

Minutes

OCEAN COUNTY AIRPORT ADVISORY COMMITTEE

July 27, 2016

Ocean County Airport, Terminal Building

Berkeley Township, NJ

Attendance: Tony Agliata (Assistant Planning Director), Kevin Douthitt, Bill Lindley, Steve Simone (Senior Planner), Art Telfeian

Opening: 7:04 PM

Welcome & Sign In:

Mr. Agliata

- Introductions
- Overview of Department of Planning

Old Business:

AWOS

Mr. Agliata

- The FAA recently upgraded the AWOS at its own expense.

Mr. Douthitt

- The pilots have noticed the change in the system.
- Is it possible to include a message on pertinent information such as runway closures?

Mr. Agliata

- The County will look into this.

Helipad Lighting

Mr. Agliata

- The Helipad Lighting project was recently completed.
- A majority of the funding for the project was provided through a grant from NJDOT.
- A late addition to the project was snow plow rings, which are in use at many airports in colder climates.
- The lighting now makes night time use of the helipad feasible for more pilots.

Mr. Lindley

- What is the outlook of upgrading the rotating beacon's light?

Mr. Agliata

- Our engineering consultant looked into options to make the beacon more visible.
- At present, the County plans to upgrade the beacon in 2020.

Mr. Lindley

- Could the beacon be elevated sooner than 2020?

Mr. Agliata

- Elevating the beacon is not feasible, given Pinelands regulations.

Mr. Hess

- Are the helipad lights LED?

Mr. Agliata

- No. The lights in the helipad are incandescent.

T-Hangar Repairs

Mr. Agliata

- Rich Mongaliri and Steve Simone have been tasked with facilitating repairs to the roofs of our t-hangar buildings. This fits into the County's desire to be proactive about correcting these types of problems on site.

Mr. Douthitt

- Since the repairs were completed, there is hardly ever any rain water leaking through the roof of t-hangar #10. A little rain water occasionally enters through the roof vents, but that is to be expected.
- Water occasionally enters the unit under the hangar door, which is probably attributable to the pitch of the original concrete pad.

Mr. Agliata

- The County has also recently made repairs to several of the t-hangar doors.

NJ Forest Fire Service

Mr. Agliata

- For the second year in a row, the NJ Forest Fire Service operated out of MJX during fire season.
- As they have told us, the NJ Forest Fire Service came back because of the completion of 14-32.
- In 2016, the NJ Forest Fire Service was on site for 32 days, responded to 11 fires, and logged 626 minutes in flight. These figures are comparable to 2015, in which they were on site for 35 days, responded to 12 fires, and logged 631 minutes in flight.

Mr. Lindley

- I understand the crew that was stationed here was a private contractor.

Mr. Agliata

- Yes. The NJ Forest Fire Service hires subcontractors just like the County hires would hire an engineering consultant, for example.

WINGS Exercises

Mr. Agliata

- In June of this year, the U.S. Department of Energy sponsored a week long training event at our airport. The DOE is the federal government's designated agency for nuclear incident aerial response.
- Numerous other agencies from different levels of government and different states participated in the training exercises. At any time there were a dozen or more aircraft on site.
- This was the third event of its kind held in the nation. The DOE had desired to host a WINGS event in the northeast, and reached out to our airport because they were impressed by the facility's condition and accommodations.
- Our facility received especially high praise from the representatives of the NYPD who participated. The NYPD regularly uses MJX for its own training exercises.

Wash Pad Feasibility

Mr. Simone

- The County acknowledges the pilots' requests for a plane wash facility.
- The MOA signed in June 2012 by the County and the Pinelands Commission approved a finite list of improvement projects. These include the new runway and taxiway, nine new t-hangar buildings, lighting and signage upgrades, obstruction removal, apron expansion, and the shift of the primary runway.
- Development of a total of five additional acres was approved for addressing unforeseen needs or advancements in technology, but the examples cited in the MOA are improvements to existing lighting, utilities, and safety measures.
- Each new project requires an update to the Airport Layout Plan (ALP), a stormwater management element, a wastewater management element, construction specifications, proof of compliance with existing regulations, and a formal public development application.
- We have as an example of a similar wash facility to what has been requested in the Lacey Road Garage truck wash building, which was recently built on the grounds of the airpark and in a Pinelands Preservation Area—the most restrictive of the nine districts. It was also built to the specifications of, and with the full support of, the DEP.
- The Lacey Road Garage truck wash building is a closed loop system; there is no septic discharge or sanitary sewer discharge. Elements of the system include a well—which must be periodically pumped out—and a sediment pit—which must be periodically vacuumed out by the Ocean County Utilities Authority. Additionally, microbes which break down contaminants must be introduced to the system at given intervals.

Mr. Lindley

- Why would washing a plane at MJX be any different from washing your car in your driveway?

Mr. Simone

- The regulatory apparatus in place, not only with the Pinelands Commission, but with the DEP, Soil Conservation District, FAA, and NJDOT, precludes activities and uses which cause undue disruption to the natural environment.

Mr. Douthitt

- Who would provide funding?

Mr. Simone

- Cost is another important consideration. We can expect a plane wash pad to cost anywhere between \$1,000,000 and \$2,000,000, depending on its specifications.
- The County is presently arranging for a private entity to provide funding for the construction of the next t-hangar building, a structure that is expected to have a comparable cost. At a time when the County was unable to procure public funding for a structure that is included in the current ALP, the chances of securing public funding for an elective project such as a wash pad are far smaller.

Mr. Douthitt

- What is the feasibility of a wash pad at the airport?

Mr. Simone

- It is doubtful that either the FAA or the NJDOT would provide funding for such a project in the near future.
- Even if funding is somehow secured, whether from a private or public source, the County would have to justify the change to the ALP to the Pinelands Commission and then go through the public approval process.
- Justifying such a project will likely prove difficult, as its stated purpose would be to serve a subset of the minority of the population which uses the airport. Furthermore, a plane wash facility currently exists on site—in Hangar 54.

Mr. Douthitt

- Was the system in Hangar 54 grandfathered in when the Pinelands was established?

Mr. Simone

- More than likely, yes. The building dates to when the airport was first opened.
- Still, Hangar 54 was built with a pitched floor which drains to an underground oil-water separator tank, which is itself regulated, inspected, and routinely pumped.

Mr. Telfeian

- A new plane wash facility is probably not necessary. Most of the planes which are hangered do not need to be regularly washed, and exposure to soapy water is thought to have a deleterious effect upon aircraft hulls.

Mr. Simone

- The County will continue to look for avenues to pursue a wash pad.
- At the present time the outlook is not favorable.

New Business:

T-Hangar Waiting List Update

Mr. Agliata

- The waiting list for t-hangar space currently stands at 23 names.
- As previously mentioned, an agreement is in the works with Ocean Aire and a third party to construct the next t-hangar building.
- Permits have been filed with the FAA, which requires a 90 day waiting period.
- The new building will have between eight and twelve units.
- Construction is slated for the fall of this year.

Mr. Douthitt

- What will be the arrangement with the FBO?

Mr. Agliata

- The FBO will lease the land from the County. A ten year lease with options to renew will be established.
- The rent will be controlled by the FBO, and is expected to be comparable with the current t-hangar rental rates.
- Ocean Aire will also draw names from the waiting list maintained by the County.

Mr. Telfeian

- The FBO can be expected to manage the facility well. They already have a top quality shop.
- One amenity that would attract more tenants would be a restaurant in the terminal building.

Mr. Agliata

- When the terminal building was first conceptualized it was intended to have a restaurant. However, the higher than expected bids on the construction contract, as well as the economic downturn, forced the County to cut back on the scale of the project.

Mr. Douthitt

- Does the County have anyone on staff in the terminal building?

Mr. Simone

- The County has space in the terminal building, but the only County employee who reports to the airport is Rich Mongaliri.

Mr. Douthitt

- The pilots have noticed that the County's heavy equipment was recently moved to the site of the old CAP building.

Mr. Simone

- The County is preparing for the surveying of the new t-hangar building by relocating the equipment.

USFWS Hunting Permit Renewal

Mr. Agliata

- With the renewal of our annual USFWS hunting permit, we have reduced the number of permitted hunters from 25 to 16.

6-24 Pavement and Lighting Projects

Mr. Agliata

- The rehabilitation of runway 6-24's lighting is expected to begin in the fall.
- This project will install a new can and conduit system along the length of the entire runway.
- This will be the first upgrade of the main runway's lighting system since 1993.
- A contract will be awarded to the winning bidder at next week's Board Meeting.

Mr. Douthitt

- Was the winning bidder the same contractor who installed the helipad lights?

Mr. Agliata

- No. A different contractor will be awarded the contract.
- Following the installation of the new lighting, the main runway's pavement will be rehabilitated. This project is expected to have a budget of about \$4,500,000.

Items from the Floor:

NJ Transportation Fund

Mr. Agliata

- It was recently announced that the State's transportation fund will be temporarily frozen during the negotiation of the proposed gas tax. The State's website lists the projects for which funding will be disrupted as a result, among which are some of the airport's active improvement projects.
- The freezing of State funding is not going to inhibit the completion of any projects at the airport. As is the case with the 6-24 lighting and pavement rehabilitation projects, 90% of the funding is coming from the FAA, about 5% is coming from the NJDOT, and the rest is being put up by the County.

Fuel Farm Spotlight

Mr. Douthitt

- The spotlight which illuminates the fuel farm at night needs to be realigned. In its current position it is a distraction during night landings on 6.

Mr. Agliata

- The County will address this.

T-Hangar Floodlights

Mr. Douthitt

- The area around the t-hangar buildings is especially dark at night.
- Would the County consider installing LED floodlights on the outside of the buildings?

Mr. Agliata

- The County will look into this.

Date and Time of Next Meeting:

Mr. Agliata

- The next meeting will be held at 7:00 PM on October 26, 2016 at the terminal building.
- Members will be notified.

Closing: 8:05 PM