



Packanack Lake Community Association

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June 26, 2026

Important Membership Meeting: Dam Requirements, Strategy Recommendations, and Vote on Special Assessment and Lot Fee.

Dear Packanack Lake Members,

The Packanack Lake Community Association is inviting all members to attend a Special Membership Meeting regarding the Packanack Lake Dam Reevaluation and Remedial Measures Project.

Date: Wednesday, July 29, 2026

Time: 8:00 PM

Location: Packanack Lake Clubhouse

This meeting will provide members with a detailed overview of the project, explain why remedial measures are being required, present the Board's recommended course of action, and ultimately allow the membership to vote on how the Association moves forward.

As many members may recall, a brief overview of the project was shared during the Semi-Annual Membership Meeting. Since that time, additional information has been reviewed and discussions have continued with our engineering consultants regarding the regulatory requirements facing the dam.

Over the past several years, New Jersey has implemented updated dam safety standards and flood modeling requirements. One of the most significant changes involves the use of newer rainfall and storm-event data, including major rainfall events from recent years, in the hydrologic calculations utilized by the New Jersey Department of Environmental Protection (NJDEP). As a result, dams throughout New Jersey, including Packanack Lake, are now being evaluated under substantially more stringent standards than those used when the dam was originally constructed or when prior dam work was completed.

Simply put, the dam itself did not suddenly change. However, the standards used to evaluate the dam have changed significantly, increasing the stormwater capacity and flood protection requirements that must now be met.

PLCA has worked closely with our engineering consultants to perform updated evaluations of the dam, including slope stability analysis, soil testing, and review of current NJDEP requirements. Based on preliminary engineering findings and discussions with NJDEP, the

Association expects significant remedial measures will be required along portions of the dam structure.

Current conceptual planning involves approximately 1,750 linear feet of improvements, making this a substantially larger project than the spillway work from the late 1990s. This project required an assessment, and today's anticipated work is considerably larger in scope and must meet modern engineering, permitting, environmental, and regulatory standards.

This will be one of the most significant infrastructure projects undertaken by the Association in decades. The process is expected to extend over multiple years and will involve engineering design, NJDEP review, permitting, contractor procurement, and construction.

The Board of Governors has been evaluating funding strategies that balance the long-term needs of the community with the financial impact on members. At the July 29 meeting, members will be presented with the recommended approach, including the rationale for beginning the funding process sooner rather than later given the anticipated project timeline, regulatory requirements, and rising construction costs.

We understand that projects of this magnitude generate questions, and we believe it is important that every member has the opportunity to hear the facts, ask questions, and participate in the decision-making process.

We strongly encourage all members to attend this important meeting and take part in shaping the path forward for our community.

Sincerely,

Joe Okaly

Grounds Governor

Packanack Lake Community Association