



## Historic New Bridge Landing State Park Commission

December 29, 2025

**James Smith**  
Chairman  
Bergen County  
Historical Society

**Mary Donohue**  
Vice Chairwoman  
River Edge

**Mark Texel**  
Acting Commissioner  
NJDEP Administrator  
of the  
New Jersey State Office  
for Historical Sites

**Eric Pain**  
Acting Commissioner  
NJDEP Regional  
Park Superintendent

**Adam Strobel**  
Commissioner  
County of Bergen

**Deborah Powell**  
Commissioner  
Bergen County  
Historical Society

**Mayor Michael Putrino**  
Commissioner  
New Milford

**Larry Bauer**  
Commissioner  
Teaneck

**Michael Pagan**  
Commissioner  
Teaneck

**John Heffernan**  
Acting Commissioner  
Blaauvelt-Demarest  
Foundation

Dear Governor Murphy and Legislators:

Pursuant to our responsibilities under Public Law 2009, chapter 45, the Historic New Bridge Landing Park Commission submits this annual report for 2025. 2025 was once again a banner year for Historic New Bridge Landing. The key to our success is consistently exciting and innovative programming that not only attracts new audiences, but repeat visitors as well. We also offer a unique green oasis just a few miles from Manhattan. Ultimately, with the release of funding that was ear marked for Historic New Bridge Landing, we can begin the process of reimaging the site as we prepare for the 250th Anniversary and the critical role NJ played.

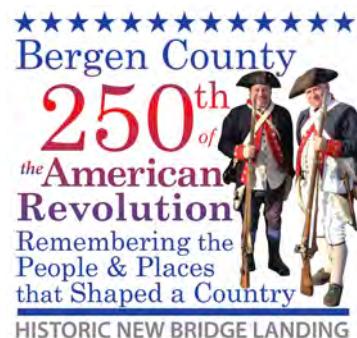
Green infrastructure, defined entry ways, passive recreation and archaeology of the state owned Von Steuben House are but a few of our forward thinking projects that are ready to commence immediately. Green infrastructure will help define the site and State Parks for that matter, as a leader in green infrastructure. It will address how one enters the site, address first impressions and begin to address man made water intrusion issues. Archaeology has commenced in the final month of the year and will continue into the new year. We succeed because we understand quality programming depends not only upon having an interesting and engaging story to tell, but also on coordinating the talents of highly motivated and well educated volunteers from a variety of professions, who generously share their enthusiasm with guests, and, most importantly, who create a pervasive culture of hospitality, respect for the lessons of our history and a commitment to stewardship over a significant American Revolutionary War battleground, which gave life to our nation. The Bergen County Historical Society presently creates, funds and staffs all programming multiple times a month at Historic New Bridge Landing, both on its own property and on adjacent state parkland, including at the landmark Steuben House. This is also a groundbreaking year as the long awaited visitor center construction has begun. This will not only make sure the site is visitor ready, but also, will eventually help support the 18th century structures on site.

The park commissioners not only represent local stakeholders— representation on the commission reflecting their respective land holdings within the park—, who know what is best for their communities, but they also provide private professional oversight without compensation from the state treasury. This is a win-win situation for all involved. We are thrilled that the Commission has received past funds that have been or will be applied to make long awaited repairs and updates to the site. Items lists have been created on where to best apply these funds to better facilitate the growth of Historic New Bridge Landing in a responsible manner. Further funding would help strengthen an important green space, in the heart of Bergen County, that helps to tell a multilayered story of New Jersey, from its first peoples to the present.

Respectfully submitted,  
James Smith, Chairman,  
Historic New Bridge Landing State Park Commission

Thank you for your consideration.

James Smith  
HNBSPC Chairman



## MINUTES FOR 2025

### **Historic New Bridge Landing Park Commission**

The Historic New Bridge Landing Park Commission was established in 1995 by New Jersey State law N.J.S.A. 13:15B-1-5.

Meeting February 6, 2025 takes place in the Steuben House, 1209 Main St, River Edge NJ

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Meeting of the Historic New Bridge Landing State Park Commission Minutes from Wednesday, January 22, 2025:

#### I. Open Public Meetings Act Statement

Chairman Jim Smith read the Open Public Meetings Act statement at 7:02 pm.

#### II. Attendance:

Chairman Jim Smith, Deborah Powell, Adam Strobel, Mayor Michael Pagan, Mayor Michael Putrino, Eric Pain - Regional Park Superintendent, Northern Regional Superintendent (Alternate), and John Heffernan

Absent: Mary Donohue, Assistant Site Administrator Mark Texel (alternate) and Larry Bauer

Public: Not present

#### Election:

Chairman: James Smith, 1. A.Strobel, 2. M.Putrino

Vice Chairperson: Mary Donohue, 1. A.Strobel, 2. J.Heffernan

Treasurer: John Heffernan, 1. M.Putrino, 2. E.Pain

Secretary: 1. J.Heffernan, 2. A.Strobel

Motion to accept Slate of Candidates: 1. M. Pagan, 2. J.Heffernan, Motion Passed.

#### III. Review of Minutes

1st John Heffernan, 2nd Adam Strobel, Motion Passed. Michael Pagan and Michael Putrino abstained.

#### IV. Chairman's Report

Good evening everyone and welcome to our January Commission Meeting,

As the New Year is upon us, we are just a few short months to the 250th anniversary of the Battles of Lexington and Concord. After June, attention will begin to shift to the Middle States and this is New Jersey's opportunity to step up.

As we go into the year the first and most obvious place to start is to double down on park experiences, with each entity doing its park to make sure their responsibility is looking its best, with the Commission supporting these efforts. I do want to thank Teaneck for quickly responding to the removal of tires that were dumped in Brett Park, it is appreciated that they were removed, and also want to thank a local Cub Scout den that worked on the nature trail at the end of the Meadow to make that area accessible again.

Obviously, the bigger projects centering around the site, parking lot and Steuben House are also critical to get moving this year. But I also draw your attention to the area behind the Steuben

House, now covered in phragmites. It may be time to have the area cut by professionals as a way to mitigate the abundance of fuel and reduce the risk of fire in the future, something we have seen both locally and abroad more often in recent years.

Thank you, Jim Smith

V. Calendar

Jan 26 - Brigid's Day

Feb 23 - Washington's Birthday

March -

April 27 - Under the Shad Moon

May 18 - Pinkster

VI. Continuing Business

A. County of Bergen Adam Strobel, Commissioner, and Bergen County Division of Open Space. No report.

Campbell-Christie House Window Project:

Project Milestones:

- On December 27, 2024 four construction bids were received by the Bergen County Purchasing Office.
- All bids exceeded the construction cost estimate as developed by the County's historic preservation consultant, Clarke Caton Hintz.
- Division of Purchasing has reviewed bids and noted that the two lowest bidders, while slightly over the project construction estimate, did not provide sufficient qualification information, or the information was provided on forms different than the ones provided by the County.
- Division of Purchasing is communicating with the two firms asking them to complete the qualification statements.
  - The Qualification requirement is: "Provide evidence of successful experience on at least five (5) projects involving separate historic buildings or sites of similar activities and scope of work as the subject project, three of the five projects must have been completed within the past five (5) years".
- Next steps in this procurement will depend on the responses from the two lowest bidders.

Respectfully submitted, Adam Strobel

Replies to question

B. Brett Park – Mayor Michael Pagan. He asked if anything was needed for Brett Park to please let him know and he would follow with his staff.

C. New Milford – Mayor Michael Putrino, Commissioner New Milford. Noted New Milford could mount a HNBL event over River Rd to help advertise an event. He advised New Milford is a RevNJ partner and volunteered to contact River Edge.

D. River Edge – Mary Donohue, Commissioner River Edge. Absent. No report. D.Powell noted bright red life preservers have been installed on the 1889 bridge. She observed they

did not notify HNBLSPC. Mayor Putrino described there have been multiple rescue problems at the bridge.

E. Eric Pain, Regional Park Superintendent (Alternate) and Bill White

DEP REPORT - Steuben House:

Locust Tree near former PSE&G needs addressed PO secured date TBD

Dehumidifier PO requested for commercial unit 9/17/24

Fence Fence rails ordered and delivered 9/27

SUP Filming 11/24

Porch and columns are not in very good shape and need repairs or replacement. Porch column collapsed 10/15. Maintenance staff responded that same day stabilizing. Received bid of \$29,000 for replacing columns and some sections or porch decking. Based on threshold of project sealed bid process is required. Bids due back 11/17/23. HPO. Bids are back only one response. Submitted to HPO on 12/5. HPO requested additional information about the material the columns are made from. Still waiting to confirm material composition of the columns for HPO. Po issued Email from HPO on 1/25 saying they have what they need just waiting on official approval. Incomplete have been trying to reestablish contact with contractors since June. Might have to rebid the entire project. Interim repair to be performed by RSP staff. Won't be ideal but will improve stability and safety.

Intergovernmental Agreement Projects List as submitted to Trenton.

FY 18 projects complete

FY19 allocation received

Outkitchen roof PO Requested 7/28 continue to press contractor to complete. Contractor has posed additional questions. Submitted via email. Informed contractor copper for the chimney cap. Let State Staff know if there is something that needs to be done on our end to finalize.

Floor refinishing 1 quote received vendor needs to complete NJ Start Paperwork Application for project authorization submitted to HPO 10/17-12/5. HPO should have all information they need at this point to review and make a determination. HPO has asked for a "test spot" to be prepared on the floors at the Steuben House. Test spot completed on 1/5/24. Since that time, we discussed using the darkest board on the floor and making the entire floor that color. On 1/25/24 E. Pain made a site visit and using a color swatch has suggested either "Black" or "Charcoal" as the color. Information was passed on to HPO along with a picture of the test spot completed by the contractor on 1/5. 2/26/24 Received approval from HPO to proceed with the refinishing of the floors. Powell flooring needs to update their paperwork and then a purchase order will be requested. Doesn't appear this was completed. Did vendor ever update paperwork? Likely need to rebid the project and request Purchase Order

Plaster and paint confirm areas and paint color and request quotes. Need to schedule visit with plasterer David Smith of Specialty plaster David Smith (Owner) Cell 732-331-4270 207 Gatzmer Avenue Jamesburg, NJ 08831

Landscaping and tree plan confirm project and request quotes. Ongoing

LAN Project Invoiced to date \$11,854 ORD reviewing proposal

Grubb Project invoiced to date \$33,302.25

F. Blauvelt-Demarest Foundation – John Heffernan, Acting Commissioner BDF Rep No report.

G. Bergen County Historical Society – Deborah Powell, Commissioner BCHS

D. Powell advised we're purchasing an 1819 sampler attributed to a girl, Elizabeth Zobriskie, who lived in the Zabriskie-Steuben House for our collections. We may have a sampler exhibit in May.

Vertical HNBL & 250th Banners discussed.

VII. Old business: None

VIII. New Business. None

IX. Public Comment. None

X. Adjournment Motion to adjourn 7:55 pm. First, Adam Strobel, Second, Michael Putrino. Motion passed.

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## AGENDA

Meeting of the Historic New Bridge Landing State Park Commission.

Meeting takes at the Steuben House, 1209 Main Street, River Edge, NJ, Thursday, February 6, 2025, 7:00 pm

I. Open Public Meetings Act Statement

II. Attendance & Election

III. Review of Minutes of the Meeting of January 22, 2025

IV. Chairman's Report

V. Calendar:

VI. Continuing Business

A. County of Bergen

B. Brett Park

C. New Milford

D. River Edge

E. DEP – Steuben House

F. Blauvelt-Demarest Foundation

G. Bergen County Historical Society

VII. Old Business - LAN proposal

VIII. New Business

IX. Public Comment

X. Adjournment

XI. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in person at the Steuben House, 7 PM or unless otherwise determined. Proposed Meeting

Dates: 2025: January 2, February 6, March 6, April 3, May 1, June 5, Zoom **July 3**, Aug 7, Sept 4, Oct 2, Nov 6, Dec 4, & Jan 1, 2026.

### **Historic New Bridge Landing Park Commission**

The Historic New Bridge Landing Park Commission was established in 1995 by New Jersey State law N.J.S.A. 13:15B-1-5.

Meeting March 6, 2025 takes place in the Steuben House, 1209 Main St, River Edge NJ

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Meeting of the Historic New Bridge Landing State Park Commission

Minutes from Thursday, February 6, 2025:

I. Open Public Meetings Act Statement

Chairman Jim Smith read the Open Public Meetings Act statement at 7:03 pm.

II. Attendance:

Chairman Jim Smith, Deborah Powell, Adam Strobel, Mayor Michael Pagan, Mayor Michael Putrino, Assistant Site Administrator Mark Texel (alternate), and Larry Bauer. Bill White, DEP Parks Construction Management Specialist attended the meeting.

Absent: Mary Donohue, Eric Pain - Regional Park Superintendent, Northern Regional Superintendent (Alternate) and Larry Bauer

Public: Jim Dusenberry

III. Review of Minutes

1st Larry Bauer, 2nd Michael Putrino, Motion Passed.

IV. Chairman's Report

Good evening everyone and welcome to our February Commission Meeting,

Obviously, the bigger projects centering around the site, parking lot and Steuben House are also critical to get moving this year. But I also draw your attention to the area behind the Steuben House, now covered in phragmites. It may be time to have the area cut by professionals as a way to mitigate the abundance of fuel and reduce the risk of fire in the future, something we have seen both locally and abroad more often in recent years.

Thank you, Jim Smith

#### V. Calendar

Feb 23 - Washington's Birthday  
Feb 28 - Lecture  
March 23 - Women's History event  
April 27 - Under the Shad Moon  
May 18 - Pinkster

#### VI. Continuing Business

A. County of Bergen Adam Strobel, Commissioner, and Bergen County Division of Open Space. No report.

Campbell-Christie House Window Project:

Project Milestones:

- (Short re-cap from January HNBL Meeting)
  - On December 27, 2024 four construction bids were received by the Bergen County Purchasing Office.
  - Two lowest bidders had not completed their qualification information statements – Purchasing would reach out to vendors in question for completed documents. Documentation was provided.
- February Report:
  - January 29, 2025 Clarke Caton Hintz, via James Giresi, project architect, reviewed qualification statement for lowest bidder and found the contractor has relevant experiences to show recent experience in the required window, wood and masonry restoration.
- The firm is:
  - Cynna Enterprises, LLC, Clifton, NJ
    - Bid: \$119,300.00
    - Anticipated Construction Award by Bd of Commissioners: March 5, 2025.

Clarke Caton Hintz's project presentation to HNBL Commission:

- [2024 07 02 CCH Window Project HNBLSPC Meeting](#)

Respectfully submitted, Adam Strobel

Replies to question

B. Brett Park – Mayor Michael Pagan. Chairman Smith noted he hiked Brett Park and drew attention to the condition of the trees.

C. New Milford – Mayor Michael Putrino, Commissioner New Milford.

D. River Edge – Mary Donohue, Commissioner River Edge. Absent.

E. Eric Pain, Regional Park Superintendent (Alternate) and Bill White

DEP REPORT - Steuben House:

Bill White, Construction Manager was introduced. He described his involvement in working on the large projects at the site. A meeting at the site was planned that would include Jim Smith and Deborah Powell.

Locust Tree near former PSE&G needs addressed PO secured date TBD

Dehumidifier PO requested for commercial unit 9/17/24

Fence Fence rails ordered and delivered 9/27

SUP Filming 11/24

Porch and columns are not in very good shape and need repairs or replacement. Porch column collapsed 10/15. Maintenance staff responded that same day stabilizing. Received bid of \$29,000 for replacing columns and some sections or porch decking. Based on threshold of project sealed bid process is required. Bids due back 11/17/23. HPO. Bids are back only one response. Submitted to HPO on 12/5. HPO requested additional information about the material the columns are made from. Still waiting to confirm material composition of the columns for HPO. Po issued Email from HPO on 1/25 saying they have what they need just waiting on official approval. Incomplete have been trying to reestablish contact with contractors since June. Might have to rebid the entire project. Interim repair to be performed by RSP staff. Won't be ideal but will improve stability and safety.

Intergovernmental Agreement Projects List as submitted to Trenton.

FY 18 projects complete

FY19 allocation received

Outkitchen roof PO Requested 7/28 continue to press contractor to complete. Contractor has posed additional questions. Submitted via email. Informed contractor copper for the chimney cap. Let State Staff know if there is something that needs to be done on our end to finalize.

Floor refinishing 1 quote received vendor needs to complete NJ Start Paperwork Application for project authorization submitted to HPO 10/17-12/5. HPO should have all information they need at this point to review and make a determination. HPO has asked for a "test spot" to be prepared on the floors at the Steuben House. Test spot completed on 1/5/24. Since that time, we discussed using the darkest board on the floor and making the entire floor that color. On 1/25/24 E. Pain made a site visit and using a color swatch has suggested either "Black" or "Charcoal" as the color. Information was passed on to HPO along with a picture of the test spot completed by the contractor on 1/5. 2/26/24 Received approval from HPO to proceed with the refinishing of the floors. Powell flooring needs to update their paperwork and then a purchase order will be

requested. Doesn't appear this was completed. Did vendor ever update paperwork? Likely need to rebid the project and request Purchase Order. Discussion to do the floor refinishing between beginning of June and end of July.

Plaster and paint confirm areas and paint color and request quotes. Need to schedule visit with plasterer David Smith of Specialty plaster David Smith (Owner) Cell 732-331-4270 207 Gatzmer Avenue Jamesburg, NJ 08831

Landscaping and tree plan confirm project and request quotes. Ongoing

LAN Project Invoiced to date \$11,854 ORD reviewing proposal

Grubb Project invoiced to date \$33,302.25

F. Blauvelt-Demarest Foundation – John Heffernan, Acting Commissioner BDF  
Rep Absent.

G. Bergen County Historical Society – Deborah Powell, Commissioner BCHS

Report we received the 1819 Elizabeth Zobriskie sampler (at a cost of \$800) I also purchased a sampler with a image of a kas included in the design. We have three 18th c. Kasten - cupboards in the collections and a spoon board with a kas chip-carved into it. The kas was used to store bedding and linens, it was an iconic Bergen County Dutch symbol of hearth & home. Women helped produce the valuable textiles.  
So we are going to be exhibiting our sampler and needlework collection this spring.

We had the Police Piper & Drum of BC for Brigid's Day that went over very well.  
From last event Eric Pain passed along feedback on a very appreciated tour Deborah Powell gave to two park police who accidentally set the alarm off in the Steuben House one evening in early January.

Vertical HNBL & 250th Banners discussed.

VII. Old business: LAN needs to send their final report.

Discussion on needing job description for the part time maintenance position at the site.

Discussion on the cottonwood tree on the wharf that PSEG wants to take down is on BCHS property.

VIII. New Business. None

IX. Public Comment. None

X. Adjournment Motion to adjourn 7:58 pm. First, Adam Strobel, Second, Michael Putrino. Motion passed.

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## AGENDA

Meeting of the Historic New Bridge Landing State Park Commission.

Meeting takes at the Steuben House, 1209 Main Street, River Edge, NJ, Thursday, March 6, 2025, 7:00 pm

- I. Open Public Meetings Act Statement
- II. Attendance & Election
- III. Review of Minutes of the Meeting of Feb 6, 2025

- IV. Chairman's Report
- V. Calendar:
- VI. Continuing Business
- A. County of Bergen
- B. Brett Park
- C. New Milford
- D. River Edge
- E. DEP – Steuben House
- F. Blauvelt-Demarest Foundation
- G. Bergen County Historical Society
- VII. Old Business - LAN proposal
- VIII. New Business
- IX. Public Comment
- X. Adjournment
- XI. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in person at the Steuben House, 7 PM or unless otherwise determined. Meeting Dates: 2025: January 2, February 6, March 6, April 3, May 1, June 5, Zoom **July 3**, Aug 7, Sept 4, Oct 2, Nov 6, Dec 4, & Jan 1, 2026.

### **Historic New Bridge Landing Park Commission**

The Historic New Bridge Landing Park Commission was established in 1995 by New Jersey State law N.J.S.A. 13:15B-1-5.

Meeting April 3, 2025, 7:00 PM

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Meeting of the Historic New Bridge Landing State Park Commission

Minutes from Thursday, March 6, 2025:

I. Open Public Meetings Act Statement

Commissioner Deborah Powell read the Open Public Meetings Act statement at 7:04 pm.

II. Attendance:

Deborah Powell, Adam Strobel, Mayor Michael Pagan, Mayor Michael Putrino, Eric Pain - Regional Park Superintendent, Northern Regional Superintendent (Alternate) John Heffernan, and Larry Bauer attended the meeting.

Absent: Chairman Jim Smith, Mary Donohue, Assistant Site Administrator Mark Texel (alternate)  
Public: Beverly Hashimoto

III. Review of Minutes

1st John Heffernan, 2nd Larry Bauer, Motion Passed.

IV. Chairman's Report

Good evening everyone and welcome to our February Commission Meeting,

Obviously, the bigger projects centering around the site, parking lot and Steuben House are also critical to get moving this year. But I also draw your attention to the area behind the Steuben House, now covered in phragmites. It may be time to have the area cut by professionals as a way to mitigate the abundance of fuel and reduce the risk of fire in the future, something we have seen both locally and abroad more often in recent years.

Thank you, Jim Smith

#### V. Calendar

March 23 - Women's History event

April 27 - Under the Shad Moon

May 18 - Pinkster

May 27 - BCHS Lecture Series

#### VI. Continuing Business

A. County of Bergen Adam Strobel, Commissioner, and Bergen County Division of Open Space. No report.

Campbell-Christie House Window Project:

- Resolution to award a construction contract to the firm, Cynna Enterprises LLC, is scheduled for the March 19, 2025 Board of County Commissioners Meeting.
- The Contract amount is \$119,300.00
- Once the Resolution is approved, a construction contract will be sent to the contractor for execution
- After the March 19th meeting, a draft construction schedule will be developed by County's historic preservation consultant, Clarke Caton Hintz, and coordinated with the BC Historical Society and HBNL Park Commission.
- Respectfully submitted, Adam Strobel  
Discussion on higher PSEG bills (\$1,000 mo) for Campbell-Christie House.
- John Heffernan noted one of planks on the bridge need to be replaced.

B. Brett Park – Mayor Michael Pagan. Chairman Smith noted he hiked Brett Park and drew attention to the condition of the trees.

C. New Milford – Mayor Michael Putrino, Commissioner New Milford.

D. River Edge – D.Powell noted she went to Mary Donohue's 100th birthday celebration, many generations present. Mary Donohue, Commissioner River Edge. (Absent) Motion to make Mary Donohue a Commission Emeritus, 1; Mayor Michael Putrino, 2; Commissioner Michael Pagen, Motion Passed.

E. Eric Pain, Regional Park Superintendent (Alternate)

DEP REPORT - Steuben House:

Locust Tree near former PSE&G needs addressed

PSE&G tree removal 1/31/25 met with forester from PSE&G they are requesting to take tree on wharf down. Also offered to remove poison ivy covered tree next to it.

Weekly meadow mowing asked for a quote to add path through meadow weekly

Porch and columns are not in very good shape and need repairs or replacement. Porch column collapsed 10/15. Maintenance staff responded that same day stabilizing. Received bid of \$29,000 for replacing columns and some sections or porch decking. Based on threshold of project sealed bid process is required. Bids due back 11/17/23. HPO. Bids are back only one response. Submitted to HPO on 12/5. HPO requested additional information about the material the columns are made from. Still waiting to confirm material composition of the columns for HPO. Po issued Email from HPO on 1/25 saying they have what they need just waiting on official approval. Incomplete have been trying to reestablish contact with contractors since June. Rebid the entire project? Interim repair performed by RSP staff. ORD to handle?

Intergovernmental Agreement Projects List as submitted to Trenton.

FY 18 projects complete

FY19 allocation received

Outkitchen roof PO Requested 7/28 continue to press contractor to complete. Contractor has posed additional questions. Submitted via email. Informed contractor copper for the chimney cap. Let State Staff know if there is something that needs to be done on our end to finalize.

Floor refinishing 1 quote received vendor needs to complete NJ Start Paperwork Application for project authorization submitted to HPO 10/17-12/5. HPO should have all information they need at this point to review and make a determination. HPO has asked for a "test spot" to be prepared on the floors at the Steuben House. Test spot completed on 1/5/24. Since that time, we discussed using the darkest board on the floor and making the entire floor that color. On 1/25/24 E. Pain made a site visit and using a color swatch has suggested either "Black" or "Charcoal" as the color. Information was passed on to HPO along with a picture of the test spot completed by the contractor on 1/5. 2/26/24 Received approval from HPO to proceed with the refinishing of the floors. Powell flooring needs to update their paperwork and then a purchase order will be requested. Doesn't appear this was completed. Did vendor ever update paperwork? Likely need to rebid the project and request Purchase Order

Plaster and paint confirm areas and paint color and request quotes. Need to schedule visit with plasterer

Landscaping and tree plan confirm project and request quotes. Ongoing

LAN Project Invoiced to date \$11,854 ORD reviewing proposal

Grubb Project invoiced to date \$33,302.25

Discussion: on best way to control phragmites and replant, chimney cap, good job on clearing recent snow, recent arrest of burglars at Ringwood Manor, flag replacement, road counter reinstall, does the alarm box on north wall of the Steuben House work or needed? Problems setting the thermostats, there are so many time sections to fill out.

F. Blauvelt-Demarest Foundation – John Heffernan, Acting Commissioner BDF Rep Jim Bellis is looking to move ahead on changing the ownership of the Demarest House Museum to BCHS, it's on BCHS property.

G. Bergen County Historical Society – Deborah Powell, Commissioner BCHS

D.Powell: Washington Birthday event was a well attended. Next up we have WomenHistory Celebration on March 23rd where we'll have Eliza and Erik Lichack at 2 pm in the state historic 1752 Steuben House for a historical presentation to celebrate Women's History Month. The program includes a demonstration of the lady's toilette discussing cosmetics, hair, and clothing followed by musical entertainment featuring female composers and performers of the 18th century. The event includes soft opening of exhibit of the BCHS samplers and needlework. THe Outkitchen will be preparing a hot milk cake, sorghum cookies, berry cobbler and rice pudding using African American recipes and recipes from the 1886 Suffrage Cookbook.

We were turned down by the New Jersey trust for a very comprehensive grant, like intensive filling out everything on it, for a matching grant for \$750,000 and which would be a significant amount toward building the building. And so there they came back at us, basically saying that they thought we should have a smaller building, and it shouldn't take up so much area that we should move it somewhere else. And then I tried to explain, you know, we're in that location because of, you know, the the DEP flood permitting.

So I'm very disappointed. In that kind of feedback about saying it should be smaller, like, like, one getting advice, like, we should put the collections off site, you know, continue to have them in storage or something. We shouldn't have to worry about that. Discussion on whether we should ask, like, we never asked the county executive to write a letter of support for it, we could ask the Governor to write a letter of support.

Adam Strobel asked:

What was the basis of the denial of the grant application for \$750,000

D.Powell: Basically the size, not they thought we should go to a one story, not the fact that it's a new building. Well, they thought it looked too much like a barn, and we were doing it to be sympathetic looking to a barn. But we didn't not think it was because we were all aware of the the federal rules that you're not supposed to fool people like making it look old. For example the Steuben House porch lights are not dropped down, antiquey looking 18th century lights. They're recessed so they're they provide light, but they don't visually impact you with a fake light. So, but we wanted to be sympathetic to the other buildings on the site, so it's just, you know, it's to scale as a barns in the 18th century were sometimes close to, the house that people were living in. And on top of that, you know, this building, the Campbell Christie house, is already taken out of context of where it was, you know, it was at the corner, like a gas station. It was at the corner where you get a bite to eat, and you, instead of getting gas, you could get your horse taken care of, and you could even spend the night maybe. So it was right at a corner, because they were going to the church every Sunday and spending hours at the church and coming back. So it was right on the road to the Church in New Milford, so, and now it was basically in the middle of a big a lot [in 1977], and it's doesn't have any relationship to the road or any of the same context. We could start with the phase one with our current funds. It's very frustrating; the lack of support when we do so much here as volunteers and need safe storage space for the collections.



VII. Old business: Discussion that Beverly Hashimoto was confirmed as alternate for BCHS. LAN needs to send their final report. Discussion on needing job description for the part time maintenance position at the site. Discussion on the cottonwood tree on the wharf that PSEG wants to take down is on BCHS property.

VIII. New Business. None

IX. Public Comment. None

X. Adjournment Motion to adjourn 7:58 pm. First, Michael Putrino, Second, Larry Bauer. Motion passed.

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#### AGENDA

Meeting of the Historic New Bridge Landing State Park Commission.

Meeting takes at the Steuben House, 1209 Main Street, River Edge, NJ, Thursday, April 3, 2025, 7:00 pm

- I. Open Public Meetings Act Statement
- II. Attendance
- III. Review of Minutes of the Meeting of March 6, 2025
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- V. Calendar:
- VI. Continuing Business
- A. County of Bergen
- B. Brett Park
- C. New Milford
- D. River Edge
- E. DEP – Steuben House
- F. Blauvelt-Demarest Foundation
- G. Bergen County Historical Society
- VII. Old Business - LAN proposal & Grubb Proposals

- VIII. New Business
- IX. Public Comment
- X. Adjournment
- XI. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in person at the Steuben House, 7 PM or unless otherwise determined. Meeting Dates: 2025: January 2, February 6, March 6, April 3, May 1, June 5, Zoom **July 3**, Aug 7, Sept 4, Oct 2, Nov 6, Dec 4, & Jan 1, 2026.

### **Historic New Bridge Landing Park Commission**

The Historic New Bridge Landing Park Commission was established in 1995 by New Jersey State law N.J.S.A. 13:15B-1-5.

Meeting May 1, 2025, 7:00 PM

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Meeting of the Historic New Bridge Landing State Park Commission

Minutes from Thursday, April 3, 2025:

**I. Open Public Meetings Act Statement**

Chairman James Smith read the Open Public Meetings Act statement at 7:04 pm.

**II. Attendance:**

Chairman Jim Smith, Deborah Powell, Adam Strobel, John Heffernan, Beverly Hashimoto (Alternate) and Larry Bauer attended the meeting.

Absent: Assistant Site Administrator Mark Texel (alternate) Eric Pain - Regional Park Superintendent, Northern Regional Superintendent (Alternate) Mayor Michael Putrino, Michael Pagan

Public: none

Mary Donohue: Commission Emeritus absent.

**III. Review of Minutes**

1st Larry Bauer, 2nd John Heffernan, Motion Passed.

**IV. Chairman's Report**

Chairman Smith welcomed everyone to the April Park Commission Meeting.  
Thank you, Jim Smith

**V. Calendar**

April 13 - Walking Tour of HNBL

April 27 - Under the Shad Moon

May 18 - Pinkster

May 27 - BCHS Lecture Series

## VI. Continuing Business

### A. County of Bergen Adam Strobel, Commissioner, and Bergen County Division of Open Space.

County of Bergen's Monthly Meeting Report:

#### 1. Campbell-Christie House Window Project:

- Award of Construction Contract, Resolution 344-25, March 19, 2025, Cynna Enterprises LLC (Clifton, NJ).
- Office of County Counsel is preparing the construction contract.
- Once contract is executed, a draft construction schedule will be developed by County's historic preservation consultant, Clarke Caton Hintz, and coordinated with the BC Historical Society and HBNL Park Commission.

#### 2. PSEG Bill for Campbell-Christie House:

- March 2025 Bill was \$500 (+/-), down from previous months' charges of \$1,000+.

#### 3. 1889 Swing Bridge – Timber Decking

- A preliminary visual field inspection of the bridge was conducted by the Bergen County Department of Planning and Engineering on March 11, 2025.
- The pedestrian bridge is generally in good condition with secure decking throughout. Issues are limited to one board with surface rot/section loss near the east end and a few adjacent boards showing surface checking (small cracks from aging/drying). While some boards have slight deflection when walked on, all remain properly secured with the original clips as specified in the Bergen County Department of Planning and Engineering's 2002 project rehabilitation drawings.
- The engineer recommends replacing the damaged deck planks with pressure-treated 3"x12" rough sawn oak (18' long, cut to fit), with pressure-treated yellow pine as an acceptable alternative. Any loose timber curbs should be replaced in-kind.
- An assessment determined that an external skilled carpenter should perform the work rather than using in-house staff.
- A scope of work will be prepared by Bergen County Department of Planning and Engineering and a solicitation will be performed.

#### 4. Fire Inspection of Campbell-Christie House

- County Fire Marshal, Timothy Ferguson, has requested coordination with the BC Historical Society to inspect the house.
- Request to schedule the inspection for the week of April 21, 2025. Coordination is needed with BCHS leadership to confirm specific date and time.

Respectfully submitted, Adam Strobel

B. Brett Park – Mayor Michael Pagan. No report. Absent.

C. New Milford – Mayor Michael Putrino, Commissioner New Milford. No report. Absent.

D. River Edge – No report

E. Eric Pain, Regional Park Superintendent (Alternate) Absent.

REQUEST BY DEP PARK DIRECTOR MARK TEXEL TO REVIEW, Click on link: [Bill White's Draft SOW for drainage and parking improvements project.](#)

DEP REPORT - Steuben House: Last month's report repeats below:

Locust Tree near former PSE&G needs addressed

PSE&G tree removal 1/31/25 met with forester from PSE&G they are requesting to take tree on wharf down. Also offered to remove poison Ivy covered tree next to it.

Weekly meadow mowing asked for a quote to add path through meadow weekly

Porch and columns are not in very good shape and need repairs or replacement. Porch column collapsed 10/15. Maintenance staff responded that same day stabilizing. Received bid of \$29,000 for replacing columns and some sections or porch decking. Based on threshold of project sealed bid process is required. Bids due back 11/17/23. HPO. Bids are back only one response. Submitted to HPO on 12/5. HPO requested additional information about the material the columns are made from. Still waiting to confirm material composition of the columns for HPO. Po issued Email from HPO on 1/25 saying they have what they need just waiting on official approval. Incomplete have been trying to reestablish contact with contractors since June. Rebid the entire project? Interim repair performed by RSP staff. ORD to handle?

Intergovernmental Agreement Projects List as submitted to Trenton.

FY 18 projects complete

FY19 allocation received

Outkitchen roof PO Requested 7/28 continue to press contractor to complete. Contractor has posed additional questions. Submitted via email. Informed contractor copper for the chimney cap. Let State Staff know if there is something that needs to be done on our end to finalize.

Floor refinishing 1 quote received vendor needs to complete NJ Start Paperwork Application for project authorization submitted to HPO 10/17-12/5. HPO should have all information they need at this point to review and make a determination. HPO has asked for a "test spot" to be prepared on the floors at the Steuben House. Test spot completed on 1/5/24. Since that time, we discussed using the darkest board on the floor and making the entire floor that color. On 1/25/24 E. Pain made a site visit and using a color swatch has suggested either "Black" or "Charcoal" as the color. Information was passed on to HPO along with a picture of the test spot completed by the contractor on 1/5. 2/26/24 Received approval from HPO to proceed with the refinishing of the floors. Powell flooring needs to update their paperwork and then a purchase order will be requested. Doesn't appear this was completed. Did vendor ever update paperwork? Likely need to rebid the project and request Purchase Order

Plaster and paint confirm areas and paint color and request quotes. Need to schedule visit with plasterer

Landscaping and tree plan confirm project and request quotes. Ongoing

LAN Project Invoiced to date \$11,854 ORD reviewing proposal

Grubb Project invoiced to date \$33,302.25

Discussion: on best way to control phragmites and replant, chimney cap, good job on clearing recent snow, recent arrest of burglars at Ringwood Manor, flag replacement, road counter reinstall, does the alarm box on north wall of the Steuben House work or needed? Problems setting the thermostats, there are so many time sections to fill out.

F. Blauvelt-Demarest Foundation – John Heffernan, Acting Commissioner BDF Rep. No report.

G. Bergen County Historical Society – Deborah Powell, Commissioner BCHS

We had an excellent event for the women's history event. Reportedly we had many new faces to the site. We did have a new venue with Erika and Eric Lychick that was very entertaining. Erika had her hair done in an 18th century fashion, but then proceeded to do her make up and her layers of dress clothing and explain it all in a lively fashion interactive with the visitors.



One of the reasons we do need the new building is we can only seat 40 in the Steuben house. Sometimes I advertise it but "how often do you get to sit in an 18th century house for a lecture?"

It was difficult finding some of the samplers and needle work that are in our storage unit. This kind of exhibit reaches new audiences and of course we're featuring the new 1819 sampler made by a 15 year old girl that likely lived in the Steuben House, Elizabeth Zabriskie. The speaker I was able to arrange for, Marty Campanelli worked on a statewide girls work exhibit that was at Morven Museum & Gardens in 2014. Kevin and I went to the opening as BCHS lent one of our needleworks. The buzz then was about the colorful and skilled sampler from Hunterdon County that recently went for 1 million dollars at auction. Campanelli speaker fee and musicians for the Maypole are made possible by a donor, Regina Coyle, who comes up to me to ask what do I need!

The board voted to proceed with the new museum building as Phase One. Beverly Hashimoto carefully went through a series of meetings over 5 weeks to come to that determination and vote.

VII. Old business: D.Powell asked for help reinstalling the road counter. Adam Strobel volunteered and took it with him to install.

VIII. New Business. None

IX. Public Comment. None

X. Adjournment Motion to adjourn 7:38 pm. First, John Heffernan, Second, Larry Adam Strobel. Motion passed.

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## AGENDA

Meeting of the Historic New Bridge Landing State Park Commission.

Meeting takes at the Steuben House, 1209 Main Street, River Edge, NJ, Thursday, May 1, 2025, 7:00 pm

- I. Open Public Meetings Act Statement
- II. Attendance
- III. Review of Minutes of the Meeting of April 3, 2025
- IV. Chairman's Report
- V. Calendar:
- VI. Continuing Business
- A. County of Bergen
- B. Brett Park
- C. New Milford
- D. River Edge
- E. DEP – Steuben House, Review Bill White's SOW
- F. Blauvelt-Demarest Foundation
- G. Bergen County Historical Society
- VII. Old Business - LAN proposal & Grubb Proposals
- VIII. New Business
- IX. Public Comment
- X. Adjournment
- XI. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in person at the Steuben House, 7 PM or unless otherwise determined. Meeting Dates: 2025: January 2, February 6, March 6, April 3, May 1, June 5, Zoom **July 3**, Aug 7, Sept 4, Oct 2, Nov 6, Dec 4, & Jan 1, 2026.

## **Historic New Bridge Landing Park Commission**

The Historic New Bridge Landing Park Commission was established in 1995 by New Jersey State law N.J.S.A. 13:15B-1-5.

Meeting Thursday, June 5, 2025, 7:00 PM

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Meeting of the Historic New Bridge Landing State Park Commission  
Minutes from Thursday, May 1, 2025:

- I. Open Public Meetings Act Statement

Chairman James Smith read the Open Public Meetings Act statement at 7:09 pm.

- II. Attendance:

Chairman Jim Smith, Assistant Site Administrator Mark Texel (alternate) Deborah Powell, Adam Strobel, John Heffernan, Beverly Hashimoto (Alternate) and Larry Bauer attended the meeting.

Absent: Eric Pain - Regional Park Superintendent, Northern Regional Superintendent (Alternate) Mayor Michael Putrino, Michael Pagan

Public: none

Mary Donohue: Commission Emeritus absent.

### III. Review of Minutes

1st Larry Bauer, 2nd John Heffernan, Motion Passed.

### IV. Chairman's Report

Chairman Smith welcomed everyone to the May HNBLS Park Commission Meeting.  
Thank you, Jim Smith

### V. Calendar

May 18 - Pinkster

May 27 - BCHS Lecture Series

### VI. Continuing Business

#### 1. Campbell-Christie House Window Project:

- Construction Project kick-off meeting scheduled for May 7, 2025, 3:00 pm at the house.

#### 2. 1889 Swing Bridge – Timber Decking:

- A scope of work is being prepared by Bergen County Department of Planning and Engineering and a solicitation will be performed.

#### 3. Fire Inspection of Campbell-Christie House

- Scheduled for Friday, May 2, 2025 at 9:00 am

#### 4. Traffic Counting – Road Tube Counter (Diamond Traffic Products Inc.)

- Working with BC Traffic Engineering

Respectfully submitted, Adam Strobel

B. Brett Park – Mayor Michael Pagan. No report. Absent.

C. New Milford – Mayor Michael Putrino, Commissioner New Milford. No report. Absent.

D. River Edge – No report

E. Eric Pain, Regional Park Superintendent (Alternate) Absent.

**Click on link: [Bill White's Draft SOW for drainage and parking improvements project.](#)**

5/1/2025

DEP REPORT - Steuben House by Mark Texel:

Weekly meadow mowing has been added to the service contract with Green Meadows

Boiler violation. Thessen Plumbing is coming to Steuben House on 5/2/23 to abate a boiler violation

Phragmites I received good news about the maintenance of Phragmites. As per the results of a Land Management Review we have been cleared to cut back/down Phragmites located at the Steuben House in October. This approval only applies to the state owned parcel that the Steuben House sits on Block 1304 lot 3. The project timeline that was suggested was originally 10/16/25-11/30/25. This was due to the best management practices for the control of Phragmites and that traditionally it is best controlled at this time of the year with

the application of herbicides. If we can wait until October we have the greenlight to cut without using herbicides. With that said I would not submit for further review each year and we could simply have this trimmed as needed. This applies only to the Phragmites located on this parcel however it is likely that the same process would be appropriate for other stands of Phragmites on adjacent parcels as well.

Porch and columns are not in very good shape and need repairs or replacement. Porch column collapsed 10/15. Maintenance staff responded that same day stabilizing. Received bid of \$29,000 for replacing columns and some sections or porch decking. Based on threshold of project sealed bid process is required. Bids due back 11/17/23. HPO. Bids are back only one response. Submitted to HPO on 12/5. HPO requested additional information about the material the columns are made from. Still waiting to confirm material composition of the columns for HPO. Po issued Email from HPO on 1/25 saying they have what they need just waiting on official approval. Incomplete have been trying to reestablish contact with contractors since June. Rebid the entire project? Interim repair performed by RSP staff. ORD to handle?

Intergovernmental Agreement Projects List as submitted to Trenton.

FY 18 projects complete

FY19 allocation received

Outkitchen roof PO Requested 7/28 continue to press contractor to complete. Contractor has posed additional questions. Submitted via email. Informed contractor copper for the chimney cap. Still ongoing. Contractor committed to sending me examples in an email on 2/14 but has not yet done so. I emailed again today 5/1/25

Floor refinishing 1 quote received vendor needs to complete NJ Start Paperwork Application for project authorization submitted to HPO 10/17-12/5. HPO should have all information they need at this point to review and make a determination. HPO has asked for a "test spot" to be prepared on the floors at the Steuben House. Test spot completed on 1/5/24. Since that time, we discussed using the darkest board on the floor and making the entire floor that color. On 1/25/24 E. Pain made a site visit and using a color swatch has suggested either "Black" or "Charcoal" as the color. Information was passed on to HPO along with a picture of the test spot completed by the contractor on 1/5. 2/26/24 Received approval from HPO to proceed with the refinishing of the floors. Powell flooring needs to update their paperwork and then a purchase order will be requested. Project to be rebid after paint and plaster work is performed

Plaster and paint confirm areas and paint color and request quotes. Photos and description of areas to be competed required. Once confirmed quotes will be requested from 3 contractors

Landscaping and tree plan confirm project and request quotes.

F. Blauvelt-Demarest Foundation – John Heffernan, Acting Commissioner BDF Rep. No report.

G. Bergen County Historical Society – Deborah Powell, Commissioner BCHS

We had events in the past month that included a lecture on Boroughitis from two researchers from Fairlawn (not forgotten, they referred to Kevin Wright's research on the subject), some staff, including Beverly observed the kick off to the American Revolution with the two lights in the CCH on April 18, under the shadow moon was very rewarding with the public. John Heffernan was able to arrange Terry Hislop a tribal leader in Pennsylvania and

Southern jersey, I gave her a copy of Kevin's book 1609 a country that was never lost since she had a wealth of information on language of the first people. Steve Adams joined us again for Flint knapping, cooking shad on a plank and we had children activities that even the adults participate in, making corn hush dolls. All our volunteers really enjoy the visitors, especially the ones who are so interested and thankful for what we do. Unless you've experienced it, you may not understand how rewarding it personally is.

This event involved buying new cases and setting up exhibits of our Native American collections. I also researched and created a new exhibit, a genealogy on the Zabriskies who owned the Steuben house and there were two lines beginning with Jan building it in 1752 having bought the 40 acre property in 1745 from Johannas Ackerman's widow. Both the sons Jacob and Jan descended from their father Albrecht Zabriskie, Albrecht who was born in 1638 in Prussia.

Our lawyer, engineers and RE officials are moving the new museum building along.

We'll be signing contract within the next a couple of weeks for Phase 1, foundation.

I had a very nice and direct zoom introduction to County official Tom Dutch, he's very interested in our site.

VII. Old business: Swing Bridge floor board was repaired by the County of Bergen.

VIII. New Business.

Larry Bauer (Teaneck) offered to resign.

BCHS is developing pocket park in substation lot with interpretive sign panel and a mill stone. The mill stone with lie flat on the ground on a raised concrete foundation making it suitable for sitting on or kids climbing on. "I am aware that we should mark it so people don't confuse it and here's in the future that it came from here and trying to make it unstealable." D.Powell asked for authorization to proceed, the area is in BCHS property, 1, D.Powell, 2, J. Heffernan, Motion passed.

IX. Public Comment. None

X. Adjournment Motion to adjourn 7:38 pm. First, John Heffernan, Second, Larry Adam Strobel. Motion passed.

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## AGENDA

Meeting of the Historic New Bridge Landing State Park Commission.

Meeting takes at the Steuben House, 1209 Main Street, River Edge, NJ, Thursday, June 5, 2025, 7:00 pm

- I. Open Public Meetings Act Statement
- II. Attendance
- III. Review of Minutes of the Meeting of May 1, 2025
- IV. Chairman's Report
- V. Calendar:
- VI. Continuing Business
  - A. County of Bergen
  - B. Brett Park
  - C. New Milford
  - D. River Edge
  - E. DEP – Steuben House, Review Bill White's SOW
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- VII. Old Business - LAN proposal & Grubb Proposals
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- X. Adjournment
- XI. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in person at the Steuben House, 7 PM or unless otherwise determined. Meeting Dates: 2025: January 2, February 6, March 6, April 3, May 1, June 5, Zoom **July 3**, Aug 7, Sept 4, Oct 2, Nov 6, Dec 4, & Jan 1, 2026.

### **Historic New Bridge Landing Park Commission**

The Historic New Bridge Landing Park Commission was established in 1995 by New Jersey State law N.J.S.A. 13:15B-1-5.

Meeting Thursday, July 3, 2025, 7:00 PM

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Meeting of the Historic New Bridge Landing State Park Commission

Minutes from Thursday, June 5, 2025:

I. Open Public Meetings Act Statement

Commissioner Adam Strobel read the Open Public Meetings Act statement at 7:07 pm.

II. Attendance:

Deborah Powell, Adam Strobel, John Heffernan, Beverly Hashimoto (Alternate) Eric Pain - Regional Park Superintendent, Mayor Michael Putrino and and Larry Bauer attended the meeting. Absent: Chairman Jim Smith, Assistant Site Administrator Mark Texel (alternate), Mayor Michael Putrino, Michael Pagan

Public: Vivian Davis

Mary Donohue: Commissioner Emeritus absent.

III. Review of Minutes

1st Larry Bauer, 2nd D. Powell, Motion Passed. Absent prior mtg: Mayor Michael Putrino

IV. Chairman's Report

Commissioner Adam Strobel filled in for Chairman Smith

V. Calendar

June 7, 11, 14: Grounds cleanup & fence repairs

June 12: Annual Dinner, Election & Awards

June 25: Zoom Discussion on the Zabriskies who lived at New Bridge who descended from two brothers, including genealogy chart by Deborah Powell.

July 4: Walking Tour for the 4th at 10am

July 12: Vintage Baseball Flemington Neshanocks & New Bridge Nine

## VI. Continuing Business

1. The window restoration project is progressing on schedule with an anticipated completion date of early August 2025.
2. Completed Tasks:
  - Window sashes removed and temporary plexiglass windows installed (completed late May 2025)
  - Window sashes delivered to restoration shop with work in progress
  - Sashes requiring full replacement transferred to replication specialist
3. Scheduled Activities:

June 9, 2025: Commencement of window frame stripping and building repairs  
Mid-June 2025: Masonry work at chimney and window surrounds
4. 1889 Swing Bridge - Timber Decking Project

Since the previous meeting, assessment and planning activities have been completed. The Department of Planning and Engineering, and the Historic Preservation Specialist has developed the following scope of work.
5. Project Components:

Bridge Cleaning and Tree Maintenance

  - Recommended: Remove identified lichen fungus (likely originating from adjoining trees) from bridge structure using appropriate stiff brushes and biodegradable cleansers, with water collection systems to prevent contaminants from entering the waterway per DEP requirements
  - Recommended: Trim trees above bridge to prevent future overgrowth
6. Timber Deck Replacement Recommended: Replace approximately 12 deteriorated timber planks (4 at each end, 4 at midspan)
  - Recommended: Use matching Douglas Fir lumber with dark semi-transparent stain finish
7. Curb Replacement
  - Recommended: Remove and replace existing 2" x 6" pressure-treated timber curbs running parallel to trusses
  - Recommended: Complete replacement of approximately 222 linear feet total

Scheduled Activities: June 9, 2025: Commencement of window frame stripping and building repairs  
Mid-June 2025: Masonry work at chimney and window surrounds

Respectfully submitted, Adam Strobel

B. Brett Park – Mayor Michael Pagan. No report. Absent.

C. New Milford – Mayor Michael Putrino, Commissioner New Milford.

We continue to clean the Old New Bridge. Our historic commission is starting to get plans together for the Rev 250 next year. New Milford was actually designated a revolutionary community. We had applied for it, and we were approved. So we were awarded that. Congratulations going up and with Rev 250 we're looking to if there's anything that will our partnership with historically, bridge lending, We're all ears. And obviously baseball game on the 12th, I'll have the road closed. Okay? I usually close the road when you have huge events.

D. Powell thanked Mayor Putrino.

D. River Edge – No report

E. Eric Pain, Regional Park Superintendent (Alternate) Absent.

Click on link: [Bill White's Draft SOW for drainage and parking improvements project.](#)

DEP REPORT - Steuben House by Mark Texel:

Weekly meadow mowing has been added to the service contract with Green Meadows

Boiler violation. Thessen Plumbing is coming to Steuben House on 5/2/23 to abate a boiler violation

Phragmites I received good news about the maintenance of Phragmites. As per the results of a Land Management Review we have been cleared to cut back/down Phragmites located at the Steuben House in October. This approval only applies to the state owned parcel that the Steuben House sits on Block 1304 lot 3. The project timeline that was suggested was originally 10/16/25-11/30/25. This was due to the best management practices for the control of Phragmites and that traditionally it is best controlled at this time of the year with the application of herbicides. If we can wait until October we have the greenlight to cut without using herbicides. With that said I would not submit for further review each year and we could simply have this trimmed as needed. This applies only to the Phragmites located on this parcel however it is likely that the same process would be appropriate for other stands of Phragmites on adjacent parcels as well.

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Plaster and paint confirm areas and paint color and request quotes. Photos and description of areas to be painted required. Once confirmed quotes will be requested from 3 contractors

Landscaping and tree plan confirm project and request quotes.

F. Blauvelt-Demarest Foundation – John Heffernan, Acting Commissioner BDF Rep. No report.

G. Bergen County Historical Society – Deborah Powell, Commissioner BCHS

Busy month, our museum committee very much enjoyed sharing and researching our “girls work” needlework and sampler collections, although couldn’t get to some of the ones in storage. Tied in to an 1825 ad Kevin had found for Miss E. Wilson’s Select School in Hackensack where she taught English, writing + and even the use of the globe. We had childrens’ activities as we do at every event including games for Pinkster, cooks in the outkitchen.

We signed and made deposit for the Phase 1 of the museum building contract with Catcord Construction, site work will begin around July 15 and continue for approximately 17 weeks. Looks like we have to leave the construction fence up until we can begin Phase 2.

Andrea Jenner our treasurer created a survey for members and found out what the most popular events, Walking Tours scored high, and 60% said they also came to the site when we’re not open for tours/events and at least one person enjoyed the interpretive panels.

Planning is moving along on the Ackerman-Zabriskie Tide Mill pocket park with an additional interpretive panel on the grist mill and a 45” mill stone. The plan includes poison ivy removal between the wharf and mill site and additionally the poison ivy tree removal.

Ended with discussion on starting in July for Phase 1 of the new museum building (the foundation) without funding secured for Phase 2 (2 million for the building.) D. Powell noted that we started funding raising two years after the nor’easter of 2006 so people will see the building is actually underway and more likely to donate.

VII. Old business: Discussion about tree survey of site. Possibly survey through Mayor Michael Putrino.

VIII. New Business.

IX. Public Comment. None

X. Adjournment Motion to adjourn 8:15 pm. First, M. Putrino, Second, Larry Bauer. Motion passed.

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## AGENDA

Meeting of the Historic New Bridge Landing State Park Commission.

Meeting takes at the Steuben House, 1209 Main Street, River Edge, NJ, Thursday, July 3, 2025, 7:00 pm

I. Open Public Meetings Act Statement

II. Attendance

III. Review of Minutes of the Meeting of June 5, 2025

IV. Chairman’s Report

V. Calendar:

VI. Continuing Business

- A. County of Bergen
- B. Brett Park
- C. New Milford
- D. River Edge
- E. DEP – Steuben House, Review Bill White's SOW
- F. Blauvelt-Demarest Foundation
- G. Bergen County Historical Society

VII. Old Business - LAN proposal & Grubb Proposals

VIII. New Business

IX. Public Comment

X. Adjournment

XI. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in person at the Steuben House, 7 PM or unless otherwise determined. Meeting Dates: 2025: January 2, February 6, March 6, April 3, May 1, June 5, Zoom July 3, Aug 7, Sept 4, Oct 2, Nov 6, Dec 4, & Jan 1, 2026.

### **Historic New Bridge Landing State Park Commission**

The Historic New Bridge Landing State Park Commission was established in 1995 by New Jersey State law N.J.S.A. 13:15B-1-5.

Meeting Thursday, August 7, 2025, 7:00 PM

Takes place at the 1752 Steuben House

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Meeting of the Historic New Bridge Landing State Park Commission

Minutes from Thursday, July 3, 2025:

I. Open Public Meetings Act Statement

Chairman James Smith read the Open Public Meetings Act statement at 7:02 pm.

II. Attendance (Zoom):

Chairman Jim Smith, Deborah Powell, Adam Strobel, John Heffernan, Michael Pagan, Beverly Hashimoto, Assistant Site Administrator Mark Texel (alternate) and Larry Bauer attended the meeting. Absent: Eric Pain - Regional Park Superintendent (Alternate), Mayor Michael Putrino, Public: Kevin Norris, Katherine Norris and James Dusenbury  
Mary Donohue: Commissioner Emeritus absent.

III. Review of Minutes

1st M. Texel, 2nd Larry Bauer, Motion Passed. Due to computer failure the Zoom meeting recording for July 3 was lost.

IV. Chairman's Report

Good evening everyone,

I hope all is well. As we approach the eve of our nation's 249th birthday, I want to remind everyone that we are clearly in the 250th cycle. A few weeks ago I had the opportunity to visit Gloucester, Massachusetts and participate in the 250th anniversary of the Battle of Bunker Hill. The crowds were massive, local news coverage, different municipalities and agencies working together, reenactors from around the country, all helping to tell the story of the start of the Revolution and this experiment we call America. Already, people are talking about next year, already plans are being drawn. I can't stress enough that when we look at New Bridge Landing and Bergen County for that matter, our story in the Revolution might begin in 1776, but it does not end there. This is important for not only the County but the State of New Jersey to remember as well.

I also think this is important to bring up because when we look at Historic New Bridge Landing now, we must start planning, if it has not already been done. I spoke to Richard Grubb and Associates for an update on archaeology. They will be commencing out work this summer, we do not have a confirmed date. We should also review and finalize discussions so we can get the parking lot issues resolved as well. This should be a straight forward plan that all should be able to agree on that supports the site as whole.

Lastly, we also want make sure that all are grounds are in order. I had the opportunity to work with volunteers to fix two down fence posts near the Steuben House, but other areas require more work. By putting in this work now, we will help to have the site ready for November 2026 and not wait until October of that year.

Thank you, Chairman James Smith

#### V. Calendar

July 4: Walking Tour for the 4th at 10 am  
July 12: Vintage Baseball Flemington Neshanocks & New Bridge Nine  
August 24: Lafayette's Return Visit event at HNBL  
Sept 12: Blauvelt Family Association event at HNBL  
Sept 14: Girl Scout event at HNBL  
Sept 27: The Baron's Octoberfest event at HNBL  
October 24: Harvest Homecoming event at HNBL

#### VI. Continuing Business

##### A. County of Bergen Monthly Meeting Report, Adam Strobel, Commissioner, & Bergen County Division of Open Space

###### 1. Campbell-Christie House Window Project

The window restoration project remains on schedule with anticipated completion in mid-August 2025, weather permitting.

Progress update:

- Paint removal and stripping: 99% complete
- Replica sashes: completion expected in 3 weeks
- Window reinstallation: expected in 4 weeks
- Chimney mortar work: pending Architect's approval

###### 2. 1889 Swing Bridge - Timber Decking Project

- No update from General Services and Engineering Department. A. Strobel noted wood was ordered for the bridge deck.

Respectfully submitted,

B. Brett Park – Mayor Michael Pagan. No report.

C. New Milford – Mayor Michael Putrino, Commissioner New Milford. No report. Absent.

D. River Edge – No report.

E. Mark Texel, Regional Park Superintendent (Alternate) Absent.

Click on link: [Bill White's Draft SOW for drainage and parking improvements project.](#)

DEP REPORT - Steuben House by Mark Texel, Assistant Site Administrator: No report.

F. Blauvelt-Demarest Foundation – John Heffernan, Acting Commissioner BDF Rep. No report.

G. Bergen County Historical Society – Deborah Powell, Commissioner BCHS

Studying the Zabriskie genealogy helped me with interpretation and evolution of how the 3 generations built the Steuben House. I'm interested in talking to the Grubb archaeologist/architectural historians.

We have two college interns with us on the museum collections committee (for a total of 9 committee members) as we prepare for a Lafayette event commemorating his visit to General Enoch Poor's grave site on July 14, 1825 to much fanfare. If interested you can read about it in an article I republished on our website in Publications>ResearchPDFs>The Nation's Guest by Kevin Wright. The last living Rev War general, Lafayette made a tour of the 24 states over 18 months. We're having our event on August 24, 2025. He was actually stayed in Morristown that night July 14th and they have a big event planned.

I expect the poison ivy at the end of the wharf and at the tide mill site will be cleaned up in the next few weeks by Poison Ivy Be Gone. Reportedly they have worked with the DEP including Ringwood State Park. BCHS President Beverly Hashimoto found the company to tackle it. We also have the mill stone coming to locate in the tide mill parking lot [pocket park] and work continues on the new interpretive panel. These are funded by a \$15,000 grant from TD Bank. We are planning to remove the tree covered by poison ivy and plant a new tree there also with the grant. Recommendation on type of trees?

We have a Blauvelt Family Association visit planned for Sept 12 to add to calendar and Bergen Leads on September 15th. Besides tomorrow's July 4th - 10 am walking tour, I have 25 people registered. I may do another in August.

VII. Old business: Discussion about new museum. A. Strobel asked for the BCHS plans.

D. Powell advised she thought she had shared previously but offered to email them. See link below: [https://www.bergencountyhistory.org/\\_files/ugd/6adfb1\\_8bc328fc860348aaaae945ee96690fb0.pdf](https://www.bergencountyhistory.org/_files/ugd/6adfb1_8bc328fc860348aaaae945ee96690fb0.pdf)

VIII. New Business.

IX. Public Comment. Chairman Smith noted that that we need to continue on getting ready for the 250th Founding of our Nation and that we are on hallowed ground here at New Bridge Landing.

Kevin and Katherine spoke about their activities in Teaneck's blue marker program.

The uneven ground in Brett Park was mentioned again, requesting holes to be filled before the November Retreat to Victory event.

X. Adjournment Motion to adjourn 8:05 pm. First, M.Pagan, Second, Larry Bauer. Motion passed.

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## AGENDA

Meeting of the Historic New Bridge Landing State Park Commission.

Meeting takes at the Steuben House, 1209 Main Street, River Edge, NJ, Thursday, August 7, 2025, 7:00 pm

- I. Open Public Meetings Act Statement
- II. Attendance
- III. Review of Minutes of the Meeting of July 3, 2025
- IV. Chairman's Report
- V. Calendar:
- VI. Continuing Business
  - A. County of Bergen
  - B. Brett Park
  - C. New Milford
  - D. River Edge
  - E. DEP – Steuben House, Review Bill White's SOW
  - F. Blauvelt-Demarest Foundation
  - G. Bergen County Historical Society
- VII. Old Business - LAN proposal & Grubb Proposals
- VIII. New Business
- IX. Public Comment
- X. Adjournment
- XI. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in person at the Steuben House, 7 PM or unless otherwise determined. Meeting Dates: 2025: January 2, February 6, March 6, April 3, May 1, June 5, Zoom **July 3**, Aug 7, Sept 4, Oct 2, Nov 6, Dec 4, & Jan 1, 2026.

## **Historic New Bridge Landing State Park Commission**

The Historic New Bridge Landing State Park Commission was established in 1995 by New Jersey State law N.J.S.A. 13:15B-1-5.

Meeting Thursday, Sept 4, 2025, 7:00 PM

Takes place at the 1752 Steuben House, 1209 Main St, River Edge, NJ

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Meeting of the Historic New Bridge Landing State Park Commission

Minutes from Thursday, August 7, 2025:

## I. Open Public Meetings Act Statement

Chairman James Smith read the Open Public Meetings Act statement at 7:02 pm.

## II. Attendance (Zoom):

Chairman Jim Smith, Deborah Powell, Adam Strobel, Michael Pagan, Mayor Michael Putrino, Beverly Hashimoto, Assistant Site Administrator Mark Texel (alternate) and Larry Bauer attended the meeting. Absent: Eric Pain - Regional Park Superintendent (Alternate), John Heffernan.

Public: James Dusenbury

Mary Donohue: Commissioner Emeritus absent.

## III. Review of Minutes

1st M. Texel, 2nd M. Pagan, discussion to add that the museum plans were sent subsequently to the last meeting, both in email twice and a link. Motion Passed.

## IV. Chairman's Report

Good evening everyone and welcome to the August Meeting of the HNBLPC.

While I do not have many updates personally tonight, I will just mention a few of the experiences that I've noticed the past month while at HNBL. In an effort to beat the heat and keep the site looking its best, I have spent time repairing fence rails and a few posts. It is amazing the amount of visitors that come down to the site, linger a little longer to take it all in, come up and speak to you or read the interpretative panels. Sometimes it actually slows what you had originally planned to do? I think this is what makes Historic New Bridge Landing so special. A green space in the heart of Bergen County with a multi layered story that people continue to want to find out more about and experience for themselves.

Thank you, Chairman James Smith

## V. Calendar

August 24: Lafayette's Return Visit event at HNBL

Sept 12: Blauvelt Family Association event at HNBL

Sept 15: Bergen Leads at HNBL

Sept 17: BCHS travels to Newark for Ken Burns sneak preview on Rev War series

Sept 27: The Baron's Octoberfest event at HNBL

October 24: Harvest Homecoming event at HNBL

November 23: 250th Retreat Event at HNBL

D.Powell noted BCHS events for the 250th are listed on the BCHS events page.

Nov 21-22, 2026: 250th Anniversary of the British Invasion of NJ and the America Retreat

Sept 16-17, 2028: Grand Forage Weekend

August 18-19, 2029: Raid on Paulus Hook

March 2030: 1780 Campaign

April 27-30, 2023: War of Outposts

## VI. Continuing Business

### A. County of Bergen Monthly Meeting Report, Adam Strobel, Commissioner, & Bergen County Division of Open Space

#### 1. Campbell-Christie House Window Project

The window restoration project remains on schedule with anticipated completion in late-August 2025, weather permitting.

- Architect (Clarke Caton Hintz – James Giresi) reviewed and approved mortar samples for the chimney repointing
- Architect reviewed and approved mortar samples for the masonry repointing around windows
- Architect approved paint to match existing colors
- Contractor (Cynna Enterprises LLC) advised the off-site window restoration work was completed - Expect delivery of the windows to the park site by the end of next week
- Then start the reinstallation and final coat of painting
- Last item will be repointing around the windows once all painting is completed.

1. 1889 Swing Bridge - Timber Decking Project

- Carpenter has identified a lumber source for the timber planks (Douglas Fir)
- Dark semi-transparent stain samples are being evaluated
- Once stain has been selected, General Services and Engineering Department will continue the scope of work.

Respectfully submitted, Adam Strobel

B. Brett Park – Mayor Michael Pagan. No report.

C. New Milford – Mayor Michael Putrino, Commissioner New Milford. Discussion on flags at the bridge on the east side.

D. River Edge – No report.

E. Mark Texel, Regional Park Superintendent (Alternate) No report.

Discussion about work on the Steuben House porch. No news on LAN projects or Grubb archaeology project, other than delay with pathway work because the path crosses where the driveway and pathway intersect. Discussion on season worker and duties. M.Texel asked for a list. Discussion on locating a tool shed on BCHS tide mill lot or at the property south of parking lot.

M.Texel: "We probably would be hiring two different kind of contractors. One specialized in historic preservation, will be noted. Second will be skills and road, you know, and that kind of engineering stuff. .... But, you know, most likely this, this big drainage test, going to be some kind of permanent does that kind of work specifically? ... then the last thing is more pivoting to a maintenance we did get an application for from someone very qualified for the part time maintenance person for this site shared that several weeks ago with the maintenance supervisor, Greenwood, also the acting superintendent. So. Yes, we had asked the, you know, HR people to update our seasonal employment opportunities, to list Newbridge, because right now, there's no listing for data directed over Greenland. But I've said, you know, we should probably, probably close that off in a couple of weeks so we can hire somebody and get started next month, so that we can begin doing some of this routine maintenance, helping anybody for these events. And then that question is, do you as a commission, want to be involved with that hire that I'm hoping you say no, because usually that's something done. You know, seasonal early employees are hired, usually the part for being a super superintendent. Maybe myself would would interview them."

Click on link: [Bill White's Draft SOW for drainage and parking improvements project.](#)

DEP REPORT - Steuben House by Mark Texel, Assistant Site Administrator: No report.

F. Blauvelt-Demarest Foundation – John Heffernan, Acting Commissioner BDF Rep. Absent. No report.

G. Bergen County Historical Society – Deborah Powell, Commissioner BCHS



I can just say that for July 4, I was totally surprised with that 10 am walking tour I ended up having 75 people attend, and took in \$1,000 with no overhead so it just worked out really nice. And it everybody was in such good spirits, they loved the tour. So it was very rewarding. [We talk about the history and walk and through the whole site including across the bridge.]

I can follow up with the excellent news that we received a donation. The fellow handed me a check on Monday for \$250,000.00 for the new museum building. Someone interested that we've been working with and we are working on getting matching donations for that. So this is really happening, a new museum building.

The fundraising committee is working on plans to reach other interested donors to match and people who understand what this does for Bergen County and what a step forward it is. [Donation by Gayle and Paul Gross, son Roger Gross on right. BCHS President Beverly Hashimoto on left, photo in front of the Steuben House.]



We read with interest, with the extension of the new FEMA rules to January 1 2026 so we expect to break ground in the next month under our permit. I do not have a schedule, but I did ask today from our construction company. They're just trying to work out that that schedule, so hopefully we can work all together with the different things going on. It will be finished this year, this phase one with the Foundation. FEMA rules: [https://dep.nj.gov/newsrel/25\\_0035/](https://dep.nj.gov/newsrel/25_0035/)



VII. Old business: We had a long discussion about new museum. In addition to a meeting with the construction company Catcord of Paramus, BCHS Phase 1, the foundation, A.Strobel asked for a meeting with architects. D.Powell advised we could do that for Phase 2. D.Powell advised

she would schedule meeting with Catcord. We don't yet have a date for the ground breaking event yet.

Architectural

plans: [https://www.bergencountyhistory.org/\\_files/ugd/6adfb1\\_8bc328fc860348aaaae945ee96690fb0.pdf](https://www.bergencountyhistory.org/_files/ugd/6adfb1_8bc328fc860348aaaae945ee96690fb0.pdf)

Discussion: D.Powell provided update on the Ackerman-Zabriskie Tide Mill Pocket Park. She explained adding Ackerman recognizes that families contribution to the site for building the mill by 1710. The purchased mill stone is scheduled to be moved into the pocket park. Noted that BCHS owns most of the wharf [purchased by BCHS in 1944] which borders the Tide Mill parking lot [purchased by BCHS in 2020.] the former PSEG substation.



Jim Smith: "I one thing I would just add with the society that I've been involved with the discussions and the planning for the 250 here at New bridge. And so we previously met last month, just to start like discussing plans, doing a soft run through this year, which we've kind of been doing as a build up, and in November, hopefully we'll be then launching the 250 planning for next year's Retreat. So we need getting information out to like reenactors, guidelines for interpretive pieces in order to be at the site. We talked about, we have a school of instruction for all of our docents, but also looking at the doses of the upcoming year. And then how about our next step is reaching out to Fort Lee having those discussions. One of the things that I think that we as bergen county could do, you know, when you look at Trenton and Princeton, and they have the 10 Crucial Days, and everybody knows that that's turned into a thing. Everybody knows that. And so like trying to have the story Retreat to Victory recognized. I think really getting that important story sort of fine is going to be key, and then not losing sight about future 250 events."

That's like we're also thinking about, because there are military engagements here, so trying to get that squared away."

Adam Strobel expressed his concerns about the new building being unfinished, to be built in two phases with phase 2 unfunded although D. Powell had pointed out it is a BCHS project on BCHS owned land:

A. Strobel: Just brief discussions about the museum building, and I brought it up last month meeting appreciate the motion that we got the plans afterwards. I just want to have at least the minutes indicate that the concerns I have in terms of having the project start, and it's not for complete projects, I'm just kind of concerned that, you know, will we, will the commission, will the society, I should say, have the funding to complete projects, which, of course, you're concerned with as well, but just the issues of potential deteriorations of the structure that is ultimately built as phase One. It's in weather it's going to get impacted by rain and snow. Could be impacted by flooding, freeze and thaw. God forbid that this takes longer. But I know you're indicating that you think this project will be fully completed.

D.Powell: By the end of 2025 for the foundation, but we're reaching out to hopefully make some really good progress in 2026 with the building. And the reason for really the push was, of course, these new FEMA flood rules that are impacting development across the state with the deadline, which I only found out when they announced the extension. It was August 1, 2025, and they requiring a five foot elevation added to the existing elevations of 11 feet and you know, the new deadline is January 1, 2026, which I mentioned in my report. So that was push to get this done, get something in the ground, so we are grandfathered in.

M. Texel: Oh, other words, come January 1, it changes.

D.Powell: They peeled it back to four feet, to four feet above the existing 10 ft elevation. So to get to that kind of elevation with, especially with the ADA access, you have to go that much further out with a walkway. To get to an elevation with switchbacks, is virtually impossible.

M. Texel: That's so that's why the decision, decided was to do this piece and not wait till you have the entire money and do the entire project altogether, right? Thank you, because I've been wondering what the push was to get this going when the whole project wasn't fully funded.

A. Strobel: So you're saying your DEP permits are going to be null and void, even though they probably have an expiration date of five years.

D.Powell: The permit is actually like two more years, but this ruling could supersede that, and that deadline, why we're pushing to do it. it'll be okay, Adam. We'll get this done.

A.Strobel: I appreciate your confidence. I still want to be able to express my thoughts as a commissioner, because the commission will have to deal with a construction site that's half built.

D.Powell: I'm on the site more than any except for Jim, anybody here and we're dealing with it. I mean, honestly, it would be great if you folks came out to an event or to a tour. But you know, it's really, believe me, I advocate for the site all the time.

A. Strobel discussed how long he's been a commissioner.

VIII. New Business. D.Powell mentioned attending Army Corp of Engineers zoom-type meeting and that they had ended the Dutch style dam project that would protect the whole region and were doing smaller projects.

IX. Public Comment. J.Dusenbury asked why we don't go to the town for funding.

X. Adjournment Motion to adjourn 9:10 pm. First, M.Pagan, Second, M.Putrino. Motion passed.

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## AGENDA

Meeting of the Historic New Bridge Landing State Park Commission.

Meeting takes at the Steuben House, 1209 Main Street, River Edge, NJ, Thursday, Sept 4, 2025, 7:00 pm

- I. Open Public Meetings Act Statement
- II. Attendance
- III. Review of Minutes of the Meeting of Aug 7, 2025
- IV. Chairman's Report
- V. Calendar:
- VI. Continuing Business
- A. County of Bergen
  - B. Brett Park
  - C. New Milford
  - D. River Edge
  - E. DEP – Steuben House
  - F. Blauvelt-Demarest Foundation
  - G. Bergen County Historical Society
- VII. Old Business - LAN proposal & Grubb Proposals
- VIII. New Business
- IX. Public Comment
- X. Adjournment
- XI. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in person at the Steuben House, 7 PM or unless otherwise determined. Meeting Dates: 2025: January 2, February 6, March 6, April 3, May 1, June 5, Zoom **July 3**, Aug 7, Sept 4, Oct 2, Nov 6, Dec 4, & Jan 1, 2026.

## **Historic New Bridge Landing State Park Commission**

The Historic New Bridge Landing State Park Commission was established in 1995 by New Jersey State law N.J.S.A. 13:15B-1-5.

Meeting Thursday, October 2, 2025, 7:00 PM

Takes place at the 1752 Steuben House, 1209 Main St, River Edge, NJ

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Meeting of the Historic New Bridge Landing State Park Commission

Minutes from Thursday, September 4, 2025:

- I. Open Public Meetings Act Statement

Deborah Powell noted the Open Public Meetings Act statement at 7:06 pm.

- II. Attendance (Zoom):

Deborah Powell, Adam Strobel, Assistant Site Administrator Mark Texel (alternate), Mayor Michael Putrino, John Heffernan and Larry Bauer attended the meeting

Public: James Dusenbury, .

Absent: Eric Pain - Regional Park Superintendent (Alternate), Beverly Hashimoto, Mary Donohue: Commissioner Emeritus absent.

### III. Review of Minutes

1st M. Texel, 2nd D.Powell, Motion Passed.

### IV. Chairman's Report

Special thanks to Teaneck Reps and Teaneck DPW. A section of Brett Park along New Bridge Road was overgrown and obstructed views/access. Within a matter of days, the area was cut back to its pre-Covid era.

Special thanks to New Milford Rep and DPW. New Bridge Road had weeds growing near the curbs and at the approach to the bridge, drastically improving the appearance.

I have not received an update from Richard Grubb Associates for when work will commence.

Thank you, Chairman James Smith

Jim was unable to attend due to a work related event.

### V. Calendar

October 24: Harvest Homecoming event at HNBL

November 22: Dine with Washington

November 23: 250th Retreat Event at HNBL

December 6: Decorating at HNBL

December 7: Sinterklaas & Dutch Christmas at HNBL

December 13 & 14: 42nd Anniversary of Colonial Holiday Concerts at HNBL

December 18: Enchanted Holiday Story Reading with Linda Russell. By Zoom.

Nov 21-22, 2026: 250th Anniversary of the British Invasion of NJ and the America Retreat

Sept 16-17, 2028: Grand Forage Weekend

August 18-19, 2029: Raid on Paulus Hook

March 2030: 1780 Campaign

April 27-30, 20\_\_: War of Outposts

### VI. Continuing Business

#### A. County of Bergen Monthly Meeting Report, Adam Strobel, Commissioner, & Bergen County Division of Open Space

##### I. Campbell-Christie House Window Project

The window restoration project remains on schedule with anticipated completion in mid-September 2025, weather permitting.

Contractor (Cynna Enterprises LLC) advised:

- Mortar repointing was completed on Tuesday (September 2, 2025) around the windows and at the chimneys
- Shutters will be restored this week with other minor clean up.
- Final cleaning will be conducted by August 8th.

Architect (Clarke Caton Hintz – James Giresi) advised:

A Punchlist and Final Meeting with the contractor is scheduled at the house on September 11, 2025.



## II. 1889 Swing Bridge - Timber Decking Project

- Dark semi-transparent stain has been selected
- Lumber has been purchased (Douglas Fir)
- Tree Removal – New Milford:
  - Meet on site today, September 2nd, with County Tree/Forestry Division
    - Proposed removal of three (3) trees on the north side of the bridge; leave stump
    - Proposed partial removal of tree on the south side of bridge, hanging over the bridge.
      - Due to location of tree along the bank of the river and archeological concerns, complete removal is not recommended
  - General Services and Engineering Department will continue the scope of work:
    - removal of lichen on bridge;
    - replace approximately 12 deteriorated timber planks (4 at each end, 4 at midspan);
    - stain the new planks.
    - Discussion with Engineering Department about repainting of bridge.

Discussion on the trees and removal.  
 Note Adam questioned the date. D.Powell, To clarify: The abutment has a date of 1888 but the bridge installed actually dates to 1889. She noted Grubb had a publication on historic bridges [2021] that had the wrong date (1895) on our swing bridge which was listed on the National Register at the centennial in 1989.

## B. Brett Park – Mayor Michael Pagan. Absent.

Report: The only news I have is to report is that the chairman that Chairman Smith, reached out last week to point out some overgrowth of plants along Teaneck side of old Newbridge road. So we asked the Teaneck DPW to clean it up, which got done and a couple days later. Hope you all have a happy, productive meeting tonight, and I apologize for not being able to attend.

## C. New Milford – Mayor Michael Putrino, Commissioner New Milford.

At the last meeting, I said the borough is willing to donate two four foot trees, whether dogwood or red buds, whatever you want, and we'll drop them off and they can be planted. We still have the large Newbridge landing sign. Let us know when you want it. We will help install it. We continue to periodically visit old new bridge and clean and cut back and, you know, keep it nice, looking nice. Anytime there's a huge event, let us know the police will close the street to vehicles so there's no issues by sans Aries. And where are we with the Oktoberfest banner? D.Powell acknowledged she would follow up.

## OLD BUSINESS

- The New Milford DPW will continue to periodically visit the New Milford side of the bridge and conduct area and street cleaning on Old New Bridge Road. In addition, they will “clean” prior to HNBL special events.
- Bergen County Roads Department (Sewer pipe upgrades) – We are still waiting for information on the next phase.
- The Borough will offer to donate a 4-foot Dogwood and/or a 4-foot Redbud tree to be planted on the property
- NMPD will close Old New Bridge Road to vehicular traffic whenever requested for large HNBL special events.
- New Milford is in possession of one of the large HNBL signs. NM DPW will assist in installation when HNBL is ready.
- New Milford Historic Preservation Commission and New Milford REV 250 Committee are planning for the America's 250th Celebrations.

August 7, 2025

## OLD BUSINESS

- The New Milford DPW will continue to periodically visit the New Milford side of the bridge and conduct area and street cleaning on Old New Bridge Road. In addition, they will “clean” prior to HNBL special events.
- Bergen County Roads Department (Sewer pipe upgrades) – We are still waiting for information on the next phase.
- NMPD will close Old New Bridge Road to vehicular traffic whenever requested for large HNBL special events.
- New Milford Historic Preservation Commission and New Milford REV 250 Committee are planning for the America's 250<sup>th</sup> Celebrations.

## NEW BUSINESS

- New Milford is in possession of one of the large HNBL signs. NM DPW will assist in installation when HNBL is ready.
- The Borough will offer to donate a 4-foot Dogwood and/or a 4-foot Redbud tree to be planted on the property.

D. River Edge. No report

E. DEP REPORT - Steuben House by Mark Texel, Assistant Site Administrator: No report.

So please report some progress on a couple of projects. One is that the architect that we have on state contract, Holt Morgan and Russell. Bob Russell's new day over, he was out yesterday. That would have been Tuesday this week. He's developing a work order for the porch repair design, so we have to do the design piece of it. Think you might have been here when Bob came.

Discussion about the Steuben House Columns. Mark advised SHPO now wants the columns repaired instead making a mold and fabricating out of impervious material. The column project

coming out of a fund that has a limit of \$86,000.00. Discussion of where the column that was removed is now located. D. Powell advised it was taken to Ringwood State Park. M. Texel: I will ask Myrtle, then dump the maintenance supervisor of where it is. Hopefully it was not recycled.

Discussion whether the roof was damaged when the far end column broke off when a visitor to site leaned on it.



We talked about a couple of weeks ago, site the site work project, which now has a number of Treasury, p1 360, which is good Bill White as Treasury and the decision of property management construction to move the final Scope of Work development up on their list. Hopefully we'll have a final draft to look at shortly. What is that for? For the site project, the drainage, the parking lots, that big project, okay? P, 163, you said, notes he sent to me,

M. Texel: A project like that's going to be probably take a year, my guess probably that that will be done all in time for the 250 schedule, which is that? Right? Is a year and two months, maybe

it's underway at that point in time. You know, it's an important capital improvement for this parking question about it, but is it critical to have that done for 250 not as important as these building things and visitor center project, right?

D. Powell: And we have events about the Revolution throughout til 2030.

M. Texel: It is as a seven year celebration, commemoration. We do assist history people. Whether the public sees it that way, I don't know, but they probably don't know. They see it as a big, big blow out of July 4, and we're done, yeah, but we're gonna, you know, we're gonna keep two of the commemorative events. And so far, these commemorative events are drawing really crowds, maybe even the lead up to the 250 that's getting like you saw this year of July 4. It's getting a lot of potential, and it burns documentary from that this fall. I think you'll see a big spurs like you might have a huge crowd this year.

So that's those are two things I have recorded. I will package Deborah, send you just like a report, report form, put it in the minutes. I think that's you as soon as possible. Hoping Eric [Pain] can get transferred back to his primary duties sooner. We have now six superintendent vacancies in the Park Service Division, posting between now and September 22 so if you know anyone that has the skill set to be short park board and park manager, they have to go in the Civil Service website, fill out a form, and you can get all the list. If you don't do that. We can be considered these positions.

Job description discussion.

D. Powell: Yes, I did. I did circulate a job list. But, you know, with people on vacations and everything, I know I need to pin people down just for some feedback. But basically, some of the things you suggested; setting up for events, setting up tables, tents and benches, and picking up garbage, fence repair, custodial work, bathrooms.

M. Texel:

He knows, eventually, tree trimming and stuff, possibly, or like the light landscape work. I like the last thing made a suggestion about putting a shed that could be erected on a pad that doesn't require me from it was it?

D. Powell: I didn't bring that up to the board yet.

She asked does this come out of our appropriation, or is that from the Steuben House?

M. Texel:

You know, I think I got approval to use that fund. But, you know, we could also be through the parks, hourly blanket, if it needs to be that way. So there's really two. If that became a roadblock, it would be funded through our now that we're the new fiscal year, we can onboard hourly employees, as we call them, seasonals, because technically they do work season. Season might be January to December. In some cases, season might be made whatever it is for this site, it'll be a year round type thing that we still say, Okay, you're being hired from this date until the end of the season in December. Let us know if you want to reapply in January. We keep on payroll. Come on. We come back. And we just have to say, Okay, who wants this job? And interview them again. We're trying to be a little more mindful of that process. So it's we've had some people work hourly seasonal for 2030, years. It becomes just an expectation that they get to get hired back every year, regardless of how well they're doing. We should at least let people know, well, officially, there's an end of your season.

D. Powell:

I was wondering what is the budget that the state gives Ringwood for the Steuben house?

M. Texel: Good question. I don't know. I will ask you to clarify that it's part of Ringwood state parks budget. And I don't know the detail, because part of their budget is through the Skylines. There's a revolving fund that they can attach for stuff, for money from the catering operation, and then there's the seasonal blanket, and then there's the I think what they do is they just pull money from the Ringwood budget as needed for I don't know that Eric has designated a separate, specific budget for this building in this site. It's just whatever's needed comes out of the overall budget. I think the utilities for this are covered through we have called energy solve, which is a statewide contract with our energy provider, and then they just bill us individually, wherever the meter is for this building. Same with the water too. That comes out of what we call agency orders we set up in the Trenton office for these, for these annual encumbrances, which are not insignificant, they've been going up like five to 10% every year.

M. Texel: But I think with getting a person now looking here on a regular basis, that establishes now a process for having more of a operating budget set up just specific to this site, which hasn't been the case for a number of years. Since we last had a full time resource, interpret, specialist, working here probably, which has been 15 years. When was the last? Was it? Andrew?

D.Powell: I don't think we want to go there.

F. Blauvelt-Demarest Foundation – John Heffernan, Acting Commissioner BDF Rep. No report.

G. Bergen County Historical Society – Deborah Powell, Commissioner BCHS

We had the Lafayette event that turned out very nice. I don't know if you glanced at it when you walked through the door, but we borrowed some ribbons from two local collectors, including Mike Ginch lent us his a letter and a ribbon that made a really nice display, along with our Lafayette and Washington redware plates that were made right here in River Edge by this road Swim Club, by Henry van Saun and the chair he sat in in Hackensack in July 14, 1825 on his return visit. He's been celebrated all across the country, 24 states originally celebrated him. Morristown had a big to do the same day he was here. at Hackensack actually. He was here at New Bridge Landing in 1780 during the Steenrapie Encampment. Kevin did write about the visit, and I shared that information with the email blast. It's a magazine format, he citing sources newspaper accounts of how they put out a triumph arch for him in Hackensack and and children threw flowers and Laurel branches in his path.

We started approaching major funders in BC to form a outreach to leverage the recent \$250,000 donation. We have the GroundBreaking scheduled for October 1, 10 am at the site. We invite all the Park Commissioners to join us.

Can share the Catcord contractor schedule, expect to be finished by Nov 1, 2025. Helical piles are on order.

I was musing at the Pop Up Walking tour I gave Labor Day at 10 am, 30 people attending, brought in new visitors and members too and took in over \$200, musing over how we have people who join BCHS and repeatedly come back for different events and even the same events like Christmas concerts. People like what we've created and celebrate here, it goes to a sense of well-being and a healthy experience in Bergen County and beyond, I have noted this to the park commission previously. Curious if other historic sites in NJ say that or are they just a one-off visit?

Poison Ivy Be Gone moved the mill stone into place as part of a project to develop the pocket park at the tide mill site, the former substation lot. They created a block pad base for it to rest on.

Beverly suggested we put a sign up about the parking and the pocket park but with the oversized gravel it's kind of park at your own risk for now.



## VII. Old Business.

Discussion on flood warning for the river.

- Status on LAN projects, parking lots, pathway, drainage at flag pole
- Status on columns and porch. Note for the consultants, Eric Pain got feedback from the person who repaired the columns previously, that water was splashing up from water hitting ground and splashing column base. Eric suggested trying the cobble stone along the front of the porch. Should the cobble stone be removed? I spoke with
- How much funding remains from appropriation?
- Seasonal employee, confirm how many hours per month. List jobs:
- Where is his compensation coming out of?
- What is the Steuben House property funding from the state each year?
- Any word on water release warnings from the reservoir, considering recently flooding issues along rivers in other areas of the country? We can't be the only area concerned about this in NJ.
- State marker program status
- Asked if since the Park Commission paid for previous interpretive panels could the new one about the mill be paid also.
- Prune red oak witness tree in front of Steuben House, concern about large old branches falling on a visitor.
- State archaeologist appointment
- SH phone number 201-487-1739 goes straight to a recording to leave a message, in not too distance past the message noted BCHS website.
- Ask again if PC can pay for the interpretive panel for mill site. After I created the previous five Eric shared the layouts internally and they asked if it could have the NJ Park logo on it. What changed? The vendor is on the list.

## VIII. New Business.

IX. Public Comment. Michael Ginch, BCHS Trustee acknowledged a transformative experience from the late historian Kevin Wright speaking at the Steuben House to his two teen age sons. Carol Restivo commented about Baron's Oktoberfest. We don't have Mott's artillery for the first time, insurance issue. We have a Steuben reenactor from the Philadelphia area, and he will be walking the grounds. Carol has a whole set up of a wash stand for the safety by food handlers.

X. Adjournment. Motion to adjourn 8:13 pm. First, D.Powell, Second, M.Putrino. Motion passed.

#### AGENDA

Meeting of the Historic New Bridge Landing State Park Commission.

Meeting takes at the Steuben House, 1209 Main Street, River Edge, NJ, Thursday, Oct 2, 2025, 7:00 pm

- I. Open Public Meetings Act Statement
- II. Attendance
- III. Review of Minutes of the Meeting of Sept 4, 2025
- IV. Chairman's Report
- V. Calendar:
- VI. Continuing Business
  - A. County of Bergen
  - B. Brett Park
  - C. New Milford
  - D. River Edge
  - E. DEP – Steuben House
  - F. Blauvelt-Demarest Foundation
  - G. Bergen County Historical Society
- VII. Old Business - LAN proposal & Grubb Proposals
- VIII. New Business
- IX. Public Comment
- X. Adjournment
- XI. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in person at the Steuben House, 7 PM or unless otherwise determined. Meeting Dates: 2025: January 2, February 6, March 6, April 3, May 1, June 5, Zoom **July 3**, Aug 7, Sept 4, Oct 2, Nov 6, Dec 4, & Jan 1, 2026.

#### **Historic New Bridge Landing State Park Commission**

The Historic New Bridge Landing State Park Commission was established in 1995 by New Jersey State law N.J.S.A. 13:15B-1-5.

Meeting Thursday, November 6, 2025, 7:00 PM

Takes place at the 1752 Steuben House, 1209 Main St, River Edge, NJ

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Meeting of the Historic New Bridge Landing State Park Commission

Minutes from Thursday, October 2, 2025:

## I. Open Public Meetings Act Statement

Chairman Smith noted the Open Public Meetings Act statement at 7:06 pm.

## II. Attendance:

Chairman Jim Smith, Deborah Powell, Assistant Site Administrator Mark Texel (alternate), Mayor Michael Putrino, John Heffernan and Beverly Hashimoto attended the meeting

Public: Jim Dusenbury

Absent: Adam Strobel, Larry Bauer, Michael Pagan, Eric Pain - Regional Park Superintendent (Alternate),

Mary Donohue: Commissioner Emeritus absent.

## III. Review of Minutes

1st Michael Putrino, 2nd John Heffernan, Motion Passed.

## IV. Chairman's Report

Understanding looking forward to the future calendar harvest homecoming is another event that happens next month and then into November, there will be the annual retreat event, the 249th retreat on November 23 November 22 that Saturday, we'll be hosting our first ever dine with Washington in New Milford. So that will be, looks like a fantastic event to kick things off here at historic membership. And that is my report, well and the minutes. So moving on then to New Milford.

Thank you, Chairman James Smith

## V. Calendar

November 16: Ken Burns, The American Revolution Documentary, PBS. Film crew was at HNBL filming for 2 days July 2024.

November 20: BCHS Lecture Series: Chronicling a Town's History Pictorially - Teaneck, Bergenfield & New Milford in the Steuben Hs.

November 22: Dine with Washington

November 23: 250th Retreat Event at HNBL

December 6: Decorating at HNBL

December 7: Sinterklaas & Dutch Christmas Tea at HNBL

December 13 & 14: 42nd Anniversary of Colonial Holiday Concerts at HNBL

December 18: Enchanted Holiday Story Reading with Linda Russell. By Zoom.

Nov 21-22, 2026: 250th Anniversary of the British Invasion of NJ and the America Retreat

Sept 16-17, 2028: Grand Forage Weekend

August 18-19, 2029: Raid on Paulus Hook

March 2030: 1780 Campaign

April 27-30, 20\_\_: War of Outposts

## VI. Continuing Business

### A. County of Bergen Monthly Meeting Report, Adam Strobel, Commissioner, & Bergen County Division of Open Space, Absent

Dear commissioners, please find below the monthly meeting report for the HNBLS Park Commission, October 2, 2025 meeting detailing Bergen County's recent project updates. Please note I will not be attending the meeting this evening due to a family commitment.

#### I. Campbell-Christie House Window Project

The window restoration project has been successfully completed. All punch list items were finalized by the contractor on or before September 27, 2025. The next steps include:

- Return of the tenant key to the Bergen County Historical Society (BCHS), if not already completed
- Reinstallation of security devices by BCHS

## II. 1889 Swing Bridge - Timber Decking Project

County staff has provided the following project updates:

Completed work:

- Application of dark semi-transparent stain
- Installation of timber planks
- Tree removal

Remaining tasks:

- Removal of lichen from the bridge
- Discussion with the Engineering Department regarding bridge repainting

Respectfully submitted,

Adam Strobel

B. Brett Park – Mayor Michael Pagan.

Report: Chairman Smith: Larry's suggestion peaked my interest, I was just kind of curious at other state sites like I know, like the Battle of Monmouth or Princeton, when they have an event, they have an outdoor speaker system, is that something that the state owns? Does the State rent that just for those specific events?, I was just kind of curious at other state sites like I know, like the Battle of Monmouth or Princeton, when they have an event, they have an outdoor speaker system, is that something that the state owns? Does the State rent that just for those specific events?

C. New Milford – Mayor Michael Putrino, Commissioner New Milford.

Chairman Smith: Appreciate it, and thank you very much again, New Milford for your support, having the banner and helping to raise awareness. And that's one of the great things, I think, as we continue to go forward, how HNBLSPC can be an engine into the other municipalities, and ultimately, how other municipalities can provide a benefit and support the site as well. So it's greatly appreciated. We do know that elm trees do grow well here at HNBL, because in 2012 we had two elm trees planted, one in front of Campbell Christie house, because upstairs in the Steuben house we have a tavern sign that purportedly hung from an old elm tree in Ho-ho-kus. So that's that was the idea that putting an elm tree outside of our tavern here at New Bridge and the Christie house. So definitely like to hear more about this program.

M. Texel: We have a small sound system, the Central Region office for ribbon cutting events that the commissioner, the DEP commission, participates in. They have their general services truck comes out with tables, chairs, podiums, speakers, the whole mix of the whole thing. Chairman Smith: It might be something that the Commission can potentially do to support programming here at the site, that we actually buy one considering upcoming events with the 250th and the new museum building.

D. River Edge. Chairman Smith: Mary is not here, but we want to welcome Mayor of River Edge. So if you wanted to feel free to introduce yourself and say hello.  
Tom Papeleo, Mayor of River Edge. and Mayor Mike Putrino said, you know, Mary hadn't been here in a while, and so Mike invited me to come down and serve.  
D.Powell: Glad you could make it.

E. DEP REPORT - Steuben House by Mark Texel, Assistant Site Administrator: No report.

So but we don't yet have the scope of work for that project drafted. So that's the next step for the porch that won't have to go through Treasury. We can manage that or park level Bill can manage that project. But because it has a I guess, because the other, because it has a number assigned, it has it, you know, architect selected. So it's just a matter of now proceeding. And on that footnote, about week or two ago, our finance office call was, was looking. Need to know the status of the contractor that was unresponsive. And I said, dove, get the water. You can take whatever po was lined up and just tear that one up because they never responded to the project. So which project was it? The porch you recall a year ago, we, we selected someone, and then it was, they were calling back, and they just kind of went, they never responded. After we did three informal bids, picked someone, and then it goes to this, I think it was actually a purchase or even cut to do the work. Maybe it was a blessing, because I think we'll have a better product than that, because we may be looking to do more than just the columns. Might be the whole porch, possibly look, you know, someone mentioned about having them check the roof while we're at it to see, you know, look under the porch to see if there's structural problems with the footings or the joists below they can take out the raccoons too. Is there a raccoon problem there?

D.Powell: A groundhog. But I was concerned about the limitation of the funding assigned for that by that fund that you chose.

M. Texel: We can go to \$84,000 I'm hoping that the project will not cost more than that for columns.

D.Powell: They decided that the columns need to be repaired, rather than making new ones formed from a mold and with a material that doesn't rot. Even consider the underpinnings of the porch deck, I guess, is causing wicking, and there were, that's what caused the rot. The porch wasn't created that long ago, right? [July 2001] And so, you know, so we don't run into this again, the floorboards started to rot rather, quickly.

M.Texel acknowledged it's difficult to get hardwoods for the porch.

Yeah, so I you know, let's see how they come back and see what they can get done for that big if they can replace all the columns properly and all the entire deck. And front of that amount, I thought, maybe they can go more than that. I don't know. I get I sometimes I get a little confused, because it's like, we can go this much for this type of project, but it's a type two project, like, Whatever, whatever your type two project is, you can go to this amount. Just work your magic. And we, you know, we have the appropriation, which I did see was, I was in a budget meeting yesterday, days ago, in a dedicated, you know, reserve accounts. New Version shows the full 1.2 million in there.[The appropriation] So it's, it's, it's still there. That's nice. That was for what we can, we can do with three informal Well, we have to publicly bid it, still put it out, but it gives them a certain amount of then it becomes a division of property. Construction Management or Treasury project where, you know, it's a big project, where they assign somebody, it takes a lot longer, right? I mean, the larger project we do, the big drainage pathway parking lot, will certainly be a treasury managed project. They also charge us. Trader takes their bite out of the apple demand. Thank you so much. We're managing it. We don't do that because it's us, right? Let's see that was third thing. Was a quick list of what. Deborah, you're probably aware of this, but I wanted to make the commissioners aware there's a New Jersey Historical Commission, historical marker program, that it's a new program. They spent probably close to a year figuring out what this is going to be, and there's an advisory committee, which I'm on. Bottom line is that, you know, there's money. They only have money to fabricate 50 of these go

around so far, there's, you know, I won't be half that number so far. You know, application support, they might go forward. So I was strongly encouraged to see that our state historic sites get new markers, if you want them. But the kicker is that the application is due next Tuesday, October 7. It's not a rigorous application. It's, I looked at it when it's not like a grab, it's a one pager. And the commission staff said, Look, if we I can probably get some extra time. I don't know whether we want to get one of these, these new cast aluminum, these replace the 1960s markers, which replaced the 1930s ones, which, I think this site still has a 1930s marker.

Chairman Smith:

I mean, I could send, if you want to. I'm happy to share with you the application form, and you can look at that it. I mean, it's a heavy focus on 250 related connective tissue. Well, I don't think would be any problem with it not getting selected by the advisory group because of its strong connection and where, you know, where it ultimately gets placed. That's it could be down, rid of the parking lot. Could be over here. So there's time to decide that, but we want to try to get them to do that and the same page with the fabrication. You want to see what they look like.

Discussion on marker types

Chairman Smith: It would be nice to restore the original one as well. Could we do both?

M.Texel: These would replace the ones from the 1930s. There's been probably better newer resources than 100 years ago, and certainly more inclusive language on some of the stuff, too, than what was there. I don't know. I don't know what the original one.

D.Powell: I understand that the 1930 sign is correct. You can only fit so much text on them so it could be complimentary.

Chairman Smith: Yeah, I think one of the things that we had talked about with the parking lot redesign, which unfortunately land, when LAN did the update, they didn't include those like discussions, but we talked about, like, what is a way to get people from the parking lot to the meadow, right? And there's a kiosk there. But like having something that draws people in, and maybe having a marker next to the kiosk is that, because people see that, right? I was just at Ringwood or Skylands today, I went for hike and look great. And the first thing my son went to was the kiosk in the parking lot, because he wanted to see like, where he was going.

D.Powell: Kiosk location by the Campbell Christie house over there, that would work before the construction entryway. That would be an appropriate place.

M.Texel: As people walk right across the new parking lot, they see the it's all. A design. If you're driving by casually, and you're in a car like, oh, there's a there's a marker, let's stop and read it. Right? Sounds great, yeah, if you could, but I'll need some point. Was that maybe Deborah, we could talk. I don't know if there's anybody with where everyone with the Commission wants to help fill out the application thing, it's not onerous. I mean, anyone that knows the history of this could probably bang it out within an hour.

Discussion on who can work on it.

Chairman Smith: I was just going to mention, you know, I know it came up previously, and it's definitely something when they do come up with a report, just to discuss when their report called for entering the parking lot off the jug handle. So I've been trying to do a little more grounds work, and from where I come from, in Bergen County, off of Route 4, it would be very difficult, because the jug handles two lanes, so you would have to, then have the signage to say that you have to be in the left lane of the right hand jug handle. If not, you're going to miss the turn. And then if you're in the right hand lane of the jug handle, you're gonna have to get over quickly to the left to be able to get into the parking lot. And then if you miss the parking lot, then you have,

would have to turn around and come all the way back to Hackensack, and then come all the way back or and do a u turn to come back around.

My thought, like it was just even, just even originally, like, just, let's just use what is already there. Like, why over complicate it? Because, you know, like, now by creating a new entryway, you're going to have to look at how, again, how you would approach it, even just today. You know, they're doing work on, I guess. Oh yeah. So there it was, backed up. Somebody pulled out in front of me from the Petco that right where the tire place was. They blocked that right lane. Oh, yeah. And so I couldn't continue on. And so again, if you're having people coming to the site, then you get into visitors experience. Like, if you missed that turn, do you want to, like, keep on going. Are you going to actually turn around? Are you just gonna be like, you know, I can't get in. I'm just gonna go, like, go home, you know, like, so I'm just like, it just doesn't seem like it flows or works with the visitors.

M.Texel: Two parking lots, when we think about the sure there'll be this one. So in some case, if somebody misses the turn, we could say additional parking, I mean, but to your point. Yeah, good point. Whoever gets hired, we'll have to do this engineering study again, part of what they're going to do. And so the part we talk to the same engineers that that landed the one for the report, and then for granted purposes to say, like, what you just said, is that, is that really going to work? It works theoretically.

D.Powell: They also had the part the entrance on Hackensack Avenue, none on Main Street at all, that would be blocked off, and they had a highway divider even there, which in the middle of Main Street. So I guess, to keep people from jumping over it or something. And I understand the logic of going to the light to cross, but it, you know, just seems very dangerous with the traffic.

You would have people moving quickly, both east and west, on Hackensack Avenue, and wouldn't be expecting people to turn into the lot heading toward Hackensack from on you're on new Bridge Road Hackensack Avenue, so you'd be having to cross two lanes to turn into it and have people zooming up behind you at the same time. And then the same thing with heading toward New Milford, you wouldn't, people wouldn't be expecting you to turn into there, and people see the light change they want to go, and then not having an entrance at all on Main Street. It's sort of like visually turning its back on the site, like, does it even belong to the site? I think it just creates a negative experience before people even get to the site.

We need the parking -- we filled up the parking lot yesterday.

Chairman Smith: I actually it's hard to imagine it's already October, but in April, Eric had reached out about phragmite removal, and he did say that the project timeline could be from between 1016 and 1030 that phragmite At block 1304, lot three, which is fun, student house property that it could be cut as a method of control. Freshwater Bureau, Freshwater Fisheries said, as long as herbicides are not used, it could be cut, right? So I guess that have to determine if that's something that the landscaper that's used for the site could do the cutting, or if that's something that maintenance could do. Don't we need permits for that? Though, no. It says SHPO was consulted and no application for Project authorization is required.

I think, you know, originally, like just to get the project rolling too, was just to kind of reduce the amount of fuel. You know, just within recent years with forest fires and that happened in the area, just like to, even if it cuts back to phragmite, maybe it'll give like cattails or other native species a chance to compete against them, but also reducing the amount of fuel that could potentially be here.

M.Texel: How many acres? Um, I five acres or close to eight acres. Consider planting cattails.

Oh, yeah, but it would be interesting to do a patch of it, but maybe after it gets cut, to give the non the one we want to plant, to give that a chance to grow.

So all right, I will ask you about those two things my follow up and remind him that he had said that back in April, meeting this now the time to do it, which would be starting in about two weeks.

D.Powell: I had two things, actually, to prune that oak out front. I was concerned about a large dead branch. And it was evident when we had that event out front, you know, I'm just concerned about it falling on, you know, because there's a lot of public traffic around here,

You could get to it on a ladder. Yeah, photograph looks like a spot that I can also have park maintenance come and take that down. It's a safety issue.

You know it's like, and then I guess I just, you know, overthinking things. But is there any time limit on our appropriation?, like it's been over four years now, whether it trigger, would they take the money back.

M. Texel: I'll ask that question. I think, I think we're okay for this this current year. It's not a big target.

D.Powell

I did see a list on Facebook, actually. That the Park Service put out of all the different projects within the state historic sites, and we were not on that list. M.Texel thought it was 250th money projects.

F. Blauvelt-Demarest Foundation – John Heffernan, Acting Commissioner BDF Rep. No report.

G. Bergen County Historical Society – Deborah Powell, Commissioner BCHS

We had a really great event on Saturday with the Barons Oktoberfest in September. The turnout was excellent, and all the visitors were so interested in the site and in the Steuben house. I could tell one illustration of one little girl, maybe eight years old. I explained the retreat event using this map, and I have a bunch of Rev War figures. And she came back to repeat the information back to me and show me with the soldiers, both British and Americans, and moved them around on the table to show the events of November 20, 1776 to show me she remembered the story, and she moved the soldiers around, and she just gave me the description, you know, because that's what you want, you know, kids to be engaged like that.

I also acknowledge Mayor Mike Putrino. That was so helpful that you were able to get that banner up over River Road because that's a busy commuter road. It catches a lot of eyeballs to have that up there in New Milford. So the attendance was extra good this year. Beverly, took a video of all the crowd. It's just the 360 around by this Campbell Christie house, and it's on our Facebook page where we've reach over 8000 followers.

Okay, so that was Saturday, and then right away, we followed up with the new museum groundbreaking on Wednesday, October 1, yesterday, again, we had excellent weather and really a great turnout, especially from the County. Tom Dutch, County Counsel, Craig Dorsett, County Chief of Staff and many people from their office came. Roger Gross, BCHS President Beverly Hashimoto, New Building Chair Deborah Powell, Joe Langan, County Counsel Tom Dutch, Mayor Tom Papaleo, John Hogan, Anita Rivers and Pat Schuber are pictured.



Lakreisha Jean, Bergen County tourism strategist and County Clerk John Hogan was there also. They were all very enthusiastic, which was really refreshing. Tom Papaleo came, and who's the mayor of River Edge, and Anita Rivers from FDU came, and, you know, she's had me on her radio show a few times. So that was really nice, let's see. And of course, you know, is so nice that Mary Donahue came. Mary turned 100 last February, so that was really, really neat. She's been interested in this project for a long time. She even wrote a children's book about the revolution for us, and made the copies available. So you know that she's a former freeholder of county.

Josh Gotheimer sent a resolution as well as the County. I didn't get a chance to read the County Proclamation. Anyway, they were appreciative. So that was very nice and thoughtful. You know, the state was not represented. Larry Bauer, from the HNBLS Park Commission and, of course, President Beverly Hashimoto and John Heffernan and Carol Restivo and trustees, Denise Piccino, Ariel Woll, Dan Rafferty, Rich Ciera, all came help out. We had an American flag, and two banners on either side of the fence with the museum rendering, 4x8 ft. We had tables and set up and food and seating. So it flowed right from the gate to the new museum building, the construction gate to the over to the front of the Campbell Christie House, where, you know, garden, beer garden turned coffee and our donuts and so forth.

Catcord Construction was there, and they had ordered just seven shovels engraved for the photo op. The Gross family; Paul, Gayle, Roger and Nancy came, son and wife. Paul spoke and they asked me for a tour of the Steuben House, which I was delighted to walk them through. They donated the \$250,000 Paul was very effusive on how much he enjoyed Kevin's, Kevin Wright's New Bridge book.

Larry Bauer commented afterwards, nice turnout, and then he said, we should have had a microphone. So of course, we had considered, I don't think we have any electric out there.

Actually, I was able to open with noting what a perfect location to honor a Revolutionary War Battleground, then with a museum and asked them to picture George Washington leading the troops with General Greene and Paine coming down the road toward us. Beverly spoke clearly about the building and the need and some of the history to get to this point. That's all I have. I don't know if anybody has any questions for me.



Photos are forthcoming.

Chairman Smith suggested: I guess you can put the shovel next to the pick ax from the George Washington that the Society has in collections as momentous events.

Chairman Smith discussed whether there was a microphone system to borrow or buy.

D.Powell: I can say I was looking through a box trying to declutter my house. And last night, actually, and it had minutes from the Society from 1976 and 77 and they were talking about the same issues of, you know, getting rid of the junkyard and building a museum building and fundraising. And I thought, Wow, what a triumph for us! You know, after all these years, the museum was planned in the 50s even.

J.Heffernan: It even goes back to Francis Kohler.



## VII. Old Business.

Chairman Smith brought up archaeology project status. Discussion on Ken Burns Revolutionary War 5 Park Series coming out in November.

Discussion on CCH windows painted shut.

Discussion on flood warning for the river.

- Status on LAN projects, parking lots, pathway, drainage at flag pole
- Status on columns and porch. Note for the consultants, Eric Pain got feedback from the person who repaired the columns previously, that water was splashing up from water hitting ground and splashing column base. Eric suggested trying the cobble stone along the front of the porch. Should the cobble stone be removed? I spoke with
- How much funding remains from appropriation?
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- Any word on water release warnings from the reservoir, considering recently flooding issues along rivers in other areas of the country? We can't be the only area concerned about this in NJ.
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- Asked if since the Park Commission paid for previous interpretive panels could the new one about the mill be paid also.
- Prune red oak witness tree in front of Steuben House, concern about large old branches falling on a visitor. Pictured below.
- State archaeologist appointment
- SH phone number 201-487-1739 goes straight to a recording to leave a message, in not too distance past the message noted BCHS website.
- Ask again if PC can pay for the interpretive panel for mill site. After I created the previous five Eric shared the layouts internally and they asked if it could have the NJ Park logo on it. What changed? The vendor is on the list.
- (photo of the Oak Tree)

VIII. New Business.

IX. Public Comment. Jim Dusenbury brought up Campbell-Christie House windows painted shut.

X. Adjournment. Motion to adjourn 7:56 pm. First, D.Powell, Second, M.Putrino. Motion passed.

**AGENDA**

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III. Review of Minutes of the Meeting of Oct 2, 2025

IV. Chairman's Report

V. Calendar:

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A. County of Bergen

B. Brett Park

C. New Milford

D. River Edge

E. DEP – Steuben House

F. Blauvelt-Demarest Foundation

G. Bergen County Historical Society

VII. Old Business - LAN proposal & Grubb Proposals

VIII. New Business

IX. Public Comment

X. Adjournment

XI. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in person at the Steuben House, 7 PM or unless otherwise determined. Meeting Dates: 2025: January 2, February 6, March 6, April 3, May 1, June 5, Zoom **July 3**, Aug 7, Sept 4, Oct 2, Nov 6, Dec 4, & Jan 1, 2026.

Historic New Bridge Landing State Park Commission

The Historic New Bridge Landing State Park Commission

was established in 1995 by

New Jersey State law N.J.S.A. 13:15B-1-5.

place at the 1752 Steuben House, 1209 Main St, River Edge, NJ

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Meeting of the Historic New Bridge Landing State Park Commission

RESENDING REPORT FROM NOVEMBER 6, 2025 WHEN MEETING WAS CANCELLED DUE TO LACK OF QUORUM. (see aboveP) Minutes from Thursday, October 2, 2025:

**Historic New Bridge Landing State Park Commission**

The Historic New Bridge Landing State Park Commission

was established in 1995 by

New Jersey State law N.J.S.A. 13:15B-1-5.

Meeting Time and Date in January 2026 To Be Determined

Takes place at the 1752 Steuben House, 1209 Main St, River Edge, NJ

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Minutes from Thursday, December 4, 2025:

I. Open Public Meetings Act Statement

Chairman Smith noted the Open Public Meetings Act statement at 7:02 pm.

II. Attendance:

Chairman Jim Smith, Deborah Powell, Assistant Site Administrator Mark Texel (alternate), Larry Bauer, John Heffernan and Beverly Hashimoto attended the meeting

Public: None

Absent: Adam Strobel, Michael Pagan, Eric Pain - Regional Park Superintendent (Alternate), Mayor Michael Putrino

Mary Donohue: Commissioner Emeritus absent.

III. Review of Minutes

1st John Heffernan, 2nd Mark Texel, Motion Passed.

IV. Chairman's Report

All right, moving on to the calendars, looking at some of the upcoming events, we have the center cloths, or, sorry, the retreat decorating, which is going to be starting this weekend, on Saturday, to get into the winter holiday Spirit, Dutch Christmas tea as well. And then also in December, we have the 42nd annual, wow, that's a hard to imagine. It's been that long holiday colonial concerts. And then December 18, enchanted holiday story with Linda Russell should be via zoom. And then that concludes the December calendar. But then on January 1, Deborah is going to kick off the new year with a walking tour to kick off the 250 and 2026 All right, good evening everyone, and welcome to the December meeting on the historic number chapter, the historic number standing Park Commission. November was quite the month as work continued to progress with foundation footings at the new museum building. The site was mentioned and also featured in Ken Burns's new documentary, which was quite exciting. And the site once again, hosted another successful retreat weekend. The event went almost flawlessly and special. Thanks to everyone who made the event possible. Oftentimes, when people look at an event like that, people don't see all the countless hours dedicated to social media, organizing, volunteers, planning, rehearsing, picking up garbage throughout the park, mending fences, building fences and preparing the buildings. Over 100 reenactors attended the event. There's countless volunteers, well over 25 that helped to bring the event to life, and a lot can be learned from that event for the upcoming 250 which promises to be both bigger and better, the crowds were, I think, one of the largest crowds we've seen for a retreat event. So I think that bodes well, whether it's from the spirit of the Ken Burns, or also the social media advertising.

Thank you, Chairman James Smith



Retreat to Victory video received over 100,000 views on Facebook. Taken from the upstairs miller's room at the Steuben House.

## V. Calendar

November 16: Ken Burns, The American Revolution Documentary, PBS. Film crew was at HNBL filming for 2 days July 2024.  
November 20: BCHS Lecture Series: Chronicling a Town's History Pictorially - Teaneck, Bergenfield & New Milford in the Steuben Hs.  
November 22: Dine with Washington  
November 23: 250th Retreat Event at HNBL  
December 6: Decorating at HNBL  
December 7: Sinterklaas & Dutch Christmas Tea at HNBL  
December 13 & 14: 42nd Anniversary of Colonial Holiday Concerts at HNBL  
December 18: Enchanted Holiday Story Reading with Linda Russell. By Zoom.  
January 1: First Day Walking Tour of HNBL, weather permitting  
Nov 21-22, 2026: 250th Anniversary of the British Invasion of NJ and the America Retreat  
Sept 16-17, 2028: Grand Forage Weekend  
August 18-19, 2029: Raid on Paulus Hook  
March 2030: 1780 Campaign  
April 27-30, 20\_\_: War of Outposts

## VI. Continuing Business

A. County of Bergen Monthly Meeting Report, Adam Strobel, Commissioner, & Bergen County Division of Open Space, Absent  
No report.

B. Brett Park – Mayor Michael Pagan. No report.

Report: Chairman Smith: Larry's suggestion peaked my interest, I was just kind of curious at other state sites like I know, like the Battle of Monmouth or Princeton, when they have an event, they have an outdoor speaker system, is that something that the state owns? Does the State rent that just for those specific events?, I was just kind of curious at other state sites like I know, like the Battle of Monmouth or Princeton, when they have an event, they have an outdoor speaker system, is that something that the state owns? Does the State rent that just for those specific events?

C. New Milford – Mayor Michael Putrino, Commissioner New Milford.

Chairman Smith: With Brett Park prior to the retreat, you know, we did do cleanups in Brett Park.

We picked up a lot of garbage, both that came in and the garbage was there in the park. So it's just like, one of the like things that we had to do, and one thing that I was like, and I think this is where we can maybe handle this in the commission. I and I mentioned, I think this in the past, but it still seems cumbersome for the society to have to go to Teaneck to like kind of request usage of the park, even though it's part of the commission. And if there's a way that it could just be one time for the whole year, because the society used to pre covid, and one thing I'd love to do, kind of going forward, is also doing historic tours again in Brett Park. And like Kevin used to do that, Mike trepecchio did that in the past as well. And I know other groups are using Brett Park. So are they also having to, like, like, we had to get insurance and like, requests, like, and I know somebody in the Greenway one time that said that they had some past to do stuff there the whole year. So like, I just want to make sure, like, is there an easier way that we can utilize the park.

L.Bauer: I mean, it sounds more like there's a communications problem, right? Because I know the Friends of the Greenway also do cleanups, and I have to check the calendar when they do the cleanups at Brett Park to better coordinate with any events that are taking place here. Yeah, they also go through the township. Yeah. They also everything seems to be just so splintered, and there's so many opportunities. D.Powell noted cars are parking right at the bridge barriers.

Chairman Smith: To address that could design entrance at bridge with pavers, or something like that, like makes it, make it 1776 or something, I don't know, but seems like there's something we could potentially do. All right. Speaking of New Milford, I know Mike could not make it, but also too appreciative of New Milford for retreat that they were able to have police, a police presence for the retreat and make sure there was no parking on old Newbridge road during the event. That's something you have to coordinate for next year as well. I thank them at the end of the event, I went over and thanked them, and, you know, I'll talk to Mike, but I guess there's a lieutenant that they said that was the person that helped to organize it. So that might be somebody that in October of next year we do like kind of a walkthrough.

D. River Edge. M. Donohue absent

D.Powell suggested we need to have an alternate or a new commissioner.

Chairman Smith: Yes, it definitely seems like that would be like a good just so we can also make sure we have a quorum, because it's now putting us in a difficult spot when people can't make meetings for sure. Mark Texel: So, so maybe, I would suggest that maybe in one of their early meetings, January, we we put forward a list of all the commissioners. I mean, I think our bylaws call for the chairman and so forth, because it's been a number of years since it's been updated. And I think that, I think by statute, is this approved by the governor's office. So we have a new governor coming in, so we wanted to make a change and put somebody forward for that would be the time maybe to do that. It's we just the reason this is on my mind was, every year about this time, we get a list of all the boards and commissions, and I was asked to look at all the members of new presiding I'm like, that's accurate, I mean, but it's been a few years since I think they were actually whatever formal appointments have to be approved. We're not going to commission bunch of them, sure that just kind of went up and hold over status for years. But we could, I could try to start that process from scratch in January again. Say here's and give them to if we have a new commissioner, and let them put it forward.

E. DEP REPORT - Steuben House by Mark Texel, Assistant Site Administrator: No report.

So a lot of lot of things happening, obviously, as Jim mentioned with the archeology, very exciting to see that project really going. And I had one question about that. I don't know if I've got a copy of their actual scope of work, but our presumption is it's anything that they find. Of course, they're holding because it's, you know, it's state property. So we have a process for handling archeological items. I think somebody asked me that question, but whether the do those go to Park Commission or the state? I think they stay with the state, because the commission as a body doesn't, we don't hold archeological stuff. I know the society, does you

guys have collections?

D.Powell: Yeah, but we could exhibit them here, absolutely.

M.Texel: So the question would be, you know, we have a process for and I think that would usually at the end of at the end of it, they produce a final report as well as anything found. You as anything found is is given to the property owner. But I haven't read the scope of work, so I don't know if it's, if it's that detail, then in this, yeah, that was my question about that. Find out it's going to be there for a couple months. Aren't they working on this?

Discussion on availability to access to the Steuben House for the interior archeology.

Chairman Smith: Yeah, they wanted to do, like, part of the original, I guess, plan was to do archeology in the back room, actually help to tell that story, other than sealing with concrete, it's never been done. And then this way, if we can tell that story, and then eventually restore that space and preserve it, because the bricks with the fireplace. So I just John, I'm not sure if you're around on one day. I don't think so. Or maybe somebody, ever somebody from this, from Ringwood maintenance, could come down?

Just let me know. I can let Eric know. Can arrange for park maintenance to come and open the building to let them in. I think he's got him on that thread with everything. Yeah, he can arrange for that. But yeah. I mean, as far as the disk this, the object disposition, is the disposition of whatever is found. We could, we could store them here. We feel the building secure enough. I mean, it's, I know it's kind of a girl alarm, and it could, I wouldn't put them during wood. There's really no other historic site close by that has space. Some, some of our archeological things have gone to the State Museum in years past, depending on how much material they found.

D.Powell: Yeah, I'd like to, when we get the new museum building, I'd like to see what the state has [in Trenton] and whether we exhibit it here or not.

M.Texel: There may be collection storage within the visitor center, so that, anyway, that was just a question. Came up to that. But going back a bit, I was at the Alpha board meeting, I apologize that Thursday, I completely I was deep into doing strategic planning with Ifam in Dearborn, Michigan, and I realized tonight there's the Park Commission meeting and Eric had a conflict. So apologies for that one. But in October, I think a crew did get out and did some of the cut back some of the rubber biting.

But Frank ?, is archaeology department. Yeah, so it sounds like they got a pretty good, pretty good hit on that, and then moving to this project. And I talked to Bill White yesterday, Morgan and Russell did meet with SHPO to say, to show them what we would like to do. And from that now, there should be a draft scope of work for that project soon that we can see before anything goes out to Ben. But the intent is that we replace in kind, that we keep the detail of existing columns, that it's not just an off the shelf thing that's actually something that's historic.

D.Powell: Okay, so I'm sorry, last I heard they were going to restore the columns, not make new ones.

Discussion on how the porch column would be repaired or replaced.

M.Texel: So I'm anxious to see what they have to say about that, to see what what's not come out from that. But hopefully that we would like to see that get done over the winter, obviously, so that it's in place by next summer, by July 4, you know, when we start having bigger crowds here and stuff.

In terms of the scope of work. So you sent comments, and Deborah, you said the most significant number of suggestions, and so I thought and Bill and I talked about this in detail about a week ago. Most of, I would say, 90% of the things that you've suggested or comments you made are things that whoever is hired for this designer at that point in the doc, at that point when we sit down with that as part of the team, we can share those ideas. In other words, this stuff was pretty granular to go into a broader scope of work, things like not playing a ditch here,

moving the parking lot there. So Bill was saying that hold that level of detail for when someone's hired, because all the scope of work is saying is that we're giving them the land report saying, base your bid, base your estimate, on this type of design. But it doesn't say you are designing to build this exactly. It's the the project. The scope of the project is to do what land talks about, which is parking and drainage and these things. But it's not, we're actually hiring the people that they're going to do the final design for what happens.

D.Powell: Okay, that's great. Everybody I showed that plan to, yeah, we thought it was a real traffic hazard, safety hazard.

M. Texel: So that's that person, whoever gets hired, want to probably dig into that, and they may have to bring an engineer back and do the traffic study to things like the flagpole. So, but you did, like, a couple things, I know, I think, on the the address, which I noted to build and make sure that changed the project address. And you had a question about one of the pages. Had you got a question about block 1305? Block four and five. That is part, yeah, that's part of Deborah's New Bridge Landing Park mission. So it's was part of the Green Acres acquisition. So it should be, that's what I had understood. I just wondered if there were any changes. We didn't know. No, no, I think this. There hasn't been, ever been any new acquisitions other than the PSA G law, which

D.Powell: I meant whether they those lots were sold to somebody. I wasn't actually sure whether the parking lot was considered part of Green Acres. I knew the "Meadow" is considered Green Acres.

M.Texel: I think the parking lot is too because that was acquired through, that's our they're like our real estate money. That that pot of money is what we use for acquisition.

D.Powell: Well, it was the federal grant that Kevin Wright and Bob Griffin took initiative to go to Senator Torecelli and obtained the Federal funding for auto parts junkyard.

M.Texel: Sometimes I have that we use federal money like Princeton of Battlefield recently, we use some federal money towards preserving some buffers around the park. And there's a piece of Monmouth Battlefield. Yeah, same thing. That's good. I think the federal it's good that it's protected.

Regarding scope of work: M.Texel: And some other things you talked about, as far as pedestrian crossing, and some levels we would when we're at that point when, when Treasury has hired somebody. What I would suggest is that the Commission assigned someone to be part of the project team, because there's monthly meetings, just like probably you did with Campbell Christie house, so that the entire commission isn't going to all those meetings and that person can report back to the commission meetings.

D.Powell: I just think it's [main parking lot] really important to get it right because we have to live with it.

M.Texel: Those closest to it know that. You know you've seen, you've seen the puddling, if it's out there right now, and you know the ice is forming, and you know these kinds of problems. But that was otherwise. There were no other, really, any substantive changes. And I can send around the final one to everybody soon, and then that, then this goes out to bid.

D.Powell agreed.

M.Texel: Bill said won't have all that work done by the big events next November. I said, we know that, but what can't be done? So we made this a point in saying, Well, how much do we want to get into tearing the site apart? We can't tear the side apart before the big events next November. And have this be a major construction zone, that would be very bad. So if someone's hired by that time, and we're actually under construction, but most likely These improvements

will happen, you know, the next two years, which kind of lines up with the visitors the new museum too, as far as that kind of stuff. So, but we do want to get the porch done. Yeah, that'd be great. And then the last thing was really just, and this came out. This kid was late today. Eric came out this it might have been he said that park maintenance repaired the center post at the site today, because it was today.

Chairman Smith: Ringwood SP may have repaired fence at New Milford side pocket park. Fender board at bridge needs repair.

He added: It looks great that it's cut further back from the barn and around here, it looks fantastic. The contract to come into that work, I think that was in house, yeah. I think that was just that done in house, which was definitely a great start. And I think that'll be nice in the spring if we do have, like, say, somebody that was here. You know, when the landscapers are here, they could be like, Oh, make sure you're going up to this point. Because sometimes the landscapers cut a little bit shorter and shorter, yeah. So that might be, and that's something too against me, maybe, like in January, discussed for Deborah for 250 maybe that's something like we do, like October landscaping for next year. So this way everything is kind of, I will say, too, just on a side note, like the contractors for the state and for the society's grounds to everything was meticulous before the retreat. There wasn't a leaf in sight, maybe, but it was not. It was, it was very looked, very well kept. And I think that's one of the points, like Deborah has said to like, anytime you go to site, whether it's a bathroom or just the grounds, you want to make sure that that first experience isn't like garbage or something else

Discussion on how great the snake fence made from fence rails looked for the Retreat event. HNBL uses the fence rail stock to constantly repair fencing around the site.

M.Texel: That's fine just to have. We kind of stalled on hiring a maintenance person only because I was uncertain what Eric's role was going to be when he returned from his temporary assignment this past summer at Babylon State Park. He's back now at Greenwood full time. His role will be to make sure that the maintenance support is needed, project support for this site, but I'll probably be coming to all the meetings, or maybe if I get some more employees for Office of Historic Sites at some point, because he now has to go to the Greenwood Lake Commission. So we're just kind of enough bodies anymore. But that was, and that was, that was the one change. So with that, we talked briefly, but he said, Yeah, we could conduct interviews with applicants and personal report to the maintenance staff, but I think we wanted to look at a job description first as a commission to see what they would do. But now it's in the dead of winter, so it's a slow time, but then we had for the spring and summer. I do think having a groundskeeper, maintenance, handy, handy person, would be beneficial for the site, just to handle the day to day things when they pop up as a respirator. The funding can be used for that we have what application.

D.Powell: I wonder if it would be easier if they were out of Ringwood and just came here when needed.

M. Texel: So they technically would be a Ringwood hourly employee specifically assigned to Newbridge landing. So they would, they would work here, principally. And then that raises the question, long term, we talked about the need to have a storage location for equipment and stuff. So it's not always happening we traveled down, which talks about putting a shed at some point, maybe over on the parking area for storage.

D.Powell: Note red oak with a branch that looks very precarious out there, and I'm concerned about it falling on someone and branches hitting the house but when there's a storm. This big red oak right at the corner here was planted to commemorate when the Society was asked to make its headquarters here in 1939 at the Steuben House.

Additionally the Steuben House phone number. It currently doesn't give a message. So is there a way to program that to leave our website also.

Discussion on cleaning and finishing the Steuben House ground floors.

Discussion on the restroom sink stained and restroom needs to be cleaned.

Discussion on State marker program and the Black History Trail.

F. Blauvelt-Demarest Foundation – John Heffernan, Acting Commissioner BDF Rep. No report.

G. Bergen County Historical Society – Deborah Powell, Commissioner BCHS

Like Jim said, we had a successful Retreat event. We had the night before we had Dine with Washington, which was very successful, also because he was had traveled here, he made himself available the night before for fundraiser, and that was really nice. Right across the river, we put lights on the bridge again and walked some people over here for tour. And you know, I can say that in a couple sentences, so much work for everybody and doing new exhibits here. Prior to the event, we actually had a significant donation, of a pair of c.1790 Hessian Grenadier andirons with the original paint on them. The Huntington Library & Museum out in California has a pair. So it's always amazing when somebody during an event walks in and hands you something like that.



We have plans for a tea coming up on the next Sunday, and we're decorating here on Saturday, I poured candy with another volunteer on last Sunday with the molds we've been buying on eBay that are like the Bogarts Candy kitchen in Hackensack and that exhibit you might have noticed in the other room. So that's a nice local tie in to the tradition, and really the level of detail that we go to. I mean, the reason we really started pouring this candy is because in the Jan Steen painting, the Feast of St Nicholas, the girl with the bucket of candy, it's like a very one of those, all these little stories in this painting from 1664, but she's got a bucket with some fruit and a rooster candy, Rooster, Clear toy candy rooster on this stick in her bucket. So, you know, it's a nice, nice tie in. So, and then, like Jim said, so we've been selling tickets. Beverly has been wrestling with

that. I'm giving a the walking tour on January 1, 2026. We had a long meeting last night working on our event planning, and we get to meet again on the 250 so it's, of course, fundraising is going on in the background of this.

It's exciting times, really, for the country. It's exciting times. Of course, we got in the Ken Burns film, and we were like, on pins in pins and needles. Did you see it in the first shot?

M. Texel: Saw the shot looking up towards the peak of the Steuben House?

D.Powell: And then the third episode. I haven't gotten to that one yet, but Beverly caught it that we're in the third one. It's mentioned New Bridge, and well, I'm claiming it because they came to us to do some filler shots, because we're near New York City, it wasn't through any friends of ours. And so Beverly and I made ourselves available for two whole long days while they filmed. And at the end, I, like, got up practically on my knees and said, Could you just mention New Bridge. And she didn't promise us anything but then I see we got in.

M.Texel: it was episode three. After Fort Lee Washington is lost. And it's very specific. It's like that the New Bridge talked about, you know, British coming this way in the retreat from Fort Lee. Not a lot of the other sites got much of a mention, except the big battle sites, right?

D.Powell: And I saw people complaining on Facebook about who didn't get in. They thought their site should have been mentioned, not complaining about us. They were just lamenting other but I know that feeling because I've contacted Rick Atkinson when he was working on his Rev War book, and I contacted Russ Shorto, author of The Island at the Center of the World. They both gave me excuse that their books were too far along in the process. So big to finally get included even if not quite to point.

## VII. Old Business.

None.

### Action List:

- Outdoor speaker system to be shared among state historic sites for large attended events like the Retreat to Victory in Nov 2026 at New Bridge.
- Status on LAN projects, parking lots, pathway, drainage at flag pole
- Status on columns and porch. Note for the consultants, Eric Pain got feedback from the person who repaired the columns previously, that water was splashing up from water hitting ground and splashing column base. Eric suggested trying the cobble stone along the front of the porch. Should the cobble stone be removed? I spoke with
- How much funding remains from appropriation? 1.3
- Seasonal employee, confirm how many hours per month. List jobs:
- Where is his compensation coming out of? Appropriation
- What is the Steuben House property funding from the state each year?
- Any word on water release warnings from the reservoir, considering recently flooding issues along rivers in other areas of the country? We can't be the only area concerned about this in NJ.
- State marker program status. Still can apply.
- Asked if since the Park Commission paid for previous interpretive panels could the new one about the mill be paid also.
- Prune red oak witness tree in front of Steuben House, concern about large old branches falling on a visitor.
- State archaeologist appointment
- SH phone number 201-487-1739 goes straight to a recording to leave a message, in not too distance past the message noted BCHS website.
- Ask again if PC can pay for the interpretive panel for mill site.

VIII. New Business.

Chairman Smith: January, would like to devote some time and new business to discuss the 250 in ways that different entities can come together to help support the retreat event. Maybe we create a checklist that we can take back to our different municipalities and entities here as well, in order to as we get ready for the 250.

IX. Public Comment. None.

X. Adjournment. Motion to adjourn 8:14 pm. First, J.Heffernan, Second, L.Bauer. Motion passed.

**AGENDA**

Meeting of the Historic New Bridge Landing State Park Commission.  
Meeting takes at the Steuben House, 1209 Main Street, River Edge, NJ

- I. Open Public Meetings Act Statement
- II. Attendance
- III. Review of Minutes of the Meeting of Dec 4, 2025
- IV. Chairman's Report
- V. Calendar:
- VI. Continuing Business
  - A. County of Bergen
  - B. Brett Park
  - C. New Milford
  - D. River Edge
  - E. DEP – Steuben House
  - F. Blauvelt-Demarest Foundation
  - G. Bergen County Historical Society
- VII. Old Business - LAN proposal & Grubb Proposals
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