

POLLUTION CONTROL FINANCING AUTHORITY
OF WARREN COUNTY

MINUTES OF REGULAR MONTHLY MEETING

April 21, 2026

Chairman Walter Orcutt called the regular monthly meeting of the Pollution Control Financing Authority of Warren County to order at approximately 10:32 am.

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

Chairman Orcutt asked for roll call.

ROLL CALL:	Mr. Accetturo	- Present
	Mr. Lohman	- Present
	Mr. Marino	- Present
	Mr. Perez	- 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 April 21, 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 noted that there is no public attending the meeting at this time but may show up and that would be recorded at that time.

Chairman Orcutt stated that the Board is going to hold off on subcommittees as of right now.

MINUTES

Chairman Orcutt stated that there was no Executive Meeting last month and that he needs a motion to approve the Regular Monthly Minutes (M-1) from March 17, 2026.

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

Mr. Lohman stated that he would second the motion.

Chairman Orcutt stated, all in favor say aye.

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

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

CORRESPONDENCE

Chairman Orcutt asked Mr. Knittel to tell the Board about the letter PCFA received from the NJDEP.

Mr. Knittel replied that every five years PCFA gets a solid waste permit renewal. The process includes public comment, PCFA comment and NJDEP updates. PCFA also met with our host community during that period to review anything that might have changed in the five-year period. The changes weren't huge but process dredge material was one of them. PCFA occasionally imports dredge material and that is in our solid waste permit as per approval by the NJDEP. Now that PCFA has the permit, Mr. Knittel is going to have the engineers take C1(Approved Solid Waste Permit Renewal Letter from NJDEP) and write up a couple of paragraphs to send over to White Township. White Township wants PCFA to send a request for an exemption to their ordinance of a PDM ban or a statement that we believe that NJDEP approval supersedes local ordinances.

Mr. Knittel stated that he is going to have Chairman Orcutt review the write up from the engineers before it goes to White Township. He also stated that NJDEP's understanding is that the permit from NJDEP takes precedent over a local ordinance.

Mr. Knittel stated that White Township seemed agreeable but they just want it in writing for their records.

Mr. Perez asked where the dredge is coming from?

Mr. Knittel replied that it generally comes from New Jersey and New York's waterways. It can be from the Hudson, Newark Bay or even as far as the navigable waters near JFK. They mix the dredge with Portland Cement to stabilize and dry it up. It then becomes workable clay that we use here in the landfill.

Chairman Orcutt asked if the dredge material is getting better, cleaner?

Mr. Knittel replied yes as every few years, the same shipping channels are dredged again. The sediments being deposited in recent years is clean while sediments from decades ago carried contamination from industry. Much of that industry is gone or has cleaned up their act.

There was a short discussion about dredge.

Mr. Knittel stated that is one of the big changes to the five-year solid waste permit. It is good for five years. In five years, PCFA will renew and get another one. That will give everyone a chance to review it including the community, NJDEP and PCFA.

Chairman Orcutt asked that the permit is just going to be modified for adding the shredder?

Mr. Knittel replied correct. It's a single piece of machinery being a Landfill Shredder. To add that to the permit, PCFA has to get an approval through solid waste which there is 100% support for it. However, it also needs an air permit. Even though the same machine is operating at three other NJ sites, the air permit can take a year or so as that department is not known for quick turnaround times on permits.

It will help reduce the amount of space that our trash consumes because it grinds it up. That is the construction and demolition waste type of material. Purchase price is offset by immediate improvement in air space savings that can either extend the life of the landfill or allow for some more tonnage to come in using the original amount of space, making the efficiency and revenue of the facility much better.

There was a short discussion about the shredder.

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 on A1 that PCFA's current year to date is up 16%. Accounts Receivables is paid up. Covanta paid the outstanding invoices of approximately \$327,000.00. Everyone's in line at this time.

PCFA did receive a small FEMA reimbursement of \$4,904.00.

Also, as you see on Page 2, there is a negative. That is due to our annual PERS payment of \$134,000.00. That is due April 1st of every year. As of right now, there is no other issues at this time.

Mr. Perez asked if we are caught up with Covanta? How much money due they still owe?

Mrs. Banghart stated that they are paid up to date at this time.

There was a short discussion about Covanta/Reworld.

Mr. Knittel replied that PCFA has had closure reimbursements that PCFA paid out of pocket and then that money is reimbursed back to PCFA out of closure funds. The last check of \$692,253.00 got approved a couple of days ago. PCFA should have that in the bank in a week or so.

Mrs. Banghart also stated that PCFA also received \$170,000.00 on April 7th which was not on the Financial Report. It will be on the April's Financial Report.

There was a short discussion about the Financial Report.

Chairman Orcutt asked for someone to make a motion to approve Resolution to Pay Bills R-04-01-26.

Mr. Perez stated that he would make a motion to approve R-04-01-26 to Pay Bills.
Mr. Marino stated that he would second the motion.

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

On a motion by **Mr. Perez**, seconded by **Mr. Marino**, the following resolution was adopted by the Pollution Control Financing Authority of Warren County at a meeting held on *April 21, 2026*.

R E S O L U T I O N
R-04-01-26
To Pay Bills – April 21, 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. Accetturo - Yes
 Mr. Lohman - Yes
 Mr. Marino - Yes
 Mr. Perez - Yes
 Chairman Orcutt - Yes

We hereby certify Resolution to Pay Bills in the amount of **\$ 768,476.39** to be a true copy of a resolution adopted by the Pollution Control Financing Authority of Warren County on the *21st day of April 2026*.

Shannon L Beam
Recording Secretary

Jonathan Knittel
Director of Operations

Approved: 4/21/26

PERSONNEL

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

Mr. Knittel replied that PCFA has one part time position open at this time and it is posted on PCFA's webpage and down at the scale. PCFA has received several applications. We were thinking about finalizing that process by running it officially in the newspaper for a few days to see if we can get more applications.

Chairman Orcutt asked if it is better to run in the newspaper or online?

Mr. Knittel replied that it is an online newspaper. They do not publish.

Mr. Lohman asked if we use Indeed or any other online job searches.

Mr. Knittel replied no because those job searches go beyond our community and we have to have people from Warren County.

There was a short discussion about part time employment.

PRESENTATIONS

Chairman Orcutt stated that the county is putting in a radio tower.

Mr. Knittel replied correct.

Chairman Orcutt stated that it will be on PCFA's property in a spot that cannot be used for landfill. PCFA realized that there was a rock outcropping adjacent to the Radio Tower in future Cell 6A footprint. There were meetings about the rock and PCFA decided to work with Barbella under the capping job that is still open. They used a big hydraulic hammer to hammer out the rock instead of blasting as this was more affordable.

Chairman Orcutt stated that PCFA cannot do any of the hammering once the radio tower is built. Barbella hammered it for us in 5 working days now as the tower crew is showing up in the next few days.

Mr. Knittel showed the Board the map on where the rock was and where the radio tower is going to be built.

Mr. Knittel stated that the square yardage is about nine hundred square yards on the ground for the rock outcrop. That would be about thirty by thirty yards. It's about one hundred by one hundred in feet. That square yardage came out volume wise to about 2,500 CY of rock that was removed in 5 days. PCFA provided an excavator and trucking while Barbella performed the hydraulic rock hammering.

There was a discussion about the map, rock that was hammered out and the nearby radio tower.

REPORTS

Mr. Knittel stated that the tree line up on the ridge is where PCFA regularly sees bald eagles perch during the day and there are some vultures flying around using the thermals of wind from the topographic rise and westerly winds. We do have knowledge that State and Federal Fish and Wildlife have four bald eagles that were ill. The four bald eagles were found on the ground, alive. They needed medical assistance as far as fluids and some medical treatment. They went to the Raptor Trust. Animal Control and Fish and Game was here for six hours the day after they found three eagles nearby. We found a fourth Bald Eagle just outside of fence line. All four of the eagles are now at Raptor Trust. There was some publicity, both on local blogs and Facebook. After five hours on site, we believe that Federal agents realized the numerous remaining eagles don't go onto the trash during our operations, and that our trash is covered every night. PCFA is waiting on medical testing.

Mr. Lohman asked how long does the testing take?

Mr. Knittel replied that one eagle several years ago took 3 days for the USDA to test so hopefully within the week. That eagle has eaten a lead fishing sinker and was positive for Bird Flu and died from the Flu.

There was a short discussion about the Bald Eagles.

FACILITIES/RECYCLING

Mr. Accetturo asked if they could talk about one quick thing that was discussed at the last Board Meeting. He would like to know if we would be exempted from the food waste recycling if PCFA had renewable energy from landfill gas.

Mr. Knittel replied correct.

Chairman Orcutt stated that he talked to the commissioners a little bit but would like to talk to them more about green energy.

Mr. Knittel replied it would help to be formalized.

Mr. Accetturo replied that he also thinks it should be formalized.

Mr. Knittel stated that it will be discussed some tomorrow morning at a Recycling Coordinator's Breakfast. Renewable Natural Gas (RNG) is an opportunity to be exempt and that is basically using our landfill methane generation. A company takes our gas, cleans it, removes nitrogen and oxygen from it and then compresses it into the local gas pipeline up on Mt. Pisgah Ave.

There was a short discussion about renewable energy.

Mrs. Banghart asked if we can get back to personnel really quick and the 2026 Organizational chart that was handed out to the Board. PCFA got an email on March 30th, 2026 from Mariann Cliff stating that she is now retired and it is effective as of March 31st, 2026. That was the change on the organization chart and the addition of Mr. Marino. She needs a motion on the change so it can be added to the PCFA Personnel Policy.

Mr. Perez asked if PCFA is going to replace Mariann?

Mr. Knittel replied that at this time PCFA is not going to replace Mariann.

Chairman Orcutt asked if there is only five employees in the admin building?

Mr. Knittel replied that there are five employees of which three rotate in and out of the scale. Two of those three are actually listed as employees of operations and not administration.

Chairman Orcutt replied that perhaps all three weighmaster/admin office rotational employees should be under admin and not operations.

Mr. Knittel replied that he agreed.

Mrs. Banghart stated that she also did agree.

There was a short discussion.

Mrs. Banghart stated that it would be easiest to make that adjustment for January 1, 2027 for the 2027 PCFA Budget.

Chairman Orcutt asked for a motion to approve the 2026 Organization Chart.

Mr. Lohman stated that he would make a motion to approve the changes to the 2026 Organization Chart.

Mr. Perez stated that he would second the motion.

Chairman Orcutt stated, all in favor say aye.

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

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

Mr. Knittel stated that next would be about the five days of rock removal.

Chairman Orcutt stated that the rock removal was already discussed earlier in the meeting and by PCFA doing it. It saved PCFA a lot of money.

Mr. Knittel replied that the rock is out of the way and there will be no need for blasting. The tower has already started and they are working down below today by installing a generator. There is also a small crew out by the tower site.

Chairman Orcutt asked if the generator will be in a little building?

Mr. Knittel replied that the generator will be in a cabinet with doors that will open from all sides. It is going to take up two parking spots down below.

There was a short discussion about the tower and generator.

Mr. Knittel stated next would be the Wastewater Treatment Plant. If PCFA sends our liquid on the highways and roads and the roads end up either flooded or closed because of a Sandy or Ida type storm event, our leachate may not get through to PVSC. PCFA almost ran out of storage

capacity during previous major storms. PCFA was in emergency situations in the past and would like to avoid it in the future. PCFA could treat Leachate ourselves. It was recently discovered that an application for a grant could help us be more resilient during future storms, natural disasters or other emergency situations if we were able to handle on leachate onsite. We have an opportunity to apply for a grant through FEMA called BRIC; Building Resilient Infrastructure Communities.

Chairman Orcutt stated that PCFA is going to do reverse osmosis no matter if we get the grant or not. Mr. Knittel is just trying to figure out if that is a viable option for funding for some of the cost of this project.

Mr. Knittel replied that he is not doing all of the writing for the grant, PCFA has a third party that can help with it.

Mr. Knittel stated that PCFA did ninety percent of the work but PCFA also has a professional consultant, Berquist Recovery. We use their professionalism, their name recognition and their QA and QC on our work. They polish it up. They take what might be a little bit rough and polish it up, send it in. FEMA sees that it is from Berquist and they're like, oh, wow, this is great. We know these people. When I send it in, they don't know me from anybody. So it helps to have them as our consultants. And that consulting fee is also eligible to be reimbursed.

Mrs. Banghart stated that PCFA just this morning received a proposal from Berquist Recovery. The proposal was a handout to the Board to look over.

There was a short discussion about Wastewater Treatment Plant and the grant process.

Mr. Knittel stated next topic was about gas collection. Waga Energy did send a rough estimate in this morning. He has not reviewed it yet but it looks like at one thousand cubic feet a minute, at forty percent methane (current production), Waga would be able to generate initially eight million dollars a year in total revenue, climbing to thirteen over the next twenty years in current dollars. Out of that eight to thirteen million dollars of pipeline production annually, (including green energy credits and incentives) they are looking at offering us about five hundred thousand per year royalties going up to eight hundred thousand annually. This generated green energy is made by Waga using our flare gas that currently is not generating any revenue or useful purpose. Waga would need a 20 year ground lease and would pay for all infrastructure. We would retain the right to control our gas field to our settings. They use our gas through there system to make RNG (Renewable Natural Gas). Other than the footprint they need, they don't interfere with our operations and the royalties could be used to improve our site, gas collection, other equipment, etc.

Mr. Knittel also stated that it is a twenty year plus commitment, royalties do fluctuate. The more gas you make, the more royalties you get. There is also two ways they pay royalties, a fixed and a floating fee. The fixed rate is something you negotiate at the head of a contract. The floating is based on renewable energy credit that they generate. Those have a market that fluctuates. EPA is trying to keep those credits at about two dollars fifty cents on average.

There was a short discussion about renewable energy, that any project like this would have to first go out to RFP (request for proposals) and that it would be open to all ideas of how our flare gas could be put to productive use.

Next, Mr. Knittel stated that Passaic Valley Sewage Commission (PVSC) would get back to PCFA within a week or so about the grits and screening contract from last month, it is over at PVSC. They also renewed our leachate disposal contract for the five-year disposal contract. It was three and a half cents per gallon for the last decade. It stayed near that rate with a 2% CPI increase. It went up a couple percent and it's going to be CPI adjusted two percent or whatever CPI is each year instead of having a fixed rate. This was great news as it kept it to a very small increase.

Mr. Knittel also stated that in September 2026 he would have some work to do with crushing our own hard rock that we are stockpiling in the Southwest borrow pit. He would need to figure out how to write up a public bid to have a custom rock crusher come in. He did get some pricing from local businesses for a primary and secondary crusher and to rent a stacker. PCFA would put a primary and a secondary rock crusher feeding into our screener. The top screen would be two inches; the bottom screen would be half inch. The crushed gravel produced (Number 3 Stone) would save about 2 million dollars of imported gravel for the cost of about 30 days of rock crushing. The current estimate for fuel, labor, and rock crushing machines to make the crushed gravel we will need is several hundred thousand dollars creating a net savings on crushed rock of well over 1 million dollars in 30 days.

There was a short discussion about crushing rock including that it would be good to crush rock this fall so that it would be ready for construction in either 2027 or 2028. The rock will not go bad and is often better to spend today dollars instead of future dollars that will likely will see inflation.

The final gradation chosen does need NJDEP approval prior to beginning onsite crushing as it will be the blanket stone placed over the landfill liner system.

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.

Mr. Knittel replied that PCFA is making a new logo. Shannon helped a lot and Walter helped.

Chairman Orcutt stated that the logo is great for screen printing on t-shirts.

There was a short discussion about the new logo.

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. Marino 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. Marino	- Aye
	Mr. Perez	- Aye
	Chairman Orcutt	- Aye

Chairman Orcutt asked all opposed, motion carried unanimously.

*****Meeting was adjourned at approximately 12:09pm***

Respectfully submitted by:
Shannon L Beam
Recording Secretary

Approved: 5/19/2026