

State Register Act Application
With Alternatives Analysis

Zabriskie-Schedler Property – Park Project

**Rehabilitation of the Property
According to the Secretary of Interior Standards, For New Construction (36 CFR Part 67)**

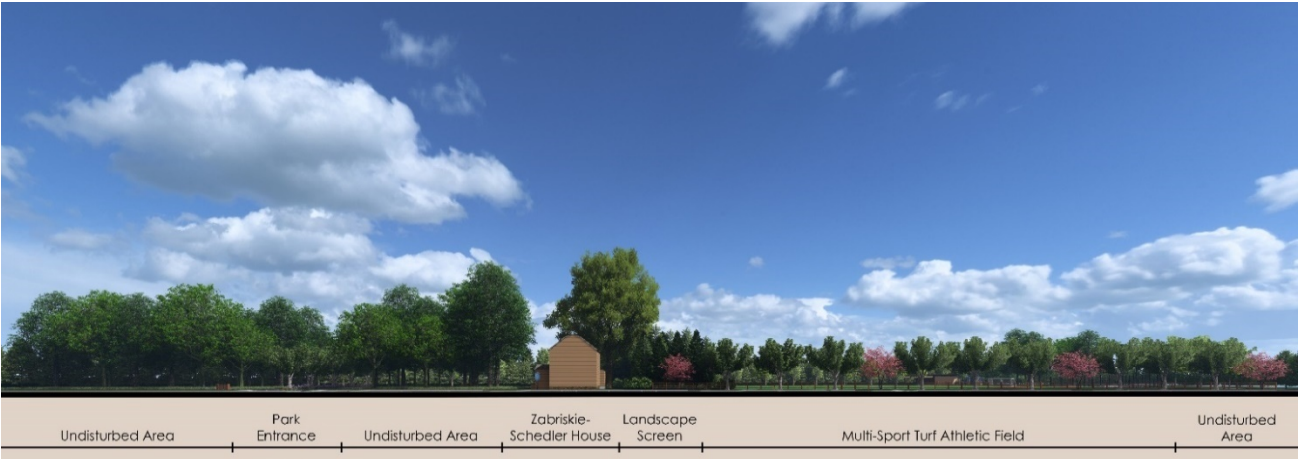
HPO Project No. 20-0608-18z

“John A.L. Zabriskie House”	
NJ State Register of Historic Places	11/14/2019
National Register of Historic Places	11/22/2019
Certificate of Eligibility (COE)	05/02/2014

16 February 2024

Applicant:
Village of Ridgewood
Bergen County, NJ

Volume No. 1



Schematic View of the Park on Zabriskie-Schedler Property Facing West

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COVER LETTER FROM
VILLAGE MANAGER KEITH KAZMARK



VILLAGE OF RIDGEWOOD

131 N. MAPLE AVENUE, RIDGEWOOD, NJ 07450

Keith Kazmark

Village Manager

Manager's Office

201-670-5500 x2202

kkazmark@ridgewoodnj.net

February 16, 2024

Kate Marcopul, Ph.D.
Historic Preservation Office
Department of Environmental Protection
State of New Jersey
501 E. State Street, Trenton, NJ 08609

Re: Application for Authorization under the State Register Act
John A.L. Zabriskie House (SR/NR)
Zabriskie-Schedler Property – Park Project
Village of Ridgewood, Bergen County, NJ

Dear Dr. Marcopul:

On behalf of the Village of Ridgewood, attached is an application to the State Historic Preservation Office (SHPO) and the Historic Sites Council (HSC) with regards to the above-referenced project.

The application seeks approval for a multipurpose public park on the site, which is consistent with the original intention of park development when the Village purchased the property in the late 2000s. We are confident this application balances our need for additional recreational and athletic space while maintaining the historical element of the Zabriskie House.

In addition, if possible, the Village wishes to formally request a special Historic Sites Council meeting for this application to be heard.

We look forward to working with you to deliver this long-awaited and much-needed multipurpose park for our residents. This need has been reinforced here in Ridgewood in light of frequent flood events that have closed both Village and Board of Education athletic facilities. Between 2007 and 2024 we have had 10 extreme floods, with three of those events occurring since last September.

Should you have any questions or need any additional information, please advise.

Best Regards,

Keith Kazmark
Village Manager

cc: Village Council
Matthew Rogers, Esq., Village Attorney
Peter Primavera, Peter Primavera Partners, LLC
Richard Grubb, Richard Grubb & Associates, Inc.

Enclosures: State Register Act Application including Appendices
(5) Project Plans
Flash Drive containing Drone Video



PROJECT INTRODUCTION

Project Introduction

The Village of Ridgewood acquired the Zabriskie-Schedler property to protect it from potential commercial development in 2007.

The historic designation of the House was never in jeopardy. It is designated under Criteria C for its architecture alone.

The Village of Ridgewood nominated the Zabriskie House to the State and National Register of Historic Places to recognize and protect it on November 14, 2019, and November 22, 2019, respectively.

The Village of Ridgewood expended \$2,600,000 to immaculately restore the House with the oversight and assistance of expert historic architects, the New Jersey Historic Trust and Bergen County.

The Village of Ridgewood's intent was always to create a multipurpose park with a sports field and passive recreation for the community to use.

Two premier archaeological consulting firms were engaged to conduct extensive investigations of the entire property. At this time, two small areas of archaeological potential are being intensively investigated under NJ HPO supervision – one where a portion of the proposed athletic field is located and the other, immediately north of the Zabriskie House.

Many Village Council meetings were held to discuss the programming and design of the project. These meetings were open to the public, as many constituencies were heard and carefully considered.

Numerous versions of a multiuse park were considered.

The Village of Ridgewood retained Peter Primavera Partners to guide it through the extensive Application for State Register Act Authorization and final concept designs. At that time, the Village of Ridgewood created a Project Team to meet every Wednesday to develop the design, consider input, and prepare the application. That team included:

Mayor Paul Vagianos
Deputy Mayor Pamela Perron, at the beginning
Councilmember Siobhan Winograd
Village Manager Keith Kazmark
Village Attorney Matthew Rogers
Village Clerk Heather Mailander
Village Engineer Christopher Rutishauser
Assistant Engineer Jovan Mehandzic
Peter Primavera, Project Consultant

The Village of Ridgewood has completed a detailed Concept Layout Plan for the Park, along with Preliminary Grading and Landscape plans.

Based on the State Register of Historic Places Act, the Village of Ridgewood interprets the project as an encroachment by nature because of the proposed features on the property. The Village of Ridgewood has taken exhaustive steps to limit or reduce the encroachment and minimize the effects of the project on the qualities that make the John A. L. Zabriskie House historically significant, which is its architecture.

The Application for Project Authorization Under the State Register Act (SRA) has been completed and submitted as part of this package. The application will also be submitted to the Historic Sites Council.

The Village of Ridgewood seeks conditional approval of the application for the following:

- Completion of a Final Construction Design
- Completion of a Final Landscape Design
- Conditions of the Proposed Mitigations listed in the Application.
- Retention of the Property on the State and National Registers of Historic Places

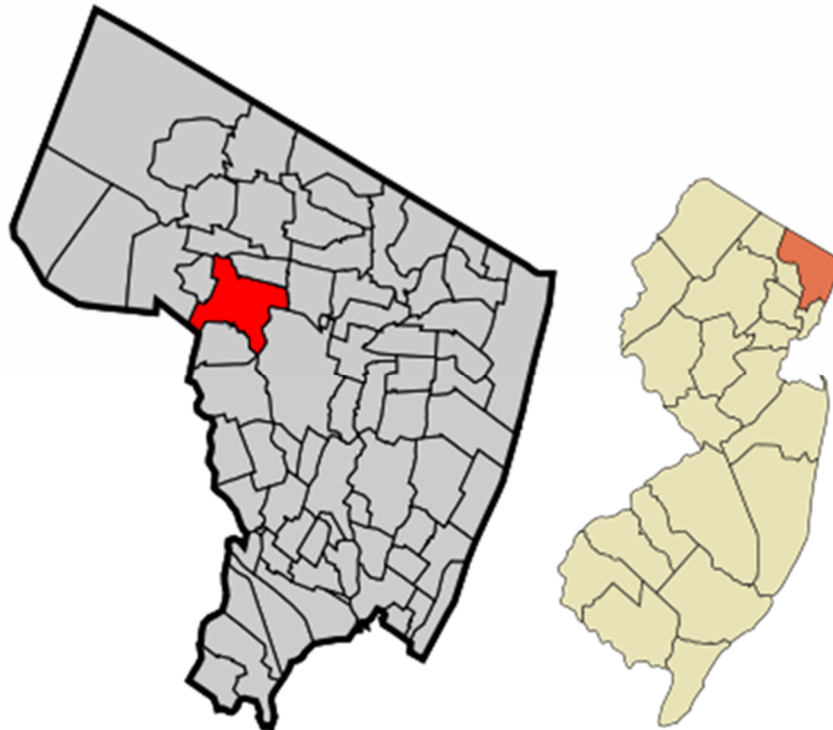
The Village of Ridgewood is immensely proud of the collaborative open effort to bring the project to this high-quality design.

The Village of Ridgewood expresses many thanks to the many involved:

- New Jersey State Historic Preservation Office
- New Jersey Historic Trust
- Bergen County
- The Residents of the Village
- The Village professional staff
- The Village Council of the Village of Ridgewood
- The expert Professional Consulting Team



Village of Ridgewood Entrance Sign



Project Location

Village of Ridgewood

Bergen County, New Jersey

LETTER FROM MAYOR PAUL VAGIANOS



PAUL VAGIANOS
MAYOR

VILLAGE OF RIDGEWOOD

131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07451
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EMAIL PVAGIANOS@RIDGEWOODNJ.NET

November 2, 2023

NJDEP

Office of Local Government Assistance

ATTN: Keiona Miller

401 East State Street, 4th Floor

Mail Code 401-04

PO Box 420

Trenton, NJ 08625

Re: Questions Raised Regarding the Schedler Property

Dear Ms. Miller:

Thank you for reaching out to me regarding the inquiries you have received about the proposed park on the Schedler property in Ridgewood. As we discussed, there is an incredible amount of misinformation being disseminated. Some neighborhood residents are very opposed to the construction of a full sized turf field at the park and have contacted governmental agencies throughout the county and state in an attempt to delay or stop this project.

So that you will be in a better position to address these inquiries, I have set forth the facts surrounding this property, all of which will be fully documented.

First and foremost, let's keep in mind the objective at hand: Ridgewood wants to build a park. It will have a full sized playing field, a playground, a walking path, lots of trees and so much more. It will serve our children, our athletes, our seniors and all the residents of our Village. Currently, many of our youth and senior athletic teams are forced to play out of town because we simply do not have enough fields to accommodate all of our residents who want and need to use them. The Village has owned this property for 15 years and prior administrations have been unable to turn the property into the facility our Village needs and deserves.

ADMINISTRATIVE HISTORY OF THE SCHEDLER PROPERTY

The Schedler property is a seven acre tract of land that straddles Route 17N and West Saddle River Road in Ridgewood. When it became available for possible sale in 2008, residents of the West Saddle River Road neighborhood urged the Village of Ridgewood to purchase the site because they were concerned that a developer would purchase it and, because of its commercial location on the Rt. 17 side of the property, could become a gas station, convenience store, strip mall or apartment complex that backed up to their neighborhood on the West Saddle River Road side.

At that time, the Village Council, agreed to purchase the property on behalf of the Village. Because Ridgewood and much of northern Bergen County are so densely populated, and because of the lack of

available open space for sports fields, it was agreed by all parties involved-including the neighborhood residents-that when developed, the Village would build a park with full sized sports fields on the property. In the minutes of the Village Council meeting dated October 22, 2008, page 12, it states:

Although the members of the Schedler Committee believe, the primary objective at this time, is the preservation of open space. They have also discussed in detail and approved the conceptual plan for the improvement of the property, which includes a baseball diamond, and overlay multi-purpose field, an ADA compliant walking trail, a wooded area, and a parking lot...(Exhibit A).

The minutes continue to reflect the intent of the Village Council-and the agreement by the neighborhood residents to this plan-on page 13, wherein it states:

Significantly, the representatives of the West Saddle River Road Neighborhood Association have assured the Committee that the neighbors support the conceptual plan, including the installation of permanent lighting for athletic fields and will not disappear down the manhole cover to use it as soon as the property is acquired (Exhibit B).

In this regard, it is important to note that the proposed plan-that was agreed to by all parties involved-included significantly larger playing fields (as well as permanent lighting not included in the current plan) than the plan approved by the Village Council in September of this year. The original plan, dated September 2008 (Exhibit C), included a 75x110 yard multi-purpose field, a varsity sized 90' baseball diamond and permanent lighting. The current plan, approved by the Village Council in September 2023, includes an ADA compliant walking trail, several wooded areas, a rain garden, a children's playground, a parking area, the same size multi-purpose field as originally proposed in 2008 but a much smaller baseball diamond-known as a 40'/60' diamond-suitable for softball and little league but not varsity baseball. Notably, this 40'/60' diamond is small enough to fit within the confines of the proposed multi-purpose field (Exhibit D).

At the Village Council meeting of December 3, 2008, the minutes state:

Mayor (David) Pfund said if the Schedler property is purchased, the residents need to remember that it will be utilized in the future and he does not want anyone to come to the Council in the future complaining about building a field there. (Exhibit E).

Unfortunately, residents of the neighborhood have not heeded Mayor Pfund's admonition.

In 2015, the Village Council, under then Mayor Paul Aronsohn, approved a resolution to build a park according to the September 2008 plan (Exhibit F).

ALLEGATION: REVOLUTIONARY WAR SITE

In 2016 the Village Council, under then Mayor Susan Knudsen, rescinded the 2015 resolution and made successful application to the State Historic Preservation Office (SHPO) to have the house located on the property placed on the National Historic Sites list. Notably, the application by the Village recognized the historic value of the property for the sole reason of the Dutch colonial architecture of the house located

on the property only (Exhibits G). No other reason to place the property and the house was applied for, or recognized, other than the architecture of the home.

Of particular significance in this regard, are the four categories set forth in Exhibit G delineating National Register Criteria, as follows:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. **Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant distinguishable entity whose components lack individual distinction**
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Section C, above, the criteria related to architecture, is the ONLY box checked regarding the significance of the property. All boxes related to the historical significance of the property are left blank, indicating that there is no historical significance to the property other than its architecture. Exhibit G, above, recognizing the property for its architectural significance, is the actual document that sits in the Library of Congress stating that the property is on the National Historic Sites Registry, National Registry Reference # SG 100004648, for its architectural significance.

And while it is widely accepted by all that Revolutionary War activities took place in the region, there is absolutely no evidence that any historically significant Revolutionary War activities ever took place on the Schedler property. All historically significant activity took place at the church located on the other side of Rt. 17, not on the Schedler property. There was no battle, no encampment, no headquarters, no structure, and no canon on the Schedler property. And, as is apparent from Exhibit G, neither the Village, SHPO nor the Historic Sites Council has ever recognized, or seen evidence of, any Revolutionary War activities on the property.

In this regard, it is important to note that the Village has retained the services of a certified archaeological surveyor, Grubb and Associates, to perform an archaeological survey of the property to ensure that there is no evidence of historically significant Revolutionary War activity on the property (Exhibit H), which was also requested by the residents.

Further to this point, Ridgewood's Historic Preservation Commission has, in recognition of the fact that there is no evidence of Revolutionary War activity on the Schedler property, voted unanimously that they have no objection to the development of the Schedler property according to the 2023 plan (Exhibit I).

All allegations that the Schedler property has any relevant connection to the Revolutionary War are unsubstantiated. Most importantly, the documentation regarding the application to SHPO and the placement of the property on the Historic Sites list clearly show that no evidence was ever presented to SHPO in this regard. The property is only on the Historic Sites list based upon the Dutch colonial architecture of the house situated on the property.

ALLEGATION: CONTAMINATED SOIL

The Village Council, under then Mayor Susan Knudsen, constructed a clean soil berm on the Rt. 17 side of the property to create a safety barrier between the park and the busy highway (Exhibit J). That berm is approximately 28 ft. wide, 8 ft. high and 1100 ft. long. An allegation has been made to the DEP, without any substantiation, that the soil in the berm is contaminated. Thomas Farrell, Bureau Chief-Solid Waste Compliance & Enforcement, discussed the matter with our Village Engineer, Christopher Rutishauser, P.E. Mr. Rutishauser shared the records of soil testing with Mr. Farrell, showing the soil to be clean and free of contamination (Exhibit K). Mr. Farrell discussed the possibility of additional soil testing-none of which is required by law or regulation-in order to ensure that the soil is clean. The matter is presently under review by the DEP. The Village has agreed to conduct any additional testing the DEP may recommend.

ALLEGATION: WETLANDS

An allegation has been made to the DEP, without any substantiation, that the property contains wetlands. A review of the wetlands maps (Exhibit L) shows that this property does not contain wetlands.

ALLEGATION: DESTRUCTION OF TREES

The vast majority of the trees that will need to be taken down for the construction of the park at Schedler have already been removed by the prior council. Additionally, it is anticipated that another 222 trees will be taken down in order to complete construction of the park. In this regard, it is important to note the following:

1. 96 of the 222 trees scheduled to be taken down are of an invasive species and, for this reason, need to be removed regardless of how the park is laid out or the size of the field.
2. The size and composition of the field, which are the only issues of concern related to the construction of the park, will have little, if any, effect on the number of trees to be taken down.
3. The Village's plan for the park includes the planting of over 319 trees to replace those taken down, in addition to a variety of shrubs and other plant life. In this regard, all such plantings will be of native/indigenous species, which is not necessarily the case today.

The Village's tree canopy is part of our infrastructure and is a major priority throughout the Village of Ridgewood. Last year the Village passed a \$500,000 bond ordinance for the re-planting of trees to support that beautiful tree canopy. Let there be no doubt, the Village intends to fill this park with trees. Going forward, the construction of a full sized field on the Schedler property will have little, if any, effect on the number of trees in the park.

THE NECESSITY OF AN ARTIFICIAL TURF FIELD BECAUSE OF THE LACK OF ADEQUATE FIELD SPACE

As has been previously stated herein, Ridgewood is a densely populated suburban community that has a higher than average ratio of school age children per household than most other communities. As a result, field space is in great demand while available land to build new fields is non-existent. The last full sized multi-purpose field that was brought online in Ridgewood was Maple Park in 1980. Building this field is truly a once-in-a-generation opportunity. And, because of the lack of available land in the community, it may be our last such opportunity.

As a result, the existing fields in our Village are in constant use. This heavy use results in very little down time for our fields which leads to overuse of our existing grass fields. Grass, by its very nature, requires periods of rest in order for it to remain healthy. Our lack of adequate field space has pushed our athletic organizations to over-schedule our grass fields in order to accommodate youth and adult sports in our community. This heavy scheduling has had an extremely deleterious effect on the surfaces of those grass fields.

In the Spring of 2022, Ridgewood's municipal grass surface fields were in such poor condition as a result of overuse, that our Parks Department closed all municipal grass fields from March 7th through May 7th-virtually the entire spring season-in an effort to allow the grass an opportunity to regenerate.

Even when all of our fields are online, many of our local sports teams are unable to schedule practices- or even games-in town and are forced to find field space out of town. We simply do not have enough fields.

Artificial turf, by its very nature, allows for continuous repetitive use by the many sports organizations in town that desperately need available playing space. It can be used every day with little, if any, maintenance thereby shouldering a far more significant proportion of the load required in a town with such limited field space. Today, there are more than 10,000 artificial turf fields in the U.S. (Exhibit M). The reasons for this are twofold, both of which center upon durability. First, as was just mentioned, artificial turf fields are durable enough to withstand the daily use demands placed upon them. Second, and just as importantly, the cost to maintain a town's many grass fields in playable condition is cost prohibitive. It is just not possible to have the equivalent of the Yankee Stadium grounds crew maintain high use fields in playable condition day after day, season after season. Which explains why there are so many artificial turf fields across the country. Sure, grass would be nice. But, where necessary, turf is absolutely necessary to get the job done.

In 2017 the Village Council formed an ad hoc committee to make recommendations regarding the future of the property (Exhibit N). That committee, comprised of many neighborhood residents, recommended the construction of a park with a small-sided 50x75 yard turf field and no baseball diamond. Notably, that recommendation included a specific brand of turf field called Field Turf CoolPlay, wherein it states, at page 10:

Committee has considered the costs and benefits of multiple field surface options and preliminarily recommends Field Turf CoolPlay artificial grass surface that allows for significantly more use; has no exposed rubber; remains significantly cooler than other artificial grass surfaces; maintains a green, manicured appearance; and is economically sensible.

Consequently, many of the same residents who object to the use of an artificial turf field today agreed, at that time, that artificial turf was necessary and acceptable.

FLOODING IMPACT

Five of Ridgewood's main full sized fields are in a flood zone (Exhibit O). When there is a major flood event, all of those fields are underwater and taken offline for up to a month while repairs are made and fields are given an opportunity to dry out. When this occurs, the playing seasons of thousands of athletes of all ages is crippled. A community that doesn't have enough fields for its children on a good

day is virtually incapacitated when a flood event occurs. This area has experienced significant flooding events many times, the most significant of which occurred on the following dates.

October 2023
April 2022
September 2021
August 2014
March 2014
August 2011
April 2007
March 2007

On October 7, 2023, the Village of Ridgewood experienced its most recent flood event when 4 of our 5 major full-sized fields were underwater in the storm that affected northern New Jersey (Exhibit P).

Unfortunately, climate change has made these super storm-flooding events more frequent as the years have gone by. We anticipate this pace will only accelerate in the future.

UNAUTHORIZED HERITAGE TREE NOMINATION TO THE DEP

Most recently, on September 19, 2023, an attorney working with one of the residents of the Schedler neighborhood, nominated a large Sugar Maple tree located on the Schedler property for Big Tree/Heritage Tree status with the DEP (Exhibit Q). In addition to making unsubstantiated claims of its historical status on the form, the attorney misrepresented that the owner of the tree had completed a Right of Access Agreement, which is required for this nomination with the DEP. As a result of this filing and misrepresentation, the DEP issued a certificate granting the Sugar Maple Heritage Tree status (Exhibit R). All of this was done without the knowledge or consent of any official of the Village of Ridgewood.

Upon learning of this unauthorized action, Village Attorney Matthew S. Rogers contacted the DEP to inform them that this filing was done without the authority or consent of the Village of Ridgewood (Exhibit S). When the DEP received Mr. Rogers' letter informing them of the misrepresentation and unauthorized filing, Joseph C. Bennett, Assistant Regional Forester in the State Parks, Forests & Historic Sites Division of the DEP, revoked the Heritage Tree status of the Sugar Maple based upon the aforementioned misrepresentation and unauthorized filing (Exhibit T).

CONCLUSIONS

At this time, the Village Council is preparing an application to SHPO to build a park and a full sized 75x110 yard multi-purpose turf field on the property. We anticipate the application will be filed within the next 30 days.

The Schedler property was purchased to alleviate the strain on the Village's sports fields. Local residents living in the neighborhood of the proposed park do not want the Village to build a larger field on the property and have made unsubstantiated claims of issues surrounding the park in an effort to delay or stop its construction. It is our hope that the documents attached hereto address all of those unsubstantiated claims and will assist you in addressing any issues arising in the future.

It is important to note that the opposition by some of the neighborhood residents is far from unanimous. Chuck Handy, of 695 Kingsbridge Lane, writes:

I would like to voice my endorsement for the proposed full sided multi-sports field slated for the Zabriskie-Schedler house property on West Saddle River Road. Being a neighbor less than a block away I strongly endorse it as being presented. Being the past president of the Maroons Soccer Club for 5 years while coaching...for over 10 years I am more than aware how desperately Ridgewood needs this (Exhibit U).

And Jin Lee, of 561 Bennington Terrace, writes:

Even when my children were playing, I remember the difficulty of getting field time for the older kids. I could share story after story about dangerous fields, "fields" crafted out of makeshift plots, and canceled practices. I do not need to be convinced that our youth athletes need another full-sized field. I also support turf. If we are going to build a field there, we should get as much use out of it as possible (Exhibit V).

We are building a park with a field and we hope you will help us get the job done now. We need the park and the field for our youth sports leagues, so our children will have a place to play in a town that doesn't have enough room for them now. We need the park and the field for our senior leagues, so we will have a place for our seniors to play and age in place. We need the park and the field for our residents, because in this part of the state open space is in short supply.

We are building a park with a field and Ridgewood cannot wait another 15 years.

Should you have any questions in this regard, or have any additional questions, please do not hesitate to contact me.

Very truly yours,



Paul Vagianos
Mayor
Village of Ridgewood

APPENDIX

Exhibit A-Excerpts of the Village Council meeting dated October 22, 2008
Exhibit B-Excerpts of the Village Council meeting dated October 22, 2008
Exhibit C-Proposed Schedler property plan dated September 2008
Exhibit D-Schedler property plan approved by the Village Council dated September 2023
Exhibit E-Excerpts of the Village Council meeting dated December 8, 2008
Exhibit F-2014 Village Council resolution to build a park according to the 2008 plan
Exhibit G-SHPO application
Exhibit H-Village Council resolution retaining archaeological surveyor
Exhibit I-HPC letter
Exhibit J-photos of berm
Exhibit K-Berm soil testing report
Exhibit L-Wetlands maps
Exhibit M-Turf field article
Exhibit N-2017 Ad Hoc committee report
Exhibit O-Flood Zone Map
Exhibit P-Photos of October 7, 2023 storm effects on fields
Exhibit Q-Big Tree/Heritage Tree Nomination Form
Exhibit R-Heritage Tree Certificate
Exhibit S-Letter from Matthew Rogers
Exhibit T-DEP Letter revoking Heritage Tree status
Exhibit U-Letter from Chuck Handy
Exhibit V-Letter from Jin Lee

September. Over 30 Village residents have participated in the Committee's discussions and those residents have discussed those issues with many more of their fellow citizens. These residents, not only from the neighborhood surrounding the property, but also from all parts of Ridgewood, strongly support the preservation of the Schedler property as open recreational space. The Schedler Committee recommends that the Village commence negotiations with the seller and purchase the property as promptly as possible. He said after hearing the financial news, it is difficult to ask the Village to spend more money.

Mr. Currey said funding for the purchase comes from the anticipated \$1 million grant from the Bergen County Open Space Trust Fund with the balance funded by the Village. He said that the Village has applied for a \$300,000 grant from the New Jersey State Green Acres Fund, which is a possible additional source of funding for the purchase, however, he has to note that the allocation of the State's remaining Green Acres Funds in this round is expected to be very competitive. The Village also has fund requests for further funding on Habernickel, so the Village is not likely to receive funds for that property.

Mr. Currey said that members of the Schedler Committee have researched other sources of public and private grant money for the acquisition of the Schedler property, made numerous inquiries. He called the Trust for Public Land and the Land Conservancy of New Jersey, no other grant money for the acquisition appears to be available at this time. The State's Green Acres fund will be augmented in the future, the earliest date of public question to approve additional funding could be on the ballot would be next November. When additional State Green Acres funds are authorized, the Village as a participant in the Green Acres Planning and Incentive Program, that is because the Village has an open space tax and an Open Space and Recreation Plan on file in Trenton, which makes the Village eligible to apply for additional grants in future funding rounds until the Village has received a total of 50% of the certified appraised value of the property. If further Green Acres money becomes available in the future, the Village could continue to apply year after year.

In addition, in order to provide a dedicated source of funding to repay the debt incurred in the Schedler acquisition, as well as to fund other improvements in the Village's open spaces, the Schedler Committee recommends that the Village seek an increase in the municipal open space tax through public referendum at the earliest feasible date. The Schedler Committee and its supporters are committed to actively campaign for increase in the open space tax and to assist the Village in every way possible to assure passing of the referendum. An increase of ½% of one cent for \$100 of assessed valuation, the tax is currently ¼% of one cent per \$100, would cost the average homeowner in the Village an additional \$20 per year based on the average Village assessed value of \$800,000. Such an increase would generate additional revenue to the Village of approximately \$168,000 per year. Although the members of the Schedler Committee believe, the primary objective at this time, is the preservation of the property as open space. They have also discussed in detail and approved the conceptual plan for the improvement of the property, which includes a baseball diamond, an overlay multi-purpose field, an ADA compliant walking trail, a wooded area, and a parking lot, and the potential sources of funding for those improvements. The Schedler Committee and the

community will take the lead in raising the funds necessary to improve the property. Significantly, the representatives of the West Saddle River Road Neighborhood Association have assured the Committee that the neighbors support the conceptual plan, including the eventual installation of permanent lighting for athletic fields and will not disappear down the manhole cover to use it as soon as the property is acquired. They have indicated that they will work hard with other interested Village residents to ensure passage of the open space tax referendum and to raise funds from additional Federal, State, and County grants as well as private donations to fund the improvement of the property. Dennis McNerney, the County Executive, has indicated that there is grant money available for construction of an ADA compliant walking trail and the Committee will certainly seek to tap those sources. In addition, the Bergen County Open Space Trust Fund has a separate pool of money for improvement projects in Northwest Bergen County and Tim Cronin, Director of Village Parks and Recreation Department, sits on the Committee that recommends the allocation of those funds. In the past years, the Village has been successful in obtaining grants from those sources for improvement projects.

Mr. Currey indicated that he anticipates receiving \$100,000 for a demolition at Habernickel from these funds. In addition, Village sports groups, corporate sponsors, and individual residents from all parts of the Village have indicated their willingness and desire to participate in this important endeavor. He said that all who wish to join them are welcome. The Schedler Committee is asking to the Council to confirm its agreement with the conceptual plan for the development of the property prior to acquiring it.

Mr. Currey said that the efforts of the Schedler Committee, as well as those of the West Saddle River Road Neighborhood Association, have galvanized an outpouring of community support for the preservation of the Schedler property and they urge you to do so as soon as possible.

Councilman Mancuso said that the Schedler Committee is asking the Council to give approval authorizing the Mayor and the Village Attorney to start a dialogue with the Attorney for the Schedler estate. He asked if the Committee could get that acknowledgment tonight.

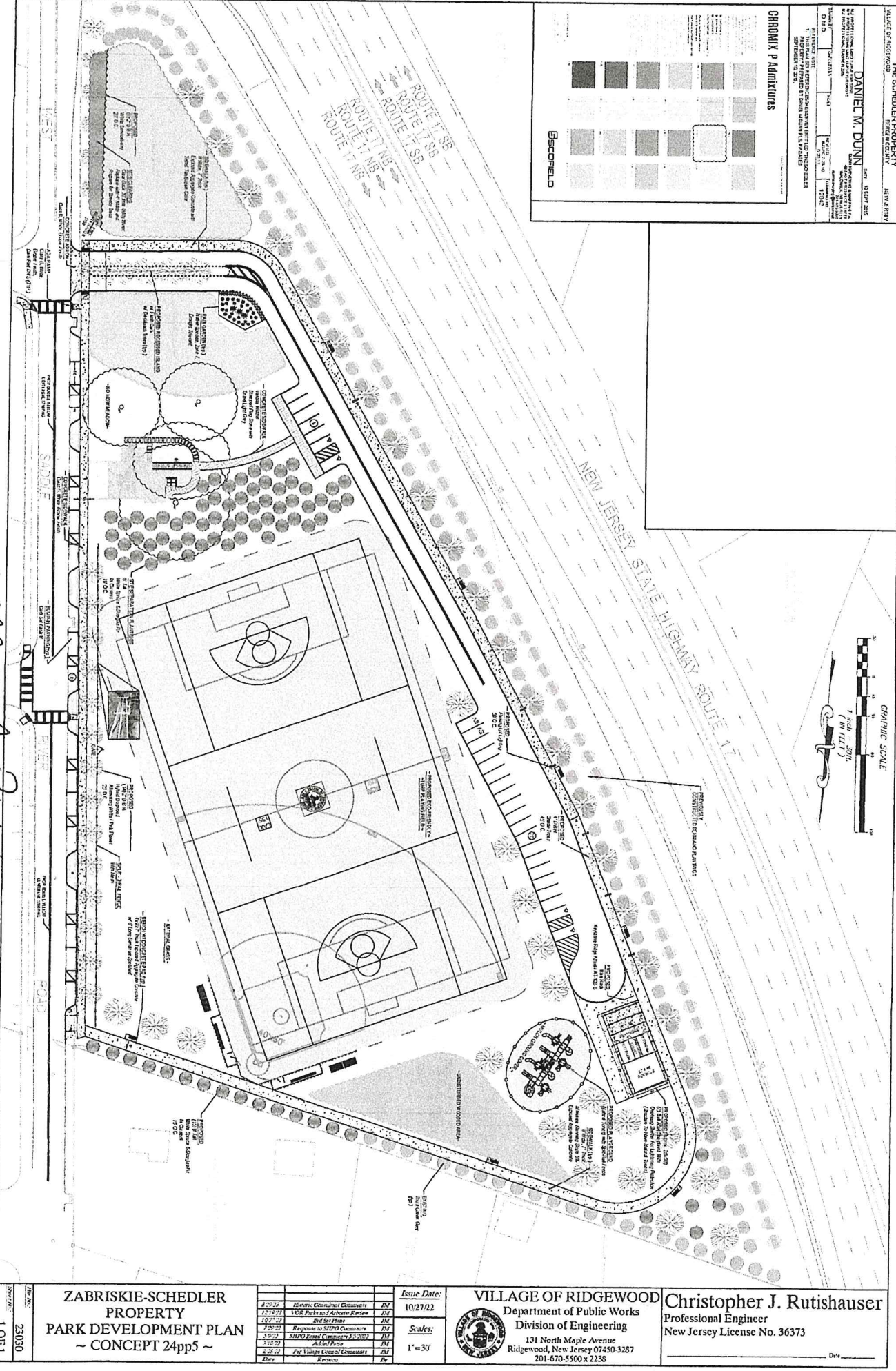
Councilman Killion said he has a few questions before everyone decides. He said it is his understanding that if the Village Council purchases this property, what is the anticipation on building the fields, is anyone going to come to the Council and say that the property has been acquired, now the fields need to be done right away or is there going to be a gap in between until money can be raised to build those fields. Councilman Mancuso said that the Committee did not say it quite clearly, the Committee is trying to ask the Village Council to approve of the purchase and to make the purchase. What members on the Committee, the sports groups, and all the residents have agreed to take up improvements by looking for other grants, and looking for donations from corporations and individuals. He reiterated that all the Committee is asking for is the purchase.

Councilman Killion said his only concern is, that the Committee will want to build a field before the money is available or is the Committee going to wait until those grants are awarded

EXHIBIT C



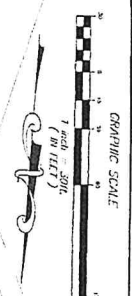
APPROVED PLAN
9/23






THE SCHEDLER PROPERTY
RIDGEWOOD
NEW JERSEY

DANIEL M. DUNN
Professional Engineer
New Jersey License No. 36373

CHROMIX P Admixtures
BECORFIELD



DATE: 10-01-2030	ZABRISKIE-SCHEDLER PROPERTY PARK DEVELOPMENT PLAN ~ CONCEPT 24pp5 ~	<table><tr><td>4/29/22</td><td>Revised Conceptual Estimates</td><td>IN</td></tr><tr><td>12/12/22</td><td>FOR PERMITS AND ADJUSTED REVENUE</td><td>IN</td></tr><tr><td>1/27/23</td><td>Set for Plans</td><td>IN</td></tr><tr><td>2/28/23</td><td>Response to STDP COMMENTS</td><td>IN</td></tr><tr><td>4/26/23</td><td>STDP FINAL COMMENTS 4/26/23</td><td>IN</td></tr><tr><td>5/12/23</td><td>Added Price</td><td>IN</td></tr><tr><td>2/28/24</td><td>Per Village Council Comments</td><td>IN</td></tr><tr><td>None</td><td>Revised</td><td>IN</td></tr></table>		4/29/22	Revised Conceptual Estimates	IN	12/12/22	FOR PERMITS AND ADJUSTED REVENUE	IN	1/27/23	Set for Plans	IN	2/28/23	Response to STDP COMMENTS	IN	4/26/23	STDP FINAL COMMENTS 4/26/23	IN	5/12/23	Added Price	IN	2/28/24	Per Village Council Comments	IN	None	Revised	IN	Issue Date: 10/27/22
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		<table><tr><td>Christopher J. Rutishauser</td></tr><tr><td>Professional Engineer</td></tr><tr><td>New Jersey License No. 36373</td></tr><tr><td>_____ Dir _____</td></tr></table>	Christopher J. Rutishauser	Professional Engineer	New Jersey License No. 36373	_____ Dir _____																						
Christopher J. Rutishauser																												
Professional Engineer																												
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_____ Dir _____																												

wanted to make that very clear to everyone. He said that he is trying to avoid people yelling after eight months of purchasing the property that nothing has been done with it. Mayor Pfund reiterated that this purchase is to maintain the integrity of the neighborhood, for the future of the children in Ridgewood.

Mayor Pfund said if the Schedler property is purchased, the residents need to remember that it will be utilized in the future and he does not want anyone to come to the Council in the future complaining about building a field there. He said his point is that the Council wants to be consistent. He said that there is a commitment from the Open Space Committee to champion a cause to increase the Open Space tax and he hopes that will come to fruition as well. He said that money can possibly be used to pay down some of the debt service and maybe some improvements in the future.

Mayor Pfund said the Council would encourage the sports groups to be creative, as they have for Maple Park, where they have raised their own funding in order to develop the property.

Mayor Pfund encouraged anyone who may be opposed to the Village purchasing the Schedler property to come up and express their opinions, because the Council wants to hear everyone who wants to speak. He said that with the Open Space Committee headed by Councilman Mancuso, the Council is still looking for creative ways to fund this project.

Councilman Mancuso said he wanted to thank the Schedler Committee for their dedication and for spending many hours with their positive thoughts and actions. He wanted everyone to know that their efforts will continue through raising funds, applying for grants, getting sponsors, getting corporations to support this, and the Committee will look for ways to pay for the improvements on the Schedler property. Councilman Mancuso said he is a very proud member of the Committee and resident of Ridgewood.

Councilwoman Zusy added that as much as the Council feels strongly that the Village is in favor of purchasing this property, there is also a sense of obligation on the part of the Council of being financially responsible.

Ralph Currey, 260 Woodside Avenue, said that he wanted to thank the Council. He said that the Open Space Committee has been championing the acquisition of the Schedler property for some time and as a member of the Committee, they are pleased that the Council has decided to move forward with negotiations to acquire Schedler and know that there are many other considerations to take into account. He said the Open Space Committee will confirm their commitment to do what they have undertaken to do in terms of finding sources of funding, not only for the acquisition, but for the improvements as well.

a. ESTIMATE OF COSTS FOR SCULPTURE PROJECT

Mr. Ten Hoeve said that he was asked by the Council, when this was proposed, to put together some costs of what it would cost to pick up, install and insure the statues. He has put

RESOLUTION NO. 15-257

WHEREAS, in January 2002, the Village of Ridgewood Open Space, Recreation, Farmland and Historic Preservation Committee (further known as the "Open Space Committee") was established; and

WHEREAS, in January 2003, the Open Space Committee submitted an "Open Space Plan" to the Village Council that identified "the Schedler property (see below for definition) as a first-priority target for acquisition by the Village"; and

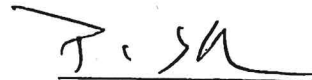
WHEREAS, in a September 2008 report to the Village Council, the Open Space Committee recommended further for the Schedler property "that the initial development consist of a parking lot, a baseball diamond and overlay multi-purpose field (without lights or restrooms), with the remainder of the property left as passive recreation space with wooded areas and a disabled-accessible (ADA compliant), senior-friendly paved walking path around the perimeter"; and

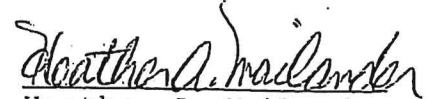
WHEREAS, in a November 2008 report to the Village Council, the Open Space Committee urged the Village of Ridgewood to acquire the Schedler property, warning that "if the property is acquired by a private developer, the Village will face the possibility of a "builder's remedy" suit forcing the Village to accept high-density multi-family residential development of the property, including affordable housing units"; and

I hereby certify that this resolution, consisting of 5 page(s), was adopted at a meeting of the Village Council of the Village of Ridgewood, held this 12th day of August, 2015.

Moved Second Ayes Nays Absent Abstain

Hauck		X	X			
Knudsen				X		
Pucciarelli	X		X			
Sedon				X		
Aronsohn			X			


Paul S. Aronsohn
Mayor


Heather A. Mailander
Village Clerk

John A. L. Zabriskie House

Name of Property

Bergen County, NJ

County and State

8 Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria considerations

(mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Architecture**Period of Significance**ca.1825-ca.1924**Significant Dates**ca.1825, ca.1840, ca.1924**Significant Person**

(Complete if Criterion B is marked above)

N/A**Cultural Affiliation**N/A**Architect/Builder**Unknown**9. Major Bibliographical References****Bibliography**

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

John A.L. Zabriskie House

Name of Property

Bergen County, NJ

County and State

Name of multiple listing (if applicable)

Section number 8 Page 1

Statement of Significance

Summary Paragraph

The John A.L. Zabriskie House is locally significant architecturally as a good, late example of a third-period Jersey Dutch-framed house, of which thousands once stood in the Dutch-settled parts of northeastern New Jersey. The Zabriskie house, itself, was built in two campaigns: first, ca.1825, as the residence of local farmer John A.L. Zabriskie in what was then Franklin Township, Bergen County. Second, it was enlarged ca.1840 with the construction of the principal, east section. The house exhibits several characteristics that are typical of a third-period Jersey Dutch framed house, and it survives as one of few remaining nineteenth-century Dutch frame houses in nearby parts of Bergen County, and one that still retains an acreage large enough to somewhat reflect its historic agricultural setting. The period of significance extends from ca.1825, with the construction of the first wing of the house, to ca.1924, the year the Smith family enlarged the house, in part by lifting the entire roof structure of the ca.1840 east section to its current height without sacrificing its character-defining Dutch-type gambrel roof form. That action, and others made by its owners in the early 20th century, show that the traditional form of the house continued to appeal to owners long after such houses stopped being constructed, and into the Colonial Revival period, when superficially similar houses were being built as new construction. **The nominated property meets Criterion C with local architectural significance.**

Historical Background

Village of Ridgewood

The John A.L. Zabriskie House is located at 460 West Saddle River Road in the Village of Ridgewood, Bergen County, New Jersey. The Village lies within the Piedmont physiographic province. This region comprises about one-fifth of the total area of New Jersey, extending southwest from the Hudson and Delaware Rivers between the Highlands and the Inner Coastal Plain. The area is generally characterized by lowlands of gently rounded hills separated by wide valleys. The Piedmont reaches sea level at the Arthur Kill, the Newark Bay, the Hackensack Meadows, and the Hudson shoreline.¹ The region is composed of shale and sandstone; red shale is common in the region, as well as sandstone, locally called "brownstone," which, in the past, was often used as a building material.²

The land comprising the present-day Village of Ridgewood was acquired in the seventeenth century by Captain William Sanford who obtained title to 15,308 acres in 1668.³ Sanford, along with John Berry and Nathaniel Kingsland, all from Barbados, owned all of the land between the Hackensack, Passaic, and Saddle Rivers and the Newark Bay, and named their combined land "New Barbadoes." Bergen County was established in 1682 and at that time contained the land between the Hudson and Hackensack Rivers, the New York State line, and Constable's Hook (present-day Bayonne). In 1710, the provincial legislature moved the Township of New Barbadoes from Essex County to Bergen County by statute,

¹ Peter O. Wacker, *Land & People: A Cultural Geography of Preindustrial New Jersey: Origins and Settlement Patterns* (New Brunswick, New Jersey: Rutgers University Press, 1975), 5.

² Kemble Widmer, *The Geology and Geography of New Jersey* (Princeton, New Jersey: D. Van Nostrand Company, Inc., 1964), 10.

³ J. M. Van Valen, *History of Bergen County, New Jersey* (New York: New Jersey Publishing and Engraving Company, 1900), 15.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

John A.L. Zabriskie House

Name of Property

Bergen County, NJ

County and State

Name of multiple listing (if applicable)

Section number 8 Page 6

organ blower in the basement of their home and paint ghosting at the first-floor hall where the organ was located. August died in 1995, and Florence in 2007 at the age of 104. The Village of Ridgewood purchased the house with approximately seven acres in 2009.

Significance under Criterion C - Architecture

The John A.L. Zabriskie House is significant as an example of a third-period Jersey Dutch framed house. In his book *The Dutch-American Farm*, David Steven Cohen identifies three stages to the transition from the Dutch farmhouse to the Dutch-American farmhouse.⁴⁰ The first phase was from 1624-1664 when New Netherland existed as a colony, and settlers adapted building traditions from the Netherlands to fit the environment in America. The second phase began sometime after the English took over New Netherland in 1664. During this phase, four regional building sub-types emerged. Finally, a third phase began around 1750 and continued about half-way through the nineteenth century, as one of New Jersey's prominent, regional vernacular architectures. The ca.1825-1840 John A.L. Zabriskie House was constructed during this latter part of the third phase.

Apart from its principal construction dates, which fall within the third period, the John A.L. Zabriskie house displays several other representative characteristics. The Zabriskie family was, itself, part of the "Dutch" cultural group in northeastern New Jersey, and the house followed building practices commonly seen among houses of this Dutch framing tradition. Most conspicuously, the east section was framed with a 1.5-story height and roof structure that embodies the Dutch gambrel form seen in many houses built in this region from the 1780s through the 1840s. Less easily noticed, the house also a brownstone treatment in the front foundation wall that is chiefly associated with the Dutch in this period. The dominance of the frame construction over that of the stone construction hints to a more distinct transition or characteristic of the third phase; the incorporation of other building influences, such as those employed in the Anglo-American building tradition,⁴¹ creating a greater variety in the plan layout and articulation to create the Dutch-American farmhouse. This is not to say that the Bergen County Dutch-American cultural group abandoned their previous traditions but more often employed or incorporated detailing influenced by the Adamesque or Greek Revival styles on the traditional Dutch-American form creating houses with more delicate and classical decoration. The melding of the traditional forms with popular style motifs perpetuated by pattern books and greater integration of cultural groups did not necessarily alter the traditional building framework but rather complemented or enhanced them so that new or expanded houses to about 1840 continued to reinforce the traditional image of the Dutch-American farmhouse.⁴²

One key characteristic of the Dutch-American house was the use of regional and readily available building materials. In Bergen County, based on the prevalence of extant and historically documented stone houses, wood frame Dutch-American houses were less common in the eighteenth century due to the local and readily available stone and slave labor to form the thick, load-bearing walls of the main

⁴⁰ David Steven Cohen, *The Dutch-American Farmhouse* (New York: New York University Press, 1992), 40.

⁴¹ T. Robins Brown and Schuyler Warmflash, *The Architecture of Bergen County, New Jersey* (New Brunswick, NJ: Rutgers University Press, 2001), 47.

⁴² Brown and Warmflash, 47-48.

RESOLUTION NO. 23-306

WHEREAS, the Zabriskie-Schedler House and the land surrounding it has been identified as sensitive for historic archaeological resources, associated with the 200-year occupation of the Zabriskie-Schedler House, which is listed on both the State and National Historic Registers; and

WHEREAS, a Phase 1A Archaeological Survey was performed on the Schedler property in 2018 and 2019 by Hunter Research, Inc.; and

WHEREAS, the New Jersey State Historic Preservation Office (SHPO) has indicated that a Phase 1B Archaeological Survey and a Ground Penetrating Radar (metal detecting) Survey must be performed in order to determine if previously unidentified archaeological sites are present or absent on the Schedler property and whether or not a further survey is required; and

WHEREAS, seven firms which perform Phase 1B Archaeological Surveys and Ground Penetrating Radar Surveys were contacted for this project, in order to obtain quotes.

NOW, THEREFORE BE IT RESOLVED, that the Village Council of the Village of Ridgewood hereby awards a contract for a Phase 1B Archaeological Survey and Ground Penetrating Radar Survey to the sole responsible quote from:

Richard Grubb & Associates
259 Prospect Plains Road, Building D
Cranbury, NJ 08512

Approved By: R. Rooney
Date: 7/13/23

I hereby certify that this resolution, consisting of 2 page(s), was adopted at a meeting of the Village Council of the Village of Ridgewood, held this 13th day of September, 2023

	Moved	Second	Ayes	Nays	Absent	Abstain
Perron			X			
Reynolds	X		X			
Weitz		X	X			
Winograd			X			
Vagianos			X			

Paul Vagianos
Mayor

Heather A. Mailander
Heather A. Mailander
Village Clerk

in the amounts not to exceed \$24,660, including expenses, for the Phase 1B Archaeological Survey and not to exceed \$10,950, including expenses, for the Archaeological Ground Penetrating Radar Survey, for a total amount of \$35,410; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer has certified that funding for these projects is available in Capital Account C-04-55-9CY-608.



EXHIBIT I
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY
HISTORIC PRESERVATION COMMISSION

131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

September 15, 2023

Mayor and Village Council
Village of Ridgewood
131 North Maple Avenue
Ridgewood, NJ 07450

Attention: Keith Kazmark, Village Manager

Re: Zabriske-Schedler Property
460 W. Saddle River Road

Honorable Mayor and Members of the Village Council,

At its September 14, 2023 meeting, the Historic Preservation Commission reviewed the plans titled "Zabriske-Schedler Property Park Development Plan (Concept 24pp5)," revision dated "August 29, 2023, Historic Consultant Commission" and voted unanimously not to oppose the plan.

Thank you for providing the Commission with the opportunity to review the Plans.

Very truly yours,

Stacey Tsapatsaris
Historic Preservation Commission

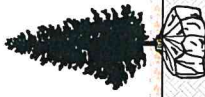
EXHIBIT J





6' TALL
BLUE SPRUCE

MULCH



6' TALL
BLUE
SPRUCE

PROPERTY LINE
VARIES
6-15'

8'



LANDSCAPE BERM
W/ BOULDER WALL

28' MIN.

Recommend mulch

17"

12"



PREVIOUSLY
13'

10.0'

8.0'

PROPOSED
SIDEWALK

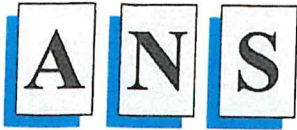
3 RAIL,
4'-6' WOOD FENCE



plant the tree off center so
maintenance work can be
done along the fence

Recommend mulch

EXHIBIT K



CONSULTANTS, INC.
4405 South Clinton Avenue
South Plainfield, NJ 07080

Tel: (800) 545-ATUL
(908) 754-8383
Fax: (908) 754-8633

NJ EDA Approved Testing Laboratory • MBE/DBE Certified • NJ DEP Certified
www.ANSConsultants.net

Soil, Concrete, Masonry, Rebar, Asphalt, Structural Steel, Precast, Piles, Caissons, Fire-proofing, Roofing, Soil Boring, Concrete/Rock Coring, UST Removal, Environmental Testing & Reports

October 8, 2019

Village of Ridgewood
131 North Maple Avenue
Ridgewood, NJ 07450

Attn: Mr. Chris Rutishauser, P.E. CPWM

Re: "Clean Fill" Testing of Soil Sample-TAL/TCL Test
Soil sample marked as # ANS-5326-S1
Bergen Community College

*Supplied approximately
500 CY*

Dear Mr. Rutishauser,

Enclosed, please find a laboratory test report for one composite soil sample prepared from 5-point grab samples on September 27, 2019 for the project referenced above. The primary purpose of the sampling and analytical work was to determine the presence of any hazardous contaminants in the soil.

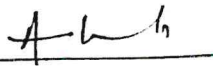
Sample was analyzed for Target Compound List (TCL), Target Analyte List (TAL), Total Petroleum Hydrocarbon (TPHC- by EPH Method), pH, Chromium Hexavalent & Chromium Trivalent. Test results were reviewed against N.J. D.E.P. Residential, Non-Residential Direct Contact Soil Remediation Standard and Impact to Groundwater soil screening level criteria effective from September 18, 2017.

Contamination was not encountered exceeding NJDEP Residential and Non-Residential Standards in this sample.

However, Aluminum, Manganese and Mercury exceeded Impact to Groundwater soil screening level criteria; but the Groundwater Quality Standards (GWQS) for Aluminum and Manganese are secondary, that is they are not based on health considerations. Additionally, these elements may be found as background contaminants. Therefore, Department does not require to address IGW pathway for these contaminants unless there is cause to believe that their presence is due to a site discharge.

Should you have any question or require additional information, please do not hesitate to contact the undersigned at (908) 754 - 8383.

Sincerely,
ANS CONSULTANTS, INC.


Atul N Shah, PE, F.ASCE
President
NJ PE License #24GE03443900
ANS/np

File: ANS-5326. TAL-TCL.01

October 18, 2018

Mr. Scott Loventhal
Ridgewood Dayton, LLC
820 Morris Turnpike, Suite 101
Short Hills, NJ 07078

Via Email to scottl@gardenhomes.com

*Supplied approximately
4,200 CY material*

Re: Stockpiled Soil Characterization Results
152 South Broad Street
Ridgewood, New Jersey
Project No. 1594:602

Dear Mr. Loventhal:

The following letter report presents the results of soil characterization sampling and analysis conducted by Peak Environmental LLC (Peak) related to the 152 South Broad Street site (Site) on behalf of Ridgewood Dayton, LLC.

PROJECT BACKGROUND

It is Peak's understanding that, following the completion of the remedial excavation and off-site disposal of the known areas of environmental concern (AOCs), redevelopment related excavations of soils encountered at deeper depths at the Site resulted in the generation of approximately 8,000 cubic yards (cys) of excess soil. Peak understands that the client needs analytical data to provide to prospective recipients of the soil so that it can be used as fill material at an offsite property.

Soil Characterization Sampling

Review of the New Jersey Department of Environmental Protection (NJDEP) Fill Material Guidance Document for 8,000 cubic yards of material calls for the collection of 21 samples by default, or 14 samples using a reduced sampling scheme with justification. As this property is in the NJDEP Site Remediation Program, and a Preliminary Assessment, Site Investigation, Remedial Investigation, and Remedial Actions have already been completed at the Site under the direction and oversight of a Licensed Site Remediation Professional (LSRP), Peak conducted the characterization sampling using the reduced sampling frequency as the history of the property is known.

On October 10, 2018, Peak arrived on site and noted that the 8,000 cys of material was comprised of two separate stockpiles, one at the north side of the property (estimated to be 4,500 cys) and one along the south side of the property (estimated to be 3,500 cys). The stockpiles consisted of soils excavated from each respective general area, and the northern pile included soils excavated from below the former building. Peak conducted the characterization sampling by directing your operator to excavate test pits at representative locations within the soil piles using a track mounted excavator. The test pit locations were offset to split each of the two stockpiles into roughly seven equal sections and were advanced throughout the vertical extent of the piles which extended up to 13' high.

Escalante

Specifically, a total of seven test pits (identified as NTP-1 through NTP-7) were advanced within the northern soil pile and seven test pits (identified as STP-1 through STP-7) were advanced within the southern soil pile. The soils at each test pit location were screened in the field for Volatile Organic Compounds (VOCs) using a calibrated photoionization detector (PID), and visually inspected for texture and physical evidence of contaminants and/or historic fill. There were no PID responses within any of the test pit locations and no evidence of subsurface extraneous debris and/or solid waste, or historic fill material. No obvious visual or olfactory evidence of contamination was noted. The stockpiled soils were generally homogenous and consisted of brown coarse and medium sand with various amounts of fine gravel.

As there were no indications of impacts noted, the sample locations were selected randomly. As the Site was formerly used as an automotive dealership and the remediated AOCs included historic fill, the lab analysis included: Extractable Petroleum Hydrocarbons (EPH) on all 14 samples; TAL Metals and Polynuclear Aromatic Hydrocarbons (PAHs) on ten samples; Volatile Organic Compounds (VOCs) on five samples; and the full Target Compound List/Target Analyte List (TCL/TAL+30) analysis on four samples. The samples collected are summarized in the following table:

Field ID	Location	Sample Depth (ft. from top of pile)	Analytical Parameters
NTP-1A	Northern Soil Pile	1.5-2	EPH Cat-2, TCL/TAL+30
NTP-2A	Northern Soil Pile	0.5-1	EPH Cat-2, PAHs, Metals, VOCs
NTP-2B	Northern Soil Pile	4.5-5	EPH Cat-2, PAHs, Metals
NTP-3B	Northern Soil Pile	4-4.5	EPH Cat-2, PAHs, Metals
NTP-4B	Northern Soil Pile	4.5-5	EPH Cat-2, PAHs, Metals
NTP-6	Northern Soil Pile	4-4.5	EPH Cat-2, TCL/TAL+30
NTP-7	Northern Soil Pile	0-0.5	EPH Cat-2, PAHs, Metals, VOCs
STP-1B	Southern Soil Pile	3.5-4	EPH Cat-2, PAHs, Metals, VOCs
STP-2B	Southern Soil Pile	3.5-4	EPH Cat-2, PAHs, Metals
STP-3B	Southern Soil Pile	4-4.5	EPH Cat-2, PAHs, Metals
STP-4A	Southern Soil Pile	4-4.5	EPH Cat-2, PAHs, Metals, VOCs
STP-4B	Southern Soil Pile	1.5-2	EPH Cat-2, TCL/TAL+30
STP-5	Southern Soil Pile	3-3.5	EPH Cat-2, PAHs, Metals
STP-7	Southern Soil Pile	2-2.5	EPH Cat-2, TCL/TAL+30



Results and Conclusions

The results of analysis, as presented on Tables 1, 2, and 3, did not indicate the presence of any target compounds above an applicable NJDEP Soil Remediation Standard. Exceedances of the NJDEP Default Impact to Groundwater Soil Screening Levels (IGWSSLs) were identified for Aluminum and Manganese; however, based on the NJDEP Guidance Document Frequently Asked Questions for the Impact to Ground Water Pathway in Soil Remediation Standards Version 1.0, 1/27/2011 (see below), no further action is necessary for these naturally occurring earth metals. The complete NJ Reduced Lab Report is included as **Attachment I**.

"Soil standards, by law, must be based on health considerations. The health based GWQS are used as the endpoint from which to back-calculate the IGWSRS. The GWQS Aluminum, Manganese, Silver and Zinc are secondary, that is they are not based on health considerations, but primarily on aesthetic considerations such as taste, odor and appearance. Additionally, these elements may be found as background contaminants. Therefore, the Department has decided that the IGW pathway does not need to be addressed for these contaminants unless there is cause to believe that their presence is due to a site discharge."

Based on our field observations and the results of analysis, the soil piles defined in this report meet the NJDEP Soil Remediation Standards and are suitable for use as clean fill. They have been shown to be uncontaminated pursuant to any applicable remediation standard and are free of contamination due to extraneous debris or solid waste. This report may be referenced as documentation of the quality of the fill. We recommend that when transporting this material from the site to its final destination, that bills of lading are used (and retained) to document the transfer of this soil to its final destination.

We appreciate the opportunity to provide you with professional services, and trust the foregoing information is suitable to meet your needs. We remain available to discuss any aspect of this project.

Sincerely,
Peak Environmental LLC

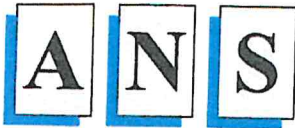
A handwritten signature in blue ink, appearing to read "Robert M. Edgar".

Robert M. Edgar, Partner

A handwritten signature in blue ink, appearing to read "Joseph Romeo".

Joseph Romeo
Senior Project Manager

enc: Tables 1, 2, and 3
Attachment I - Laboratory Reduced Data Deliverables



CONSULTANTS, INC.
4405 South Clinton Avenue
South Plainfield, NJ 07080

Tel: (800) 545-ATUL
(908) 754-8383
Fax: (908) 754-8633

NJ EDA Approved Testing Laboratory • MBE/DBE Certified • NJ DEP Certified
www.ANSConsultants.net

Soil, Concrete, Masonry, Rebar, Asphalt, Structural Steel, Precast, Piles, Caissons, Fire-proofing, Roofing, Soil Boring, Concrete/Rock Coring, UST Removal, Environmental Testing & Reports

May 19, 2021

DJR Renovations LLC
340 Fairway Road
Ridgewood, NJ 07450

Attn: Mr. Don Rick

Re: "Clean Fill" Testing of Soil Sample-TAL/TCL Test
Soil sample marked as # ANS-5727-S1
533 Wyndmere Avenue
Ridgewood, NJ 07450

Supplied approximately
280 CY material

Dear Mr. Rick,

Enclosed, please find a laboratory test report for one soil sample collected on May 10, 2021 for the project referenced above. Sample ANS-5727-S1 is collected from 8' depth from the testpit. The primary purpose of the sampling and analytical work was to determine the presence of any hazardous contaminants in the soil.

Sample was analyzed for Target Compound List (TCL), Target Analyte List (TAL), Total Petroleum Hydrocarbon (TPHC- by EPH Method), pH, Chromium Hexavalent and Chromium Trivalent. Test results were reviewed against N.J. D.E.P. Residential, Non-Residential Direct Contact Soil Remediation Standard and Impact to Groundwater soil screening level criteria effective from September 18, 2017.

EPH concentration of 117 ppm was noted in this sample. (EPH concentration below fractionation trigger of 1700 ppm).

Contamination was not encountered exceeding NJDEP Residential and Non-Residential Standards in this sample.

However, Aluminum and Manganese exceeded Impact to Groundwater soil screening level criteria; but the Groundwater Quality Standards (GWQS) for Aluminum and Manganese are secondary, that is they are not based on health considerations. Additionally, these elements may be found as background contaminants. Therefore, Department does not require to address IGW pathway for these contaminants unless there is cause to believe that their presence is due to a site discharge.

Should you have any question or require additional information, please do not hesitate to contact the undersigned at (908) 754 - 8383.

Sincerely,
ANS CONSULTANTS, INC.

Atul Shah, PE, F.ASCE
President
NJ PE License #24GE03443900
ANS/NP

File: ANS-5727. TAL-TCL.01



Lancaster Laboratories
Environmental

Analysis Report

2425 New Holland Pike, Lancaster, PA 17601 • 717-656-2300 • Fax: 717-656-2681 • www.LancasterLabs.com

ANALYTICAL RESULTS

Prepared by:

Eurofins Lancaster Laboratories Environmental
2425 New Holland Pike
Lancaster, PA 17601

Prepared for:

Eurofins QC Laboratories
1205 Industrial Blvd.
P.O. Box 514
Southampton, PA 18966-0514

Report Date: December 22, 2016

Project: L6065481

Submittal Date: 11/30/2016

Group Number: 1739018

SDG: EDR01

PO Number: L6065481

State of Sample Origin: NJ

Client Sample Description

L6065481-1 Grab Soil

Lancaster Labs

(LL) #

8721669

The specific methodologies used in obtaining the enclosed analytical results are indicated on the Laboratory Sample Analysis Record.

Regulatory agencies do not accredit laboratories for all methods, analytes, and matrices. Our current scopes of accreditation can be viewed at <http://www.eurofinsus.com/environment-testing/laboratories/eurofins-lancaster-laboratories-environmental/resources/certifications/>. To request copies of prior scopes of accreditation, contact your project manager.

Electronic Copy To Eurofins QC Laboratories

Attn: Nicki Smith

Respectfully Submitted,

Bonnie Gingras
Bonnie Gingras
Manager

(201) 729-1907

*Supplied approximately
200 CY
of material*



AQUA PRO-TECH LABORATORIES
Certified Environmental Testing



Supplied approximately
1,700 CY material

ANALYTICAL RESULTS

STANDARD DELIVERABLES FORMAT

APL WORK ORDER NUMBER: 0090585

Project: Water Main Replacement Jefferson & Salem

Brian Wood
Laboratory Director

All Results meet the requirements of the National Environmental Laboratory Accreditation Conference and/or
State specific certifications as applicable.

Report Date: Sep 22, 2020

1275 Bloomfield Ave., Bldg. 6, Fairfield, New Jersey 07004
(t) 973.227.0422 (f) 973.227.2813 (w) www.aquaprotechlabs.com

NELAC National Environmental Laboratory Accreditation Conference
NJDEP #07010 / NYDOH #11634





AQUA PROTECH LABORATORIES
Certified Environmental Testing

Analytical Results Summary

Conquest Contracting Engineers

0090585-01 (Soil)

Williams St

Collected
09/14/2020 08:50

Received
09/14/2020 16:05

Contact

Lab Section/								
Analysis	Method	Prepared	Analyzed	Result	Qual	MDL	RL	Units
General Chemistry								
Chromium, Hexavalent	SW 846 7196A	09/16/20 07:40	09/16/20 09:30	ND	U		0.445	mg/kg dry
Cyanide	SW 846 9014	09/15/20 13:13	09/16/20 15:25	ND	U		0.275	mg/kg dry
Percent Solids	Gravimetric	09/14/20 17:55	09/15/20 10:40	91.1				%
pH	SW 846 9045D	09/21/20 15:50	09/21/20 15:50	7.13			0.0100	pH Units
Redox Potential	SM 2580 (mod)	09/21/20 13:35	09/21/20 13:55	184			-1000	mV
Total Metals								
Aluminum	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	7160			2.73	mg/kg dry
Antimony	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	ND	U		1.37	mg/kg dry
Arsenic	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	2.46			1.37	mg/kg dry
Barium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	33.1			0.546	mg/kg dry
Beryllium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	0.309			0.0273	mg/kg dry
Cadmium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	ND	U		0.273	mg/kg dry
Calcium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	899			27.3	mg/kg dry
Chromium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	8.91			0.273	mg/kg dry
Cobalt	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	4.18			0.219	mg/kg dry
Copper	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	9.70			0.273	mg/kg dry
Iron	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	11100	B		5.46	mg/kg dry
Lead	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	4.15			1.37	mg/kg dry
Magnesium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	1760			54.6	mg/kg dry
Manganese	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	391			0.273	mg/kg dry
Mercury	SW 846 7471B	09/16/20 07:00	09/16/20 14:34	ND	U		0.0527	mg/kg dry
Nickel	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	8.71			0.137	mg/kg dry
Potassium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	713			109	mg/kg dry
Selenium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	ND	U		1.37	mg/kg dry
Silver	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	ND	U		0.546	mg/kg dry
Sodium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	135			54.6	mg/kg dry
Thallium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	ND	U		1.37	mg/kg dry
Vanadium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	12.0			0.546	mg/kg dry
Zinc	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	24.0			0.820	mg/kg dry

EPH Category 2 Extractable Petroleum Hydrocarbons Category 2

Total EPH	NJDEP-EPH-CAT2	09/16/20 15:55	09/21/20 11:45	36.4		11.0	22.0	mg/kg dry
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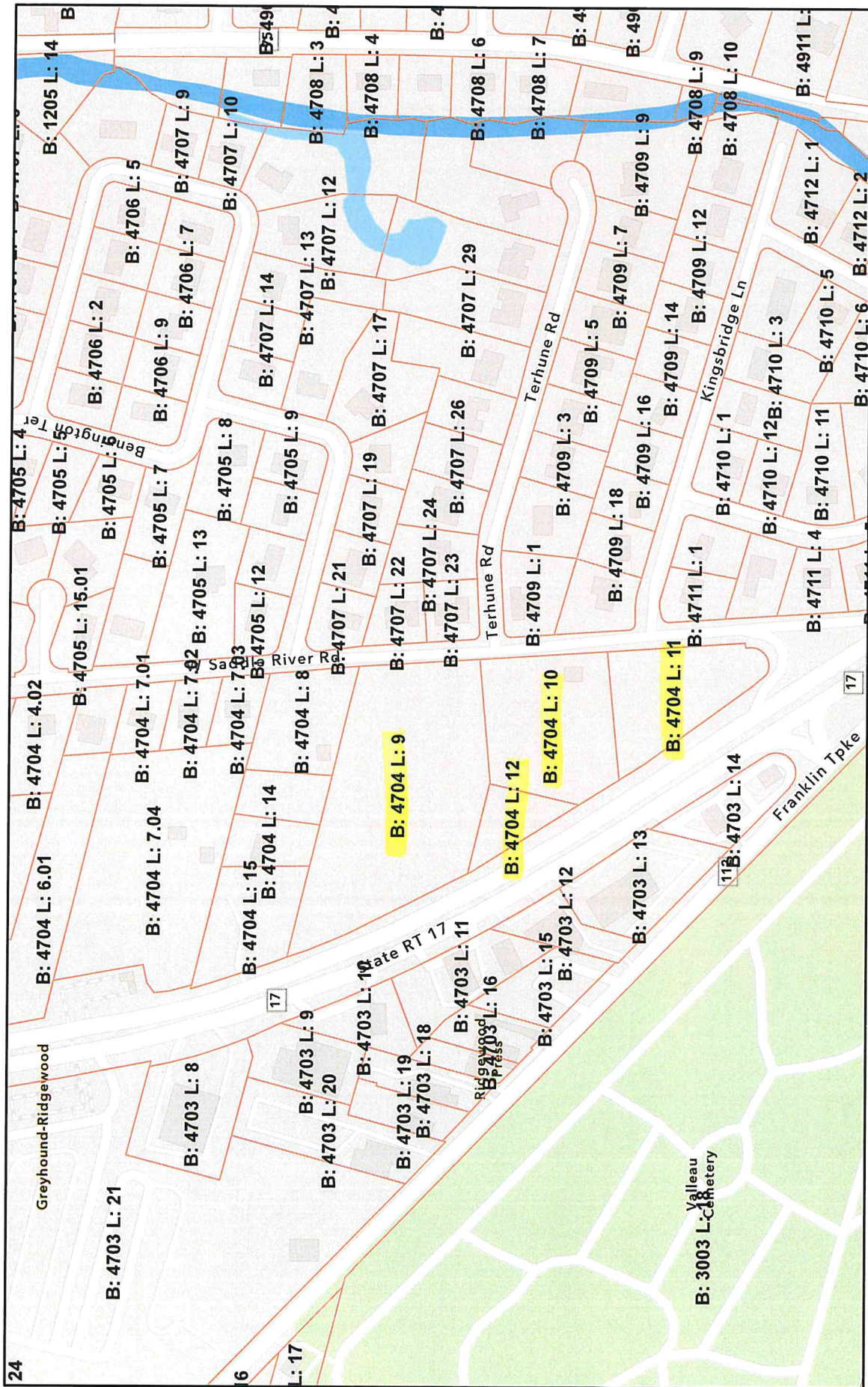
BNA+25 Semivolatile Organics - GC/MS

FootNotes

RL - Reporting limit
MDL - Minimum detection limit
ND, U - Indicates compound analyzed for but not detected
J - Indicates estimated value

B - Indicates compound found in associated blank
E - Concentration exceeds highest calibration standard
D - Indicates result is based on a dilution
P - Greater than 25% diff. between 2 GC columns.
H - Indicates a Hold Time violation

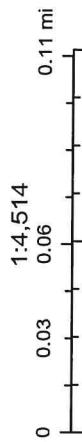
NJ-GeoWeb



10/4/2023, 9:37:55 AM

 Wetlands (2012)  Parcels Data (Block and Lot)

 County Boundaries



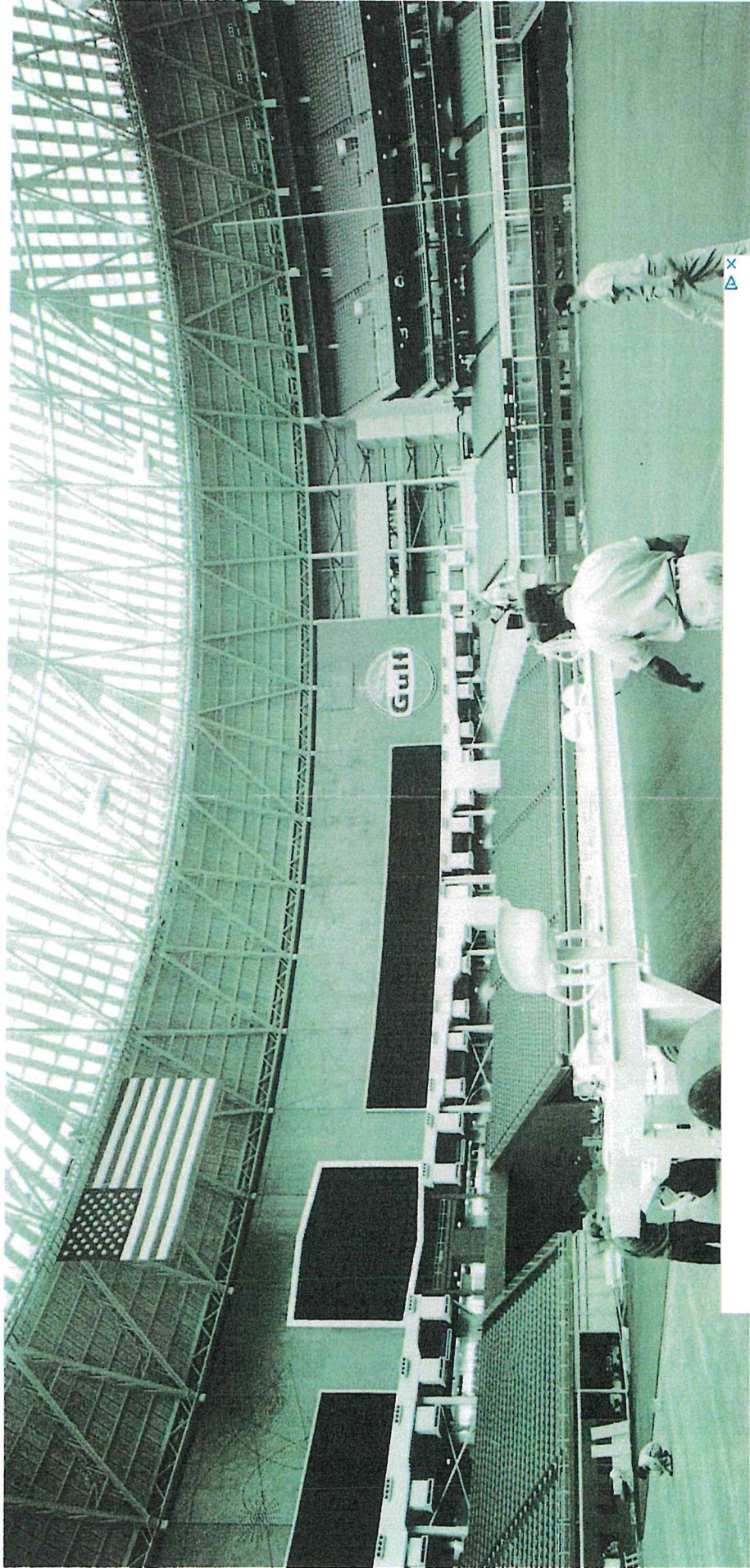
Esri Community Maps Contributors, New Jersey Office of GIS, ©
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124 10/17/23

SPORTS

What is artificial turf? Synthetic grass has come a long way since the days of AstroTurf



Playing on ChemGrass, which became known as AstroTurf, was a lot like playing on low-pile carpet laid atop concrete.

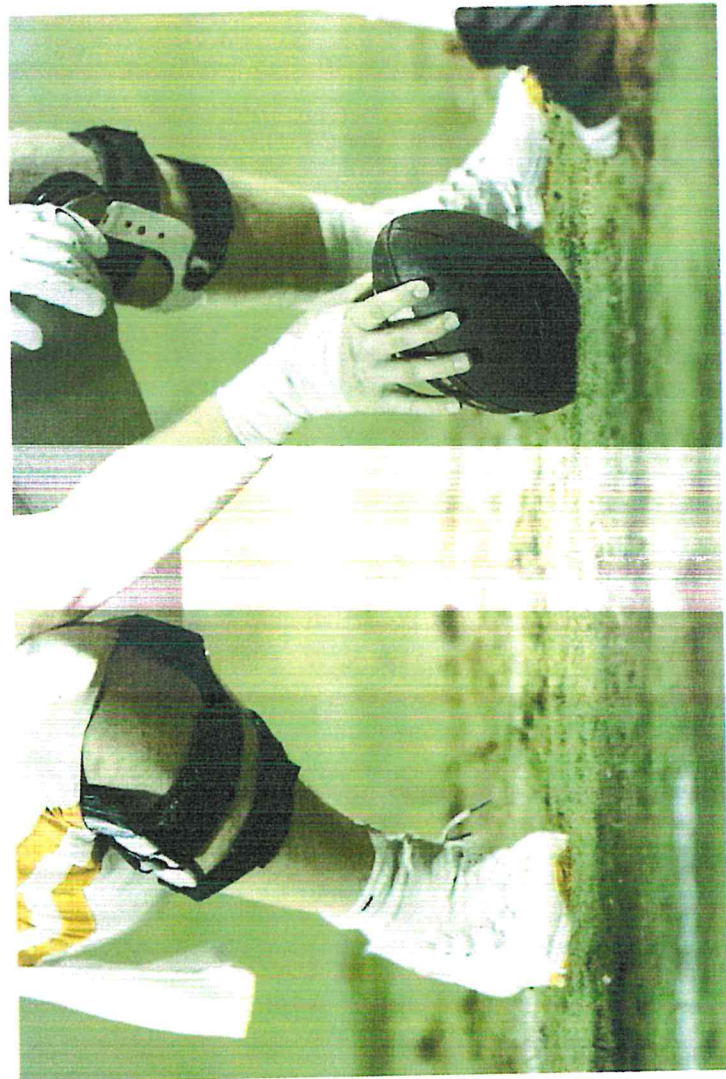
These days, the soft plastic grass surfaces often look and feel like the real thing. The quality has advanced so much that many stadiums used by professional and college football teams have decided it is the better option.

ADVERTISEMENT



"I think that the consistency of the field is maintained all the time from the beginning of the season to the end of the season," said Mike Penner, associate athletic director at Ohio State.





Costly upkeep, less-than-ideal weather lead most college football stadiums to use artificial turf



NFL players union renews call for grass fields after Aaron Rodgers' injury

There are more than 10,000 turf fields in use across the U.S., according to industry officials, and they are used everywhere from the NFL to recreational fields for youth sports.

WHAT IS ARTIFICIAL TURF?

Simply put, it's fake grass atop fake soil. But it is a highly complex product — make no mistake, this is a multimillion-dollar industry — and the advances made since the early days of the mid-1960s are impressive.

ADVERTISEMENT

There are several manufacturers of artificial turf fields, including AstroTurf, ProGrass and PowerBlade. The most commonly used in major college football is FieldTurf, a product by the Canadian company of the same name that is used in at least 50 stadiums, including at Ohio State, Texas, Oregon and Notre Dame.

FieldTurf has two components; the soft plastic blades of "grass" that come in large sections with a plastic backing made for drainage and the infill, a mixture of rubber pellets and sand that can be made from cork, coconut or plastic.

Other artificial surfaces have shock-absorbing padding underneath the turf.

WHY USE IT?

Upkeep and maintenance are often cited as the reasons why schools and stadium operators move away from natural grass.

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Mowing, watering, seeding and painting logos and yard markers takes time and money.

"With artificial turf you're not really having to do any of that," Penner said. "You're more just grooming it; you know, trying to loosen up that infill, allow the fibers of the actual turf to stand up more. And that's about it."

Penner said Ohio State decided to switch the surface at Ohio State Stadium back to artificial turf after the 2006 season. The decision was tied to the expansion of the stadium a few years earlier, when the upper decks were extended up. As the stadium grew taller, Penner said, the grass field lost about two hours of sunlight per day.

"The grass just kind of failed on us," Penner said.

The field needed to be re-sodded multiple times during 2006 season, including a little more than two weeks before the Buckeyes played Michigan in a No. 1 vs. 2 matchup to decide the Big Ten and a spot in the national championship game.

ADVERTISEMENT

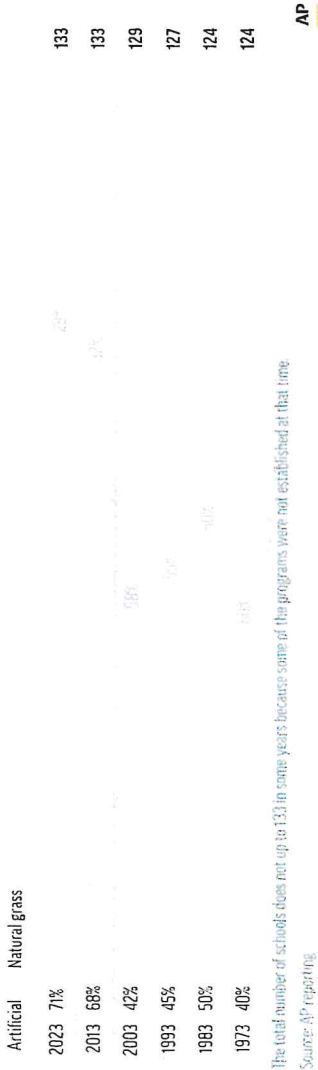


All that sod work cost the university more than a half-million dollars and then-Buckeyes coach Jim Tressel advocated for artificial turf after players complained the new sod was slippery and dislodged in chunks.

Seventy-one percent of FBS fields in 2023 are artificial turf

Of the 133 schools that currently compete in the top-tier of the NCAA Division I, 94 have artificial surface football fields and 39 have grass, most of those at Power Five schools that can afford the upkeep and maintenance.

Percentage of Division I college football fields that have artificial turf or natural grass




AP

ARE THERE DOWNSIDES?

There are studies that suggest turf is riskier when it comes to lower-body injuries, though the topic is unsettled, and turf has carried the reputation of being far hotter under a blazing sun than a grass field. There are also plenty of players, coaches and fans who simply prefer playing on grass.

Derek Grice, who oversaw the construction of Snapdragon Stadium during his time as associate athletic director at San Diego State University, said if conditions allow he ideally would prefer grass playing surfaces, but myriad factors need to be considered, including the local climate and overall stadium usage.

ADVERTISEMENT



Ad Hoc Committee Presentation to Ridgewood Council for Schedler Property

December 2017

Recommendation

- Committee recommends building a 75 x 50 Yard field
- Field will be multipurpose and will benefit multiple Village sports groups, primarily at the pre-high school age groups with aggregate total of participation of approximately 1,000 Ridgewood youth
- Other features
 - Children's playground
 - 2 stall ADA compliant Bathroom with overhang shelter
 - 44 spot Parking lot (between house and Rt. 17)
 - Walking trails
 - Berm with tree line across top
 - Fencing
 - Trees along street
 - Committee has considered the costs and benefits of multiple field surface options and preliminarily recommends FieldTurf CoolPlay, an artificial grass surface that allows for significantly more use; has no exposed rubber; remains significantly cooler than other artificial grass surfaces; maintains green, manicured appearance; and is economically sensible.

National Flood Hazard Layer FIRMette



74°55'W 40°59'34"N



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
----------------------------	--

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee, See Notes, Zone X Area with Flood Risk due to Levee Zone D
-----------------------------	---

OTHER AREAS	No Screen Area of Minimal Flood Hazard Zone X Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
----------------	---

MAP PANELS	Digital Data Available No Digital Data Available Unmapped
------------	---

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/13/2023 at 9:15 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

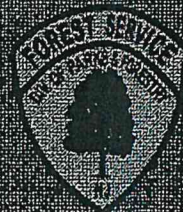
EXHIBIT P







NEW JERSEY BIG TREE NOMINATION FORM



Nominator Name GEORGE W. WRIGHT
 Address 1615 HUDSON PARK
 City EDGEWATER State NJ Zipcode 07020
 Telephone Home 201-739-9076 Work 201-342-8884
 E-mail gwright@wright-associate.com County BERGEN

Category ☐ Champion Tree ☒ Heritage Tree ☐ Signature Tree ☐ National Champion ☐ Trail Tree

Tree Name THE RIDGEWOOD LIBERTY TREE

Tree Location 460 WEST SADDLE ROAD, RIDGEWOOD, NJ 07450

County BERGEN

Tree Statistics

• Circumference (feet and inches)

10 FEET - 5 INCHES

• Approximate
height (feet)

100 FEET

• Approximate average
crown width (feet)

124 FEET

Condition

☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Other

Details of condition

LARGEST SUGAR MAPLE IN BERGEN COUNTY, ESTIMATED AGE 259 YEARS.

Tree Owner VILLAGE OF RIDGEWOOD

Owner Address 131 NORTH MAPLE AVE.

City RIDGEWOOD State NJ Zipcode 07450

Telephone Home 201-760-5500 Work 201-760-5500

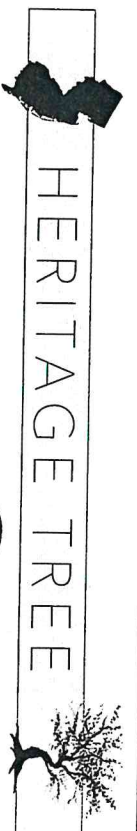
E-mail KKAZMARK@RIDGEWOOD.NJ.COM County BERGEN

Historic Tree Story (Needed to Classify as Heritage Tree)

TREE PRE DATES REVOLUTIONARY WAR AND WITNESSED SIGNIFICANT EVENTS
AND PERSONS ASSOCIATED WITH THE WAR THE TREE IS ON A 1780 BATTLEFIELD.
SEE PRELIM. APPLIC (No. 23-1701) FILED WITH HPO ON 9/19/23.

Permissions: ☒ The big tree owner has completed the Right of Access Agreement.
☐ The big tree owner has not completed the Right of Access Agreement.

Save this document as a PDF then submit to:
 Joseph.bennett@dep.nj.gov
 Or complete form electronically and mail to:
 Attn: Joseph C. Bennett
 Big Tree Nomination Form
 495 Don Connor Blvd.
 Jackson, New Jersey 08527



Certificate of Recognition

Presented to

Ridgewood Village

*As Awarded This Certificate of Recognition by
The Department of Environmental Protection and New Jersey Forest Service
for*

Major Thomas Lambert Byles Heritage Tree

On This Day 13 *of* October 2023

Joseph C. Bennett
Joseph C. Bennett
ASSISTANT REGIONAL FORESTER

Todd Wyckoff
Todd Wyckoff
STATE FORESTER

Rank: 5

Points: 280

Circumference: 12'-5"

Height: 100'

Average Crown: 124'

Location: Ridgewood Village, NJ

MATTHEW S. ROGERS
ATTORNEY AT
LAW

123 PROSPECT STREET
RIDGEWOOD, NEW
JERSEY 07450

Tel: (201) 857-3700
Fax: (201) 857-3699

Email: msr@mrogerslaw.com
Website: www.mrogerslaw.com

October 17, 2023

Mr. Joseph C. Bennett
Assistant Regional Forester
Big and Heritage Tree Coordinator
495 Don Conor Boulevard
Jackson, New Jersey 08527

Re: Village of Ridgewood, New Jersey
Heritage Tree Designation

Dear Mr. Bennett,

Please be advised that I am counsel to the Village of Ridgewood, Bergen County New Jersey and am sending you this correspondence in regard to the unauthorized and invalid issuance of the Certificate of Recognition dated October 13, 2023, designating a Village owned sugar maple tree as "Heritage Tree" which is located in the Zabriskie Schedler public park.

To be clear, this designation was made by your office based upon document submittals which bore misrepresentations by third parties that it was submitted with the authority and consent of the Village. Nothing is further from the truth, as the documents and emails were submitted without the consent, involvement and permission of the Village of Ridgewood. At no time in this process was the Village contacted by your office, either verbally or in writing, prior to the issuance of the Certificate. Not only was the designation made based upon the misrepresentations, but the naming of the tree was done without any input from the Village or consideration to the many persons who contributed to the historic development of the Village property where this tree is located.

According to our records and understanding from the Village expert retained to direct the Village's development of the site through the approval process with the State Historical Preservation Office, there has never been any formal or official declaration that

a battle occurred at or near the property on which this tree is located. The battle referenced in the unauthorized and misrepresented documents submitted to your attention has not been officially identified or confirmed at this location. It's an allegation. Proposing to name the tree after someone who died in a battle during the Revolutionary War, when that battle has nothing to do with the site or location of the Heritage Tree, is an injustice to that War hero and a denial of the host/owners ability to provide a suitable and commemorative honoree.

This correspondence is sent to confirm that the October 13, 2023, designation as a Heritage Tree is invalid and of no force and effect and to demand a documented retraction of the designation and issuance of the Certificate of Recognition and the naming of the tree.

In addition, you should be reassured the Village has owned this property since 2008 and has taken care of this subject tree since then. It is our intent to continue to maintain the tree as presently located. The interior trunk is partially filled with cement and the boughs are cabled to prevent compromising the tree from their weight. The Village has no intention of removing the tree or performing any construction in proximity of the tree that would jeopardize its root system.

Attached to this email are the following additional documents:

- A copy of an Invoice paid by the Village in the amount of \$6,100.00 for care and treatment of the tree by the Village in 2019;
- A description of the work performed by the hired certified arborist, Ryan Duff of Almstead Tree, Shrub and Lawn Care at that time;
- A report from the Village arborist, Declan Madden dated August 1, 2018 describing the condition of the tree.

These are provided to show the Village's commitment for the care of the tree.

However, the Village Manager and Council find it very disturbing that actions were taken by third parties who claimed they were acting on the behalf of or with the authority of the Village when the Village was not consulted or aware of such actions. The process of seeking this designation as a Heritage Tree and the naming of same was never a consideration, a discussion or a presentation to the Village Manager, the Village Council or the Historic or Shade Tree Commissions of the Village. You are advised that the Village shall consider what next steps it shall take to deal with those who perpetrated these unauthorized actions and misrepresentations.

It is hereby respectfully demanded that a documented retraction of the Certificate of Recognition and the designation of the subject tree as a Heritage Tree be immediately forwarded to the Village Manager's office and the necessary steps be taken to remove the naming of the subject tree.

Thank you for your attention and anticipated cooperation in this regard.

LAW OFFICES OF MATTHEW S. ROGERS, LLC

A handwritten signature in black ink, appearing to read "Matthew S. Rogers", written over a horizontal line.

By: _____
Matthew S. Rogers. Esq.

cc. Village Manager
Village Council

EXHIBIT T



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE PARKS, FORESTS & HISTORIC SITES
NEW JERSEY FOREST SERVICE
501 East State Street
P.O. BOX 420, Mail Code 501-04
TRENTON, NJ 08625-0420
TEL: # 609-292-2532 FAX: # 609-984-0378

PHILIP D. MURPHY
Governor

SHAWN M. LATOURETTE
Commissioner

TAHESHA L. WAY
Lt. Governor

October 17, 2023

Dear Matthew S. Rogers, Esq.,

I have been evaluating big and heritage trees since 2016 for 7 years. For me to evaluate and measure big and heritage trees, a Right of Access (ROA) Agreement must be completed and signed by the big tree owner. In this case, the Village of Ridgewood.

On Monday, October 16, 2023, it was realized that the attached ROA provided to me by a local Village of Ridgewood citizen was never signed by the Village of Ridgewood. This is an oversight on my part and I heartfully apologize. Typically, I rarely receive an ROA that is not signed so since pages 1 and 2 of the Village of Ridgewood ROA documents were completed, it was assumed that the document was signed when it was not.

Since the ROA for the Village of Ridgewood's Sugar Maple was never signed by the Village of Ridgewood, all aspects of Heritage Tree Status for the Sugar Maple at 460 West Saddle River Rd. Ridgewood, NJ 07450, have been revoked including the naming of the tree, the Heritage Tree certificate, removal from the NJ Big and Heritage Tree Registry, and plaque recommendation.

If the Village of Ridgewood desires to pursue Heritage Status later, I would be delighted to work with them.

Sincerely,

A handwritten signature in cursive script that reads "Joseph C. Bennett".

Joseph C. Bennett
Assistant Regional Forester

EXHIBIT U

Ridgewood, NJ 07450

Re: Zabriskie-Schedler house property proposal on West Saddle River Road

October 16, 2023

To Whom It May Concern,

I would like to voice my endorsement for the proposed full sided multi-sports field complex slated for the Zabriskie-Schedler house property on West Saddle River Road.

Being a neighbor less than a block away with two daughters at Ridgewood High School I feel with my past history in youth sports in the village am in a position to strongly endorse it as being currently presented.

Receiving the key to the town Ridgewood by then mayor Jane Reilly for contributions made to youth sports by being a 5 year president of the Maroons Soccer Club, while coaching both MSC (from U9-U18) and RBA for over 10 years, I am more than aware how desperately Ridgewood needs this property developed.

I additionally feel it will be an asset increasing the value of all the homes in our east side neighborhood.

The recent rain storm damaged our 2 High School fields as well as Maple field forcing games to be either canceled or played at out of town fields such as Don Bosco & IHA. Something we are unfortunately getting used to.

This property's proposal will greatly help alleviate these issues.

As a result, this proposal has my highest recommendation and support.

Please to note my endorsement of this proposal is of my own and not necessarily that of my wife Mary Lou.

Sincerely,



Charles (Chuck) Handy, Jr.

EXHIBIT V

Dear Council Members Perron, Reynolds, Vagianos, Weitz, and Winograd:

This is Jin Lee, and I live at 561 Bennington Terrace. I'm unable to attend the next council work session, in-person or virtually, and wanted to share my thoughts about the Schedler property, which I pass every day as I walk and drive in and out of my neighborhood. If you need to read this letter at the meeting to enter in the record, please do.

As long as the village engineering office's rendition of the property with a full-size soccer/lax field does not displace the playground, I continue to support putting a full-size field at Schedler.

Each of my three children participated in sports: rec, travel, freshman, jv, varsity. When Ridgewood bought the Schedler property in 2009, I eagerly looked forward to enjoying a park there with them. Today, my oldest is in her third year of living and working in the city, and my youngest is a freshman in college.

Even when my children were playing, I remember the difficulty of getting field time for the older kids. I could share story after story about dangerous fields, "fields" crafted out of makeshift plots, and canceled practices.

I don't need to be convinced that our youth athletes need another full-sized field.

I also support a turf field. If we're going to build a field there, we should get as much use out of it as possible. When Hurricane Ida hit in September 2021, Vets field was flooded and damaged. I work near Vets, and I saw how long it took to get Vets back in shape. Vets was not ready for practice for the spring 2022 sports. We're talking months! The high school stadium was back in action in fall 2021. A few days of heavy rain leave grass fields unplayable for too long. And then overuse does the same. Ask anyone about Citizens.

I would also like to address an issue some residents have raised: noise from Route 17 making Schedler inhospitable to competitions. I attended a varsity baseball game at Morristown HS a few years ago, and only after the game did I realize that field sits right along Route 287. That's a major interstate during rush hour. I did not notice any traffic noise. My point is there are solutions to the problems we're talking about. I'm tired of the "we can't"s, and am encouraged that our council seems to embrace "we can."

Thank you for taking the time to discuss the opportunity we have at Schedler. I ask that you move forward as quickly as possible, making smart choices that take into account the needs of the whole village and me and my neighbors who live right by Schedler.

Respectfully yours,
Jin Lee
561 Bennington Terrace

STATE REGISTER ACT APPLICATION FORM



Application for Project Authorization Under the New Jersey Register of Historic Places Act

NJ Department of Environmental Protection • Natural & Historic Resources • Historic Preservation Office

Date 16 February 2024

Applicant Village of Ridgewood, Bergen County, NJ

State, County, or Municipal agency or instrumentality thereof, applying for authorization.

Note: If an application is being submitted by an authorized representative on behalf of a public agency, written authorization from the public agency must be submitted with the application.

Project Name Zabriskie-Schedler Property – Park Project

Contact Person(s) Keith Kazmark, Village Manager

Address 131 N. Maple Avenue, Ridgewood, NJ 07450

Telephone (o): 201-670-5500 ext. 2202 **FAX** 201-652-2318 **E-mail** kkazmark@ridgewoodnj.net

Cell: 201-819-7014

(FOR HPO USE ONLY) Technically and Professionally Complete **Date** _____

New Jersey Register Listed Property Affected by Project

Name of listed Property or Historic District

“John A.L. Zabriskie House”

NJ State Register of Historic Places, 11/14/2019

National Register of Historic Places. 11/22/2019

Certificate of Eligibility 05/02/2014

Address of listed property 460 West Saddle River Road

Block # 4704 **Lot #** 9, 10, 11, 12

Municipality Village of Ridgewood **County** Bergen County



Required Documentation

Please enclose the documentation listed below as required by N.J.A.C. 7:4-7.1 (d). The required documentation, taken with the project description, must be sufficient to completely describe the proposed undertaking. When using attachments, please label using the letters and numbers (e.g., A.1.c.) as listed herein.

1. Complete lists (include addresses) of:

- a. Local historical societies
 - i. [Ridgewood Historical Society](#)
 - ii. [650 East Glen Ave., Ridgewood NJ, 07450](#)
- b. Local historic preservation commissions
 - i. [Ridgewood Historic Preservation Commission](#)
 - ii. [131 North Maple Ave., Ridgewood NJ, 07450](#)
- c. All public and private property owners of registered property directly affected by the project. N.J.A.C. 7:4-7.1(d) stipulates that this list shall be the list of all private and public property owners (including right-of-way owners) named in the official municipal tax records and maps as of the date of the application's submission and shall be notarized by the appropriate municipal official. This list is *not* the list of property owners within 200 feet of the project; (although submission of that list would be acceptable) it is the list of owners of registered properties which are directly physically impacted by the project.
 - i. [Address of listed property: 460 West Saddle River Road](#)
 - ii. [Block #: 4704](#) [Lot #: 9, 10, 11, 12](#)
 - iii. [Municipality: Village of Ridgewood, Bergen County](#)
 - iv. [List of Property Owners: See Appendix](#)
- d. All affected local government units, any agencies or instrumentalities thereof concerned with historic preservation, and any statewide organization and local organization specifically concerned with historic preservation in the area of the undertaking's potential impact. Applications which do not include these four lists are not complete and will not be reviewed until this information is received.
 - i. [Village of Ridgewood](#)
[Engineer](#)
[Historic Preservation Commission](#)
[Parks and Recreation](#)
[Village Council of the Village of Ridgewood](#)
[Shade Tree Commission](#)
 - ii. [Bergen County, Office of Cultural Affairs](#)
 - iii. [Preservation New Jersey](#)
 - iv. [Crossroads of the American Revolution \(National Heritage Area\)](#)

2. Maps

[See below and State Register Act Application appendices.](#)

i. Current Aerial in Richard Grubb & Associates Archaeological Report



Figure 1.3: Aerial map of the APE
(NJGIS, Digital Orthographic Imagery 2020).

ii. USGS Quad in Richard Grubb & Associates Archaeological Report

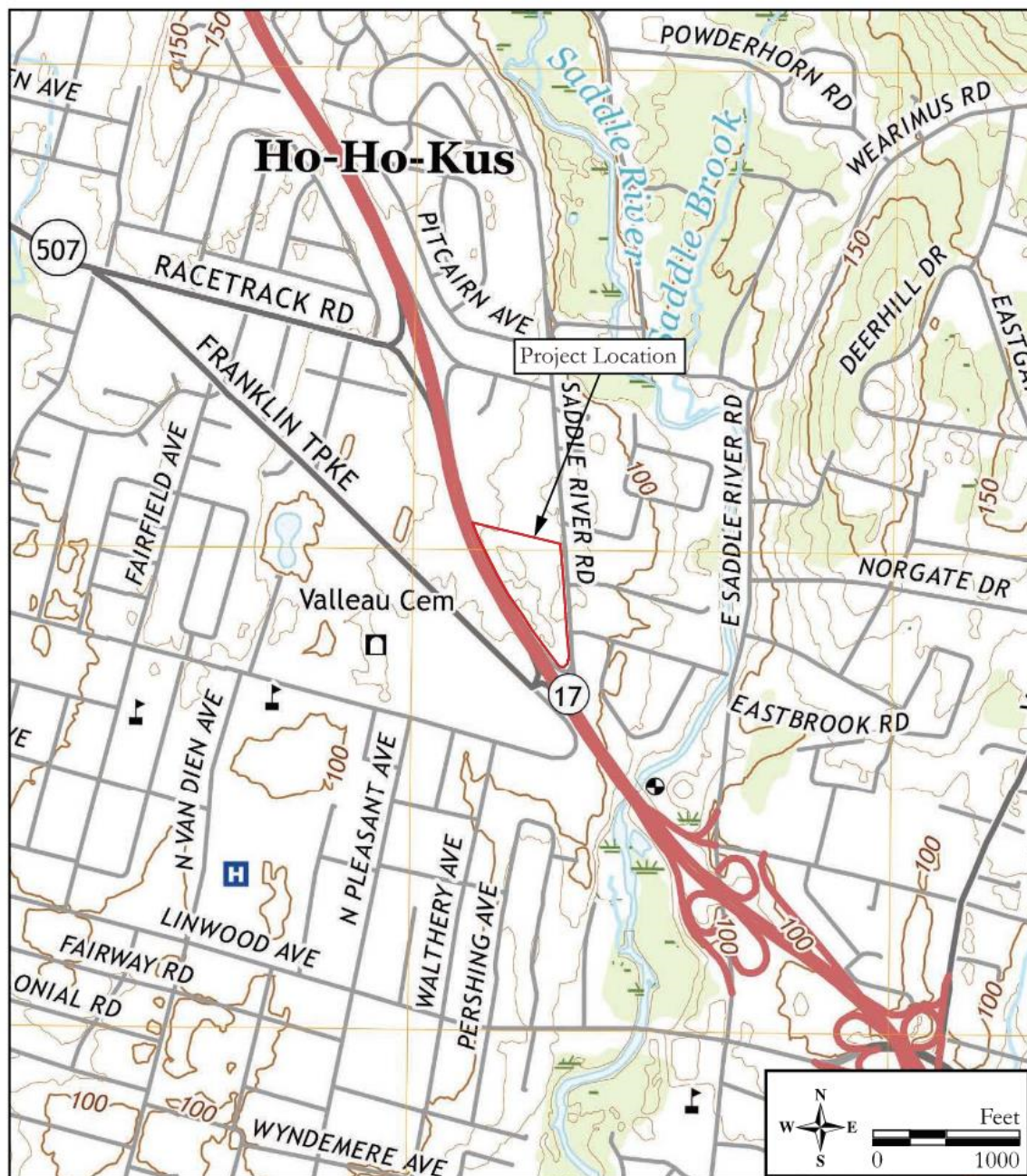


Figure 1.1: USGS map
(1997 USGS 7.5' Quadrangle: Hackensack, NJ).

iii. Road Map in Richard Grubb & Associates Archaeological Report

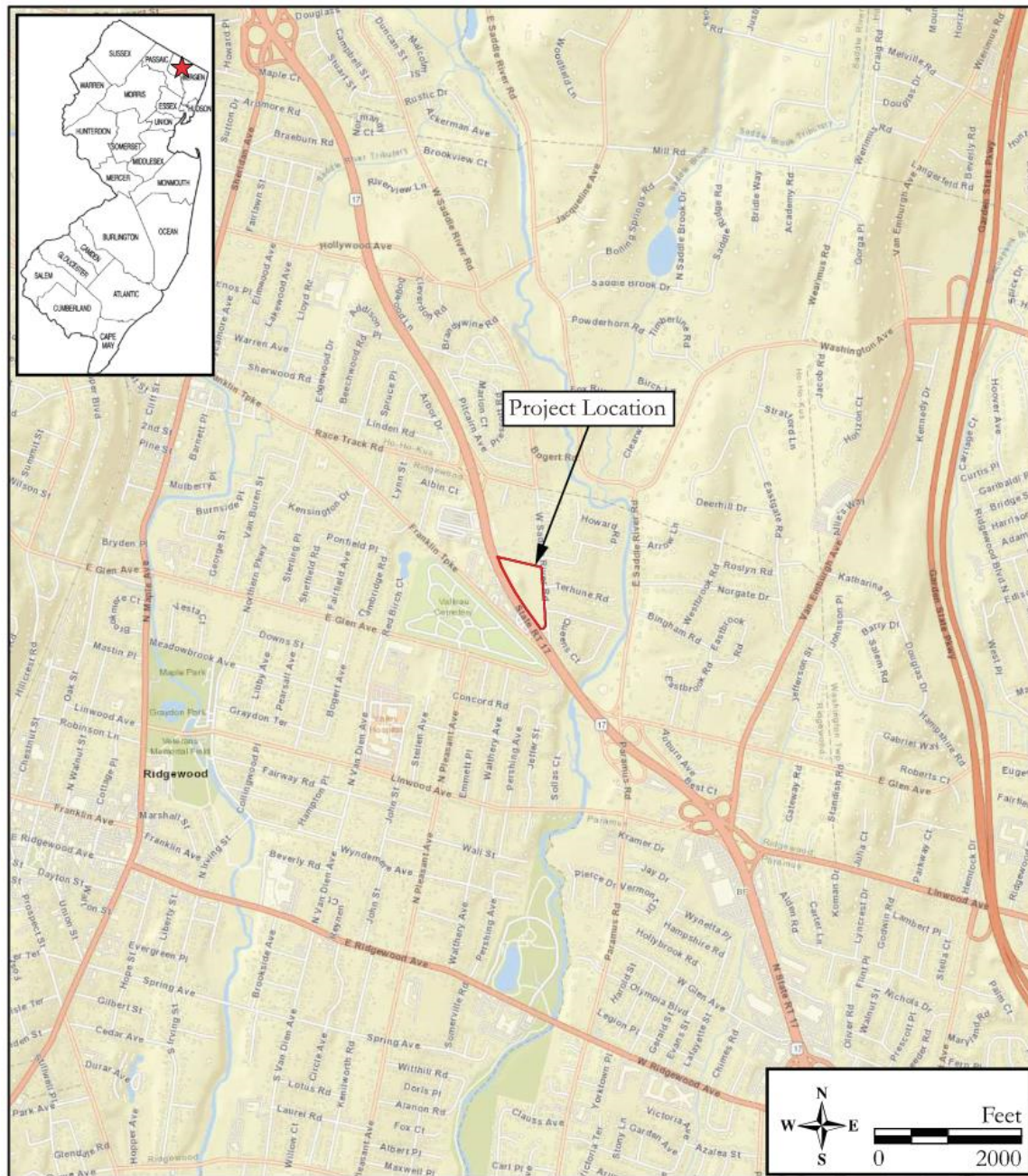


Figure 1.2: Road map
(2022 ESRI, World Street Map).

3. Photographs, both of the overall project area and of specific project work areas. Photographs should be labeled as to location and keyed to a plan sheet. (Although optional, slides may augment the application and facilitate the presentation to the Historic Sites Council of a project that is an encroachment.) Photographs should be labeled identifying site location and keyed to architectural or engineering plans.

See photos in attached Richard Grubb & Associates Archaeological Report.

4. Complete architectural or engineering plans-including a site plan (2 sets)

See Property Park Development Plan and Streetscape Profile along West Saddle River Road attached.

Construction drawings will be developed and submitted after HSC approval, as a condition of approval.

5. Specifications (1 set)

Project specifications will be developed and submitted after HSC approval, as a condition of approval.

6. Proposed agreements (easements, lease, deed, covenant etc.) applicable to the undertaking.

N/A.

7. If the application proposes demolition of all or a substantial portion of a property, the application shall include a structural assessment and an evaluation of whether the property could be reasonably repaired, to be prepared by an architect or engineer with demonstrated experience with historic properties.

No Demolition is proposed.

8. If the application proposes relocation of a New Jersey Register listed property, information and documentation required in N.J.A.C. 7:4-3.2(c) must also be submitted.

No Relocation is proposed.

B. Project Description

Please describe the proposed undertaking in full detail. Where functional or programmatic constraints call for changes to historic configurations, those constraints should be explained very clearly. (Use lettered attachments when necessary.)

A new public park in the most densely developed county in New Jersey, in the most densely developed state in the country.

Construction of a multiuse park for passive, active, athletic recreation, and appreciation of local history.

Includes:

- Preservation and programming at the historic Zabriskie House
- Preservation of the area immediately adjacent to the House
- Landscaping the area around the house

- A substantial landscape buffer between the House and proposed athletic field. It will consist of a mix of indigenous plants, grasses, shrubs, and trees, to be historically appropriate.

Construction of (see attached Property Park Development Plan):

- Multipurpose athletic field with artificial turf, surrounded by natural grass and substantial plantings of indigenous trees and shrubs
- Perimeter walking/hiking trail
- Playground near northern portion of the property
- Parking on-site and on-street
- Bathrooms near the athletic field and playground
- Three historic plaques
 - o Interpretive plaque at A.L. Zabriskie House (see below example image).



- o Roadside marker at the House along the road (see below example image).
- o Roadside marker at the southern tip of the site, along the road, to commemorate the Revolutionary War activity in the immediate vicinity (see below example image).



Landscaping:

- Landscape buffer mentioned above
- Landscape of new trees along West Saddle River Road
- Planting new trees around the property perimeter
- Re-planting the berm along Route 17 with replacement trees and groundcover of meadow grasses
- Rain garden for stormwater runoff, near the southern vehicular entrance to the park
- Preservation of the Sugar Maple tree, adjacent to the House
- Preservation of all trees over 6-inch diameter except within the Athletic Field area

Note: majority of the trees in the northern portion of the site where the athletic field, parking lot, restrooms, and playground are proposed consist of invasive species that have overtaken the area. None of these trees existed in the Period of Significance, as this property was a working farm during that time. See attached 1953 Aerial Photo.

- Remnants of the Barn foundation will remain intact.
- Note: the large and substantial berm along Route 17 was built by the Village of Ridgewood in 2018. The property was listed on the State Register. That berm was designed to block and buffer the house and site from the very heavily trafficked Route 17. The berm construction was reviewed and approved by the NJHPO.

C. Statement of Purpose

Please state the need and/or purpose for the proposed undertaking. Address the public benefit of the proposed project.

(Use lettered attachments when necessary)

Article published by NorthJersey.com on February 8, 2024, by Marsha A. Stoltz

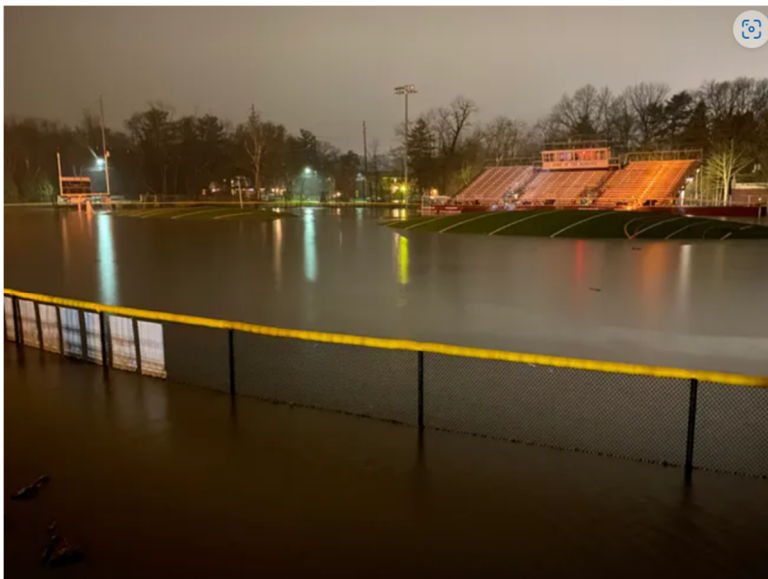
Ridgewood Schools Search For 'Alternative Playing Spaces' As Flooded Fields Await Repairs

RIDGEWOOD — The Village school district is looking for "alternative playing spaces" for its athletes as it faces an uncertain timeline for flood repairs to its stadium and Stevens Field, west of the high school, officials said Wednesday.

A notice signed "Ridgewood Public Schools" acknowledges that teams are eager to set up spring schedules, but it says the three vendors being consulted on the cleanup are saying the estimated two-week operation should be delayed until March at the earliest.

"Even waiting until the March 14, 2024, date does not guarantee that March, April or even May weather patterns will not once again affect our fields and playing areas," the statement says. "For this reason, we have looked into alternative playing spaces for our athletes."

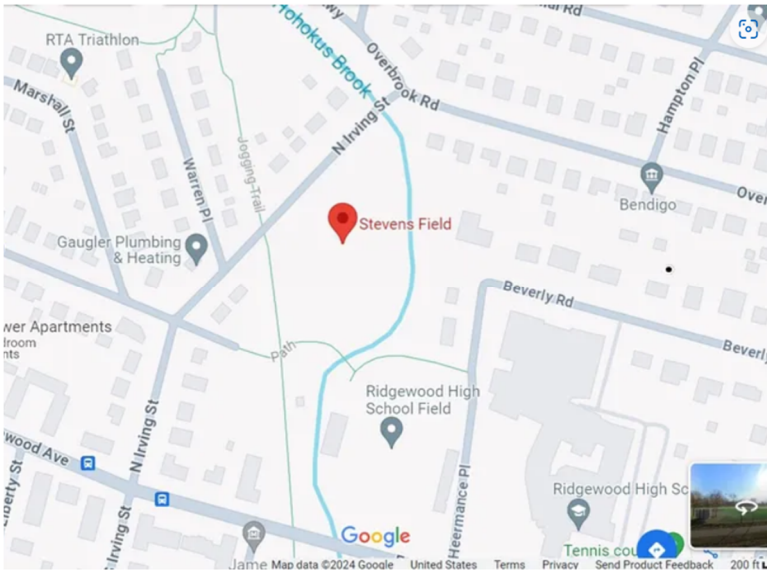
The school board has contacted the village recreation program and 12 nearby towns, "looking for opportunities within their schedules to use their fields if necessary."



A flooded Ridgewood High School field as seen after an April 7, 2022 storm. *Boyd A. Loving/Special to NorthJersey.com*

School groups that use the turf fields in spring include boys' and girls' lacrosse, girls' flag football and the marching band, said Public Information Officer Christine Corliss. Other groups that use the fields include the recreation program, the Community School, travel teams and "a few adult recreation teams hoping to find time on any of our fields," she said.

Track and field athletes, the statement says, use the Benjamin Franklin Middle School field, a mile north of the high school. Its grass field has "no netting, no lighting and a non-regulation size."



The Ho-Ho-Kus Brook runs through Stevens Field and the adjacent Ridgewood High School Stadium Field, causing increased damage in recent years. *Map Courtesy of Google Maps*

No mention was made of concern for a flood that might affect the location of the school's iconic outdoor graduation ceremony, held on Stadium Field each June.

The Stadium and Stevens fields are among only three in the village with artificial turf, which historically has a quicker drying time and better multiple-game endurance than grass fields. The two fields are also among only four in the village with lights for evening games and practice.

The scarcity of turf fields became a consideration in the Village Council's controversial approval of a multipurpose turf field on the historic Schedler property last September. That decision may have been undermined by a December 2023 soil testing order from the state Department of Environmental Protection. The DEP noted that the undocumented soils taken to the Schedler site "may not be suitable base material for the artificial turf."



Flooding at Maple Park Field in Ridgewood. December 18, 2023. *Sean Farrell/NorthJersey.com*

Multiple floods

A school and village task force was created, and it discussed the issue after the fields were flooded by Hurricane Henri in August and Hurricane Ida in September 2021.

The cost of the 2021 damage was estimated at \$260,000, of which \$160,000 was covered by insurance. However, the fields also had to be disinfected and pass impact, or Gmax, tests to verify their shock-absorption capabilities before they could be used. In 2021, football games were moved to an indoor sports complex in Waldwick.



Ridgewood High School's Stadium Field is also the site of its June graduation ceremonies *Richard Formicola/Special To NorthJersey.com*

The latest damage was sustained during a record December rainfall. Mathieu Gerbush of Rutgers University, assistant state climatologist, said Ridgewood got the most in Bergen County, with 2.99 inches of rain from one storm alone.

"The volume of rain during these events is the primary reason for increased flooding," Village Manager Keith Kazmark said Wednesday. "Four inches in a storm, on top of saturated ground, will create flooding."

Kazmark said the village is in the process of clearing trees and debris from the waterways.

"We have sent an engagement letter to the U.S. Army Corps of Engineers asking for them to intervene and help with a long-term flood mitigation plan here in Ridgewood," Kazmark said.

Ridgewood is the largest school district in Bergen County with 5,619 students in 10 schools.

Link to Petition to Restore and Maintain the Playable Condition of Ridgewood's Sports Fields by Spring 2024.

[Petition · Restore and Maintain the Playable Condition of Ridgewood's Sports Fields by Spring 2024 · Change.org](#)

Please note that the third field referenced in this article, Maple Field, is also located in the floodplain and floods as frequently as the other two fields.

Please Note: There is an ongoing, highly inaccurate narrative that continues about the project in public. The Village has followed the SRA Application process precisely, after many public hearings and open meetings. There has been no construction on site, except for the completion of the approved restoration of the House. There was repair to a water line, near the street, which was coordinated with HPO. The vocal opposition has repeatedly given the impression through email, calls, and public comments that the Village had somehow not followed the approval process. In these contrived allegations, the Village has been accused of ignoring the archaeological recommendations in the Hunter 2021 report. The HPO and HSC should be aware Hunter was engaged for Archaeological Monitoring by the Village for ground disturbance, as required. When the Park was being designed, they were asked to submit a proposal to conduct the study that they recommended. James Lee, of Hunter Research, replied that they were too busy to propose. The Village then engaged the highly respected Richard Grubb & Associates to not only conduct the Phase 1B Archaeological Survey, but also a Ground Penetrating Radar (GPR) survey around the house, and a Metal Detector Survey of the entire property. This substantially exceeds the Hunter recommendations in order to investigate all types of potential archaeological resources on the entire property. The RGA study report is attached in the Appendices. The false narrative has caused HPO and the County to issue letters of concern which have been addressed and resolved in writing and documentation by the Village Manager Keith Kazmark. The opposition also filed a Heritage Tree application for the large Sugar Maple next to the Zabriskie House, without consultation or notification or permission of the Village. The Village will refile the Heritage Tree nomination petition with corrections, at the appropriate time. The opposition continues to misrepresent the relevant facts and allege improper actions of the Village. The Village continues to adhere to the proper process, discussing this at many public meetings, encouraging and permitting public comments, and providing full transparency. The Village has reached out to two individuals who have claims about Revolutionary War activity, George Wright and David Pacquin (neither are residents). Neither has accepted our offer to cooperate. One can only speculate about their motives. Mr. Wright's allegations were thoroughly and professionally dismissed in a letter from Vincent Marseca from the NJ HPO dated 6 December 2023.

D. Alternatives/Mitigation

Please describe alternatives (or actions taken) that would avoid, reduce, or mitigate any encroachment of the project on the affected New Jersey Register-listed property. Discuss feasibility and prudence of alternatives. (Use lettered attachments when necessary.)

Please see the attached Alternatives Analysis.

Historical Significance: The house was nominated under Criteria C, Architecture. The title of the Nomination is the "John A.L. Zabriskie House," with no other mention of any other historical features in the Significance Statement. The balance of the property is clearly a highly compromised landscape from after the period of Significance (1824-1925). The National Register nomination mentions the setting only once, in one sentence, at the end of the significance statement and offers no explanation or justification other than that the property is the remnant of a once much larger farm. The current property bears absolutely no evidence or resemblance to a farm. There are no fields, orchards, or outbuildings. It clearly fails to describe all the 20th century changes to the setting, and those changes after the Period of Significance for the house. Further, there is no mention of any Revolutionary War

activity on the site, and the 1824-1925 Period of Significance excludes the 18th century or any Revolutionary War association. Therefore, the proposed projects are in no manner adversely affecting the National Register character (Criteria C) and character that make the House and property historically significant (Bergen County's third generation of Dutch architecture). While new construction on a property that is listed on the State Register and National Register is by definition an encroachment, it does not adversely affect or diminish the historical significance of the House.

Precedent: There is both historical and legal precedent for the use of artificial turf on athletic fields at SR/NR Properties.

1. Precedent: Cell tower across Route 17 to the west. SHPO. Section 106 approved.
2. Widening of Route 17 adjacent and onto the site in the mid-20th century.
3. Precedent: any other SHPO-approved turf at historic sites.
4. Use of the most significant portion of the Revolutionary War activity is now a cemetery and build-out downtown Ridgewood.
5. *Hawthorne* case that was adjudicated in NJ State Superior Court in favor of the project sponsor, Passaic County.
 - Hawthorne case and decision.
 - HSC VOTED 2 TO 2
 - NJDEP Commissioner found for County
 - Appellate Court found for the County after Hawthorne filed suit creating a legal precedent
 - Hinchcliffe Stadium just approved by SHPO, a National Historic Landmark
 - Riverbank Park, Essex County Parks
 - Goffle Brook Park, Passaic County, NJ (passaiccountynj.org)
6. Turf Field on the Historic Great Lawn at Wilson Hall, Monmouth University





7. Rutgers Stadium
8. Princeton Palmer Stadium
9. NJ Schools Construction Corp. projects
10. As of October 7, 2023, there are 13 Union County parks that are SHPO-approved with turf, all designed by, or part of the National Register-eligible Frederick Law Olmstead designed parks and system. See attached list and corresponding email from Dan Bernier.
 The following sites are relevant as they required compliance with the same standards that NJ State Register Act must use:
 Yale Bowl, NHL
 Penn Franklin Field
 Harvard Field

Mitigations: Several Design Iterations have been incorporated into the design for the highest and best use of the property for the community, and to meet the Sec. of Interior Standards for the SRA Authorization:

1. A smaller athletic field than the originally proposed 90-foot varsity baseball diamond has been proposed to minimize impacts to the House and provide a substantial, multiple-component landscape buffer.
2. Replanting Property and Berm includes indigenous trees, shrubs, and meadow grasses.
3. Baseball field is located to the furthest extent possible from the House.
4. No sports lighting for the athletic field.
5. No stands or bleachers on the athletic field for spectators.
6. Proposed parking is located to the furthest extent possible from the House.
7. 3 Historic Plaques/Markers:
 - Interpretive plaque at Zabriskie House (see example image under Project Description).
 - Roadside marker at the House (see example image under Project Description).
 - Roadside marker at the southern tip of the site to commemorate the Revolutionary War activity in the immediate vicinity (see example image under Project Description).
8. House has been completely restored with ADA access included, at a cost of \$2,600,000.
9. New and More Trees and Indigenous Species
10. Extensive and numerous public meetings before Village Council.
 - See attached Village Project Timeline
11. Extensive 3-part archeological investigations
 - Archaeological Survey, Metal Detector Survey, Ground-Penetrating Radar Survey
12. Limiting hours from dawn to dusk for safety and security.
13. Multiuse programming to attract people to experience and use the historic House.
14. Big/Heritage Tree Designation
 - The Village will file a new application for the Sugar Maple tree, adjacent to the House, at the appropriate time. The opposition continued to misrepresent the relevant facts, process and actions by the Village, while the Village continued to hold many public meetings, open to public comment, and provide full transparency over many months.
15. Village nominated the site to be listed on the State and National Registers.
16. Village-sponsored restoration of the House.
17. The Village owns a horse-drawn hay rake and plans to move it to the north side of the House to evoke the agricultural past of the property.
18. In order to further bring attention to the historic site, the Village will file award applications to: New Jersey Future; The Trust for Public Lands; the American Society of Landscape Architects; Preservation New Jersey; and the NJ Parks and Recreation Association.



Project Funding

Please list sources of funding, including federal funds.

All funding for this project is from the Village of Ridgewood.



Permits

Please list permits needed for the proposed project, including any necessary federal permits, licenses or approval.

There will be no federal, state or local permits required.

OTHER INFORMATION

The following information may also be needed depending on the nature of the project:

- ARCHAEOLOGY:** If an archaeological survey or other pertinent survey has been undertaken for this project, it must be included with the application. In all cases, when a professional archaeological survey is not included with (or proposed in) the application and the project will include ground disturbance, the rationale for not conducting survey must be enclosed. This rationale for all areas of potential ground disturbance should include detailed documentation of known prior uses (both modern and historic) and prior disturbances. Areas of potential ground disturbance include construction staging areas, areas of grading, etc. on the New Jersey Register listed property.
- CIVIL ENGINEERING**
(PARTICULARLY
ROAD & BRIDGE PROJECTS): Data which informs the basis of the project's design such as: existing road limitations, traffic counts/studies, road classification, design speeds, design hourly volume, and predicted levels of service. Please provide specific references to the relevant AASHTO design tables. May include an Alternatives Analysis Report.
- CODE:** Where a code requirement affects the treatment of historic features or spaces, please provide specific reference to the section of the code involved and indicate if flexible application of the code for historic buildings as allowed by the New Jersey Uniform Construction Code has been sought or granted.
- ECONOMICS:** If economic factors affect an aspect of the project or the design of a project as a whole, a detailed and documented breakdown of the costs involved should be attached to the application.
- ENGINEERING:** If engineering concerns such as structural stability or load bearing capacity, etc. affect the project's impact on the historic property, engineering reports, prepared by an engineer with demonstrated experience working with similar historic resources, should be attached to the application.

LIST OF ALL DOCUMENTS

Please provide a complete listing of all documents including title. In all cases, when a professional archaeological survey is not included with (or proposed in) the application and the project will include ground disturbance, the rationale for not conducting survey must be enclosed.

REVIEW PROCESS

Applications are submitted to the Historic Preservation Office (HPO). Within 30 days, the HPO will evaluate the application for technical and professional completeness. Faxed copies of applications do not formally initiate project review. Within 45 days of receipt of a technically complete application, HPO will determine if the project constitutes an encroachment and notify the applicant accordingly. If the HPO determines that a project does not constitute an encroachment (that the project is in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties), the application is approved administratively by the HPO and does not require review before the Historic Sites Council. A project which constitutes an encroachment is scheduled for an upcoming Historic Sites Council meeting, and the applicant is so notified. The Historic Sites Council makes a recommendation in the form of a formal resolution to the Commissioner of the Department of Environmental Protection. The Commissioner must act within 120 days of receipt of a technically complete application. When the applicant has tight project schedules and deadlines to meet, the HPO strongly encourages early submission of applications.



Mail Code 501-04B
State of New Jersey
Department of Environmental Protection
HISTORIC PRESERVATION OFFICE
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Revised 8/04

ALTERNATIVES ANALYSIS

Alternatives Analysis (following the HPO format)

Consideration of alternatives should always be a part of project planning. However, documentation of that consideration in accordance with this outline is only necessary when requested by the Historic Preservation Office as part of a specific regulatory process.

An alternatives analysis is **a process through which alternatives for developing a historic building or site are explored, and the benefits and losses of each alternative assessed, for the purpose of analyzing a prudent and feasible alternative that will avoid or minimize the adverse effect to a historic resource.** A good alternatives analysis steps back from a project to gain critical perspective. The analysis benefits the applicant by helping them thoroughly consider all aspects of project planning. Any potentially impacted historic resources can also benefit from the analysis for the same reasons.

The Historic Preservation Office may request an alternatives analysis as part of the following review processes in the event that a project does not conform with the Secretary of Interior's Standards for the Treatment of Historic Properties:

- Section 106 of the National Historic Preservation Act
- New Jersey Register of Historic Places Act
- State of New Jersey Executive Order 215
- Land Use Regulation permits (Coastal Areas Facility Review Act, Fresh Water Wetlands, Highlands, and Waterfront Development)

There are sometimes differences in the goals between a public project and a privately funded project and in the kinds of analysis that may be appropriate. By nature, a private project has a limited number of constituencies. Maximizing economic return, location, program goals, community presence, and design excellence are some of the most common considerations in developing a private project. Although many of the goals of a public project may be the same as those of a private project, public projects have larger constituencies by nature and tend to include consideration of maximizing open space, recreation, and historic preservation. Some of the investigations requested below may have been compiled in order to make the decision to implement a project.

Please note that every project is different; certain sections of this outline may not be relevant to your specific project. In those cases, please address those sections as nonapplicable. If the information was already submitted to the HPO please attach a copy to create a complete document.

I. Introduction to the Project

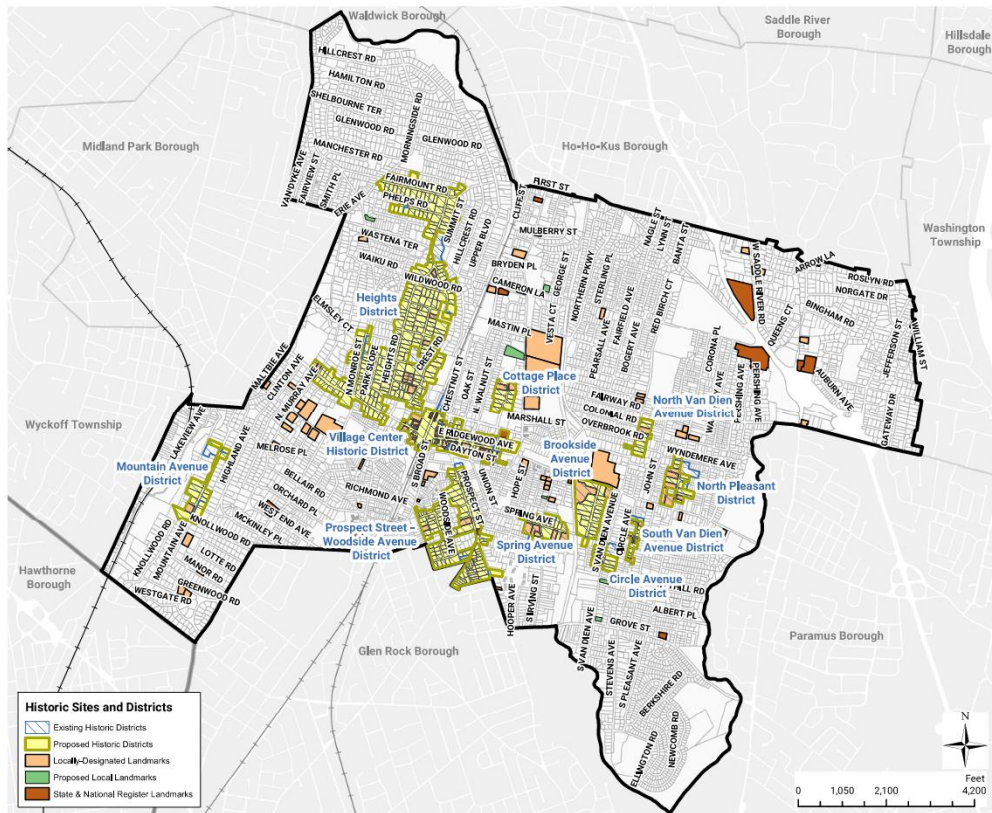
1. Identify the regulatory action triggering the need for an alternatives analysis:
 - a. Is the project a public or a private undertaking?
[Public, Village of Ridgewood](#)
 - b. What are the funding sources?
[Public, Village of Ridgewood](#)
 - c. Who is the owner?
[Public, Village of Ridgewood](#)
 - d. What if any permits are needed?
[State Register Act](#)

- e. Who is the lead agency for the regulatory review?
[NJDEP – Historic Preservation Office](#)
- 2. Project location map including all built structures and landscapes, with known historic resources identified.
[See attached maps.](#)
- 3. Resource information:
 - a. Statement of historical significance.
[John A.L. Zabriskie House, Criteria C, Architecture](#)
 - b. Physical description of the subject property, including character-defining features.
[See attached National Register Nomination.](#)
 - c. Boundary of the historic district or site, physical description of the subject property.
[See attached National Register Nomination.](#)
- 4. Photographic documentation should include:
 - a. Contextual photographs illustrating the relationship of the resource to the character of its surrounding area.
[See attached photos.](#)
[See Drone Videos attached via Flash Drive.](#)
 - b. Sharp clear images which convey the character and significance of the resource, as well as details, such as materials and craftsmanship.
[See attached National Register Nomination.](#)
- 5. Description of proposed project.
[Historical, Passive, Active and Recreation Park.](#)
- 6. Statement of project need/objectives:
 - a. Private projects (privately owned projects with no public funding): when use does not accommodate the resource type, explain why the resource could not be integrated into or within the site plan.
[N/A](#)
 - b. Public projects (public ownership or use, such as libraries, government buildings, etc., with or without public funding): have other locations been sought which would better accommodate the project need/objectives?
[Yes, other locations have been sought after, however, each location was eliminated due to lack of size and space for needs or located within flood zones.](#)
- 7. Summary of redevelopment scenarios explored for subject property. Please note preferred alternative.
[Historical, Passive and Active Recreation Park](#)
- 8. Describe how the proposed project meets:

a. The local master plan and zoning requirements

The project is consistent with every element of the master plan of 2022, particularly with open space, community facilities, parks, need for recreation space and historic preservation. See below Map of Historic Sites within Ridgewood and Goals #10 and #11 stated in the Village of Ridgewood Master Plan. Also, see Village of Ridgewood Master Plan adopted by Resolution on November 1, 2022:

mods.ridgewoodnj.net/pdf/masterplan/RidgewoodMPFinalDraft08_23_22opt.pdf





GOAL #9 – PROTECT AND ENHANCE THE VILLAGE TREE CANOPY.

Existing street trees and tree canopy contribute to the character of the Village and the high quality of life enjoyed by its residents. Trees provide a variety of environmental benefits including enhancing air quality, cooling during extreme heat, and contributing to stormwater management. Tree also provide aesthetic benefits along residential streets, in parks, and within pedestrian-oriented areas. The Land Use Element includes recommendations for policies and ordinances the Village can undertake to further its tree protection, preservation, and planting efforts.

GOAL #10 – ASSESS THE VILLAGE'S VULNERABILITIES TO CLIMATE CHANGE AND DEVELOP AN ACTION PLAN TO ADDRESS THEM.

The Land Use Element includes the statutorily required climate change assessment and recommendations for how to mitigate potential impacts. In Ridgewood, the most significant threats are flooding along the Saddle River and Ho-Ho-Kus Brook through the central and eastern parts of the Village. Critical facilities, including Village Hall, the police department, the main fire department, recycling center, and several schools are within the flood hazard area.

Other than flooding, the most serious potential impact from climate change is extreme heat and other weather events. Extreme heat, coupled with power outages, is a public health risk. Severe non-flood storm events can bring down trees, which often leads to power outages, damage to structures, and road closures.

The climate change assessment of the Land Use Element reviews the Village's vulnerability and recommends future actions.

GOAL #11 – IDENTIFY AND ADDRESS FLOODING AND STORM RESILIENCY EFFORTS.

The Land Use Element includes maps of flood hazard areas and identifies potential resiliency efforts. The Village should continue to work to reduce flood risk and limit the future detrimental impacts of storm events. Hazard response and emergency management efforts should also focus on promoting public safety and health in the aftermath of severe events.



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b. Local development trends

The Village of Ridgewood has essentially been built-out with minimal new residential and non-residential development. Providing a park with state-of-the-art features, including but not limited to, synthetic turf sports field, playground, restrooms, and walking trails will have significant positive impacts for the community.

II. Site Condition and Design

1. For publicly initiated or funded projects: evaluation of alternative sites, programs, and/or buildings more appropriate for the proposed project must be included in the analysis.

See below and State Register Act Application appendices.

2. A narrative summary of one of the fully examined alternatives must include the adaptive reuse of the historic building in accordance with the *Secretary of Interior's Standards for Rehabilitation*. (<http://www.cr.nps.gov/hps/tps/secstan1.htm>) Design alternatives must explore the potential for adding floors, additions or interior alterations that might be viable while retaining the character-defining features of the historic property.

Alternative 1 PREFERRED

Passive, Active, Historical, and Recreation Park with Restoration of the House and National Register listing.

Alternative 2 Revised Designs

Many design alternatives were considered to reduce effect on the Zabriskie House, by reconfiguring the new facilities.

Alternative 3 Another Build Site

Alternative 4 Renomination of the property to only include the House and its immediate setting.

Alternative 5 Move the House to the property immediately north of the existing property.

Alternative 6 No Build

Secretary of Interior Standards were applied in two ways because of the nature of the resource and the property.

RESTORATION – house

REHABILITATION – of the property

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- a. Where complete demolition is proposed for any reason, an existing conditions assessment prepared by an architect or structural engineer who meets the National Park Service's minimum standards for a historic preservation specialist in the architecture or structural engineering field must be submitted. The assessment must include:
 - i. A narrative summary of recommendations in order of feasibility.
 - ii. Evaluation of the architectural and structural features of the exterior and interior as well as all the environmental systems of the property
 - iii. Annotated architectural drawings and existing condition photographs of the primary building, outbuildings (if applicable), site or landscape (if applicable).

No Demolition is requested or required.

- b. Describe the site conditions and illustrate the status of the project site. Identify any conditions at the site that may impact the project, such as the presence of wetlands or open water, archeological resources, access/egress issues, soil conditions, etc.

See State Register Act Application appendices.

III. Zoning or Building Code Constraints

- a. Code constraints limiting adaptive reuse must be documented using the specific code citation and description, fully detailing the way in which the building fails to adhere to code requirements. The only current building code required for existing buildings in New Jersey is the Rehabilitation Subcode (<http://www.state.nj.us/dca/codes/rehab/index.shtml>).

No code constraints.

- b. Along with the code citation, a detailed analysis of work that is required to comply with the code and a cost estimate for this work must be submitted. Technical assistance is available through the Department of Community Affairs' Division of Codes and Standards.

N/A.

- c. If a local zoning variance is needed to facilitate adaptive reuse, this requirement should be discussed in the analysis.

No variances are required.

IV. Development of Alternatives

See Section II, 2. Above.

1. A reasonable number of prudent and feasible alternatives, even those which may compromise project objectives, should be fully described and evaluated with regard to their impact upon the identified historic resource. The analysis should constructively evaluate factors such as local jobs generated, business creation, property tax stabilization or enhancement and other economic activity that may or may not result in a rehabilitation project versus a new construction project. Assessment should also include the benefits of cultural and heritage tourism and how those historic resources can enhance profitability. The analysis of alternatives should be sufficiently detailed and rigorous to permit independent comparative evaluation of the benefits, costs, and environmental risks of the proposed project and each reasonable alternative.
 - a. For private projects, the alternatives shall provide a full understanding of the economic parameters that would prohibit the owner from realizing a return on investment in the historic property while keeping it in its historic use versus its proposed use or rehabilitating the site for a new use. The return does not necessarily have to be calculated based on the highest economic return. The new use may or may not be the same as the goals and objectives of the project. For example, if a historic farmstead complete with farmhouse and outbuildings has been purchased with the intent of developing a strip mall. Could it be adaptively reused keeping the site and buildings intact and placing some of the strip mall businesses (such as a card shop, bank, hair salon, etc.) within the farm buildings? Can the farmstead remain as a viable working farm? Could the farm and its buildings be best used to serve another purpose such as a bed & breakfast, antique shops, and café?

N/A
 - b. For public projects (as defined under I.6.b.) each alternative shall be substantiated by economic data.

Preferred Alternative is substantially most expensive, at more than \$7,000,000.
 - c. Economic data shall also include the sale of surplus property where applicable.

No sale of surplus property is anticipated or required; the Property is owned by the Village of Ridgewood.
2. It is recommended that alternatives include consideration of financial benefits such as easements, investment tax credits, and transfer of development rights in the analysis. Attached is a list of additional sources of funding and/or financial incentives that may make the rehabilitation of a historic property feasible.

N/A.

V. Summary of Findings and Conclusion

Provide a narrative summary of the preferred alternative and full justification for its selection.

Alternative 1 PREFERRED

Passive, Active, Historical, and Recreation Park with the completed \$2,600,000 Restoration of the house and National Register listing.

Need: All of the athletic fields in town flood and are rendered unusable for days afterward.
Overwhelming support from the community
No alternative sites
Site was acquired for this purpose.
The Village has nominated and restored the House.
Extensive design alternatives were explored.

Please also see attached Mayor Vagianos letter.

SELECT PHOTOS OF
JOHN A.L. ZABRISKIE HOUSE

PLEASE ALSO SEE
HUNTER RESEARCH AND
RICHARD GRUBB & ASSOCIATES (RGA) REPORTS
FOR ADDITIONAL PHOTOS



Photo 1 – John A.L. Zabriskie House, Before Restoration



Photo 2 - John A.L. Zabriskie House, Restored



Photo 3 - John A.L. Zabriskie House, Restored



Photo 4 - John A.L. Zabriskie House, Restored and Sugar Maple Tree

NEW JERSEY HISTORIC TRUST
WEBSITE PROJECT EXCERPT

John A. L. Zabriskie House



Preserve New Jersey Historic Preservation Fund
Capital Level II
Grant Award: \$199,166 (2021)
Grant Recipient: Village of Ridgewood
County: Bergen
Municipality: Ridgewood Village

The Zabriskie-Schedler House was originally constructed circa 1825 and was the home of farmer John A. L. Zabriskie. The house is an example of a late third-period Dutch-American frame building and exhibits several characteristics of the type including a construction date of c.1752-c.1840, was built by the "Dutch" cultural group, is south facing, follows the Dutch framing tradition, uses a gambrel roof for the main block and gable roof on the wing, uses native sandstone for the foundation material, uses oak timbers for heavy framing members, has interior end fireplaces, and has plaster ceiling finishes at the interior. The house survives as one of the few remaining nineteenth-century frame homes in Ridgewood. Over the course of his lifetime through inheritance and purchases, John Zabriskie tripled the size of his landholdings. Following his death in 1864, the house and property passed to his son James Zabriskie, also a farmer, who did not realize the same level of success as his father and was forced to mortgage and eventually sell off portions of his property. The Smith family purchased the home in 1908 and over the next century made several changes including adding the south entrance, raising the original gambrel roof at the circa 1840 section, reconfiguring and refinishing the second-floor level, and upgrading the kitchen. A small addition with a bathroom and sun porch were also added during the mid-twentieth century. Florence Schedler, daughter of Carman Smith, lived in the house until her death in 2007. The Village of Ridgewood purchased the property in 2009 and has been rehabilitating the building and grounds for use as a public parks and recreation facility.

The Trust grant will help fund interior rehabilitation and barrier-free improvements.

New Jersey Historic Trust Website Project Excerpt

VILLAGE OF RIDGEWOOD
WEBSITE PROJECT PAGE



VILLAGE OF

RIDGEWOOD

GOVERNMENT DEPARTMENTS RESIDENTS COMMUNITY HOW DO I...

Search...

Schedler Site Development Study - 460 West Saddle River Road

Home | Government | Projects | Zabriskie-Schedler House & Property

Zabriskie-Schedler House & Property

Approved

- March 3, 2021 Schedler - Revised Berm Sketch (PRELIM) (PDF)

Proposed

- YOR Project 22030 Zabriskie-Schedler Property Park Development - Bid Set Plans (PDF)

Rejected

- November 23, 2020 Schedler Site Plan (PDF)
- September 17, 2019 - Check Set - Preliminary (PDF)

Other Documents

- Baseline Noise Monitoring Assessment (PDF)
- Flood Certification 2023 (PDF)
- Historic Designation 2023 (PDF)
- NODEP Natural Heritage Database and the Landscape Search (PDF)
- Phase 1A - Archaeological Assessment (PDF)
- Schedler Financial Activity - Updated May 10, 2023 (PDF)
- Zabriskie-Schedler Floor Plans - Rev. Mar 16 2023 (PDF)
- Zabriskie-Schedler Floor Plans (PDF)
- Zabriskie-Schedler Property Park Development Plan Concept 24pp5 (PDF)

Schedler Ad Hoc Committee Presentation to Village Council

- Schedler Ad Hoc Committee Presentation to Village Council (PPT)

Website Project Page

ZABRISKIE-SCHEDLER PARK TIMELINE 2003 TO 2023

Zabriskie Schedler Park

Timeline 2003 to 2023



2003

Ridgewood Open Space Committee submitted a plan identifying the Schedler property as a "first-priority" target for acquisition by Ridgewood.

2007

Village was informed that the family would be selling the Schedler property.

2008

Open Space Committee provided the Village Council with a report recommending that the initial development of Schedler property consist of a parking lot, a baseball diamond and overlay multipurpose field (without lights or restrooms), with the remainder of property left as passive recreation space with wooded areas and a disabled-accessible (ADA compliant), senior-friendly paved walking path around the perimeter.

2008

Open Space Committee urged the Village to acquire the Schedler property, warning that "if the property is acquired by a private developer, the Village will face the possibility of a builder remedy suit forcing the Village to accept high-density multi-family residential development of the property, including affordable housing units."

2009

Village purchased Schedler property for \$2.7 million with grants from the Bergen County Open Space Trust Fund.

2013

Village purchased Shotmeyer property, a .358 acre parcel of land that was surrounded by the Schedler property, for approximately \$90,000.

2014

Zabriskie Schedler House (alone) receives certificate of Eligibility for Architecture. The National Park Service defines resources that meet National Register Criterion C as those "that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."

2017

The Council rescinded the 2015 resolution, deciding instead to re-analyze the proposed plan for Schedler, and appointed the Ad Hoc Committee to propose a re-development plan.

2018

Village approves a plan for small sided multi-purpose "Cool Play" turf field. 2018 project, then stalls.

2020

In Spring of 2020 the Village is notified that the House and Property (all 7 acres) are on the NJ and National Historic Registry due to the Architecture of the house and the adjacency of the land.

2020

In Fall of 2020 two plans (one overdeveloped Pickleball Plan & one historically inaccurate Pergola Plan) are submitted outside of public light and rejected by SHPO.

2023

Council introduces and approves the current plan for varsity sized eco-friendly turf, playground, ample parking, bathrooms and walking paths.

2023

The work on the Zabriskie Schedler House is completed for a total cost of \$2.6 million dollars. Friends of Zabriskie- Schedler rescind prior donation of \$4,000 which was the only donation of record. No future intended use has been determined.



2015

Council passed resolution adopting Open Space Committee's recommendation for a passive and active park that included a playground, walking path, 90 ft. baseball diamond, with an overlay multi purpose field for lacrosse and soccer. Resolution also provided a road map for stabilization and possible restoration of the Zabriskie Schedler House.

ZABRISKIE-SCHEDLER PROPERTY PARK DEVELOPMENT PLAN

