

POLLUTION CONTROL FINANCING AUTHORITY
OF WARREN COUNTY

MINUTES OF REGULAR MONTHLY MEETING

March 17, 2026

Chairman Walter Orcutt called the regular monthly meeting of the Pollution Control Financing Authority of Warren County to order at approximately 9:56 am.

Authority Members present: Angelo Accetturo, Eric Lohman, Walter Orcutt and Dan Perez.

Chairman Orcutt asked for roll call.

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

Also present: Jonathan Knittel, Director of Operations; Jamie Banghart, Assistant Director, Brian Tipton, General Counsel 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 March 17, 2026 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 Star Ledger, 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.”

Chairman Orcutt stated that the Board is not going to do anything with the committees at this time.

MINUTES

Chairman Orcutt asked if there were any questions, errors additions, corrections, to M-1 the Regular monthly meeting minutes from February 17, 2026 and the Executive minutes was not needed.

Chairman Orcutt stated he would need a motion to approve the minutes.

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

Mr. Perez stated that he would second the motion.

Chairman Orcutt stated, all in favor say aye.

ROLL CALL:	Mr. Larsen	- Aye
	Mr. Orcutt	- Aye
	Mr. Perez	- Aye
	Mr. Accetturo	- Aye

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

CORRESPONDENCE

Chairman Orcutt stated that next item on the agenda is a handout that Mr. Knittel presented at the White Township Public Meeting on February 25, 2026. The Township had concerns about the process dredge material (PDM) usage within their Township. The Township has a new PDM ordinance restricting importation and use within the Township.

Chairman Orcutt stated that White Township wanted to hear about the vertical expansion of the landfill and enhanced odor prevention techniques. He attended the meeting with Mr. Knittel and can say that Mr. Knittel gave them all the answers that they wanted.

Mr. Knittel stated that he had one item to add. Mr. Knittel stated that the White Township Board heard how PCFA uses PDM responsibly within the landfill and the board appeared willing for PCFA to either request an exemption to their existing ordinance which PCFA previously did not know about or to clarify if the existing NJDEP permission through the PCFA solid waste permit takes precedent over the Township ordinance. The outlook for PCFA is that in about a year to a year and a half, we may need to bring in a little bit of PDM for the outside slopes of Cell 7.

PUBLIC COMMENTS (AGENDA ITEMS ONLY)

Chairman Orcutt stated that there was no public present.

FINANCE

Chairman Orcutt stated that next item on the agenda was Finance.

Mrs. Banghart stated that PCFA's tonnage is down but revenue is up for the month of February. PCFA did receive the spring of 2025 and fall of 2024 recycling grant from the county in the amount of \$77,000. PCFA is still waiting for capping reimbursements from 2025 in the amount of approximately \$862,000.

Mrs. Banghart stated that Buldo, Reworld and Ash Remediation are all up to date on there bills.

PCFA is having some issues with Reworld's ash accounts payables but they are working on it.

PCFA has received 174 mattresses since February 1, 2026 for a total of \$5,200.

Mrs. Banghart also stated that the PCFA had our annual finance audit last week.

Mr. Perez stated going back to mattresses and the shredder.

Mr. Knittel replied yes.

Mr. Perez asked how is that the new shredder PCFA is looking to purchase?

There was a brief discussion regarding the purchase of a shredder and mattresses and anticipated lengthy delays of 1 year or more to receive an air permit modification from NJDEP that should take about 2 hours to review considering that three identical shredders are already permitted and operating in NJ.

Chairman Orcutt asked for a Resolution to pay bills R-03-10-26.

Mr. Accetturo stated that he would make a motion to approve R-03-10-26 to pay bills.

Mr. Perez stated that he would second the motion.

ROLL CALL:	Mr. Larsen	- Yes
	Mr. Orcutt	- Yes
	Mr. Perez	- Yes
	Mr. Accetturo	- Yes

On a motion by *Mr. Accetturo*, seconded by *Mr. Perez*, the following resolution was adopted by the Pollution Control Financing Authority of Warren County at a meeting held on *March 17, 2026*.

RESOLUTION

R-03-01-26

To Pay Bills – March 17, 2026

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. Larsen - Yes
 Mr. Mach - Yes
 Mr. Perez - Yes
 Mr. Accetturo - Yes

We hereby certify Resolution to Pay Bills in the amount of **\$ 736,550.18** to be a true copy of a resolution adopted by the Pollution Control Financing Authority of Warren County on the *17th day of March 2026*.

Shannon L Beam
Recording Secretary

Jonathan Knittel
Director of Operations

Approved: 3/17/26

PERSONNEL

Chairman Orcutt asked if Mr. Knittel had anything for personnel.

Mr. Knittel replied that PCFA has seven full time employees and one part time employee. PCFA is beginning to advertise on the webpage, at the scale and maybe the newspaper for a part time position that could lead into a full-time position based on evaluation and Board approval. The part time employee is indicating that he will be here until June when he will be leaving to serve in the military.

Chairman Orcutt stated that the Board authorized a full time new hire but looking for a part time hire to see how they work out first.

Mr. Knittel replied yes, correct.

There was a short discussion about part time employment.

PRESENTATIONS

Chairman Orcutt asked if there were presentations.

Mr. Knittel replied no.

Chairman Orcutt asked Mr. Knittel when PCFA will be getting the 3D model of the landfill?

Mr. Knittel replied in less than six weeks.

REPORTS

Chairman Orcutt asked if there were any reports.

Mr. Knittel replied that there were no reports.

FACILITIES/RECYCLING

Chairman Orcutt stated that next item on the agenda is A-2. This is the Warren County Resolution regarding PCFA Board Member Stipend, Resolution 03-02-26, A-3 Revised PCFA Personnel Policy Manual and Resolution R-03-03-26 and all four will be moved together.

Chairman Orcutt asked for a motion to approve on A-2 Warren County Resolution PCFA Board Member Stipend, Resolution R-03-02-26 Resolution Establishing Payment of stipends to the Board Members, A-3 Revised PCFA Personnel Policy Manual and Resolution R-03-03-26 Resolution Approving the Updated Personnel Policy Manual.

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

Mr. Perez stated that he would second the motion.

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

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 **March 17, 2026**.

RESOLUTION

R-03-02-26

ESTABLISHING PAYMENT OF STIPENDS TO THE BOARD MEMBERS OF THE POLLUTION CONTROL FINANCING AUTHORITY OF WARREN COUNTY

WHEREAS, the Pollution Control Financing Authority of Warren County Board Members appointed to serve on the Authority do so voluntarily; and

WHEREAS, on January 27, 2014 the Authority Board Members amended Section 19 of the Authority Personnel Policy eliminating the monthly stipends for said Board Members; and

WHEREAS, the Authority Board Members perform vital services in the furtherance of the general health, safety, and welfare of the residents within the Authority's service area; and

WHEREAS, the receipt of a reasonable stipend serves as an acknowledgment of the Board Members' commitment to conscientiously fulfill their public service duties, and as additional incentive for them to continue to voluntarily attend at seminars and other continuing education programs related to their tasks; and

WHEREAS, the Authority Board Members perform vital services in the furtherance of the general health, safety and welfare of the residents with in the Authority's service area: and

1. A knowledge of finance and economies in order to comply with applicable State, Federal and local budget and other financial regulations;
2. An understanding of the bond market, and other factors that impact upon the funding or bonding of projects;
3. The ability to evaluate property and equipment for the purposes of building and facilities and acquisition and disposition, as well as the maintenance and management of the same;
4. A working knowledge of New Jersey Department of Environmental Protection and Federal rules and regulations related to the operation of landfills, and other matter that directly affect the environment;
5. A familiarity with regional planning and development trends so as to coordinate the availability of trash capacity among the carious municipalities within the Authority's service area;
6. General management and mediation skills so as to resolve the often conflicting needs pertaining to waste management;
7. A working knowledge of the Local Public Contracts Law, and the anility to negotiate purchases and public works contracts in the best interest of the Authority's customers, bondholders and ratepayers;

8. In case of legal disputes, an ability to determine when the Authority's needs may best be served through litigation or mediated settlement of the matter at issue;
9. An understanding of insurance, workers compensation, unemployment, State and Federal laws related to the hiring and firing of employees, as well as the ability to annually establish a fair and salary structure that will not only retain the talented staff, members already in the Authority's employ, but will also attract other qualified talent to fulfill the Authority's ongoing needs; and

WHEREAS, the Authority's Board Members honorable service to the public is not without personal sacrifice or expense and that the Authority's Board Members are entitled to stipends for reimbursement and to otherwise offset the expense for their use of personal equipment and other incidentals in connection with services rendered to the Authority. These reimbursements include, but is not limited to, cellular telephones, vehicles and fuel, computers, printers; and

NOW THEREFORE, BE IT RESOLVED that the Pollution Control Financing Authority of Warren County to annually issue stipends to the Board Members as follows:

Chairperson:	\$5,400.00
Vice Chairperson:	\$4,700.00
Secretary:	\$4,700.00
Treasurer:	\$4,700.00
Member:	\$2,800.00

BE IT FURTHER RESOLVED a copy of this Resolution shall be kept on file in the Administration Office of the Pollution Control Financing Authority of Warren County and notice of this action shall be published within the time and manner required to the extent such publication is required by law.

BE IT FURTHER RESOLVED that the adjusted stipends are to be made effective January 1, 2026.

Roll Call:	Mr. Accetturo	- Yes
	Mr. Lohman	- Yes
	Mr. Perez	- Yes
	Chairman Orcutt	- Yes

Dated: 3/17/2026

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.

Shannon Beam
Recording Secretary

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 *March 17, 2026*.

RESOLUTION

R-03-03-26

Amendments to the PCFAWC Personnel Policy Manual

WHEREAS, the Pollution Control Financing Authority of Warren County (the “Authority”) has a need to amend the Personnel Policy Manual; and

WHEREAS, Section 2, Organization of Authority and Staff, 2-B Organization Chart, Section 19, Miscellaneous Provisions, 11. Authority Member Stipend, as amended and referred to as A-3, and attached hereto will be the official documents of the Authority; and

NOW, THEREFORE BE IT RESOLVED, by the Authority that the above referenced documents become the official documents of the Authority until further amended by resolution of the Authority.

ROLL CALL:

Mr. Accetturo	- 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.

Recording Secretary
Shannon Beam

Dated: 03/17/26

Chairman Orcutt stated that next would be A-4 Updated Passaic Valley Sewerage Commission (PVSC) Grits and Screening Contract and would like to talk about it before approval.

Mr. Knittel replied that most of it was worked out last month. PCFA got a chance to talk to PVSC. PVSC was a understanding about the increase from five years ago but understands that other waste fees have increased in the last five years. The increase is from \$44 plus \$3 recycling tax to \$68 plus a \$3 recycling tax as per the total five year increases as per PCFA board approved rate schedule. PCFA used this publicly advertised tonnage tier and PVSC falls around the 8,000 tons per year. That is how PCFA got the \$68.00. PVSC is now set for the next five years but PCFA built in a 2% per year escalator. PCFA did add some new language in paragraph 11 to the contract.

Mr. Lohman asked if PVSC agreed to paragraph 11?

Mr. Knittel replied that he thinks PVSC may agree with it but their council is going to review it before the contract is signed.

There was a short discussion about PVSC's contract.

Chairman Orcutt asked for a motion for A-4 Updated PVSC Grits and Screening Contract.

Mr. Perez stated that he would make a motion to approve A-4.

Mr. Lohman stated that he would second the motion.

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

Chairman Orcutt asked Mr. Knittel to talk about trees and brush.

Mr. Knittel stated that the removal of trees and brush from Cell 6 is going to be finished by the end of March. The deadline is both self and NJDEP imposed. There are some restrictions in Warren County for the Indiana Bats that migrate between Indiana and New Jersey. The Indiana Bat only has one baby a year within a mile of a cold trout stream, in the upland area of hardwood trees that have shaggy bark. We have never seen any of this type bat, but NJDEP wants PCFA to do the clearing prior to April 1st as to have any trees down prior to the bat return window.

There was a short discussion about Indiana Bats.

Chairman Orcutt asked what kind of piles of logs does PCFA have?

Mr. Knittel replied that there are two piles. One is the potential for lumber quality for off site maybe one tractor trailer load and the rest is mostly all firewood grade. Then anything smaller like branches and roots are or will be stockpiled by the silo for future chipping.

There was a short discussion about the stockpiles.

Mr. Knittel replied that as soon as the trees are done, PCFA will get right into topsoil removal. The top soil will be trucked up to the southwest borrow pit. PCFA does have a road overlap usage due to the radio tower project that kicked off on March 16, 2026 for the 911 tower on property. That construction should start in the next few weeks. They are going to have some truck traffic going up and down the back road. PCFA is just going to come up through the woods instead with a new travel path for our off-road haul trucks to isolate the western perimeter road for tower construction.

Chairman Orcutt stated that next item on the agenda is the Waste Water Treatment Plant.

Mr. Knittel replied that any delays of Tetrattech presenting to the Board is due to Director Knittel still working through some edits and concerns in addition to waiting for some details about how RNG generation from our methane could compliment water treatment plant upgrades.

Chairman Orcutt said OK and asked about Gas Collection Expansion.

Mr. Knittel stated that they have attended the White Township meeting, talked to the former Mayor, and talked to residents on Titman Road. PCFA still has an occasional odor that gets off the lower part of the property down by the river. PCFA has been planning about what to do this summer with gas collection. The simplest thing would be to implement new collection on the current cell plateau by adding a couple horizontal collectors that usually last a year or two before they settle out/fail. PCFA can also plan to mobilize a driller to do vertical wells which will survive for decades. Horizontal collectors are relatively cheap to install and PCFA can use our own equipment, stone and pipe. Vertical wells do require a public bid.

There was a short discussion on how to install horizontal collectors.

Mr. Perez asked if PCFA burns off the gas or does it get released into the air?

Mr. Knittel replied that PCFA does collect, treat and then burn the gas. Anything PCFA pulls from horizontal and vertical collectors goes through the sulfur scrubber first then it goes to the flare. It is usually about 45% methane.

There was a short discussion about gas collection.

Chairman Orcutt stated that next would be the A-5 2026 Waste Disposal Fees and there are a few changes to it.

Chairman Orcutt asked if there were any new haulers?

Mr. Knittel replied yes, Cavalier and Jefferson bringing recycled lumber in a shredded form for use with roadway access and up to 25% of our daily cover.

There was a short discussion about the new haulers and to edit A-5 to add the two new haulers.

Chairman Orcutt stated that he needs a motion for A-5 2026 Waste Disposal Fees.

Mr. Lohman stated he would make the motion.

Mr. Accetturo stated he would second the motion.

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

Chairman Orcutt stated next would be recycling, Electronics, Tires and Single Steam and asked if everything is good.

Mr. Knittel replied that everything is good.

GENERAL COUNSEL

Chairman Orcutt asked Mr. Tipton if he had anything.

Mr. Tipton replied no.

OTHER BUSINESS

Chairman Orcutt asked if there were any other business.

EXECUTIVE SESSION

Chairman Orcutt asked if there was a need for executive session.

ADJOURNMENT

Chairman Orcutt asked if there was anything else, or he would call for a motion for adjournment.

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

Mr. Accetturo stated that he would second the motion.

Chairman Orcutt asked all in favor say aye.

ROLL CALL: Mr. Accetturo - Aye
 Mr. Lohman - Aye
 Mr. Perez - Aye
 Chairman Orcutt - Aye

Chairman Orcutt asked all opposed, motion carried unanimously.

*****Meeting was adjourned at approximately 10:42am***

Respectfully submitted by:
Shannon L Beam
Recording Secretary

Approved: