

# Minutes

---

## OCEAN COUNTY AIRPORT ADVISORY COMMITTEE

July 25, 2018

Ocean County Airport, Terminal Building

Berkeley Township, NJ

**Attendance:** John Hess, Wayne Mauro, Robert Ricciuti, Richard Ritorto, Steve Simone (Senior Planner)

**Opening:** 7:03 PM

### Welcome & Sign In:

Mr. Simone

- Welcome

### Old Business:

#### T-Hangar Waiting List Update

Mr. Simone

- The waiting list update was completed earlier this year.
- Recently we've been doing an update every year, but this time we waited until the new T-hangar building was rented out.
- There are now 18 names on the list, down from 25 before the update. Demand remains high.
- The County intends to design and build one or two new T-Hangar taxilanes in 2019, and to build another T-Hangar building the following year.

Mr. Hess

- Will the new building be built by the County or the FBO?

Mr. Simone

- The remaining T-hangar buildings will be built and owned by the County.

#### Repairs and Maintenance

Mr. Simone

- We've completed a number of small maintenance and repair projects throughout the terminal building in recent months. This includes some grout work in the lobby floor, and replacing the flag pole cord.
- We also replaced all of the exterior lights on the terminal building. They had been burning out due to issues with the ballasts.

Mr. Hess

- Were the lights replaced with LED fixtures?

Mr. Simone

- No, they were replaced with incandescent fixtures.
- The Ocean Aire repair shop (Building #54) had a persistently leaky roof. Repairs were done by Falasca through B&G. The entire roof was sealed.
- We also had our Roads Department resurface the area inside Gate 5, which is between Buildings #54 and #88. This is where Ocean Aire parks their fuel trucks.

### NJ Forest Fire Service – 2018 Statistics

Mr. Simone

- The Forest Fire Service was based at the Airport again this year. They were here from April 22<sup>nd</sup> to May 11<sup>th</sup>—a total of 22 days.
- In this time, they responded to 10 fires, made 38 drops, delivered 12,800 gallons, and logged 528 total minutes flown.

Mr. Mauro

- We have to keep close track of minutes flown, as the State reimburses by the minute.

Mr. Simone

- I noticed in this year's report that only 8 minutes were logged in the northern region, and only 37 minutes were logged in the southern region, but 483 minutes were logged in the central region.

Mr. Mauro

- This is because the State dispatches us based on who is most proximate to an incident.

Mr. Simone

- This year the Forest Fire Service used the crosswind runway exclusively, as the 6-24 pavement project overlapped the fire season.

### County Fair

Mr. Simone

- The County Fair was held earlier this month, from July 11<sup>th</sup> through July 15<sup>th</sup>.
- As per usual, the EAA and Garden State Angels were given a table.
- We see this as a good way to publicize the airport, and to give pilots the chance to engage with members of the public.

Mr. Ricciuti

- Was the Fair well attended?

Mr. Simone

- We can find out the attendance from our Public Information office.

### New Business:

#### RFP for Fixed Base Operator

Mr. Simone

- Ocean Aire has been the FBO since 1998. Their current contract expires on September 1<sup>st</sup>.
- The Request for Proposals was issued on June 21<sup>st</sup>, and proposals were due July 12<sup>th</sup>.
- A facility review meeting for prospective bidders was held on June 28<sup>th</sup>.

Mr. Ricciuti

- Were there any bidders besides Ocean Aire?

Mr. Simone

- No, the only bid we received was from Ocean Aire.

- Review is ongoing.
- This RFP has been one of our top concerns over the past several months.
- We will next be issuing an RFQ for engineering consulting at the end of the year.

### **6-24 Pavement Rehabilitation Project & PAPI/REIL Replacement**

Mr. Simone

- As you can see, there has been significant progress on these projects over the past few months.
- The resurfacing of 6-24 was completed in mid-May.
- Grooving was completed in late June.
- Marking and electrical were completed earlier this month.
- PAPIs have been installed.
- Pavement specifications were met everywhere except Taxiway Juliet, which needs to be milled and repaved.

Mr. Mauro

- Will the work on Juliet cause a closure of 6-24?

Mr. Simone

- No, NOTAMs will be issued closing Juliet, but 6-24 will not be impacted.
- REILs will be installed in late August. Flight checks will follow.
- Until the final flight checks are completed, 6-24 will remain open for visual landings only.

Mr. Ritorto

- The runway has come out really well. The pavement is smooth and the markings look great.

### **Grant Applications**

Mr. Simone

- The County is likely to receive FAA grant funding for the Design Phase of the replacement of the rotating beacon, as well as the Design Phase of the Apron Expansion project.
- Just this week, we applied for matching grants from the State DOT for these projects.

Mr. Hess

- Would these grants be 90% from the FAA and 5% from the State?

Mr. Simone

- Yes.
- Construction of the Apron Expansion is scheduled for 2019. The beacon, for 2020.

Mr. Ricciuti

- Where will the apron be expanded?

Mr. Simone

- The apron will be expanded between the T-hangars and the terminal building, out toward Airport Road, about to where the low chain link fence is currently.
- The purpose of the expansion is make more room for the large charter jets. At present, they are parked in front of the terminal building, which can obstruct planes taxiing up and down the apron.

Mr. Ritorto

- The jets parked in front of the terminal is an issue. This will be a welcome change.

Mr. Hess

- Wasn't the apron expansion first designed about ten years ago?

Mr. Simone

- Yes. The County had been planning to expand the apron around the time that we had a breakthrough on the negotiations with the Pinelands over the crosswind runway. Once the MOA was signed, we prioritized the construction of 14-32 and put the apron expansion on hold.
- This time around, the design of the expansion will have to factor in the additional impervious surface coverage associated with the new runway for stormwater control.

Mr. Hess

- I believe the presence of 14-32 was accounted for in the stormwater calculations in the first design.

Mr. Simone

- I don't believe this to be the case, but we can follow up with our engineering consultant on this.

Mr. Hess

- Regarding the beacon, will it be elevated above the tree tops?
- This was an issue that Marty Smolen regularly raised. The trees around the beacon often obscure the beacon when approaching from the west at night.

Mr. Simone

- C&S is aware of the issues that have been raised about the beacon's visibility, but we can reach out to them again on this.
- It has already been determined that the tower will need to be replaced, mainly due to cracks in the concrete footing.
- The new tower will be a "tilt-down" tower, which will allow work to be done on the beacon without having to scale the tower.

Mr. Mauro

- One possibility Marty Smolen raised was putting the new beacon on top of the terminal building.

Mr. Hess

- That would certainly address the visibility issue. However, the structure of the roof may not be able to support the beacon. Studies would have to be done.

### UST Upgrades

Mr. Simone

- In the next few weeks, various improvements will be made to the Airport's underground storage tanks to bring them into compliance with new State regulations which come into effect in October.
- This includes applying new labelling to the fill ports, as well as some structural improvements.
- A new "high level" monitoring unit will be installed at the fuel farm to monitor the oil/water separator.
- All of the sumps will be "hydrostatically" tested for leaks, and some of the sump buckets, manhole covers, and spill buckets will probably need to be replaced.
- In the fall, five concrete pads which hold access ports to various tanks will be removed and re-poured.
- Yezzi is preparing the specs. The job is currently out to bid.

Mr. Hess

- Where are the underground tanks located?

Mr. Simone

- There are two systems. One consists of the three 12,000 gallon tanks at the fuel farm. The other consists of various waste tanks around Building #54.

Mr. Mauro

- What is the lifespan of the tanks?

Mr. Simone

- Some of the fuel tanks are approaching the end of their lifespans, but they continue to be maintained and improved, and there are no immediate plans to replace them.

Mr. Hess

- Would the County consider installing above-ground tanks in the future?
- Above-ground tanks would be easier to monitor and to mitigate in case of a spill.

Mr. Simone

- There are positives to above-ground tanks. However, above-ground tanks are more vulnerable to vandalism, accidents, and weather.

Mr. Mauro

- How is dispensing addressed in the regulations? How does this differ from privately owned gas stations?

Mr. Simone

- The State establishes different levels of certification—Classes A, B, and C—which apply to all facilities with underground tanks. Class A operators are generally responsible for administration and compliance. Class B operators are generally responsible for overseeing day-to-day operations. Class C operators are responsible for delivery and dispensation, and for immediate response to accidents and spills.
- I will be functioning as the Class A designate for the Airport going forward. An associate in the Department of Solid Waste Management was also recently certified as a Class A operator. We are looking to have one or two members of the FBO certified as Class B operators before October.

### Tractor & Batwing

Mr. Simone

- The County recently purchased a new John Deere tractor. This will replace the small, yellow Case tractor—which is about 28 years old.
- We also purchased a new “batwing” mower to replace the older of our two batwings.
- This upgrade to our equipment will allow Rich and his summer assistant to mow with batwings at the same time.
- A second Kubota ride-on-top mower may be purchased in the near future.

### Terminal Building Trees

Mr. Simone

- The County Parks Department will provide three trees for the Terminal Building lawn which have recently died. Parks will also supply a replacement for the picnic area tree which had died.
- Delivery is expected in the next few days.
- Eventually, the trees in front of the Terminal along Airport Road will have to be removed, as they are growing up into the utility lines.

Mr. Hess

- This isn't the best time of year to be transplanting.

Mr. Simone

- True. But the heat can be mitigated by applying watering bags at the bases of the new trees.

### OASS

Mr. Simone

- The Black Sheep have been flying survey flights since mid-March and providing reports.

Mr. Ricciuti

- Unfortunately, several missions have had to be scrubbed because of unfavorable weather conditions.
- We've also had lower than usual turnout recently among our pilots.
- Otherwise, missions are going well. Ed Brick, Bob Pfluger, and Larry Lawn have all flown for us recently.

Mr. Simone

- I understand that there was a recent emergency landing at Eagles Nest, as well.

Mr. Mauro

- That was John Novak. His engine blew when he was in flight. Fortunately he was able to land safely.

### **Follow-Up Items:**

#### **T-Hangar Cables**

Mr. Simone

- We looked into the lifespans of the T-hangar door cables. The lifespans of 3/16<sup>th</sup> inch wire cables are found to vary with use. There is no standard for periodic replacement.
- The County will continue to replace cables as necessary, but will replace both cables in each T-hangar when one breaks.

#### **Jersey Barriers**

Mr. Simone

- This is something that came up at the April meeting.
- It may not be necessary to have the Jersey barriers in place now that Gate 9A is left open.
- However, no decision has been made on this. We will likely come back to this in the future.

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

#### **AWOS**

Mr. Ritorto

- The AWOS Altimeter is incorrect and needs to be reset. The current reading is off by about three hundredths, the equivalent of about thirty feet.
- This could pose a serious hazard for pilots on final approach.

Mr. Mauro

- I've also noticed that the AWOS usually reads a little high.
- I can see how this would be a concern during IFR (instrument flight rules) landings.

Mr. Simone

- We will look into this and address the problem.

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

Mr. Simone

- The next meeting will be held at 7:00 PM on October 24, 2018 at the Terminal Building.
- Members will be notified

**Closing:** 7:58 PM