

Minutes

OCEAN COUNTY AIRPORT ADVISORY COMMITTEE

April 25, 2018

*Ocean County Airport, Terminal Building
Berkeley Township, NJ*

Attendance: Tony Agliata (Planning Director), James Candeletti, Wayne Mauro, Robert Ricciuti, Richard Ritorto, Steve Simone (Senior Planner), Frank Work

Opening: 7:00 PM

Welcome & Sign In:

Mr. Agliata

- Welcome
- Introductions

Martin Smolen

Mr. Agliata

- Long time Committee Member Martin Smolen passed away recently.
- Marty was a good guy, who contributed a lot to the airport over the years.
- He will be missed.

(A moment of silence in honor of Martin Smolen is observed.)

Old Business:

2018 T-Hangar Leases

Mr. Agliata

- Most of the 2018 T-hangar lease agreements have returned.

Mr. Simone

- Only one is still outstanding.

Mr. Agliata

- It is important that these legal agreements are signed and promptly returned.
- In the future, tenants who do not return their signed lease agreements by the first of the year may be temporarily denied access to the airfield.
- Our intent is not to be harsh or punitive, but this important aspect of airport management needs to be taken seriously.

T-Hangar Door Maintenance

Mr. Agliata

- Our Buildings and Grounds Department has retained Hickey Overhead Doors to do periodic maintenance on all of the County-owned T-hangar doors.
- The maintenance occurs every six months, usually in April and October.

- In addition to general maintenance of the cables and joints, the contractor also does some troubleshooting to see if any preventative maintenance needs to be performed.
- The objective is to make the doors last as long as possible.

Mr. Mauro

- What is the life span of the cables?

Mr. Agliata

- The contractor is required to have familiarity with the cables.
- When called for, the County will initiate replacement of the cables.

Mr. Mauro

- It's likely that the cables need to be replaced about every ten years.

Mr. Candeletti

- The key to conducting effective wire rope inspection is to know how the cables deteriorate. Friction and corrosion are the main causes of failure, and the cables are known to fail from the inside out.
- The most effective way to test for deterioration is to cut a segment and inspect the cross section.
- The County should consider changing the cables, as there have been two failures in the past month and others are likely to follow. If a cable were to snap when a door is open, it could pose a serious danger.

Mr. Agliata

- We are aware of the situation. We also know that the units which have had issues are the units which get more use, and have therefore experienced more wear and tear than other units.
- Steve will research cable maintenance and develop a set of recommendations.

Mr. Mauro

- Given the age of the buildings, it may be best to replace all of the cables now.
- Exactly how old are the T-hangar buildings?

Mr. Simone

- Building 57 is the oldest; it was built in 1975. 84 and 85 were built in 1995. 87 was built in 1999.
- It's possible that some of these buildings' cables were already replaced at some time in the past.

Mr. Candeletti

- Looking at the condition of most of them, it's likely that these are the original cables.
- In addition to the joints and cables, the limits of the doors also need to be checked.

Mr. Agliata

- We will look into what the manufacturer recommends.

Mr. Mauro

- Can it be standard policy to replace both cables in a given unit if just one breaks? The cables are inexpensive; only the labor is costly.

Mr. Agliata

- We definitely would prefer to have both cables replaced at the same time, given the cost of labor.

FAA Meeting & Airport Capital Improvement Program

Mr. Agliata

- Each year we meet with the FAA's Airport District Office staff in Harrisburg, PA. This past February, Steve and I attended this meeting.
- This annual meeting serves as a venue for us to discuss some of our issues and concerns with the FAA, as well as to plan out major improvement projects over the next six to eight years.

- The ACIP is used to prorate out the budgeting needs for each project, and to make the case for continued grant support from the FAA.
- The next big project on the ACIP is the apron expansion design project. This project is deemed necessary due to the additional jet traffic the airport is projected to see over the coming years. An expansion of the detention basin will also be designed during this project.
- Next up will be the design of a new rotating beacon. Given the condition of the tower, the whole apparatus may need to be replaced. It may also be determined that the beacon needs to be relocated. Planning for this project requires consideration of which activities are eligible for grant funding.
- Both of these design projects are slated for later this year. Construction of the apron expansion is planned for 2019, and construction of the new beacon is planned for 2020.
- The apron expansion will require compliance with the regulatory standards of the Soil Conservation District and the Pinelands Commission.
- Construction of additional T-hangar buildings are also planned over the next few years.

Mr. Candeletti

- Is it really true that the existing detention basin won't be large enough for the expanded apron?

Mr. Agliata

- Yes, more pavement means more runoff. The current basin already fills up on occasion.
- Since the Planning Department took over administration of the airport, about thirty million dollars in grant funding has been secured for various projects.
- It helps that we have fostered good relationships with the FAA and the NJDOT, and that we make every effort to manage the grant projects so that work is finished on time and on budget.

Mr. Candeletti

- Can a wash pad be added to the ACIP?

Mr. Agliata

- Not at this time.
- Designing and building such a facility raises numerous concerns about cost, logistics, and compliance.
- It could be added to the ACIP in the future, but there are higher priority projects that need to be completed first.

Mr. Mauro

- Is it possible to implement a self-contained wash unit? This might be a cheaper option for the County.

Mr. Agliata

- Cost is still a concern, especially when considering that this likely wouldn't be a grant eligible project.

Mr. Ricciuti

- I would estimate that a self-contained unit wouldn't cost much more than \$120,000.

Mr. Agliata

- Such a disturbance of the ground would not be in compliance with the MOA between the County and the Pinelands. It would likely require an amendment, which could be costly and time consuming.

Mr. Candeletti

- What if the wash pad was a temporary structure? What if it was privately funded?

Mr. Simone

- It may be hard to justify construction of a new wash facility, given that the airport already has one.
- Building 54 is outfitted with hoses, a pitched floor with drains, and underground holding tanks.

Mr. Ricciuti

- It is true that Ocean Aire will wash an aircraft for a fee.

Mr. Candeletti

- At the very least it would be nice to have a hose down at the T-hangars.

Controlled Burns

Mr. Agliata

- As you may have seen, there were a couple of controlled burns at the airpark earlier this spring.
- The burns were conducted in two areas where the trees had been topped for obstruction removal.
- This was another instance of good cooperation between our department, the Forest Fire Service, Parks and Recreation, and Roads.

Mr. Mauro

- It was very important for the burns to be completed prior to April 1st, which is the legal deadline.
- Beyond that date, it is too dangerous to conduct controlled burns.

Mr. Agliata

- The Forest Fire Service on site again this year, and has already seen some activity.

Mr. Mauro

- Yes, it is currently the height of the annual fire season.
- There were sixteen fires in the state over the past weekend, one of which covered nine hundred acres.
- Fortunately, this has been a rather normal fire season so far, with no very destructive fires.

Snow Plowing

Mr. Agliata

- We were having a quiet winter until late February, when we were hit by four nor'easters in a row.
- Rich Mongaliri and the Solid Waste Management crew worked well together again.

New Business:

T-Hangar Waiting List Update

Mr. Agliata

- Steve is currently in the process of updating our T-hangar waiting list.
- About two dozen names are on the list at this time.
- We see this as proof of sufficient demand to fill additional T-hangar buildings.

Mr. Candeletti

- How is the list managed? Are people allowed to stay on the list if they aren't ready to move in?

Mr. Simone

- When a unit becomes available, the person at the top of the list is contacted. If they are not able to take occupancy but wish to remain on the list, their name is moved to the bottom.
- Only a few individuals who have risen to the top of the list have asked to be removed. The remainder either move in or move to the bottom.
- This year we wanted to wait until the new building was completely rented before beginning the update.
- So far, most of the individuals have gotten back to me. Only two have asked to be removed.

OASS

Mr. Candeletti

- The Ocean Air Support Squadron has begun operations again.
- We've finished our annual survey flights, and everything looked normal.

- There was some dumping in the Forked River Mountain area, and that has been addressed.
- We will be starting our Sunset Patrols next month.

Mr. Agliata

- One of the benefits of having the Black Sheep fly missions for us is that they help keep an eye on the County's Natural Lands properties, which now cover over 20,000 acres.
- They are able to notify us if they see trespassing or illegal dumping. We then notify the Sheriff's Department.

Mr. Candeletti

- A few Sheriff's dispatchers recently accompanied us on flights, which proved helpful for them.
- County staff is welcome to join us in the air, as well.

Mr. Agliata

- We may take you up on the offer if there is a Natural Lands property that needs special attention.

Mr. Candeletti

- Sometime soon our sister organization, the EAA, will be reaching out to you about this year's Young Eagles event. It is tentatively scheduled for June.
- I also see that the County has made a sign for us, which is appreciated.

Mr. Simone

- The new sign can be mounted by our Buildings and Grounds Department.

Mr. Candeletti

- We should be able to mount it on the building ourselves.

RFP for Fixed Base Operator

Mr. Agliata

- The County will soon issue a Request for Proposals for a new FBO contract period.
- Ocean Aire's contract is up later this year.

Mr. Mauro

- What was the length of Ocean Aire's last contract?

Mr. Agliata

- Twenty years. We now need to determine an appropriate length for the new contract.

Mr. Candeletti

- What is the selection process like?

Mr. Mauro

- As with any public bidding process, I'm sure the County could contract with a new FBO if there is a bidder with equal or superior qualifications and who also bids higher than Ocean Aire.

Mr. Agliata

- We hope to have this out within the next month, and have a new contract in place during the summer.

6-24 Pavement Rehabilitation Project

Mr. Agliata

- The repaving of Runway 6-24 is underway.
- The project is currently in Phase I, which involves milling and repaving the whole runway.
- Phase II is to follow directly, in which the runway will be grooved. Phases III and IV involve marking.

Mr. Candeletti

- Are the contractors finished milling?

Mr. Simone

- Almost. Nearly the entire runway has been milled.
- They are also currently repairing cracks.

Mr. Candeletti

- Who is the primary contractor?

Mr. Agliata

- Cardinal Contracting.

PAPI/REIL Replacement

Mr. Agliata

- While Runway 6-24 is being repaved, the PAPIs and REIL will be replaced with new equipment.
- We expect this to be done in mid-July.
- All told, Runway 6-24 is going to be in very good shape soon. The new edge lights were installed just last year, and soon it will have a new surface and new visual guidance equipment.
- All in all, the pavement and guidance projects have a budget of nearly three million dollars, of which the FAA will pay about ninety percent.

Mr. Candeletti

- What runway closures will take place during these projects?
- Will the airport ever be closed?

Mr. Simone

- The airport will never be completely closed.
- Phase I requires 6-24 to be closed around the clock for eighteen days. Phase II covers eleven nights; during the day the runway will be open.
- Phase III calls for marking of the intersection of the two runways. For this one night only, both runways will be closed.

Mr. Agliata

- After the construction, the runway won't be fully functional again until the flight checks are conducted.

Miscellaneous

Mr. Agliata

- As soon as next week, we will be clearing some metal debris off the airfield.
- This has accumulated over time, as equipment breaks and remnants of construction are left behind.
- Our Solid Waste Management Department is going to provide a roll-off.

Mr. Simone

- This material includes items such as an old mower and a helicopter dolly that was run over by a truck.
- The intention is to improve both the appearance and the safety of the airfield.

Items from the Floor:

Propane Tanks

Mr. Ricciuti

- Who is responsible for the new propane tanks down by the T-hangars?
- It appears that some of the bollards around the tanks are listing.

Mr. Agliata

- The tanks in question are the responsibility of the LLC established by Steve Baksa and Ocean Aire.

Jersey Barriers

Mr. Candeletti

- Is it possible to have the Jersey barriers by the T-hangars removed?
- This would provide more direct access to some of the T-hangar buildings.

Mr. Agliata

- This has come up in the past. We can revisit this.

Coating on Taxilanes

Mr. Candeletti

- Is it possible to apply a coating to the asphalt taxilanes?

Mr. Agliata

- Doing so is cost prohibitive at this time.
- If a crack develops in the taxilanes, we have the County Road Department repair it for us.

Mr. Simone

- For the past three years in a row, we've applied to the NJDOT for grant funding to repair the cracks and joints in the apron and the taxiways.
- Each time our applications were rejected for the simple reason that the NJDOT's funding is limited and such projects are not considered high priorities.

Mr. Agliata

- Whereas the FAA can tell us up front how much grant funding is available, the NJDOT often cannot.

Medical Certificates

Mr. Mauro

- For the past year, I have been researching the possibility of having an FAA-designated Aviation Medical Examiner perform regular examinations here at Ocean County Airport.
- There is an inherent demand for such services, as every pilot needs an annual exam in order to continue to fly.
- All of the pilots who regularly utilize the airport have to travel significant distances to get their exams. Many travel up to Morristown to do so.
- In the cases of some elderly pilots, many often forgo their exam and stop flying, only because traveling to an exam site is too burdensome.
- This is especially unfortunate, as AOPA has recently unveiled a "BasicMed" policy which makes every step in the process except seeing a designated examiner much easier.
- I think it is feasible to arrange for a designated examiner to operate out of the terminal building once a month, for example. All that is needed is some office space and a private room.
- I know of a doctor in the Forked River area who is in the process of getting his certification, and he has expressed interest in operating out of Ocean County Airport.

Mr. Candeletti

- The NJDOT also requires medical exams.
- Morristown has a designated examiner on site two Saturdays each month.
- It would be great to have these services here.

Mr. Agliata

- Of course, we will need to gather more information on this before we make any decisions.

Mr. Mauro

- The County should consider the residual economic benefits, in addition to logistics.

Mr. Agliata

- There is also the matter of liability.

Mr. Mauro

- All FAA-designated Aviation Medical Examiners have malpractice insurance, just like any other doctor.

Mr. Simone

- Besides Morristown, where else in the state can pilots have their exams?

Mr. Candeletti

- Flying W and Atlantic City also offer exams. Monmouth did at one point, too.

Mr. Agliata

- What kinds of leasing arrangements do these operations have?

Mr. Candeletti

- In the case of Ocean County, it may be better for the lease agreement to be worked out between the FBO and the examiners.

Mr. Agliata

- What is the typical cost of an exam?

Mr. Mauro

- It varies, but is typically about one hundred dollars.
- The examinations are rather simple. They require a urine sample, a blood pressure reading, a color-blindness screening, etc. They also document any known medical conditions, medications, and any treatments you are receiving.

Mr. Agliata

- We will thoroughly review this matter.

Date and Time of Next Meeting:

Mr. Agliata

- The next meeting will be held at 7:00 PM on July 25, 2018 at the Terminal Building.

Closing: 8:12 PM