

POLLUTION CONTROL FINANCING AUTHORITY
OF WARREN COUNTY

MINUTES OF REGULAR MONTHLY MEETING

July 21, 2026

Chairman Walter Orcutt called the regular monthly meeting of the Pollution Control Financing Authority of Warren County to order at approximately 9:36 am.

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

Chairman Orcutt asked for roll call.

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

Also present: Jonathan Knittel, Director of Operations; 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 July 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.

MINUTES

Chairman Orcutt stated that the minutes of the regular monthly meeting of June 16, 2026 has been distributed and asked if anyone has any errors, additions or corrections? If not, Chairman Orcutt asked for a motion to approve M-1 Regular Monthly Meeting Minutes.

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	- Absent
	Chairman Orcutt	- Aye

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

CORRESPONDENCE

Chairman Orcutt asked if there was any Correspondence?

Mr. Knittel replied that there is none at this time.

PUBLIC COMMENTS (AGENDA ITEMS ONLY)

Chairman Orcutt stated that there was no public present.

FINANCE

Chairman Orcutt stated that next would-be A-1 June's Financial Report and that Mr. Banghart is not present today due to being under the weather.

Chairman Orcutt asked if anyone had any questions about the Financial Report?

Mr. Knittel replied that it is half way through the year. He also stated that he did a volume calculation. PCFA has used one hundred seventeen thousand yards (117,000 CY). PCFA was hoping to use about one hundred thousand for first 6 months of 2026. Finances show that PCFA is up 12.5% on tonnage. PCFA would have used more space if it hadn't been for the TANA Compactor.

Chairman Orcutt asked for more information about air space.

Mr. Knittel replied that PCFA is getting more tonnage this year compared to last and is using less volume per ton since getting the new compactor. However, PCFA is still using slightly more air space than what he really wanted, due to increase in overall tonnage, so he is trying to keep the window open for construction in the next cell construction for either 2027 or 2028 season while still having reasonably level truck access into the current cell.

There was a short discussion about air space and lining/constructing Cell 6A in 2027 or 2028.

Mr. Knittel stated that PCFA is profitable this year by about a million dollars meaning so far PCFA's spending is less than planned and we are bringing in a slight surplus of revenue. This is on track to use the end of year surplus to replenish (renewal and replacement line item of \$1M annually) for future Capital projects. On page 3, credit cards are still right around one hundred thousand per month minus fees. There is a lot of scale traffic. There has been two lanes every Saturday for the last two months and there has been no Saturday traffic complaints. We are not sure how long we will keep both incoming lanes open on Saturdays as traffic usually slows down in fall and winter.

Chairman Orcutt asked if the shed is still going to get retrofitted for the winter.

Mr. Knittel replied yes, the shed is still going to get retrofitted.

There was a short discussion about the shed.

Chairman Orcutt asked for someone to make a motion to approve Resolution to Pay Bills R-07-01-26.

Mr. Marino stated that he would make a motion to approve R-07-01-26 Resolution to Pay Bills.
Mr. Lohman stated that he would second the motion.

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

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

RESOLUTION

R-07-01-26

To Pay Bills – July 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	- Absent
	Chairman Orcutt	- Yes

We hereby certify Resolution to Pay Bills in the amount of \$ 873,545.64 to be a true copy of a resolution adopted by the Pollution Control Financing Authority of Warren County on the *21th day of July, 2026*.

Shannon L Beam
Recording Secretary

Jonathan Knittel
Director of Operations

Approved:

PERSONNEL

Chairman Orcutt stated that he would like to talk about a potential new hire.

Mr. Knittel replied that PCFA has received a stack of resumes. It was advertised at the scale house and on the webpage as a part-time position for evaluation for a full-time position. PCFA received many resumes and several interviews. One of the candidates stands out amongst the rest and was interviewed last week. The individual is an experienced equipment operator with many hours in excavators and other machines. He is acquainted with three of our current employees and references and resume show he is well-liked and involved in his local community.

Mr. Knittel stated that after much consideration, this person has the experience that can be utilized immediately to help PCFA meet both short- and long-term goals of self-performing some earthwork projects in-house that would not come by hiring an apprentice operator with little to no machine and/or earthwork project experience.

There was a short discussion about the details of making an offer to this individual.

Chairman Orcutt asked if there needs to be a motion?

Mr. Knittel replied yes.

Chairman Orcutt asked for motion to make a job offer.

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

Mr. Accetturo stated that he would second the motion.

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

Mr. Orcutt asked Mr. Knittel to talk quickly about the health care implementation. That PCFA left the state plan and went to our own insurance and it is 100% established.

Mr. Knittel replied that everyone was initially nervous due to the fact that we had state insurance with very low or near zero copays on everything. The three retirees where also nervous and had to leave the state health plan at no choice of their own and now have private health care provided to them as well. The private health care will save PCFA an estimate of \$300,000 this year alone. PCFA took a portion of that savings and put \$3,000 per employee on a health credit card for covered individuals to use it for copays and medications. An employee on a family plan could still have a max \$3000 out of pocket (reduced from \$6,000 without the \$3,000 health card) which matches what it was with the state health plan. Card usage goes through a third-party administrator so PCFA does not have to see the details or administer it. At the end of the year,

PCFA can again evaluate coverage, out of pocket expenses and how the \$3,000 card did at reducing copays and medications. So far everyone seems pleasantly surprised that the private plan is doing very well for us. The switch to the private plan has also saved employees money by reducing payroll deductions compared to what it would have been had we stayed with SHBP state benefits.

There was a short discussion.

PRESENTATIONS

Chairman Orcutt stated that there are no presentations.

REPORTS

Chairman Orcutt stated that next would be Reports.

Mr. Knittel stated that there were no reports.

FACILITIES/RECYCLING

Chairman Orcutt stated next would be about Cell 6A and entrance road.

Mr. Knittel replied that the design for the road is finished as of this week from the engineer. The precast structure underneath the swale has been designed and PCFA is getting the Cell 6A blanket/cushion stone crushing specification in to NJDEP this week. We have a pile of hard rock/boulders that will be custom crushed onsite and will offset \$1.3M of import trucking of quarry stone. The crushing/screening effort will cost several hundred thousand for about \$1M to \$1.1M in savings.

It would eliminate thousands of truck trips through everybody's towns. Instead, PCFA has raw rock here. We would bring in a custom crusher (rental, lease or contract) as early as this fall to crush our rock piles.

Mr. Orcutt stated that there is a lot of material there.

Mr. Knittel replied we and the engineer's designed a gravel specification and are submitting it this week to the DEP for their approval. The best aggregate size was studied and a key criterion is both free draining and stable on the slopes within the cell design. The rock must be a free draining clean gravel and we have determined that a uniform gradation (blend) between ½ inch up to 2-inch maximum particle size of angular crushed and screened rock makes for a very protective and free draining gravel that is stable on 3:1 slopes. In summary, the three-part function of this material is free draining, stable at given design angles and is able to protect the underlying HDPE primary liner from damage from trash placement and machinery above. The gradation chosen meets all three of these criteria with better performance than past NJDEP approved gradations.

Mr. Orcutt asked if the DEP also has to approve air quality for the temporary rock crushing.

Mr. Knittel replied yes that custom crushers or short-term use of mobile crushing equipment has rules and regulations including having water source and or tanks of water for dust control as needed.

There was a short discussion.

Mr. Orcutt asked about the rain flap.

Mr. Knittel showed a picture of PCFA's active cell on the tv in the Board Room. There was a short discussion about the picture.

Mr. Knittel stated that the rain flap is quite a gully and it will need to be removed as soon as possible. By the time we reset the lift progress and then work our way back, it will probably be closer to November but best to remove the flap sooner than later.

Mr. Orcutt asked if opening the rain flap will cause more odors?

Mr. Knittel replied that opening the flap does often cause more temporary odors.

There was a discussion about the rain flap and odor control as the next flap is removed.

Mr. Orcutt stated that Wastewater Treatment Plant would be next.

Mr. Knittel replied that PCFA submitted the BRIC application and now we just have to wait but in the meantime the engineer continues working on getting to 100% design.

There was a short discussion.

Mr. Orcutt stated that next would-be Gas Collection.

Mr. Knittel replied that PCFA has two gas caissons on site. They are new style to us and can be installed with our excavator earlier in cell progress than having to wait for adequate trash thickness to be able to drill vertical wells. This provides earlier gas collection in a given area and reduces installation costs for a win-win situation.

Mr. Orcutt asked if the gas caissons are a new style?

Mr. Knittel replied no. Caissons have been around for a while and this style is the WM (Waste Management) style caisson available as a pre-built assemble from local pipe suppliers. The caisson is a big hollow pipe. You set it right on that gravel stone when we remove the rain flaps. So, as we remove that rain flap, we're going to set two vertical caissons along that stone as we fill waste. Because we're already in a big hole, we're going to fill fifteen feet of solid waste pretty quickly. This caisson is fifteen feet tall, so it's a thimble. You place the trash around it once the

trash is compacted; you periodically raise the outer pipe up 10 feet at a time with our excavator. More gravel and gas pipe are placed inside the outer pipe each time you raise the outer pipe. Gas connection is from the bottom with a remote well head and is out of the way at the edge of the cell.

There was a short discussion about caissons.

Mr. Orcutt stated next would be flare gas.

Mr. Knittel replied that last meeting there was a motion to authorize PCFA to go to request for proposals (RFP). Tetra Tech Engineering is starting to develop an RFP for utilization of our flare gas. This is a significant RFP with legal review and future award to the best fit technology to utilize our valuable flare gas. Cape May and other landfills have recently been through this process. We will contact Cape May for potential sharing of knowledge.

There was a discussion about flare gas.

Mr. Orcutt asked if there were any changes to the Waste Disposal Fee Schedule?

Mr. Knittel replied no.

Mr. Orcutt stated the Electronics recycling is good and so is Tires.

Mr. Knittel stated that Mrs. Banghart has been working hard on Single Stream Recycling. Mrs. Banghart worked with Grand Central Pen Argyl, Waste Management. Their tipping fee is less to get rid of tons but we only take about two tons a trip. Waste Management typically sees about ten tons per load. The tipping fee drops from \$88 to \$60 at Pen Argyl but the trucking is more expensive even though it is only twenty-five miles versus forty-five miles. Right now, we are having trouble getting affordable trucking round trip to Pen Argyl. Republic in New Brunswick is cheaper trucking because they use their own truck fleet and they want the material. The trucking charge is \$409 to New Brunswick and PCFA is getting quotes for \$600 to \$625 for Pen Argyl.

Mr. Orcutt replied that if we save \$20 a ton for two tons then it is only \$40.

Mr. Knittel replied yes, we would save \$40 but the trucking is \$200 more.

There was a short discussion about Single Stream Recycling.

GENERAL COUNSEL

Mr. Orcutt asked if Mr. Tipton had anything.

Mr. Tipton stated that the only thing he has is that he will be sending out the letter on the Reword letter of credit. They are claiming it was never released. PCFA did agree to release it a long time ago.

There was short discussion.

OTHER BUSINESS

Mr. Orcutt asked what the kind of surplus PCFA will be looking at for the end of the year.

Mr. Knittel replied that PCFA is on track to be at a positive increase as budgeted by operations line 5999 "Equipment Renewal and Replacement" of approximately \$1 to \$1.5 million dollars.

Mr. Orcutt replied thank you and asked if anyone else had anything to bring up?

Mr. Knittel replied that he needs to contact Morris County (MCUA) and set up an appointment with him.

Mr. Orcutt stated that he could do a video conference if he needs to.

There was a short discussion.

Mr. Orcutt asked what the lifespan of the landfill is as of right now.

Mr. Knittel replied 2062 which is 36 years that is the permitted (approved) airspace.

Mr. Orcutt asked if there were any other spots or if that was it?

Mr. Knittel replied that is the permitted (approved) areas. Any other areas beyond that are not a given.

There was a short discussion.

Mr. Orcutt stated that he will not be at the meeting next month and Mr. Lohman will be running the August meeting.

Mr. Lohman stated that he had something and asked Mr. Knittel where he was with reaching out to the guy about the crusher?

Mr. Knittel replied that he briefly spoke to Pat Branigan from Northern Crushing and said if the price is right, we could crush with it but it is more for crushing block and soft rock and that hard rock will break the remaining life of the machine down fairly quickly.

Mr. Lohman stated that he does have a good point but it is worth looking at.

There was a short discussion and it was decided to go to look at the machine.

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. Marino 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	- Absent
	Chairman Orcutt	- Aye

Chairman Orcutt asked all opposed, motion carried unanimously.

*****Meeting was adjourned at approximately 10:50 am***

Respectfully submitted by:
Shannon L Beam
Recording Secretary

Approved: