

POLLUTION CONTROL FINANCING AUTHORITY
OF WARREN COUNTY

MINUTES OF REGULAR MONTHLY MEETING

November 18, 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: Angelo Accetturo, Eric Lohman, and Walter Orcutt.

Chairman Orcutt asked for roll call.

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

Also present: Jonathan Knittel, Director of Operations; Jamie Banghart, Assistant Director and Shannon Beam, Recording Secretary.

The Pledge of Allegiance was led by Chairman Orcutt.

Chairman Orcutt read the following statement: "Adequate notice of this meeting of December 18, 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 October 21, 2025.

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

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.

Mr. Accetturo stated the he abstains since he was absent at the last meeting.

CORRESPONDENCE

Mrs. Banghart stated that there was a letter sent from Mr. Tipton to Buldo. The letter was sent out on October 24, 2025 by certified mail and that PCFA received a copy. Since the letter was sent out, PCFA has only received one payment of \$4,772.00.

Mr. Knittel stated that with permission from the Board, he would like to contact Buldo to see if they can stay current each week and make payment towards their arrears, maybe they can let back into the landfill with 7 day terms.

There was a short discussion amongst the Board about Buldo.

Chairman Orcutt gave Mr. Knittel permission to contact Buldo to work out a deal with so they can use the landfill again and pay off their debt.

FINANCE

Chairman Orcutt stated that next was the finance report.

Mrs. Banghart spoke about the PCFA finances stating that the tonnage is still down but we are still in the positive. She spoke on the Capital reimbursements and PCFA will be receiving 3 more reimbursements from closure funds and is hoping to receive them by the end of the year. She also stated that the Host fees will increase in 2026 for White Township and Oxford based on anticipated tonnage. There will be letters sent out.

There was a short discussion amongst the Board about the Finances, Capital account, and Host fees for 2026.

Mr. Lohman asked that when PCFA budgets for the year, does PCFA budget by individual customer? Mrs. Banghart stated yes, that Mr. Knittel does it by individual customer.

There was a short discussion amongst the Board about individual customers with their tonnage and the 2026 Budget.

Mrs. Banghart also stated that we had a charge back at the scale house in September and it hit the PCFA finances in October. The charge back is from a customer who came in on a Saturday with a trailer and thought they should be charged the Saturday flat rate of \$40 and not be not weighed in or out. The customer paid the \$40 flat rate but was returned the extra amount from being weight in and out.

Mr. Knittel stated that PCFA will be getting new signs to clarify that vehicles that come in with trailers will be weighed in and out and that the Saturday flat rate is for vehicles without trailers. He also stated

that the PCFA is still profitable even though our tonnage is down and that revenue is starting to catch up. The PCFA will have a positive year.

Mr. Knittel asked if there were no more questions on the bill list, he would need a motion on the Resolution R-11-01-25 to pay bills.

Chairman Orcutt stated that he would make a motion on Resolution R-11-01-25 to pay bills.
Mr. Lohman state that he would second the motion.

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

On a motion by ***Chairman Orcutt***, seconded by ***Mr. Lohman***, the following resolution was adopted by the Pollution Control Financing Authority of Warren County at a meeting held on *November 18, 2025*.

R E S O L U T I O N
R-11-01-25
To Pay Bills – November 18, 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	- Yes
	Mr. Larsen	- Absent
	Mr. Perez	- Absent
	Mr. Lohman	- Yes
	Chairman Orcutt	- Yes

We hereby certify Resolution to Pay Bills in the amount of **\$ 862,202.75** to be a true copy of a resolution adopted by the Pollution Control Financing Authority of Warren County on the 18th day of November, 2025.

Shannon Beam
Recording Secretary

Jonathan Knittel
Director of Operations

Approved: 11/18/2025

Mr. Knittel stated that next is the Revised Budget for 2026 due to the new health care numbers and the potential replacement of a compactor. The potential replacement of a compactor was put in PCFA Capital.

Mr. Knittel stated the Revised Budget for 2026 will be summited to the state for approval.

There was a short discussion amongst the Board about PCFA's Capital account and the potential replacement of a compactor.

Mr. Lohman, Mr. Knittel, and landfill foreman, Brian Heater plan to visit Salem County landfill next week for a site visit to view the Tana compactor that they have onsite.

Chairman Orcutt stated that he would like to make a motion to approve the purchase of the Tana H555 eco landfill compactor, upon final field review by Staff and Mr. Lohman. Seconded by, Mr. Lohman.

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

Mr. Knittel stated that we have been in contact with our private insurance company to provide health care since the State Health plan is increasing 38% next year. We will provide health care for both the active employees and three retired employees that fall under the Chapter 48 health care plan for retirees.

Mrs. Banghart handed out a spreadsheet to the Board to show the cost of health care with the 3 retired employees.

There was a discussion amongst the Board about the spreadsheet that was handed out and a health care credit (HRA, health reimbursement account), for the PCFA employees to keep coverage and out of pocket expenses similar to what was provided in the SHBP, state health plan.

Chairman Orcutt stated that he needs a motion to approve the new care health insurance, United Surest Health.

Mr. Lohman stated he make the motion to approve the new health care insurance with HRA of up to \$3,000 per employee.

Mr. Accetturo stated that he would second the motion.

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

Chairman Orcutt states that he needs a motion to approve, Resolution R-11-02-25, Resolution to Introduce Draft Budget.

Mr. Lohman stated he make the motion to approve Resolution R-11-02-25.

Chairman Orcutt stated that he would second the motion.

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

On a motion by ***Mr. Lohman***, seconded by ***Chairman Orcutt***, the following resolution was adopted by the Pollution Control Financing Authority of Warren County at a meeting held on November 18, 2025.

R-11-02-25
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 December 16, 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 \$1,200,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$1,200,000.00; 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 November 18, 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 December 16, 2025.

(Secretary's Signature)

(Date) 11/18/2025

Governing Body Recorded Vote

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

Shannon Beam
Recording Secretary

Jonathan Knittel
Director of Operations

Approved: 11/18/2025

Chairman Orcutt asked if there was enough Capital in the budget to purchase a shredder.
Mr. Knittel stated that there is enough in Capital.

Mr. Accetturo asked about the shredder.

Mr. Knittel stated that in the Capital and Operation Committees, they discussed a shredder for the landfill. The more we can compact or reduce the amount of space the landfill uses, the longer the landfill will last and can create more revenue.

There was a discussion amongst the Board about the shredder and how it helps the landfill.

Mr. Knittel and an operator will be visiting Salem Landfill along with Mr. Lohman to see how the shredder operates and to ask questions.

Chairman Orcutt presented the next item on the agenda which was the Budget Transfer Form. The Board was presented with a form that showed what numbers were moved within the budget lines, if a budget line went negative throughout the year.

Mrs. Banghart stated that she needs an approval on the Budget Transfer Form.

Chairman Orcutt asked a motion to approve the Budget Transfer Form.

Mr. Accetturo stated that he would make the motion to move the Budget Transfer Form.
Mr. Lohman stated that he would second the motion.

ROLL CALL: Mr. Accetturo - Yes
 Mr. Larsen - Absent

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

Mr. Accetturo asked if we could be more competitive with the shredder if PCFA would be able to shred mattresses.

Chairman Orcutt asked how many mattresses we get every week.

Mr. Knittel stated that Yes, more competitive and we can receive up to 60-70 mattresses a day.

Mr. Accetturo asked why we don't extra for mattresses?

There was a discussion amongst the Board about accepting mattresses and what we should charge for mattresses.

PERSONNEL

Mr. Knittel stated that we have 7 employees in the field as of right now which includes the new hire who started today and a part timer.

There was a discussion amongst the Board about having the ability to be fully staffed to the typical 8 field staff.

Chairman Orcutt asked for someone to move the motion to approve the hire of a Full Time Employee for operations.

Mr. Lohman stated that he would make the motion to approve the hire of a Full Time Employee for operations.

Mr. Accetturo stated that he would second the motion.

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

PRESENTATIONS

Chairman Orcutt asked if there were any presentations.

Mr. Knittel stated that there were none.

REPORTS

Mr. Knittel stated that there are no reports.

FACILITIES/RECYCLING

Mr. Knittel stated that Cell 6A pre construction has started by select tree and stump removal. He was able to find a grapple for the CAT 336 Excavator to help with the stump removal and makes it safer

for our operators. The new access road has been aligned. The access road will service solid waste haul trucks to access Cell 7 from the high side of the site.

Mr. Knittel stated that next was the Wastewater Treatment Plant and that they are still waiting on PFAS results. The labs are all backed up on PFAS. We should have the results soon.

A-3 Mr. Knittel stated that the Cap Project is complete with final payment in today's bill list. We found out yesterday from the engineer by a letter stating that the final payment should have \$218,000.00 and PCFA was paid \$118,000.00. PCFA is \$100,000.00 short due to a mistake by the engineer. The state of New Jersey found the mistake by reviewing the bill for reimbursements. PCFA will have to pay that amount but not with this change order. A-3 is the final payment to Barbella. A-3 Change Order #11 will need an approval for the net amount of \$18,971.00.

Mr. Accetturo stated that he would make the motion to approve A-3 Change Order #11. Chairman Orcutt second the motion.

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

A-4 Mr. Knittel stated that the Gas Collection Expansion is complete and has been in service for over a month now. PCFA asked for Integrity's W-9 and will be paid upon receiving the W-9.

Mrs. Banghart stated that she just received their information and that PCFA is good to move forward with payment.

A-5 Mr. Knittel stated that Republic Services of New Jersey serving Clinton Township with curb side packers might be coming to PCFA. They will be coming in with 2,001 to 6,000 tons annually. Republic Services of New Jersey thinks closer to 6,000 tons. PCFA sent them a contract, just waiting to hear back from them so it can be finalized.

A-6 Mr. Knittel stated that the New Hauler application was spoken about prior to the meeting. In the contract they are going to edit the 60-day cut off to 14-day cut off and \$40,000.00 credit limit.

A-7,8 & 9 Mr. Knittel stated that nothing has changed.

Mr. Knittel stated that he would like to discussion more about the mattress situation.

There was a brief discussion amongst the Board about mattresses.

It was agreed that if a transfer station (walking floor) brings in more then two mattresses, they will be back charged an additional \$100 per mattress for the overage. For the residents, it will be a flat

rate of \$30 for each mattress starting January 1, 2026. We will be going to the county to get signs made.

PUBLIC COMMENTS (AGENDA ITEMS ONLY)

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

GENERAL COUNSEL

Mr. Tipton was not present.

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 was entered at approximately 11:05 AM.

RESOLUTION

R-11-03-25

**AUTHORIZING EXECUTIVE SESSION OF THE POLLUTION
CONTROL FINANCING AUTHORITY OF WARREN COUNTY FOR A
MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH
THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS
ACT, N.J.S.A 10:4-12**

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and

NOW, THEREFORE, BE IT RESOLVED that this Board hereby excludes the public in order to discuss such matters. The general nature of the subjects to be discussed are as follows:

- ☐ (1) *Matters Required by Law to be Confidential:* Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.
- ☐ (2) *Matters Where the Release of Information Would Impair the Right to Receive Funds:* Any matter in which the release of information would impair a right to receive funds from the Government of the United States.
- ☐ (3) *Matters Involving Individual Privacy:* Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, Insurance and similar program or Institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the Individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any Individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.
- ☐ (4) *Matters Relating to Collective Bargaining Agreements:* Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.
- ☐ (5) *Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds:* Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.
- ☐ (6) *Matters Relating to Public Safety and Property:* Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of possible violations of the law.
- ☒ (7) *Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege:* Any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.
- ☐ (8) *Matters Relating to the Employment Relationship:* Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance or promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or

appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

☐ (9) *Matters Relating to the Potential Imposition of a Penalty*: Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bearing responsibility.

BE IT FURTHER RESOLVED that the Board shall disclose to the public, as soon as practicable, the contents of the discussions after the final disposition of the matters discussed.

Moved By: Mr. Lohman

Seconded By: Mr. Accetturo

Chairman Orcutt stated, all in favor, say aye.

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

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.

Executive session ended at approximately 11:15 AM.

Mr. Accetturo made a motion to for an Administrative Restructure Sub Committee with Chairman Orcutt and Rob Larsen.

Mr. Lohman 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.

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

ADJOURNMENT

Chairman Orcutt asked if there was a motion to adjourn.

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

Mr. Lohman 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.

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

*****Meeting was adjourned at approximately 11:20 am***

Respectfully submitted by:

Shannon Beam
Recording Secretary

Approved: