

Minutes

OCEAN COUNTY AIRPORT ADVISORY COMMITTEE

October 26, 2016

Ocean County Airport, Terminal Building

Berkeley Township, NJ

Attendance: Tony Agliata (Assistant Planning Director), Jim Candeletti, Kevin Douthitt, John Hess, Herman Hulse, Wayne Mauro, Bob Newman, Dave Peck, Steve Simone (Senior Planner), Frank Work

Opening: 6:59 PM

Welcome & Sign In:

Mr. Agliata

- Welcome

Old Business:

Runway 14-32

Mr. Agliata

- At the direction of the Soil Conservation District, the County applied additional seeding and stabilization in the vicinity of the new runway. This should be the last required action before the SCD signs off on the project.

Helipad Lighting

Mr. Agliata

- While construction of the Helipad Lighting project was recently completed, grant close out was delayed due to the freeze of the State's Transportation Trust Fund. Now that the TTF is unfrozen, we are moving forward with grant close out.
- The total cost of the project came to \$113,417, about 95% of which came from the NJDOT.
- The FAA is usually the primary funding source for our improvement projects.

T-Hangar Roof Repairs

Mr. Simone

- We've been in touch with our Buildings & Grounds department regarding this ongoing issue.
- The leaks in the roofs of the t-hangars have been largely resolved. There are still some persistent issues in unit #31, and with a few units in Building #57.

Mr. Candeletti

- T-hangar #31's issue is caused by rain water blowing up under the vent caps. Perhaps larger caps would fix the problem.

Mr. Mauro

- There are no issues in the unit I rent, which is directly behind #31.

Mr. Candeletti

- Rain water still occasionally appears in the Black Sheep office's light fixture.

New Business:

Jet A Tank 1

Mr. Simone

- In late June, the County was alerted to an apparent leak in one of our jet fuel tanks. When we arrived on site, fuel was discovered in the interstitial space.
- We notified the DEP, and then called out a contractor to inspect the tank. The results of this initial test indicated that there was a leak in the primary wall.
- The tank was emptied and a second contractor was called out to perform a repair. Upon entering the tank, this contractor found no breach in the primary wall. We were advised to refill the tank.
- After refilling the tank, fuel was again discovered in the interstitial space.
- At this point the DEP issued a delivery ban on the tank. The tank was emptied again, and a third contractor was called out to perform a full system inspection. It was determined that there was likely a pinhole leak in the primary wall—one too small for the human eye to see.
- The second contractor was called out again, and applied a fiberglass patch to several areas on the inside of the primary wall.
- We are now awaiting advisement from our LSRP, Engineering Consultant, and Department of Solid Waste Management.

Mr. Douthitt

- How big is the tank? Is it above ground or below ground?

Mr. Simone

- The tank is 12,000 gallons in size and is underground. All three tanks at the fuel farm are identical.

Mr. Agliata

- The tank is under warranty with the contractor who performed the tank entries.

Mr. Douthitt

- Do you know if the patch of the leak was successful?

Mr. Simone

- We were not able to definitively locate the leak.
- Eight years ago, this tank was found to have a leak. The same contractor who performed the tank entries had at that time applied a fiberglass coating to the inside of the primary tank wall. Our warranty is a ten year warranty on this fiberglass coating.
- On their second visit, the contractor conducted a spark test in the hope of finding a holiday in the fiberglass coating. A holiday was not discovered, but the test revealed six thin spots. It was these six thin spots which received a fiberglass patch.
- We are now in the process of checking all points of entry, including the fuel lines, the dispenser line, the vent pipe, and the floating boom arm.
- We have not been able to determine that there was no discharge into the environment.

Mr. Hess

- Using a LSRP will expedite things. In years past, the DEP required notification at every step in the remediation process. The current procedure is also less costly.

New T-Hangar Building

Mr. Agliata

- Our Roads department recently removed the asphalt access road along Airport Road.
- The preparation of the site of the new t-hangar building is almost complete. Surveying had revealed that the access road would have affected drainage.

- We expect Pinelands Commission approval by the end of the week. Berkeley Township and Ocean County Planning Board approvals will follow, and then we will receive a Soil Conservation District permit.

Mr. Candeletti

- Can the dip in the taxilane be fixed at this time?

Mr. Agliata

- The County hasn't forgotten about this issue. Roads is aware of the problem, but hasn't been able to address it yet.

Mr. Candeletti

- Has the removal of the access road affected the buried fiber-optic lines?

Mr. Agliata

- No. Pavement was only removed where it was necessary to do so.
- Materials for the new building will be arriving soon.
- Our hope is to have the concrete floor and footings poured before the cold weather sets in. Assembly of the structure itself won't be affected by the cold.
- The building will have eight t-hangar units, which will be offered to individuals on the waiting list.
- Construction will take about two months. We can begin as soon as we secure all approvals.

Mr. Mauro

- Can parking be accommodated at the new buildings?

Mr. Agliata

- The Jersey barriers will probably be moved, as they currently serve no purpose. This would provide more direct access to the new building.

Mr. Mauro

- Designated parking areas near the t-hangar buildings are preferable to parking cars on the taxilanes.

Mr. Agliata

- The tie-down and t-hangar tenants are not having any difficulty with the current parking arrangement, but we will look into parking accommodations for future buildings.
- The topography of the area may preclude additional parking along Airport Road.

Mr. Douthitt

- Perhaps parking areas for t-hangar tenants could be installed at the south ends of the buildings.

Mr. Hess

- Parking in that area would probably not be feasible, given the ALP and Pinelands MOA.

Mr. Peck

- How restrictive is the ALP? Is it solely graphic? Does it prescribe an allowable percentage of impervious surface coverage?

Mr. Hess

- The Pinelands MOA determined allowable improvement projects, and it references the ALP, which is a map of all planned improvement projects.
- The MOA took many years to develop. Adding parking to the ALP may not be a sufficient reason to update the MOA.

Mr. Agliata

- Even with the MOA in place, the County still has to contact the Pinelands Commission every time an agreed upon airport improvement project is implemented.
- It is not likely to be amended any time soon.

Mr. Hess

- The current arrangement starts with a proposal by the County Planning Board. The proposal is approved by the Board of Chosen Freeholders, and is then submitted to the Pinelands Commission. The executive director of the Pinelands Commission then responds with a letter certifying that the proposed project is in keeping with the MOA.

Mr. Mauro

- How soon can construction begin?

Mr. Agliata

- We can expect construction to begin in a matter of weeks. Materials will be arriving soon.

Emergency Operations Planning

Mr. Agliata

- Steve has been working on a new Emergency Operations Plan.

Mr. Simone

- This is part of our ongoing effort to keep our SOPs up to date.
- The County's current Sheriff has been very proactive, and has taken an interest in airport operations.
- We hope to include the Sheriff's Department and other responsible entities in the development of the new plan, table top exercises, and eventually a live emergency drill.

Mr. Mauro

- It is important that the new plan is shared with the pilots.

Mr. Douthitt

- The fire company also needs to be informed of their responsibilities.

Mr. Agliata

- We will see that Ocean Aire, Manitou, Berkeley Township, and others are involved in the process.
- Our goal is to have a plan in place which conforms to the standards of the FAA, NJDOT, and NTSB.

Mr. Mauro

- Be aware that it is not necessary to notify the FAA of all emergency situations.

Mr. Candeletti

- Keeping everyone informed has already paid off. The most recent incident was handled very smoothly.

Mr. Agliata

- We will plan to have a draft prepared in time for our next committee meeting.

6-24 Lighting Rehabilitation (Construction)

Mr. Agliata

- The contract for the project was awarded to Global Electrical Services. C&S will serve as the project consultant.
- Construction is expected to begin soon. As with the new t-hangar building, we hope to get started before the cold weather sets in.
- The project will feature a new can and conduit system, vaults, and high intensity lighting.

- This is the first upgrade of the main runway's lighting system since the mid 1990s.
- Funding was secured in the form of a 90% grant from the FAA.

Mr. Douthitt

- Will the new lights be LED?

Mr. Simone

- No. The lights will be incandescent to allow for night vision operations.

Mr. Candeletti

- Will snow plow rings be installed with the in-pavement lights?

Mr. Agliata

- We will check the specifications and get back to you.

Mr. Candeletti

- Will the new can and conduit system support the lighted windcone?

Mr. Simone

- Replacing the lighted windcone is a separate project on our CIP, which is scheduled for several years from now. However, there may be a tie-in included in the current project. We'll get back to you.

Mr. Agliata

- We expect this project to be relatively quick, with a 70 day construction schedule.

Mr. Mauro

- Will it be necessary to close the runway during this project?

Mr. Agliata

- No, at least not for extended periods of time.

6-24 Pavement Rehabilitation (Construction)

Mr. Agliata

- The runway will likely be closed for a few weeks during this project.
- The cost of the project is projected to be approximately \$4.5 million.

Mr. Candeletti

- Will the cracks in the apron be addressed at this time?

Mr. Agliata

- We discussed the cracks with Ocean Aire recently. It was decided not to patch them at this time.
- Eventually, we will mill and repave these areas. At present, the cracks are small enough as to not interfere with airport operations.

Items from the Floor:

Snow Plowing

Mr. Candeletti

- Has the County made preparations for snow plowing?

Mr. Agliata

- A meeting with our Solid Waste Management Department will be held sometime in the next two weeks.

- We have sufficient equipment to handle snow plowing operations. The County may also be purchasing a snow blower sometime soon.

Mr. Douthitt

- Do the trucks elevate their plows to clear the joints in the runway?

Mr. Candeletti

- No, the plows are dropped straight down. The snow does have to be pushed straight forward, however, which makes the process more difficult.

Mr. Agliata

- A heavy snow operation involves piling the snow, loading it into trucks, and hauling it off site.

Mr. Candeletti

- Solid Waste Management did an exceptional job last year.

Mr. Agliata

- The advantages of working with Solid Waste Management are numerous. We have a regular crew who is motivated, responsive, and familiar with layout of the Airport.

Mr. Candeletti

- Will the County be replacing either of the pickup trucks?

Mr. Simone

- Ryan Allen's old truck was recently retired.

Mr. Agliata

- A new truck for Rich has been ordered.

T-Hangar Maintenance

Mr. Newman

- Does the County plan to paint the existing t-hangar buildings? Some of these older buildings are starting to show their age.

Mr. Agliata

- Just yesterday, we inspected the airport grounds with our engineering consultant. It was noted that Building #57 could use a fresh coat of paint. We will work to address this.

Mr. Douthitt

- Does the County perform regular upkeep on the hangar doors?

Mr. Simone

- No. The County has a contract with a vendor to perform maintenance as needed.

Grass Cutting

Mr. Candeletti

- The weeds along the fence line need to be cut back.

Motor Vehicle Commission

Mr. Candeletti

- The MVC's equipment box near Gate 9 is unsightly.

Beacon

Mr. Douthitt

- Are there plans to improve the visibility of the rotating beacon?

Mr. Agliata

- Lenny Boyd recently performed a night flight and did not note any visibility issues.

Mr. Simone

- Our CIP calls for replacement of the beacon in 2021.

Mr. Agliata

- Until then, the County can do nothing but maintenance on the beacon.

Gate 9

Mr. Douthitt

- Could a light be installed over the security access pad at Gate 9? The pad is difficult to see at night.

Mr. Agliata

- We will look into this.

Fuel Farm

Mr. Douthitt

- Has the spotlight on the fuel farm been repositioned?

Mr. Agliata

- Yes. The angle of the spotlight has been adjusted down to reduce glare during night landings.

AWOS

Mr. Douthitt

- Can the AWOS be upgraded to include voice recorded announcements?

Mr. Simone

- The AWOS has been upgraded with the technology required to record spoken remarks. However, because the AWOS is located in the FAA's localizer shack, Airport personnel do not have access to make these recordings.

Mr. Douthitt

- FAA personnel service the localizer on a regular basis. Perhaps they could make recordings on their service calls.

Ocean Air Support Squadron

Mr. Candeletti

- The Black Sheep's MOU with the County is due to be renewed soon.
- We appreciate that Dave McKeon came to our recent meeting.

Military Operations

Mr. Candeletti

- As seen earlier tonight, there have been more frequent military exercises in the area. Some are performed at high speeds and low altitudes.

Mr. Agliata

- We will keep this in mind in case we get any calls from the public.

Date and Time of Next Meeting:

Mr. Agliata

- Be aware that new t-hangar lease agreements will be mailed out to tenants soon. They will be due back to our office before January 1, 2017.
- U.S. Speaker Paul Ryan recently made use of our airport.
- Please contact me or Steve with any issues.
- The next meeting will be held at 7:00 PM on January 25, 2017 at the terminal building.
- Members will be notified.

Closing: 8:10 PM