

# Minutes

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## OCEAN COUNTY AIRPORT ADVISORY COMMITTEE

*January 25, 2017*

*Ocean County Airport, Terminal Building*

*Berkeley Township, NJ*

**Attendance:** Tony Agliata (Assistant Planning Director), Jim Candeletti, Dave Peck, Steve Simone (Senior Planner), Frank Work

**Opening:** 7:07 PM

### **Welcome & Sign In:**

Mr. Agliata

- Welcome

### **Old Business:**

#### **Snow Plowing**

Mr. Agliata

- The Airport has seen one snow storm so far this winter, on January 7<sup>th</sup> and 8<sup>th</sup>. The response was effective; a crew of about six men was able to keep the runways clear.

#### **2017 T-Hangar Lease Agreements**

Mr. Agliata

- Lease agreements for the 2017 calendar year were sent out in the fall. Most have been returned, except for a few stragglers.
- In the future, any instance of long overdue lease agreements will be turned over to the County's legal staff. A tenant without an active lease is a liability issue for the County.

#### **T-Hangar Waiting List Updates**

Mr. Agliata

- The annual update of the waiting list is ongoing.
- There are currently 22 names on the list.

Mr. Peck

- How many units will be in the new building?

Mr. Agliata

- There will be eight units in the new building. One of them will go to Mr. Baksa.

Mr. Candeletti

- Is Ocean Aire using a separate waiting list for the new building?

Mr. Agliata

- Not to the County's knowledge.

- The LLC does have control over the rental rates for the new units. While the County has no control over the rent, it will collect a percentage of the rental revenue.

### **T-Hangar Roof Repairs**

Mr. Agliata

- Buildings & Grounds will soon be sealing the entire roof ridge of Building #87.
- An architect has also been retained to design a roof-over for Building #87.

Mr. Candeletti

- The leaks are most prevalent when the wind is blowing against the broad side of the buildings.
- The storm earlier in the week did not cause any leaks in the OASS office, but the wind did blow open the door on t-hangar #26. The door has since been repaired.
- Can Buildings & Grounds fix the exterior lights above t-hangars #30 and #31, and on Building #85?

Mr. Agliata

- An electrician was just out to the Airport to fix several exterior lights. We will follow up.
- (Update: These lights are now scheduled for repair.)

### **New Business:**

#### **Jet A Tank 1**

Mr. Agliata

- The apparent leak in the Jet A fuel tank is still being addressed.
- Because we have had inconsistent test results, our consultant has advised us to take extra measures to ensure that the interstitial space is completely dry before completing another round of tests.
- Our objective will be to drill a hole in the inner wall, through which any fluid in the interstitial space can be drained. We are awaiting a DEP permit to commence this activity.

Mr. Candeletti

- Is there not a standpipe for access to the interstitial space?

Mr. Simone

- There is one riser in the tank, but it is located at one end of the tank. Over the past twenty years, the tank has settled in such a way that the side opposite the riser is a little lower.
- In order to access the fluid that has collected in the low end of the interstitial space, a hole has to be drilled through the inner wall at that location of the tank. The LSRP is expecting a "gusher."

Mr. Candeletti

- Is the County prepared to remove and replace the tank?

Mr. Agliata

- We have retained a highly qualified engineer. Several consultants are working to find a solution.

Mr. Simone

- Because the tank in question is situated between two other active tanks, there is no way to remove the tank without compromising the other tanks. Any excavation on site would not be permissible.
- If it is determined that the tank cannot be fixed, it would have to be "abandoned in place." The connections to the tank would be cut, and the tank itself would be filled with sand, grout, or concrete.

Mr. Peck

- One could assume that if the fluid is water, then there is a leak in the outer wall.

Mr. Candeletti

- Is tank in question made of fiberglass?

Mr. Simone

- The tank is a double walled steel tank, with a fiberglass coating on the inner wall.

Mr. Candeletti

- Didn't this tank leak once before?

Mr. Simone

- Yes. There was a problem with the tank eight to nine years ago. It was at that time that the fiberglass coating was applied to the interior of the inner wall. The firm that applied the fiberglass coating gave us a ten year warranty on the work, which is still effective.

### **New T-Hangar Building**

Mr. Agliata

- The Pinelands Commission has approved of the construction of the new building.
- The Soil Conservation District is the only outstanding approval. We should have this in about a week.

### **Capital Improvements**

Mr. Agliata

- The County is looking to complete a number of projects with its capital improvements budget. Among these is the tiling of the floor in the back area of the Terminal Building. Clearly, the carpet has not worked out.
- We also plan to paint Building #57.

### **Grant Project Updates**

Mr. Agliata

- A preconstruction meeting for the 6-24 Lighting Rehabilitation project is set for March 1, 2017. If weather permits, construction will begin soon after.
- The contracts for Global Electrical and C&S are almost entirely covered by grants from the FAA and NJDOT. The County is only responsible for a little more than five percent of the project's costs.
- After the 6-24 Lighting Rehabilitation project is complete, we will move ahead on the 6-24 Pavement Rehabilitation project. Again, most of this project's four million dollar budget will be funded by grants from the FAA and NJDOT.
- The County recently received a grant from the State to cover about ninety percent of the cost of the 6-24 PAPI & REIL Replacement project.
- Applications for State funding of the Taxilane Construction and the Apron and Taxiway Joint/Crack Repair projects are set for Board approval on February 1, 2017.
- We anticipate this spring to be busy with activity, and we are looking forward to receiving additional NJDOT support.

### **Items from the Floor:**

#### **Taxilane Dip**

Mr. Candeletti

- What is the status of the repair of the taxilane dip?

Mr. Agliata

- This, along with the removal of the Jersey barriers, is on our to-do list.

#### **Motor Vehicle Commission Box**

Mr. Agliata

- The box belonging to the MVC has been removed.

### **Snow Plowing**

Mr. Candeletti

- After being cleared of snow, there is often residual gravel left on the taxiways. It would be good if the County could sweep the taxiways after snow is cleared, so as to remove this hazard.
- The County has done so in the past upon request.

Mr. Agliata

- We will look into this.
- (Update: This has been scheduled.)

### **Gate 9**

Mr. Candeletti

- Gate 9 recently became inoperable. It is presently stuck in the open position.
- The routine repairs to this gate haven't been effective. A new guide is likely needed.

Mr. Agliata

- We are aware of the issues. A work order has been placed.
- (Update: Gate 9 was repaired on February 1, 2017.)

### **Plane Wash**

Mr. Peck

- Has there been any progress on implementing a plane wash facility?
- Perhaps a "wash rack" could be utilized?

Mr. Agliata

- We've looked into this before. Securing the necessary approvals for a plane wash facility would probably be as arduous and time consuming as constructing a new runway.

Mr. Candeletti

- Maintaining such a facility would not be easy. It would need to be properly insured and routinely pumped. It would also take up valuable space on the airfield.

### **Ocean Air Support Squadron**

Mr. Candeletti

- Grid flights will be starting this weekend. The Black Sheep have received the County's list of priority sites, including Sarco and the Pulverizing site.

Mr. Agliata

- The main objective of the survey flights will continue to be spotting trespassers on County properties, especially off-road vehicles.

### **Date and Time of Next Meeting:**

Mr. Agliata

- Please contact me or Steve with any issues.
- The next meeting will be held at 7:00 PM on April 26, 2017 at the terminal building.
- Members will be notified.

**Closing:** 7:50 PM