

# Minutes

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## AIR PARK ADVISORY COMMITTEE

July 17, 2019  
Ocean County Airport, Terminal Building  
Berkeley Township, NJ

**Attendance:** Jim Candeletti, Kevin Douthitt, Rich Mongaliri (Airport Attendant), David Peck, Richard Ritorto, Steve Simone (Principal Planner)

**Opening:** 7:02 PM

### Welcome & Sign In:

Mr. Simone

- Welcome

### Old Business:

#### T-Hangar Waiting List Update

Mr. Simone

- The County recently completed its annual update of the waiting list.
- There are currently 19 names on the list. We remain confident that the next T-hangar building will be fully rented once constructed.

#### NJ Forest Fire Service

Mr. Simone

- The Forest Fire Service was stationed at MJX between April 11<sup>th</sup> and May 7<sup>th</sup>.
- This was the sixth year in a row that the Forest Fire Service has been stationed here, since the construction of the crosswind runway.
- In all, they were on duty for sixteen days, responded to four fires, delivered 3,200 gallons of water, and logged 250 minutes of flight. They were off for eleven days due to weather.

#### NJ State Airport System Plan (SASP)

Mr. Simone

- The NJDOT reached out to the County in January for updated information on MJX.
- A fourteen-page questionnaire was completed at that time, and a subsequent site visit was conducted.
- MJX received positive feedback.
- This plan was last updated in 2007.

### New Business:

#### Civil Air Patrol

Mr. Simone

- The CAP flight academy began this past Friday and will continue through this Saturday.

Mr. Mongaliri

- There are fourteen kids enrolled in this year's program. Just today, they completed ten solo flights.

Mr. Simone

- The County and the CAP have fostered a good working relationship over the years.

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

Mr. Simone

- Pavement on Taxiway Juliet was milled and repaved this May, but it is still not to spec. This was the fourth attempt by the contractor, Cardinal, to complete this portion of the project.
- There is a substantial amount of work still to be done beyond correcting the pavement. Taxiways Juliet and Kilo still need to be marked. The edges of the runway and taxiways still need topsoil and grass seed, as well.

Mr. Mongaliri

- The soil that was originally put down by the contractor was very rocky, and it washed away quickly.
- Cardinal initially returned a quote for additional soil that was quite high.

Mr. Simone

- There was supposed to be a flight check on the new REILs this evening, but it has been postponed due to a scheduling issue on the part of the FAA.
- The flight check is now scheduled for August.

Mr. Candeletti

- How was this Cardinal chosen as the contractor?

Mr. Simone

- The County engaged in a public bidding process, and Cardinal's proposal was the lowest qualified bid. C&S and the County reviewed Cardinal's bid before contract award.

## Apron Expansion

Mr. Simone

- The design phase of this project was completed by C&S this spring.
- The construction contract was put out to bid on May 8<sup>th</sup>.
- Bids were received on June 11<sup>th</sup>. There were three bids, of which C.J. Hesse was the lowest.
- The construction contract was awarded to C.J. Hesse at tonight's Board Meeting, contingent upon receipt of grant funding.
- A grant agreement from the FAA for 90% of the cost was received last week. A formal award will follow.
- An application for a matching grant from the State will be submitted shortly.
- Construction is slated for late 2019 or early 2020, and possibly as early as September.
- The budget for this project is just over \$1.2 million.

Mr. Douthitt

- Will the pavement go out to the fence?

Mr. Simone

- The pavement will extend past the existing interior fence, almost to the access road.
- In all, 11,600 square yards of additional pavement will be installed.

Mr. Douthitt

- Is there a plan for the layout of the tie-down spaces?

Mr. Simone

- Yes. A second bank of single-engine tie-downs will be added, producing a net gain of fourteen spaces.
- There will also be three spaces for jet aircraft parking.

Mr. Candeletti

- Will the new spaces be electrified?

Mr. Simone

- Receptacles will be installed along the outer edges of the apron only.
- The County and C&S looked into several options to provide receptacles to the new interior spaces, but no option proved to be feasible or cost effective.
- Ultimately, there will be more outlets than currently exist in the section of the apron.

Mr. Candeletti

- What accommodations will be made for the tie-down tenants who rent spaces in the work area?

Mr. Simone

- We have been in communication with the FBO, which is responsible for the leasing of tie-down spaces.
- Lenny Boyd has confirmed that these tenants can be temporarily accommodated in other spaces.
- There is currently no shortage of tie-down space at the airport at present.

### **Rotating Beacon and Tower**

Mr. Simone

- A supplemental budgetary appropriation was announced by the FAA several months ago. The County applied for and received an offer of up to \$400,000 for the construction of a new beacon and tower.
- This offer was made on May 15<sup>th</sup>.
- C&S completed the design phase, and the project was put out to bid on June 12<sup>th</sup>.
- Bids were due on July 2<sup>nd</sup>. There were three bidders, and Gary Kubiak and Son was the lowest.
- The construction contract was awarded to Gary Kubiak and Son at tonight's Board Meeting, contingent upon receipt of grant funding.
- The 100% grant award from the FAA is expected soon.
- Construction is slated for late 2019 or early 2020, and possibly prior to the apron expansion.
- The budget is just under \$240,000.

Mr. Candeletti

- What will be the height and location of the new tower?

Mr. Simone

- The new tower will be 58 feet tall. The existing tower is 55 feet tall, and that is the tallest allowable tower per FAA guidelines. However, the tower was designed to stand on a three foot tall pedestal.

Mr. Douthitt

- Marty Smolen would be pleased.

Mr. Simone

- The new tower will also be in the same general area as the existing tower, but about ten feet closer to the road.
- The new tower will be a "tilt-down" model, which will allow for maintenance of the beacon without having to scale the tower.

Mr. Douthitt

- Will there be any tree topping in the area?

Mr. Simone

- No trimming, topping, or clearing will take place.

### **Wildlife Hazard Site Visit**

Mr. Simone

- As per FAA recommendations, we will be conducting a wildlife hazard survey.
- The FAA recently determined that a full wildlife hazard assessment, as was performed prior to the construction of the crosswind runway, is not practicable for general aviation facilities such as ours.
- The site visit is a grant eligible activity.
- The County submitted a grant application on June 17<sup>th</sup>.
- A grant agreement from the FAA for 90% of the project cost was received on the same day as the grant agreement for the Apron Expansion project. A formal award will follow.
- An application for a matching grant from the State will be submitted shortly.
- C&S will conduct the survey along with their environmental consultant, Amy S. Greene.
- The budget for this project is quite small—about \$28,000.

### **Apron Rehab and Taxiway Rehab**

Mr. Simone

- Every year, the County applies for grant funding from the NJDOT on projects that would be funded through 90% grants from the State.
- These are typically lower priority projects.
- This year, the County will apply for two grants: One to make minor repairs to the existing apron, and one to make minor repairs to the taxiways which feed into 6-24.
- The application window will be open sometime in August or September.

Mr. Candeletti

- The taxilanes between the T-hangar buildings could benefit from repairs.

Mr. Ritorto

- This is true. Two inch wide cracks have opened up in some places.

Mr. Candeletti

- It may be a worthwhile investment for the County to coat the taxilanes in sealant to prevent further deterioration.

Mr. Simone

- We will follow up on this.

### **Underground Storage Tanks**

Mr. Simone

- The County Buildings and Grounds Department has awarded a contract for the replacement of five concrete pads. Three are in the vicinity of Building 54. Two are in the vicinity of the fuel farm.
- Registration, testing, and repairs are now being handled by the County Engineering Department.

### **Security Cameras**

Mr. Simone

- All 21 cameras in the airport's surveillance network were replaced with newer, higher-resolution cameras.
- The new system is now operational, but the wireless patch network is not performing optimally.
- Planning is now coordinating with IT to install fiber cable connections to all camera locations.
- C&S is assisting, as is IT's consultant, NJ Business Systems.

Mr. Douthitt

- Will any of the camera feeds be available online?

Mr. Simone

- No, this will be a secure system.

### **T-Hangar Building 57**

Mr. Simone

- Buildings and Grounds is coordinating the painting of Building 57.
- Starting on June 15<sup>th</sup>, the building was power washed.
- Spot priming is continuing now.

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

Mr. Simone

- The County has budgeted funds to design a new building and taxilane this year.
- The intent is to build a new building next year.
- A cost proposal for the design was submitted by C&S in June.
- An Independent Fee Estimate is now required to verify their quote is competitive.

Mr. Peck

- How many units will be in the new building?

Mr. Simone

- The current plan is to construct a building with twelve units.
- It would be similar to buildings 57 and 87, except that there will be no storage units on either end of the building. Instead, this floor area will be incorporated into the two end units, making larger hangars which could be used to store helicopters.

Mr. Candeletti

- If the County intends on relocating the Mosquito Commission helicopters to the airport, that may be problematic.

Mr. Douthitt

- Why would the County relocate the Mosquito Commission?

Mr. Candeletti

- A family member of mine is affiliated with the Mosquito Commission. One of their concerns is that the current location in Barnegat is in a residential area.
- Hangaring the helicopter at Ocean County Airport while keeping the site in Barnegat in operation is not practical, as fuel consumption would likely be cost prohibitive.
- The Mosquito Commission would also have no way of washing their helicopter if it were kept here.

Mr. Simone

- There are currently no plans to move the Mosquito Commission to Miller Air Park.
- The County has merely expressed interest in having a facility in which to hangar a County-owned helicopter if the need should ever arise.
- The design proposed would still give the County the maximum leasable area.

**Items from the Floor:**

**Fire Inspections**

Mr. Candeletti

- Who conducts the fire inspections at the Airport? Is it the State or the County?

Mr. Mongaliri

- The County conducts these inspections.

**Gate 9**

Mr. Candeletti

- What is the status of Gate 9?

Mr. Simone

- The gate has been repaired.

Mr. Mongaliri

- The contractor called out by Buildings and Grounds installed a new mechanism.
- They will be back again soon to install a new transformer.
- This should resolve the ongoing issues.

**Date and Time of Next Meeting:**

Mr. Simone

- The next meeting will be held at 7:00 PM on October 23, 2019 at the Terminal Building.
- Members will be notified.

**Closing:** 7:52 PM