

The Historic New Bridge Landing Park Commission Annual Report for 2013



Respectfully submitted to the Governor and Legislature of New Jersey

December 2013



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.” It now sits closed and largely neglected, despite the best efforts of dedicated volunteers.

Bergen County, A Heritage Denied

This mess at the entrance to the Zabriskie-Steuben House and the Revolutionary War battleground at Historic New Bridge Landing Park is part of \$79,000 in uncompleted or poorly designed capital projects, undertaken by the Department of Environmental Protection in 2010-2011, intended to better protect the historic resources of the park while facilitating the visitor experience.



Mud wasp nests and bird feces on windowsill at south gable end of the Zabriskie-Steuben House at Historic New Bridge Landing.





This nickel illustrates the depth of erosion of pointing and puddling clay on façade of the Zabriskie-Steuben House, unrepaired since the northeaster of April 2007.



Rotted base of historic porch column and brick broken from entrance path by inappropriate use of truck to plow snow.

Unrepaired flood-damaged walls and unfinished floorboards in Dwelling room of Zabriskie-Steuben House at Historic New Bridge Landing.





The DEP's estimated cost of replacing four missing shutter dogs and of replacing four damaged shutter bolts (and to purchase a few spares) was \$5,200. A year after this simple project was to have been completed, the Bergen County Historical Society installed appropriate shutter hardware for \$145 with a qualified volunteer doing the installation for free.



Snow removed from brick pathway to Steuben House with plow truck. Landscapers also cut a thirty-year-old rose bush and a very old lilac, which originally stood beside the outhouse in the backyard, down to the ground.

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 2013.

What a puzzlement this past year has been. On one hand, we are treated to doublespeak, as when a public employee, tasked with providing counsel on the exclusive powers given the commission, opined, “ ‘shall’ doesn’t always mean ‘shall.’ ” On the other hand, we have Bergen County taxpayers sending \$1.1 billion more in sales and income taxes to Trenton than they receive back in goods and services. Yet the Steuben House, a state historic site since 1939 and arguably Bergen County’s most iconic building, remains shuttered. This cynosure of Jersey Dutch sandstone architecture, standing on a Revolutionary War battleground, only seven miles from the George Washington Bridge, will be closed during upcoming Super Bowl XLVIII at MetLife Stadium in the Meadowlands on February 2, 2014, even though the big game is expected to draw 400,000 visitors and to pump an estimated \$550 million into the regional economy. The most puzzling aspect of all is no one is ever held accountable for any of this. Go figure.

With state-owned and operated historic sites, such as the Steuben House, misplaced in the Department of Environmental Protection, where they languish on the artful fringes of its core mission, the state of New Jersey continues to falter in developing a culturally and economically rewarding heritage tourism industry around its unique and compelling contributions to our national story. Does anyone with the slightest relevant experience occupy any key position to develop the enormous potential inherent in New Jersey’s prominent role in the birth and growth of the world’s first democratic republic or to disburse available funding effectively?

Consider, for example, the New Jersey Heritage Tourism Inventory Analysis, prepared in May 2010 for the New Jersey Heritage Tourism Task Force, which oddly concludes, “There is a higher concentration of heritage tourism sites in the northeast and north central portions of the state, perhaps because this portion of the state was colonized earlier than other areas....” This analysis claims, “Bergen County has the largest number (261) of current and potential heritage tourism attractions,” but the supposed list seems simply to include all buildings and structures listed on the New Jersey and National Registers of Historic Places, consisting largely of private residences, churches, and railroad stations—despite the fact few, if any, of these “potential” heritage destinations have any visitor service infrastructure or even a need or desire to grow such infrastructure. The list includes the Bergen County Court Complex, Beech Street School, the Bergen Philharmonic Orchestra, the Binghamton (ferryboat), the Ford Motor Company Edgewater Assembly Plant, the Hopper Gristmill/Sawmill Archaeological Site, Iviswold (the “Castle” at Felician College, Rutherford), Radburn, and the Zabriskie Tenant House in Paramus! Of those listed only Fort Lee Historic Park, Kearney House, the Hermitage, the New Jersey Naval Museum, the Steuben Estate (Historic New Bridge Landing), Wortendyke Barn and a few others, actually possess varying degrees of potential for development as heritage tourism destinations.

The higher number of historic sites in Bergen County, inventoried on the New Jersey and National Registers of Historic Places, is actually an artifact of far more recent

industriousness on the part of local preservationists than evidence of the specious assertion, “this portion of the state was colonized earlier than other areas.” In reality, 78 per cent of the so-listed historic sites in Bergen County are due to the successful thematic nomination of 204 stone houses in Bergen County (built before 1840) to the National Register of Historic Places in 1982, a notable achievement based upon the Bergen County Stone House Survey/New Jersey Historic Sites Inventory, compiled in 1978-1979. Very few of these historic landmarks, however, being private residences or public buildings put to other useful purposes, would actually be considered “heritage tourism attractions” and most have never developed, for good reasons, quality historical interpretative programming or other essential visitor services and amenities.

And there is further evidence of New Jersey’s stolen thunder. Even though General



George Washington spent two winters at Morristown (January-May 1777 and 1779-1780) and one at Valley Forge (1777-1778), marketing and iconography has favored Pennsylvania over New Jersey. Does anyone know of a nationally recognizable image of Washington kneeling in prayer in the snows of Morris County? Despite Morristown having the nation’s first national historic park (designated in 1933), Valley Forge National Historical Park had nearly six times as many visitors (1,617,511) in 2010 as Morristown National Historical Park (278,392) and generated four times as much in visitor spending (VFNHP, \$58,195,000 versus MNHP, \$13,848,000). Non-local visitor spending (2010) at Valley Forge National Historical Park supported 631 jobs versus 168 jobs surrounding Morristown National Historical Park. (For further information and data, see D. J. Stynes, Economic benefits to local communities from national park service

visitation and payroll, 2010. Natural Resource Report NPS/NRSS?EQD/NRR—2011/481.)

Why is New Jersey clueless when it comes to heritage tourism? Contrary to what many suppose, 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 storied places where history was made and to intellectually and emotionally *connect* with a significant personage 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. We may conclude that most visitors to heritage destinations seek stimulation of an inspirational experience; a sense of connection with their roots in history; a sense of excitement as well as relaxation through a refreshing change of scenery or an escape from daily routine. A recent study on projected visitor trends in the northeastern United States concluded the programmatic and experiential aspects of park visitation “will become increasingly important in visitor satisfaction and *the creation of memorable experiences will become the most important variable in determining the level of visitor satisfaction.*”

Therefore, shaping a memorable and meaningful experience of a storied place in our history should be the primary goal of all visitor interactions at heritage destinations. There is an indispensable ingredient in the recipe for success: what is especially or even uniquely compelling about the destination, its cultural idiosyncrasies and defining characteristics, must be emphasized in a compelling, well-told story. Inevitably, authenticity adds uniqueness and drawing power. But infrastructure is also key and the menu of opportunities and services that visitors may choose from should include: inviting publicity and welcoming directions, ample parking, clean restrooms, professional interpretation and friendly visitor-services staff, refreshments, seating and shade in summer, warm retreats in winter, a gift shop with products of local origin (if possible), linkage with other attractions within easy driving distance, convenient overnight stays and a range of eating and dining experiences.

Although Historic New Bridge Landing witnessed more of the American Revolution than any other spot in America, and has a most compelling story to tell, it has been closed since April 2007, depriving an estimated 30,000 school children of visiting Bergen County’s premier historic site, as well as untold numbers of interested domestic and international tourists. Only the Bergen County Historical Society’s volunteer efforts are presently available to tell the remarkable story of the *Bridge That Saved a Nation*, through quality programming on a limited basis. And this despite the fact the Society also maintains and operates its own grounds and historic buildings at Historic New Bridge Landing Park without accepting any public dollars in operating support. Meanwhile, the readership of the *Record* was recently treated to a full-page advertisement, inviting us to visit New York’s historic sites!



The fictional young Forest Gump once related, “Momma says stupid is as stupid does.” Consider that Historic New Bridge Landing is situated only seven miles from the George Washington Bridge, a quarter mile north of State Route 4, in close proximity to major shopping malls and restaurants, eleven miles from MetLife Stadium and twenty-two miles north of Newark Liberty International Airport. With all the emphasis on using mass transit to get to the big game, *New Bridge Landing* has its own New Jersey Transit station on the Pascack Valley Line, only 14.7 miles from Hoboken and less than nine miles from Secaucus Junction. So close and yet so far! Astoundingly, an article in the *Los Angeles Times* on December 31, 2011, noted New York City became America’s top tourist destination with visits from 50 million tourists in 2011. At \$47 billion a year, tourism has grown to be New York City's fifth-largest industry and the fastest-growing sector of its economy, which Mayor Bloomberg said softened the effects of the recession on the city. Tourism dropped 3% in 2009, but picked right up again and now is responsible for 320,000 jobs. Tourism is also largely responsible for dozens of new hotels sprouted in all five boroughs, so that the city now has 90,000 rooms with another 7,000 in the pipeline. The average hotel stay costs \$314 a night. Not only was New York City America's most popular destination in 2010, outpacing Orlando in domestic travelers, but the city also accounted for 33% of all overseas travel to the United States. However, since only three buildings on Manhattan Island stand from the eighteenth century (Dyckman Farmhouse, 1784; Gracie Mansion, 1799; and Morris-Jumel Mansion, 1765), city residents and international visitors must come to Bergen County for an authentic experience of the origins of Manhattan as a Dutch and English colony, to view a fragment of the Jersey

Dutch countryside, a Revolutionary War battleground and General Washington's headquarters in September 1780.

The Staffing Needs and Capital Improvements Committee of New Jersey's 225th Anniversary of the American Revolution Celebration Commission assessed the capital and staffing needs of geographically diverse state-owned sites. Their report, published in December 2001, not only designated Historic New Bridge Landing as an "anchor site," but also ranked it first by priority. Lastly, we note Bergen is the state's most populous county, with 906,184 people, 10.3 percent of New Jersey's population. So why is a state-owned and operated historic site such as Historic New Bridge Landing closed, despite the investment of over \$2 million in land acquisitions since 2001? The answer is simple: DEP intransigence in complying with state law.

The Historic New Bridge Landing Park Commission is a potential model for privatization of the consistently inefficient and ineffective bureaucratic bungling of historic sites. That is probably why it is being strangled in its cradle. The facts speak plainly. Let's begin with the simple story of a furnace. On January 18, 2000, the furnace in the Steuben House failed to come on and the circulatory loop, which ran around the eaves of the attic, virtually outside, and four of the five attic radiators froze. Several drop-lines feeding radiators on the lower floor popped loose from the main loop, the main pipe split in several places and every radiator in the attic fractured. In February 2001, DEP officials estimated it would cost \$70,000 to replace the boiler, pipes and radiators. The heating repair contract was awarded on March 17, 2001. The refurbished Steuben House re-opened for the *Retreat To Victory*, a celebration in November 2001 commemorating the 225th Anniversary of the British Invasion and American Retreat from Fort Lee.

Apparently there were problems with the new heating system from the outset, fully revealed a decade later after an expensive study. While the new system overheated the room below it, the south end of the house was barely warm. Since the old furnace was located in the basement, subject to occasional flood damage, the old system allowed cooled water to return by gravity to be re-heated. In placing the new boiler in the garret, however, the system apparently became air-bound and tight coiled in places. Moreover, the new boiler had all these bells-and-whistles and computerized functions that apparently made it difficult and expensive to repair.

There were complaints about uneven heat almost immediately. Repairs were made as early as 2006, with the installation of a new igniter, yet the system failed again in 2007. In February 2010, a heating contractor determined the thermostatic controls were incorrectly wired when the system was originally installed, yet despite repeated and expensive repairs, problems continued. In April 2011, the State Park Service announced money being expended on repeated unsuccessful repairs would be better invested in a new heating system, reporting the DEP had capital funds to replace the furnace. Nothing was done and, in October 2011, a DEP representative confirmed the furnace would be replaced, but requested permission to have a heating contractor repair the present malfunctioning system for the time being. In keeping with its statutory responsibilities, the Historic New Bridge Landing Park Commission asked to see plans for the furnace replacement as soon as possible. In February 2012, another DEP representative reported the department had received the consultants' report for the heating system, noting the most important discoveries were an "external thermostat" that apparently caused the

furnace to run constantly and some disconnected wires in the basement area. He further reported the consultant did an analysis for immediate repairs, noting also a valve that was stuck open. The State Park Service made all the temporary repairs it could handle at their level, repairing or replacing valves (including the one that was stuck open) and sensors. Ringwood State Park personnel kept an eye on the level of heat and heat-sensors were installed in the front hall under the thermostat in a location that was considered by others to be visually intrusive in the main entranceway.



A DEP representative reported in March 2012 that the “external thermostat” (located on the exterior of the building???) that kept the system running had been disconnected. Another DEP employee noted the heating consultant found certain “inefficiencies.” Consequently, they subsequently met with the heating contractor who enlightened the consultant as to the piping and radiators. While they recommended fixing the system, he noted it was a first-generation “smart” system, installed before its designers had worked out the bugs. He also said they weren’t confident the sensors in the chimney were causing problems and they were going to recommend changing the furnace. He said they would follow the Commission’s lead and do whatever we thought was appropriate. He also said he had seen a draft of the recommendations, but not a final copy. This heating system analysis cost \$10,270. Another \$14,930 was spent on boiler-replacement design and permitting.

Boiler/heater repairs for FY 11 and 12 alone amounted to \$3,820. The Historic New Bridge Landing Park Commission approved replacement of the boiler in the Steuben

House, but asked in January 2013 for an additional breakdown of installation costs, particularly relating to labor. In compliance with this request, it was indicated that boiler replacement would cost \$10,310.16 for labor; \$11,241.41 for materials, and additional charges of \$550, for a grand total of \$22,101.57. On March 7, 2013, a DEP representative said the purchase order had been completed for installation of the new furnace, but they were waiting for DCA permits. Six months later, they were still waiting, even as another winter looms. Without knowing the expenditure for repairs in FY 13, at least \$29,020 has been spent on studying, repairing and redesigning a twelve-year-old heating system in a 4,825-square-foot house. That does not include the estimated \$22,101 cost of replacement. If that cost holds true, the DEP will have spent \$51,121 on maintaining and replacing a heating system they designed and installed in 2001. And that does not include the time spent by state employees in designing, supervising, monitoring or maintaining the system.

That is but one of many horror stories to be told. The DEP's estimated cost of replacing four missing shutter dogs to secure shutters at the Steuben House and of replacing at least four damaged shutter bolts (and to have extras on hand) was a combined \$5,200. Installment of these replacements was scheduled for August 2012, but never accomplished, despite security concerns. Fearful of exposing both the artifact collections and historic window sashes to possible damage due to broken shutter hardware, the Bergen County Historical Society purchased appropriate hardware for \$145 and had a professional volunteer do the installation for free—and this was fourteen months after the regional office of the State Park Service was to have made the scheduled repair.

Three capital projects agreed to when DEP Commissioner Bob Martin came into office in 2010 have yet to be properly completed: (1) the grade of the roundabout at the entrance to the Steuben House needs to be leveled, removing a drainage swale and installing curbing to demark roadway from the flagpole island and lawn areas; (2) a new brick walkway has brick too widely spaced with recessed joints, making walking difficult; (3) the main parking lot on the former Pizza Town property still awaits a final paving coat and striping, despite an announced completion date in the spring of 2011. A state park crew was also expected to return and finish the stone-dust application on a new pathway connecting the Steuben House to the new parking area in the spring of 2011, but the task was never performed.

Repair of the pointing at the Steuben House, eroded in the northeaster of April 2007 and finally scheduled for repair in the week of August 27, 2012 at an estimated cost of \$25,000, has yet to be undertaken. Likewise, porch columns continue to deteriorate from lack of maintenance and repairs. A long list of interior repairs and renovations includes removal of Pergo flooring and a raised floor in the former bathroom on the second floor in the rear of the Steuben House to allow installation of reproduction doors (manufactured in 2007) with appropriate hinges and box locks and the repair and refinishing of original floorboards as required; scheduled for October 2012, this project has not been attempted.

Public law 2009, chapter 45, provides three mechanisms for funding the Historic New Bridge Landing Park Commission. It requires “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.” This has yet to happen. Secondly, the commission may at any time request the Governor and the Legislature to appropriate funds for commission purposes. Lastly, N. J. S. A 13:15B-3(k) allows the commission “to apply to the Department of Environmental Protection for grants from Green Acres or historic preservation bond programs or other appropriate funding sources, *for the purpose of acquisitions* pursuant to subsection f. of this section ***or for the purposes of development, preservation, or maintenance of those acquired properties.***” Subsection (f) describes the commission’s power “to acquire in the name of the commission, hold and dispose of real and personal property in the exercise of its powers and the performance of its duties under this act.”

With admirable inventiveness, the director of the State Park Service contacted the commission on September 13, 2013, offering the commission “a grant opportunity from the ‘Public Facilities Programming’ Line item under ‘Grants-in-Aid’ in the Annual Appropriations Act for the fiscal year 2013-2014 (P. L. 2013 c 77). Of up to \$100,000 for general operating support of programmatic and site operations at Historic New Bridge Landing.” The letter announcing this “grant opportunity,” which the commission never applied for, stated, “This grant will specifically support ***the purposes of development (programmatic), the overall operation, administration, preservation and maintenance of the buildings and grounds encompassing Historic New Bridge Landing.***” To receive operational funding through “a one-time funding opportunity” application,” the commission was asked to submit an “application,” for DEP approval, “articulating the expanded hours of operation for public programs, paid on-site program staff presence, expanded publicity/marketing, artifact conservation, improved maintenance, etc., or, in effect, the Commission’s plan for how the funds will be spent and how Historic New Bridge Landing will be made into an educational resource and valuable State asset. This plan should also include a budget of expenses and estimated costs for all grant funded activities. The DEP will continue its responsibility for capital improvements to State owned properties within Historic New Bridge Landing, along with paying utilities and security system costs for the Steuben House.” ***The commission rejected acceptance of “grant” funding under this premise as an unlawful use of state funds since it is not acquiring in its name any real or personal property in the exercise of its powers and has not requested the department to provide any grants for this purpose.***

The Historic New Bridge Landing Park Commission was created and empowered by a state law that transfers administration of this nationally significant Revolutionary War battleground from the DEP’s Division of Parks and Forestry to the commission, not because the system worked, but because it failed. What appears to be a thinly disguised attempt at nullification seems intended to subordinate the commission to the overriding authority of only one of its representative entities, namely, the Department of Environmental Protection. It also proposes to perpetuate what amounts to de facto DEP administration of state funds and assets at Historic New Bridge Landing Park, apparently on a specious claim of residual jurisdictional rights that are perceived as somehow superior to the applicable state law.

The DEP Commissioner or his designee exercises a single vote, and not a veto, in the commission’s deliberations and actions. And even though the commission is lawfully

empowered to coordinate and implement federal, State, county, municipal, and private development policies *and other activities* relating to the historic preservation and recreational use of the property under the commission's jurisdiction, to review all projects and actions in accordance with its master plan, and to review and approve all proposed changes, developments or improvements to publicly owned lands, buildings, and structures within its jurisdiction, the DEP Commissioner's designee or alternate designee has attended only four of ten commission meetings in 2013. Disregarding the lawful requirement to transfer any state funds appropriated to the Department of Environmental Protection or to the Division of Parks and Forestry for the administration of state lands and assets at Historic New Bridge Landing Park to the Historic New Bridge Landing Park Commission, this supposed "grant opportunity" instead requires the commission to submit an operational plan and budget for the state park service director's approval. Moreover, the commission is expected to do so without the benefit of any staff, an office or any office equipment, and despite provisions in the law that already require the commission to submit an annual report to the governor and legislature, including a complete operating and financial statement. Lastly, it sidesteps the commission's lawful authority to review State and local actions that impact on the park to insure that these actions conform as nearly as possible to the commission's master plan.

Despite the impediment of the state bureaucracy, Historic New Bridge Landing continues to grow in public appreciation. Highlights of the past season of programming include the first *Historic New Bridge Landing Wine Festival, A Celebration of the Wines of New Jersey*, held on August 24, 2013, which attracted 1,600 visitors, and the 30th Annual Colonial Christmas Concerts, comprised of four sold-out shows over two evenings in the Steuben House and Tavern Nights in the Campbell-Christie House. The Bergen County Historical Society, the largest private landowner at Historic New Bridge Landing, has a paid membership of over 1,200 individuals and organizations. The Society does not apply for or receive public operating-support grants.

Request for a line-item appropriation

Whereas the Historic New Bridge Landing Park Commission exclusively administers the state-owned Steuben House and other state properties at Historic New Bridge Landing and whereas P.L. 2009, chapter 45, section 2, f. allows the commission to "at any time request the Governor and the Legislature to appropriate funds for commission purposes," therefore, at its public meeting on December 5, 2013, the Historic New Bridge Landing Park Commission adopted the following resolution:

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, requests 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. We also request 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. Motion, M. Trepicchio; second, M. Donohue. **Motion carried.**

Respectfully submitted,

Michael Trepicchio
Chairman,
Historic New Bridge Landing Park Commission

Kevin Wright
Secretary,
Historic New Bridge Landing Park Commission



Historic New Bridge Landing Park Commission

September 13, 2013

Bob Martin, Commissioner
New Jersey Department of Environmental Protection

Dear Commissioner Martin,

I am writing you today in response to a letter dated today, September 13, 2013, signed by Mark Texel, Director of the State Park Service. This subject correspondence offers the Historic New Bridge Landing Park Commission a grant opportunity from the "Public Facility Programming" Line item under "Grants-in-Aid" in the Annual Appropriations Act for the fiscal year 2013-2014 (P.L. 2013 c. 77). Of up to \$100,000 for general operating support of programmatic and site operations at Historic New Bridge Landing.

Mr. Texel is making this grant available pursuant to N.J.S.A. 13:15B-3(k) which states; **To Apply to the Department of Environmental Protection for grants from Green Acres or historic preservation bond programs or other appropriate funding sources, for the purpose of acquisitions pursuant to subsection f. of this section or for the purposes of development, preservation, or maintenance of those acquired properties.** Subsection (f) states; **To acquire in the name of the commission, hold and dispose of real and personal property in the exercise of its powers and the performance of its duties under this act.**

The Commission is not acquiring in the name of the Commission any real or personal property in the exercise of its powers, nor has it requested the Department to provide any grants for this purpose. Therefore, accepting funds under this premise would be an unlawful use of State Funds, and the Commission acting in good faith could not accept such consideration from Mr. Texel or the Department. Rather the Commission has requested that the Governor and Legislature appropriate funds for the Commissions purposes, as required under N.J.S.A. 13:15B-1 (f) **The Commission may, in addition, at any time request the Governor and the Legislature to appropriate funds for commission purposes.**

While the DEP is required under N.J.S.A. 13:15B-4 Specific powers of commission 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.** The Commission to date has not received the reallocation as required under the quoted law.

If Funds have been directed by the Legislature and/or Governor to be allocated to the Historic New Bridge Landing Park Commission for use in the administration of the Park, I would request that these funds be immediately reallocated the Historic New Bridge Landing Park Commission as pursuant to N.J.S.A. 13:15B-4. I will look forward to your prompt response to this letter so State business and assets at Historic New Bridge Landing State Park do not continue to suffer due to negligence in compliance with State Law. I look forward to your cooperation.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Mike Trepicchio', written over a light blue horizontal line.

Mike Trepicchio, Chairman
Historic New Bridge Landing Park Commission

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 2013.

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 2013 or any status report of current projects and the estimated timeframe for completion.

Public Programs for the Year 2013

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 2013:

School of Historical Interpretation, December 19, 2012 at 7:30 p.m. For anyone interested in the public presentation of Historic New Bridge Landing, either as an exhibit docent, greeter, or living-history interpreter in period dress, the Bergen County Historical Society will sponsor a School of Historical Interpretation to hone communication skills and provide insight into the material culture of the past. With over 35 years of experience, historian Kevin Wright addresses the Basics of Historical Interpretation.

29th Annual Colonial Christmas Concerts, December 22 and 23, 2012, at the Steuben House, Historic New Bridge Landing, featuring Linda Russell & Companie in the Steuben House, 1209 Main St., River Edge, NJ, 07661 on Saturday, December 22nd with shows at 7 and 8:30 p.m. and on Sunday, December 23rd at 6 and 7:30 p.m.. Donation: \$25 per person (BCHS member, \$20). No refunds or exchanges. For info, call 201-560-2114. Please indicate 1st and 2nd choices of show. Include email address for immediate response. First come, first served. Any tickets remaining at show time may be purchased at the door. Limited to 45 guests per show.

This year, the Tavern in the Campbell-Christie House will be open on Saturday, December 22nd, from 6 to 9 p.m. and on Sunday, December 23rd, from 5 to 8 p.m.. Come before or after your concert for light tavern fare, including soup & herb biscuit, ploughman plate, fruit pie, hot mulled cider and more. Choose from our traditional menu. Enjoy the holidays with friends and family in the setting of an authentic 18th-century Jersey Dutch tavern. Seating limited. See open-hearth cooking in the Dutch Out Kitchen, browse the Gift Shop and tour the Demarest House. Concerts in the Steuben House are a separate admission.

Twelfth Night, Sunday, January 6, 2013 - 2-5 p.m.. Close out the winter holiday season at Historic New Bridge Landing! Members and guests are invited to bring a favorite food or drink and to share in an afternoon of celebration and New Year cheer.

School of Historical Interpretation, January 16, 2013 at 7:30 p.m. For anyone interested in the public presentation of Historic New Bridge Landing, either as an exhibit docent, greeter, or living-history interpreter in period dress, the Bergen County Historical Society

will sponsor a School of Historical Interpretation to hone communication skills and provide insight into the material culture of the past. With over 35 years of experience, historian Kevin Wright addresses the Basics of Historical Interpretation.

Music in the Black Horse Tavern, Thursday, January 24, 2013, 8:00 PM. Black Horse Tavern, Campbell-Christie House, 1201 Main Street, River Edge, NJ, 07661. Suggested donation: \$7 adult, \$5 children, BCHS members free. Refreshments additional cost.

Brigit's Day and Candlemas at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, NJ 07661 from 1 to 5 p.m. on Sunday, January 27, 2013 or Saturday, February 2, 2013? Suggested donations: \$7 per adult, \$5 per child, BCHS members, free.

Candle making will be demonstrated at the Out Kitchen. Accomplished harpist Ardis A. Cavin, an adjunct professor at Bergen Community College, will give a 45-minute performances of Irish ballads on Celtic harp in the Steuben House at 1:30 and 3 p.m.. She was recently featured in a Channel 13 program, "Ballads from Britain." A special exhibit of antique lighting devices, ranging from a 2,000-year-old oil lamp to examples of the earliest light bulbs, will be displayed in the Dwelling Room of the Steuben House. Throughout the afternoon, an à la carte menu of seasonal treats, including crepes, mashed potatoes, soda bread and hot cider will be available in the Campbell-Christie House, a restored 18th-century tavern. The Gift Shop will sell handmade Brigit's Crosses, which Donal O'Riordain, of County Cork, Ireland, weaves from fresh rushes cut from the lakeshore. He learned this ancient folk craft from his grandmother, who made the Crosses as far back as the 1940s. She passed away in 1994, aged 87 years.

Washington's Birthday at Historic New Bridge Landing, Sunday, February 24, 2013, 1:00 p.m. to 5:00 p.m.. A Country Ball upon the Anniversary of Washington's Birthday will be held at New Bridge Landing on Sunday. Under Denise Piccino's direction, the Tricorne Ensemble will demonstrate 18th-century dances in the parlor of the Steuben House! Ridley & Anne Enslow provide musical accompaniment on fiddle and hammered dulcimer. Rodger Yaden portrays General Washington. Join us in the tavern for hot cider and crullers. Don't miss Mary and Barbara cooking in the Bergen Dutch Out-Kitchen. Suggested donation: \$7 adult, \$5 children; BCHS members free.

School of Historical Interpretation, February 20, 2013 at 7:30 p.m..

Music in the Black Horse Tavern, Thursday, February 28, 2013, 8:00 p.m.. Black Horse Tavern, Campbell-Christie House, 1201 Main Street, River Edge, NJ, 07661. Suggested donation: \$7 adult, \$5 children, BCHS members free. Refreshments additional cost.

Algonquian New Year, Chwame gischuch, from 1 to 4 p.m. on Sunday, March 10, 2013, at Historic New Bridge Landing, 1201-1209 Main Street, River Edge 07661. Suggested donation: \$7 adult, \$5 children, BCHS members free. Neil Pederson and Dario Martin-Benito, scientists from the Tree Ring Lab at Lamont-Doherty Observatory, will speak on "**Ancient Trees Reveal Lost Human and Environmental Histories**". Historian and author Kevin Wright will speak on "**Native homelands, the Minisink**" at the Steuben House. Lecture times to be determined. **Bob Wills, of the Sunrise Trading Post**, will share his knowledge of Lenape foods, herbs and customs, showing and selling traditional trade items representative of the Contact Period. Reproduction items for sale.

A special exhibit of rare native artifacts from the collections of the Bergen County Historical Society, including pottery, stone and bone tools, found throughout Bergen County over the past several centuries, will be displayed, along with Hungarian sculptor John Ettl's famous 1921 bronze bust of Oratam, Sachem of the Hackensacks.

School of Historical Interpretation, March 20, 2013 at 7:30 p.m.

The People of New Netherland, April 7, 2013, 1 to 4:30 p.m.. Historian and writer Firth H. Fabend will present an illustrated lecture, "The People of New Netherland: Roughnecks, Multi-taskers, Grandees, or All of the Above" at 2 p.m. in the Steuben House. Dr. Fabend has recently published a new book *New Netherland in a Nutshell*. BCHS Collections of the Bergen Dutch will be on exhibit. The program is 1:00 to 4:30 p.m. All three houses open, exhibits, tavern, gift shop & Out-Kitchen. By donation: \$7 adult, \$5 children, BCHS members free.

School of Historical Interpretation, April 17, 2013 at 7:30 p.m..

Battleground Tour of New Bridge with noted historian and Revolutionary War re-enactor Todd Braisted. Saturday, May 4, 2013 at 11 a.m. at the Steuben House.

School of Historical Interpretation, May 15, 2013 at 7:30 p.m.

Pinkster, A Colonial Celebration of Spring, Sunday, May 19, 2013, 1-5 p.m. The Whitsun crown has come again! Imagine you are back in the days when country folk celebrated greening woodlands and flowering meadows with a dance around the Maypole and sporting contests such as "egg butting" and "riding at the ring." Lift your spirit with a joyous celebration of Pinkster at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, from 1 to 5 PM on Sunday, May 19th. Pinkster is the Dutch name for Whitsunday or Pentecost, when a flower-crowned May Queen and King led merry-makers from door-to-door, gathering dyed eggs, butter, bread, cream, coffee, sugar, and tallow candles in baskets for a festive supper and dance. Toasts with buttermilk, known as "white wine," and recital of the Pinkster Ode welcomed the return of summer. Experience history in one of the storied places where it was made! Visit the Revolutionary War battleground at The Bridge That Saved A Nation and tour the Zabriskie-Steuben House, Demarest House, Campbell-Christie House and Jersey Dutch Out Kitchen. Donation: \$7 adult, \$5 children, BCHS members free. The Bergen County Historical Society is a non-profit volunteer organization, founded in 1902.

King George III Birthday Celebration, June 1 & 2, 2013. Prior to the American Revolution, feasts, fireworks, music and illuminations honored His Majesty King George III on his natal day in June. The Bergen County Historical Society will celebrate its Revolutionary War Loyalist heritage with the second annual celebration of the King's Birthday at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, NJ, 07661. Bergen's population, which included many Loyalists during the war, certainly would have partaken in such activities. This year, members of the 4th Battalion, New Jersey Volunteers, the Loyalist corps raised in Bergen County by Lt. Col. Abraham Van Buskirk, of New Bridge, will be on hand from to give demonstrations of musketry, cooking, and drill. Visitors can try their hand with quill and ink to sign oaths of loyalist to the king! Donation: \$7 adult, \$5 children, BCHS members free. Good for all day.

School of Historical Interpretation, June 19, 2013 at 7:30 p.m.

Vintage Nineteenth-Century Base Ball Game, July 6, 2013. Double-header featuring the Flemington Neshanock Base Ball Club versus the Hoboken Nine in the meadow at Historic New Bridge Landing in River Edge. Come to this first big event in The Meadow. Make sure to bring a hat, blanket or chair and sunscreen. Suggested donation: \$10 adults, \$5 children, BCHS members free. Refreshments available.

Calico Frolic for St. Swithin's Day at Historic New Bridge Landing, Saturday, July 13, 2013, 7:00 - 9 p.m. Watch or join in old-fashioned country dancing to the musical accompaniment of Ridley and Ann Enslow on fiddle and hammered dulcimer. Dance Mistress Denise Piccino will instruct eager beginners in basic steps and movements at the start of the evening. Dancing continues until 9 p.m., when guests may partake of Lemonade and other refreshments in the restored tavern in the adjacent Campbell-Christie House until 10 p.m. Period dress is welcome, but not required. The donation is \$15 per person and \$12 for BCHS members.

Historic New Bridge Landing Wine Festival, A Celebration of the Wines of New Jersey, Saturday, August 24, 2013, 12 noon to 5 p.m. Sample and purchase Garden State wines from Cava Winery, Ventimiglia Vineyard, Four Sisters Winery, Unionville Vineyards, Old York Cellars, Westfall Winery and Amalthea Cellars in scenic historic setting. Taste fine food from Sanducci's and Choripan Rodizio. Enjoy music from River Acoustic Band, Particle Theory, and Wood Jam with Kelly and Ashley Wood. Tour historic Jersey Dutch sandstone houses on Revolutionary War battleground. Proceeds benefit building history museum. Rain date: August 25.

Tickets are \$20 pre-event or \$25 at the gate. Tickets for designated drivers are \$10. Admission includes a New Bridge Landing wine glass and commemorative journal. Photo identification required at the gate. Historic New Bridge Landing is less than a mile north of Route 4. Follow signs for parking or take NJ Transit to the New Bridge Landing Station. For more information, call 201-343-9492 or check bergencountyhistory.org. PayPal available.

Bergen Leads Class of 2014, Monday, September 9, 2013, 3:15 p.m. – 6:00 p.m., Steuben House.

School of Interpretation, Wednesday, September 18, 2013, 7:30 PM.

BCHS Lecture: John Zinn, Portrait of a Civil War Marriage, Thursday, September 19, 2013, 7:30 p.m. Second Reformed Church, 436 Union Street, Hackensack, NJ

Naturalization Ceremony, Tuesday, September 24, 2013, 10:30 a.m.

Steuben Day, Sunday, September 22, 2013, 1-5 p.m. From 1 to 5 p.m. on Sunday, September 22, 2013, the Bergen County Historical Society honors Major-General Friedrich Wilhelm Baron von Steuben at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, NJ 0766. Re-enactors of the Third NJ Regiment (aka Jersey Blues) will demonstrate military dress and skills of the American Revolution. Displaying Jersey

artifacts and furnishings, the Steuben and Demarest Houses will be open to visitors. Refreshments and a gift shop are available in the Campbell-Christie House, a restored tavern house dating back to 1774. A Jersey Dutch Out Kitchen will demonstrate culinary arts of the period. At 4 p.m., historian Kevin Wright will speak in the Steuben House on Baron von Steuben and his Jersey Estate, emphasizing his significant contribution to the training and organization of the American army. The suggested donation is \$7 for adults, \$5 for children, and free for BCHS members.

The Zabriskie-Steuben House in River Edge is an important historic memorial to the German immigrant who trained and organized the Continental troops. On December 23, 1783, the NJ Legislature presented the use and income of the confiscated estate of Jan Zabriskie at New Bridge to Baron von Steuben on condition he “hold, occupy and enjoy the said estate in person, and not by tenant.” General Philemon Dickinson wrote the Baron, informing him that he could comply with the terms of the gift “by keeping a bed & Servants there & visiting the premises now & then.” In 1786, Steuben leased the mansion and gristmill to Jan Zabriskie, son of its former Loyalist owner, who operated the store and mill in partnership with Steuben’s aide-de-camp, Captain Benjamin Walker. In 1788, the Baron offered to sell his “large well-built stone house, thoroughly rebuilt lately ... situated on the bank of the river by which produce can be conveyed to New York in a few hours, and sloops of 40 tons burden may load and discharge along side of the mill.” Ever since, this landmark of Bergen Dutch sandstone architecture has carried the name of the Prussian Inspector-General of the Continental troops.

HNBL Walking Tour with Kevin Wright for the Friends of the Hackensack River Greenway through Teaneck, Sunday, September 29, 2013, 10 a.m.

School of Interpretation, Wednesday, October 16, 2013, 7:30 p.m.

BCHS Lecture: Sam Bernstein, Vintage Baseball from an Umpire’s Viewpoint, Thursday, October 17, 2013, 7:30 Second Reformed Church, 436 Union Street, Hackensack, NJ

Harvest Moon Shadows, French Cemetery Tour, Saturday, October 19, 2013, 12 – 3:30 p.m. Peggy Norris gives an illustrated talk on the Zabriskie-Hopper Cemetery (Paramus) in the Steuben House at 1 PM. At 2 PM, Kevin Wright leads a walking tour from Historic New Bridge Landing to the French Cemetery in New Milford, (one mile each way).

Annual Meeting of the League of New Jersey Historical Societies, Saturday, November 2, 2013, 9:00 a.m. to 3:00 p.m. Welcome in the Zabriskie-Steuben House from BCHS President James Smith, HNBLPC Chairman Michael Trepicchio, and Senator Loretta Weinberg. Historian, author and historical interpreter Todd Braisted speaks on *New Bridge and Bergen County in the American Revolution* at 10:45 a.m. Walking Tour of Historic New Bridge Landing at 11:30 a.m. Box Lunch at 12:15 p.m. with sandwich choices of ham and cheese or turkey on round roll or grilled vegetable wrap, potato salad, fruit cup, and two cookies, coffee, tea, or hot cider. Historian, author and historical interpreter Kevin Wright presents an illustrated talk on The Visitor Experience: Fitting Heritage Interpretation to the Resource and Meeting Expectations at 1:30 p.m.

Mitzvah Day, Sunday, November 3, 2013, 10 a.m. – 12 noon. Help remove trash and invasive vegetation at Historic New Bridge Landing on UJA Federation's 15th annual Mitzvah Day. The goal of Mitzvah Day is to involve people in a variety of community service activities throughout northern New Jersey thus enabling them to understand and experience, first hand, the vast network of social service agencies and organizations. Last year, over 1,400 people participated in this wonderful event.

Veterans Day with a Civil War ceremony marking the Sesquicentennial of the Gettysburg Address on Sunday, November 10, 2013. At 1 p.m. on Sunday, November 10, 2013, the Bergen County Historical Society honors American veterans of all wars by laying a lay a memorial wreath at the base of Bergen County's Civil War statue in Hackensack Cemetery, 289-323 Hackensack Avenue, Hackensack, NJ 07601. The James B. McPherson Post No. 52, Grand Army of the Republic, dedicated a war memorial with the figure of a uniformed soldier, seven feet tall, on October 21, 1892, placing it in a prominent position in the Hackensack Cemetery. The statue is actually cast metal, painted to resemble carved stone. The McPherson Post was organized on July 13, 1881, with headquarters at the corner of State and Mercer Streets in Hackensack. Attended by several Civil War re-enactors, Bob Costello, portraying Abraham Lincoln, will read the Gettysburg Address during the ceremony in special commemoration of the sesquicentennial of President Lincoln's "few appropriate remarks," made on November 19, 1863, when he joined in the dedication of the Soldiers' National Cemetery at Gettysburg, Pa.

School of Interpretation, Wednesday, November 20, 2013, 7:30 p.m.

The 237th Anniversary of the British Invasion and American Retreat from Fort Lee at The Bridge That Saved A Nation, At 7:00 p.m., Saturday, November 23 in Steuben House and 11 a.m. to 4 p.m. on Sunday, November 24, 2013, with talk in Steuben House at 1 PM. At 7:00 p.m. on Saturday, November 23, 2013, noted military historian Todd W. Braisted, a Bergen County Historical Society Past President, will give an illustrated talk on Defense of the Hudson, a look at the fortifications and activities of Bergen Neck, Paulus Hook and Fort Lee up to the Retreat. Afterwards, visitors may enjoy light refreshments at the Campbell Christie House, along with living history members portraying the soldiers and followers who took part in the Revolutionary struggle from that time. Between 11 a.m. and 4 p.m. on Sunday, November 24th, members of various living history groups, representing both sides of the conflict, will perform military demonstrations, showing the life and times of the common soldier of the American Revolution. Cooking and baking demonstrations will likewise take place in the Out-Kitchen behind the Campbell Christie House and visitors may tour the historic homes on the site. At 1 p.m. Todd Braisted will speak in the Steuben House on Aftermath: Bergen County, December 1776 to June 1777. Some of the Society's treasure of Revolutionary War artifacts will be displayed.

Sinter Klaas Day at Historic New Bridge, Sunday, December 8, 2013, 1 to 4:00 p.m. Enjoy Jersey Dutch holiday treats, refreshments and a visit with Sinter Klaas in the restored tavern in Campbell-Christie House, 1201 Main Street, River Edge, NJ 07661 from 1 to 4:00 P.M. on Sunday, December 8, 2013. See open-hearth cooking in authentic Jersey Dutch Out Kitchen and tour historic homes. For that special holiday gift, browse

unique historical gift shop. At 1:30 p.m., historian, author and BCHS Past President Kevin Wright will give an illustrated talk "A Light in Winter; Holiday Traditions" in the Steuben House.

School of Interpretation, Wednesday, December 18, 2013, 7:30 p.m.

The 30th Anniversary of Colonial Christmas Concerts in the Steuben House at Historic New Bridge Landing, At 7 and 8:30 p.m., Saturday, December 21 and 6 and 7:30 p.m. on Sunday, December 22, 2013. Enjoy our 30th Annual Colonial Christmas Concerts with Linda Russell & Companie on December 21 at 7 and 8:30 p.m. and on December 22 at 6 and 7:30 p.m. Seating is limited, so PayPal pre-purchase is advised. The tavern in the Campbell-Christie House is also open from 6 to 9 p.m. on December 21 and from 5 to 8 p.m. on December 22. Enjoy light tavern fare, including soup & herb biscuit, ploughman plate, fruit pie and hot mulled cider for separate price. Holly, ivy and mistletoe abound.

Minutes of the Meetings of the Historic New Bridge Landing Park Commission for December 2012-December 2013

Meeting of the Historic New Bridge Landing Park Commission December 6, 2012

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

H. Berner; M. Donohue; S. Ellis; J. Heffernan; J. Oddie; D. Powell; A. Strobel; M. Trepicchio.

Excused: J. Bellis.

Also, K. Wright, Secretary; E. L. Pain, Superintendent, Ringwood State Park; Lou Kahn.

III. Review of Minutes

The Minutes of the Meeting of October 4, 2012, were reviewed. Commissioner A. Strobel asked for amending language under *VII. Continuing Business, H. Campbell-Christie House*, to insert his comment that “he would talk to John Terreri, County Architect, about removing James B. Hoffman’s letter to Margaret Hickey, HJGA Consulting, dated October 28, 2008, revised February 3, 2009, which lists calculated safe live load capacities for the various regions of the attic floor...” from the RFQ. While the Commission agreed to amend the Minutes to include his statement, Chairman M. Trepicchio noted the resolution approved by the Commission at the meeting unalterably states, “the Historic New Bridge Landing Park Commission, acting in good faith, accepts and approves version 7 of the Request for Quotations for structural engineering, design remediation and construction oversight for the Campbell-Christie House located at Historic New Bridge Landing Park, as presented to and read before the Commission at its meeting of October 4, 2012, on condition that the letter from James B. Huffman to Margaret Hickey, HJGA Consulting, Re: Campbell-Christie House, River

Edge, NJ, Summary of Misc. Structural Issues, dated 28 October 2008, Revised 3 February 2009 (item 4 revised, item 5 added), be removed and deleted and that the architectural drawing of the Campbell-Christie House, prepared in 1977 by Albin Rothe, Historic Preservation Consultant, for the County of Bergen, be included in the documentation that the County will provide to the consultant....”

Commissioner A. Strobel also requested that Secretary K. Wright’s comments under the same heading, made in response to the “Report by Adam Strobel, County of Bergen, Presented at the October 4, 2012 HNBL Commission Meeting, Bergen County Trust Fund Awards for the Campbell-Christie House,” be stricken from the record as “editorial,” but Chairman M. Trepicchio defended the Secretary’s comments as relevant and factual. After partly re-reading the Secretary’s comments to check for accuracy, the Commission agreed to the following corrections: that the statement, “the original budget appropriation of \$250,000” be corrected to read, “\$200,000” and that the exclamation point be removed at the end of the statement, “...Unfortunately, the submitted architectural designs inexplicably included a large open-hearth kitchen fireplace, which was never intended or required, because such a fireplace, already used for open-hearth cooking demonstrations in the Out Kitchen, already exists only 50 feet behind the Campbell-Christie House!”

Motion to approve as corrected: J. Heffernan; second, M. Donohue. **Motion carried.**

IV. Calendar

V. Chairman’s Report

Chairman M. Trepicchio noted the Historic New Bridge Landing Park Commission was unable to meet on November 1, 2012, due to Hurricane Sandy. He reported that the Bergen County Historical Society was receiving bids from contractors to remove a fallen tree on its property, uprooted in front of the Demarest House during the storm, and to repair the fence damaged when it fell. Even though the storm surge flooded the Steuben House, volunteers had removed all of the Historical Society’s artifacts as well as state property, notably the chairs and dehumidifiers, out of harm’s way before the storm struck. He reported that Acting Northern Regional Superintendent Steve Ellis was working with a flood remediation contractor to clean the residue left by the storm and to repair warped floorboards and missing porch flooring so as to enable the re-opening of the house for upcoming events.

Chairman M. Trepicchio reported that DEP Commissioner Bob Martin was appointing Acting Regional Superintendent S. Ellis as his designee (in place

of Mark Texel, Director of the State Park Service) and Eric Pain, Superintendent of Ringwood State Park, as the alternate (in place of John Trontis, Assistant Director of the State Park Service). He welcomed the new designee and alternate.

Chairman Trepicchio stated the stakeholders represented on the Historic New Bridge Landing Park Commission need to work together as one, without obstruction, to succeed. He concluded, "We're here because of the history of this place and the modern history has been as contentious at times, if less bloody, than the battles fought here centuries ago."

VI. Continuing Business

A. Capital Projects

No update.

B. Steuben House

DEP Commissioner's designee Acting Regional Superintendent Steve Ellis passed out copies of an updated report on DEP expenditures at Historic New Bridge Landing. He then focused on critical issues, particularly those arising from the effects of Hurricane Sandy. Noting the overriding concern for the possible failure of the existing heating system, he circulated copies of *The Steuben House at New Bridge Landing, 1209 Main Street, River Edge, NJ, Heating System Study for the New Jersey Department of Environmental Protection by HMR Architects, Princeton, NJ, In Association With M&E Engineers, Inc., 26 West High St., Somerville, NJ*, dated December 7, 2011, and revised January 23, 2012. He explained the current boiler needs to be replaced as soon as possible and the DEP's Office of Resource Development had accordingly prepared design plans for a new heating system. He stated he had the State Historic Preservation Office's approval for the project, which entails replacement of the boiler and installation of new return valves. He noted the current boiler is the main problem responsible for the deficiency of heat in the Steuben House and he presented plans for its replacement with a new Hydro-Therm boiler, which will not overheat. The new boiler will employ a 30% glycol solution that will not freeze, precluding damage from ruptured pipes in the event of the loss of heat. The replacement of the boiler will not affect anything outside the present boiler room in the attic level. If requested, he could have the contractor come and make a presentation. Chairman Trepicchio noted the present heating system is still operating, albeit with an uneven distribution of heat, which Commissioner D. Powell noted is very bad for the collection of historic artifacts and furnishings. She asked if we would be able to continue to operate under the existing heating system, until it is replaced in kind?

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. Motion, J. Heffernan; Second, W. J. Oddie. **Motion carried.**

DEP Commissioner's designee S. Ellis next raised the issue of relocating the electrical panel in the Steuben House to prevent future flood damage. The State Historic Preservation Office reviewed the set of plans for raising the electrical boxes and wiring and determined such an action would not be a major intrusion. He will present these plans at the January meeting for review. He also will look into raising electrical outlets on the ground floors to likewise prevent future flood damage to the electrical system.

DEP Commissioner's designee S. Ellis passed out copies of the *Final Report for Flood Restoration at the Steuben House, 1209 Main Street, River Edge, New Jersey 07661*, prepared by USA Environmental Management, Inc., 344 West State Street, Trenton, NJ 08618 (USAEMI Project No.: 12-020241-12, Project Date: 11/16/12 – 11/29/12), dated December 5, 2012. He reported on mold remediation and disinfecting procedures undertaken to make the house safe for use.

DEP Commissioner's designee S. Ellis passed o copies of a report from Mark Lindsay and Son, Plumbing and Heating, Inc., of Hewitt, NJ regarding a service call to check the sewer ejection pump and electrical connections at the Steuben House, damaged as a result of Hurricane Sandy, when water apparently got into the electrical conduit.

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, approves and authorizes the replacement of the existing underground conduit to the sewer ejection pump at the Steuben House and repair of the sewer ejection pumps as required, determining the requested action and emergency repairs will have no negative impact upon historic resources. Motion, J. Heffernan; Second, M. Donohue. **Motion carried.**

DEP Commissioner's designee S. Ellis passed out copies of a Gmail report, from Ringwood State Park Superintendent Eric Pain to Marie Raffay, entitled "Steuben House Pictures," and dated December 4, 2012, which show "the porch and interior flooring damaged by the recent flooding connected with Hurricane Sandy. This report asks Ringwood

State Park Maintenance Supervisor Myrtle Van Dunk to work on the loss forms to submit to Regional Maintenance Coordinator Bob Parichuk in order to seek reimbursement through FEMA for this damage. DEP Commissioner's designee S. Ellis further noted he had located the original plans for the porch installation, dated 1999, which had been approved by the State Historic Preservation Office. The porch flooring consists of 3/4-inch tongue-and-groove boards, fastened with galvanized nails, coated top and bottom with primer paint.

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, approves and authorizes replacement of approximately 70 linear feet of porch flooring, damaged or lost due to the recent flooding, using matching materials in kind, determining this proposed action will have no negative impact upon the historic fabric of the building or other historic resources. Motion, M. Donohue; Second; W. J. Oddie. **Motion carried.**

DEP Commissioner's designee S. Ellis reported he had contacted John Cannon of Floor.com about replacing floorboards in the Steuben House, warped in Hurricane Sandy. He is arranging for an on-site meeting at 10 AM tomorrow with John Cannon to determine the scope and schedule for repairs.

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, approves and authorizes replacement in kind of any random-oak flooring in the Steuben House, damaged in connection with the recent storm, as needed, determining this proposed action will have no negative impact upon the historic fabric of the building or other historic resources. Motion, W. J. Oddie; Second; M. Donohue. **Motion carried.**

DEP Commissioner's designee S. Ellis reported that a replacement for the ADA ramp, missing from the porch at the north exterior door into the Steuben House in consequence of the flooding during Hurricane Irene, would be built in house as soon as time and materials allow. He concluded by saying he would follow up with the timing on the boiler replacement

C. Black Walnut

Commissioner W. J. Oddie reported planks milled from the black walnut tree, felled at the Steuben House, had been drying in the Westervelt-Thomas Barn for two years. He noted we have not yet been able to afford manufacturing these boards into a table, but he will try and get suitable quotations for doing so.

D. Bollards for East Side of Old Bridge

No update.

E. Staff position

No update.

F. Storm Drains, Flooding and Hackensack River

No update.

G. Landscaping

No update.

H. Campbell-Christie House

Commissioner D. Powell asked that the County of Bergen's Division of General Services, Department of Public Works, be contacted to check on the heating system in the Campbell-Christie House, which is functioning, but which may require maintenance.

Commissioner A. Strobel reported the County of Bergen would seek prequalification documents to qualify a pool of professionals eligible to respond to the RFP on November 16, 2012. We will not know what architects and engineers make it onto the prequalification list until the Freeholders adopt a resolution on December 19th. Once this happens, he will notify Chairman Trepicchio. The next process is to issue the RFP on January 7, 2013.

I. Master Plan

Approved.

J. Demarest House

No update.

K. BCHS Report

Commissioner D. Powell reported that the Bergen County Historical Society's Buildings & Grounds Committee had gotten two quotes from tree-service contractors for removing the uprooted trees in front of the Demarest House and was awaiting a third bid for the work.

Commissioner D. Powell reported that, despite the lingering effects of Hurricane Sandy, which closed the Steuben House, the Bergen County Historical Society hosted a two-day event at Historic New Bridge Landing on November 17 and 18, commemorating the 236th Anniversary of the British Invasion and American Retreat and an Open House for Sinter

Klaas Day on December 2, 2012, which were very well attended.

Lastly, Commissioner D. Powell reported that three dendrochronologists from the Tree Ring Lab at the Lamont-Dougherty Earth Observatory were scheduled to examine the Indian Dugout Canoe in the Steuben House to see if they could determine its age.

L. HNBLPC Budget

No report.

M. Sutton & Lys Property Proposal

No update.

N. Policies and Procedures for Application Review Process

Adopted.

VII. New Business

A. Possible National Historic Park at Historic New Bridge Landing

Commissioner M. Donohue reported she made an appointment with Congressman Bill Pascrell (9th District of New Jersey), who was largely responsible for the dedication of Paterson Great Falls National Park in 2011, to explore the possibility of a similar National Historic Park designation for Historic New Bridge Landing. She will also contact US Senators Robert Menendez and Frank Lautenberg for their support.

B. Board of Chosen Freeholders Resolution of Support

Chairman M. Trepicchio reported the Bergen County Board of Chosen Freeholders unanimously adopted a resolution supporting the Historic New Bridge Landing Park Commission and the transfer of state funding as envisioned in the law at their October meeting. Copies of the resolution will be forwarded to the Governor and legislators and to Bergen County municipalities. He thanked the Freeholders for their continuing support.

C. Mdest 2012 Conference

At the invitation of Senator Loretta Weinberg, Secretary K. Wright reported he attended the Mdest12 Conference at the Sheraton Meadowlands Hotel and Conference Center in East Rutherford on November 19, 2012. The conference featured several panel discussions on world-class events and attractions coming to the region over the next 18

months, featuring tourism and hospitality professionals. Between panel discussions, Secretary Wright was able to converse with Jeff Anding, of the New Orleans Convention and Visitors Bureau, who informed him that historic sites and cultural attractions, which he regarded as inseparable in defining New Orleans as a visitor destination, should figure prominently in packaging and promoting New Orleans as the host city for the next Super Bowl.

D. Schedule of Historic New Bridge Landing Park Commission Meetings for 2013

Resolved, the Historic New Bridge Landing Park Commission approves the following schedule of meeting dates for 2013, namely, February 7, 2013; March 7, April 4, May 2, June 6, August 1, September 5, October 3, November 7, December 5, and January 2, 2014, and authorizes the Secretary to publish notice of the same. Motion, J. Heffernan; Second, M. Donohue. **Motion carried.**

E. Vince Lombardi Brochure Rack

Commissioner D. Powell said she stopped at the Vince Lombardy Service Area in Ridgefield, NJ, and noted only brochures for three Bergen County cultural destinations, namely Bergen PAC, the Hermitage and Historic New Bridge Landing, displayed in the brochure rack.

F. New Milford Representation on the Historic New Bridge Landing Park Commission

Commissioner H. Berner noted he had been unsuccessful in his bid for re-election to the New Milford Borough Council and consequently this would be his last meeting as New Milford's representative. Chairman M. Trepicchio expressed his regrets and thanked Howard on the Commission's behalf for the great job he has done.

VIII. Public Comment

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 9:04 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on January 3, 2013. Future meetings are scheduled for February 7, 2013; March 7, April 4, May 2, June

6, August 1, September 5, October 3, November 7, December 5, and January 2, 2014.

**Meeting of the Historic New Bridge Landing Park Commission
January 3, 2013**

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

M. Donohue; J. Heffernan; E. L. Pain, Superintendent, Ringwood State Park
D. Powell; A. Strobel; M. Trepicchio.

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

Also, K. Wright, Secretary; Lou Kahn.

III. Review of Minutes

Review of the Minutes of the Meeting of December 6, 2012, was postponed to next meeting.

IV. Calendar

V. Chairman's Report

Chairman M. Trepicchio noted several well-attended events at Historic New Bridge Landing in the aftermath of Hurricane Sandy, including the *Retreat Weekend* and the *St. Nicholas Day Open House*, both of which brought in new audiences. He also reported it was a banner year for the Christmas concerts with four sold-out shows and thanked everyone for their hard work and dedication over the course of the past year. He particularly thanked Superintendent Pain for arranging the necessary flood-related repairs to the Steuben House, especially the floors and heating system, which allowed these activities to proceed. He looked forward to a new year of continuing success.

VI. Continuing Business

A. *Capital Projects*

No update.

B. Steuben House

Chairman M. Trepicchio noted that the replacement of the boiler in the Steuben House had been approved, but he asked for an additional breakdown of costs, particularly relating to labor, for its installation. DEP Commissioner's alternate designee Superintendent Eric Pain reported on the DEP's storm response, noting the porch boards had been repaired at a cost of \$1,680. He reported that Floor.com had done the work of replacing interior floorboards warped in the hurricane storm surge. He noted the repair of the sewer ejection pumps proved more problematic. High Point Electric had repaired electrical deficiencies quickly and the plumbing contractor replaced the faulty pump, but the system has not operated satisfactorily, due to other complications. Jet cleaning cleared the line between the primary tank and the pump tank, but it is still not working properly, so the tank was pumped out for the event. Our options are to abandon the old line and install a new one or to install a closed system in its place. Unfortunately, either alternative would be costly and a buried pod tank might pop out of ground due to hydrostatic pressure from floodwaters. Secretary K. Wright then suggested constructing instead a handicapped-accessible restroom facility on the site of the former house and office on the BAPCO property, where utility lines are conveniently situated, near the intersection of Main Street and Hackensack Avenue. We might even incorporate an adjacent indoor space that would provide an enclosed shelter during weather events. The new facility could be given the appearance of a fairly non-descript "agricultural" outbuilding. This would not only obviate the expense and disturbance of installing a new sewer line or a closed system, but it would also better address the present and future needs of the site for visitor accommodations. We could temporarily maintain the small restroom on the second floor of the Steuben House by pumping out the tank as required, but only for as long as the Steuben House continues to be used for programming, eventually allowing the eventual removal of the bathroom and restoration of the second story of the Steuben House for visitation in accordance with the Master Plan. This option would also allow greater use of the large field on the former BAPCO property for programming and place the restroom facility at the entranceway to the park, adjacent to the parking lot. Superintendent Pain said he would forward this suggestion to his superiors in Trenton.

DEP Commissioner's alternate designee Superintendent Eric Pain reported that a new black walnut sapling would be planted in the spring in place of the removed black walnut tree behind the Steuben House.

Commissioner D. Powell wanted two items added to the capital list. She noted tree experts had examined the Red Oak standing at the northeast

corner of the Steuben House, planted in 1939 for its opening as a museum, and reported the growth of mold and fungi dangerous to the tree's health. She recommended immediate treatment to prevent its loss. She also urged removal of the black locust standing alongside the brick path at the south side of the Steuben House, which has already lost several large limbs, and which presents a danger to the house, should it fall in a storm. The black locusts on the property are brittle and have a history of uprooting during floods.

Commissioner D. Powell also recommended removal of the electrical meter and piping attached to the south gable end of the Steuben House as a great eyesore. This should be incorporated into the work of relocating the main electrical panel in the rear basement rooms.

After discussion of the need to level the grade of the round-about or loop roadway around the flagpole at the dead-end of Main Street and to raise the storm drain, thus eliminating tidal backwash that drowns the swale in the old roadway, DEP Commissioner's alternate designee Superintendent Eric Pain noted that redesign and reconstruction of the round-about is No. 11 on the Capital List.

DEP Commissioner's alternate designee Superintendent Eric Pain also noted that the DEP received a FEMA grant for a 900-hour employee at a salary range of \$9.50 to \$11 per hour, to be hired by and made answerable to the HNBLPC, but Chairman M. Trepicchio declined, saying it would not be advisable or appropriate to entrust such an unqualified, part-time employee with responsibility for a historic site or its museum collections.

C. Black Walnut

Planks milled from the black walnut tree, felled at the Steuben House, are stored in the Westervelt-Thomas Barn.

D. Bollards for East Side of Old Bridge

DEP Commissioner's alternate designee Superintendent Eric Pain also reported the installation of bollards on the east side of the old swing-bridge is also on the master list and the Office of Resource Development will have plans ready by the next meeting.

E. Staff position

No update.

F. Storm Drains, Flooding and Hackensack River

No update.

G. Landscaping

DEP Commissioner's alternate designee Superintendent Eric Pain said Regional Superintendent S. Ellis needs more details about outstanding landscaping issues, especially between the roadway loop and the south gable end of the Steuben House, where vehicles consistently drive across the new lawn area where the parking lot used to be. As far as he knew, LaSalle still has the landscaping contract, which he would bring to the Commission's attention for review.

H. Campbell-Christie House

Commissioner D. Powell asked whether an engineer for the County of Bergen had inspected the 1889 Swing Bridge after Hurricane Sandy to ensure it was structurally sound, given the probability of impacts from fallen trees or other floating debris? Commissioner A. Strobel said he would ask for such an inspection.

Commissioner A. Strobel reported the Request for Qualifications, slated for November and December, did not engender a sufficient response to create a pool of professional consultants. When he returned from vacation, he inquired into the status of this part of the process, because the Board of Freeholders needs to adopt a resolution, certifying the qualified firms, and learned of the need to re-advertise the RFQ. He accordingly sent a memo to the Chairman and Secretary, noting the need to revise our schedule on this account. A new RFQ would be sent out January 21st. Nevertheless, he was able to follow the same time periods between tasks on the revised schedule to allow sufficient opportunity to get copies of the proposals to the Bergen County Historical Society and to the HNBL Park Commission for their consideration. To accommodate this setback, he truncated one milestone so that the April 29th project start still stands. However, to keep on track, it might be necessary to work between scheduled meetings through the subcommittee of representatives from BCHS and HNBLPC. If all goes according to plan, the work will get done before the fall of 2014.

I. Master Plan

Approved.

J. Demarest House

No update.

K. BCHS Report

Commissioner D. Powell reported that the Bergen County Historical Society's Buildings & Grounds Committee scheduled tree-service contractors to remove the uprooted trees in front of the Demarest House on January 16th at a cost of \$2,000.

Commissioner D. Powell reported historian and author Todd Braisted spoke about his new book on Bergen County in the American Revolution at the two-day event on November 17 and 18, commemorating the 236th Anniversary of the British Invasion and American Retreat. The Open House for Sinter Klaas Day on December 2, 2012, attracted a new audience, including many city folk who came to buy Christmas trees and was a great success. She reported the three dendrochronologists from the Tree Ring Lab at the Lamont-Dougherty Earth Observatory who examined the Indian Dugout Canoe in the Steuben House, have agreed to speak at Chwame gischuch on Sunday, March 10, 2013.

Commissioner D. Powell also reported the new exhibit cases in the Steuben House have been used to great success and that people are reacting in increasing numbers to the site and what it has to offer. They are contributing generously to the museum fund and BCHS membership is at record levels, with memberships representing nearly 1,100 individuals.

L. HNBLPC Budget

No report.

M. Sutton & Lys Property Proposal

No update.

N. Policies and Procedures for Application Review Process

Adopted.

VII. New Business

A. Meeting with Representative from the Attorney General's Office

Chairman M. Trepicchio announced that he and Secretary K. Wright met with John Renella from the Attorney General's Office at Historic New Bridge Landing on December 19, 2012, to discuss the three opinions issued since 2009 regarding the Historic New Bridge Landing Park Commission; one issued at the request of former Assistant Commissioner Amy Cradic in September 2009, another issued at Chairman Trepicchio's request in August 2010 and a third issued in December 2011. He noted the progression evident in these opinions is quite interesting, since in the first opinion asserts there were existing funds in the DEP to

administer and operate the park and that the adoption of the Master Plan would trigger the transfer of these funds. Likewise, the opinion issued in December 2011 noted there likewise was state funds appropriated to the DEP under the headings of “Parks Management” and “Historic and Natural Resources”, which could be expended at Historic New Bridge Landing. We therefore discussed these inconsistencies. He also noted the Commission was held harmless for acts done in good faith under the interpretation of the enabling statute opinion, even though we are not state employees covered under the Tort Claims Act, but that it was at the discretion of the Department of Treasury and the Attorney General’s Office if a particular situation warranted their legal representation. In a subsequent opinion, one sentence states we are a “sue and be sued” entity,” not necessarily represented by the Attorney General’s Office, but in the next sentence it states we have to be represented by the Attorney General’s Office in all actions. This is a clear contradiction from one paragraph to the next. Furthermore, one opinion claimed the 2009 law did not expand the jurisdiction and boundaries of the park, which we know is incorrect, since it not only clearly redefined the boundaries on the east side of the river, but also included the new provision of jurisdiction within a tenth of a mile circumference from the bridge and specifically excluded the Teaneck DPW Yard. There was also discussion of the meaning of the word “shall” as expressed in the legislation, pertaining the grant of exclusive power to contract for all work in the park, since one opinion substitutes “may” for “shall” as if the power were not exclusive. No explanation was offered, except to suggest “shall” does not always mean “shall.” Secretary K. Wright noted jurisdictional disputes between governmental entities are not resolved by opinions, but judicially through court rulings. He also noted that none of the opinions takes legislative intent into consideration. He noted the Master Plan incorporates a section on Legislative Intent, compiled from press releases issued by the sponsoring legislators and the Governor at the time the act was signed into law. Secretary K. wright also challenged the assertion in one opinion that suggest the DEP retains some residual powers at Historic New Bridge Landing because of the DEP’s supposed “ownership” of the state properties here. He pointed out that the State of New Jersey owns these lands, not the DEP, and that the Legislature is fully competent to transfer administration of state lands from one governmental entity to another through the enactment of laws. In particular, he noted the Steuben House Commission acquired the Steuben House and surrounding land in 1928. Its membership was made up of local officials and members of the Bergen County Historical Society. Administration was transferred from the Steuben Commission to the Historic Sites Commission in 1931. In 1945, administration was transferred from the Historic Sites Commission to the Office of Historic Sites in the old Department of Conservation and Economic Development. The DEP did not come into existence until April 1970. Moreover, the state’s portion of the BAPCO property was acquired through a Federal grant to the Historic New Bridge Landing Park Commission and not to the DEP. Even though Green Acres acted as the

real estate agent, the Historic New Bridge Landing Park Commission actually acquired this lot through an independent source of funding.

B. Exploring National Historic Park status

Commissioner M. Donohue reported that a meeting she scheduled with Congressman Bill Pascrell to discuss possible National Historic Park status for Historic New Bridge Landing was postponed due to inclement weather. She will arrange another meeting as soon as possible. She noted we have a very compelling story and that many people want to be part of it.

VIII. Public Comment

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 8:41 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on February 7, 2013. Future meetings are scheduled for March 7, April 4, May 2, June 6, August 1, September 5, October 3, November 7, December 5, and January 2, 2014.

Meeting of the Historic New Bridge Landing Park Commission
February 7, 2013

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; S. Ellis; W. J. Oddie; D. Powell; A. Strobel; M. Trepicchio.

Excused:

Also, K. Wright, Secretary; Kathleen Murphy, River Edge Councilwoman; S. Moscaritolo, River Edge Mayor.

III. Review of Minutes

The Minutes of the Meeting of December 6, 2012, were reviewed. Motion to approve as submitted, M. Donohue; second, W. J. Oddie. Motion carried.

Review of the Minutes of the Meeting of January 3, 2013, was postponed to the next meeting.

IV. Calendar

V. Chairman's Report

Chairman M. Trepicchio noted there was an article in the *Record* that referenced \$2 million in Green Acres funding, earmarked for a dozen historic sites, including Historic New Bridge Landing. He stated our interest in re-activating a Green Acres purchase of the former New Bridge General Store (built on the foundation of the pre-Revolutionary War Stone Tavern at New Bridge) at 79 Old New Bridge Road, which has been on our priority list for some years. At one time, the owner was a willing seller, but the seller and Green Acres failed to agree on a purchase price at that time.

Chairman Trepicchio thought we should also look to the State of New Jersey to try and acquire the rights-of way on Hackensack Avenue and small parcels of land on the traffic triangle, bordering the former Pizza Town and Sutton & Lys properties, owned by the County of Bergen. He also suggested possible

use of Green Acres funding to acquire the PSE&G substation and thought we might engage the Bergen County Historical Society to see if they wanted to sell any of their land, particularly wetlands. He thought we should encourage Green Acres to contact property owners and see if they were willing to sell. He noted there is money on the table and we need to be engaged. Chairman Trepicchio noted Senator Weinberg had contacted Green Acres for specifics.

Commissioner S. Ellis noted he had seen two articles: one is to use dedicated tax receipts for Green Acres funding and the other dealt with money already allocated. He said he would forward the email address for Jim Osborne, who was the point of contact for Green Acres in the Northern Region.

Chairman Trepicchio noted the success of the recent Bergen County Historical Society program and event for Brigit's Day and Candlemas. He looked forward to the upcoming Washington's Birthday event.

VI. Continuing Business

A. Capital Projects

See following.

B. Steuben House

DEP Commissioner's designee S. Ellis handed out copies of the updated *HNBLPC-Steuben House Capital/Maintenance Projects 2012/2013*, dated 2/7/2013. He addressed several items in particular, starting with #14 (Page 1 of 5) Flood mitigation study. "NR Supt needs additional information from HNBLPC before discussing with ORD." Chairman Trepicchio said that communications had failed resulting in this going in the wrong direction. Originally, we were looking to address "sunshine" flooding, specifically drainage flaps or one-way tidal flap of drainage conduit that would seal shut and present intrusion of water through storm drains. The other item of interest was a floodgate with a one-way tide flap across the outlet of the drainage ditch, north of the Steuben House to see if it might suffice in keeping upland dry in normal tides. DEP Commissioner's designee S. Ellis said he would redirect the consultant to address these issues regarding tidal flaps on outlets of storm-drain conduit and drainage ditch. He also indicated he would have to see if it would cost additional money. Commissioner D. Powell noted that River Edge should take an interest since this is the cause of flooding intersection of Main Street and the jug-handle through storm drains and conduit. Secretary K. Wright noted the same problem results in repeated flooding from storm drain at entrance to the roundabout near the flagpole at the Steuben House. He said they should raise the elevation of the storm drain in that vicinity to prevent backflow. DEP Commissioner's designee S. Ellis noted that #11 (Page 3

of 5) dealt with “level grade of roundabout, removing drainage swale, and place curbing to demark roadway from island and lawn areas.” The planned start date is “Pending discussion with Ed Mulvan.”

DEP Commissioner’s designee S. Ellis next addressed #19 Boiler replacement and related comments, “HPO reviewed and ruled this does not constitute an encroachment. Price quote received: \$22,100.” S. Ellis passed out the requested copies of the bid with a breakdown of manpower costs from Joe Deacy, Service Manager, for (GSH, Partners in energy and Facilities Management) George S. Hall, Inc., of Pine Brook, NJ, estimating 152 total hours for two workers, working 9.5 hours x 8 hrs./day. The quote for replacing the existing (2) A. O. Smith Boiler as per prints dated 8/27/12, at the Steuben House is Labor: 136 hours @ \$75.81 per hour = \$10,310.16; Materials: Boiler, pipe, fittings, flue \$10,219.46, plus 10% = \$11,241.41, subs: SMS \$500.00, plus 10% = \$550.00. The price to provide the labor and materials for the above job is \$22,101.57.

As DEP Commissioner’s designee S. Ellis felt comfortable with the information provided, it is the consensus of the Commission to go ahead with the installation.

Regarding #1 floor finishing (Page 2 of 5), DEP Commissioner’s designee S. Ellis said he would reach out to Floor.com and get their recommendations for refinishing the floorboards to match and to seal.

Regarding #3 Replace at least four missing shutter dogs to secure shutters (order extra to have on hand), Secretary K. Wright noted there is one of the shutter dogs he picked up from the ground outside the house in the hall closet, which can be used for a model.

Regarding #4 Repair and repaint plaster walls in Dwelling Room and rear rooms, correcting defects that have either existed for years or resulted from flooding, Secretary K. Wright noted the defects in the Dwelling Rooms walls on either side of the fireplace were caused by archaeological exploration in the late 1970s, which were improperly repaired. He also noted water intrusion from the base of the interior stonewall that runs the length of the 1752 section of the house, as evidenced by the failure of the cement floor adjacent to this interior wall, evident at the back of the hall closet.

Regarding #15 Emplace bollards where saw horses currently block roadway, a turnpike swing-gate, much like a standard park gate, is recommended. DEP Commissioner’s designee S. Ellis asked for a sketch of what we envisioned.

Regarding #14 Repair north shutter on parlor (broken for years and nailed shut), DEP Commissioner's designee S. Ellis reported the shutter had been refabricated and installed.

Regarding #8 (Page 3 of 5) Restore portion of roadway (formerly Main Street) where washed out in Hurricane Irene, DEP Commissioner's designee S. Ellis recommended the use of PVC material to repair the roadway in front of the Steuben House and roundabout to lessen future flood damage.

DEP Commissioner's designee S. Ellis reported he had discussed the proposed new bathroom facility on the former BAPCO property with the Assistant Commissioner. He also reported they had found the original plans for the entire sewer system at the Steuben House, which was built in the 1970s with 1-1/2 inch pipe. He noted the electrical feed from the building to the sewer ejection pumps and the pumps had been replaced. The pipe between the two tanks had been jet cleaned, but that jet cleaning 700 feet of pipe was not practicable. He contacted a plumbing contractor to ballpark a number and see what it might cost.

Chairman M. Trepicchio noted that large trees or limbs were down on the Sutton & Lys property. Commissioner D. Powell raised the issue of funding dendrochronology on the rafters and plates of the Steuben House at approximately \$200 per bore (about 10 boring samples would be required for a cost of about \$2,000). She also raised the issue of removing the electric meter on the south gable end of the Steuben House as an longstanding eyesore. DEP Commissioner's designee S. Ellis said he hadn't seen plans yet for the electrical box relocation.

C. Black Walnut

Commissioner W. J. Oddie said that his wife's sister Catherine died after a battle with dementia and his wife Joan asked to do something in her memory. Therefore, she would donate money to have a cabinetmaker make a table out of the planks milled from the black walnut tree, felled at the Steuben House, presently stored in the Westervelt-Thomas Barn. The Commission thanked him.

D. Bollards for East Side of Old Bridge

No update.

E. Staff position

No update.

F. Storm Drains, Flooding and Hackensack River

See B. Steuben House.

G. Landscaping

See B. Steuben House.

H. Campbell-Christie House

Commissioner A. Strobel refreshed the commissioners' memories regarding the steps relating to the pre-qualification process and reported the Freeholders had qualified a batch of professionals. He met last week with County Architect, John Terreri, regarding five different firms, including Holt, Morgan Russell, Historic Buildings, Architects, Mark Thompson, Watson, Henry, and two other firms. He passed around a copy of the prequalification packet and resolution and said he would send an electronic copy. He put together a revised timeline and put it into RFP document. He noted upcoming site meetings were scheduled at the Campbell-Christie House for February 21, 2013, at 10 am and for March 25, 2013, at 10 am. He highlighted minor changes in the RFP. He indicated he thought it would expedite the process if the firms responded to him with any questions and he would address any of a technical nature to John Terreri and get a response back.

Commissioner Strobel also stated he had an extensive conversation with John Terreri about removing the letter from James B. Huffman to Margaret Hickey, HJGA Consulting, Re: Campbell-Christie House, River Edge, NJ, Summary of Misc. Structural Issues, dated 28 October 2008, Revised 3 February 2009 (item 4 revised, item 5 added), as he explained at the meeting of October 4, 2012. He said the County Architect said it should be included. He suggested the principal objection at the time the consultants' recommendations were reviewed regarded the placement of a support column in the taproom. Secretary K. Wright said there was no objection made to that particular recommendation and that an appropriate support in that vicinity was not a major issue at all. Instead, he indicated the principal objection was the consultants recommendation to sister beams to convert the garret to a museum/office use, which the Society under its lease right to determine use had never proposed or agreed to, especially since there is no public use of the garret, which only has one winder-staircase for access and egress, making it unsuitable for public use.

Chairman M. Trepicchio stated he was uncomfortable with the inclusion of this document for reasons stated in the past. This last document was generated February 3, 2009 to coincide with preparation of a notice of unsafe structure at Mr. Dressler's request. He thought the document in question provided misleading information regarding the floor loads and doesn't provide any necessary information. Chairman Trepicchio stated

the Commission's resolution of October 4, 2012, is clear on this point: the Commission's approval was conditioned upon removing that particular letter. It has nothing to do with an interior post. He stated we are not going to move forward on this with this document included. Chairman Trepicchio noted there is an outstanding notice of structural deficiency against the County of Bergen with weekly fines of up to \$2,000, starting August 1, 2009. He concluded that to comply with the Commission's resolution this document has to be removed.

Commissioner Strobel reported he reached out to the County Treasurer referencing the bond for \$200,000 in County budget and found out that it was for capital improvements and therefore looked for other sources of funding for more professional services, which was let in two awards. Commissioner Strobel indicated the Historic Preservation Advisory Board oversees expenditures of Open Trust Fund moneys and a subcommittee of that group would review the submittal. Chairman Trepicchio indicated the County representative on our subcommittee could use any advice from them in forming his opinion.

Commissioner A. Strobel concluded, saying he would recommend taking out the document to John Terreri.

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, approves the Consultant Selection Timeline (request for Quotations for structural engineering, design recommendation and construction oversight for the Campbell-Christie House located at Historic New Bridge Landing Park, Timelines, Structural Engineering Services for the Campbell-Christie House, Phase 2, February 2013), on condition the letter from James B. Huffman to Margaret Hickey, HJGA Consulting, Re: Campbell-Christie House, River Edge, NJ, Summary of Misc. Structural Issues, dated 28 October 2008, Revised 3 February 2009 (item 4 revised, item 5 added), is removed from submitted documentation, as stated in the Commission's resolution of October 4, 2012. Motion, M. Donohue; second, J. Heffernan. **Motion carried.**

I. Master Plan

Approved.

J. Demarest House

No update.

K. BCHS Report

Commissioner D. Powell reported the Society was finally able to get contractor to remove two trees and stumps, which fell over in Hurricane

Irene, at a cost of \$2,000. The fence damaged by the fallen trees still needs to be repaired.

Commissioner D. Powell also noted the County of Bergen had put up a new tourism site with typos in it, wrong addresses and phone numbers. She particularly noted the name of the Steuben House was misspelled.

Commissioner D. Powell reported that anyone trying to reach the Steuben House by telephone is sent to a voice mailbox. She said she would send Steve Ellis a copy of a message to put on the Steuben House phone.

Chairman M. Trepicchio noted that he personally funded the Historic New Bridge Landing Park Commission website at \$15 per month from 2008 and that he would no longer continue to do so. Therefore, any links to this website should be removed and interested parties redirected to the Bergen County Historical Society's website for programming information. He also said he had discontinued paying \$150 per year for the Commission's PO box, which is now defunct.

L. HNBLPC Budget

No report.

M. Sutton & Lys Property Proposal

No update.

N. Policies and Procedures for Application Review Process

Adopted.

VII. New Business

A. Storm Warning

Secretary K. Wright noted that there was the possibility of tides running two to four feet above normal, due to the approaching storm and a New Moon, at high tide on Friday evening at about 8 pm and Saturday morning about 8:15 am. To address the possibility of water intrusion in the Steuben House, the humidifiers should be removed from the basement floor and the chairs put upstairs. The battery backup to the alarm system should be checked in case the power has to be cut.

VIII. Public Comment

River Edge Mayor Sandy Moscaritolo and River Edge Councilwoman Kathleen Murphy were welcomed and acknowledged. An informal discussion ensued.

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 9:05 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on March 7, 2013. Future meetings are scheduled for April 4, May 2, June 6, August 1, September 5, October 3, November 7, December 5, and January 2, 2014.

**Meeting of the Historic New Bridge Landing Park Commission
March 7, 2013**

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. Heffernan; W. J. Oddie; E. Pain; D. Powell; M. Putrino; A. Strobel; M. Trepicchio.

Excused: J. Bellis; M. Donohue.

Also, K. Wright, Secretary; Ron Kistner, Director, Bergen County Parks Department.

III. Review of Minutes

The Minutes of the Meeting of January 3, 2013, were reviewed. Motion to approve as submitted, J. Heffernan; second, D. Powell. **Motion carried.** A. Strobel, nay; M. Putrino, abstained.

Review of the Minutes of the Meeting of February 7, 2013, was postponed to the next meeting.

IV. Calendar

V. Chairman's Report

Chairman M. Trepicchio praised the ongoing schedule of well-attended events with strong interpretation. He also expressed grave concern for the unfolding RFP process for structural work at the Campbell-Christie House, particularly regarding information disseminated by the County to bidding firms, without required input or consultation with the other stakeholders, namely the Bergen County Historical Society and the Historic New Bridge Landing Park Commission, noting misinformation as to ownership of the property, which was the problem the last time around. Noting an expenditure of \$32,632 for a historic structure report and concerns for how that process went without tangible results, he feels we might be heading down the same road again. He believes the County has been in default of its lease since 2009, depriving the Society of the benefits of the lease, which he deemed unacceptable.

Chairman Trepicchio expressed concern that County representative A. Strobel had provided the number of \$200,000 as available for the project, which he felt may have jeopardized the process, since in the last go-round, the consultants came up with cost estimates that seemed to match the exact amount available. Commissioner A. Strobel said he responded to a question from a bidder, indicating \$200,000 was available for structural repairs.

Chairman Trepicchio emphasized the new RFP seeks only to update the engineering analysis of the structure and that we are looking to do what is minimally needed. He concluded by expressing confidence in County Architect John Terreri, but suggested it is time for the County of Bergen to seriously consider its representation on this Commission to avoid further ill will.

Chairman Trepicchio welcomed Ron Kistner, Director of Bergen County Parks Department, reiterating his concern over the protracted process we've been undergoing to accomplish structural work that, in his previous conversations with John Terreri and Director Kistner, does not seem to amount to a great deal of work. He again expressed his concern with responses from Commissioner Strobel to consultants that pitch the County as the owner of the property when the owner of fee is the superior party. He believes the County, in default of its lease, has failed to maintain the Campbell-Christie house in good structural condition since 2009. He further explained how the property owner, namely, the Bergen County Historical Society, was not consulted on code issues pertaining to use or to questions regarding historic restoration when these fall under the Society's purview according to lease rights.

Director Kistner explained his background experience in property management and construction issues. He noted County Architect John Terreri is overseeing the project with Adam Strobel as a facilitator. He explained that he is here to get the project done. He explained that he had not gotten copies of the Minutes and asked if they had been sent to him? Secretary Wright reported that he had been copied on the Minutes, but they were somehow being blocked. Secretary Wright noted the problem arose in January and expressed his particular concern that information was not reaching elected County officials as well as members of the Administration. Director Kistner said he would talk to IT and get the problem resolved.

Chairman Trepicchio provided an explanation of the powers and jurisdiction of the Historic New Bridge Landing Park Commission. He also explained how he had worked out an agreement on an RFP process with then Deputy County Counsel James Sattely during the lame-duck status of the previous County Administration, but left the matter unconcluded so the incoming County Administration would not be encumbered by an agreement with its

predecessor. To avoid going down the same road again, Chairman Trepicchio emphasized that both the Commission and the Historical Society need to be brought into the process in real time. Commissioner A. Strobel said that it was necessary to provide a level playing field, providing the same information to all bidders.

VI. Continuing Business

A. Capital Projects

See following.

B. Steuben House

DEP Commissioner's alternate designee, Superintendent E. Pain, reported DEP Commissioner designee S. Ellis had sent digital copies of *HNBL Projects Feb2013.xls* and the *Scope of Work for the Steuben House Re-Pointing* to the HNBLP Commissioners on March 7, 2013. Referring to the first document, he noted #19 (Page 2 of 10) Boiler replacement, that "PO has been completed for the installation of the new furnace. Awaiting GSH for DCA permits."

Under State Park Service Projects, he referred to #1 (Page 2 of 10), flooring finishing: "Reg Supt to check with Floor.com for recommended finish." Secretary K. wright noted that a board had recently popped up in front of the Dwelling Room fireplace.

Under State Park Service Projects, he referred to #3, Replace at least four missing shutter dogs to secure shutters (order extra to have on hand): "RSP Supt to purchase shutter dogs." Secretary K. wright noted he had picked up one of the missing shutter dogs off the ground and set it in the hall closet to use as a model when ordering replacements.

Under State Park Service Projects, he referred to #8 Restore portion of roadway (formerly Main Street) where washed out in Hurricane Irene, "Reg Supt provided example of stabilization material. Now going to ORD for review."

Under State Park Service Projects, he referred to #9 Have Snow removal contract include removal by hand shoveling or snow blowers any ice and snow on BAPCO pathway, and all walks and pathways on grounds of Steuben House as well as roundabout, "Multiple problems with vendor. Destruction of path and lawn area, failure to shovel state-owned paths." Secretary K. Wright noted that in a recent snowfall, the contractor had simply driven a plow in a path across part of the law, chipping off a corner of the brick pathway alongside the porch. The previous year, snow had

been plowed atop a large boxwood bush near south gable-end entrance, causing damage. DEP Commissioner's alternate designee, E. Pain, noted the contract generally goes out in September or October. Commissioner D. Powell stated the HNBLP Commission should review the contract and once a vendor is selected, then we should meet with him.

Under State Park Service Projects, he referred to #12, new brick walkway has brick too widely spaced with recessed joints, making walking difficult. Repair or replace as required, "soliciting quotes."

Under State Park Service Projects, he referred to #15 Emplace bollards where saw horses currently block roadway, "SPS to construct new gates." DEP Commissioner's alternate designee, E. Pain, passed around photocopied images of a standard braced park swing gate on posts.

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, approves and authorizes installation of two A-frame swing gates (as depicted in the submitted photographic image), along with a Knox box to facilitate access by emergency personnel, together with any required reflectors or signs for public safety, with one post on the portion of the roadway vacated to the State of New Jersey and the other (if required) on the portion of the roadway vacated to the Bergen County Historical Society (on condition the Bergen County Historical Society so approves), to block vehicular access to the vacated portion of Main Street leading to the old bridge. Motion, J. Heffernan; second, M. Putrino.

Motion carried.

Under State Park Service Projects, he referred to #19 Repair porch columns and decking, "Planning process (SOW) to follow #45 pointing project."

Under State Park Service Projects, he referred to #20 Repair pointing as required around Steuben House, "as requested, HNBLPC will take part in the planning (SOW attached), development. This is first project for this process."

Under State Park Service Projects, he referred to #23 Repair track lighting in garret (broken connection means only one segment of track lighting works), "Completed 3/1/13."

Commissioner D. Powell requested inspection and repair of an interior wall plug on the north wall of the Dwelling Room, to left of doorway leading into center hall, which is not working.

Secretary K. Wright emphasized the immediate need to replace the handicapped ramp leading from the porch through the north door into the parlor.

DEP Commissioner's alternate designee, E. Pain, reported (Page 5 of 10) under "Following the February meeting: 1. Reg Supt for a second time, approached senior staff with the HNBLPC proposal to construct a new sanitary facility on the BAPCO property. Reg Supt was informed that CBT [Corporate Business Tax] funding was depleted by storm damage repairs from Cape May to High Point." More funding would become available in July 2013.

Continuing under "Following the February meeting: "2. With regard to the tree survey, dendrochronologists for dating construction, redesigned turnaround, and removing the outside electrical box, Regional Supt did not have time to discuss with senior staff. Will endeavor to do it during the month of March."

DEP Commissioner's alternate designee, E. Pain, reported he was waiting on a bid to see whether or not it made sense to repair existing sewage ejection system or install a closed septic system, since there are concerns with both. He also noted FEMA would be visiting soon.

C. Black Walnut

No update.

D. Bollards for East Side of Old Bridge

No update.

E. Staff position

No update.

F. Storm Drains, Flooding and Hackensack River

See *B. Steuben House*.

G. Landscaping

See *B. Steuben House*.

H. Campbell-Christie House

Commissioner A. Strobel reported on the six firms who were solicited for proposals. Working according to the timeline, four proposals were

received by deadline of 4:30 pm on Monday, namely, Holt, Morgan Russell, Architects (\$34,390); Watson & Henry Architects ((\$74,650); and Jan Hird Pokorny Associates (\$119,700). Connolly & Hickey, Historical Architects sent a letter indicating they were not participating in this round.

The total costs cover two phases of the structural assessment, design and bidding process. He circulated copies of the three proposals for consideration. These cover consulting services, updating the structural analysis and construction management. The only outstanding expense is the contractor to do the repairs. He emphasized the subcommittee needs to meet with County Architect John Terreri, sooner rather than later, for a preliminary meeting. Chairman M. Trepicchio responded he would contact the County Architect by email and set up a convenient time.

Commissioner A. Strobel noted the time and date for the consultant interviews is set for 10 am on March 25, 2013, at the Campbell-Christie House. The subcommittee consists of M. Trepicchio, representing the HNBLPC; County architect John Terreri, representing the County of Bergen; and Kevin Wright, representing the Bergen County Historical Society. Commissioner A. Strobel concluded, saying he was only facilitating paperwork.

Commissioner D. Powell reported that after she asked Commissioner A. Strobel to have a County engineer check out the 1889 swing bridge, owned by the County of Bergen, after Hurricane Sandy, to assess for any possible storm damage, we received the report that it looked okay. She noted the appearance of large red, diamond-shaped, hazard markers on the wooden bollards installed in place of the crash barriers. She felt these signs seemed oversized by Federal Highway Administration standards and may pose a hazard to pedestrians and cyclists. Commissioner a. Strobel responded that the Assistant County Engineer indicated the signage meets codes and is a risk management issue. Commissioner D. Powell suggested the installation of signage should have been brought before the Commission. Chairman M. Trepicchio concluded that we all want safety and protection for the public, but we need to be kept in the loop.

I. Master Plan

Approved.

J. Demarest House

No update.

K. BCHS Report

No update.

L. HNBLPC Budget

No report.

M. Sutton & Lys Property Proposal

No update.

N. Policies and Procedures for Application Review Process

Adopted.

VII. New Business

VIII. Public Comment

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 8:38 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on April 4, 2013. Future meetings are scheduled for May 2, June 6, August 1, September 5, October 3, November 7, December 5, and January 2, 2014.

Meeting of the Historic New Bridge Landing Park Commission
April 4, 2013

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

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

Excused: J. Bellis.

Also, K. Wright, Secretary; John G. Trontis, Assistant Director, NJ Park Service.

III. Review of Minutes

The Minutes of the Meeting of February 7, 2013, were reviewed. Motion to approve as submitted, J. Heffernan; second, M. Donohue. **Motion carried.** M. Putrino, abstained.

The Minutes of the Meeting of March 7, 2013, were reviewed. Correction: W. J. Oddie mistakenly listed as present. Motion to approve as corrected, M. Donohue; second, J. Heffernan. **Motion carried.**

IV. Calendar

V. Chairman's Report

Chairman M. Trepicchio noted we are heading into the spring season and that our programs have been well attended to date. We are looking forward to upcoming programs on New Netherland, a Battleground Tour, Pinkster, and also, for the first time, a vintage nineteenth-century baseball game, which we hope will become an annual event. We are also making progress on work on the Campbell-Christie House, awarding a contract for professional services.

On behalf of the Commission, Chairman Trepicchio extended our best wishes and prayers for speedy and complete recoveries to County Executive Kathleen Donovan and Steve Ellis.

VI. Continuing Business

A. Capital Projects

See following.

B. Steuben House

Since DEP Commissioner's designee, S. Ellis, is on medical leave and alternate designee, E. Pain, is not available, Assistant Director John G. Trontis, State Park Service, reported on progress of various projects, noting work is pending on rebuilding the handicapped ramp for the Steuben House. He also noted S. Ellis had sent a copy of the specifications for re-pointing the stonework of the Steuben House. Secretary K. Wright noted there had been an email exchange on the State Park Service's claim of "granting" money to the Historic New Bridge Landing Park Commission for this project, which has not been resolved. Chairman Trepicchio noted that funds continue to flow towards these projects, but not through the proper channels. He apologized for his reply, but emphasized the State Park Service keeps inserting itself into the middle of the process after the legislature amended the enabling legislation to remove them. He noted the ongoing issue of a diversion of funds.

In response to Commissioner D. Powell's concerns regarding the FEMA visit to the Steuben House, Chairman Trepicchio requested information as to who was on site and who met with FEMA and what was discussed. He expressed the Commission's interest in ultimately receiving a copy of the FEMA report.

Chairman M. Trepicchio expressed unhappiness with the flood mitigation report, which cost \$13,000, but which did not address our concerns regarding the drainage ditch and storm drain outlet. He noted that even though the Commission by law coordinates and implements all planning on the site, including plans undertaken by the State of NJ, our input was largely ignored.

C. Black Walnut

Commissioner W. J. Oddie reported his wife Joan had donated the necessary funds in memory of her sister Catherine to have a table made for the Steuben House from planks sawn from wood saved from the old black walnut tree that formerly stood behind the Steuben House. He was impressed with the craftsmanship of Studio L and had engaged them to do the project. He passed around copies of the table's design, which will include two inscriptions, incised at either end of the table top: one noting the table was made through a donation in memory of his wife's sister Catherine, and the other indicating it is made from the black walnut tree that stood for centuries behind the Steuben House. The table will be eight

feet long, 36 inches wide and 30 inches high. Joan Oddie has donated the full amount required to manufacture the table to the Bergen County Historical Society, which in turn paid Studio L. Chairman Trepicchio expressed the Commission's thanks for Commissioner Oddie's dedication to this project, which will not only preserve the wood from this ancient tree through the creation of a memorable piece of furniture, but which shall also be a lasting testament to Joan Oddie's generosity and to her sister's memory.

D. Bollards for East Side of Old Bridge

No update.

E. Staff position

No update.

F. Storm Drains, Flooding and Hackensack River

See *B. Steuben House*.

G. Landscaping

See *B. Steuben House*.

H. Campbell-Christie House

Commissioner A. Strobel reported M. Trepicchio, representing the HNBLPC; County architect John Terreri, representing the County of Bergen; and Kevin Wright, representing the Bergen County Historical Society, met with three bidders on Monday, March 25, 2013 to go over their individual proposals for an update of the structural analysis and to do upgrades, to enable us to move forward with the kitchen wing. He reiterated the bidders were: Holt, Morgan Russell, Architects (\$34,390); Watson & Henry Architects ((\$74,650); and Jan Hird Pokorny Associates (\$119,700). After reviewing each proposal and interviewing the bidders, we are recommending Holt, Morgan Russell, Architects, by unanimous decision, believing their fee structures and what they presented verbally comprised the best proposal. The structural engineering report will include analysis and assessment of structural issues, design component for upgrades, cost estimates, prequalification and bidding services and optional services for mechanical assessment and recommendations and improving handicapped access, for a total of \$47,000. He noted \$45,590 was available and we were faced with either accepting the bid or reducing fee to the available amount and keeping to the core project. But in clarifying the numbers, the base bid was \$36,540 and \$9,050 for optional services, totaling \$45,590. In response to Commissioner D. Powell's concerns, Commissioner Strobel advised that mechanicals and improved handicapped ramp would be included in the optional services.

Commissioner Powell also noted the deteriorating condition of front stoop, due largely to ice damage. Chairman Trepicchio thanked Commissioner Strobel for articulating the reasons for the additional request for optional services. Commissioner Strobel noted the next step is Freeholder approval to hire the firm and passed out a copy of the Freeholder resolution, scheduled for vote on April 17, 2013. He said he would forward a digital copy. Commissioner Strobel referred to the timeline set out in the RFP regarding the next phase, indicating the architects will come back with updated analysis in August or September of this year. Prequalification for contractors for construction phase is set for January 2014 and the beginning of construction for June 2014. He noted he had the authorizing resolution and Treasury certification of funds. Once approved, work will commence April 29, 2013. The next milestone is documentation to be provided in May. The subcommittee will go through the updated analysis and how to proceed with recommended improvements. Chairman Trepicchio expressed his belief that this should not be highly intrusive investigation, since the architects have “as built” drawings. He thought we are largely dealing with settlement issues and he is not overly concerned about what it will take to resolve. Chairman Trepicchio thought, based upon his experience is assessing construction budgets, that the recommended proposal represents reasonable costs.

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, approves and authorizes the acceptance of the bid for professional services, pertaining to structural and mechanical analysis and recommendation for upgrades to the Campbell-Christie House, from Holt, Morgan Russell, Architects, for \$45,590, including the proposal for \$9,050 for optional services. Motion, W. J. Oddie, second M. Donohue. **Motion carried.**

Chairman M. Trepicchio thanked the County of Bergen for being a good partner in this process and he looks forward to the eventual reconstruction of the missing kitchen wing to provide better services and programs to the public.

I. Master Plan

Approved.

J. Demarest House

No update.

K. BCHS Report

No update.

L. HNBLPC Budget

No report.

M. Sutton & Lys Property Proposal

No update.

N. Policies and Procedures for Application Review Process

Adopted.

VII. New Business

VIII. Public Comment

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 8:51 P.M.

X. Next Meeting

The next regular meeting of the Historic New Bridge Landing Park Commission will be held at 7 PM at Historic New Bridge Landing, 1201-1209 Main Street, River Edge, New Jersey, 07661 on May 2, 2013. Future meetings are scheduled for June 6, August 1, September 5, October 3, November 7, December 5, and January 2, 2014.

**Meeting of the Historic New Bridge Landing Park Commission
May 2, 2013**

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. Trepicchio.

Excused: J. Bellis.

Also, K. Wright, Secretary; Lou Kahn.

III. Review of Minutes

The Minutes of the Meeting April 4, 2013, were reviewed. Under VI. Continuing Business, C. *Black Walnut*, the name of Joan Oddie's sister should be spelled, "Kathryn" and not "Catherine." Motion to approve as corrected, J. Heffernan; second, M. Donohue. **Motion carried.**

IV. Calendar

V. Chairman's Report

Chairman M. Trepicchio noted we've been having great events with more good things coming down the pike. Membership in the Bergen County Historical Society is at an all-time high. As we approach the end of the state's fiscal year, Senators Weinberg and Cardinale are working on the budget. DEP Commissioner Bob Martin said at the Senate Budget hearing, "If there is a line item in the budget, we're happy to give it to you." This is a positive step and we will keep monitoring developments. Things are also progressing with the Campbell-Christie House. So good things are happening and a lot of good people are working with us.

VI. Continuing Business

A. Capital Projects

No update. Commissioner D. Powell noted that the parking lot on the former Pizza Town property was never surfaced and striped and this needs to be done before the Vintage Baseball Game on July 6, 2013.

B. Steuben House

Secretary K. Wright reported that Bob Cope, a member of the BCHS Buildings & Ground Committee informed him that last Sunday a shutter on the second floor window on the south gable end of the house was hanging loose. Upon further investigation, it seems that the shutter dog was missing and a strong wind slammed the shutter, causing the lower pontil holding the shutter hinge to crack the eighteenth-century window frame and come loose. Secretary Wright climbed up on a ladder to return the pontil into position as best he could and to try and close the shutters as far as they would go to prevent further jostling from the wind. On the same day, a Mylar windowpane in one of the garret casement windows fell out. Upon closer investigation, it was discovered the pane had never been tacked in and the glazing putty eroded to the point it fell out. Secretary Wright tacked a plastic bag on the inside of the opening as a temporary measure to prevent intrusion of birds or rain. The eighteenth-century window sashes of these windows have badly deteriorated, due to lack of maintenance, and have lost most of the glazing putty. To prevent further loss of the antique fabric of the Steuben House, these casements badly need repair and the replacement of the badly scratched Mylar panes (inserted in 1986) with appropriate glass panes. Overall, the Steuben House is in very poor condition due to neglect and poor maintenance.

Commissioner D. Powell again requested a copy of the FEMA report for the Steuben House from the State Park Service.

C. Black Walnut

Commissioner W. J. Oddie reported he went to the studio that afternoon where the cabinetmaker is cutting the black walnut planks into boards. The craftsman has had some difficulty with boards twisting, which he's had to rectify, but he has a pile of planks ready to use. The table should be done in about two weeks.

D. Bollards for East Side of Old Bridge

No update.

E. Staff position

No update.

F. Storm Drains, Flooding and Hackensack River

No update.

G. Landscaping

No update.

H. Campbell-Christie House

Chairman M. Trepicchio reported the Bergen County Board of Chosen Freeholders County had approved the funding for the Campbell-Christie House professional services contract with HMR, Architects. Secretary K. Wright read the following email correspondence from Kurt Leasure, dated May 2, 2013 (9:01:38 AM EDT):

“Campbell Christie Team-

I’m writing to update the status of the start of the Campbell Christie House. The next steps in the process will be:

- Kick-off Meeting and Survey. I would like to schedule a kick-off meeting to coincide with our survey day during the week of May 6 or May 13. The kick-off meeting should take no more than an hour and will address items such as introduction and roles of various parties, lines of communication, site access, project scope and schedule.
- Survey will ideally take place the same day as the kick-off meeting and will include survey of existing conditions by HMR Architects, our MEP engineers (Princeton Engineering Services) and structural engineers (Harrison Hamnett). This will require several hours of survey at the site.
- Following the survey we will begin to prepare an MEP report and structural recommendations followed by construction documents for structural repairs and upgrades.

Please let me know your availability for a kick-off meeting during the week of May 6 and May 13.

Thank you. We look forward to meeting with you and getting started on the project.

Best,

Kurt”

I. Master Plan

Approved.

J. Demarest House

No update.

K. BCHS Report

Commissioner D. Powell that a group of about 60 Masons from Rhode Island visited on April 20, 2013. We brought out and displayed an old Masonic Ark, inscribed with date “1688,” and bearing the emblem of the Royal Arch, for our visitors. Refreshments were served in the Campbell-Christie House and our guests were very pleased with their tour.

Commissioner D. Powell also reported that plans and preparations are being made for the first New Bridge Wine Festival on August 24, 2013 (Rain date, August 25, 2013). We greatly appreciate the cooperation and assistance of River Edge Mayor Sandy Moscaritolo on this important fundraiser.

L. HNBLPC Budget

No report.

M. Sutton & Lys Property Proposal

No update.

N. Policies and Procedures for Application Review Process

Adopted.

VII. New Business

A. Naturalization ceremony

Commissioner M. Donohue is getting in touch with USIS to prepare for Naturalization ceremony, tentatively scheduled for Tuesday, September 17, 2013.

B. Farmers’ Market

The Bergen County Historical Society also had a preliminary conversation with River Edge Mayor Sandy Moscaritolo about holding a weekly Farmers’ Market on our grounds to build good will with the community.

VIII. Public Comment

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 7:40 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 6, 2013. Future meetings are scheduled for August 1, September 5, October 3, November 7, December 5, and January 2, 2014.

**Meeting of the Historic New Bridge Landing Park Commission
June 6, 2013**

I. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Chairman M. Trepicchio opened the meeting at 7:15 PM

II. Attendance

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

Excused: A. Strobel.

Also, K. Wright, Secretary.

III. Review of Minutes

The Minutes of the Meeting of May 2, 2013, were reviewed. Motion to accept as submitted, J. Oddie; second, M. Donohue. **Motion carried.** M. Putrino, abstained.

IV. Calendar

V. Chairman's Report

Chairman M. Trepicchio reported we have a lot of good things going on. Four years ago this Sunday, the former Governor signed legislation turning over administration of the Steuben House and state lands at Historic New Bridge Landing to this Commission, together with the funding being expended for its operation and upkeep, conditional upon approval of a master plan. That master plan was completed the following year and approved. For three years, the DEP has refused to abide by the law and the ramifications have been great. The Steuben House, an irreplaceable fixed asset, imbued with the greatest historic significance, continues to fall into disrepair due to a dysfunctional bureaucracy. We are hoping the situation will end soon and an appropriation placed in our hands as intended by legislation, unanimously approved, not because the system worked, but because it failed and fails repeatedly. The intention was and remains to transfer administration and oversight to diligent, competent stakeholders on the Historic New Bridge Landing Park Commission. Though we have operated with zero dollars, the Bergen County Historical Society has been able to open the site for special events with its own volunteer resources, providing a wonderful and exciting interpretation to

the public. Despite pretenses to the contrary, it is obvious where the true professionalism resides.

Those sitting around this table aren't the problem, but it is those who aren't here—our so-called partners with resources. We are not ingrates looking for handouts (as some might characterize us) but we are looking for compliance with the law. We have been nothing but patient. We suggest that anyone who might characterize us as “yahoos” or as the problem should look instead to their own remarkable lack of accomplishments and record of inertia. And so we look to finalize our progress in several important areas in the near future. When we look to the County of Bergen's website, we see the Campbell-Christie House prominently displayed, along with the Historical Society's activities; this is as it should be. And yet we listen to state bureaucrats pontificate about the great history of this state and then return to their offices and do nothing about it. Nonetheless, we are here to do a job and we do a good job with very limited resources. The Historical Society is putting on several major events this summer, including a Vintage Baseball Game, a Calico Frolic and a Wine Festival, which will bring not only repeat visitors, already excited about our programming, but also a new audience. Events such as these will allow the Bergen County Historical Society to fundraise for a museum and to provide additional operational funding. I thank the volunteers for their hard work and all the time they're putting into this. It is not easy to do. We just had a great two-day event for the King's Birthday. Again, we are very proud of those who invest so much time and energy in making this a wonderful place to visit. But this is a joint effort and we cannot do it individually or alone. The stakeholders have accomplished much, except for notable exceptions. Lastly, Chairman Trepicchio reported there is potentially a line-item appropriation in the works. We asked for \$375,000, which is what the Trenton Barracks gets in an annual appropriation. When we do get funding, we will be better able to serve the public, based upon the foundation we have laid thus far. What is most obvious is that full funding would represent a savings to the public over whatever money is wasted through present channels.

VI. Continuing Business

A. Capital Projects

No DEP representative in attendance. No update.

B. Steuben House

Despite the reports we get, very little is accomplished. The Steuben House is deteriorating from inaction and neglect. Windowpanes have fallen out and shutters are open, due to the lack of proper shutter hooks. Shutters are

also falling off, due to missing shutter dogs. During a recent event, the eighteenth-century interior door between the stair landing and the upper rear hallway crashed to the floor, due to the undersized screws and the inappropriate hinges used in its installation in 2007. Fortunately, no one was hurt. One of the sawhorses used to barricade the road lost one of its sets of legs in the last flood and has not been repaired; the turnpike gate across the roadway has not been installed. There is an all-around failure to treat the Steuben House with respect or to even safely accommodate the public.

Secretary K. Wright noted Bergen County sent the largest share (\$9 million) of the hotel and motel excise tax to Trenton, according to a 2010 report, a portion of which is dedicated to funding history and the arts, and yet we receive very little in return. While Cape May contributed \$6.5 million and Morris County contributed \$6 million in the hotel and motel tax, they received the lion's share of history funding. Where is the equity in this? Moreover, according to another recently published report, Bergen County sends \$1.2 billion more in tax revenues to Trenton than it receives in goods and services. And yet its only state historic park lies in near ruins. It's mind-boggling.

Ironically, a recent issue of *The Record* included a full-page advertisement for New York State's Historic Sites and heritage destinations. The day after the advertisement appeared, the Bergen County Historical Society got a booth at the Big Game Experience Exposition in Secaucus. We were the only heritage organization present. And yet, an article in the *Wall Street Journal* predicted the Super Bowl could pump \$550 million into the regional economy. What is wrong with this picture?

Secretary K. Wright suggested that, if the Steuben House continues to deteriorate, then we might consider the bold step of addressing a letter to the Secretary of the Interior, offering proofs of how the DEP has failed in its stewardship of historic sites, suggesting the situation here and elsewhere suggests demolition by neglect, and to ask for a withdrawal of Federal historic preservation funding until such time as the State of New Jersey finds a suitable replacement steward for its heritage.

C. *Black Walnut*

Secretary Wright reported the arrival of the beautiful table, made with boards from the old black walnut tree that formerly stood behind the Steuben House, whose manufacture was generously funded through a donation from Joan Oddie in memory of her sister, Kathryn Balle. Commissioner W. J. Oddie made arrangements with Studio L of Teaneck for construction of the table, which has now been placed in the Steuben House to general admiration. Incidentally, the tabletop is removable to facilitate carrying it upstairs in time of flooding. The commissioners

applauded John Oddie for his efforts in this regard and for the outstanding beauty and craftsmanship of the final product.

D. Bollards for East Side of Old Bridge

No update.

E. Staff position

No update.

F. Storm Drains, Flooding and Hackensack River

No update.

G. Landscaping

No update.

H. Campbell-Christie House

Chairman M. Trepicchio reported Ron Kistner (Director of Bergen County Parks), Adam Strobel (County of Bergen), John Terreri (County Architect), Mike Trepicchio (HNBLPC), and Kevin Wright (BCHS) met with Eric Holtermann and Kurt Leasure of Holt Morgan Russell, Architects, at the Kick-Off Meeting on the Structural Repairs Assessment, which was held in the Campbell-Christie House on May 15, 2013. Previous to the meeting, Secretary K. Wright allowed the mechanical, electrical and plumbing engineer (from Princeton Engineering Services) and the structural engineer (from Harrison-Hamnett) into the Campbell-Christie House to do their examination and assessments. Issues of mutual concern were addressed.

I. Master Plan

Approved.

J. Demarest House

No update.

K. BCHS Report

Commissioner D. Powell reported on progress with our plans and preparations for the first New Bridge Wine Festival, to be held on August 24, 2013 (Rain date, August 25, 2013) as a fundraiser for the museum building. She expressed appreciation for the cooperation and assistance of River Edge Mayor Sandy Moscaritolo, the River Edge Borough Council and River Edge Police Chief Tom Carridi. The Event Coordinator has

obtained all necessary permits and we have met with the River Edge Police to address their concerns. We have also obtained all the necessary insurance to work out an agreement with NJ Transit for the use of the transit lots at New Bridge Landing Station for additional parking. Eight north Jersey wineries are participating and there will also be local food vendors and artisans.

Commissioner J. Bellis noted he is anxious to get going on a restoration of the Westervelt-Thomas Barn. We expect to have estimates from contractors in the near future and will bring our plans to the Commission once we have a better idea of what we need to be do to bring this historic building on line.

L. HNBLPC Budget

No report.

M. Sutton & Lys Property Proposal

No update.

N. Policies and Procedures for Application Review Process

Adopted.

VII. New Business

A. Naturalization ceremony

Commissioner M. Donohue is working on the Naturalization ceremony, tentatively scheduled for Tuesday, September 17, 2013.

B. Receipt of Sandstones

The Bergen County Historical Society gratefully accepted the donation of twelve sandstone blocks, found during work on a park near Cherry Hill School on Bogert Road, which the Borough of River Edge donated for our future use.

VIII. Public Comment

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 8:41 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 August 1, 2013. Future meetings are scheduled for September 5, October 3, November 7, December 5, and January 2, 2014.

Meeting of the Historic New Bridge Landing Park Commission
August 1, 2013

I. Open Public Meetings Act Statement

Secretary K. Wright read the Open Public Meetings Act statement and Vice-Chairwoman M. Donohue opened the meeting at 7:03 PM

II. Attendance

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

Excused: J. Bellis

Also, K. Wright, Secretary; James Smith, BCHS President; Lou Kahn.

III. Review of Minutes

The Minutes of the Meeting of June 6, 2013, were reviewed. Motion to accept as submitted, J. Oddie; second, J. Heffernan. **Motion carried.** A. Strobel, abstained.

IV. Calendar

V. Chairman's Report

Vice-Chairwoman M. Donohue focused on discussing the \$100,000 appropriation to the Historic New Bridge Landing Park Commission, which would enable us to open the Steuben House on a regular schedule, which has been closed since 2007. She noted we have almost lost a generation of school children since then. She thought the funding sufficient to employ two persons, a business administrator and a historic interpreter. She thought the net step forward would be to invite Governor Christie to view the poor condition of the Steuben House and state park lands here. Commissioner D. Powell noted that volunteers from the Bergen County Historical Society had been opening the historic homes on a regular schedule of special events to the best of their ability. Vice-Chairwoman Mary Donohue proposed creation of a special committee to design job descriptions for a business administrator and historic interpreter, so that we would have the groundwork ready to move ahead at the September meeting.

Resolved, that the Historic New Bridge Landing Park Commission, acting in good faith establishes a special committee to prepare job descriptions for a

business administrator and a historic interpreter. Motion: W. John Oddie; second, D. Powell. **Motion carried.**

Vice-Chairwoman M. Donohue introduced James Smith, the new President of the Bergen County Historical Society.

VI. Continuing Business

A. Capital Projects

No DEP representative in attendance. No update.

B. Steuben House

No DEP representative was again present to report.

Secretary K. Wright noted the remarkable lack of progress on any items on the priority list, including placement of a turnpike gate at entrance instead of the broken sawhorses; completion of the three capital projects, including repair of the brick walk and turnaround and pavement of the parking lot; replacement of shutter hardware and repairs to protect the house; the need for ongoing regular maintenance; the furnace replacement during the warm season; a fallen interior door that needs to be re-hung; porch repairs and repair of the mortar, which fell out in the Northeaster of 2007.

C. Black Walnut

D. Bollards for East Side of Old Bridge

No update.

E. Staff position

No update.

F. Storm Drains, Flooding and Hackensack River

No update.

G. Landscaping

No update.

H. Campbell-Christie House

Status update report on structural repairs and mechanical-systems evaluations to Campbell-Christie House, including mechanical electrical and plumbing evaluation (draft report completed); structural survey and preliminary design (preliminary structural survey complete and design drawings partially complete; contractors determining whether soil testing required); architectural drawings (75% complete).

Commissioner A. Strobel reported that Kurt Leasure's *Campbell-Christie House – Structural Repairs and MEP Evaluation Status Report Update*, (Status Report – 071913.doc), dated July 19, 2013, from which the above information is extracted, was provided to the Secretary. Commissioner A. Strobel reported the project is progressing according to schedule and that a voucher was submitted to the County of Bergen for \$7,312.50, leaving a balance of \$29,227.50 out of the \$36,540 allotted.

Secretary K. Wright reported Ron Kistner, Director of Bergen County Parks, had contacted Chairman M. Trepicchio to say that he had located a compressor to repair the air-conditioning unit at the Campbell-Christie House, which they expected to have installed next Tuesday or Wednesday in time for the Wine Festival.

Secretary K. Wright noted he and Chairman Trepicchio had spoken with County Architect John Terreri about the deterioration of the front stoop of the Campbell-Christie House, which the County architect thought Bergen County General Service could reconstruct, using the extant stoop as a model. Commissioner A. Strobel said he would talk to John Terreri about this matter.

I. Master Plan

Approved.

J. Demarest House

No update.

K. BCHS Report

Commissioner D. Powell reported great progress was being made on preparations for the Wine Festival, noting it was amazing what a high-powered committee could do. She said arrangements were made for setting up tents, rent-a-johns, sound system for three bands that had been hired to perform under the big tent behind the Demarest House. There would be seven New Jersey wineries set up in front of the Demarest House. Sanducci's of River Edge and Choripan Rodizio of Hackensack are setting up food tables near the roundabout by the Steuben House. The committee had met with Lt. Curran of the River Edge Police Department and all necessary permits were obtained from the state and from the

Borough of River Edge. Pre-event ticket sales were going well. Mary Donohue and Deborah Powell worked with New Jersey Transit to facilitate the use of their parking lots. Commissioner D. Powell designed four large banners, two of which would be put up on the fence on Hackensack avenue and the jug-handle, one on the corner of Kinderkamack Road and Main Street, and another for the Sutton & Lys property. Lastly, Commissioner Powell announced that River Edge Mayor Sandy Moscaritolo would be sponsoring the annual Mayor's amateur winemakers' contest.

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, authorizes and approves the use of the grounds of the Steuben House for non-alcoholic vendors, including artisans, crafters, and food vendors. Motion, J. Heffernan; second, W. J. Oddie. **Motion carried.**

Commissioner D. Powell reported that Scott Lance, a barn specialist, was preparing an estimate to re-skin the Westervelt-Thomas Barn with authentic siding and to make other necessary repairs to open the building to the public. Once we have plans we will bring to the Commission. We hope to have the work done this fall.

Lastly, Commissioner D. Powell reported the Bergen County Historical Society expected to receive artifacts damaged in Hurricane Sandy back from the conservator in the near future. The Historical Society's library and document archives remain in storage. She also reported on new software she is using to correlate data on artifacts with the objects.

BCHS President James Smith reported the County Historical Society has been quite active, making a lot of progress on the garden by the Campbell-Christie House and with integrating the landscape into the historical interpretation. President Smith noted that what we want to do is to take our interpretation to the next level—the landscaping is an important part of that. He explained how the Hopper's Tavern sign, on display in the Steuben House, originally hung from an elm tree in front of John Hopper's Tavern in Ho-Ho-Kus. As a tie in to that, two Princeton elms had been planted, one in front of the Campbell-Christie House (interpreted as a tavern) and another in front of the Demarest House. He noted when the bloom of the shadbush coincided with the shad run up the Hackensack River. Therefore, we planted a shadbush or serviceberry, which we can point out at Chwame Gischuch, the Lenape New Year, when native peoples gathered at the narrows of the river. We are trying to connect what people see inside the historic homes with what they see outside. He told how they had planted bottle gourds in the garden to correspond with the antique bottle-gourd pails, ladles and bowls on display in the houses. While our list of active volunteers is growing and accomplishing a lot, he emphasized the need to correct oversight of the landscaping contractors to keep ahead of the situation. He felt those who had contracts to do landscaping need to do what they're paid to do

He also noted the DEP had failed to replace the black walnut tree cut down behind the Steuben House and suggested we start a new one from a nut of the old tree. He also noted an overgrowth of invasive species on the riverbanks, due to improper maintenance. Japanese knotweed now obscures the historical viewshed. Due to not cutting the grass and proper landscaping maintenance of the grounds, other invasive species were thriving. Brett Park is visibly affected as vines cover the trees and overgrow the Saw Shop property. He felt it was critical to address this issue immediately. He reported an elm tree and a marsh mallow were growing out of the turntable of the 1889 bridge and would cause expensive damage if not removed soon. He thought remarkable progress had been made, notably turning the auto salvage yard into a meadow, but imagine what could be accomplished with a concerted effort. President Smith thanked everyone for serving on the Commission and for protecting the site for what it is—a Revolutionary War battleground—and for trying to protect the natural landscape. He said he went to Jockey Hollow this past weekend and witnessed the fruits of a partnership between the National Park Service and the American Herb Society, which very much helps to tell the full story of that time period. He concluded by remarking what an important site we have here and how the Steuben House was a witness to important events. Secretary K. Wright noted that despite claims to the contrary, the professionals are all on this side of the fence.

L. HNBLPC Budget

Awaiting update from Senator Weinberg’s staff on communications with the Governor’s Office.

M. Sutton & Lys Property Proposal

No update.

N. Policies and Procedures for Application Review Process

Adopted.

VII. New Business

A. Naturalization ceremony

Commissioner M. Donohue is working on the Naturalization ceremony, which the USCIS has now scheduled for Tuesday, September 24, 2013. Since there should be about thirty candidates for citizenship, who attend with their families, there is not really much room to invite a large public. She is working on inviting speakers, namely County Executive Kathleen Donovan, and possible Congressman Bill Pascrell or Senator Menendez. It is policy not to have anyone who is currently standing for election.

B. 38th District Legislators Request Meeting on Historic Preservation

Senator Bob Gordon, Assemblyman Tim Eustace and Assemblywoman Connie Wagner have reached out to us, requesting a public meeting in the Steuben House at 7 PM on Monday, September 26, 2013, to discuss using historic preservation easements instead of public purchases to preserve historic houses in Bergen County.

C. Bergen LEADS

Secretary K. Wright announced the *Bergen Leads Class of 2014* would hold a session at the Steuben House, 3:15 PM – 6:00 PM, on September 9, 2013. Afterwards, they will dine at Sanzari's New Bridge Inn.

D. The Demarest-Cole General Store at New Bridge

Secretary K. Wright reported that a realtor's sign had been posted at the Demarest-Cole General Store, 79 Old New Bridge Road, New Milford, indicating the property is for sale. He noted it has been our stated goal to purchase this property—the last significant remnant of the village of New Bridge on the east side of the river—since the *General Management Plan* was first approved in 1997. It was built upon the foundation of the Revolutionary War Tavern at New Bridge.

VIII. Public Comment

IX. Adjournment

Vice-Chairwoman M. Donohue adjourned the meeting at 9:12 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 September 5, 2013. Future meetings are scheduled for October 3, November 7, December 5, and January 2, 2014.

**Meeting of the Historic New Bridge Landing Park Commission
September 4, 2013**

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

M. Donohue; S. Ellis; J. Heffernan; M. Putrino; W. J. Oddie; D. Powell; A. Strobel.

Excused: J. Bellis

Also, K. Wright, Secretary; J. Trontis, Assistant Director, State Park Service.

III. Review of Minutes

The Minutes of the Meeting of August 1, 2013, were reviewed. Motion to accept as submitted, D. Powell; second, M. Donohue. **Motion carried.** M. Putrino, abstained.

IV. Calendar

V. Chairman's Report

Chairman M. stated as we sit here in September 2013, the condition of the Steuben House continues to deteriorate at the hands of an unresponsive and incompetent DEP. As we close in on another winter, the furnace is still not replaced or in a functioning condition, ten months after this body has approved its replacement. The pointing is still missing since the April 2007 Nor'easter. The posts on the front porch are rotting away. A \$70M capital improvement to an emergency access point remains unfinished and a danger to the public and any responders to an emergency. Written and telephone correspondence remains unanswered by Bob Martin and his staff on important matters of the State. The inefficiencies of this mismanaged rabble is a great disservice to the highly taxed residents of Bergen County, who are forced to act as an ATM for the rest of the State, with little in return. It is regrettable that the DEP under Commissioner Martin has chosen to take this misguided direction and continues to make poor decisions with regard to the public trust. The continued interference by Mr. Martin and the DEP of the duties and responsibilities of this essential function of the State by unlawfully withholding and diverting funds from the State Treasury from the lawful

administrator, the Historic New Bridge Landing Park Commission, are detrimental to the State and its residents. It is regrettable that the DEP has chosen to make these decisions, which in the long run will continue to have negative consequences on the fixed assets of the State and the taxpayers of Bergen County and the State of New Jersey.

Chairman Trepicchio regretted that DEP employees attending to the business of the Historic New Bridge Landing Park Commission have been caught in the middle., but a law was passed transferring administration of the Steuben House and state parklands at Historic New Bridge Landing, yet the State Park Service is still acting as the *de facto* administrator. He asked if it was time that we post a big sign identifying the culprits. He apologized for going on like this, but this should be a simple transfer of administration and funding as required by law. And so we are stuck in a quagmire. Mark Texel, Director of the State Park Service, has not responded since Hurricane Sandy. DEP Commissioner Martin has not responded to correspondence and phone calls. Chairman Trepicchio does not see any accountability, despite serious maintenance issues, such as pointing of stonework for six years. Two weeks ago, 1,600 visitors attended our Wine Festival, which produced 50 new members for the Bergen County Historical Society in a single afternoon, and \$27,000 in revenue, through the efforts of 49 volunteers. Everyone says it is a great place, but things need to change. He reiterated we are not backing down and we will continue to be a thorn in the side until the transfer of administration and funding is achieved as required by law. The current situation is not acceptable. This should be a very simple thing, but he understands things are controlled out of Trenton and employees are just following orders. This place is enjoying a renaissance with a visibility second to none, yet its large economic potential is ignored. The present situation is harmful to the local economy and to the economy of the state, which could prosper by developing heritage tourism. Chairman Trepicchio noted that Bergen County contributed \$9 million in revenues to the hotel/motel excise tax, a revenue stream that is partly dedicated to funding history and the arts in New Jersey, and yet it only gets back about \$250,000. Chairman Trepicchio stated that we want to embrace everyone as partners, but we have to proceed in a way that we can be sure this project survives after us. He noted that we are continuing to question and pursue legal opinions about what the law states, which seem to be designed for a certain outcome and don't hold much value. If we have to go in a bus to Trenton, we will.

DEP Commissioner's designee S. Ellis respectfully disagreed they weren't doing the right thing here and stated he had no hidden agenda. He asked if the Commission wanted them to manage projects and pay the bills? Chairman Trepicchio responded that the Commission passed a resolution some time ago, outlining certain priority tasks to be done by the State Park Service acting as the Commission's agents, including the installation of the furnace. He reiterated we don't want reports, but we want action. The overruling issue

remains an unlawful diversion of funding. DEP Commissioner's designee S. Ellis responded that this was an area beyond his scope. Chairman Trepicchio said he was not trying to dispute your sincerity, but things are not getting done.

Vice-Chairwoman M. Donohue stated she'd be glad to work on getting Governor Christie here.

VI. Continuing Business

A. Capital Projects

See below for discussion.

B. Steuben House

DEP Commissioner's designee S. Ellis reported that employees from Ringwood State Park were on flood watch at any notice of high tides, using straight and overtime to take action, if necessary. He also reported the boiler replacement is in permit review, having been kicked back once and the permit sent back to the contractor months ago and resubmitted to DCA. He noted when the Commission approved the boiler replacement specifications that Northern Regional Maintenance Coordinator Bob Parachuck went to work on it and started the permit process. He noted the contractor hired a consultant to prepare the permit process, but he was in a tight spot to answer for DCA. He said he could provide an anticipated date for the installation, but the State Park Service isn't installing the boiler. He reported it took two years for the same process at Skyline Manor. He said the State Park Service would comply with the Commission's *Policies and Procedures*.

Chairman Trepicchio requested a copy of the landscaping contract before it is executed for another season. We have had no input in this matter and the Historic New Bridge Landing Park Commission needs to control the contract, which needs to be updated.

Commissioner D. Powell noted a problem with snow plowing and how the snow-plowing contract needs to include hand shoveling of the walkways to prevent further damage to plantings, such as the 35-year-old boxwood bush near south entrance and to the pathways themselves. Chairman M. Trepicchio asked what authority Ringwood State Park has to execute such contracts at Historic New Bridge Landing, since the law gives that specific power to the Commission? There is a failure to communicate and a failure to abide by the law, turning over administration to the Historic New Bridge Landing Park Commission. DEP Commissioner's designee S. Ellis answered that Ringwood Superintendent Eric Pain continues to do so because he's done it before. DEP Commissioner's designee S. Ellis stated

that they were proceeding with work until they received notice they were breaking the law. Chairman Trepicchio responded that we want to move forward and we want you to be partners, but we want you to work within the parameters of the law.

DEP Commissioner's designee S. Ellis raised the issue of funding in the current budget for Historic New Bridge Landing. Chairman Trepicchio noted we presented an operating budget of \$350,000, but we did not present a capital budget because that comes from a different source, namely a dedicated portion of the corporate business tax. DEP Commissioner's designee S. Ellis said the Park Service would take on capital projects with the Historic New Bridge Landing park Commission's approval. Chairman M. Trepicchio stated we needed to understand what the current funding available to us is. He noted this Commission has full right and authority to approve any work done here and we decide if there is a need to partner with you on projects. Our expectation would be to decide whether or not to partner with the State Park Service on projects, authorizing them to act as our agents if we so choose. In regards to capital projects, you could only act as our agents if so authorized and if the project under consideration could be done in a proper manner and the public money spent efficiently. We also require input and supervision of all contracts. This cannot work properly if one party believes in violating the law. If we could make this work, then this would be a watershed moment. This place is at a crossroads moment and the last thing we want is a rift. To date, we've seen how progress stops and starts. Chairman Trepicchio believed the process for replacing the heating system pretty much follows the process, barring the time frame and he would like to see the furnace installed and checked off the list. Chairman Trepicchio asked if the new boiler would be installed before winter? DEP Commissioner's designee S. Ellis replied that as soon as the permit arrives on his desk, it would be installed.

Chairman Trepicchio noted there is a list of approved projects, wherein the State Park Service is authorized to act as our agents. He was concerned about the funding since our understanding is about a specified amount, but if you are talking about significantly more money, then we can have that discussion.

Commissioner D. Powell noted there are questions that normally arise as far as things go with these projects, but there is no dialogue. Chairman Trepicchio added, to the defense of DEP Commissioner's designee S. Ellis that he does try to communicate with me. Commissioner Powell noted issues with the design and location of the replacement handicap ramp on the porch of the Steuben House, to replace the one washed away in Hurricane Irene. From her observations while the house was open, she said its rails and location seemed to create a tripping hazard for visitors

entering and leaving the hall doorway. It was moved from this location to the north door, where it formally was, then moved back to the south door and now needs to be moved again to its original location. DEP Commissioner's designee S. Ellis said they were careful to go to ORD (Office of Resource Development) and to follow handicap specifications. He said it would be moved to the proper location in the morning.

Commissioner A. Strobel suggested that projects be photographed upon completion to compile a work record. DEP Commissioner's designee S. Ellis thought that was a good idea, since it sometimes takes his crews several times to get a job done correctly.

Commissioner D. Powell asked about reports on the security system to alert the Commission to alarms that have occurred and general comings-and-goings. DEP Commissioner's designee S. Ellis reported the last alarm occurred last winter and that Chairman Trepicchio was notified. He suggested either someone pulled on the door or it had a hinge problem. Commissioner D. Powell also observed a number of used condoms littering the ground around the Steuben House during the Wine Festival, which several people reported to her. The Commission then discussed the possibility of installing security cameras. DEP Commissioner's designee S. Ellis noted it was an integrated security system, fully capable of handling security cameras, including infrared night cameras. It was further recommended that lights operating on a motion detector be unobtrusively installed.

Commissioner D. Powell asked what determines when the State Park Service comes down to deal with the threat of flooding? DEP Commissioner's designee S. Ellis stated when an alert is issued regarding supernormal tidal flooding Assistant Park Director J. Trontis relays the information to DEP Commissioner's designee S. Ellis. He said the Park Service may be a little inefficient in this regard, but precautions.

In regards to a later discussion of the red diamond-shaped signs on the bridge bollards (see below), DEP Commissioner's designee S. Ellis said the new turnpike-style gate blocking the vacated portion of Main Street would be installed next week.

C. Black Walnut

D. Bollards for East Side of Old Bridge

No update.

E. Staff position

No update.

F. Storm Drains, Flooding and Hackensack River

No update.

G. Landscaping

Discussed under Steuben House.

H. Campbell-Christie House

John Terreri, Mike Trepicchio, Kevin Wright Eric Holtermann, Kurt Leasure, and John Harrison met on August 16, 2013 to discuss progress on structural repairs and mechanical-electrical-plumbing recommendations for the Campbell-Christie House. Speaking of structural concerns with the cracked end wall and foundation, John Harrison reported, after discussions with a geotechnical engineer, that soil testing would not be worth it. He believes it most likely that differential settlement has caused the condition, but this has most likely stabilized and while there is continual movement, there is not an ongoing, worsening structural condition requiring major repair or underpinning. It was agreed that Holt, Morgan Russell, Architects, and Harrison-Hamnett would proceed with design including crack/repair repointing without further evaluation of the foundation or soil conditions. A crack-monitoring device will be installed once the masonry repair is completed.

Kurt Leasure will circulate the MEP report for input. In response to a question about mold remediation in the attic ceiling panels, Kurt Leasure thought the existing panels could be left as they did not appear to be creating an unhealthy environment or causing premature failure of the roof shingles. Upon further review, Kurt Leasure and Eric Holtermann would recommend providing an additional air space between the insulation and roofing as an alternate recommendation in the construction contract.

After further discussion on the drawing, it was decided not to install a basement slab, to provide a new sump pump and back-up battery, to provide new operable basement vent in rear addition, and to re-insulate all pipes in the basement. Proper installation of support columns in the basement. The installation of some 1 x 2 boards and a bracket was all that is required to secure west chimney to roof.

Chairman Trepicchio said quite minimal work needs to be done to remedy structural deficiencies. He thought this seemed “miraculous,” that the Campbell-Christie House must be a miraculous, self-healing house that has made a remarkable recovery on its own over the last five years since the so-called structural deficiency notice was issued.

Commissioner A. Strobel noted a copy of the condition report was sent out to the Commissioners. He also noted Kurt Leasure sent out a Pdf of the drawings in response to his request. He noted the architects were finishing up their plans and recommendations, preparatory to sending the project out to bid. In response to County Architect John Terreri's offer to have county work crew repair the front stoop, Commissioner A. Strobel said he would reach out to John.

I. Master Plan

Approved.

J. Demarest House

No update.

K. BCHS Report

Commissioner D. Powell reported that, besides the events and programming listed for the year, she wanted to report that 1600 people attended the Wine Festival. She reported the Bergen County Historical Society now has 1,200 paid members. She noted New Jersey Transit had made their parking lots available and she understands from the parking attendants that all the parking lots were filled during the Wine Festival. Forty-nine volunteers staffed the event and we had all three houses open to visitors during the festival.

Commissioner D. Powell wanted to follow up on the red diamond-shaped signs that the County installed on the bollards at the west entrance to the bridge. She thought these signs, besides being an distracting eyesore, suitable perhaps for the Turnpike, they are not only inappropriate for an historic site, but may constitute a hazard to people crossing the bridge—at one point, they are only 21 inches apart. She noted the County didn't come before the Historic New Bridge Landing Park Commission before they put them up. So why introduce a new problem. Commissioner A. Strobel noted he understood her point, but the Public works Department put them up and he was uncertain as to why.

L. HNBLPC Budget

M. Sutton & Lys Property Proposal

No update.

N. Policies and Procedures for Application Review Process

Adopted.

VII. New Business

A. Naturalization ceremony

Commissioner M. Donohue reported everything is going well with preparations for the Naturalization ceremony. She invited Congressmen Bill Pascrell and Scott Garret and Senator Menendez. County executive Kathleen Donovan will be the keynote speaker. River Edge mayor Sandy Moscaritolo will also speak. She obtained a singer from River Dell High School to sing the National Anthem. She reported that twenty-six immigrants representing nineteen countries of origin would be sworn as new citizens.

B. Bergen LEADS

Secretary K. Wright reminded everyone the *Bergen Leads Class of 2014* would hold a session at the Steuben House, 3:15 PM – 6:00 PM, on September 9, 2013. Afterwards, they will dine at Sanzari's New Bridge Inn.

C. The Demarest-Cole General Store at New Bridge

Secretary K. Wright reiterated that the Demarest-Cole General Store, 79 Old New Bridge Road, New Milford, is for sale and that this property has been identified for purchase since the *General Management Plan* was first approved in 1997. It stands upon the foundation of the Revolutionary War Tavern at New Bridge. He noted that Green Acres attempted a purchase years ago, but the appraised value did not match the seller's asking price. This is the last historic structure standing contiguous to the park. He also noted the small house and lot standing at the dead-end of Steuben Place might be available for purchase. DEP Commissioner's designee S. Ellis said he would call Lisa Stern, our representative on Green Acres, in the morning.

VIII. Public Comment

Assistant Director J. Trontis stated that Chairman Trepicchio said a lot in his prepared statement, but he wanted to clarify one point, that the letter advising that the funding would be delayed because of the retirement of the Director of Finance, David Barth, and his replacement needed time to get up to speed on projects and to provide information on transferring the funding to Mark Texel, the Director of the State Park Service. Assistant Director Trontis said he only formally heard of this funding when Mark Texel called, so please understand that he learned about this funding from Mark Texel. In fact, he stated he didn't tell you she didn't know how to convey the funds, but he knows little more about it now than when he called you. He was only recently aware of the

“grant” funding application process., but stated this is a one-time “grant.” He stated he understands the Historic New Bridge Landing Park Commission is qualified to receive funding so you will soon receive a letter about the grant application procedures. He stated the “grant” from the Public Utilities Programming budget has a two-year window of availability and may be used for operational funds. Chairman Trepicchio asked what it means that we are going to receive an “operational grant”? How could we operate a park or park commission on a one-time grant for funding? He thought this was another way to delay in front of the public. Chairman Trepicchio said we would look over the actual “grant” funding document, but we didn’t ask for a “grant”, instead we requested a line-item appropriation through our legislators and that is what we understood we had received. He asked that Mark Texel email the letter regarding the funding to the Commission, since we no longer have a post-office box, which was closed down a year ago because we didn’t receive an operational funding.

Vice-Chairwoman M. Donohue regretted that we have lost a generation of children as visitors to the Steuben House, because of its closure.

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 9:03 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 October 3, 2013. Future meetings are scheduled for November 7, December 5, and January 2, 2014.

Meeting of the Historic New Bridge Landing Park Commission
November 7, 2013

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

Also, Kevin Wright, secretary; Lou Kahn.

III. Review of Minutes

Review of the Minutes of the Meeting of September 4, 2013. Motion to approve as submitted: M. Donohue; second, A. Strobel. Motion carried. W. J. Oddie, abstained.

IV. Calendar

V. Annual Business

A. Election of Officers:

Secretary K. Wright opened the floor for nominations. Commissioner D. Powell nominated Michael Trepicchio for Chairman, Mary Donohue for Vice-Chairwoman, James Bellis for Treasurer, and Kevin Wright for Secretary. J. Heffernan seconded the slate of nominations. Commissioner A. Strobel nominated Bob Martin for Chairman, but there was no second. There being no other nominations, the Secretary asked for a motion to close nominations: motion, J. Heffernan, second, M. Donohue. Secretary K. Wright asked the commissioners to fill out their paper ballots in conformity with the By-Laws. The slate was unanimously elected.

Commissioner A. Strobel explained his nomination of Bob Martin for Chairman saying he did it “in an effort to get the DEP engaged, knowing it wouldn’t move forward.” Chairman Trepicchio responded, saying, “It’s an important intent. The DEP hasn’t been engaged for some time. Not sending anyone here is a waste of our time. They’ve abdicated their responsibilities.”

VI. Chairman’s Report

Chairman Trepicchio said we've all seen the letter from Mr. Texel regarding the "grant" of operational funding under the guise of "development (programmatic)", which seems the latest machination to sidestep the law, which calls for a simple transfer of funding, but on a different and unlawful route. Chairman Trepicchio believes to accept money under those pretenses is asking us to break the law. He noted there are three clear paths to achieving funding under the law, first, reallocation of funding from DEP and Division of Parks & Forestry; secondly, going directly to the Governor and Legislature and requesting an appropriation, which is what we did; and thirdly, a route strictly relating to our asking Green Acres for grants for land acquisition and development of property so acquired. The DEP twisted the phrase in the law by inserting "programmatic", which is problematic. He reported sending a letter to the DEP Commissioner, addressing this issue and providing our response, but the DEP Commissioner never responded, which is par for the course. He also sent a letter to our legal counsel, asking him to enforce the law. We've documented the unfortunate legal advice we've received.

Commissioner Strobel didn't recall a letter going back and forth, suggesting there may be room for a compromise approach. Chairman Trepicchio noted he called the DEP Commissioner and Parks Director Mark Texel (as the grant letter suggested, if there were questions) but they never responded to repeated phone calls.

Chairman Trepicchio finds it frightening to think of the state of this country, which is governed by laws, when we have a bureaucracy that decides it doesn't have to follow laws not to their liking. He's asked our legal counsel to enforce the law, which they seem unwilling to do and it's pretty scary, especially when it's a law as innocuous as this.

Commissioner W. J. Oddie noted every meeting we hear the same story—these people are not going to cooperate, no matter what. Are we in a position to sue to resolve these issues? Chairman Trepicchio responded, he thinks there is a means to that end; there are seven entities represented on this commission that are autonomous. He urged the commissioners to go back to their governing body to file a grievance and to ask that the DEP be held responsible. Four and a half years is a long time to wait and damages to state assets are mounting. He concluded, we need adjudication in a court of law to resolve jurisdictional issues, to force compliance with the law and to settle possible damages. Several representatives said they would do so. Commissioner A. Strobel said he would bring back to County Executive to see her thoughts.

Chairman Trepicchio noted we have all the right ingredients to make this work and he wants to move this forward. He feels there is power in numbers and we must act, otherwise, we are spinning our wheels. We know from experience, we can't have the DEP involved in this, except as a seat on the commission—they have a vote, not a veto. The state of New Jersey's legal

arm is silent. Clearly, if we were in the wrong, they would have come down hard on us.

Commissioner J. Bellis said the Blauvelt-Demarest Foundation has legal counsel always available, and asked if it would help if he made that counsel available to us. He pointed out their lawyer is well known in the county. The commissioners accepted the offer and thanked Commissioner Bellis.

Secretary K. Wright said he would draft a resolution asking different entities to support a line-item appropriation for the HNBLPC.

Chairman Trepicchio concluded, saying this is good progress. We just need to resolve this. It is not healthy for the relationship for it to drag on. We are not looking to embarrass anyone. He said he attempted to go this route in 2011 and was threatened, being told he would proceed at his own peril. He felt this discussion and the offer of legal assistance is positive and he appreciated everyone working together on this. He also thanked everyone for contributing to the discussion. Commissioner W. J. Oddie said that as the chairman and CEO of a private business, he would not have tolerated this kind of foot-dragging behavior for five minutes.

Vice-Chairwoman M. Donohue said the presentation that Kevin Wright gave to the League of New Jersey Historical Societies was impressive. We are losing a great opportunity here by having this closed. It is shameful to lose the economic benefits. Secretary K. Wright noted the overwhelmingly positive feedback we received from participants who came from as far away as Montague and Cape May. They were greatly impressed with the scenic attraction of the site and its incredible history. Chairman Trepicchio agreed, saying, it is beneficial to everyone to move this forward. Everyone should come out looking good.

VII. Continuing Business

A. Capital Projects

B. Steuben House

There was no DEP representative in attendance. Commissioner D. Powell asked about the state snowplow contract, we have not yet reviewed, no less approved. She also noted that the landscapers cut down a thirty-year old rose bush alongside the brick path to the Steuben House. She wondered who should be held responsible for making good for such damages?

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

Chairman M. Trepicchio stated General Services did a great job on the porch repair. They were also proactive in repairing the hatchways. This is how it should work. Taking a positive approach makes everyone look good.

On October 1, 2013, Kurt Leasure of Holt Morgan Russell Architects provided the following Status Update Report on the Campbell-Christie House Structural Repairs and MEP Evaluation: "Drawings are complete and ready for submissions. Specifications: Front End and Technical Specifications. Edits to the Front End are nearly complete. Technical Specifications are complete." As to the New Jersey Register Application for Project Authorization: "The application is nearly complete and ready for submission with documents. We anticipate submitting this to the NJ HPO at the same time as the drawings and specifications."

Chairman Trepicchio reported we are making progress with the County on the Campbell-Christie House, noting we are down to finalizing plans and budgets. We plan on a meeting in the near future. Commissioner A. Strobel noted Kurt Leasure had drafted the RFP "boiler-plate" for prospective contractors. We are looking to set up a meeting, but John Terreri is currently on vacation. He noted Chairman Trepicchio responded with comments, which Kurt Leasure addressed. Chairman Trepicchio specifically requested removal (but not replacement) of the beaverboard in the attic. We will go out to qualified vendors and complete these contracts on schedule. Following up on administrative issues, Commissioner Strobel reported he processed vouchers # 2 and #3. The original contract was for \$36,540. The County has been billed for \$35,235, leaving a balance of \$11,305.

I. Master Plan

Approved.

J. Demarest House

Commissioner J. Bellis announced that Blauvelt-Demarest Foundation has decided Kevin Wright will be their alternate representative on the Historic New Bridge Landing Park Commission, to act on their behalf when he is unavailable to attend meetings.

K. BCHS Report

Commissioner D. Powell reported she was working with an intern to complete an inventory of the BCHS collections. She noted the intern , who is working on her master's degree, recently applied for and got a job at a Texas college.

James Smith, President of the Bergen County Historical Society, said he had recently been to the museum at West Point, where he observed two busloads of foreign tourists entering their beautiful visitor center. He couldn't help but think about the possibilities for such visitation in Bergen County. He reported on being contacted in just the past two weeks by five different groups, including schools and scouts, asking to visit Historic New Bridge Landing. We will gather volunteers to open the site for a group of high school principals from Israel, who have requested a special visit to such an important historic site. He thanked the Commissioners for what they do and for trying to get this resolved, saying everyone who comes here is amazed at what they find.

L. HNBLPC Budget

M. Sutton & Lys Property Proposal

N. Policies and Procedures for Application Review Process

Adopted.

O. 1889 Swing Bridge

Commissioner D. Powell raised the issue of the large triangular red signs on the bollards at the west entrance to the bridge. Secretary K. Wright noted that a volunteer witness a bicycle rider striking his head when attempting to pass between the signs. One of the signs was taken down, but another volunteer set it aside and informed the County. Commissioner D. Powell noted that not only are these signs a visual blight, completely inappropriate to a historical park and heritage destination, but they do not comply with safety standards, being too close together and therefore presenting a hazard to pedestrians and bicyclists. More over, the County never secured approval from the commission as required by law. Secretary K. Wright noted that this kind of intrusion seems to indicate that somebody just doesn't get this at all; asking, could you image something like this at Gettysburg or at Yorktown? Commissioner Strobel said he brought our concerns to the engineering department and they said that public safety concerns overrode aesthetics. Commissioner D. Powell noted that this is not an active road, but it was vacated and therefore the safety concerns over traffic approaching the bridge are misplaced. Chairman Trepicchio noted that once the long-promised turnstile gate is installed near the roundabout to block traffic, then we could renew this discussion.

VIII. New Business

A. Westervelt-Thomas Barn

Commissioner J. Bellis reported he has talked to historic restoration contractor Tim Adriance yesterday and he is preparing a report on the restoration of the Westervelt-Thomas Barn and its restoration and repair. The Blauvelt-Demarest Foundation will make a grant to the Bergen County Historical Society to fund the restoration project.

IX. Public Comment

X. Adjournment

Chairman M. Trepicchio adjourned the meeting at 8:06 P.M.

XI. 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 5, 2013. Future meetings are scheduled for January 2, 2014.

**Meeting of the Historic New Bridge Landing Park Commission
December 5, 2013**

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

M. Donohue; J. Heffernan; D. Powell; M. Putrino; M. Trepicchio; Kevin Wright;

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

Also, Michael Ginch, River Edge Cultural & Historic Commission; Lou Kahn.

III. Review of Minutes

Review of the Minutes of the Meeting of November 7, 2013. Correction: James Smith, President of the Bergen County Historical Society was omitted from the list of attendees. Motion to approve as corrected: M. Donohue; second, J. Heffernan. **Motion carried.**

IV. Calendar

V. Chairman's Report

Chairman Trepicchio noted, with the holiday season approaching, we continue to have great programs with great turnouts. This Sunday we will host an open house for Sinter Klaas Day and tickets for our 30th Anniversary of Colonial Christmas Concerts in the Steuben House and Tavern Nights in the Campbell-Christie House, scheduled for December 21st and 22nd, are fat selling out. Overall, we are having another successful year, spurred on through the efforts of the Bergen County Historical Society and its volunteers, who are making great headway with fundraising for a museum and visitor center at Historic New Bridge Landing. Our friends in Trenton are still the major obstacle to making this what it should be—they simply are nowhere to be found. There is still no response from the DEP or the Attorney General's Office. It is astounding when you have legal counsel that doesn't even respond to you, so we are unfortunately at a standstill. If you step back and think about it, we have tax dollars going to public employees while a Revolutionary War

battlefield, wetted by the blood of patriots, is desecrated. It is astounding those who accept public dollars don't act for the public benefit or protect public assets.

VI. Continuing Business

A. Capital Projects

B. Steuben House

There was no DEP representative in attendance. Commissioner D. Powell reported that landscapers on the state grounds had cut a beautiful old lilac bush by the back steps of the Steuben House to the ground, which is a real disservice. Commissioner D. Powell also reported she was tired of visiting the Steuben House and finding shutters with broken or missing hardware flapping open, endangering the antique sash and panes as well as the historical collections, and so she located appropriate shutter bolts and shutter dogs for those missing or in disrepair, which the Bergen County Historical Society purchased for \$145. A qualified volunteer installed this hardware to restore security to the house and its contents. She also noted we have not had an opportunity to review, no less to approve, the landscaping and snowplowing contracts. Chairman M. Trepicchio noted that the DEP does not respond to such inquiries, whether you are nice, mean or indifferent in your requests. Commissioner Powell lastly noted that a recent newspaper article in the Record on historic preservation noted a \$20,000 grant from the New Jersey Historical Commission, which was made towards an Implementation Plan back around 2000. She wondered why they were listing awards made over a dozen years ago?

Secretary K. Wright noted that although the Historic New Bridge Landing is empowered by law to coordinate and implement all plans and activities on the lands under its jurisdiction, a volunteer informed him earlier in the day that he noticed state contractors in the Steuben House. Upon entering the house, the contractor informed this volunteer that they would be installing the new heating system, starting on Monday, and that the work would take two or three days. When K. Wright spoke with the contractor on the phone, he seemed unaware of the programming schedule for the house, of which Secretary Wright then duly informed him. He also advised the contractor of our concern for the artifacts in the Steuben House, which the contractor said would not impose any impediment to the work of replacing the furnace in the attic.

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

On December 3, 2013, Kurt Leasure, of Holt Morgan Russell Architects, met with M. Trepicchio, K. Wright and John Terreri, the county's architect, to review the latest version of the Campbell-Christie House Structural Repairs and MEP Evaluation. The estimate for the anticipated work is now under \$40,000. They discussed the economic value of reconstructing the missing kitchen wing in order to make the tavern operation in the house self-supporting. They also discussed removal of the beaverboard in the attic without replacement of any similar material.

I. Master Plan

Approved.

J. Demarest House

K. BCHS Report

Commissioner D. Powell reported the Bergen County Historical Society conducted two grounds' cleanup days, when volunteers removed trash and invasive vegetation at Historic New Bridge Landing, one undertaken by volunteers from the Historical Society's Building & Grounds Committee and the other being the UJA Federation's 15th Annual Mitzvah Day, on November 3rd. The commemoration of the 237th Anniversary of the British Invasion and American Retreat at Historic New Bridge Landing on Saturday & Sunday, November 23 & 24, 2013, was very well attended. So we continue to present quality programming without any governmental support. She reported the Bergen County Historical Society currently has over 1,200 paid members and we regularly send out email blasts to 1,534 individuals and organizations.

L. HNBLPC Budget

Resolved, the Historic New Bridge Landing park Commission, acting in good faith, requests 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 land under the Commission's jurisdiction. We also request 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. 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

K. Wright reported that he and M. Trepicchio met with James Bellis Sr., James Bellis Jr. and Tim Adriance at the Blauvelt Wildlife Museum on November 19, 2013, for a presentation of historic restoration contractor Tim Adriance's historical background report on the Westervelt-Thomas Barn and a list of recommendations for its restoration and repair. Tim has submitted copies of the historic structure report to the officers and trustees of the Bergen County Historical Society for their review. Once he has prepared cost estimates for the restoration work agreed upon, he will submit copies of the plans, report and cost estimates to the Historic New Bridge Landing Park Commission for review.

VII. New Business

A. Tentative schedule of meetings for 2014

Resolved, the Historic New Bridge Landing Park Commission, acting in good faith, approves the following schedule of meetings for 2014: February 6, 2014; March 6, April 3, May 1, June 5, July 3, August 7, September 4, October 2, November 6, December 4, and Wednesday, January 7, 2015. The Commission hereby authorizes its Secretary to publish public notice of the agreed-upon schedule. Motion, J. Heffernan, second, M. Donohue. **Motion carried.**

VIII. Public Comment

Michael Grinch, an alternate serving on the River Edge Historic Preservation Commission, showed a collection of color transparencies taken in 1986 by a photographer working on an article published in *Colonial Homes Magazine*. He also showed a shadow box display containing two photographs of the Steuben House, taken in 1928, and original hardware, including original strap hinges and shutter mounts from the house. Since the WPA removed nearly all the original hardware in its 1939 renovation of the house, these offer a rare insight into the type and style of manufacture of the historic fabric of the

building. The Commission was excited by the displays and thanked Mike Grinch for saving such invaluable evidence for posterity and for sharing it with us.

IX. Adjournment

Chairman M. Trepicchio adjourned the meeting at 8:10 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 2, 2014. Future meetings are scheduled for February 6, 2014; March 6, April 3, May 1, June 5, July 3, August 7, September 4, October 2, November 6, December 4, and Wednesday, January 7, 2015.