The Historic New Bridge Landing Park Commission
Annual Report for 2014

James Bellis Sr. and James Bellis Jr. at the opening of the Westervelt-Thomas Barn, restored through a grant from the Blauvelt-Demarest Foundation and dedicated at the Harvest Homecoming, October 25, 2014, to the honor and memory of David Demarest Bellis, one of the visionaries responsible for preserving the Revolutionary War battleground at Historic New Bridge Landing through the purchase of lands for the Bergen County Historical Society in 1944. Continuing the family's devotion to local history over generations, James Bellis Sr. has served as a Historic New Bridge Landing Park Commissioner since 1995.

Historic New Bridge Landing
Park Commission

Respectfully submitted to the Governor and Legislature of New Jersey
December 2014

B. Spencer Newman's painting depicts the darkest hour of the American Revolution, when General George Washington led the outnumbered Continental garrison of Fort Lee across the Hackensack River at New Bridge on November 20, 1776. Doubtful to the last moment, this crossing preserved American hopes in the face of invasion by an army of Europe's finest troops. Eyewitness-to-history Thomas Paine stands in the left foreground.

Literally occupying the Crossroads of the American Revolution, the Zabriskie-Steuben House—the only extant house along the route of the retreat in Bergen County—went on to survive more of the war than any other home in America. The State of NJ acquired this landmark dwelling in 1928 as a perpetual memorial to the "times that try men's souls."

Dear Governor Chris Christie and Legislators:

Pursuant to our responsibilities under public law 2009, chapter 45, the Historic New Bridge Landing Park Commission submits this annual report for 2014.

2014 has been 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 succeed because we understand quality programming depends not only upon having an interesting and engaging story to tell, but also on well-coordinated and highly motivated volunteers, who generously share their enthusiasm with guests, and, most importantly, who create a pervasive culture of hospitality. The Bergen County Historical Society sponsors, funds and staffs all programming at Historic New Bridge Landing, both on its own property and on state property. The Historical Society, an all-volunteer, non-profit 501(c)(3) historical association, founded in 1902, does not apply for or receive public operating support or other governmental grants, funding the maintenance of its own property at Historic New Bridge Landing and its various activities and operations through membership dues, donations, fundraising and special-event income. The society has proven repeatedly capable of organizing large-scale special events, such as the Baronfest, which alone required 53 trained volunteers to staff. Volunteers do interpretation, admissions, membership services, library staffing, publications, grounds keeping, landscape improvements, gardening, and museum housekeeping. We believe the Bergen County Historical Society is the largest historical society in the state with over 1,500 members. It has tremendous outreach through its website < http://www.bergencountyhistory.org/>, visited by 200,000 users, and through its email newsletter, *Our Connection to the Past*, which regularly informs 2,000 interested history constituents.

It has also been a banner year for enhancing the visual appearance and infrastructure at Historic New Bridge Landing. The Blauvelt-Demarest Foundation has successively completed restorations of the Demarest House Museum and the Westervelt-Thomas Barn, and is funding reconstruction of a Jersey Dutch hay rick or barrack in the historic park. The Historic New Bridge Landing Park Commission authorized contractor Tim Adriance to proceed with maintenance and restoration work on the Westervelt-Thomas Barn on May 1, 2014. The beautifully restored barn was dedicated at the Harvest Homecoming on October 25, 2014, in memory of David Demarest Bellis, former life member and longtime treasurer of the Bergen County Historical Society, who was one of the visionaries who acquired the Bergen County Historical Society's lands in 1944 and who laid the groundwork for preserving the Revolutionary War battleground at New Bridge.

River Edge scouts installed three half-cut log benches on the grounds of the Bergen County Historical Society and cleared vegetation around the Out Kitchen. They also built a lean-to woodshed for the Out Kitchen, similar to the one at Jockey Hollow. River Edge scouts also completed a nature trail on the Society's lands, which opens new views of the historic 1889 swing bridge, the Steuben House, and the wreck of the Hackensack schooner *Kate Lawrence*, which burned to the waterline in 1868 while moored to the bridge fenders. For the first time in many years, visitors can access the Society's property along the roadway, gaining a closer view of the mast and ironwork of the *Kate Lawrence*.

The officers and trustees of the Bergen County Historical Society approved the *Specifications for the Structural Repairs at the Campbell-Christie House, Historic New Bridge Landing, Borough of River Edge, dated October 4, 2013, prepared by HMR, Architects,* on January 9, 2014. The Historic New Bridge Landing Park Commission approved the same on February 6, 2014. The Bergen County Board of Chosen Freeholders accordingly awarded the contract to Lewis-Graham Inc., of Clark, NJ, for $81,700 on June 4, 2014. Work began in August. Insulation panels in the attic ceiling were removed and chimney braces emplaced. Basement repairs included installation of lally columns, bracing the enlarged opening between the basements of the main house and the kitchen/bathroom wing, and installing louvered vents. Flooring repairs were made on the first floor and a steel reinforcement installed in the fireplace in the front east room. The interior crack in the east wall of the front room was injected with grout and the final plaster repairs completed. An exterior crack was repaired in the east wall and exterior woodwork repaired. The consultants and contractor held their final site visit on October 29, 2014, when final items were addressed, namely, hanging the sandstone fireplace lintel with a steel support and dowels; installing an additional I-beam and an additional footer and lally column in the basement; additional re-pointing of exterior masonry, making some additional flooring repairs; and adding an elevated shelf to raise the back-up battery for the sump pump above flood level. The completed work was inspected and approved on November 13, 2014. Everyone expressed satisfaction with the high quality of workmanship and the cooperative spirit shown on the part of the consultants and contractor in completing these structural repairs with the least disturbance to the house's use and contents. Contractor Lewis-Graham Inc. earned special praise for being very courteous and accommodating. The County of Bergen also repaired the front stoop of the Campbell-Christie House.

The DEP Commissioner's designee only attended the meeting of the Historic New Bridge Landing Park Commission held on June 5, 2014. On that occasion, Acting Northern Regional Park Superintendent Steve Ellis brought William Amann, of M&E Engineers, whose company was subcontracted to work on the Steuben House heating system through HMR Architects, which had been selected by the DEP's Office of Research and Development. William Amann reported the boiler installed in 2001 was no longer serviceable and there were problems with the distribution system. The work permit was received in December 2013 and the new boiler delivered in the first week of January 2014. It was installed with the onset of spring weather and operates successfully, but problems with the distribution system persisted, due to flaws in piping and zoning. At issue was one thermostat trying to operate two zones. To try and solve the problem, contractors made the front and the back of the house separate zones and put in a circulator pump to ensure a positive flow. They installed a new circulator with a separate feed and cut and capped a half-inch pipe in the boiler room. They ran new thermostats for the front and back (east and west) of the house, placing one in the large parlor where meetings are held. The second floor has its own pump and its own zone. The back bedroom also feeds the basement and it is a problem to pump heated water through the basement pipes and then back upstairs. To remedy uneven distribution of heated water, Chris Cardone, of GSH Group, reported that they cut out the one radiator on the third floor and installed a unit heater in its place, leaving just the basement in the loop. They also ran a thermostat wire from the attic to the basement, so there is one thermostat for the attic. There are now five circulators, instead of four, with one circulator for the whole attic and one circulator just to do the basement. William Amann explained the new boiler

installation was working well and included a “make-up” pump to circulate a glycol solution as antifreeze, so that in case of a slow leak, the distribution system would not fill up with water. By its own accounting, the DEP had spent approximately $64,000 on the boiler replacement project and electrical upgrades for the Steuben House as of February 2014. Contractors continued work on the heating system on December 13, 2014, informing volunteers decorating the house that the new heating system would not pass inspection in its present condition, citing a blown transformer on one of the circulators and other lingering problems. There was no heat from the radiator in the Dwelling Room during the holiday programs and the DEP is apparently still correcting outstanding problems as of the date of this report.

We continue to believe the Historic New Bridge Landing Park Commission is a potential model for a more effective and efficient operation of state assets as well as a more economical expenditure of state funds. Since the commission is not subject to civil service regulations, it can employ local persons and contract with local businesses without adding to the growing public burden of pensions and benefits. The park commissioners not only represent local stakeholders (in proportion to their respective land holdings), 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 that continues to be ignored. The state-owned portion of Historic New Bridge Landing remains the only unfunded state historic site and state park in New Jersey, even though it embodies the only state parkland in Bergen County, the state’s most populous county.

Respectfully submitted,

Kevin Wright
Secretary,
Historic New Bridge Landing Park Commission

The Historic New Bridge Landing Park Commission
December 2014

Larry Bauer (Teaneck)

James Bellis (Blauvelt-Demarest Foundation)

Mary Donohue (River Edge), Vice-Chairwoman

Steve Ellis, DEP Director's Designee

W. John Oddie (Teaneck)

Deborah Powell (Bergen County Historical Society), Treasurer

Michael Putrino (New Milford)

James Smith (Bergen County Historical Society), Chairman

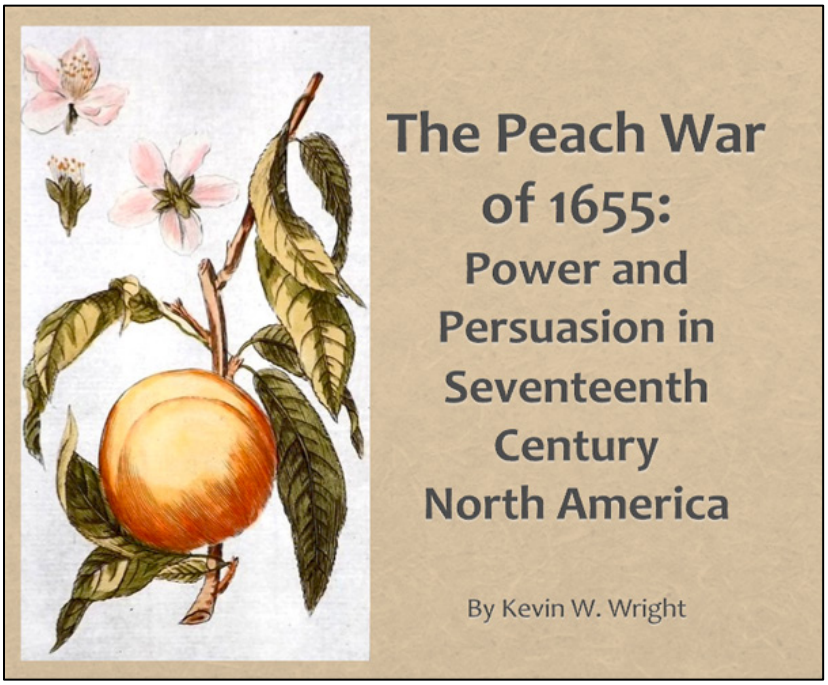
Adam Strobel (County of Bergen)

Kevin Wright, Secretary, (Alternate for the Blauvelt-Demarest Foundation)

John Heffernan (Alternate for the Bergen County Historical Society).

2014: The Year in Review

Upper left, harpist Ardis Cavin performs on *Brigit's Day and Candlemas* on January 26, 2014. Historian Todd Braisted spoke on the Irish in the American Revolution and tallow candle making was demonstrated in the Out Kitchen. Antique lighting devices were displayed. Candlemas crepes were served in the restored 18th century tavern. Upper right and center, scenes from a *Country Ball upon the Anniversary of Washington's Birthday*, held on February 23, 2014. Ridley and Anne Enslow provided musical accompaniment on fiddle and hammered dulcimer.



Upper left, exhibit of Revolutionary War artifacts from Bergen County, including a musket fished from the Hackensack River at New Bridge in 1903. *Upper right*, deteriorated wall finishes from floodwaters in the Dwelling Room of the Steuben House. Center, Historian Kevin Wright presented an illustrated talk on *The Peach War of 1655* for *Under the Shad Moon: Chwame Gischuch, a celebration of the Lenape New Year* on March 30, 2014. Bob Wills, of the Sunrise Trading Post, shared his knowledge of Lenape foods, herbs and customs.

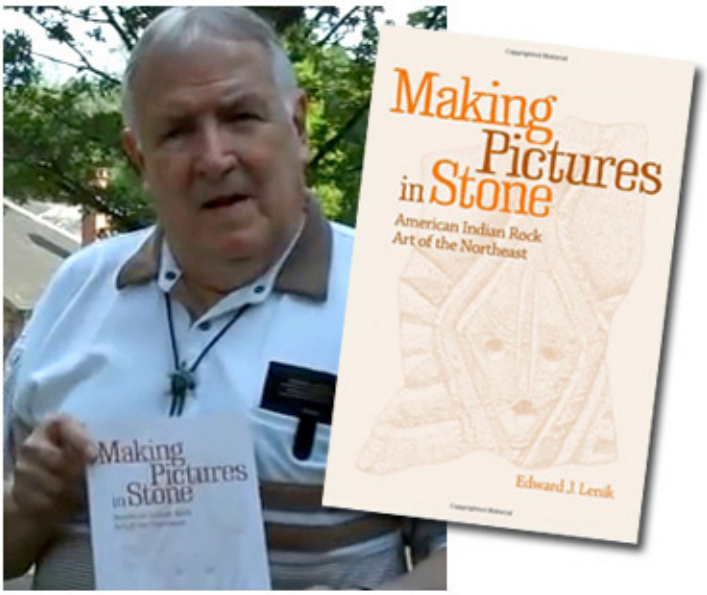
On April 12-13, 2014, the Bergen County Historical Society hosted historical re-enactors depicting Outwater's Militia, the Loyalist 4th NJ Volunteers, Continental troops and Crown forces, who brought the running battles that crisscrossed Bergen County during the War of Outposts in March and April, 1780, back to life. British and German troops attacked the Continental outpost at Paramus Church on March 23 and April 16, 1780, burning the Court House and homes and mills in Hackensack and Ho-Ho-Kus, and fought two rearguard actions at New Bridge.

The War of Outposts, April 12-13, 2014.

Historic New Bridge Landing welcomed the arrival of summer with a Maypole dance for the traditional Jersey Dutch celebration of Pinkster on May 18, 2014. Ridley and Anne Enslow performed on fiddle and hammered dulcimer. A Pinkster Ode and short history of the holiday was presented in the Steuben House. Egg dyeing and waffle making were demonstrated in the Out Kitchen. Pinkster cake, doughnuts and lemonade were served in the restored 18th century tavern in the Campbell-Christie House. The Third NJ Regiment demonstrated 18th century military life and spinning was demonstrated in the Demarest House Museum. In lower right, the Bergen County Historical Society installed a new wayside interpretive panel in the kiosk along the main pathway, designed by Bergen County Historical Society past president Deborah Powell, who has been a Historic New Bridge Landing Park commissioner since 2009. Bergen County Historical Society volunteer Manfred Wagner (right) installed the panel.

Vintage Baseball Doubleheader, July 5, 2014

Organized baseball has been played at New Bridge since 1873 when the Enterprise Base Ball Club of New Bridge won the county championship. The Bergen County Historical Society hosted an old-time doubleheader between the *Brooklyn Eckfords* and *Flemington Neshanock* on July 5, 2014. The game was played in an open field by nineteenth century rules. A rendition of *Casey at the Bat* was a crowd pleaser.



An old-fashioned *Calico Frolic* was held at Historic New Bridge Landing on July 26, 2014.

Author and archaeologist Edward J. Lenik spoke on his most recent book, *Ramapough Mountain Indians: People, Places and Cultural Traditions*, on September 18, 2014, presenting his research on the Indian presence, past and present, in the New York-New Jersey Highlands.

At our seventh annual Naturalization Ceremony, held in the Steuben House on September 24' 2014, twenty-one new citizens took the citizenship oath and the League of Woman Voters of Teaneck was on hand to register new voters.

Historian Kevin Wright conducted a Walking Tour of Historic New Bridge Landing on behalf of the Friends of the Hackensack Greenway Through Teaneck on September 28, 2014, focusing on Brett Park in Teaneck and the historic streetscape of Old New Bridge Road in New Milford.

Left, *Don't Tell Maggie* performs under the big tent at Baronfest, a fundraising festival featuring craft beers, New Jersey bands, Mott's Artillery, and food trucks, staffed by fifty-three volunteers from the Bergen County Historical Society. Such special events draw not only repeat visitors, but also a new audience that might not otherwise visit a heritage attraction, based largely on past experiences that were less than engaging.

Mott's Artillery on New Bridge Landing at *Baronfest, A Festival of Music, Craft Beer and Food*, on September 13, 2014.

Never mind Hurricane Sandy, damages to the Steuben House from the Northeaster of April 2007 and Hurricane Irene in August 2011 have yet to be repaired. Taken during the Baronfest in September 2014, the upper image shows deteriorated pointing and rotting bases of porch columns. *Below*, *Carnaby Street* performs under the big tent behind the Demarest House.

The Bergen County Historical Society and the Bergen 350 Committee hosted the Bergen 350 Gala in celebration of New Jersey's 350th anniversary at The Venetian in Garfield, N. J., on October 15, 2014. Publisher John Borg, authoress Mary Higgins Clark, actor James Gandolfini, poet Joyce Kilmer, Hackensack chief Oratam, Sesame Street's Bob McGrath, NFL coach Bill Parcells, guitarist Les Paul, astronaut Wally Schirra, and suffragist Elizabeth Cady Stanton were inducted as the first *Bergen Legends*. Proceeds benefitted the Bergen County Historical Society's museum fund.

Upper left, Chief Dwuane Perry, of the Ramapough Lunaape Nation, accepts the Bergen Legend award on behalf of Oratam, Sachem of the Hackenacks; *Upper right*, Bob McGrath accepts his Bergen Legend award; *Below*, Authoress Mary Higgins Clarks' acceptance speech. Former Bergen County Executive William "Pat" Schuber was master of ceremonies. BCHS President James Smith handed out the awards.

Upper left, the Bergen County Historical Society returned their famous collection of Hackensack pie plates, made in River Edge by potters Henry Van Saun and George Wolfkiel, to display in the parlor cupboard of the Steuben House in August 2014; *Upper right*, original puddling clay leaks through severely eroded mortar joints in the Steuben House, left unrepaired since the Northeaster of April 2007; *Below*, using a truck with a snow plow on brick walkways has not only damaged the walkways, but also a thirty-five-year-old boxwood bush, grown from a clipping of the original boxwood hedge at Shippen Manor in Oxford, N. J.

Above, the Westervelt-Thomas Barn, moved to Historic New Bridge Landing from Ridgewood Road in Washington Township in 1955, was beautifully restored by contractor Tim Adriance through a generous grant from the Blauvelt-Demarest Foundation and re-dedicated at the Harvest Homecoming, October 25, 2014, to the honor and memory of David Demarest Bellis, one of the visionaries responsible for preserving the Revolutionary War battleground at Historic New Bridge Landing through the purchase of lands for the Bergen County Historical Society in 1944. The barn not only displays agricultural implements, but also ancient date stones, the bells from the old Bergen County Courthouse and Peter Wilson's Academy, and a collection of carriages and sleighs; *Lower left*, Denise Piccino, Elizabeth Piccino and Ariel Woll operate the restored eighteenth-century tavern in the Campbell-Christie House; *Lower right*, the Long Hill String Band performs on the porch of the Steuben House at the Harvest Homecoming.

The County of Bergen funded structural repairs to the Campbell-Christie House in August through November 2014, employing Holt-Morgan-Russell, Architects, and Lewis-Graham, Inc., of Clark, N. J. Among the most visible improvements were expert repairs to floorboards and a cracked sandstone lintel in the mantel in the east front room. The Campbell-Christie House was saved from demolition in 1977 by moving it from its original location at the intersection of Henley Avenue and River Road in New Milford onto on a fifty-year ground lease from the Bergen County Historical Society at Historic New Bridge Landing.

Above, Rodger Yuden portrays Sinter Klaas for open house on Sinter Klaas Day, December 7, 2014, at the Demarest House. Table setting with authentic Dutch foods based on Jan Steen's canvas, *Het Sint-Nicolaasfeest*, dating to 1660.

Lower left, Secretary Sue Braisted, Past President Todd Braisted; Trustee Jim Purcell; former Bergen County Executive William "Pat" Schuber; a descendant of a Spanish-American War veteran; and Past President Deborah Powell lay a wreath at the Spanish-American War Memorial in Maple Grove Cemetery (aka New York Cemetery), Hudson Street, Hackensack, for Veterans Day, November 9, 2014; *Lower right*, volunteers decorate Historic New Bridge Landing with holly, ivy and mistletoe for the winter holidays on December 13, 2014.

Winter decorations include door over-mantel with pineapple, dried magnolia leaves, boxwood and apples (upper left), and a replica of a kissing bough (upper right).

Left and above, Linda Russell & Company perform on hammered dulcimers, fiddle and limber-jack at the 31st Annual Colonial Christmas Concerts & Tavern Nights on December 20-21, 2014. All four concerts were sold out weeks in advance. Tavern fare included vegetable barley soup, herb biscuits, ploughman plate, apple crisp, and hot mulled cider, served in the restored eighteenth-century tavern in the Campbell-Christie House.

Above, Ariel Woll, daughter of Rabbi Jonathan S. Woll, and a longtime Bergen County Historical Society volunteer, lit the *Chanukiah* for Hanukkah in the Dwelling Room of the Steuben House on December 20-21, 2014, and sang the traditional blessing and Ma'oz Tzur ("Rock of Ages," or "Stronghold of Rock"). *Below*, Senate Majority Leader Loretta Weinberg and granddaughter participate in menorah lighting.

Heritage tourism and the new economy

Heritage tourism is a clean industry with a large potential economic benefit to the state. On March 3, 2014, a new National Park Service report showed visitors spend $15.8 million in communities near Morristown National Historic Park, supporting 188 jobs. Visitor spending supports jobs in restaurants, grocery and convenience stores (39%); hotels, motels and B&Bs (27%); and other amusement and recreation (20%). Interestingly, Valley Forge National Historic Park had nearly six times as many visitors as Morristown and generated four times as much in visitor spending.[1] Why the difference, especially when Washington and the Continental army spent part of two winters at Morristown, including the coldest winter (1779-80) of the century?

Although the winter cantonment of the Continental Army at Jockey Hollow occurred in the worst winter of the century, when New York harbor froze solid for forty-nine days, a visit to Jockey Hollow when the ground was snow covered in March 2014 showed little to connect visitors to the hardships of those desperate times, when the survival of the American army hung in the balance. The park was full of joggers and walkers who largely ignored wayside exhibits. The gap indicates where one of the re-created huts burned down in December 2012.

The National Trust for Historic Preservation defines heritage tourism as "traveling to ***experience*** the places, artifacts and activities that ***authentically*** represent the stories and people of the past and present." Studies of our National monuments in Washington D. C. suggest tourists "do not primarily seek knowledge or learning—although interpreters and educators sometimes view learning as the visitor's primary motivation." Instead, visitors come to experience the resource and to connect intellectually and emotionally with a place or set of artifacts evocative of a significant personage, time period or historical event. If learning were their main objective, they could more readily obtain information off site through other means such as books or the Internet. A study of projected visitor trends in the northeastern United States notes that the programmatic and experiential aspects of park visitation" will become increasingly important in visitor satisfaction and the creation of memorable

[1] Stynes, D. J. 2011. Economic benefits to local communities from national park visitation and payroll, 2010. Natural Resource Report NPS/NRSS/EQD/NRR—2011/481. National Park Service, Fort Collins, Colorado.

experiences will become the most important variable in determining the level of visitor satisfaction."

Attracting a crowd annually on the anniversary of an important battle or some other memorable event is one thing, but to draw visitation on a steady basis is quite another. For the most part, in so far as providing meaningful and memorable experiences of even its most significant historic sites, New Jersey continues to hide its history as the proverbial "lamp under a bushel basket." At best, we advertise heritage destinations as if they were something secondary to do when it rains at the Jersey Shore. Yet, each time a casino closes, we are reminded of the importance of diversifying our tourism industry and in developing its untapped potential, especially relating to our rich heritage. Other states in our neighborhood understand and capitalize upon the interplay of history, nature, agriculture, and outdoor recreation in developing a sense of destination. Obviously, turning historic sites from dead-ends into destinations and from cost centers into profit centers requires investment in an infrastructure of hospitality. Are we prepared to invest in the new economy? Can we sidestep functionaries who lack even the smallest interest or relevant credentials to even begin this journey? Complaining of a steady decline in attendance at cultural attractions, especially among younger and presumably better educated Americans, the Office of Research and Analysis for the National Endowment for the Arts concluded in September 2013, "continuing with the status quo is the riskiest choice, as it pretty much guarantees accelerating decline and, ultimately, obsolescence." So why are we stuck in the same unproductive mindset? We have the history. We are well placed to reach a broad audience. We need only to invite and welcome visitors on a voyage of self-discovery. Simply put, visitors are willing to pay for a quality experience, but an accurate, well-told story is key to success and connective interpretation, which goes beyond being informational to being inspirational, is integral to visitor satisfaction. An increasingly sophisticated and knowledgeable public needs to be sold on what is particularly unique about a destination to enjoy that once-in-a-

While visiting an exhibit at the State Museum in February 2014, several Bergen County Historical Society members asked museum employees where they might get a bite to eat and were directed across the bridge into Pennsylvania. Visiting the scene of what many consider a turning point of the American Revolution, we found the Trenton Battle Monument standing forlorn with nothing in its vicinity redolent of the momentous events that took place here in December 1776.

lifetime experience. Consequently, authenticity adds uniqueness and drawing power to heritage attractions.

Given its location, ease of access, and significant resources appealing to heritage and ecological tourists, Historic New Bridge Landing holds great audience potential. Moreover, Historic New Bridge Landing promotes "what is uniquely New Jersey." Bergen is the state's most populous county, with 906,184 people, comprising 10.3 percent of New Jersey's population. Bergen County taxpayers sent $1.1 billion more in sales and income taxes (fiscal 2010) to Trenton than the county received in state aid. Lying at our doorstep, New York City became America's top tourist destination with fifty million visitors in 2011. At $47 billion a year, tourism has grown to be New York's fifth-largest industry and the fastest-growing sector of its economy.

On April 5, 2014, historians Todd Braisted and Kevin Wright conducted a bus tour through Bergen County, visiting sites and battlegrounds in Little Ferry, Hackensack, River Edge, Paramus, Ridgewood, and Ho-Ho-Kus associated with the British raids of March and April 1780, collectively known as the War of Outposts. This *Battlefield Tour for the War of Outposts, the Burning of Hopperstown* amounted to the first "staff ride" to link Revolutionary War battlegrounds throughout Bergen County.

Yet, despite the enthusiasm of numerous volunteers and thousands of visitors, the availability of document and artifact collections of the 113-year-old Bergen County Historical Society, and the acquisition of over two million dollars in property, this state historic park remains closed, except for special events. State assets at Historic New Bridge Landing continue to deteriorate, threatening our irreplaceable heritage with demolition by neglect.

Organization of the Historic New Bridge Landing Park Commission As Envisioned in Public Law 2009, Chapter 45

No Governor has yet appointed a commissioner to the Historic New Bridge Landing Park Commission with the consent of the State Senate, as envisioned in Public Law 2009, Chapter 45. Therefore we encourage the various governing bodies of entities represented on the commission to forward the names of the person(s) recommended for appointment to the Governor. Public Law 2009, Chapter 45 specifies that those recommended for appointment to the Historic New Bridge Landing Park Commission must be residents of the State of New Jersey, willing to serve without compensation and to take and subscribe an oath to perform the duties of the office faithfully, impartially, and justly to the best of their ability. Nominees cannot be financially interested, either directly or indirectly, in any project or any part of a project area, or in any contract, sale, purchase, lease, or transfer of real or personal property to the Department of Environmental Protection for inclusion in the Historic New Bridge Landing State Park, fully understanding that any contract or agreement knowingly made in contravention of this section of Public Law 2009, Chapter 45, is voidable. They should also understand that any person who shall willfully violate any of the provisions of this section shall forfeit his or her office or employment and shall be guilty of a crime of the fourth degree.

Until commission members are duly qualified and take an oath, the 2009 legislation provides for the continuance of the commission and the exercise of its powers and responsibilities, specifically stating, "Each member shall serve for the term of the appointment and until a successor shall have been appointed and qualified. Any vacancy or reappointment shall be filled in ***the same manner as the original appointment.***" As the enabling legislation of 1995 did not specify either a term of office or a method of selection, the Commission's bylaws, adopted on November 13, 1996, and amended on May 1, 1997 (so as to create staggered terms), continues to govern in these matters.

As background, P.L. 2009, CHAPTER 45, approved April 23, 2009, revised the jurisdiction of the Historic New Bridge Landing Park Commission and transferred administration of Historic New Bridge Landing State Park from the Department of Environmental Protection to the Historic New Bridge Landing Park Commission. It reads in part:

"The commission shall consist of nine members to be appointed and qualified as follows: (1) the Commissioner of Environmental Protection or the commissioner's designee; and (2) eight residents of the State, who shall be recommended by their respective governing body and appointed by the Governor, with the advice and consent of the Senate, among whom shall be one representative each from the County of Bergen, the Blauvelt Demarest Foundation, River Edge Borough, and New Milford Borough; and two representatives each from the Bergen County Historical Society and Teaneck Township. Each member in office on the effective date of P.L. 2009 c. shall serve for the term of the appointment and until a successor shall have been appointed and qualified. Each member appointed by the Governor shall serve for a term of five years; provided, however, that of the members first appointed, the representative from the County of Bergen shall serve a term of four years, one representative from Teaneck Township shall serve a term of three years and

one shall serve a term of four years, one representative from the Bergen County Historical Society shall serve a term of four years and one shall serve a term of five years, the representative from the Blauvelt-Demarest Foundation shall serve a term of five years, and the representatives from River Edge Borough and New Milford Borough shall each serve an initial term of three years. Each member appointed by the Governor may be reappointed upon completion of the term. Each member shall serve for the term of the appointment and until a successor shall have been appointed and qualified. Any vacancy or reappointment shall be filled in the same manner as the original appointment. Members of the commission shall serve without compensation but may be reimbursed for necessary expenses incurred in the performance of their duties."

"Five members of the commission shall constitute a quorum and the concurrence of five members of the commission shall be necessary to validate all acts of the commission. 24 c. Any member of the commission may be removed by the Governor, for cause, after a public hearing. d. Each member of the commission, before entering upon the member's duties, shall take and subscribe an oath to perform the duties of the office faithfully, impartially, and justly to the best of the member's ability. A record of the oath shall be filed in the Office of the Secretary of State."

"6 h. (1) No member, officer, employee, or agent of the commission shall be financially interested, either directly or indirectly, in any project or any part of a project area, or in any contract, sale, purchase, lease, or transfer of real or personal property to the Department of Environmental Protection for inclusion in the Historic New Bridge Landing State Park. (2) Any contract or agreement knowingly made in contravention of this section is voidable. 14 (3) Any person who shall willfully violate any of the provisions of this section shall forfeit his office or employment and shall be guilty of a crime of the fourth degree."

Public Law 2009, Chapter 45 also provides for the continuance of the commission until members are qualified according to the provisions of the 2009 law. It specifically says, "Each member shall serve for the term of the appointment and until a successor shall have been appointed and qualified. Any vacancy or reappointment shall be filled in the same manner as the original appointment." As the enabling legislation of 1995 did not specify either a term of office or a method of selection, the Commission's bylaws established the ongoing process and rules. They read in part:

"Section 2. The recognized governing bodies or authorities referred to herein are specifically and exclusively: the Officers and Trustees of the Bergen County Historical Society; the Mayor and Council of Teaneck Township; the Mayor and Council of the Borough of New Milford; the Mayor and Council of the Borough of River Edge; the Trustees of the Blauvelt-Demarest Foundation; the County Executive and the Board of Chosen Freeholders of the County of Bergen."

"Section 5. A member may resign by submitting written notice thereof (stating the date the resignation is to take effect) to the Chairperson of the Commission who shall then notify the appropriate appointing body or authority of the vacancy so that it may choose a replacement."

"Section 6. If any position on the Commission remains vacant for three months due to a lack of action by any legally constituted governing authority entitled to appoint a representative, then the Commission may, by two-thirds vote of approval, appoint a duly qualified representative to fill said vacancy, provided that written notice of the proposed action is given to the appropriate said governing authority at least thirty days in advance. Any representative so chosen shall be deemed the official representative of that constituency."

"Section 7. Whenever a member of this Commission shall absent himself or herself from meetings of the Commission, without just cause, for three consecutive meetings, the Commission may, two-thirds vote of approval, the legally constituted governing authority entitled to appoint a representative may then appoint a new representative."

THE BERGEN COUNTY HISTORICAL SOCIETY

November, 2014

Governor Chris Christie,
Office of the Governor
PO Box 001
Trenton, N. J. 08625

Dear Sir,

The officers and trustees of the Bergen County Historical Society nominate James Smith and Deborah Powell for your consideration as appointments to the Historic New Bridge Landing Park Commission. We recommend them as persons of good character, high integrity, and dedicated volunteer service to our organization. They meet the requirements of the law, being residents of the State of New Jersey, who are willing to serve as commissioners without compensation and to take and subscribe an oath to perform the duties of the office faithfully, impartially, and justly to the best of their ability.

Our nominees affirm they are not and shall not be, during their term of office, financially interested, either directly or indirectly, in any project or any part of a project area, or in any contract, sale, purchase, lease, or transfer of real or personal property to the Department of Environmental Protection for inclusion in the Historic New Bridge Landing State Park, fully understanding that any contract or agreement knowingly made in contravention of this secti Public Law 2009, Chapter 45, is voidable. They also fully understand that any person who s willfully violate any of the provisions of this section shall forfeit his or her office or employ and shall be guilty of a crime of the fourth degree.

The Bergen County Historical Society is a non-profit, 501(c)(3) volunteer organization, fo in 1902. We are dedicated to preserving important evidence of the past and promoting hist literacy through interesting programs and publications. We don't apply for or receive publi operating support or grants the way most other groups do, but rely entirely upon private donations, membership dues and volunteer contributions of time and talent.

We invite you to visit the Revolutionary War battleground at Historic New Bridge Landi to experience history in one of the storied places where it was made.

Thank you

Sue Braisted

Secretary
Bergen County Historical Society

Resolution requesting Line-Item Appropriation

Whereas, under Public Law 2009, CHAPTER 45, approved April 23, 2009, "the commission shall administer the Historic New Bridge Landing State Park, including but not limited to the Steuben House; and (2) any State funds appropriated to the Department of Environmental Protection or the Division of Parks and Forestry in the department specifically for, or related to the administration of, the Steuben House or the Historic New Bridge Landing State Park shall be reallocated to the Historic New Bridge Landing Park Commission for the purposes of the administration of the Historic New Bridge Landing State Park; and

Whereas, under Public Law 2009, CHAPTER 45, approved April 23, 2009, "The commission may, in addition, at any time request the Governor and the Legislature to appropriate funds for commission purposes."

Now, therefore, be it resolved that the Historic New Bridge Landing State Park Commission, acting in good faith, requests a line-item appropriation in the 2016 state budget of $375,000 for operating expenses in order to take over full administration of the Steuben House and other state parklands at Historic New Bridge Landing State Park and to relieve the Department of Environmental Protection and the Division of Parks and Forestry of all its perceived responsibilities over state-owned buildings and lands under the Commission's statutory jurisdiction. The Commission also requests direct access to capital funds for the care and development of the Steuben House and for all other capital projects on state-owned and operated properties at Historic New Bridge Landing State Park.

Resolution adopted on August 7, 2014.

Audit and Financial Statement

We respectfully, but regretfully, report that the Historic New Bridge Landing Park Commission has not administered or expended any state funds in the administration of the Steuben House or Historic New Bridge Landing during 2014.

The Department of Environmental Protection has not provided us with any accounting of all State monies expended by the NJDEP at Historic New Bridge Landing during 2014 or any status report since June 2014 of current projects and the estimated timeframe for completion.

Meeting schedule for 2015

The Historic New Bridge Landing Park Commission will meet at 1201-1209 Main Street, River Edge, N. J., 07661 on January 7, 2015; February 5, 2015; March 5, 2014; April 2, 2015; May 7, 2015; June 4, 2015; July 2, 2015; August 6, 2015; September 3, 2015; October 1, 2015; November 5, 2015; December 3, 2015; and January 7, 2016.

Public Programs for the Year 2014

Under its General Management Plan, the Historic New Bridge Landing Park Commission seeks to preserve Historic New Bridge Landing for the purposes of public education and enjoyment by implementing a varied program of heritage interpretation. The setting of a museum village is used to provide visitors of different age groups and levels of interest with an authentic historical experience.

The Bergen County Historical Society presently provides all interpretation and programming at Historic New Bridge Landing, relying on volunteers and admissions (usually $7 per adult and $5 for children). Even when the state staffed the Steuben House, there was no operating budget for programming, the primary attraction at historic sites. Despite these limitations, the public enjoys a full schedule of quality programs. Events are well attended and programs play to capacity audiences. The following was the schedule for 2014:

Wednesday, February 15, 2014	*School of Interpretation*, 7:30 pm.
Sunday, February 23, 2014	*A Country Ball upon the Anniversary of Washington's Birthday*, 1 to 5 pm.
Saturday, March 1, 2014	*Third NJ Regiment; Annual Meeting and Tour of the Steuben House*, 1-5 pm.
Wednesday, March 19, 2014	*School of Interpretation*, 7:30 pm
Sunday, March 30, 2014	*Chwame Gischuch: Under the Shad Moon*, 1 to 5 pm.
Saturday, April 5, 2014	*Battlefield Tour for the War of Outposts, the Burning of Hopperstown*.
Saturday, April 12, 2014	*The War of Outposts*, 11 am to 4 pm.
Sunday, April 13, 2014	*The War of Outposts*, 11 am to 3 pm.
Wednesday, April 16, 2014	*School of Interpretation*, 7:30 PM
Saturday, May 3, 2014	*Battleground Tour of New Bridge* at 11:00 am in the Steuben House.
Sunday, May 18, 2014	*Pinkster, a Jersey Dutch Celebration of Spring*, 1 to 5 PM.
Wednesday, May 21, 2014	*School of Interpretation*, 7:30 PM
Monday, May 26, 2014	*Memorial Day Wreath-Laying at General Enoch Poor's Grave at the First Dutch Reformed Church in Hackensack*, at 10 AM.

Wednesday, June 18, 2014	*School of Interpretation*, 7:30 PM
Saturday, July 5, 2014	*Vintage Base Ball at Historic New Bridge Landing*, 11 AM Doubleheader.
Wednesday, July 16, 2014	*School of Interpretation*, 7:30 PM.
Saturday, July 26, 2014	*Calico Frolic for St. Swithin's Day*, 7 PM to 9 PM.
Saturday, July 5, 2014	Vintage Base Ball at Historic New Bridge Landing, 11 AM Doubleheader.
Wednesday, July 16, 2014	School of Interpretation, 7:30 PM.
Saturday, July 26, 2014	*Calico Frolic*, 7 PM to 9 PM.
Wednesday, August 20, 2014	School of Interpretation, 7:30 PM John Muller, "Building and maintaining a wood fire," Out Kitchen.
Saturday, August 23, 2014	Fauna and Flora of New Bridge. 10 AM. Walking tour with Past President Mike Trepicchio. Non-members, $5.
Monday, September 8, 2014	Bergen Leads Class of 2015, 3:15 PM – 6:00 PM, Steuben House.
Saturday, September 6, 2014	Grounds cleanup
Saturday, September 13, 2014	Baronfest, A Festival of Music, Beer & Food at Historic New Bridge Landing, 12 noon to 5 PM.
Wednesday, September 17, 2013	School of Interpretation, 7:30 PM The Demarest House, or Paulison Millhouse. History and tour with Kevin Wright
Thursday, September 18, 2014	BCHS Lecture, Steuben House.
Friday, September 26, 2014	Naturalization Ceremony, at 10:30 AM.
Sunday, September, 2014	HNBL Walking Tour with Kevin Wright for

	the Friends of the Hackensack River Greenway through Teaneck, 10 am.
Wednesday, October 15, 2014	Bergen 350 Gala, The Venetian, Garfield, NJ.
Thursday, October 16, 2014	BCHS Lecture, Steuben House.
Saturday, October 25, 2014,	Harvest Homecoming, Westervelt-Thomas Barn, Long Hill String Band.
Sunday, November 2, 2014	Mitzvah Day, 10 am – 12 noon.
Sunday, November 9, 2014	Wreath-laying and ceremony at Spanish-American War Memorial, Maple Grove Cemetery, aka New York Cemetery, 535 Hudson Street, Hackensack, NJ.
Wednesday, November 19, 2014	School of Interpretation, 7:30 PM Historian Todd Braisted on "The Military."
Thursday, November 20, 2014	BCHS Lecture, Steuben House.
Saturday, November 22 and Sunday, November 23, 2014	The 238th Anniversary of the British Invasion and American Retreat from Fort Lee at *The Bridge That Saved A Nation*, At 7:00 pm, Saturday, November 23 in Steuben House and 11 AM to 4 PM on Sunday, November 24, 2013, with talk in Steuben House at 1 PM.
Sunday, December 7, 2014	Sinter Klaas Day at Historic New Bridge, 1 to 4:00 PM. Open House.
Saturday, December 13, 2014	Decorating Historic New Bridge Landing for winter holidays, 10 AM to 4 PM.
Wednesday, December 17, 2014	School of Interpretation, 7:30 PM "Origins of Christmas, winter solstice celebrations, and midwinter festivals" with historian Kevin Wright.
Saturday, December 20 and Sunday, December 21, 2014	The 31st Anniversary of Colonial Christmas Concerts in the Steuben House at Historic

New Bridge Landing, At 7 and 8:30 PM,
Saturday, December 21 and 6 and 7:30 PM
on Sunday, December 22, 2013

Minutes of the Meetings of the Historic New Bridge Landing Park Commission for January 2014-December 2014

Meeting of the Historic New Bridge Landing Park Commission
February 6, 2014

I. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Chairman M. Trepicchio opened the meeting at 7:06 PM

II. Attendance

M. Donohue; J. Heffernan; D. Powell; M. Putrino; A. Strobel; M. Trepicchio; K. Wright.

Excused: J. Bellis; W. J. Oddie.

Also, James Smith, President, BCHS.

III. Review of Minutes

Review of the Minutes of the Meeting of December 5, 2013. Motion to approve as submitted: J. Heffernan; second, M. Donohue. **Motion carried**.

IV. Calendar

V. Chairman's Report

Chairman Trepicchio noted the Bergen County Historical Society continues to put on great programming, including the Brigit's Day and Candlemas event. Our annual celebration of Washington's Birthday with a country ball is coming up. The Historical Society remains the driving force at Historic New Bridge Landing, protecting and promoting the Revolutionary War battleground here through its educational outreach. Four and a half years have passed since the legislation was signed into law and three and a half years have passed since our master plan was approved, yet there is still no transfer of funding and administration from the State Park Service. One has to wonder

what that is about? State assets continue to deteriorate and funding continues to be diverted. The state grounds are a mess and the snow plowing is abominable. However, we are making great progress with the County on the Campbell-Christie House. Under guidance from HMR, we are getting ready to hire contractors through the bidding process, once we approve the plan. These are positive steps and great movement forward. When things work the way they are supposed to, it is easy to accomplish our goals. Chairman Trepicchio thanked the County administration for moving this forward in a positive manner. We are determined to do what we have to do.

VI. Continuing Business

A. Capital Projects

B. Steuben House

There was no DEP representative in attendance. Commissioner D. Powell asked if, as far as anyone knows, the State Park Service filed a claim for damages to the Steuben House and state lands at Historic New Bridge Landing that occurred as a result of Hurricane Sandy. Chairman M. Trepicchio said he had no knowledge of any such claim.

Whereas, under Public Law 2009, CHAPTER 45, h. (1) No member, officer, employee, or agent of the commission shall be financially interested, either directly or indirectly, in any project or any part of a project area, other than a residence, or in any contract, sale, purchase, lease, or transfer of real or personal property to the Department of Environmental Protection for inclusion in the Historic New Bridge Landing State Park. (2) Any contract or agreement knowingly made in contravention of this section is voidable. (3) Any person who shall willfully violate any of the provisions of this section shall forfeit his office or employment and shall be guilty of a crime of the fourth degree. (cf: P.L.1995, c.260, s.1)

And, *whereas*, The Historic New Bridge Landing Park Commission did establish and adopt *Policies, Procedures and Application Review Form for Consideration of Actions, Requests for Proposals, Proposals, Projects and Contracts,* including (4) In compliance with Public Law 2009, CHAPTER 45, the applicant will submit fifteen (15) copies of a signed and notarized statement certifying no employee, contractor, subcontractor or agent of the commission is financially interested, either directly or indirectly, in any project or any part of a project area, other than a residence, or in any contract, sale, purchase, lease, or transfer of real or personal property to the Department of Environmental Protection for inclusion in the Historic New Bridge Landing State Park. Any contract or agreement knowingly made in contravention of this section of the law is voidable. Any person who

shall willfully violate any of the provisions of this section of the law shall forfeit his office or employment and shall be guilty of a crime of the fourth degree. (cf: P.L.1995, c.260, s.1)

And, whereas, the Historic New Bridge Landing Park Commission did at its meeting on November 3, 2011, adopt the following resolution: *Resolved*, the Historic New Bridge Landing Park Commission, acting in good faith, authorizes the DEP's Office of Resource Development and the State Park Service ***to act as agents*** of the Historic New Bridge Landing Park Commission to complete needed repairs to the state-owned Steuben House (as described in the attached list) in a timely manner ***on condition that the Historic New Bridge Landing Park Commission approve plans for all such repairs, restoration and maintenance prior to the commencement of work***. The Historic New Bridge Landing Park Commission further authorizes all work or repairs that can be undertaken in winter weather to be executed as soon as possible under the conditions stipulated and that other exterior repairs or maintenance begin in the spring.

And, *whereas*, the Historic New Bridge Landing Park Commission did at its meeting on December 6, 2012, adopt the following resolution: *Resolved*, the Historic New Bridge Landing Park Commission, acting in good faith, approves and authorizes the replacement of the existing boiler in the Steuben House with a Hydro-Therm, high-efficiency boiler, including new circulating pumps, check valves, new thermostats, frost-free hydrant, feed and return valves, as per plans dated August 27, 2012, determining the proposed new heating system, as presented, shall have no negative impact upon the historic fabric of the building or the artifact collections stored or displayed therein, on condition that the work of replacement and repair does not interfere with scheduled programming.

Therefore, *be it resolved*, the Historic New Bridge Landing Park Commission, acting in good faith, in virtue of its powers under Public Law 2009, CHAPTER 45, finds the State Park Service in the Division of Parks and Forestry, New Jersey Department of Environmental Protection, is not in compliance with its *Policies, Procedures and Application Review Form for Consideration of Actions, Requests for Proposals, Proposals, Projects and Contracts* since neither state employees nor contractors have provided copies of a required signed and notarized statement certifying no employee, contractor, subcontractor or agent of the commission is financially interested, either directly or indirectly, in any project or any part of a project area, other than a residence, or in any contract, sale, purchase, lease, or transfer of real or personal property to the Department of Environmental Protection for inclusion in the Historic New Bridge Landing State Park. Motion: M. Trepicchio; second, J. Heffernan. **Motion carried**.

Whereas, under Public Law 2009, CHAPTER 45, 4. a. The Historic New Bridge Landing Park Commission has the specific power to contract for the construction, reconstruction, restoration, or maintenance of all lands, buildings, landscaping, bridges, docks, and facilities under its jurisdiction including the maintenance, restoration, and reconstruction of the Steuben House, the Demarest House, the Campbell-Christie House, the Westervelt-Thomas Barn and the construction and operation of a visitor center, library, mill site, curator's residence, parking area, and other appropriate structures.

And, *whereas*, under Public Law 2009, CHAPTER 45, Section 4, b, (1) the commission shall administer the Historic New Bridge Landing State Park, including but not limited to the Steuben House; and (2) any State funds appropriated to the Department of Environmental Protection or the Division of Parks and Forestry in the department specifically for, or related to the administration of, the Steuben House or the Historic New Bridge Landing State Park shall be reallocated to the Historic New Bridge Landing Park Commission for the purposes of the administration of the Historic New Bridge Landing State Park.

Therefore, *be it resolved*, the Historic New Bridge Landing Park Commission, acting in good faith, regards any contracts for services on state lands and buildings under the commission's jurisdiction that are not authorized by the commission and that utilize any State funds appropriated to the Department of Environmental Protection or the Division of Parks and Forestry in the department specifically for, or related to the administration of, the Steuben House or the Historic New Bridge Landing State Park and that have not been reallocated to the Historic New Bridge Landing Park Commission to therefore constitute an unlawful diversion of state funds. Motion: M. Trepicchio; second, D. Powell. **Motion carried.**

C. *Black Walnut*

D. *Bollards for East Side of Old Bridge*

E. *Staff position*

F. *Storm Drains, Flooding and Hackensack River*

G. *Landscaping*

H. *Campbell-Christie House*

As part of our project schedule, Chairman Trepicchio and K. Wright met with Kurt Leasure of HMR and county architect John Terreri in December itemizing the issues that needed to be corrected in the specifications. This is the document that will provide specifications for repairs along with the previous document of drawings. The officers and trustees of the Bergen County Historical Society approved these documents at their meeting on

January 9, 2014. By submitting these documents to the Historic New Bridge Landing Park Commission this evening for formal approval, we will be able to move forward with a bid for construction services. As the pre-qualification process is actually contained in the specifications, we are on track to complete the bidding and construction phases of the work on schedule. This should allow the Historical Society sufficient notice to work out an arrangement to protect the artifacts in the attic level before the removal of the insulation panels in the ceiling. Commissioner D. Powell noted her concerns about the protection of artifacts and has sought professional advise about keeping museum objects from contamination by debris or from potential damages by either moving items out of the attic into a storage pod or by sealing the shelves on the end walls so as to protect artifacts from contamination.

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, approves the *Specifications for the Structural Repairs at the Campbell-Christie House, Historic New Bridge Landing, Borough of River Edge, dated October 4, 2023, prepared by HMR, Architects, Scope of Work, 100% Review Set* (as updated by subcommittee review and comments), covering structural repairs to the exterior masonry walls and foundation as well as first floor framing, fireplace lintel, plaster repairs, removal of rigid foam insulation in the attic ceiling and minor mechanical upgrades. Motion: M. Donohue; second, J. Heffernan. **Motion carried.**

I. Master Plan

Approved.

J. Demarest House

K. BCHS Report

Commissioner D. Powell reported the Bergen County Historical Society has ordered the replacement panel for the kiosk at a cost of approximately $1,000. She showed a proof of the panel design and content, noting the interpretive panel should be delivered in a couple of months. She also reported the Historical Society would shortly receive the final insurance payment on its claim for collections' damages from Hurricane Sandy ($133,000 in total) and was reaching out to FEMA. There is approximately $70,000 in outstanding cleanup costs and conservation work. She also noted the Historical Society will loan a needlework from its collection to Morven for an exhibit to be mounted from October 2014 through January 2015. She also pointed out the restored needlework, done by Elsie Cole in 1845, when she attended Miss Anderson's school in Hackensack, which has recently undergone $3,000 in restoration work, including verre églomisé (or gilded glass).

Lastly, Commissioner D. Powell noted the Bergen County Historical Society is looking into providing space on the Society's website to post the commission's minutes and documents.

L. HNBLPC Budget

The Historic New Bridge Landing Park Commission has requested a line-item appropriation in the state budget of $375,000 for operating expenses in order to take over administration of the Steuben House and other state lands at Historic New Bridge Landing and to relieve the Department of Environmental Protection and the Division of Parks and Forestry of all its perceived responsibilities over buildings and lands under the Commission's jurisdiction. The commission agreed to submit resolutions requesting borough and township officials and councils, relevant municipal committees or commissions, the County Executive and Bergen County Board of Chosen Freeholders and other interested groups, to support for the commission's line-item budget request.

M. Sutton & Lys Property Proposal

N. *Policies and Procedures for Application Review Process*

Adopted.

O. 1889 Swing Bridge

P. Westervelt-Thomas Barn

VII. New Business

A. Computer data recovery

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, authorizes the secretary of the commission to transfer and convey the hard drive of the commission's computer to a professional data retrieval company for retrieval of any and all documents, data and emails that the said hard drive may contain, provided the Historic New Bridge Landing Park Commission does not incur any expenses for the retrieval services. Motion: D. Powell; second, M. Donohue. A. Strobel voted nay. **Motion carried.**

VIII. Public Comment

Jim Smith, President of the Bergen County Historical Society, noted the Society's strong support for the site and the commission. He indicated that this important historic site has been closed long enough. He noted its closure

is a disservice to the children of Bergen County that they cannot visit as they have for several generations in the past. However he is grateful that knowledgeable Society volunteers are responding to inquiries on how Historic New Bridge Landing fits into the history of our locale. They are likewise providing interpretation so that people may visit the rooms where Washington stayed. There are only two state historic sites in Bergen County and one of them is closed. He stated the Historical Society will continue to help out where we can and is happy to generate support from local governments and business, so that school trips may once more become possible.

He noted the Historical Society is completing the first volume of a Revolutionary War Guide to Bergen County, focusing on the War of Outposts (March through May 1780) and will conduct a reenactment program on April 12-13, 2014 to highlight this important chapter in our history and to build appreciation for Historic New Bridge Landing as an American Revolutionary War battleground. He requested inclusion of Brett Park in this year's program. Chairman M. Trepicchio said he would send an email to alert Teaneck Township to the planned activities. The Historical Society is also working on getting NJ Transit parking lots for this and other upcoming events.

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 9:19 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in the Campbell-Christie House at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on March 6, 2014.

Addendum

Attached List of Repairs and Restoration at Steuben House and State Owned Lands at Historic New Bridge Landing, attached to the resolution of November 3, 2011.

1. Replace furnace and repair heating system.

2. Repair flooring on main floor and refinish.

3. Check and update all fire extinguishers throughout the Steuben House.

4. Replace at least four missing shutter dogs to secure shutters (order extra to have on hand).

5. Replace shutter bolts (at least four are damaged; order extras).

6. Repair and repaint plaster walls in Dwelling Room and rear rooms, correcting defects that have either existed for years or resulted from flooding.

7. Repair broken windowpanes (At least two on first floor, three or four on rear elevation)

8. Finish paving and striping parking lot on Pizza Town property. Place sign identifying parking for HNBL

9. Restore portion of roadway (formerly Main Street) where washed out in Hurricane Irene.

10. Have snow removal contract include removal by hand shoveling or snow blower any ice and snow on BAPCO pathway, and all walks and pathways on grounds of Steuben House as well as roundabout.

11. Provide hand-towel dispenser and supply of hand towels for bathroom.

12. Level grade of roundabout, removing drainage swale, and place curbing to demark roadway from island and lawn areas.

13. New brick walkway has brick too widely spaced with recessed joints, making walking difficult. Repair or replace as required.

14. Repair north porch light and replace handicapped ramp at north parlor door (which washed away in flood).

15. Repair north shutter on parlor (broken for years and nailed shut).

16. Emplace bollards where saw horses currently block roadway.

17. Cut meadow on BAPCO property.

18. Restore and maintain landscaping on Sutton & Lys property.

19. Eliminate poison ivy vines from black locust along walkway and ash tree by bridge.

20. Repair porch columns and decking.

21. Repair pointing as required around Steuben House.

22. Remove weeds from pathway on former BAPCO property and maintain.

23. Maintain and replace bulbs on all lighting fixtures, interior and exterior, on the Steuben House.

24. Repair track lighting in garret (broken connection means only one segment of track lighting works)

25. Repair furnace room Light (remains on)

26. Remove Pergo flooring and raised floor on second floor in rear; install reproduction doors in openings with appropriate period hinges and box locks, and repair and refinish original floorboards on second floor as required.

27. Purchase reproduction box locks for front doors and doors on second floor.

28. Paint rear rooms on first and second floors.

29. Find key or remove lock from north door in basement.

30. Move black walnut sapling into place where ancient black walnut was removed.

31. Remove pokeweed and other overgrowth from state-owned portion of river landing.

32. Remove florescent lighting on second floor (rear rooms) and replace with appropriate period lighting fixtures.

33. Repair exterior rear staircase.

Meeting of the Historic New Bridge Landing Park Commission
March 6, 2014

I. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Chairman M. Trepicchio opened the meeting at 7:03 PM

II. Attendance

M. Donohue; W. J. Oddie; D. Powell; A. Strobel; M. Trepicchio; K. Wright.

Excused: J. Bellis.

Also, Lou Kahn.

III. Review of Minutes

Review of the Minutes of the Meeting of February 6, 2014. The wording of the resolution under *VI. Continuing Business, H. Campbell-Christie House*, should read, “”dated October 4, 20**1**3,” instead of “October 4, 20**2**3.” Motion to approve as corrected: D. Powell; second, M. Donohue. **Motion carried**.

IV. Calendar

V. Chairman’s Report

Chairman Trepicchio noted, “We are stuck here in a deep freeze in more ways than one.” He reiterated we have good things going on, especially in circulating a draft resolution regarding a line item appropriation to garner support. He also pointed to the press release from Morristown National Historical Park, dated March 3, 2014, highlighting how “294,606 visitors to Morristown National Historical Park in 2012 spent $15,853,100 in communities near the park,” supporting “188 jobs in the local area.” Chairman Trepicchio stated these economic benefits from heritage tourism should give pause to any local governing body to support Historic New Bridge Landing, noting that any business that could provide that many jobs would otherwise be hailed as a hero. Even if you were to divide that economic return in half, it would still be a significant economic boost. He opined that anyone who would visit Morristown National Historical Park would also likely come to Historic New Bridge Landing. He noted secretary Kevin Wright had spoken on the benefits of heritage tourism at a recent Fifth Friday event for Bergen LEADS. Despite this potential economic benefit, we are getting nowhere with the DEP. Therefore, we need to seek support from local chambers of commerce, municipal officials and our legislators. He expressed confidence that these

business and governmental leaders will realize that allowing a heritage destination of this importance to languish is a fool's folly. Whether or not this situation might be the consequence of some vendetta, the time to act is here and now. He noted we are depriving schoolchildren, who are our future leaders and taxpayers, from the educational and inspirational benefits of this site. He advocated moving this forward to the educational and economic benefit of the community. He noted great programming is ongoing, citing the successful Washington's Birthday event. A celebration of the Native heritage of the area is the theme of the upcoming Shad Moon program on March 30th. Volunteers are producing such high-quality events without one penny from the public coffers, so just image what might be accomplished with even modest funding. At this point, he concluded we must regard silence as complicity, as an admission that someone does not support our mission; those who remain silent do not stand with us or on the side of economic progress.

Chairman Trepicchio gratefully acknowledged receipt of a copy of the resolution of support for the line-item appropriation from the Borough of New Milford, facilitated by Michael Putrino, New Milford's representative on the commission. The Borough of River Edge is working on a similar resolution. Commissioner D. Powell recommended adding to the draft resolution that Historic New Bridge Landing is within fifteen miles of New York City, the nation's largest tourist destination. Chairman Trepicchio noted that heritage tourism should be an important building block in the new economy, that we need something to drive economic recovery. Therefore, we need to get this draft resolution out, not only to neighboring municipalities, but to outlying towns as well, and to the County Executive, the Board of Chosen Freeholders, business leaders, and our legislators, and to anyone who understands the underlying need and who can provide a voice of support. Commissioner A. Strobel thought it might be helpful to clearly identify those "providing private professional oversight without compensation from the state treasury," as stated in the draft resolution, with the Historic New Bridge Landing Park commissioners, who serve without public compensation. Chairman Trepicchio asked Commissioner A. Strobel to bring the draft resolution to the attention of the County Executive and Board of Chosen Freeholders for their consideration and action.

VI. Continuing Business

A. Capital Projects

B. Steuben House

There was no DEP representative in attendance. Chairman Trepicchio reported the walkway to the Steuben House and the roundabout had not been properly cleared of snow during the most recent storm, not only making it hazardous for visitors to the site, but also a police vehicle had become stuck up to its axle in the drainage swale or dip across the roundabout and had to be pulled out by a tow truck.

C. *Black Walnut*

Commissioner W. J. Oddie reported there were still some pieces of the black walnut tree remaining and he would look into the suggestion of having them made into a bench.

D. *Bollards for East Side of Old Bridge*

E. *Staff position*

F. *Storm Drains, Flooding and Hackensack River*

G. *Landscaping*

H. *Campbell-Christie House*

Commissioner A. Strobel reported that at our last meeting commissioner D. Powell raised a discussion about how contractors might manage artifacts stored in the Campbell-Christie attic during the structural repair work and that he reached out to Holt-Morgan-Russell, Architects, who provided a document on providing a storage pod to accommodate these concerns. Commissioner D. Powell said she appreciated the time and effort the County and the architects spent in taking the artifacts into consideration. He also reported Kurt Leasure provided a schedule for the advertisement of bid documents leading to the Freeholders awarding the contract in May 2014, so the project remains on schedule. Commissioner D. Powell asked about the timeframe for construction. Originally planned for three months, but it might possibly be shorter, perhaps even six weeks. When the bids come in, the bidders will say how long it would take them to complete the work. Chairman M. Trepicchio said he thought six weeks would be a long window for the scope of the project.

I. *Master Plan*

Approved.

J. *Demarest House*

K. *BCHS Report*

Commissioner D. Powell reported a good turnout for the Washington's Birthday event, which was even more popular than last year. In spite of the snow, all systems were go. People did have to walk on the roadway to reach the Steuben House because the pathway was not entirely cleared. She noted she attended a membership committee meeting recently and found it interesting that it its largely adults coming for education and

entertainment. She felt the schools were a lost audience since the Steuben House has been closed. She also asked if anything was going on regarding the PSE&G substation, given the presentation made to the Board of Public Utilities about "hardening" such sites against floods?

L. HNBLPC Budget

The Historic New Bridge Landing Park Commission has requested a line-item appropriation in the state budget of $375,000 for operating expenses in order to take over administration of the Steuben House and other state lands at Historic New Bridge Landing and to relieve the Department of Environmental Protection and the Division of Parks and Forestry of all its perceived responsibilities over buildings and lands under the Commission's jurisdiction. The commission agreed to submit resolutions requesting borough and township officials and councils, relevant municipal committees or commissions, the County Executive and Bergen County Board of Chosen Freeholders and other interested groups, to support for the commission's line-item budget request.

M. Sutton & Lys Property Proposal

N. *Policies and Procedures for Application Review Process*

Adopted.

O. 1889 Swing Bridge
Commissioner D. Powell She suggested the swing bridge should be cleared of snow for the sake of numerous pedestrians who use it daily, even in winter.

P. Westervelt-Thomas Barn

VII. New Business

A. Brett Park

Chairman Trepicchio noted that James Smith, President of the Bergen County Historical Society, had contacted him about allowing re-enactors to set up a tent in Brett Park and to include Brett Park in the War of Outposts event, scheduled for April 12 and 13, 2014, as a significant part of the Revolutionary War battlefield. Chairman Trepicchio agreed to forward detailed information on Jim Smith's request to Teaneck Township so that they would be better informed of the event and the activities planned for those days.

VIII. Public Comment

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 8:57 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in the Steuben House at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on April 3, 2014.

Meeting of the Historic New Bridge Landing Park Commission
April 3, 2014

I. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Chairman M. Trepicchio opened the meeting at 7:02 PM

II. Attendance

M. Donohue; J. Heffernan; W. J. Oddie; D. Powell; M. Putrino; A. Strobel; M. Trepicchio; K. Wright.

Excused: J. Bellis.

Also, Todd Braisted; Lou Kahn; J. Smith, President, BCHS; Mike Worner, aide to Senator Gerald Cardinale; Senator Loretta Weinberg; Debra Francica, Chief of Staff, Office of Senate Majority Leader Senator Loretta Weinberg.

III. Review of Minutes

Review of the Minutes of the Meeting of March 6, 2014. Under *VI. Continuing Business, H. Campbell-Christie House*, text should read, "He also reported Kurt Leasure provided a schedule for the advertisement of bid documents leading to the Freeholders awarding the contract in *June* 2014, so the project remains on schedule.," instead of "May 2014." Motion to approve as corrected: W. J. Oddie; second, M. Donohue. **Motion carried**. M. Putrino abstained.

IV. Calendar

V. Chairman's Report

Chairman Trepicchio noted we continue to have great success with quality programming, such as the recent Shad Moon event, with more and more people coming. He also noted everyone is working hard and there is ample evidence of the potential for heritage tourism to help the local economy. He cited the press release from our sister site at Morristown Historical Park bringing $15 million into the regional economy and supporting 188 jobs. Any other industry bringing that infusion of money and supporting that many jobs would be hailed as a hero in such a sluggish recovery. Therefore we are focusing our efforts on securing a line item appropriation of about $350,000 for Historic New Bridge Landing Park, believing that the historic park should not be regarded as a cost center, but as an economic stimulus and a profit center. Dedicated as always to achieving great things at New Bridge, we are

looking ahead to realizing the economic and cultural potential of this place, recognizing that once a rare resource like this is lost, it is gone forever.

VI. Continuing Business

A. Capital Projects

B. Steuben House

There was no DEP representative in attendance.

C. Black Walnut

D. Bollards for East Side of Old Bridge

E. Staff position

F. Storm Drains, Flooding and Hackensack River

G. Landscaping

H. Campbell-Christie House

Commissioner A. Strobel reported a second pre-bid walk-through was held at the Campbell-Christie House today to accommodate additional potential contracting firms and to develop a robust selection of bidders. K. Wright opened the house and County architect John Terreri was on hand to address questions. Four different firms have attended pre-bid meetings. Bids were previously due April first, but date pushed back to April 24th, giving additional time to answer questions on the bid specifications and the project. The Board of Freeholders will make a motion at either their first or second meeting in June to recommend a contractor. Mike Trepicchio and Kevin Wright will meet again with Kurt Leasure and John Terreri to review bids. There has been discussion of obtaining a pod to store artifacts from the house as per an addendum to the bid specifications. Commissioner D. Powell noted she is concerned about heat conditions in the storage pod, but didn't specify temperature control previously. Commissioner A. Strobel suggested she talk to Kurt Leasure and to explain what you need. The construction phase of the project could last for up to ninety days, but could be less.

I. Master Plan

Approved.

J. Demarest House

K. BCHS Report

Chairman M. Trepicchio reported Outwater's Militia had withdrawn a request to for permission to have a small overnight camp in Brett Park during the War of Outposts event since the whaleboat and crew are unable to attend. Commissioner D. Powell reported she posted the National Park Service press release on Morristown National Historical Park and its positive economic impact on the region and the minutes of the Historic New Bridge Landing Park Commission on the BCHS website. She also reported she had arranged for additional parking in the NJ Transit lot for four events, which cost BCHS an additional $2,000 for required insurance coverage. She noted the importance of first impressions on visitors and that the site should not look like either a ruin or a jungle. She praised the cleanup day that Jim Smith organized, thanking the volunteers for all they accomplished to make the grounds presentable and attractive. She also noted the new interpretive panel has been installed in the kiosk. She thanked the County of Bergen for the good job they did on repairing the front stoop of the Campbell-Christie House. Chairman M. Trepicchio praised Commissioner D. Powell and the BCHS volunteers for the amazing level of expertise and professionalism they bring to the management of the site.

L. HNBLPC Budget

The Historic New Bridge Landing Park Commission has requested a line-item appropriation in the state budget of $375,000 for operating expenses in order to take over administration of the Steuben House and other state lands at Historic New Bridge Landing and to relieve the Department of Environmental Protection and the Division of Parks and Forestry of all its perceived responsibilities over buildings and lands under the Commission's jurisdiction. Commissioner M. Putrino reported that the New Milford Council unanimously approved our resolution of support for the line-item appropriation. Commissioner M. Donohue reported that she and secretary K. Wright had addressed the River Edge Mayor and Council, successfully seeking their support for the same purpose. Commissioner A. Strobel reported he had appeared before the Senate Budget Committee at Paramus Borough Hall to request a line item appropriation for Historic New Bridge Landing. He noted Senator Paul Sarlo was familiar with Historic New Bridge Landing, the worthiness of our historic sites and with our struggles with the DEP.

M. Sutton & Lys Property Proposal

N. *Policies and Procedures for Application Review Process*

Adopted.

O. 1889 Swing Bridge

P. Westervelt-Thomas Barn

VII. New Business

A. Special guests

After completing his chairman's report, Chairman M. Trepicchio welcomed our special guests, namely, Senator Loretta Weinberg; Debra Francica, Chief of Staff, Office of Senate Majority Leader Senator Loretta Weinberg, and Mike Worner, aide to Senator Gerald Cardinale. Senator Weinberg noted she had been involved with New Bridge at least since the Revolutionary War or so it feels. She said she wants to see it succeed. She always thought of it as an economic engine, which was never recognized for what it is and what it can do. She mentioned the possibility of running buses of visitors from Manhattan, who could then conveniently shop at Bloomingdales. She noted her Chief of Staff Debbie Francica was even more immersed in the details of what is going on here. She noted they had gotten the $100,000 for the park commission, which she would like to work on using, if it hasn't been lost in the interim. She said she didn't buy into the arguments put forward against accepting the grant. She noted Senator Cardinale has been terrific in helping out in doing what he can. While Assemblywoman Holly Schepisi is relatively new to this, she also has been helping out along the way.

Chairman M. Trepicchio noted we've never said we wouldn't take the funding, but there is an appropriate mechanism to transfer it under the law. Since the enabling legislation requires an annual audit, he objected to the duplication of efforts required under the grant requirements. He noted again the three means by which the commission is to be funded under the law, namely, by a reallocation of any state funds appropriated to the Department of Environmental Protection and the Division of Parks and Forestry for the administration of Historic New Bridge Landing; the ability of the commission to request a line item appropriation of the Governor and Legislature; and, lastly, our ability to apply for Green Acres and other grant funding for the specific purpose of acquiring or developing real estate related to the mission of the park. This grant stretches the final category by trying to make it applicable for "development (programmatic)," that is to say, a mechanism for providing operational funding, which we have considered unlawful.

There was ensuing discussion on whether or not this "grant" singled out New Bridge Landing or was a general public facilities grant. Secretary K. Wright noted the "grant" was offered through specific language under the enabling legislation, intended specifically for the acquisition and development of real estate, and not as part of a general grant program relating to public facilities. In noting non-profit organizations that have received public facilities grants, Chairman Trepicchio noted the commission is not a non-profit entity, but a state park commission exercising essential government functions. There was

also discussion of the quid pro quo in the grant letter, citing that the Division of Parks and Forestry would continue its perceived responsibilities for managing the site and its upkeep, which is contrary to the law. Chairman Trepicchio reiterated we would take the $100,000, not through this grant mechanism, but as a direct reallocation as required by the law. He noted the State Park Service has repeatedly not performed satisfactorily in addressing even a list of emergency repairs, which the commission authorized them to undertake as agents of the commission several years ago. Debbie Francica noted the DEP is ignoring the law and that the Attorney General's Office does not even stand behind the various opinions offered for justifying their stance. Commissioner J. Heffernan expressed his opinion that we would be breaking the law to accept the funding in the way it was offered. Commissioner W. J. Oddie thought we should apply for the grant. Secretary K. Wright observed we are the only state park or historic site that is expected to receive funding by means other than a line-item appropriation. Chairman M. Trepicchio noted that the best we can do at this point is to ramp up support for a line item appropriation. Senator Weinberg suggested that Bergen County Executive Kathleen Donovan should play a stronger role. Senator Weinberg noted she would continue to work for the line item appropriation, but she disagrees with us turning down the $100,000 for the reasons we presented. In conclusion, Debbie Francica said she would contact Mark Texel and see if the DEP would remove all reference to the Green Acres grant clause in the grant which several commissioners feel strongly cannot be stretched to include programmatic or operational funding.

VIII. Public Comment

Military historian Todd Braisted, a past president of BCHS, reported he had just attended the first advisory council meeting of the Crossroads of the American Revolution Association, indicating we at Historic New Bridge Landing are light years ahead of most other sites. He noted our volunteers achieve more and better results than what professionals accomplish at other historic sites. He noted how the recent Battlefield Staff Ride through Bergen County was a great success in promoting the whole county and advancing the cause of heritage tourism as an economic stimulus. Commissioner D. Powell suggested someone needs to think about how to make heritage tourism work to preserve our heritage as a vital part of what makes this a livable community.

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 9:36 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in the Campbell-Christie House at 7 PM at Historic

New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on May 1, 2014.

Meeting of the Historic New Bridge Landing Park Commission
May 1, 2014

I. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Chairman M. Trepicchio opened the meeting at 7:00 PM

II. Attendance

M. Donohue; J. Heffernan; W. J. Oddie; D. Powell; M. Putrino; A. Strobel; M. Trepicchio; K. Wright.

Excused: J. Bellis.

Also, Tim Adriance; Lou Kahn; J. Smith, President, BCHS.

III. Review of Minutes

Review of the Minutes of the Meeting of April 3, 2014. Motion to approve as submitted: W. J. Oddie; second, A. Strobel. **Motion carried**.

IV. Calendar

V. Chairman's Report

Chairman Trepicchio thanked Outwater's Militia and the Bergen County Historical Society for sponsoring the War of Outposts, a very well-attended event, which really addressed what this site is truly all about. The high caliber of programming continues to move us forward and to bring in more people, including new audiences. He noted that we may look forward to Tim Adriance's presentation this evening on a major maintenance project to restore the Westervelt-Thomas Barn, which the Blauvelt-Demarest Foundation is generously funding. He recognized that without the ongoing interest and work of the commission and the Bergen County Historical Society this important piece of our heritage would have fallen into ruin. All one of our supposed "partners with resources" can do is send last minute emails, detailing their lack of progress. Unfortunately, they show no respect for state assets, but we cannot force them to do what is right, so we continue to move forward with what we can do to realize our shared vision for Historic New Bridge Landing.

VI. Continuing Business

A. Capital Projects

B. Steuben House

There was no DEP representative in attendance.

C. Black Walnut

Commissioner W. J. Oddie reported he was in discussion with Studio L to use the remainder of the black walnut planks to make a bench, if there is suitable material available for this purpose.

Commissioner D. Powell reported that the black walnut table had curled at the ends from the excessive heat and dryness in the Steuben House, due to the malfunctioning heating system.

Responding to a suggestion from commissioner A. Strobel, chairman Trepicchio said, if he thought he could make any headway, that commissioner Strobel could try and get the furnace contractors to appear before the commission at our next meeting for an update.

D. Bollards for East Side of Old Bridge

E. Staff position

F. Storm Drains, Flooding and Hackensack River

G. Landscaping

H. Campbell-Christie House

Commissioner A. Strobel reported the County put out the RFP for construction bids, due April 24, providing for a site visit and follow-up. There was a sole bidder, Lewis-Graham Inc., of Clark, NJ, who provided all the necessary documents, bids, bonds, and labor acknowledgements. Their bid was $81,700 for the work scoped out by HMR Architects, Inc. The bid is below the estimate and Kurt Leasure reviewed the bid and developed a letter of recommendation. The Board of Chosen Freeholders should approve the resolution at their meeting on Wednesday, June 4th.

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, authorizes and approves the selection of Lewis-Graham Inc. on their bid of $81,700 to do structural repairs and other work on the Campbell-Christie House as scoped out by HMR Architects, Inc., subject

to approval by the officers and trustees of the Bergen County Historical Society. Motion, M. Donohue; second, J. Heffernan. **Motion carried**.

Chairman Trepicchio thanked commissioner A. Strobel for his hard work.

I. Master Plan

Approved.

J. Demarest House

K. BCHS Report

Commissioner D. Powell asked where we were with getting support for the resolution on the line-item appropriation? Commissioner A. Strobel said he would inquire tomorrow to see if he could get it onto the Freeholders' agenda. Commissioner M. Donohue said she would write a letter to the County Executive to see if we could get her support. Commissioner W. J. Oddie said he was pursuing with the Teaneck Mayor and Council.

Commissioner D. Powell reported that over 800 people attended our War of Outposts event and we got 27 new memberships, representing 94 new members. The Bergen County Historical Society's email blasts are going out to over 1,700 recipients. She also noted that Outwater's Militia donated $261 in fence rails. She also noted volunteers of the Bergen County Historical Society had painted the new front stoop of the Campbell-Christie House and expressed our gratitude to the County employees who replaced the steps. She asked if commissioner A. Strobel could look into getting the County to make and place new brown directional signs wherever the old ones are missing. She also asked that the historical brown sign on the riverbank be lowered to eye level. Commissioner M. Putrino said he would look into who has jurisdiction over the turn-around on New Bridge Road, just east of the intersection of River Road and New Bridge Road, for possible placement of a directional sign.

Lastly, commissioner D. Powell asked the Teaneck representatives to look into getting plantings to screen the DPW yard buildings. Commissioner M. Donohue said she would look into getting similar plant screening for the PSE&G substation. She would also ask whether PSE&G is looking to harden or elevate the current substation against floods or remove it to a better location.

L. HNBLPC Budget

The Historic New Bridge Landing Park Commission has requested a line-item appropriation in the state budget of $375,000 for operating expenses

in order to take over administration of the Steuben House and other state lands at Historic New Bridge Landing and to relieve the Department of Environmental Protection and the Division of Parks and Forestry of all its perceived responsibilities over buildings and lands under the Commission's jurisdiction.

M. Sutton & Lys Property Proposal

N. *Policies and Procedures for Application Review Process*

Adopted.

O. 1889 Swing Bridge

P. Westervelt-Thomas Barn

Tim Adriance began his presentation, noting he is sure everyone is aware of the red barn on the site, known as the Westervelt-Thomas Barn, which originally stood on the site now occupied by the north parking lot of Westwood Regional High School on Ridgewood Road in Washington Township. Henry Thomas offered the barn to the Bergen County Historical Society in 1955. It was erected at Historic New Bridge Landing before the Demarest House was completed. The proposed work is based upon several photographs of the barn in its original location. These historic views show one of its unique features was a hay barrack, but the Blauvelt-Demarest Foundation is presently focusing on the restoration of the barn itself. Photographs taken by Hiram Blauvelt almost sixty years ago show the barn was not completely disassembled but moved in several sections. This is well documented as an English barn, used for cows and horses, but not for the threshing and storage of cereal grains as were the earlier Dutch barns. This particular barn, though in the English style, preserves the distinctively Bergen County feature of a six-paned window near the upper corner of the large barn doors, which is not found elsewhere in the Hudson valley. This should be restored as an important feature preserving the flavor of Bergen County history. Other windows should also be replaced, but with solid panel of plexiglass on the interior for security. The building was situated two-and-a-half feet lower in its present location, but was raised on cribbage and a new foundation laid beneath it in the early 1980s. The landscape was re-graded around it, but a two-and-a-half-foot drop remains at the back doors, so it is necessary to continue the grade around the back of the building in such a way as to respect the delineation of wetlands. This will require the removal of several trees, which are growing too close to the barn anyway, one of which fell in a recent storm. There will also be a wooden ramp at the front and rear bay doors, which will provide safe access and egress. We also need to create a twenty-foot firebreak around the building as required by code. The building as it stands possesses much of its old siding, but such structures usually undergo a change of their envelope every forty years or so, so rarely do you find a building of this age with its original exterior

fabric. There has been considerable weathering of replacement siding installed in 1958. The west side gets full sun and the siding needs to be replaced; consequently, the nails will be pulled from behind so salvageable boards can be used to repair other sides. Wherever possible, the siding will be restored with epoxy and protected with paint. The soft fibers have been worn out and impossible to epoxy or to caulk the entire exterior, so he plans to first give the entire envelope a coating of oil-based paint, tinted red with white trim. Once the primer has been applied, he will put on peel-bond (where normal paint is four mils, this will be forty mils in order to fill voids). Then he will apply two top-coats of latex paint so it is smooth enough to repel water. Though he will restore original windows with the exterior siding, he plans to retain the gable ventilators for protection of the roof, which will make the wood shingles last a lot longer. He will also replace street lamps on the south and east corners with double-bulb spotlights operated by a motion detector with LED bulbs to last as long as possible. The electric service presently runs to a pole in the field and then to the southwest corner of the barn, where there is an electrical panel. He intends to place the electrical service in an underground conduit and place the meter pan on the pole in the woods. The meter may be placed inside, if it could be read from outside. In addition to exterior work, we also need to work on access to the barn and so the plan calls for creating a pathway connecting with the existing pathway by the Demarest House, which will resemble a wagon road on a raised earthen section with two gravel-filled ruts. There won't be any major alterations on the interior other than framing a doorway between the main section and the shed. He intends to button up and repair flooring as needed. To make the loft and garret areas usable, he will install a set of boxed stairs in the northwest corner as unobtrusively as possible to allow the loft to be used for storage. He will also install a thin partition wall on either side of the stalls, made from two-by fours with eighth-inch plywood, painted flat black. In order to get from the east to the west storage areas, he will build a catwalk across the mow. Finally, he will install new interior light fixtures throughout the building. To allow for more versatile lighting, he use six-foot tracks with low profile lights to highlight displays. That is primarily the scope of work; there is nothing of consequence in the line of structural repairs.

In response to a question from Chairman Trepicchio, Tim Adriance reported that it would cost close to $15,000 to construct a hay barrack, largely due to the high cost of materials, especially since you'd have to use No. 2 cedar.

In response to a question fro Chairman Trepicchio, Tim Adriance reported that the Blauvelt-Demarest Foundation was not willing to pay at this time for burying the entire length of the electrical service in an underground conduit since you would have to have a manhole every 200 feet. Commissioner D. Powell indicated that if Tim Adriance would draw up the specifications, she would approach PSE&G to see if they would pony up the cost with a donation.

In response to a question from Lou Kahn about installing a sprinkler system, Tim Adriance noted there was no water line to the barn and it would be too intrusive and obtrusive to introduce the necessary piping and sprinkler heads.

Resolved, that the Historic New Bridge Landing Park Commission, acting in good faith, authorizes Tim Adriance to proceed with maintenance and restoration work on the Westervelt-Thomas Barn as specified in his submitted scope of work, which is based upon the findings in his report *Plan for restoration of the Westervelt-Thomas Barn and development of the Jersey Dutch Agriculture Museum*, dated November 2013, determining that this project conforms with the Historic New Bridge Landing Master Plan and does not negatively impact any historic resources. Motion, J. Heffernan; second, M. Donohue. **Motion carried.**

Commissioner W. J. Oddie stated that this was the most impressive presentation he'd heard in many a year.

Tim Adriance reported that the start was likely three weeks out and the project should be finished by September. The priorities are to build the access path for construction equipment and then excavate the ditch for the electrical service. He said he would only remove as much siding as he could replace in a day's work for security reasons. He would also work on the boxed stairway to create usable storage in loft for artifacts now on floor level.

VII. New Business

A. *Letter of Support for New Milford Gateway to Historic New Bridge Landing River Road Streetscape Improvement Grant, Phase 3.*

Commissioner M. Putrino reported that New Milford is applying for a grant to do improvements along River Road between the Borough Hall and Boulevard Funeral Home, entitled *Gateway to Historic New Bridge Landing*.

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, authorizes the chairman to sign a letter of support for the *Gateway to Historic New Bridge Landing River Road Streetscape Improvement Grant, Phase 3*. Motion, A. Strobel; second, M. Donohue. **Motion carried.**

VIII. Public Comment

BCHS President Jim Smith stated the new interpretive panel in the kiosk by the Steuben House really enhances visitors' experience. He noted that he is getting frequent requests from individuals and school groups to schedule visits, noting the Steuben House has now been closed for seven years. He also noted that Richard Viet, of the NJ Historical Commission, had recently published a statement in an educators' magazine that the house could be visited. He said that the Society gets contacted all the time and that it is the public who gets lost in the equation. He felt we needed to keep fighting to reopen the site as a major heritage attraction.

In response to a question from commissioner M. Donohue, Jim Smith said she could direct an offer to do volunteer cleanup work on the site, received at a recent meeting at St. Peter's, to him.

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 8:58 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in the Campbell-Christie House at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on June 5, 2014.

Meeting of the Historic New Bridge Landing Park Commission
June 5, 2014

I. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Chairman M. Trepicchio opened the meeting at 7:04 PM

II. Attendance

J. Bellis; M. Donohue; S. Ellis; J. Heffernan; D. Powell; A. Strobel; M. Trepicchio; K. Wright.

Excused: M. Putrino; W. J. Oddie.

Also, K. Wright, secretary; William Amann, M&E Engineers; Michael Hughes, GSH Group; Chris Cardone, GSH Group.

III. Review of Minutes

Review of the Minutes of the Meeting of May 1, 2014. Deborah Powell noted that Tim Adriance, contractor on the Westervelt-Thomas Barn restoration project, said the work outlined in his description and plan did not require any permits. Motion to approve as amended: J. Heffernan; second, M. Donohue. **Motion carried**.

IV. Calendar

V. Chairman's Report

Chairman Trepicchio welcomed William Amann, of M&E Engineers, and Michael Hughes and Chris Cardone, of GSH Group, and proceeded to a discussion and update on the Steuben House heating system project.

VI. Continuing Business

A. Capital Projects

B. Steuben House

William Amann, M&E Engineers, stated his firm had worked on designing mechanical and electrical systems for such historic buildings as the Liberty State Park Terminal, the Walt Whitman House, Craftsman Farms and the High Point Monument. He said his company was

subcontracted to work on the Steuben House heating system through HMR Architects, which had been selected by ORD in the DEP. In response to a question from Chairman M. Trepicchio, he said he did not know how much his company had been paid for the work. Commissioner S. Ellis asked if it would suffice if he would provide costs for the Steuben House heating system design and work to Chairman Trepicchio and the HNBLP Commission tomorrow? The Chairman agreed it would. Commissioner A. Strobel noted that during a discussion about the new boiler installation at the Steuben House at our last meeting he had been asked to reach out to the state and to get a status report; thus, this evening's presentation.

William Amann, who was familiar with the old heating system, said he realized the old boiler was no longer serviceable and there were problems with the distribution system. Consequently, he brought service mechanics in and did some testing. He noted the new boiler replacement will operate successfully, but there are still problems with the distribution system. The piping and zoning were not right to begin with and consequently the water is not flowing properly. Chairman M. Trepicchio and others noted one side of the house is very warm and the other side is cold. William Amann agreed, noting two zones have issues. The first floor has one circulator and originally two zone valves. They removed the guts of these zone valves to check their operational status. He added there was an inherent problem with piping as a one-inch pipe feeds to a half-inch pipe. Therefore, to try and solve the problem, they made the front and the back of the house separate zones and put in a circulator pump to ensure a positive flow. At issue was one thermostat trying to operate two zones. They installed a new circulator with a separate feed and cut and capped the half-inch pipe in the boiler room. They ran new thermostats for the front and back (east and west) of the house, placing one in the large parlor where meetings are held. The second floor has its own pump and its own zone. The back bedroom also feeds the basement and it is a problem to pump heated water through the basement pipes and then back upstairs. The thermostat upstairs was set at 72 degrees. Commissioner D. Powell noted the new black walnut table had warped from the dry heat and wondered what the effect of excessive heat and dryness was on the antiques? William Amann explained that no heat in the front rooms caused the one back area to overheat. Chris Cardone, of GSH Group, noted they turned on each zone, one by one. When all four pumps were on, the radiators by the front door and the baseboards were ice cold. Therefore, all pumps would continue to run to meet the thermostat's requirements. To help solve the problem, they cut out the one radiator on the third floor and used a unit heater in its stead, leaving just the basement in the loop. They ran a thermostat wire from the attic to the basement, so there is one thermostat for the attic. There were four circulators and now there are five, with one circulator for the whole attic and one circulator just to do the basement.

Chairman M. Trepicchio asked if there were any other engineering issues? William Amann explained the new boiler installation was working well and included a "make-up" pump to circulate a glycol solution as

antifreeze, so that in case of a slow leak, the distribution system would not fill up with water. In response to a question from commissioner A. Strobel, regarding maintenance requirements, he noted the heating system would need periodic check-ups and regular maintenance. Commissioner S. Ellis noted there is no maintenance contract, but that would be an easy fix.

In response to a question from chairman M. Trepicchio as to why an engineer was required to install a new boiler in a 4,200-square foot house, William Amann explained he was hired to first evaluate the heating system to determine the scope of work, which they could not properly determine until they fired up the new boiler and identified problems with the distribution system. He noted that while his company did not typically do residential work, they do engineer mechanical systems for industrial, commercial and historic buildings. Commissioner S. Ellis noted he was happy to have William Amann on the job "because we are not experts." Chairman Trepicchio responded saying he was trying to understand the costs involved as, by the DEP's own accounting, they had spent approximately $64,000 on the boiler replacement projects and electrical upgrades for the Steuben House (as of February 21014). William Amann noted "this is the Cadillac of boilers," which he selected because there were only a few on the market that are this efficient. He said he could have put in a cheaper boiler and heat exchanger, but that would have had its own issues. Chairman Trepicchio suggested his concerns are rooted in the fact the DEP installed a state-of-the-art boiler in 2001, which only lasted four or five years before they had to begin spending tens of thousands of dollars on maintenance and now its replacement. He felt it is the commission's fiduciary responsibility, especially in difficult times, to understand why the costs we received from the DEP were so high. Commissioner A. Strobel noted that a professionally engineered system was important to the protection of the artifacts and the comfort of patrons. Chairman Trepicchio responded that, on the other side of the coin, it is just a house (not much larger than his own) and we are therefore trying to understand the cost differential from what would be expected in designing a heating system for a residence, albeit a historic one. Commissioner D. Powell added the commissioners were trying to act responsibly about cost savings and also out of concern for the historic fabric and contents of the house. Commissioner S. Ellis noted we inherited the old system from the DEP and the good news is that the engineer and contractors are not walking away once the installation is completed. William Amann explained there is no warranty on engineering, but they had a long record of servicing such systems. Commissioner S. Ellis added the GSH Group took time to do the job right and to thoroughly check out the distribution system.

In response to a question from chairman Trepicchio as to whether there would be more costs, commissioner S. Ellis responded, "Yes, we are dealing with the old distribution system." Since they didn't want to tear things apart and drive costs even higher, they first tested the circulators and radiators instead of re-piping the whole building. William Amann

noted plans were drawn from the previous design and blueprints and then they did do additional survey work. Some of the old system is concealed, so they had to get the pipes hot in order to see which ones were circulating heat and which were not. They brought in the contractor to do what he could with the old system. William Amann will prepare the scope of work and bill for additional piping work. He noted one reason for the delay in installation was the permit and that they didn't want to replace the boiler during cold weather. Chairman Trepicchio noted that commissioner S. Ellis forwarded a copy of the permit last December (2013) and that the boiler was delivered in the first week of January 2014. Furthermore, the commission was informed last February that discrepancies in the specifications were the reason for the delayed installation. {Historic New Bridge Landing Update, February 6, 2014, "Discrepancies in the specifications created the need for a final installation meeting and additional site meeting to be sure that the installation is performed correctly."] Commissioner S. Ellis acknowledged he sent copy of the permit in December, but the delay was due to not wanting to cut the heat in cold weather.

Chairman M. Trepicchio asked if HMR Architects had been up here for this project and what part did they play? William Amann reported the architects had done a walk-through on the initial analysis. They were also involved with the engineering on the relocation of the electrical panel. They prepared the bid plans and specifications. Commissioner S. Ellis stated he would submit HMR Architects' plans and specifications for the electrical panel relocation and other electrical upgrades to the commission for approval. Commissioner D. Powell asked if HMR Architects prepared a report. Commissioner S. Ellis replied he would get their report to the commission as well as the new bid specifications. Commissioner D. Powell raised the issue of removing the unsightly electrical meter and conduit from the south exterior wall of the Steuben House. Chairman Trepicchio thought relocating the exterior electrical meter should be incorporated into the plans and scope of work for the electrical upgrade. Secretary K. Wright said he was glad to hear that HMR Architects were involved with the heating system and electrical upgrades, but wished that the commission had been informed earlier of their involvement. William Amann concluded by saying he would have the plans for redesigning the heating system piping back in two or three weeks. In summary, Chairman Trepicchio noted that despite a comparatively large expenditure for investigation of the old system, for plans and engineering for a heating system in a 4,200-square-foot house, and for installation of an expensive new boiler, the system still does not work properly in distributing heat efficiently throughout the building. He wondered about additional costs for investigating and correcting the piping and distribution system.

In regards to other outstanding issues, Chairman Trepicchio stated the meadow on the former BAPCO property needs to be mowed in time for the vintage baseball game on July 5, 2014. He also noted the pathway through the meadow is overgrown with weeds. Commissioner S. Ellis

asked if there were any objections to using an herbicide to clear the pathway? No one voiced an objection. Commissioner S. Ellis said the meadow would be mowed on or about June 18, 2014, and again on or about July 1, 2014. Secretary K. Wright thought the meadow should be regularly mown and maintained. He reiterated the original plan for a wildflower meadow was discarded when the original seeding did not take, do to a lack of watering, and that the lot had then been re-seeded with grass, which needs to be maintained as a lawn. He also noted that the Sutton & Lys property needs to be maintained and that there were several large fallen trees and limbs on the Sutton & Lys lot, which should be removed as a public safety hazard. The old Saw Shop property also needs to be regularly mown and the overgrowth of vegetation controlled. In regards to the parking lot on the former Pizza Town property, commissioner S. Ellis noted they never had the funding to do the final topcoat of paving material and restriping. He suggested a water-based temporary restriping, but the commission thought this unnecessary as it would likely wash away in the first rainstorm.

Chairman M. Trepicchio thanked the engineer and contractors for coming and for providing this update. He also thanked commissioner A. Strobel for facilitating this meeting.

C. *Black Walnut*

D. *Bollards for East Side of Old Bridge*

E. *Staff position*

F. *Storm Drains, Flooding and Hackensack River*

G. *Landscaping*

H. *Campbell-Christie House*

Commissioner A. Strobel reported the Bergen County Board of Chosen Freeholders approved the resolution regarding the award of contract [Project No. 14-07-P to Lewis-Graham Inc.] for structural repairs to the Campbell-Christie House for $81,700. [Contract No. 1400484 (20649)] at last night's meeting (June 4, 2014). He also reported Kurt Leasure had provided K. wright and chairman M. Trepicchio with the draft of an agenda for a kick-off meeting with the contractor. He noted we are now into June and want to get the work done by September. He noted the Bergen County Historical Society had been in consultation on relocating the artifacts stored upstairs and it would be agreeable to move the storage pod onto the site after the vintage baseball game on July 5, 2014. He hoped to schedule the kick-off meeting in the next two weeks. Chairman M. Trepicchio thought the set-up meeting should be set by the end of this month and asked Kurt Leasure to suggest a couple of convenient dates.

Commissioner A. Strobel also reported Bergen County Executive Kathleen Donovan and the Bergen County Board of Chosen freeholders had adopted a resolution {No. 624-14) supporting a State of New Jersey line-item appropriation of $375,000 for the Historic New Bridge Landing Park Commission at their meeting on June 4, 2014.

Chairman Trepicchio thanked commissioner A. Strobel for a good job, not only in facilitating the Freeholders' adoption of the resolutions, but also for the County Executive's support.

Commissioner A. Strobel noted that commissioner D. Powell had asked him to inquire about the Historic New Bridge Landing directional road signage at the last meeting. He reported on his conversation with Gary Hemmer in the Road Division of the Bergen County Department of Public Works and came across plans in their files for the original roadside signage. He then went out to the different sites and photographed the locations of the original signage. He was thus able to identify ten sites and to have the missing signs replaced and the others updated. Commissioner D. Powell complimented him for being so proactive in this matter since it is so important to visitors finding our site. Chairman M. Trepicchio thanked him for getting the conversation started so when the time is right we can address the red diamond-shaped signs on the approaches to the 1889 swing bridge. He also thanked commissioner D. Powell for raising the issue and commissioner A. Strobel and the County Administration for their assistance.

I. Master Plan

Approved.

J. Demarest House

K. BCHS Report

Commissioner D. Powell reported that she had worked out the insurance issues and reached agreement with NJ Transit on the use of their parking lots at New Bridge Landing station for our special events, including the upcoming vintage baseball game. She also raised the issue of approaching NJ Transit to see if they would underwrite artwork or an interpretive panel at the train station relating to Historic New Bridge Landing. Commissioner M. Donohue said that when she tried to get information relating to public art at NJ Transit stations on their website, nothing came up.

L. HNBLPC Budget

The Historic New Bridge Landing Park Commission has requested a line-item appropriation in the state budget of $375,000 for operating expenses in order to take over administration of the Steuben House and other state lands at Historic New Bridge Landing and to relieve the Department of Environmental Protection and the Division of Parks and Forestry of all its perceived responsibilities over buildings and lands under the Commission's jurisdiction.

M. Sutton & Lys Property Proposal

N. *Policies and Procedures for Application Review Process*

Adopted.

O. 1889 Swing Bridge

P. Westervelt-Thomas Barn

Commissioner J. Bellis said everything was set to begin the barn restoration work. Tim Adriance thought he would get underway on June 15, 2014. The commissioners thanked Jim and the Blauvelt-Demarest Foundation for their ongoing generous commitment to Historic New Bridge Landing.

VII. New Business

A. Google Maps

Chairman M. Trepicchio noted that Google maps incorrectly lists Historic New Bridge Landing Park in Paterson and that, despite several attempts to override this incorrect information, Google has not recognized the changes. He thought the matter confusing to the public and very concerning to us. He doesn't know how to resolve the matter. He asked why someone would take the time to put the icon for Historic New Bridge Landing in Paterson. Several commissioners wondered about possible malicious intent. There was also some discussion of negative comments about the park and the County Administration placed by someone using the name Jose Delgado. There was discussion as to whether there is a legal procedure to determine the IP address of the individual posting these comments, especially when incorrect information possibly injurious to reputations, is posted.

B. PSE&G

Commissioner M. Donohue reported that she had been asked at our last meeting to get in touch with PSE&G. She accordingly wrote to Regional Public Affairs Manager David Hollenbeck and went to the Mayor and Council of River Edge to raise our concerns over the substation and related issues. She received a copy of a letter from Mayor Sandy

Moscaritolo addressed to David Hollenbeck addressing our concerns. She then wrote to the Mayor and Council to thank them.

C. Handicapped ramps

Commissioner D. Powell raised the issue of the lack of a handicapped ramp from the parking lot at the crosswalk over the jug-handle, where many visitors cross to enter the site. She also noted that visitors using either a walker or wheelchair were avoiding the new brick path leading from the turn-around to the Steuben House because of the deep joints and wide spacing of the bricks.

D. Naturalization ceremony

Commissioner M. Donohue asked if September 24, 2014 would be all right for the next naturalization ceremony in the Steuben House? There were no objections to that date.

VIII. Public Comment

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 9:00 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in the Campbell-Christie House at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on July 3, 2014.

Meeting of the Historic New Bridge Landing Park Commission
July 3, 2014

I. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Chairman M. Trepicchio opened the meeting at 7:01 PM.

II. Attendance

J. Bellis; M. Donohue; J. Heffernan; W. J. Oddie; D. Powell; M. Putrino; M. Trepicchio.

Excused: A. Strobel.

Also, K. Wright, secretary; Lou Kahn; Manfred Wegner

III. Review of Minutes

Review of the Minutes of the Meeting of June 5, 2014. Motion to approve as submitted: M. Donohue; second, D. Powell. Abstained, M. Putrino. **Motion carried**.

IV. Calendar

V. Chairman's Report

Chairman Trepicchio remarked upon upcoming programming, notably our second annual vintage baseball game on Saturday afternoon. While a date for the kick-off meeting with the contractor on the Campbell-Christie House had not yet been set, we are progressing toward the start of structural repairs. The grounds are looking good and there has been a lot of movement from the Bergen County Historical Society and Blauvelt-Demarest Foundation on several important projects from fundraising through the Bergen 350 Gala and Baronfest to the barn restoration.

VI. Continuing Business

A. Capital Projects

B. Steuben House

Secretary K. Wright spoke to Tim Adriance, who is working on the barn restoration, who said he advised the heating contractors working in the Steuben House on how to locate a thermostat behind the usually open door

from the hallway into the large parlor (where programs are held) so as to best conceal it from view and also where to locate a heat sensor. Chairman M. Trepicchio said he called both Mark Texel, director of the State Park Service, and assistant commissioner Richard Boornazian, and left messages about getting the meadow mowed for the vintage baseball game, but he had not received return calls. The pathway through the meadow has virtually disappeared, due to weed growth. He also noted a month had passed since our last meeting and the heating system contractors are still working down at the Steuben House, but that we had not received the information they promised to provide the commission at the last meeting when we reviewed the progress of the work on the new boiler and heating system. He concluded we have tried every tack to work with these people but without success. Commissioner James Bellis asked if we had reconsidered suing them to enforce the law? It seems that unless they are brought to task, they will never comply with the law. Chairman M. Trepicchio noted Commissioner Bob Martin and Lieutenant Governor Kim Guadagno had recently been featured in news reports as visiting Princeton Battlefield to tout heritage tourism. Chairman Trepicchio noted people are showing a growing interest in Historic New Bridge Landing and that we are continuing to make great progress through our own efforts, especially on building a museum, which will take this to a whole new level. He appreciated that the different governing bodies represented on this commission had stepped up and made their voices heard on supporting the line-item appropriation. We will continue our efforts in that regard, but we are focusing on our successful efforts to realize our goals through our volunteer efforts.

C. *Black Walnut*

D. *Bollards for East Side of Old Bridge*

E. *Staff position*

F. *Storm Drains, Flooding and Hackensack River*

G. *Landscaping*

H. *Campbell-Christie House*

I. *Master Plan*

Approved.

J. *Demarest House*

K. *BCHS Report*

Commissioner D. Powell passed around the score cards printed for the upcoming vintage baseball game and noted that progress is being made on organizing the Baronfest for September 13, 2014. The building and grounds committee of the Bergen County Historical Society has scheduled a cleanup day on June 28, 2014, in preparation for the vintage baseball game. She further noted that Historic New Bridge Landing is not currently on the River Edge website and commissioner M. Donohue said she would contact the town to assist in getting Historic New Bridge Landing and the Bergen County Historical Society linked. Commissioner M. Donohue also said she had contacted appropriate officials to talk about possible public art at the New Bridge Landing NJ Transit station. Commissioner D. Powell also asked if it was possible to somehow screen the dumpsters on the corner of the Steuben Arms apartments, opposite the Campbell-Christie House.

Commissioner D. Powell reported that volunteer Manfred Wegner had made a beautiful wooden base to display the recently restored wooden cigar store Indian, which came from Hackensack.

L. HNBLPC Budget

M. Sutton & Lys Property Proposal

N. *Policies and Procedures for Application Review Process*

Adopted.

O. 1889 Swing Bridge

P. Westervelt-Thomas Barn

Tim Adriance is making good progress on the restoration of the Westervelt-Thomas Barn. He has made the access road to allow delivery of materials, completed the interior stairway and catwalks across the mow and cleared a firebreak around the building.

Q. PSE&G

Commissioner M. Donohue reported on her correspondence with Regional Public Affairs Manager David Hollenbeck of PSE&G. She invited him to come down and speak with us. She said he has ideas about the poles. She also said they would support Bergen 350.

R. Naturalization ceremony

Commissioner M. Donohue reported Friday, September 26, 2014 is the date set for the next naturalization ceremony in the Steuben House.

S. Brett Park

Commissioner W. J. Oddie visited the Teaneck DPW yard and reported there are trees partly screening the buildings, but they are admittedly insufficient in winter. He spoke to Fran Wilson, the director of public works, who is not opposed to the idea of further screening. While there is room to plant more trees, it is not necessarily something the director can give permission to do.

T. New Milford

Commissioner M. Putrino reported the Gateway to New Bridge Landing streetscape grant request would cover light poles, pavers, benches, and handicapped ramps from borough hall southward to New Bridge Road. He also noted the borough of New Milford was looking into purchasing the Gurd-Casey House on River Road.

VII. New Business

VIII. Public Comment

In response to a question raised by Lou Kahn, Chairman M. Trepicchio noted that no one had formally approached the Historic New Bridge Landing Park Commission about a proposal to place a Holocaust memorial in Brett Park. Secretary K. Wright noted he was aware of alternative sites being suggested.

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 8:18 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in the Steuben House at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on August 7, 2014.

Meeting of the Historic New Bridge Landing Park Commission
August 7, 2014

I. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Chairman M. Trepicchio opened the meeting at 7:02 PM.

II. Attendance

M. Donohue; J. Heffernan; W. J. Oddie; D. Powell; A. Strobel; M. Trepicchio; K. Wright.

Excused: J. Bellis; M. Putrino.

Also, Richard Karp; Lou Kahn; J. Smith, BCHS President.

III. Review of Minutes

Review of the Minutes of the Meeting of July 3, 2014. Commissioner M. Donohue noted the correct date for the naturalization ceremony is Wednesday, September 24, 2014, and not Friday, September 26, 2014, as stated in the minutes Motion to approve as corrected: M. Donohue; second, D. Powell. Abstained, A. Strobel. **Motion carried**. Commissioner D. Powell asked for a pdf copy of the minutes, so she can post them on the BCHS website.

IV. Calendar

V. Chairman's Report

Chairman Trepicchio requested a review of the master plan at the September meeting to examine our priorities and to address future initiatives. He felt we need to thoughtfully consider the PSE&G substation as it relates to the Zabriskie tidal gristmill and to better identify and explore historic resources in Brett Park, a significant part of the Revolutionary War battleground, which includes the archaeological sites of the Lt. Col. Abraham Van Buskirk homestead, landing and tide mill. He asked anyone who does not have a copy to get one, noting the master plan incorporates the comprehensive interpretive plan, which offers background and recommendations for Brett Park. He specifically pointed out an opportunity for public archaeology to recover buried resources relating to prehistory and to the Revolutionary War battleground, which has been proven in other heritage destinations to attract public interest and participation. Commissioner D. Powell noted Princeton Battlefield recently received a battlefield survey grant and perhaps we should pursue the same. M. Trepicchio noted the more we continue to do and to move forward, the more we will leave our uncooperative partners in the rear view

mirror. He felt there is presently a great deal of positive movement, so we may hope they may be carried along by the tide. He noted Brett Park falls under the commission's jurisdiction under the boundaries agreed to in the 2009 legislation, so we need to not only explore the prehistoric and contact period features of Brett Park, including a rare documented Indian fort, but also to incorporate its interpretation as part of the Revolutionary War battleground. Therefore he asked everyone to read through the master plan as the basis for further discussion.

VI. Continuing Business

A. Capital Projects

B. Steuben House

No DEP representative attended.

C. Black Walnut

D. Bollards for East Side of Old Bridge

E. Staff position

F. Storm Drains, Flooding and Hackensack River

G. Landscaping

H. Campbell-Christie House

Commissioner A. Strobel reported on a recent (August 7, 2014) communication from contractor Al Whitman of Lewis-Graham, noting they expect to have their permit tomorrow (Friday, August 8, 2014). The permit has apparently been delayed because the River Edge building department has moved into temporary quarters due to emergency repairs at borough hall. The contractors currently have the Campbell-Christie House shored with all the columns and the masonry foundation cut back (where it divides the rear foundation wall of the house from the basement of the kitchen/bathroom wing) to re-stabilize it. They are calling for a code inspection to approve the footings for the new lally columns. Commissioner A. Strobel noted a new certificate of insurance has been submitted to the county, which includes the additional names of co-insured entities, namely, the Bergen County Historical Society and the Historic New Bridge Landing Park Commission. The trailers are on site and artifacts have already been relocated to one trailer to facilitate the attic work.

I. Master Plan

Approved.

J. Demarest House

K. BCHS Report

Commissioner D. Powell noted that Vice-Chairwoman M. Donohue had followed up on getting links on the River Edge website to the Bergen County Historical Society and Historic New Bridge Landing Park. Commissioner D. Powell will follow up on providing the necessary information. We have put in a request to list Baronfest on the electronic municipal bulletin board in front of the River Edge Borough Hall.

BCHS President James Smith reported on a small but important project that shows the developing relationship between the Bergen County Historical Society and River Edge and how we are getting young people involved at the site. River Edge scouts have installed three half-cut log benches in the park and cleared around the Out Kitchen. They are also planning to build a lean-to woodshed similar to the one at Jockey Hollow. He reported being contacted by another River Edge scout on a possible project. He also reported that an agreement has been reached with Bergen County Community College to open the Bergen County Historical Society's library and document collection at their Hackensack campus, returning this valuable research archive to public availability after a four-year hiatus. Vice-chairwoman M. Donohue initiated the contact with Bergen County Community College on the library project.

L. HNBLPC Budget

WHEREAS, under Public Law 2009, CHAPTER 45, approved April 23, 2009, "the commission shall administer the Historic New Bridge Landing State Park, including but not limited to the Steuben House; and (2) any State funds appropriated to the Department of Environmental Protection or the Division of Parks and Forestry in the department specifically for, or related to the administration of, the Steuben House or the Historic New Bridge Landing State Park shall be reallocated to the Historic New Bridge Landing Park Commission for the purposes of the administration of the Historic New Bridge Landing State Park; and

WHEREAS, under Public Law 2009, CHAPTER 45, approved April 23, 2009, "The commission may, in addition, at any time request the Governor and the Legislature to appropriate funds for commission purposes."

NOW, THEREFORE, BE IT RESOLVED THAT the Historic New Bridge Landing State Park Commission, acting in good faith, requests a line-item appropriation in the 2016 state budget of $375,000 for operating expenses

in order to take over full administration of the Steuben House and other state parklands at Historic New Bridge Landing State Park and to relieve the Department of Environmental Protection and the Division of Parks and Forestry of all its perceived responsibilities over state-owned buildings and lands under the Commission's statutory jurisdiction. The Commission also requests direct access to capital funds for the care and development of the Steuben House and for all other capital projects on state-owned and operated properties at Historic New Bridge Landing State Park.

Motion, M. Trepicchio; second, M. Donohue. **Motion carried**.

M. Sutton & Lys Property Proposal

N. *Policies and Procedures for Application Review Process*

Adopted.

O. 1889 Swing Bridge

P. Westervelt-Thomas Barn

Tim Adriance continues to make good progress on the restoration of the Westervelt-Thomas Barn. The sidewalls of the catwalks across the mow have been painted black, making them nearly invisible from below. The siding on the rear wall has been repaired and repainted and damaged siding on the west wall replaced, primed and painted. An intern from the University of Massachusetts is counting the tree rings on the slice of the sycamore that was cut down in 1974 at the corner of Midland Avenue and Kinderkamack Road and an interpretive exhibit is being researched and prepared for a timeline. As part of the research, the large sycamore on River View Avenue in Brett Park has been measured at fifteen feet in circumference and about seven feet in diameter, which will be used to calculate its age.

Q. PSE&G

Vice-chairwoman M. Donohue, commissioner D. Powell, and secretary K. Wright were invited to meet with River Edge Mayor Sandy Moscaritolo, Regional Public Affairs Manager David Hollenbeck and other representatives of PSE&G to discuss shrubbery screening for the substation and removal of poles, placing the power lines underground along the vacated portion of Main Street. The discussion may include the status of the substation, if and when it is no longer needed, and how the site might be best incorporated into the park in future. As historic New Bridge Landing is a legacy project, it was agreed that we should leave no option off the table. It was felt screening could be a positive accomplishment in the short term. A brief discussion ensued on possible application to the County Open Space Trust Fund for park improvements,

particularly the removal of poles and power lines as part of the master plan's goal of removing modern intrusions.

R. Naturalization ceremony

The naturalization ceremony is scheduled for Wednesday, September 24, 2014.

S. Brett Park

T. New Milford

VII. New Business

VIII. Public Comment

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 9:08 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in the Steuben House at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on September 4, 2014.

Meeting of the Historic New Bridge Landing Park Commission
September 4, 2014

I. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Chairman M. Trepicchio opened the meeting at 7:05 PM.

II. Attendance

L. Bauer; M. Donohue; J. Heffernan; W. J. Oddie; D. Powell; M. Putrino; A. Strobel; M. Trepicchio; K. Wright.

Excused: J. Bellis;.

Also, Lou Kahn; Sandy Moscaritolo, Mayor of River Edge.

III. Review of Minutes

Review of the Minutes of the Meeting of August 7, 2014. Under VI. Continuing Business, Q. PSE&G: It should read that Regional Public Affairs Manager David Hollenbeck requested a meeting with Historic New Bridge Landing Park Commission officers and Bergen County Historical Society representatives. Motion to approve minutes as corrected: M. Donohue; second, D. Powell. Abstained, M. Putrino. **Motion carried**.

IV. Calendar

V. Chairman's Report

Chairman Trepicchio introduced Larry Bauer as Teaneck's new representative, welcoming his participation and thanking him for taking on this important role. Larry Bauer replaces M. Trepicchio as one of Teaneck's representatives. Chairman M. Trepicchio presented a letter dated January 31, 2014, advising that the Officers and Board of Trustees of the Bergen County Historical Society had appointed him by resolution to fill a seat on the Historic New Bridge Landing Park Commission when he was replaced as a Teaneck representative.

Following up on the PSE&G meeting, chairman Trepicchio reported the PSE&G substation on Main Street, River Edge, would be decommissioned by early 2016. From his recent telephone conversation with Regional Public Affairs Manager David Hollenbeck, subsequent to the meeting, chairman Trepicchio understands PSE&G presently plans to retain the property, but is open to the possibility of leasing it to the Bergen County Historical Society for a nominal sum. At the meeting, we discussed the possibility of cooperating

with PSE&G in restoring the former tide mill on or near the site as a historical model of a renewable source of energy. This is all good news and the decommissioning of the substation has been a long-term goal of developing the interpretation and presentation of Historic New Bridge Landing. Chairman Trepicchio noted that our success resides in "thinking big" and accomplishing great things either though our concerted efforts or because of fortuitous circumstances. This completes another important piece of the plan. He thanked commissioner M. Donohue for opening a friendly dialogue that made this achievement possible. Chairman Trepicchio stressed we need to continue to "think big" to achieve great things. He reported David Hollenbeck said they would continue to work with us. We need to continue this conversation to work towards the best possible use of the property, perhaps as a parking lot or turn around. He thought we should push for a partnership in a reconstruction of the tide mill. In all events, we should be alert to the possibility of its archaeological potential. Burying power lines and ornamental lighting posts were also discussed.

Chairman Trepicchio complimented everyone involved on their efforts and cooperation. He noted that we were behind getting the auto salvage yard removed, getting additional land for parking, for getting the train station and postal substation renamed. We have proven able to get difficult things done and to keep focused on our goals. This is yet another modern intrusion that will melt away from the scenery.

VI. Continuing Business

A. Capital Projects

B. Steuben House

No DEP representative attended. James Smith, President of the Bergen County Historical Society, is on record as noting there are wasp nests in the deteriorated mortar joints of the Steuben House and a large nest on the red oak tree in front of the house. He also noted the brush in the meadow along Hackensack Avenue needs to be regularly cut. Chairman M. Trepicchio reported that Ringwood Superintendent Eric Paine said the landscapers would mow the meadow. He concurred that it should be mown at least three or four times per season to maintain a presentable appearance. While noting it is not right, he felt the Historical Society might have to contend with eliminating the wasp nests out of a concern for public safety. He also noted the Commission authorized repair of the mortar joints in the fall of 2011 on its list of emergency maintenance requirements. He concluded, "It is tough to chase a ghost." We also noted we have never heard back about the heating system repairs or received the documentation of costs we were promised.

C. Black Walnut

D. Bollards for East Side of Old Bridge

E. Staff position

F. Storm Drains, Flooding and Hackensack River

G. Landscaping

H. Campbell-Christie House

Commissioner A. Strobel reported Al Whitman of Graham-Lewis, Inc., the contracting firm doing the structural repairs on the Campbell-Christie House, met with Kurt Leasure, of HMR Architects, county architect John Terreri, Kevin Wright and Adam Strobel on August 27, 2014, to go over items on the structural repair work. Kurt Leasure issued a status report. The insulation panels in the attic ceiling have been removed and the chimney braces emplaced. The contractor is presently working on basement repairs, including installation of lally columns and bracing the enlarged opening between the basements of the main house and the kitchen/bathroom wing. Flooring repairs and installation of a steel reinforcement for the fireplace in the front east room have been deferred until after the Baronfest, so as not to interfere with programming. The interior crack in the east wall of the front room has had grouting injected and the final plaster repairs will be completed after Baronfest. The exterior crack repair, exterior woodwork repairs, and miscellaneous mechanical repairs will also be undertaken after Baronfest. Preliminary paperwork for the Naturalization ceremony on September 24, 2014, has been relocated to the Steuben House to accommodate the continuing work on the Campbell-Christie House. Secretary K. Wright praised contractor Lewis-Graham Inc. for being very courteous and accommodating, making for a smooth process.

I. Master Plan

Approved. As raised at our last meeting, Chairman M. Trepicchio noted there are areas of the master plan we could work on to move forward. He reported on his nature walk through the park on August 23, 2014, which shows porcelain berry and other invasive species have overtaken much of Brett Park. Five or six old elm trees are dead. Overall, the walk emphasized a catastrophic decline of parkland that was once accessible and beautiful to behold. He urged the Commission to begin work on this part of the historic battleground to realize its true potential. He noted bad things happen when there is not a plan. Secretary K. Wright noted the old New Bridge General Store, built atop the original stone tavern, is for sale and appears dilapidated. He noted efforts to secure Green Acres acquisition of the property stalled over a decade ago because of the gap between the asking price and its assessed value. As Brett Park and the old general store building are critical to our overall plan, Chairman Trepicchio urged a study and planning effort to begin work on these items. We also

need to include discussion of the old Lutheran church site and burial ground on River Road.

Commissioner A. Strobel noted planning for the new museum has been touched upon in the past, but he feels it is timely and important to further our discussion of this longstanding desire, especially given the momentum of fundraising for the project through the upcoming Bergen 350 Gala and other efforts. Whereas an early implementation plan and other documents indicated siting a visitor center on the former BAPCO property, we have never further discussed the location. He feels there are things we can work on, such as getting professionals involved, on this key initiative, especially since a lot of energy and exposure has already been generated. As we've had a good experience with the Campbell-Christie House, we have a model for getting experienced professionals involved with planning that we can build upon for this new building. He asked if there is some way the county could contribute to the process?

Commissioner D. Powell noted the Bergen County Historical Society paid professionals for a wetland and deed survey of the Society's property as a preliminary tool for constructing the museum on the Society's land. She also had professional assistance and guidance in preparing specifications for site planning, but we have yet to act upon it. We are presently awaiting the outcome of our fundraising efforts this fall to proceed. We are succeeding in generating interest from important players and there is a certain timeliness to advancing our discussions and planning at this point in time. Commissioner A. Strobel noted there are strategic activities we need to engage in while fundraising progresses in order to figure out how the proposed museum works in concert with everything else. He suggested the possibility of the County of Bergen setting aside funds to engage HMR Architects or some other such firm to help with all the interchangeable moving parts so that they work together. Chairman M. Trepicchio noted the museum is a major focus of our efforts. Developing heritage tourism is really the next battle we need to win. He applauded Commissioner A. Strobel for coming to the table with the suggestion of help with planning for the museum. He concluded, "Everyone coming together is what makes this work."

Commissioner L. Bauer reported that he organized a candidates' forum in Teaneck to see how they would react to heritage tourism. He would like to make a presentation to the Mayor and Council in this regard. He reported he and others had become involved in suggesting a new and better location for a proposed Jewish Holocaust memorial, which is still a topic of discussion. He feels we will probably get good support from Teaneck since Historic New Bridge Landing is right on our doorstep. River Edge Mayor Sandy Moscaritolo noted the new signage for Total Wine advertises New Bridge Landing Center, an important step forward in our successful branding campaign.

Commissioner A. Strobel indicated if everyone is comfortable with his seeing what funds could be set aside, he would investigate a county budget request and report back at next month's meeting with a description of what money might be available and how it could be used for professional planning and some scenarios for being consultative with everyone. Chairman M. Trepicchio suggested we should strike while the iron is hot and show continuing progress is a very positive thing. He concluded one of the best uses of the commission is planning. Commissioner D. Powell noted it would go a long way to getting people excited about the project.

J. Demarest House

K. BCHS Report

Commissioner D. Powell reported everyone is working like crazy on the Baronfest and indicated she had flyers to advertise the event. Event sponsors will be featured in a booklet to be handed out. She also noted a need to put up sponsorship banners.

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, authorizes and permits the Bergen County Historical Society to place banners along the fence on Hackensack Avenue and at other appropriate locations, providing event information and listing event sponsors, as well as such other relevant directional and informational signage, so as to facilitate public awareness and attendance at events and programs. Motion, A. Strobel; second, M. Donohue. **Motion carried**.

Commissioner D. Powell also reported we are making great progress with the Bergen 350 Gala, celebrating the 350th anniversary of New Jersey's founding as an English colony. A feature of the event will be the induction of the first ten Bergen Legends, which has received great publicity. The gala has already generated great exposure for the Society. Almost $20,000 in sponsorships has already been raised. Secretary K. Wright noted a donation of $50,000 has been recently secured for the museum building fund.

L. HNBLPC Budget

The Historic New Bridge Landing State Park Commission is requesting a line-item appropriation in the 2016 state budget of $375,000 for operating expenses in order to take over full administration of the Steuben House and other state parklands at Historic New Bridge Landing State Park and to relieve the Department of Environmental Protection and the Division of Parks and Forestry of all its perceived responsibilities over state-owned buildings and lands under the Commission's statutory jurisdiction. The Commission also requests direct access to capital funds for the care and development of the Steuben House and for all other capital projects on

state-owned and operated properties at Historic New Bridge Landing State Park.

M. Sutton & Lys Property Proposal

N. *Policies and Procedures for Application Review Process*

Adopted.

O. 1889 Swing Bridge

P. Westervelt-Thomas Barn

Tim Adriance will open the Westervelt-Thomas Barn for Baronfest to show the great progress he is making on its restoration.

Q. PSE&G

See Chairman's report for update.

R. Naturalization ceremony

Commissioner M. Donohue reported the naturalization ceremony is scheduled for 10:30 a.m. on Wednesday, September 24, 2014. She noted, under INS rules, we have to find a keynote speaker who is not currently running for office.

S. Brett Park

T. New Milford

U. Food truck leases

Chairman M. Trepicchio noted the parking lot on Hackensack Avenue is utilized during events and programming, but not the rest of the time. We have talked previously about leasing out the Sutton & Lys property, adjacent to the parking lot, to construct a retail outlet under a ground lease to generate revenue for park operations. While we met with a dead end in dealing with the bureaucracy on this initiative, it is still a viable opportunity in future. He recommended the commission should look into contracting with four or five food trucks on the perimeter of the parking lot on weekdays and perhaps set up some picnic tables, so as to generate revenue for park operations. While he is not sure what the revenue stream might be, it is certainly an attractive location. It also has the advantage of not involving construction of a building. He feels it is entirely within the jurisdiction and powers of the Historic New Bridge Landing Park Commission to undertake. River Edge Mayor Sandy Moscaritolo thought this is a great idea. Food trucks have become such a phenomena that there is a New Jersey food truck organization that we could contract with to

lease out space. He feels anything that brings in operational revenue to the park and people into town is a good thing. Commissioner A. Strobel noted the County holds a popular food truck event and we should talk to Bergen County Parks Director Ron Kistner for advice. Chairman Trepicchio noted there is a significant potential for revenue and encouraged the Commission to investigate the opportunity.

VII. New Business

VIII. Public Comment

River Edge Mayor Sandy Moscaritolo reported on a bill in the General Assembly that would allow liquor sales in historic tavern locations as an exception to the prevailing rule that allows for liquor licenses based upon population. It would allow for issuance of a liquor license in historic locations where there was a tavern prior to 1920. He urged support for the measure.

IX. Adjournment

Chairman M. Trepicchio announced this would be his last meeting as chairman and as a commissioner. He expressed his belief that it is time to move on to other things in his life, having spent a great deal of time and energy over the past seven years in meeting the challenges and opportunities we have faced together. He feels one person should not be driving the bus for too long. He said he doesn't regret a single word of what he has said or single thing he has done to keep this dream alive. He feels we have accomplished great things over the years, things that many thought impossible. He noted he first attended a meeting a few days before the great flood of April 2007, and has served to the best of his ability since, but he feels it is now time to move on. While he was approached to fill one of the Society's seats on the commission and to continue, his children are reaching an age when there are more demands upon him. And so he must give more time to his family. He noted the friendships he has formed with everyone over the years would endure. He hopes to stay involved in a different way, but this is as good a time as any to step down. He encouraged everyone to continue to think big and good things will continue to happen. He encouraged teamwork, noting he has never worked with a group of dedicated individuals more in sync. He concluded, saying, "I love you all; God bless you all."

The commission applauded his dedication and service, expressing appreciation for his unwavering commitment to our goals. In particular, secretary K. Wright noted our path has never been easy and that in an age when little is considered sacred and where mediocrity has become the standard, Mike has provided us with the rare commodity of leadership. He noted Mike entered upon his role as chairman in the darkest hour of our endeavor, when all was nearly lost, and he not only shepherded us through the

new legislation, but also stood steadfast against nearly impossible odds to uphold what this great legacy project is truly about.

Chairman M. Trepicchio adjourned the meeting at 9:26 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in the Steuben House at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on October 2, 2014.

Meeting of the Historic New Bridge Landing Park Commission
October 2, 2014

XI. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Vice-Chairwoman M. Donohue opened the meeting at 7:15 PM. Vice-Chairwoman M. Donohue welcomed James Smith, President of the Bergen County Historical Society as the new representative for the Bergen County Historical Society, appointed by resolution of the Officers and Trustees of the Bergen County Historical Society on September 11, 2014.

XII. Attendance

J. Bellis; L. Bauer; M. Donohue; W. J. Oddie; D. Powell; M. Putrino; J. Smith.

Excused: A. Strobel

Also, K. Wright, secretary; Charles Gollet; J. Heffernan; Lou Kahn; Paul and Jo Ann Young

XIII. Review of Minutes

Review of the Minutes of the Meeting of September 4, 2014. Motion to approve minutes as submitted: M. Donohue; second, M. Putrino. **Motion carried**.

XIV. Calendar

XV. Annual Business

A. Election of Officers

Secretary K. Wright opened the floor for nominations. Commissioner M. Donohue nominated James Smith for Chairman, seconded by J. Bellis; Deborah Powell nominated Mary Donohue for Vice-Chairwoman, seconded by M. Putrino; M. Donohue nominated Deborah Powell for Treasurer, seconded by J. Bellis; D. Powell nominated Kevin Wright for Secretary, seconded by M. Donohue. There being no other nominations, the Secretary asked for a motion to close nominations: motion, M. Donohue, second, M. Putrino. Secretary K. Wright asked the commissioners to fill out their paper ballots in conformity with the By-Laws. The slate was unanimously elected.

XVI. Chairman's Report

Chairman J. Smith said he is excited about the opportunity of serving as Bergen County Historical Society representative and commission chairman. He noted he became involved with the Bergen County Historical Society in 2009 and is currently the Society's president. As such, he is pleased with the great progress made in the last year and a half on a number of important projects, including the impending re-opening of the Historical Society's library and archives in the Philip Ciarco Jr. Learning Center on the Bergen County Community College campus in Hackensack; the restoration and rededication of the Westervelt-Thomas Barn, funded through a grant from the Blauvelt-Demarest Foundation; completion of the repairs to the Campbell-Christie House, funded by the County of Bergen; important landscaping and grounds-work improvements on the Historical Society's property, including installation of benches, tree-plantings and a nature path; an exciting schedule of high-quality programs, including Baronfest and the Bergen 350 Gala; and installation of the new heating system in the Steuben House, undertaken by the DEP. He looks forward to advancing our success over the coming year, noting it is not he alone, but everyone involved, who has a stake in this. He explained that he does not intend to do all the talking, but rather to encourage dialogue and cooperation among all the stakeholders. He expects all of the commissioners to report back to their respective governing bodies, keeping open the lines of communication and encouraging their full participation in achieving what is best for this great legacy project.

XVII. Continuing Business

A. Capital Projects

B. Steuben House

C. Black Walnut

D. Bollards for East Side of Old Bridge

E. Staff position

F. Storm Drains, Flooding and Hackensack River

Since tidal backflow through an old storm drain system on both sides of the river causes "sunshine" flooding on Old New Bridge Road and Main Street, River Edge (including at the jug handle on Main Street), the chairman requested our municipal representatives to explore the possibility of getting relatively inexpensive tidal flaps installed on the outlet pipes to remedy the situation.

G. Landscaping

H. Campbell-Christie House

Commissioner A. Strobel, who asked to be excused for important family commitments, forwarded a *Campbell-Christie House – Structural Repairs Status Update Report* from Kurt Leasure, of Holt Morgan Russell Architects, dated October 2, 2014:

Work:

- Removal of insulation and structural work at the chimneys in the attic is complete.
- Structural work and cmu in the basement is complete.
- Plaster repairs in Room 102 are complete.
- Injection grout at exterior is complete.
- Flooring repairs are nearly complete.
- Fireplace repair is started, but requires architect's review.
- Louvered vents at basement are back ordered, but should be available within two weeks.

Work should be complete in approximately two weeks.

Secretary K. Wright reported he had been summoned on Friday, September 26, 2014, to respond to a fire alarm in the Campbell-Christie House when workmen accidentally cut through a wire and set it off. The workmen repaired the cut wire and we were eventually able to silence and reset the alarm after a search to locate the fire-alarm panel in the back of one of the lower kitchen cabinets. A repairman from the security company responded to ensure the fire-alarm system was restored and fully operational.

I. Master Plan

J. Demarest House

The basement of the Demarest House Museum was pumped out and a new sump pump installed in time for Baronfest.

K. BCHS Report

Commissioner D. Powell reported a small wedding is scheduled for the newly restored Westervelt-Thomas Barn. She noted the success of the Baronfest, which brought a new audience to the site. She also noted the upcoming Bergen 350 Gala on October 15th, which promises to be a "once-in-a-lifetime" event, reminding everyone that reservations are still available. The Westervelt-Thomas Barn will be rededicated at the Harvest Homecoming on October 25th with a ribbon-cutting ceremony, when Jim Bellis will read the text of a dedicatory plaque in honor of his father David Demarest Bellis, who preserved a significant portion of the Revolutionary War battleground at New Bridge by acquiring the Bergen County

Historical Society's property in 1944. He will be honored as one of the visionaries who created what became Historic New Bridge Landing Park.

The Bergen County Historical Society's Library and Archives, placed in storage four years ago, will officially reopen for public use on November 6, 2014, in the Philip Ciarco Jr. Learning Center on the Bergen County Community College campus in Hackensack through a cooperative agreement with the college.

Chairman J. Smith noted that since the Steuben House has been closed to a generation of school children since 2007, it is important to bring the history of New Bridge Landing to a young audience through our special events.

L. HNBLPC Budget

The Historic New Bridge Landing State Park Commission is requesting a line-item appropriation in the 2016 state budget of $375,000 for operating expenses in order to take over full administration of the Steuben House and other state parklands at Historic New Bridge Landing State Park.

M. Sutton & Lys Property Proposal

N. *Policies and Procedures for Application Review Process*

Adopted.

O. 1889 Swing Bridge

P. Westervelt-Thomas Barn

The Westervelt-Thomas Barn, newly restored by contractor Tim Adriance through a generous grant from the Blauvelt-Demarest Foundation, will be rededicated and opened to tours at the Harvest Homecoming on October 25th with a ribbon-cutting ceremony.

Q. PSE&G

R. Brett Park

S. New Milford

T. Food truck leases

U. Naturalization ceremony

Vice-Chairwoman M. Donohue reported our seventh annual naturalization ceremony, held in the Steuben House on September 24th was again a

moving event. Twenty-one new citizens took the oath and the League of Woman Voters of Teaneck was on hand to register new voters.

XVIII. New Business

A. New Bridge General Store

Noting the old New Bridge General Store at 79 Old New Bridge Road in New Milford is for sale, commissioner M. Putrino said he would look into finding its assessed value.

XIX. Public Comment

Paul and Jo Ann Young detailed their involvement with efforts to save the Atwater-Blauvelt mansion in Oradell, with the goal of its public use and preservation as open space, including the great lawn. Several commissioners shared their ideas or offered their experiences with similar preservation efforts.

XX. Adjournment

Chairman J. Smith adjourned the meeting at 8:09 P.M.

XXI. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in the Campbell-Christie House at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on November 6, 2014.

Meeting of the Historic New Bridge Landing Park Commission
November 6, 2014

I. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Chairman J. Smith opened the meeting at 7:00 PM.

II. Attendance

J. Bellis; L. Bauer; M. Donohue; D. Powell; J. Smith; A. Strobel.

Excused: W. J. Oddie; ; M. Putrino.

Also, K. Wright, secretary; Charles Gollet; J. Heffernan; Lou Kahn; Richard Karp.

III. Review of Minutes

Review of the Minutes of the Meeting of October 2, 2014. Motion to approve minutes as submitted: M. Donohue; second, L. Bauer. **Motion carried**.

IV. Calendar

V. Chairman's Report

Chairman J. Smith was pleased to announce the re-dedication and opening of the Westervelt-Thomas Barn at Historic New Bridge Landing, beautifully restored through a grant from the Blauvelt-Demarest Foundation in memory of David Demarest Bellis, former life member and longtime treasurer of the Bergen County Historical Society, who was one of the visionaries who acquired the Bergen County Historical Society's lands in 1944 and who laid the groundwork for preserving the Revolutionary War battleground at New Bridge. He remarked how the barn enhances the historic landscape, especially from New Bridge Road, and offers new insight into Bergen County's agricultural heritage. He also complimented the County of Bergen's work on completing structural repairs to the Campbell-Christie House, another splendid example of what our public/private partnerships can accomplish. He challenged the representatives of the various stakeholders on the commission to better integrate the entities they represent into a fully cooperative effort to achieve our goals through open lines of communication. He feels the participating municipalities can work together through the commission to incorporate heritage tourism as an important component of economic stimulus and redevelopment, building upon our remarkable achievements of the past year.

VI. Continuing Business

A. *Capital Projects*

B. *Steuben House*

C. *Black Walnut*

D. *Bollards for East Side of Old Bridge*

E. *Staff position*

F. *Storm Drains, Flooding and Hackensack River*

Vice-chairwoman M. Donohue said she had approached the Borough of River Edge to seek their input in addressing the tidal flooding of Main Street through the storm drains. She will ask for a meeting to make a presentation on the matter to bring it to the attention of the Mayor and Council.

G. *Landscaping*

H. *Campbell-Christie House*

Commissioner A. Strobel reported the consultants and contractor had their final site visit on October 29th. Secretary K. Wright attended the meeting. The final items on the list have been addressed, namely, hanging the stone fireplace lintel with a steel support and dowels; installing an additional I-beam and an additional footer and lally column in the basement; additional re-pointing of exterior masonry, making some additional flooring repairs; and adding an elevated shelf to raise the back-up battery for the sump pump above flood level. The final inspection is scheduled for November 13th. Everyone expressed their satisfaction with the high quality of the workmanship and the cooperative spirit shown on the part of the consultants and contractor in completing these structural repairs with the least disturbance to the house's use and contents. Chairman J. Smith complimented the former chairman for getting this job started on the right foot. This is a good model to follow in future projects. The chairman thanked Commissioner A. Strobel for his involvement in developing and guiding the process and for following it through to a successful conclusion. He thanked everyone involved and said we were fortunate to have Lewis-Graham as the contractor.

I. *Master Plan*

J. *Demarest House*

Commissioner J. Bellis announced the Blauvelt-Demarest Foundation will fund the reconstruction of a hay barrack or rick near the Westervelt-Thomas Barn to add this vanished feature of Bergen County's former rural landscape to the interpretation of Historic New Bridge Landing. He also mentioned there is funding available through the Foundation to acquire a ten-plate cast-iron stove to complete the interpretation and furnishing of the Demarest House. He also announced the Blauvelt-Demarest Foundation will purchase the necessary computer and scanning equipment to copy their historical archives, including 10,000 feet of 16 mm film dating to the 1920s as well as numerous photographs, and to make digital copies available for historical research and study. He noted the interest shown by the Bergen County Historical Society and the Oradell Public Library in acquiring high-quality digital copies of these historical materials for their own collections. Commissioner L. Bauer noted the Teaneck International Film Festival, which has been growing in stature, would provide a great opportunity to share some edited and focused product made from the films contained in this collection.

K. BCHS Report

Commissioner D. Powell and Chairman J. Smith reported on the Bergen County Historical Society's very successful Bergen 350 Gala, at which the first ten *Bergen Legends* were honored. Combined with other elements of our fundraising campaign, this was an important step towards building a museum and visitor center at Historic New Bridge Landing. In all, we have raised nearly $100,000 in the past two months. The Society was also excited and thankful to re-open the restored Westervelt-Thomas Barn at our recent Harvest Homecoming. River Edge scouts have completed a nature trail on the Society's lands, which opens new views of the historic 1889 swing bridge, the Steuben House, and the wreck of the Hackensack schooner *Kate Lawrence*, which burned to the waterline in 1868 while moored to the bridge fenders. For the first time in many years, visitors can access the Society's property along the roadway, gaining a closer view of the mast and ironwork of the *Kate Lawrence*. In cooperation with Bergen Community College, the Historical Society also opened its library and archives in the Philip Ciarco Jr. Learning Center, located in donated space in the former Arnold Constable Department Store building at the intersection of Main and Passaic Streets in Hackensack. The Historical Society has received a nice welcome. Volunteer staff will open the library two days per week. We have already been visited by researchers from as far away as Canada and have received inquiries from as far away as Australia.

Chairman Smith noted that at the barn re-opening during the Harvest Homecoming, he encountered three visitors, including one from Colorado, who came specifically to visit Bergen County's premier historic site. They remarked how they found the volunteer staff as interesting, informative and as welcoming as any they've encountered at historic sites elsewhere in

their travels. This goes to show how much heritage tourism can contribute to rebuilding our local economy, if we have the necessary infrastructure to accommodate tourists on a regular basis. Unfortunately, another month goes by with the Steuben House closed to visitation. Tim Adriance said he had spoken to two school groups who showed up at Historic New Bridge Landing while he was working on the restoration of the Westervelt-Thomas Barn and they were glad to receive a tour. Our priority remains therefore reopening the Steuben House and the rest of the park to accommodate school groups and other visitors.

Commissioner L. Bauer reported he had reached out to Janis Friedman of North Jersey Media to encourage feature articles on arts and heritage attractions in the county. He is also working to develop the *Destination Bergen* website. He feels developing a consortium of chambers of commerce will help. Deborah Powell reported that the Society's email blasts have a thirty-four percent opening rate, which is very high, and that the Society's website receives heavy visitation. Vice-chairwoman M. Donohue said she thought the state was remiss in not doing more to attract heritage tourists, especially with the decline of the casino industry in Atlantic City. Chairman J. Smith concluded that we have to do this together and get all the potential stakeholders in heritage tourism to make a concerted effort.

L. HNBLPC Budget

The Historic New Bridge Landing State Park Commission is requesting a line-item appropriation in the 2016 state budget of $375,000 for operating expenses in order to take over full administration of the Steuben House and other state parklands at Historic New Bridge Landing State Park.

M. Sutton & Lys Property Proposal

N. *Policies and Procedures for Application Review Process*

Adopted.

O. 1889 Swing Bridge

P. Westervelt-Thomas Barn

The Westervelt-Thomas Barn, newly restored by contractor Tim Adriance through a generous grant from the Blauvelt-Demarest Foundation, was rededicated and opened to tours at the Harvest Homecoming on October 25th with a ribbon-cutting ceremony.

Q. PSE&G

R. Brett Park

S. New Milford

T. Food truck leases

U. New Bridge General Store

Commissioner A. Strobel followed up on providing information on the appraised value and asking price of the New Bridge General Store at 79 Old New Bridge Road. The building, which sold for $224,969 in 2001, is currently appraised at $180,600.

VII. New Business

A. Recommending commissioners' nominations to the Governor for State Senate confirmation

Secretary K. Wright reiterated the information provided in this month's meeting agenda, regarding recommending commissioners' nominations to the Governor for State Senate confirmation. He encouraged the commissioners to follow the procedure and to present formal nominations by the end of December. By general consensus, the commissioners in attendance agreed to review progress on the process at their meeting on December 4, 2014. He recommended contacting Bergen County's state senators to present these nominations to the Governor. He said he would try to arrange for a meeting to advance this approach.

Despite previous attempts to qualify commissioners under the provisions of Public Law 2009, Chapter 45, it is timely to realize the permanent organization of the Historic New Bridge Landing Park Commission by urging the governing body of each stakeholder to recommend their choice of members to the Governor for State Senate confirmation.

Until members are duly qualified and take an oath, the 2009 enabling legislation does provide for the continuance of the commission and the exercise of its powers and responsibilities, specifically stating, "Each member shall serve for the term of the appointment and until a successor shall have been appointed and qualified. **Any vacancy or reappointment shall be filled in the same manner as the original appointment.** We deliberately included this clause when the legislation was drafted, anticipating resistance to the creation of such an independent body to oversee a state historic site. As the enabling legislation of 1995 did not specify either a term of office or a method of selection, the Commission's bylaws, adopted on November 13,

1996, and amended on May 1, 1997 (so as to create staggered terms), continues to govern in these matters.

Therefore the various governing bodies of entities represented on the commission should forward the names of the person(s) recommended for appointment directly to the Governor. I suggest copying our state senators. I would suggest inclusion of a short resume (?) and, along with a copy of the resolution of recommendation, some version of a statement that reads:

The recommended person(s) for appointment to the Historic New Bridge Landing Park Commission is a resident of the State of New Jersey, willing to serve as a commissioner without compensation and to take and subscribe an oath to perform the duties of the office faithfully, impartially, and justly to the best of the member's ability.

The nominee affirms that (she, he, or they) is not and shall not be, during the term of office) financially interested, either directly or indirectly, in any project or any part of a project area, or in any contract, sale, purchase, lease, or transfer of real or personal property to the Department of Environmental Protection for inclusion in the Historic New Bridge Landing State Park, fully understanding that any contract or agreement knowingly made in contravention of this section of Public Law 2009, Chapter 45, is voidable. (She, he or they) also fully understand that any person who shall willfully violate any of the provisions of this section shall forfeit his or her office or employment and shall be guilty of a crime of the fourth degree.

As background, please read below the relevant sections of the 2009 legislation and the commission's bylaws:

P.L. 2009, CHAPTER 45, *approved April 23, 2009.* Revises jurisdiction of Historic New Bridge Landing Park Commission, and transfers administration of Historic New Bridge Landing State Park from DEP to Historic New Bridge Landing Park Commission.

The commission shall consist of nine members to be appointed and qualified as follows: (1) the Commissioner of Environmental Protection or the commissioner's designee; and (2) eight residents of the State, who shall be recommended by their respective governing body and appointed by the Governor, with the advice and consent of the Senate, among whom shall be one representative each from the County of Bergen, the Blauvelt Demarest Foundation, River Edge Borough, and New Milford Borough; and two representatives each from the Bergen County Historical Society and Teaneck Township. Each member in office on the effective date of P.L. 2009 c. shall serve for the term of the appointment and until a successor shall have been appointed and qualified. Each member appointed by the Governor shall serve for a term of five years; provided, however, that of the members first appointed, the representative from the

County of Bergen shall serve a term of four years, one representative from Teaneck Township shall serve a term of three years and one shall serve a term of four years, one representative from the Bergen County Historical Society shall serve a term of four years and one shall serve a term of five years, the representative from the Blauvelt-Demarest Foundation shall serve a term of five years, and the representatives from River Edge Borough and New Milford Borough shall each serve an initial term of three years. Each member appointed by the Governor may be reappointed upon completion of the term. Each member shall serve for the term of the appointment and until a successor shall have been appointed and qualified. Any vacancy or reappointment shall be filled in the same manner as the original appointment. Members of the commission shall serve without compensation but may be reimbursed for necessary expenses incurred in the performance of their duties.

Five members of the commission shall constitute a quorum and the concurrence of five members of the commission shall be necessary to validate all acts of the commission. 24 c. Any member of the commission may be removed by the Governor, for cause, after a public hearing. d. Each member of the commission, before entering upon the member's duties, shall take and subscribe an oath to perform the duties of the office faithfully, impartially, and justly to the best of the member's ability. A record of the oath shall be filed in the Office of the Secretary of State.

6 h. (1) No member, officer, employee, or agent of the commission shall be financially interested, either directly or indirectly, in any project or any part of a project area, or in any contract, sale, purchase, lease, or transfer of real or personal property to the Department of Environmental Protection for inclusion in the Historic New Bridge Landing State Park. (2) Any contract or agreement knowingly made in contravention of this section is voidable. 14 (3) Any person who shall willfully violate any of the provisions of this section shall forfeit his office or employment and shall be guilty of a crime of the fourth degree.

Note: P.L. 2009, CHAPTER 45 provided for the continuance of the commission until members are qualified according to the provisions of the 2009 law. Specifically, "Each member shall serve for the term of the appointment and until a successor shall have been appointed and qualified. ***Any vacancy or reappointment shall be filled in the same manner as the original appointment.*** *As the enabling legislation of 1995 did not specify either a term of office or a method of selection, the Commission's bylaws, adopted on November 13, 1996 and amended to create staggered terms on May 1, 1997, established the following process and rules:*

BYLAWS
OF THE HISTORIC NEW BRIDGE LANDING PARK COMMISSION

Adopted November 13, 1996. As Amended May 1, 1997 (Article II, *Sections 1* and *3*; Article V, *Section 1*)

ARTICLE II
Commissioners

Section I. The eight members of the Commission who shall represent the County of Bergen (one representative), the Blauvelt-Demarest Foundation (one representative), the Borough of River Edge (one representative), the Borough of New Milford (one representative), the Bergen County Historical Society (two representatives), and the Township of Teaneck (two representatives) shall be appointed by resolution of the respective governing bodies of the corporate entities they are to represent to serve for three years or until their successors are elected, and their term shall begin at the close of the meeting of the respective governing body at which they were appointed; except that, in order to establish a rotation, the initial terms of one of the two representatives of the Bergen County Historical Society (to be determined by lot), and of the representative of the Blauvelt-Demarest Foundation, shall expire in two years (or in October 1998); and that the initial terms of one of the two representatives of the Township of Teaneck (to be determined by lot), and of the other representative of the Bergen County Historical Society, and of the representative of the County of Bergen, shall expire in four years (or in October 2000). Beginning in October 2001, two Commissioners (one representing the Bergen County Historical Society and one representing the Blauvelt-Demarest Foundation) shall be appointed; then three Commissioners (representing the Borough of River Edge, the Borough of New Milford and one representative of the Township of Teaneck) shall be appointed the following year (October 2002); and then three Commissioners (one representing the Township of Teaneck, one representing the Bergen County Historical Society, and one representing the County of Bergen) shall be appointed the following year (October 2003). The ninth member shall be the Director of the Division of Parks and Forestry or the Director's designee.

Section 2. The recognized governing bodies or authorities referred to herein are specifically and exclusively: the Officers and Trustees of the Bergen County Historical Society; the Mayor and Council of Teaneck Township; the Mayor and Council of the Borough of New Milford; the Mayor and Council of the Borough of River Edge; the Trustees of the Blauvelt-Demarest Foundation; the County Executive and the Board of Chosen Freeholders of the County of Bergen.

Section 4. Five members of the Commission shall constitute a quorum.

Section 5. A member may resign by submitting written notice thereof (stating the date the resignation is to take effect) to the Chairperson of the

Commission who shall then notify the appropriate appointing body or authority of the vacancy so that it may choose a replacement.

Section 6. If any position on the Commission remains vacant for three months due to a lack of action by any legally constituted governing authority entitled to appoint a representative, then the Commission may, by two-thirds vote of approval, appoint a duly qualified representative to fill said vacancy, provided that written notice of the proposed action is given to the appropriate said governing authority at least thirty days in advance. Any representative so chosen shall be deemed the official representative of that constituency.

Section 7. Whenever a member of this Commission shall absent himself or herself from meetings of the Commission, without just cause, for three consecutive meetings, the Commission may, two-thirds vote of approval, the legally constituted governing authority entitled to appoint a representative may then appoint a new representative.

Section 7. Membership in any private membership association represented on this Commission shall not be considered a disqualification or conflict of interest for appointment to this Commission by any of the respective municipalities, County government or State agency in choosing their respective representatives. Holding elective or appointive office or government employment shall not be considered a disqualification or conflict of interest for membership upon this Commission.

B. Meeting Schedule for 2015-2016

Secretary K. Wright presented the following meeting schedule for 2015: February 5, 2015; March 5, 2014; April 2, 2015; May 7, 2015; June 4, 2015; July 2, 2015; August 6, 2015; September 3, 2015; October 1, 2015; November 5, 2015; December 3, 2015; and January 7, 2016.

VIII. Public Comment

Richard Karp suggested the preparation of a business plan for Historic New Bridge Landing, which would help to sell the value of the project to potential stakeholders and to provide a better overall perspective on what has already has been accomplished and what priorities remain to be addressed with relevant cost estimates. There was general agreement as to the usefulness of taking this step.

IX. Adjournment

Chairman J. Smith adjourned the meeting at 9:08 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in the Campbell-Christie House at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on December 4, 2014.

Meeting of the Historic New Bridge Landing Park Commission
December 4, 2014

I. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Chairman J. Smith opened the meeting at 7:05 PM.

II. Attendance

M. Donohue; D. Powell; J. Smith; A. Strobel; K. Wright (alternate for Blauvelt-Demarest Foundation).

Excused: W. J. Oddie; ; M. Putrino.

Also, J. Heffernan; Lou Kahn; Richard Karp; Jim Purcell.

III. Review of Minutes

Review of the Minutes of the Meeting of November 6, 2014, was postponed until January 7, 2015, due to problems with the email delivery system. Motion to postpone consideration of the minutes: M. Donohue; second, A. Strobel. **Motion carried**.

IV. Calendar

V. Chairman's Report

Chairman J. Smith reported: As 2014 comes to a close, I want to wish everyone and their families all the best this holiday season. Once again, 2014 saw New Bridge buzzing with activity from the Blauvelt-Demarest Foundation restoring the Westervelt-Thomas Barn, to the County of Bergen coordinating and implementing, with the Bergen County Historical Society, the restoration of the Campbell-Christie House. We've seen greater outreach via the community through Society events, and more people continue to be exposed to these hallowed grounds and their importance. We've also seen the tenure of past chairman Mike Trepicchio end, but with my election, I hope to usher in the next chapter of the story at New Bridge.

Where does that story begin? I feel everyone on the Commission plays an important role and each stakeholder can and should contribute. Over the past two years, we have seen the Bergen County Historical Society take the lead and improve its grounds, remove invasive species and organize environmental clean ups. I would like to see the same thing occur on the Teaneck side in Brett Park for 2015. I believe this can be accomplished, through the Teaneck

representatives, where an organized clean up via all the stakeholders at New Bridge, the Township of Teaneck and other local civic organizations. Unfortunately, invasive species and weeds have been left to flourish, which as a result, create further spread of said plants but cause more land to be unusable and have begun destroying trees. The Teaneck representatives could develop a plan to tackle this first step and include other civic groups, like the Friends of the Greenway, to identify the unique flora and fauna in Brett Park and so we can identify it. We could also work with the Bergen County Historical Society to develop interpretive signage for Brett park that ties in with *The Bridge That Saved a Nation*.

New Milford and River Edge can continue to integrate themselves as members and I think, in the long term, we need to discuss ways we can really connect those towns to New Bridge Landing. Whether it is through streetscape grants to improve sidewalks and tree plantings through addressing issues with the Hackensack River.

2014 saw phenomenal cooperation between the County of Bergen and the Historical Society. This is another area that I could see continued improvement for 1015. We should look into ways of improving the visitor experience to the 1889 swing bridge by removing the wooden stockade and metal fences and look into other alternatives for replacing the signage blocking car traffic, whether it be reflective tape temporarily and to remove the red signs, or eventually building gates farther away. A lot can be done with this location to improve the visitor experience.

2014 also marks the seventh anniversary of the Steuben House's closing and it is my hope for 1015, we will be closer to our goal of re-opening the house, funding the Commission and moving forward with the DEP, also a partner on the Commission. We have an important story to tell and the citizens of Bergen County and New Jersey deserve the opportunity to experience it. All of these goals are easily attainable through the hard work and dedication of everyone on the Commission.

VI. Continuing Business

A. Teaneck

It is a priority to reach out to the Friends of the Hackensack Greenway through Teaneck to coordinate a clean up of Brett Park for the spring of 2015.

B. New Milford

C. River Edge

Commissioners Mary Donohue, Deborah Powell and secretary K. Wright met with the River Edge Mayor and Council at one of their work sessions to discuss the storm drainage system on Main Street and to see if we can

secure working tidal flaps on the outlet in front of the Steuben House. They referred the matter to their sewage subcommittee. Commissioner M. Donohue received a copy of a letter today from borough administrator Alan Negrean to Bergen County engineer Joseph Femia, seeking relevant maps and information on the storm drainage installed when this portion of Main Street was a county road. Commissioner M. Donohue also reported she will speak to the local PTA about her new children's book on New Bridge Landing.

Commissioner M. Donohue also reported she is contacting PSE&G to replace the bulb on the street light in the Bergen County Historical Society parking lot, She explained that recent power outages in the neighborhood were necessary to protect workers on poles. She also noted the Mayor had been instrumental in having the clothing donation box removed from the parking lot on the former Pizza Town property.

D. County of Bergen

Secretary K. Wright reported he had spoken by telephone to contractor Al Whitman, of Lewis-Graham, who said the River Edge building inspector made a final inspection of the structural repairs at the Campbell-Christie House and approved the work. Secretary K. Wright also noted a hard copy of the as-built drawings had been left in the Campbell-Christie House for the Bergen County Historical Society. Commissioner A. Strobel will ask for copies of the as-built drawings on a compact disk. Commissioner A. Strobel also reported that outgoing County executive Kathleen Donovan will not recommend to the Governor and State Senate an appointment for the representative from the County of Bergen to the Historic New Bridge Landing Park Commission in the remainder of her term, leaving that to the new County Executive and Board of Chosen Freeholders.

E. Blauvelt-Demarest Foundation

The Blauvelt-Demarest Foundation is funding the construction of a hay rick, or hay barrack, near the Westervelt-Thomas Barn, thus recreating a feature of our agricultural past that has gone extinct.

F. Bergen County Historical Society

Commissioner D. Powell and Chairman J. Smith reported on the great success of the Invasion/*Retreat* Weekend (The 238th Anniversary of the British Invasion and American Retreat from Fort Lee at *The Bridge That Saved a Nation*, November 22-23, 2014). It proves that people are receptive to the programming we offer and that this is a great location with a great story. Programming is an important factor in the Bergen County Historical Society becoming the state's largest historical society with over 1,500 members. The fall/winter edition of the newsletter *In Bergen's Attic* is now being mailed to members. We also have copies of *Focus* magazine, produced for the Bergen 350 Gala, to circulate. Commissioner D. Powell

raised the idea of installing new interpretive signage for the bridge, replacing the old brown signage, which is obstructive of the view. An interpretive panel costs about $800. She also raised the idea of applying for one of the Revolutionary War Battlefield grants that the National Park Service provides for archaeological research. She noted Red Bank battlefield had recently received a $40,000 grant of this kind. We are also looking into a new group, part of the Civil War Trust, called *Campaign 1776*, which has formed to save American Revolutionary War and War of 1812 battlefields. Commissioner M. Donohue is pursuing the nomination of Historic New Bridge Landing as a World Heritage Site through the United Nations. She noted there are presently only four such sites in the United States.

Secretary K. Wright noted that General George Washington (aka Sam Davis) and Joseph Carney, president of the Washington Crossing Park Association (Titusville, NJ), presented a flag flown at the Crossing on the *Invasion/Retreat* Weekend to the Bergen County Historical Society in recognition of our efforts to preserve the Steuben House, one of the few Washington Headquarters homes still standing.

VII. New Business

A. Business Plan

Chairman J. Smith noted that the suggestion of preparing a business plan had been brought up at the previous meeting in conjunction with a review of the master plan. He said he is looking into business plans prepared for similar organizations and sites, notably, Bacon Castle in Virginia, which has a similar set up. He feels it would be most helpful to have a model for us to emulate. Commissioner A. Strobel recommended we start the year by saying there are these five things we are going to accomplish this year. Everyone agreed this approach would be helpful. In the conversation, several priorities were raised for further consideration: (1) museum planning; (2) working on invasive species removal in Brett Park; (3) Improving the visual approach and interpretation of the swing bridge, especially from the New Milford/Teaneck side, emphasizing the removal of the stockade fence on the former Saw Shop property; and (4) developing public appreciation of Brett Park as part of Historic New Bridge Landing, especially through further research and planning, based upon our interpretive plan.

VIII. Public Comment

Lou Kahn said he was greatly impressed by Todd Braisted's illustrated talk on *Aftermath: Bergen County, December 1776 to June 1777*, on November 23rd, which filled the room. The quality of programming is what makes us a major site and heritage destination. Richard Karp suggested identifying Brett Park as part of the Revolutionary War battleground. Secretary K. Wright noted there

is still a third blue sign, identical to the ones near the flagpole by the Steuben House and the one at the corner of Hackensack avenue and Main Street, at the sign maker's shop in New Milford that we could place along River Road.

IX. Adjournment

Chairman J. Smith adjourned the meeting at 8:16 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held in the Campbell-Christie House at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on January 7, 2015. Future meetings are scheduled for February 5, 2015; March 5, 2014; April 2, 2015; May 7, 2015; June 4, 2015; July 2, 2015; August 6, 2015; September 3, 2015; October 1, 2015; November 5, 2015; December 3, 2015; and January 7, 2016.