpers have been added to the boat launch. The Fireboat is in and we are making new ropes to tie it to the barge.

Bulkheads: Andrew Quirk

-Inspected 127 Point Breeze and met with a resident on Upper Greenwood Lake Road.

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-Met with resident of 12 Schmitke Road.

Encroachments: Will Cytowicz FOR EXECUTIVE SESSION

Q) Publicity & Public Relations: no chair, no report

R) Security: Laura Nietzer

West Milford Police will continue to be patrolling the lake with our Security team.

S) Stumps: Jim Jones no report

T) Weeds: Rene Manzo

Pioneer Canal entrance is now three to four feet deep since removal of stumps and muck. PCV pipes have been left in place to mark the waterway, runs between the pipes and the shoreline. A large floating tree on the canal has been moved to side. Three men and machine were there for the duration.

The lake was treated on 5/13 and 5/28 with fluidone. Its effect will be seen about a month later, after which weeds will fall to bottom from wave and boat action. If it looks brown it is dead or dying. Will treat additional weeds next week in front of Racetrack and deli cove. This could not be done sooner due to combined toxicity from the different weed treatments.

U) West Milford Lakes Association: Andrew Quirk, representative

A planning meeting was held.

NJCOLA.

No meeting.

A motion to adjourn was made at 10:02pm by Doug Grayson.
Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary