

POLLUTION CONTROL FINANCING AUTHORITY  
OF WARREN COUNTY

MINUTES OF REGULAR MONTHLY MEETING

October 21, 2025

Chairman Walter Orcutt called the regular monthly meeting of the Pollution Control Financing Authority of Warren County to order at approximately 9:35 am.

Authority Members present: Robert Laresn (Via google meets) Brian Tipton (via Phone), Eric Lohman, Dan Perez and Walter Orcutt.

Chairman Orcutt asked for roll call.

ROLL CALL:	Mr. Accetturo	- Absent
	Mr. Larsen	- Present (via google meets)
	Mr. Perez	- Present
	Mr. Lohman	- Present
	Chairman Orcutt	- Present

Also present: Brian Tipton, General Counsel (Phone); Jonathan Knittel, Director of Operations; Jamie Banghart, Assistant Director and Michelle Connors, Recording Secretary.

The Pledge of Allegiance was led by Chairman Orcutt.

Chairman Orcutt read the following statement: "Adequate notice of this meeting of October 21, 2025 was given in accordance with the Open Public Meetings Act by forwarding a schedule of regular meetings of the Pollution Control Financing Authority of Warren County (PCFAWC) to the Warren County Clerk, the Warren County Board of County Commissioners, The Express-Times, and by posting a copy thereof on the bulletin board in the office of the PCFAWC. Formal action may be taken by the PCFAWC at this meeting. Public participation is encouraged."

MINUTES

Chairman Orcutt asked if there was a motion for M-1 the Regular monthly meeting minutes from September 23, 2025.

Mr. Lohman stated that he would make the motion to approve M-1.

Mr. Perez stated that he would second the motion.

Chairman Orcutt stated, all in favor, say aye.

Chairman Orcutt asked if any opposed, then stated, motion granted unanimously.

Mr. Larsen states that he abstains since he was absent at the last meeting

### CORRESPONDENCE

Chairman Orcutt asked if there was any correspondence. Mr. Knittel replied no.

### FINANCE

Chairman Orcutt stated that next was the finance report.

Mrs. Banghart stated that the tonnage is still down.

Mrs. Banghart stated that with our accounts receivable arrears, the 60 days arrears is mainly due to one hauler. They owe us about \$45,000 dollars and recently made a payment, but it was for one of their smaller invoices. Mrs. Banghart let the board know that this hauler is not allowed to use the landfill until the full payment is made.

There was a discussion amongst the board regarding how the PCFA and our General Counsel, Brian Tipton will handle this matter with the hauler and receiving a full payment. The board advised Mr. Tipton to send a letter to this hauler.

Mrs. Banghart stated our finances are in the positive. We received our FEMA reimbursement. Mrs. Banghart spoke on the capital reimbursements and PCFA will be receiving 3 more reimbursements from closure funds for monies spent on approved closure activities.

Mr. Knittel stated that Barbella's last bill was mostly retainage and a small change order. We are hoping to get these reimbursements by the end of the year or beginning of the new year.

There was a discussion amongst the board in regards to PCFA's restricted and unrestricted cash flow. PCFA has about 2.4 million dollar unrestricted cash that the PCFA would like to raise to 4 million dollars by the end of next year for use with Cell 6A.

Mrs. Banghart stated that the tonnage was up from August. Mrs. Banghart said that our larger haulers are doing well with bringing in more tonnage and receiving payments in a timely manner.

Mr. Knittel stated that the revenue was also up from August.

Chairman Orcutt asked if there was anything else regarding finance. Mrs. Banghart replied we are good.

Chairman Orcutt asked if there were no more questions on the bill list, he would need a motion on the Resolution R-10-01-25 to pay bills.

Mr. Lohman stated that he would make a motion on Resolution R-10-01-25 to pay bills.

Mr. Larsen stated that he would second the motion.

ROLL CALL:     Mr. Accetturo                      - Absent

Mr. Larsen	- Yes
Mr. Perez	- Yes
Mr. Lohman	- Yes
Chairman Orcutt	- Yes

On a motion by **Mr. Lohman**, seconded by **Mr. Larsen**, the following resolution was adopted by the Pollution Control Financing Authority of Warren County at a meeting held on *October 21st, 2025*.

## **R E S O L U T I O N**

**R-10-01-25**

### **To Pay Bills –October 21, 2025**

WHEREAS, the Pollution Control Financing Authority of Warren County has been presented with invoices for services, supplies and other materials rendered to it or on its behalf;

NOW, THEREFORE, be it resolved by the Pollution Control Financing Authority of Warren County that the following bills be paid:

*See Attached*

ROLL CALL:	Mr. Accetturo	- Absent
	Mr. Larsen	- Yes
	Mr. Perez	- Yes
	Mr. Lohman	- Yes
	Chairman Orcutt	- Yes

We hereby certify Resolution to Pay Bills in the amount of **\$ 804,131.43** to be a true copy of a resolution adopted by the Pollution Control Financing Authority of Warren County on the 21st *day* of October, 2025.

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Michelle Connors  
Recording Secretary

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Jonathan Knittel  
Director of Operations

Approved: 10/21/25

Chairman Orcutt stated onto the Introduction of 2026 Draft Budget.

Mr. Knittel stated that he met with the Capital Committee and in 2026 we can use our capital accounts since we are in the positive. You will not see a change in the bottom number from last month to this month. The only numbers that have changed due to equipment that we need to purchase. As we spoke in our last meeting about a new compactor and eventual purchase of a Rolloff /water truck.

Chairman Orcutt stated the current water truck sits on a good Mack roll off unit, so it should be used to haul bins if the water tank/pumps were moved to another vehicle.

The board discussed the next step into finding a decent water truck at a decent price. Chairman Orcutt said no to the auctions and the rest of the board agreed with him.

Chairman Orcutt stated that we have been discussing the compactor in the last couple of meetings. Chairman Orcutt brought Mr. Larsen up to date on the fact we have been looking at the TANA and Caterpillar compactors both new and rebuilt.

The board discussed the differences between the Caterpillar and the TANA. Mr. Knittel stated that the TANA compactor comes with a container that is filled with all the necessary items to fix or do maintenance on the machine. Everyone agreed that the TANA sounds promising due to the compaction rate and the fuel savings. Chairman Orcutt asked Mr. Knittel to get some more numbers to compare.

Mr. Knittel stated to the board that he used a free vendor service to help figure out a way to best use the garage space down at the maintenance building. Better organization and access to tools will help keep more of the simple repairs and maintenance on the vehicles in house.

Chairman Orcutt discussed the ability to utilize one bay of the old convenience center to accommodate dump trailers for both residential and self-generators. This is now possible since Oxford is not using that bay for weekly recyclables. Utilizing the old convenience center bay will also help to decrease the waiting times at the convenience center when it is busy.

Mr. Knittel stated that he will get this 2026 Budget into the state and DCA.

Chairman Orcutt stated on the revenue side, let's try not to do any increases so we do not lose any more of our current haulers to more competitive landfills.

Mr. Knittel stated that the budget drafted is proposing a \$1.25 increase on one of the tiers for solid waste contracts but leaves all the other tiers unchanged. There will not be an increase for local haulers that service Warren County curbside residential waste. We also want to maintain or at least get one more customer for up to 20,000 tons. There was a customer interested and we will look into this further.

Mr. Lohman stated that he would work with Mr. Knittel reaching out to different transfer stations.

Mrs. Banghart stated that she has an email out to a hauler who requested to open an account here and they have not gotten back to her yet.

There was brief discussion between the board on different haulers and transfer stations. They also discussed that all the rates will stay the same except for the one tier.

Mr. Lohman stated that he would make the motion to approve the 2026 Authority Budget Resolution.

Mr. Perez stated that he would second the motion.

On a motion by **Mr. Lohman**, seconded by **Mr. Perez**, the following resolution was adopted by the Pollution Control Financing Authority of Warren County at a meeting held on October 21, 2025.

**R-10-02-25**  
**2026 AUTHORITY BUDGET RESOLUTION**  
**Warren County Pollution Control Financing Authority**  
**FISCAL YEAR: January 01, 2026 to December 31, 2026**

WHEREAS, the Annual Budget for Pollution Control Financing Authority of Warren County for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented before the governing body of the Pollution Control Financing Authority of Warren County at its open public meeting of October 21, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$10,500,500.00, Total Appropriations including any Accumulated Deficit, if any, of \$10,500,500.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$1,750,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and

to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Pollution Control Financing Authority of Warren County, at an open public meeting held on October 21, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Pollution Control Financing Authority of Warren County for the fiscal year beginning January 01, 2026 and ending December 31, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Pollution Control Financing Authority of Warren County will consider the Annual Budget and Capital Budget/Program for Adoption on November 17, 2025.

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(Secretary's Signature)

(Date) 10/21/2025

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Walter Orcutt	✓			
N. Angelo Accetturo				✓
Daniel Perez	✓			
Robert Larsen	✓			
G. Eric Lohman	✓			

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Michelle Connors  
Recording Secretary

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Jonathan Knittel  
Director of Operations

Approved:

Mr. Lohman stated that he would make the motion to approve the Proposed 2026 Solid Waste Disposal Pricing Schedule.

Mr. Larsen stated that he would second the motion.

On a motion by **Mr. Lohman** seconded by **Mr. Larson**, the following resolution was adopted by the Pollution Control Financing Authority of Warren County at a meeting held on *October 21, 2025*.

## **RESOLUTION**

**R-10-06-24**

### **AUTHORIZING THE PROPOSED 2026 SOLID WASTE DISPOSAL PRICING SCHEDULE**

WHEREAS, the Pollution Control Financing Authority of Warren County has a need to implement disposal rates for the Warren County District Landfill.

NOW THEREFORE, BE IT RESOLVED that the Pollution Control Financing Authority of Warren County after review and discussion approves said 2026 Solid Waste Disposal Pricing Schedule, (attached hereto as A-9).

#### **ROLL CALL:**

Mr. Accetturo	-Absent
Mr. Larsen	-Yes
Mr. Lohman	-Yes
Mr. Perez	-Yes
Chairman Orcutt	-Yes

I hereby certify the above to be a true copy of a resolution adopted by the Pollution Control Financing Authority of Warren County on the date above mentioned.

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Michelle Connors  
Recording Secretary

Dated: 10/21/25

### PERSONNEL

Chairman Orcutt asked if there was anything for personnel.

Mr. Knittel stated that he recently met with the personnel committee and the capital committee. Both committees independently spoke about salary market place correction/recalibration as well as the new hire to replace two former employees that are no longer working here. The cost of the state health benefits (SHBP) was also a consideration.

There was a lengthy conversation in regards to the salary recalibration based on the local and state competitive market for entry level heavy equipment operators, service industry and retaining experienced operators as well as skilled weighmasters. They also spoke in regards to health insurance and how much the insurance is going up. Mrs. Banghart told the board she was waiting on another quote from our insurance broker, hopefully at the next meeting she will have the other quote.

Mr. Perez stated that he would make the motion to approve the Market Place Analysis Salary Adjustment for the Employees of The Pollution Control Financing Authority of Warren County for the fiscal year 2026. Mr. Lohman stated he would second the motion.

On a motion by **Mr. Perez**, seconded by **Mr. Lohman**, the following resolution was adopted by the Pollution Control Financing Authority of Warren County at a meeting held on *October 21<sup>st</sup>, 2025*.

## **R E S O L U T I O N**

**R-10-04-25**

Approving the Market Place Analysis Salary Adjustment for Employees of The Pollution Control Financing Authority of Warren County for Fiscal Year 2026



WHEREAS, the Pollution Control Financing Authority of Warren County (the “Authority”) desires to adjust the annual salaries of all full-time employees as a remuneration for services rendered; and

WHEREAS, the Authority has determined that the adjustment to the annual salaries in the amount of \$4.00 per hour increase for hourly and salary employees was deemed to be equitable.

NOW, THEREFORE BE IT RESOLVED, by the Authority that the salary adjustment of \$4.00 per hour increase for hourly and salary employees be approved for all its full-time employees and be made effective January 1, 2026.

ROLL CALL:	Mr. Accetturo	- Absent
	Mr. Larson	- Yes
	Mr. Lohman	- Yes
	Mr. Perez	- Yes
	Chaiman Orcutt	- Yes

I hereby certify the above to be a true copy of a resolution adopted by the Pollution Control Financing Authority of Warren County on the date above mentioned.

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Recording Secretary  
Michelle Connors

Dated: 10/21/2025

Mr. Orcutt stated let’s go back to A-8, which is our Landfill Escrow Audit.

Mrs. Banghart stated this is our Annual Escrow Audit for our Alternate and Standard Accounts for closure funds. The audit went well and there were no findings.

Mr. Orcutt stated do we have a motion on A-8.

Mr. Lohman stated that he would make a motion on the 2025 Sanitary Landfill Closure Escrow Trust Fund Audit.

Mr. Perez stated he would second, the motion.

ROLL CALL:	Mr. Accetturo	- Absent
	Mr. Larson	- Yes
	Mr. Lohman	- Yes
	Mr. Perez	- Yes

## PRESENTATIONS

Chairman Orcutt asked if there were any presentations.

Mr. Knittel stated that there were none.

## REPORTS

### FACILITIES/RECYCLING

Chairman Orcutt stated that next, was Cell 6A.

Mr. Knittel stated that Cell 6A pre construction has commenced in house. Select trees and stump removal has begun. Topsoil will be segregated and stockpiled. Bulk excavation to within one foot of design base grade will begin after topsoil removal. All of this in house work will take the better part of the next 18 months using in house machinery and labor at a fraction of the anticipated bid pricing. All Cell 6A project line items have been priced using recent project line items and adjusted for inflation. Several million dollars will be saved on the project by performing the site preparation tasks in house. An additional 1.5 million dollars will be saved by crushing onsite rock that we have been screening and stockpiling.

Mr. Knittel stated that another project is to construct a new access road for Cell 7 from the high side of the site. The preliminary design was completed by PCFA and submitted to Mott MacDonald for final review and cost analysis. The road will be mostly installed using in house effort and machinery including utilizing compacted 2-to-6-inch rock that was screened onsite.

Chairman Orcutt asked if this would be crossing the liner?

Mr. Knittel replied yes about 500 feet of the west slope liner. The liner will be cut, pulled up slope, the bench road will be cut into the hillside and the liner will be laid back down to the edge of the new road. We will use our liner vendor to perform the liner work but the road will be installed in house.

Chairman Orcutt asked if we will install this in 2026?

Mr. Knittel replied yes, we are starting this now. The liner effort will be more towards the summer.

There was a brief discussion on the access road and the liner.

Mr. Knittel stated next is the Waste Water Treatment Plant Reverse Osmosis study. We are waiting for analytical data to come back on treatment efficiency, PFAS, rejection rate, rejection analytical and cost analysis. This could take us up to 6-8 weeks.

Mr. Knittel stated on to the Capping Project. This project is complete and this payment application includes change order #10 in the amount of \$2,638.00. This was for some shaping and grading we had them do.

Chairman Orcutt asked for a motion for Approval of Change Order #10.

Mr. Lohman stated that he would make a motion on the Change Order #10.

Mr. Larsen stated he would second, the motion.

ROLL CALL:	Mr. Accetturo	- Absent
	Mr. Larson	- Yes
	Mr. Lohman	- Yes
	Mr. Perez	- Yes
	Chairman Orcutt	- Yes

Mr. Knittel stated onto Gas Collection Expansion. The 6 new gas wells have been in service for several weeks. The draft payment application was received just prior to this meeting for approximately \$425,000. Mr. Knittel stated that this was underbudget and done on-time.

Chairman Orcutt asked Mr. Knittel to discuss the WAGA Energy and the potential revenue.

Mr. Knittel stated that WAGA Energy is a Renewable Natural Gas (RNG) developer and operator. WAGA discussed the feasibility of cleaning and compressing our landfill gas for sale to the local 6-inch gas line located at East Quarry Rd. The WAGA model generally uses one acre of space, cleans, and compresses our approximate 1,000 SCFM flare gas that is about 40% methane, and then WAGA sells the gas and receives renewable energy credits. They value our site at about \$4.5M total annual revenue of which they share 10% of total revenue. They pay for all infrastructure and operation. Evaporation technology can still be installed ancillary or congruent.

Discussion was held amongst the board on how this would benefit the PCFA and the County

Mr. Knittel stated that he met with a company called AMP Recycling regarding their model and industry trends for onsite Landfill sorting and processing ID-10 solid waste with approximately 50 % recycling rates. This company model is that the landfill keeps all incoming tipping fees and AMP then shreds and sorts all incoming ID-10 waste for a set price per ton and the landfill has ability to then save airspace and place the 50% shredded reject material in the landfill in a more compact manner. The 50% removed and recycled portion is handled by AMP to their outlets including single stream, plastic, metal, and compost. County recycling rates would receive a huge bump in numbers, the cost per ton for AMP to process is offset by airspace savings (longer landfill life) and/or ability to increase incoming tonnage resulting in additional revenue.

Discussion was held amongst the board on understanding what this company does and how they could help the landfill. Mr. Knittel let the board know that companies like this will likely be presenting this topic more at SWANA this year and will find out more information and get back to them on this.

Mr. Knittel stated A-4 thru A-7 that there are no changes.

Mrs. Banghart stated that on A-4 she would like to make changes in contracts regarding the mattresses that are being brought in by haulers.

Mr. Knittel stated that in A-4 there are two changes that we would like to make. We would like to start adding a 3% charge on all credit cards at the scale. The merchant fees have been very high the last couple of months. We would like to recover some of these fees that we have lost.

Chairman Orcutt stated so we don't charge a 1% or anything?

Mrs. Banghart replied no we do not.

Mr. Larsen stated that he would like to help Mrs. Banghart with finding a new credit card merchant. Mr. Larsen said that he has worked with merchant services before and they can both together find a company that will charge less so it doesn't affect the customers.

The board had a discussion on finding a cheaper merchant for credit cards. Mrs. Banghart and Mr. Larsen will get together go through all the statements.

Mr. Knittel stated back to A-4 we would like to change the wording in our 2026 contracts regarding incoming mattresses. Mr. Knittel stated that we have been receiving up to 60 of them a day. They are very damaging to our machines and airspace.

Mr. Lohman stated that we could just prohibit them and/or charge a high premium for each.

Chairman Orcutt stated that he would rather PCFA accept the mattress so they don't end up on the side of the road.

The board agreed with Chairman Orcutt. They also discussed the possibility of getting a shredder here at the landfill. There were talks about the benefits this would bring to the landfill, including airspace and the equipment. Mr. Knittel will contact TANA regarding quotes on a landfill shredder to help with the mattresses and other bulky debris.

Chairman Orcutt stated that the capital committee will discuss the mattress issues before the contracts go out to haulers and come to a conclusion.

Chairman Orcutt stated that next on the agenda is A-10 the 2026 Draft Holiday Schedule. He stated that we need a motion for the 2026 Draft Holiday Schedule.

Mr. Lohman stated that he would make the motion to approve the 2026 Draft Holiday Schedule.

Chairman Orcutt stated that he would second the motion.

ROLL CALL:	Mr. Accetturo	- Absent
	Mr. Larsen	- Yes
	Mr. Perez	- Yes
	Mr. Lohman	- Yes
	Mr. Chairman Orcutt	- Yes

#### PUBLIC COMMENTS (AGENDA ITEMS ONLY)

Chairman Orcutt asked if there were any public comments for agenda items only.

#### GENERAL COUNSEL

Chairman Orcutt stated no report since we lost Mr. Tipton on his call and Mrs. Banghart confirmed that Mr. Tipton has nothing to report.

#### OTHER BUSINESS

Chairman Orcutt asked if there were any other business.

#### CLOSING PUBLIC COMMENTS

Chairman Orcutt asked if there were any closing public comments.

#### EXECUTIVE SESSION

Not necessary.

#### ADJOURNMENT

Chairman Orcutt asked if there was a motion to adjourn.

Mr. Lohman stated that he would make a motion to adjourn.

Chairman Orcutt stated that he would second the motion.

Chairman Orcutt stated, all in favor, say aye.

Chairman Orcutt asked if any opposed, then stated, motion granted unanimously.

***\*\*Meeting was adjourned at approximately 11:29 am***

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Respectfully submitted by:

Michelle Connors  
Recording Secretary

Approved: