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)

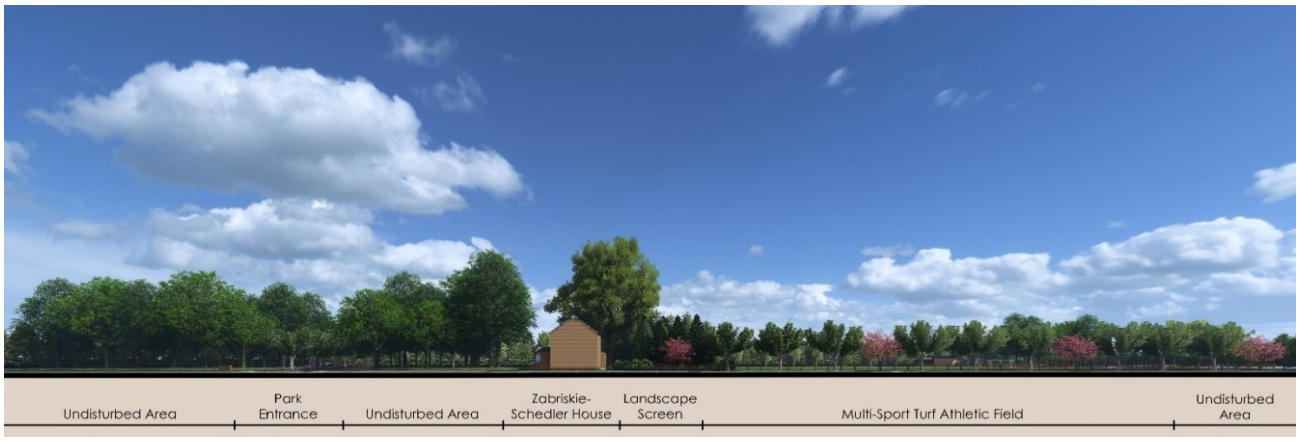
HPO Project No. 20-0608-18z

"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
Revised 14 May 2024

Applicant:
Village of Ridgewood
Bergen County, NJ



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

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- Councilmember Siobhan Winograd
- Keith Kazmark, Village Manager
- Heather Mailander, Village Clerk
- Christopher Rutishauser, PE, Village Engineer
- Matthew Rogers, Esq, Village Attorney
- Peter Primavera, Project Consultant
- Consultants: Ross H. Komura, LLA, Suburban Consulting Engineers, Inc.

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- https://www.revolutionarywarnewjersey.com/new_jersey_revolutionary_war_sites/counties/bergen_county_revolutionary_war_sites.htm

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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

May 14, 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:

In response to the letter dated March 22, 2024, from Jennifer Leynes, Program Specialist 3 in your office, please find the revised application for project authorization (Application) pursuant to the New Jersey Register of Historic Places Act (NJRHPA) for the above-referenced proposed project.

The Village again desires a special meeting of the Historic Sites Council for this application to be heard.

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.
Bergen County Division of Cultural and Historic Affairs
Ridgewood Historical Society
Ridgewood Historic Preservation Commission
Preservation New Jersey
Friends of Historic Zabriskie-Schedler House
Friends of Schedler
Crossroads of the American Revolution
Capt. Abraham Godwin Chapter NJ Society, Sons of the American Revolution

Enclosures: State Register Act Application including Appendices
Project Concept Plans
Drone Videos



Flooding of Maple Field on December 18, 2023



Flooding of Ridgewood High School Stadium Field

New Jersey Department of Environmental Protection
State Historic Preservation Office
PO Box 420
Trenton, New Jersey 08625

Attn: Jennifer B. Leynes, Program Specialist 3

Re.: Village of Ridgewood, County of Bergen, State of New Jersey
Zabriskie-Schedler Property Park Development Plan
Application for Project Authorization
New Jersey Register of Historic Places Act Review
HPO Project #: 20-0608-21,-22, -23
Doc ID#: HPO-C2024-218
File No.: SCE-R13881.012

Dear Ms. Leynes:

The Village of Ridgewood (Village) is in receipt of your letter dated March 22, 2024, regarding the construction of an active and passive park, including a multipurpose turf athletic field, perimeter walking/hiking trail, playground, restroom building, parking, and supplemental landscaping.

Please find enclosed the following revised documents which address your comments:

- Complete list of government units and statewide or local organizations with an interest in historic preservation, as required in Section A.1.d of the Application. The HPO has previously advised the Village that the Friends of Schedler must be included on all applications as a local organization specifically concerned with historic preservation at this location. Based on correspondence received by the HPO to date, the Capt. Abraham Godwin Chapter New Jersey Society, Sons of the American Revolution have also expressed an interest in the preservation of this site and should be included. As indicated in the instructions, the list of organizations included in the application must include addresses.

  A complete list of organizations with interest in historic preservation has been included in the list under Section A.1.d. These organizations will also be included in all future correspondence and application submissions.

- Statement of purpose, as required in Section C. Pursuant to N.J.A.C. 7:4-7.2(e)6, the Historic Sites Council shall consider the public benefit of the proposed undertaking in rendering its decision. Therefore, it is imperative that the Application include a clear narrative that describes the project need and how the proposed park development will meet that need, resulting in a public benefit to the community. The Application includes a collection of statements and newspaper articles but lacks a unified, coherent, and cogent statement of purpose for the proposed development. This section must be revised to include a clear statement explaining the need, purpose, and public benefit of the proposed undertaking and include specific data to support these claims. This data should include but is not limited to: the number of existing athletic fields in the Village and the current usage of those fields; the current and projected need for athletic fields in the community, including the number and size based on the sports played and age of participants; and how the development of the proposed new athletic field will address current and projected needs. Some of this data is included in the appendices, but the information is fragmented and incomplete, and in some cases lacks sufficient context for evaluation. For example:

  - The Statement of Purpose includes a newspaper article regarding the flooding of athletic fields used by the Ridgewood schools. However, there is no statement regarding the anticipated users of the new field at the Zabriskie-Schedler House. Will it be used by the schools, local athletic

organizations, or some combination thereof? A clear indication of who the intended users will be is required.

RESPONSE: The Statement of Purpose has been revised to include a clear statement of the project needs and intended users.

- Appendix 13 provides data regarding field use for RJFA; however, there is no explanatory information identifying who or what RJFA is, or whether it is the only organization that utilizes athletic fields in the community. How many organizations does the Village anticipate will use these fields? How many participants do these organizations have, and what are their ages? Does the Village have a recreation plan that identifies the facilities needs of the community? If so, the plan should be cited in the narrative and provided as supporting documentation to your Application.

  RESPONSE: Additional information regarding existing field users, including Ridgewood Junior Football Association (RJFA), has been submitted as part of the Independent Assessment document (Appendix 37). No specific plan has been prepared to this point; however, heavy usage of the field is anticipated.

- Appendix 14 includes a map of other athletic fields in the Village. The map key is illegible, and the scale is inadequate to convey the intended information. In addition to the map, the Application should include a list of all available athletic fields in the Village and data regarding their usage.

  RESPONSE: The Appendix 14 map of all athletic fields owned by the Village and Board of Education has been replaced with a legible version. Additional information regarding the usage of fields has been submitted as part of the Independent Assessment document (Appendix 37).

- Appendix 23 provides "Sports Use Numbers" but does not compare the number of games to the number of existing fields. This analysis is needed to understand the project need.

  RESPONSE: Additional information regarding existing field users and usage of fields has been submitted as part of the Independent Assessment document (Appendix 37).

The narrative may be supplemented with appendices similar to those referenced above, but they are not a substitute for a narrative statement of purpose.

- An alternatives analysis, as required in Section D. Pursuant to N.J.A.C. 7:4-7.2(e)6, the Historic Sites Council shall consider whether or not feasible and prudent alternatives to the encroachment exist. The alternatives provided lack the level of detail and analysis required for the scale and scope of the proposed park development. For example:

  - Alternative 2 states that "many design alternatives were considered" but provides no detail regarding what these alternatives entailed, whether they met the project need, or what their effects would be on the historic property. This section of the alternatives analysis must include, but is not limited to, the 2008 concept plan; the plan developed in consultation with HPO staff in 2022; and the current design (preferred alternative) with a grass field instead of turf.

    RESPONSE: The previous design concepts indicated above have been included in the submission. The alternative analysis has also been revised to include details regarding these concepts.

  - Alternative 3 simply states "another build site," with no analysis of available locations, the cost of acquisition and development, or other pertinent information. This alternative must address the availability of property for purchase, and the presence or absence of existing municipal property that could be developed for athletic fields.

    RESPONSE: The alternative analysis has been revised to include details regarding other build sites.

Additional analysis of the remaining alternatives is also required. In all cases, the analysis of alternatives must 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. This should include a narrative summary of the preferred alternative and justification for its selection.

- Pursuant to N.J.A.C. 7:4-7.1(d)10 and APA Section "Other Information" and "List of all Documents," the draft Phase IB Archaeological survey report by Richard Grubb & Associates, Inc., remains technically deficient (see the archaeological section below).

Additional Comments:

- The Table of Contents indicates that Hunter Research, Connelly & Hickey, and Barton Ross, AIA, were involved in the preparation of the Application; however, none of their resumes were included. Unless these firms were directly involved in the development of the proposed park project (as opposed to the rehabilitation of the Zabriskie-Schedler House, which is a separate undertaking), their names should be removed. If they were involved, then please include their resumes in the revised Application.

  RESPONSE: The firms indicated above have been removed from the Table of Contents.

- Appendix 3 is comprised entirely of letters of support for the Village's 2021 grant application to the New Jersey Historic Trust for the rehabilitation of the Zabriskie-Schedler House. The rehabilitation of the house is not the subject of the current application; therefore, these letters are not relevant to the current undertaking.

  RESPONSE: Appendix 3 comprising letters of support for the Village to the NJ Historic Trust for the rehabilitation of the Zabriskie-Schedler House have been removed from the application.

- Appendix 16, "Two Historic Preservation Office Letters and Keith Kazmark's Responses," does not contain the information cited.

  RESPONSE: Appendix 16 has been removed from the application. Appendix 2 includes the same letter from the Historic Preservation Office. This letter indicates the Commission is in support of the application.

- Appendix 17 also includes numerous letters of support for a grant application to the New Jersey Historic Trust for the rehabilitation of the Zabriskie-Schedler House. The rehabilitation of the house is not the subject of the current application; therefore, these letters are not relevant to the current undertaking.

  RESPONSE: Appendix 17 including letters of support for a grant application to the NJ Historic Trust for the rehabilitation of the Zabriskie-Schedler House have been removed from the application.

- Appendix 18, "Village's Project Budget and Funds Expended to Date," does not contain the information cited.

  RESPONSE: Appendix 18 has been revised to include a summary of the project budget and funds expended to date.

- Appendix 19 contains a statement from the Village engineer regarding the absence of wetlands on the site. The HPO recommends including documentation regarding the New Jersey Department of Environmental Protection's (NJDEP) assessment of the site.

  RESPONSE: The Village has engaged Suburban Consulting Engineers, Inc. (SCE) to perform wetland delineation services in addition to preparing and submitting an LOI application. Findings will be submitted once complete.

- Appendix 20, OPRA Requests, is irrelevant to the Application.

RESPONSE: The previously submitted OPRA requests have been removed from the application.

Archaeology

These comments are in response to the addendum email response with attached, revised Phase IB archaeological site map received at the HPO on February 8, 2024, in response to HPO comment (B2024- 008).

Phase IB Archaeological Testing Program

The email acknowledges that the Phase IB survey was conducted without prior knowledge of Hunter Research's 2023 archaeological monitoring report (and not disputed by the HPO). The email states that Phase IB survey was not conducted within areas of "obvious surficial disturbance", i.e., the area of the Hunter 2023 utility monitoring and the roadside berm. Please be aware, based on the results of the Hunter 2023 monitoring report that the fill encapsulated intact soil stratigraphy below the area RGA visually assessed as low archeological potential during the Phase IB survey, confirms the appropriateness of testing hypotheses and not treating them as statement of fact based on limited survey data. Finally, the areas of "obvious surficial disturbance" are still not delineated in the revised site map.

The email further states that based on the lack of artifacts and features identified by the Hunter Research 2023 report within the water main trench, no additional archaeological consideration of that area is necessary. Please be aware, while archaeological monitoring for machine-excavated trenches is useful for quickly identifying large archaeological subsurface features, its course-grained sampling methods are less useful for identifying individual artifacts and small artifact clusters, such as dwelling middens, based on a lack of controlled sampling and detailed recordation as defined in the HPO's Phase I survey guidelines. In consequence, the HPO is concerned that the intact stratigraphy encapsulated below modern fill as identified in the monitoring report remains unsampled for the presence or absence of contributing archaeological deposits.

In consequence, HPO requests that Phase IB shovel testing shall be completed within the existing testing gaps (excluding the existing roadside berm footprint) in order to determine whether archaeological deposits are present in these areas of the project site.

RESPONSE: A supplemental Phase IB archaeological survey has been completed as of April 24, 2024, as described above. Results from this survey will be submitted once complete.

Metal Detecting Survey

The site map was updated including the limits of the Phase I metal detecting survey per the HPO request. The HPO concurs with the Phase IB survey report that no clear, Revolutionary War period military-related artifacts were identified within the metal detecting survey area (although a few non-metal artifacts around the house remain unclear). The remainder of the park beyond the metal detecting survey limit and the roadside berm continues to possess high sensitivity for Revolutionary War military-related artifacts until future survey provides additional data. Finally, the HPO concurs with the letter that metal detecting results are limited to within one foot of the surface and that any metal detecting survey is unable to penetrate below modern fill one foot thick or deeper within the park.

Please be aware, the public release of un-redacted, sensitive archaeological information to the general public puts these archaeological resources under threat.

RESPONSE: Acknowledged. Once the Phase IB survey is deemed complete, the Village will perform a more intensive survey, a Phase II archaeological survey, as required by the NJDEP.

PROJECT INTRODUCTION

Project Introduction

The Village of Ridgewood acquired the Zabriskie-Schedler property to protect it from potential commercial development in 2009.

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
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

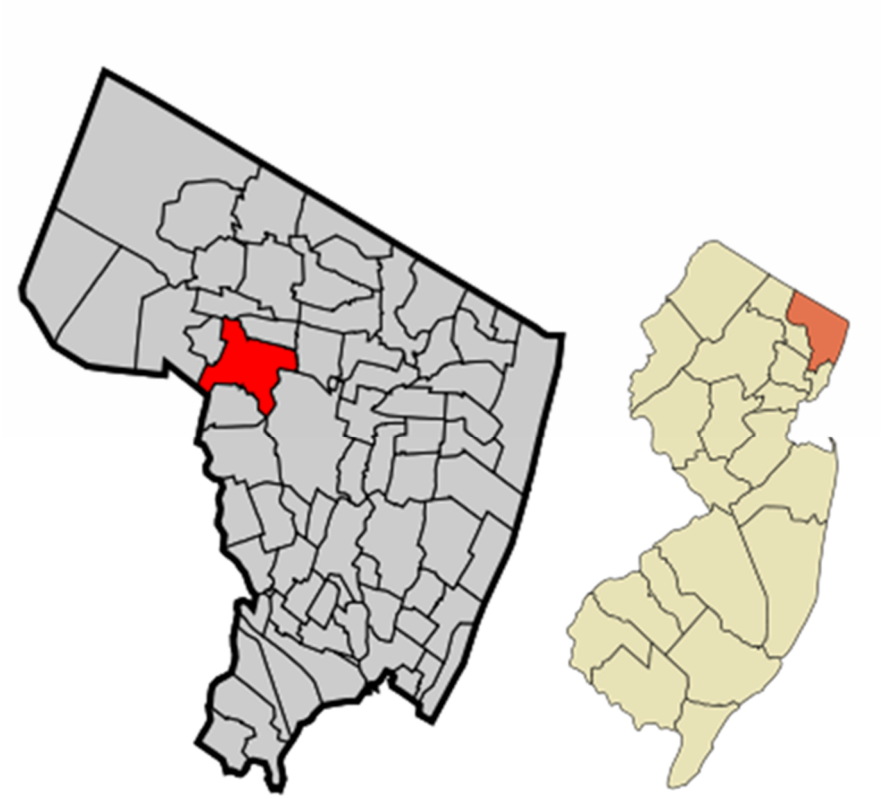
The Village of Ridgewood is immensely proud of the collaborative open effort to bring the project to this high-quality design.

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

VILLAGE OF RIDGEWOOD

131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07451
TEL 201-670-5500, EXT. 2205
CELL 201-755-6465
EMAIL PVAGIANOS@RIDGEWOODNJ.NET

PAUL VAGIANOS
MAYOR

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 significantly 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.

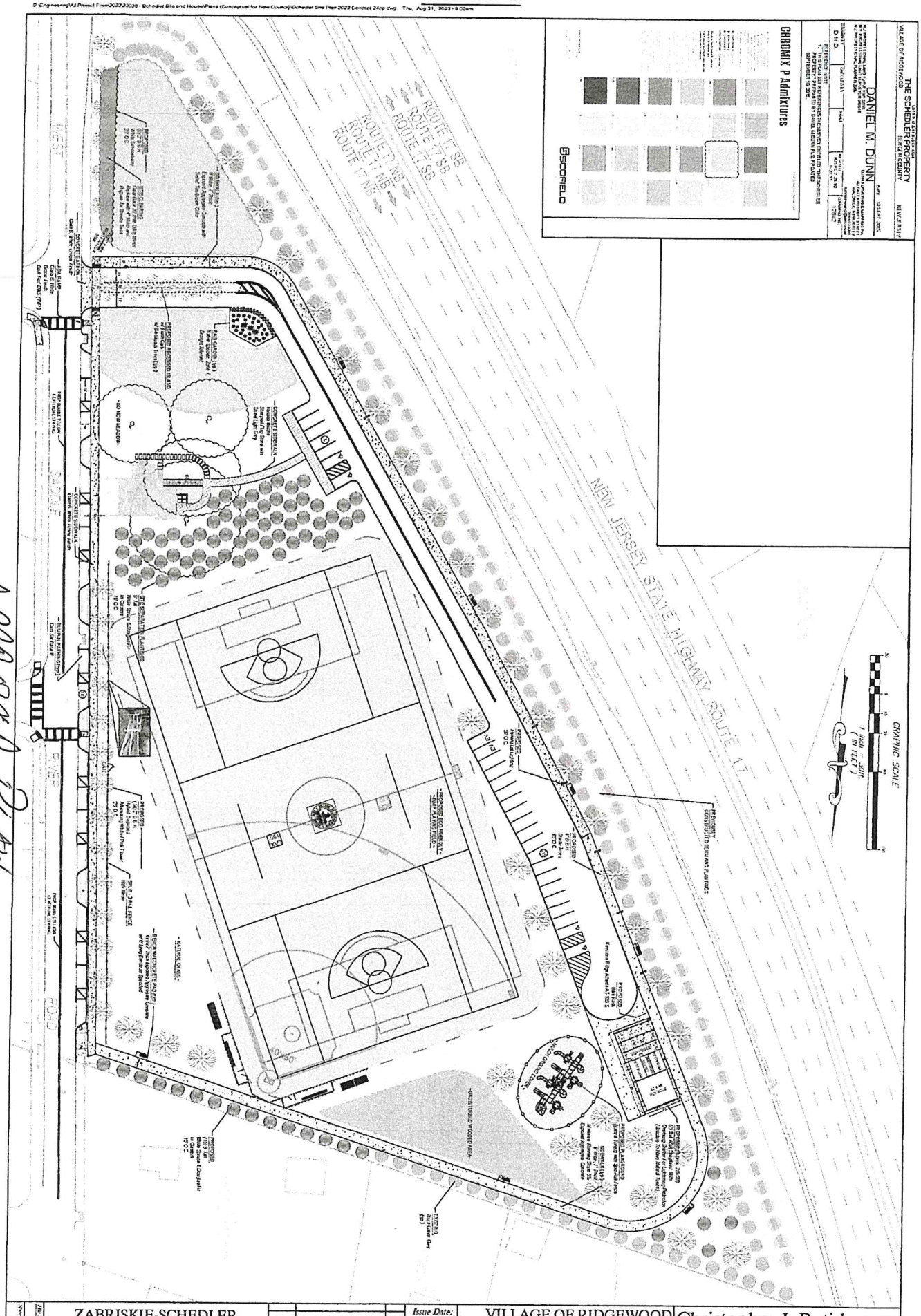
Councilman Killion said he has a few questions before everyone decides. He said it is his understanding that if the Village Council purchases this property, what is the anticipation on building the fields, is anyone going to come to the Council and say that the property has been acquired, now the fields 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


WEST SADDLE RIVER ROAD
C.F. 350 FT
EXISTING TREE LINE
KINGSBRIDGE
WEST
SADDLE
RIVER
ROAD
TERHUNE
KENWOOD
FRANKLIN
TPK.
ROUTE 17 STATE HIGHWAY
N.T.S.
BLOCK 4704
LOT 11
1.34 ACRES
BLOCK 4704
LOT 10
1.75 ACRES
BLOCK 4704
LOT 12
0.45 ACRES
BLOCK 4704
LOT 9
3.64 ACRES
LOT TO BE RAISED AND GRADED
LOT TO BE RAISED AND GRADED
LOT TO BE RAISED AND GRADED

EXHIBIT D


THE SCHEDLER PROPERTY
RIDGEWOOD
BERGEN COUNTY
NEW JERSEY
VILLAGE OF RIDGEWOOD
DANIEL M. DUNN
DATE: 13 SEPT 2005
THIS FINAL GIS REFERENCED PLAN SURVEY ENTITLED "THE SCHEDLER PROPERTY" PREPARED BY DANIEL M DUNN PLS, PP DATED SEPTEMBER 13, 2005.
CHROMIX P Admixtures
SCOFIELD
ROUTE 17 SB
ROUTE 17 SB
ROUTE 17 SB
ROUTE 17 NB
ROUTE 17 NB
ROUTE 17 NB
NEW JERSEY STATE HIGHWAY ROUTE 17
GRAPHIC SCALE
1 inch = 30ft.
(IN FEET)
PROPOSED 30' WIDE ASPHALT PATH
PROPOSED 20' WIDE ASPHALT PATH
PROPOSED 6' WIDE ASPHALT PATH
PROPOSED 6' WIDE CONCRETE PATH
PROPOSED 4' WIDE CONCRETE

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

EXHIBIT F

Res. No. 15-257

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

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.
- [X] **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.

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

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

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.

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.

EXHIBIT H

Res. No. 23-306

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: 9/13/23

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
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





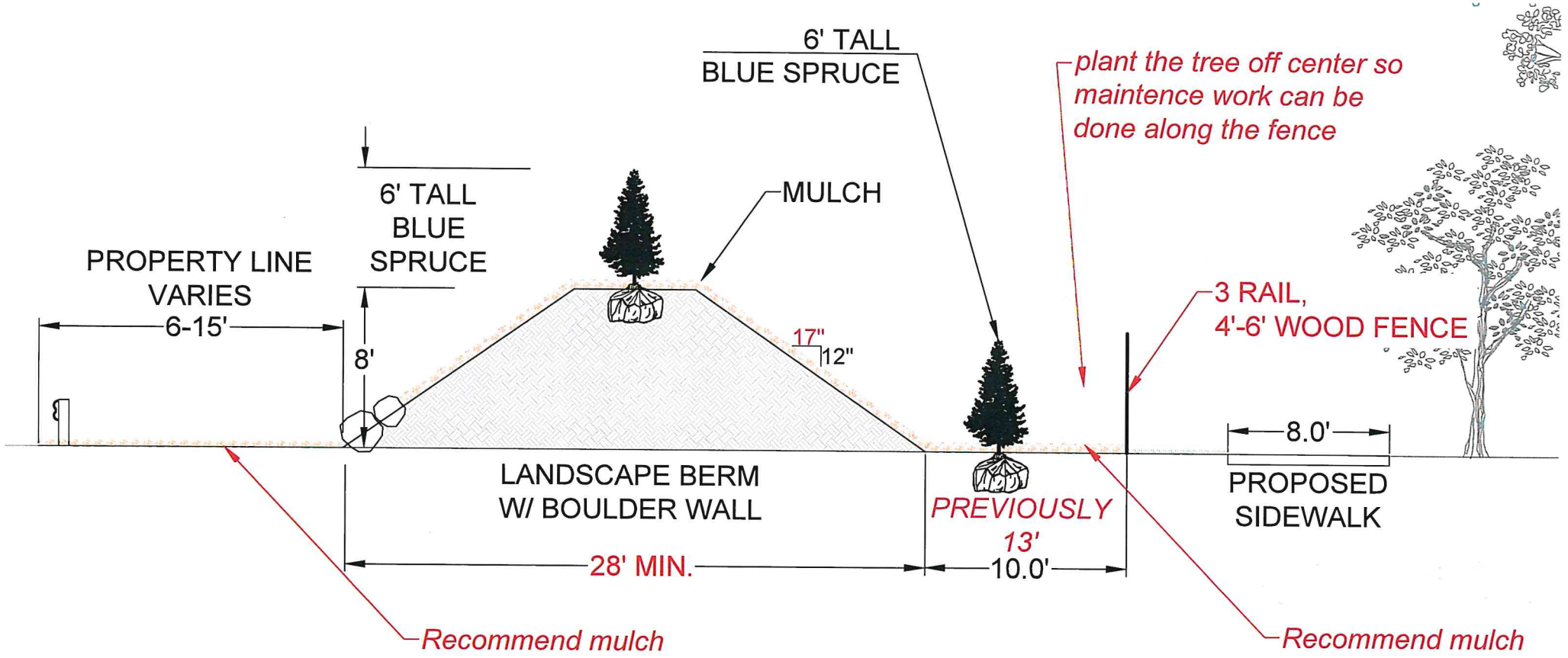

6' TALL
BLUE SPRUCE
plant the tree off center so maintence work can be done along the fence
6' TALL
BLUE
SPRUCE
MULCH
PROPERTY LINE
VARIES
6-15'
8'
17"
12"
3 RAIL,
4'-6' WOOD FENCE
8.0'
LANDSCAPE BERM
W/ BOULDER WALL
PREVIOUSLY
13'
PROPOSED
SIDEWALK
28' MIN.
10.0'
Recommend mulch
Recommend mulch

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

Supplied approximately 500 CY

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

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

PEAK ENVIRONMENTAL LLC

26 Kennedy Boulevard, Suite A, East Brunswick, NJ 08816
Phone 732-326-1010 • www.peak-environmental.com

October 18, 2018

Supplied approximately 4,200 CY material

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

Via Email to scottl@gardenhomes.com

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.

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

Robert M. Edgar, Partner

Joseph Romeo
Senior Project Manager

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

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

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

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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

Supplied approximately 280 CY material

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

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

eurofins | Lancaster Laboratories Environmental

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

Analysis Report

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	Lancaster Labs (LL) #
L6065481-1 Grab Soil	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,

Supplied approximately 200 CY of material

Bonnie Gingras
Manager

(201) 729-1907

APL

AQUA PRO-TECH LABORATORIES
Certified Environmental Testing

ACCREDITED IN ACCORDANCE WITH nelac

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

RECEIVED
OCT - 5 2020
VILLAGE OF RIDGEWOOD
DEPT. OF PUBLIC WORKS

APL
AQUA PRO-TECH LABORATORIES
Certified Environmental Testing

Analytical Results Summary

Conquest Contracting Engineers

0090585-01 (Soil)

Williams St

Collected	Received	Contact
09/14/2020 08:50	09/14/2020 16:05	

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
BNA+25 Semivolatile Organics - GC/MS								

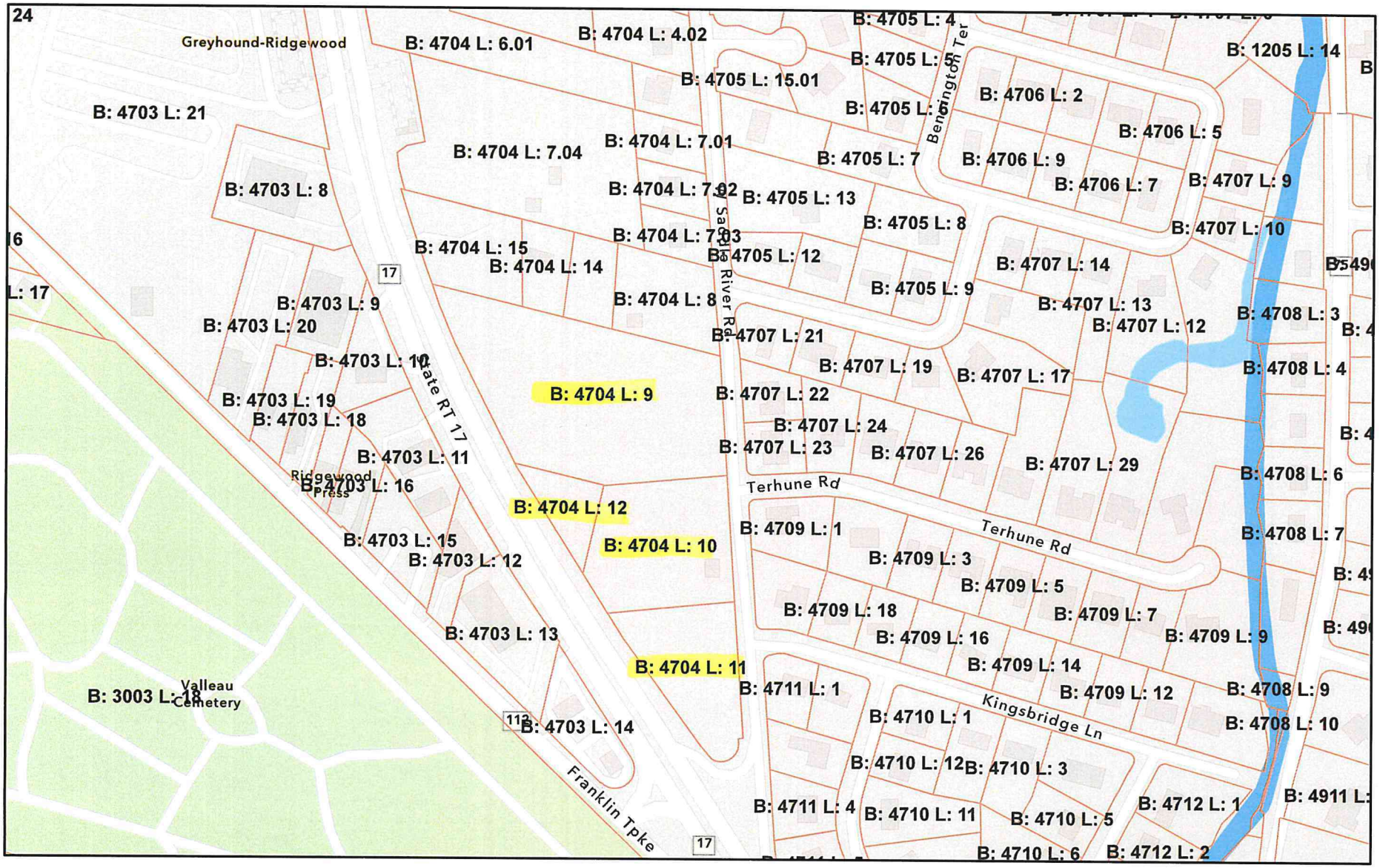
FootNotes

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

Report Date: Sep 22, 2020

NJ-GeoWeb



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

Wetlands (2012)

Parcels Data (Block and Lot)

County Boundaries

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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New Jersey Department of Envi

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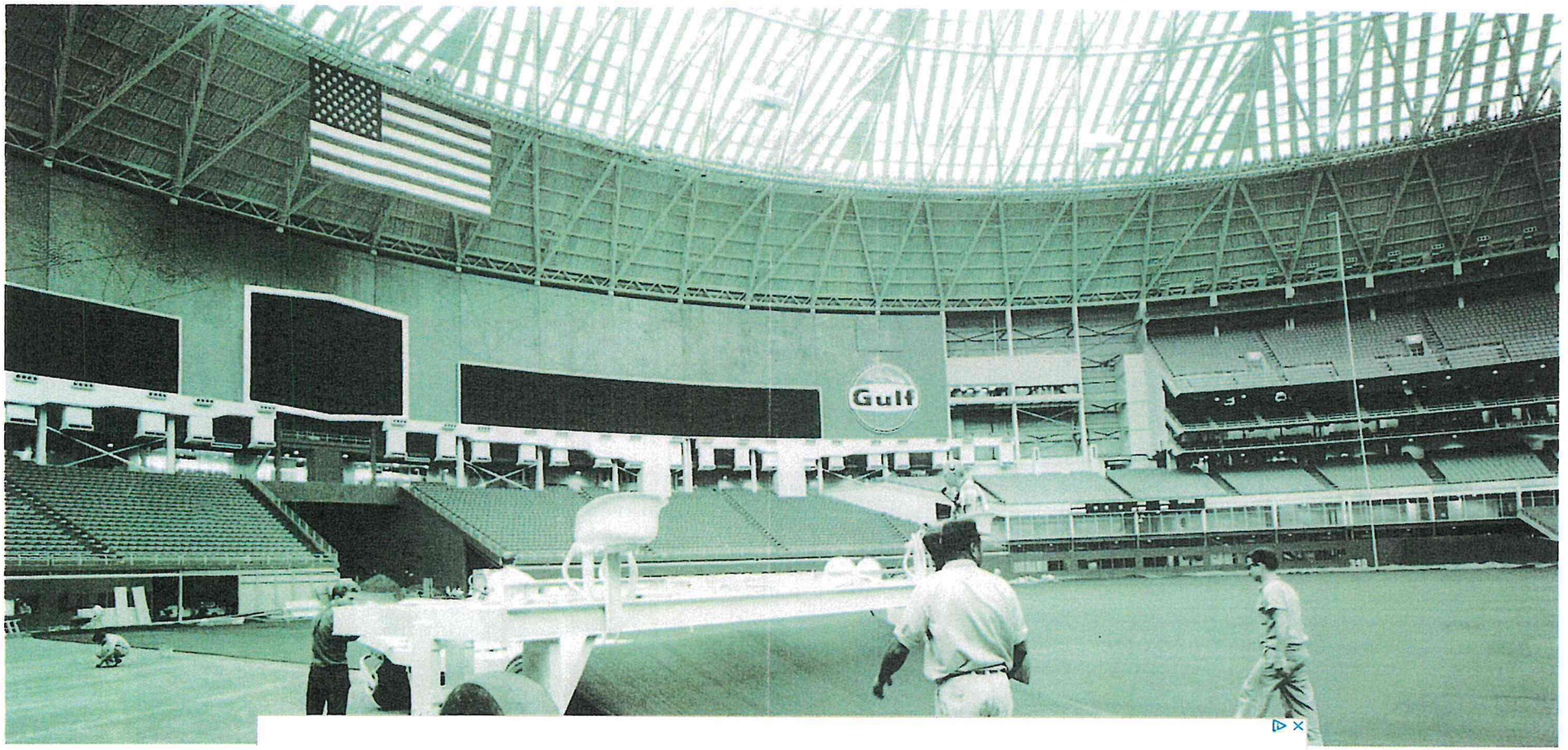
EXHIBIT L

SPORTS

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



Israel-Hamas war Colorado Train Derailment Rite Aid bankruptcy Bills' Damien Harris injury Suzanne Somers dies

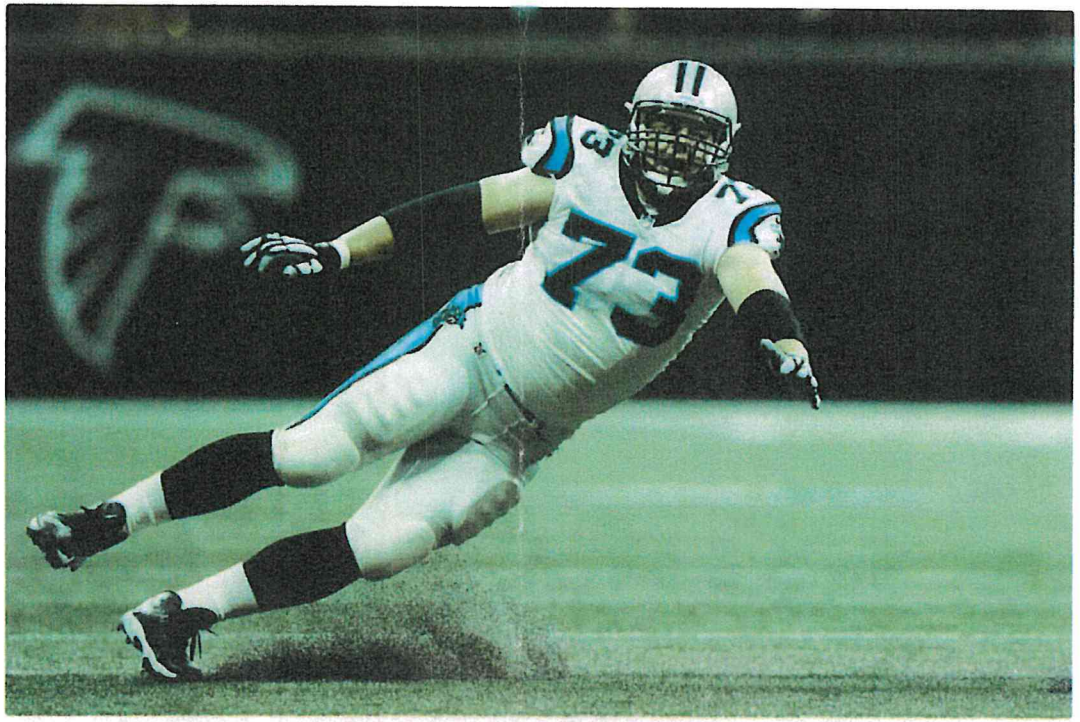
Playing on ChemGrass, which became known as AstroTurf, was a lot like playing on low-pile carpet laid atop concrete.

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.

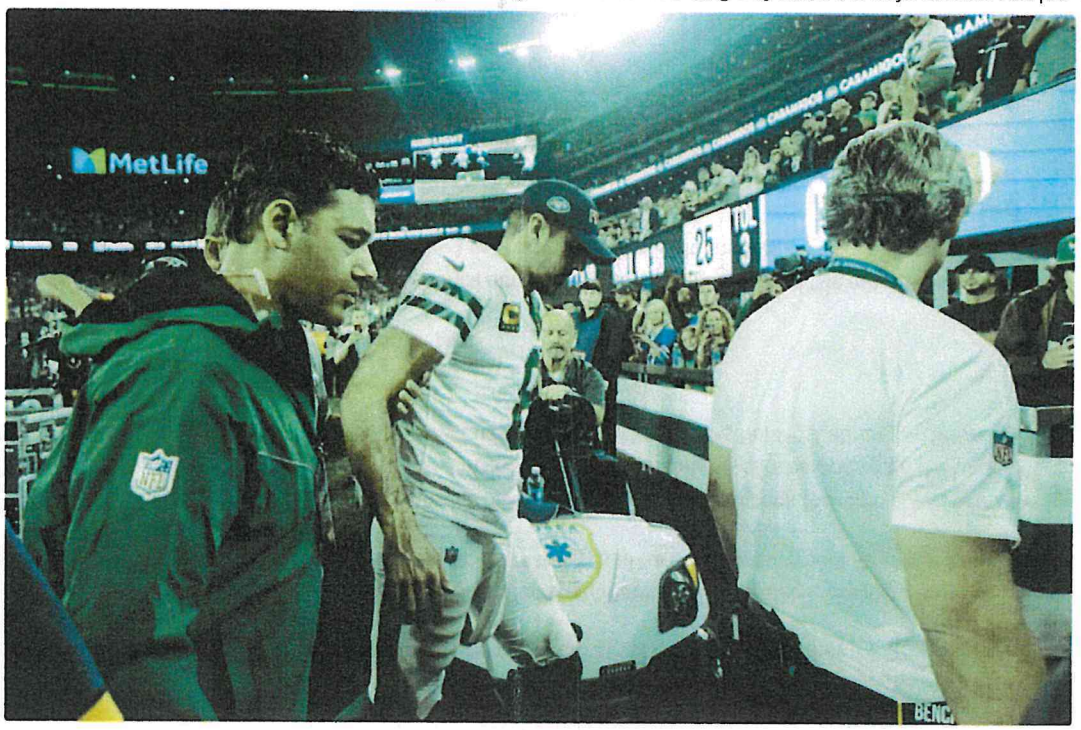
MORE COVERAGE



What does the science say about the grass vs. turf debate in sports?



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.

ADVERTISEMENT

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

	Artificial	Natural grass	
2023	71%	29%	133
2013	68%	32%	133
2003	42%	58%	129
1993	45%	55%	127
1983	50%	50%	124
1973	40%	60%	124

The total number of schools does not up to 133 in some years because some of the programs were not established at that time.

Source: AP reporting

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



Boys Lacrosse



Boys Soccer



Girls Flag Football



Girls Lacrosse

Ad Hoc Committee Presentation to Ridgewood Council for Schedler Property

December 2017

EXHIBIT N

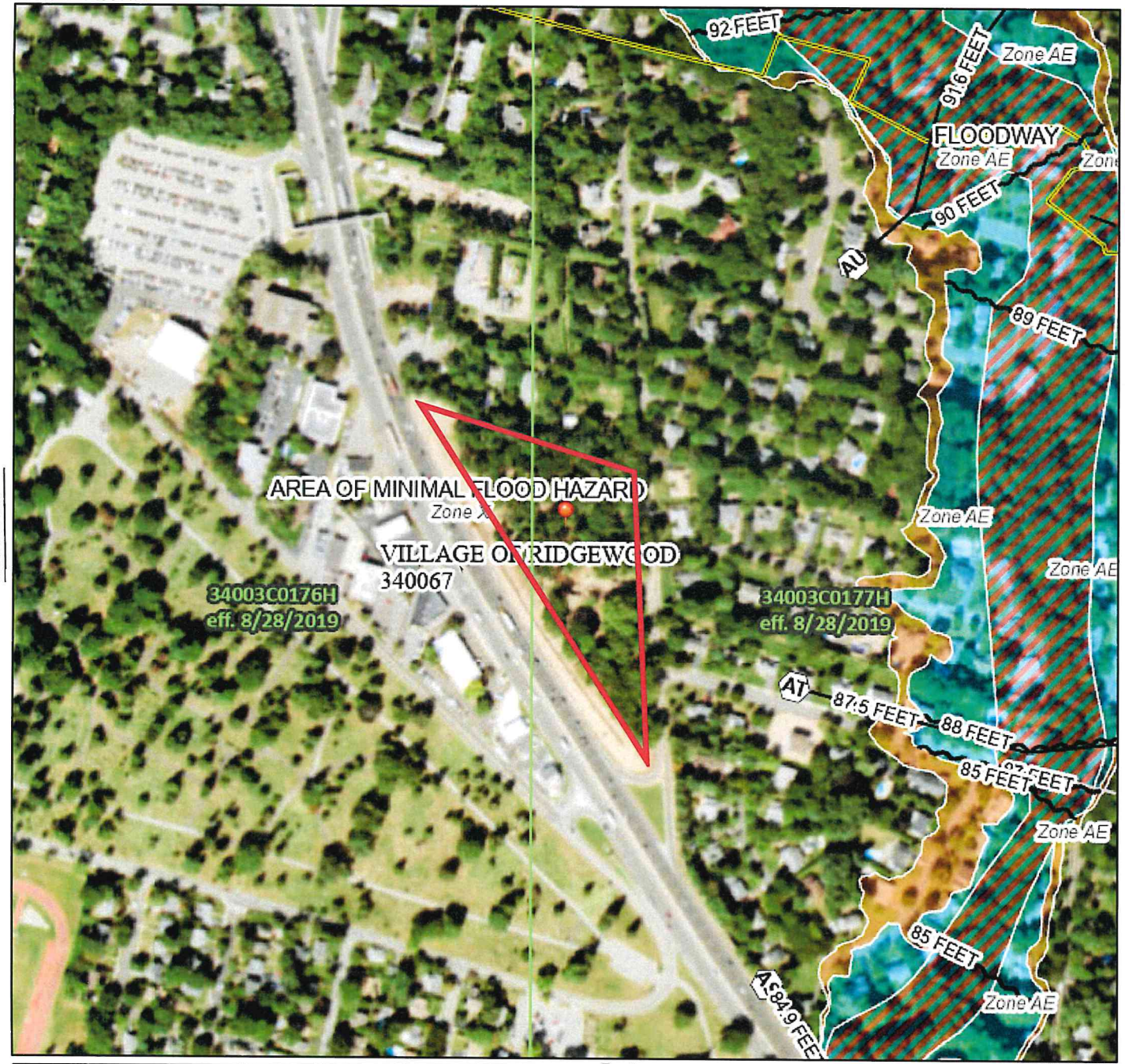
Recommendation

- 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

FEMA

74°5'55"W 40°59'34"N



74°5'18"W 40°59'7"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

EXHIBIT O

Legend

SEE FIS 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*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 — 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

N

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 unmodernized areas cannot be used for regulatory purposes.

EXHIBIT P









EXHIBIT Q

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): 19 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: 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 BATTLE FIELD. 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

EXHIBIT R

HERITAGE TREE

Certificate of Recognition

Presented to

Ridgewood Village

Is 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: Ridfewood Village, NJ

NJ Big & Heritage Tree
CONSERVATION & EDUCATION

EXHIBIT S

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



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

TAHESHA L. WAY
Lt. Governor

SHAWN M. LATOURETTE
Commissioner

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,

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,

Chuck Handy

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; Revised 14 May 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

A. 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 24
    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)
        v. Friends of Historic Zabriskie-Schedler House
        vi. Friends of Schedler
        vii. Capt. Abraham Godwin Chapter NJ Society, Sons of the American Revolution

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

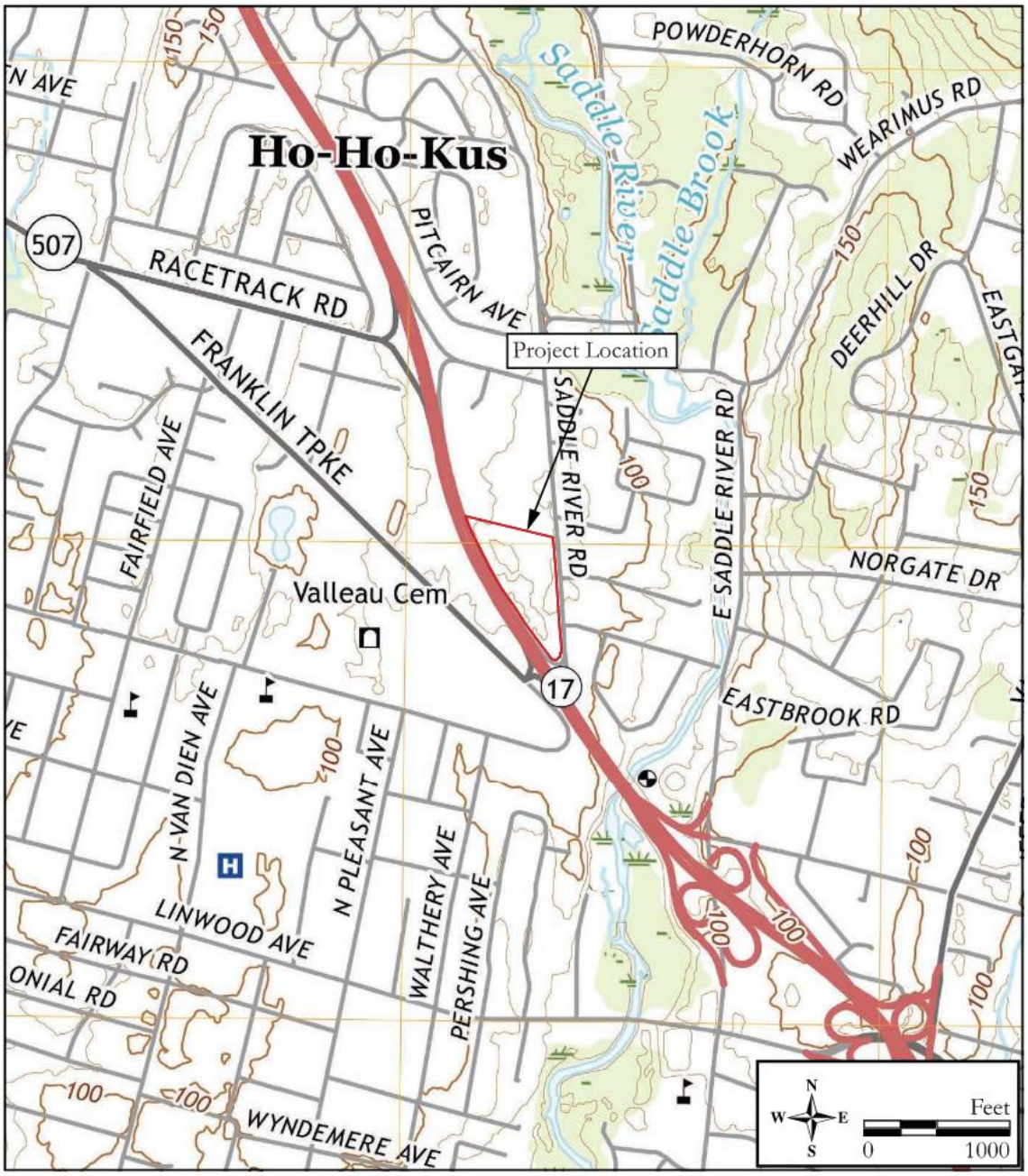


Figure 1.1: USGS map
(1997 USGS 7.5' Quadrangle: Hackensack, NJ).

iii. Road Map in Richard Grubb & Associates Archaeological Report

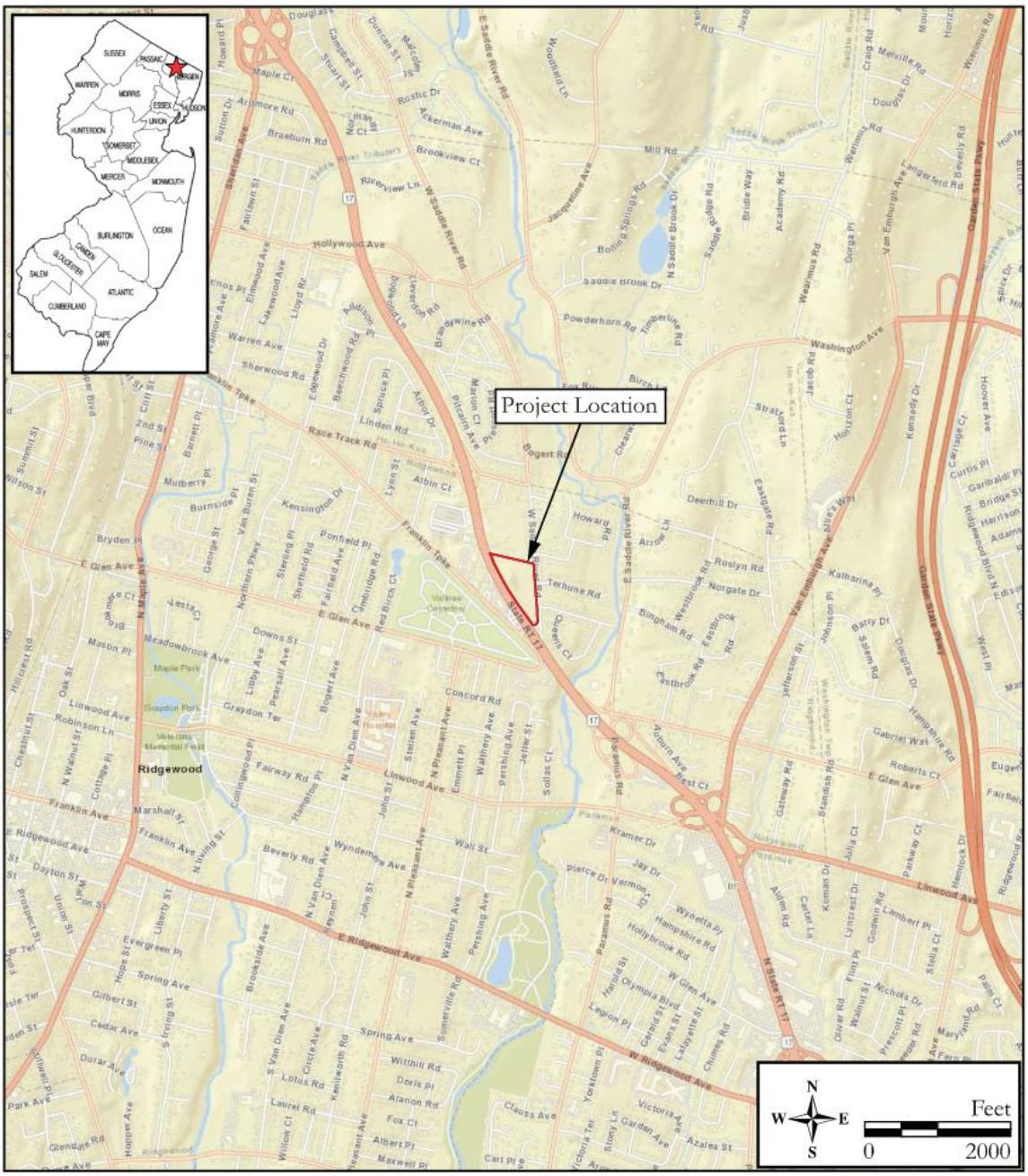


Figure 1.2: Road map
(2022 ESRI, World Street Map).

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

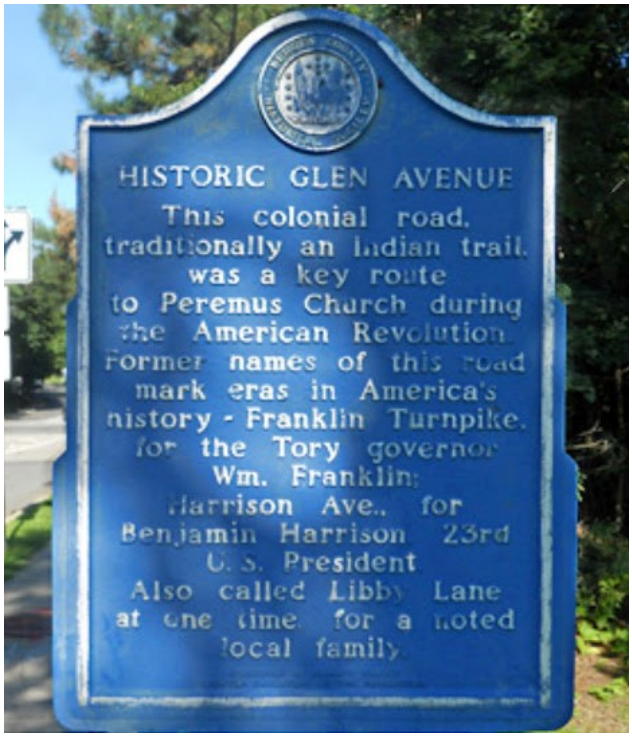
- A substantial landscape buffer between the House and proposed athletic field. It will consist of a mix of indigenous plants, grasses, shrubs, and trees, to be historically appropriate.

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
    - Interpretive plaque at A.L. Zabriskie House (see below example image).



    - Roadside marker at the House along the road (see below example image).
    - 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)

Statement of Purpose

More than 5,000 sports registrants and 400-plus sports teams spent upwards of 20,000 hours on the multipurpose fields owned and operated by the Village of Ridgewood and Ridgewood Board of Education this past year. Five of the major fields experience flooding and, as a result, are frequently rendered unusable during the year. The result: overscheduling of fields, grossly overused grass fields, denied field requests, and the inability for resident athletes of all ages to practice and play in town. This is the reality faced in the Village – and the main reason for the application to develop a portion of the Zabriskie-Schedler property into a multi-use recreational park that includes a multi-sport athletic field. This was the reason the Village purchased the property in 2009.

The Village has been and continues to be committed to providing and maintaining high-quality recreational facilities for residents. However, due to the high demand from organized athletic programs, community events and general public use, and the limited number and capacity of existing fields, the need has far exceeded field availability for many years. *The Zabriskie-Schedler property offers the only viable opportunity to help address this shortfall and benefit residents of all ages.*

Specifically, the Village offers five park facilities with sports fields and another twelve that are owned and operated by the Village Board of Education. Taking into account both Village and Board of Education fields, five of these fields (including all three multipurpose turf fields) are located in the Ho-Ho-Kus Brook floodplain. When the fields flood, which happened three times between October 2023 and January 2024, teams are unable to practice or play home games for weeks due to major cleanup and repairs. *The proposed project at the Zabriskie-Schedler property would be the only full-size multipurpose athletic field NOT situated in a flood zone and not impacted by significant rainstorms. In our densely populated town, there is no other property upon which the Village can build another field. This is our only viable option.*

Many of our fields are used seven days a week, and our grass fields suffer the punishing consequences because they do not have time to "rest" (i.e., taken out of circulation for one season). In the spring of 2022, conditions were so poor from overuse that the Village Parks and Recreation Department was forced to close all municipally owned grass fields from March 7 through May 7 – virtually the entire spring season – to give the grass an opportunity to regenerate. Maintenance of any kind cannot combat the overuse of grass fields. It is simply not possible for Village grounds crews to maintain playable conditions based on the current level of activity.

Artificial turf, on the other hand, allows for continuous, repetitive use. It can be used heavily with little maintenance and often used immediately after rain with no impact on program

schedules. In addition, turf allows a field to be "striped" more effectively and sustainably for multiple sports. This is an important point since the proposed turf field at the Zabriskie-Schedler property would be used for soccer, lacrosse, softball, baseball and football.

Historical Background

The Zabriskie-Schedler property is a seven-acre tract of land that lies between Route 17 and West Saddle River Road in Ridgewood, Bergen County. It was purchased by the Village in 2009 for approximately $2.8 million, supported by a Bergen County Trust Fund Grant ($1 million), Bergen County Open Space Trust Fund Grant ($600,000), Municipal Capital Improvement Fund ($300,000), and Municipal Bonds and Notes (approximately $900,000). An adjacent lot also was purchased in 2009 at a cost of $100,000.

The objective was to conserve open space and prevent the commercial development of the land that sits on Route 17. Neighbors strongly voiced their concern that the site would be turned into a gas station, convenience store, strip mall, etc., which would have adversely affected the local neighborhood. Another objective was to build a multi-use recreational park, including a much-needed athletic field, to serve the needs of residents of all ages. It is important to note that at the time of purchase, all parties involved, including neighborhood residents, agreed that the development of the property would include a full-size turf sports field. In fact, at the time of purchase, the proposed plan included a much larger sports field than is proposed today - with lights.

During the ensuing 15 years, a variety of park development plans were conceptualized and abandoned, all of which included the above recreational features. During this time, the John A.L. Zabriskie House located on the property was designated as a historic site for its 19th-century Dutch Colonial architecture (Criteria C) and was added to both the State and National Registers of Historic Places. As a result, the surrounding acreage that comprises the rest of the site purchased by the Village received the same designation. It should be understood that the sole criterion for the historic designation is the architecture of the Zabriskie House. A response from the State Historic Preservation Office dated December 6, 2023, definitively described the site as not being historically significant in association with the Revolutionary War following the National Register criteria (See Appendix 26). Phase 1 archaeological surveys performed by Richard Grubb and Associates revealed no evidence of Revolutionary War artifacts on the land. Of critical significance in this regard, Ridgewood's Historic Preservation Commission voted unanimously that they have no objection to the development of the Zabriskie-Schedler property according to the current plan submitted to SHPO. It should also be noted that, prior to its acquisition by the Village, the original Zabriskie-Schedler property included areas that are now residential and other mixed uses.

The Village's reverence for the historical significance of the house located on the property is evidenced by our investment of $2.6 million in the restoration of the Zabriskie House, which was in terrible disrepair when the property was purchased. A Temporary Certificate of Occupancy was recently issued, and a public Open House will take place on June 8, 2024. Our plans for the park call for a substantial buffer separating the Zabriskie House from the playing field, including a mix of native trees, shrubs, grasses and other plantings. The park, playing field and house will complement one another in a way that is otherwise unachievable. This is extensively discussed in the application.

Conclusion

The Village of Ridgewood is a densely populated suburban community with very little available open space and the largest school system in Bergen County – approximately 5,600 children – as well as a growing population of active adults. There is simply not enough field space for all of our residents to practice and play in town – a problem that has existed for decades and has been documented in previous open space reports and master plans. The last new, full-size multipurpose field built in Ridgewood was Maple Park in 1980 – 44 years ago.

Two recognized state and national benchmarks support the Village's long-held position that it does not offer sufficient active recreational space to meet the needs of residents. According to the New Jersey Balanced Land Use Standard, the Village has a 63.7-acre deficit of active recreational space. And, according to the National Recreation and Park Association, the Village's deficit is greater than 100 acres. (See page 11 of the Independent Assessment of Zabriskie-Schedler Park.)

Development of the Zabriskie-Schedler property is truly a once-in-a-generation opportunity and represents our last-and-only chance to build a multipurpose field that the community so desperately needs. Participation in youth and adult sports programs that require field usage will continue to grow with the introduction of new sports, such as the recently launched Youth Girls Flag Football program.

The Zabriskie-Schedler property is the only open space left in the Village upon which to build a full-size multipurpose playing field to fill the steadily widening demand/supply gap.

Just as important is the fact that the property is situated in a less frequently traveled corner of the Village. Incorporating the Zabriskie House into the design of the proposed park will bring greater awareness to the historical building, which it would not otherwise receive, giving both residents and visitors an opportunity to learn about its architectural significance. With supplemental recreational features like walking trails, a playground and an open-air pavilion, this project will benefit *all* residents of the Village and align with our long-held belief that local parks play a vital role in promoting a healthy community and improving quality of life.

We appreciate your consideration of our application.

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

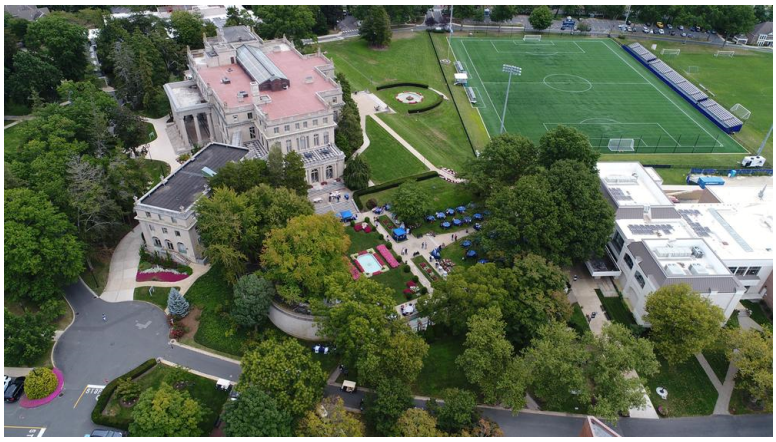
   Hinchcliffe Stadium just approved by SHPO, a National Historic Landmark

   Riverbank Park, Essex County Parks

   Goffle Brook Park, Passaic County, NJ (passaiccountynj.org)

6. National Historic Register - 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
    - West Point, NHL
    - US Naval Academy, NHL

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.



Sugar Maple adjacent to Zabriskie-Schedler House



Hay Rack to be Placed Onsite

E. Project Funding

Please list sources of funding, including federal funds.

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

F. 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.

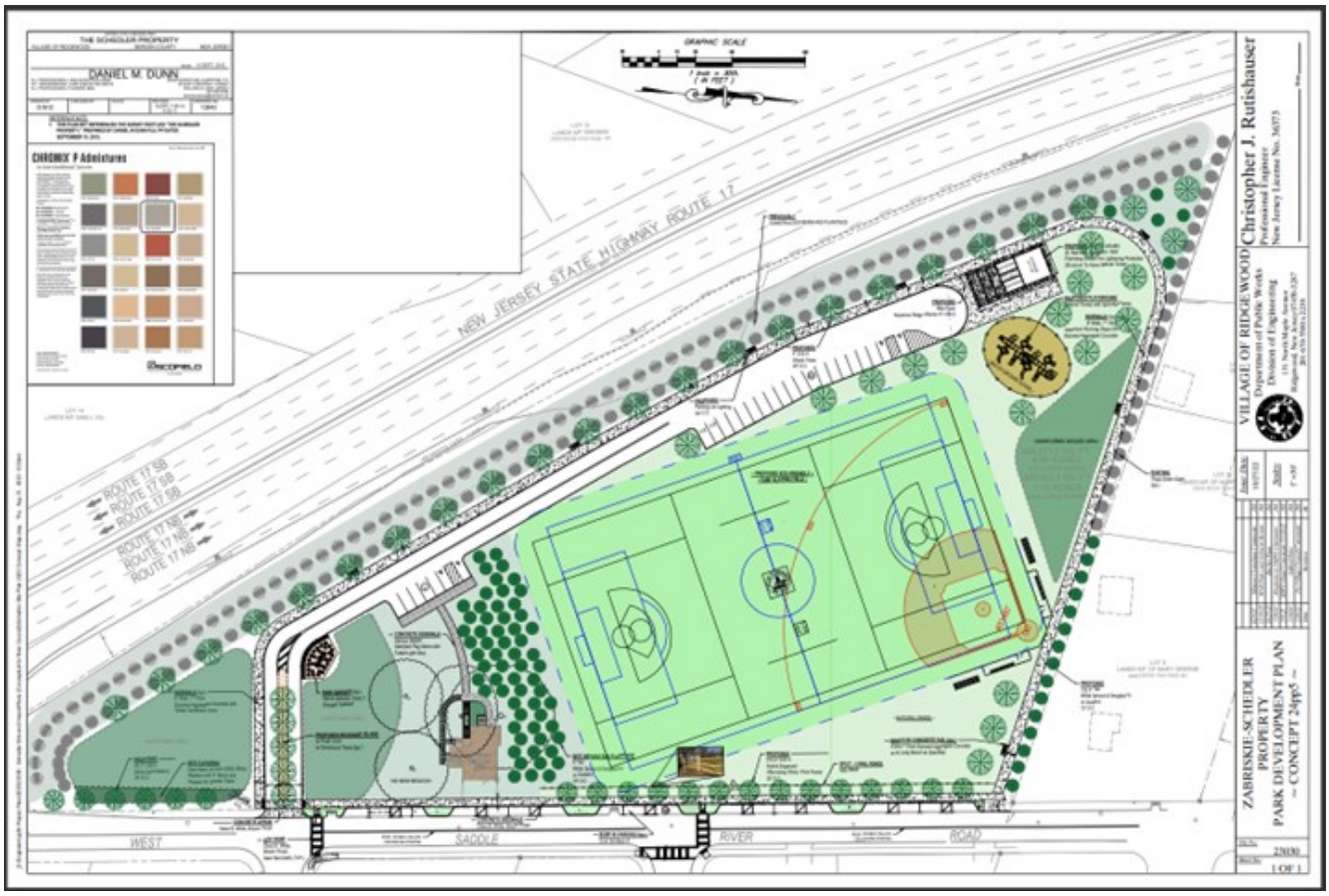
REVIEW PROCESS

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
PO Box 420 Trenton, NJ 08625-0420
TEL: (609) 984-0176 FAX: (609) 984-0578
www.nj.gov/dep/hpo

This publication has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior, and administered by the New Jersey Department of Environmental Protection, Natural & Historic Resources, Historic Preservation Office. The contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior. This program receives federal financial assistance for the identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap in its federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C. Street NW (NC200), Washington, D.C. 20240

Revised 8/04



Proposed Concept Plan

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 maps under the State Register Act Application and Appendix 29.

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.

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 with state-of-the-art features including a full sized synthetic turf sports field for all soccer, boys' and girls' lacrosse and softball playing levels, playground, restroom building and walking trails. The entrance to the park is opposite Kingsbridge Lane along West Saddle River Road and wraps behind the Zabriskie-Schedler house. The access drive runs parallel to the berm along Route 17 and terminates with a parking lot and roundabout towards the northwestern corner of the property. A restroom building and playground are located to the north and east of this terminus point. The project also includes a separate parking lot with an accessible walkway for the Zabriskie-Schedler house. Evergreen tree plantings between the field and house will be installed to create a buffer. Existing trees will remain to the south of the driveway entrance and at the northern end of the property adjacent to the residential properties.

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?

Other locations have been sought after for many years as indicated in the Open Space Plan issued in 2003 and the 2007 Comprehensive Recreational Master Plan. Two of the largest properties identified in these reports have been purchased by the Village – the first is now known as Habernickel Family Park and is an active and passive recreation park; the second is the Zabriskie-Schedler property. The others either are lacking in size or located within the floodplain. More recently, the Affordable Housing Planner for the Village recently completed a Housing Element and Fair Share Plan in 2020, which analyzed vacant land for potential build sites. This study reflected the absence of adequate amounts of vacant land within the Village to develop. The Village has been almost entirely developed as indicated in the 2020 Master Plan. Additionally, a review to determine if the project could be accommodated at existing parks was completed. All parks were either insufficient in space or sufficient in space but would compromise existing the fields.

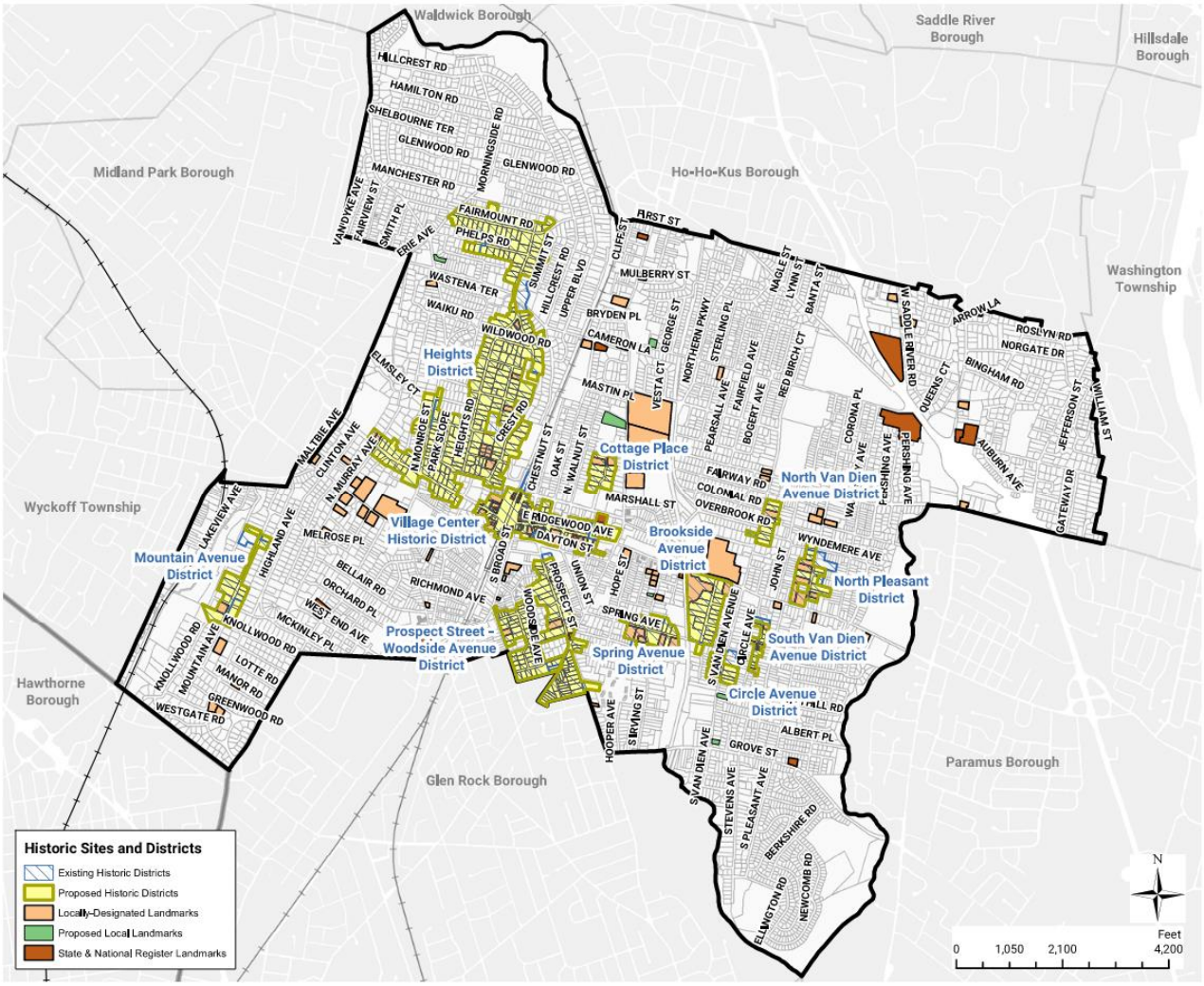
7. Summary of redevelopment scenarios explored for subject property. Please note preferred alternative.

   Historical, Passive and Active Recreation Park

8. Describe how the proposed project meets:

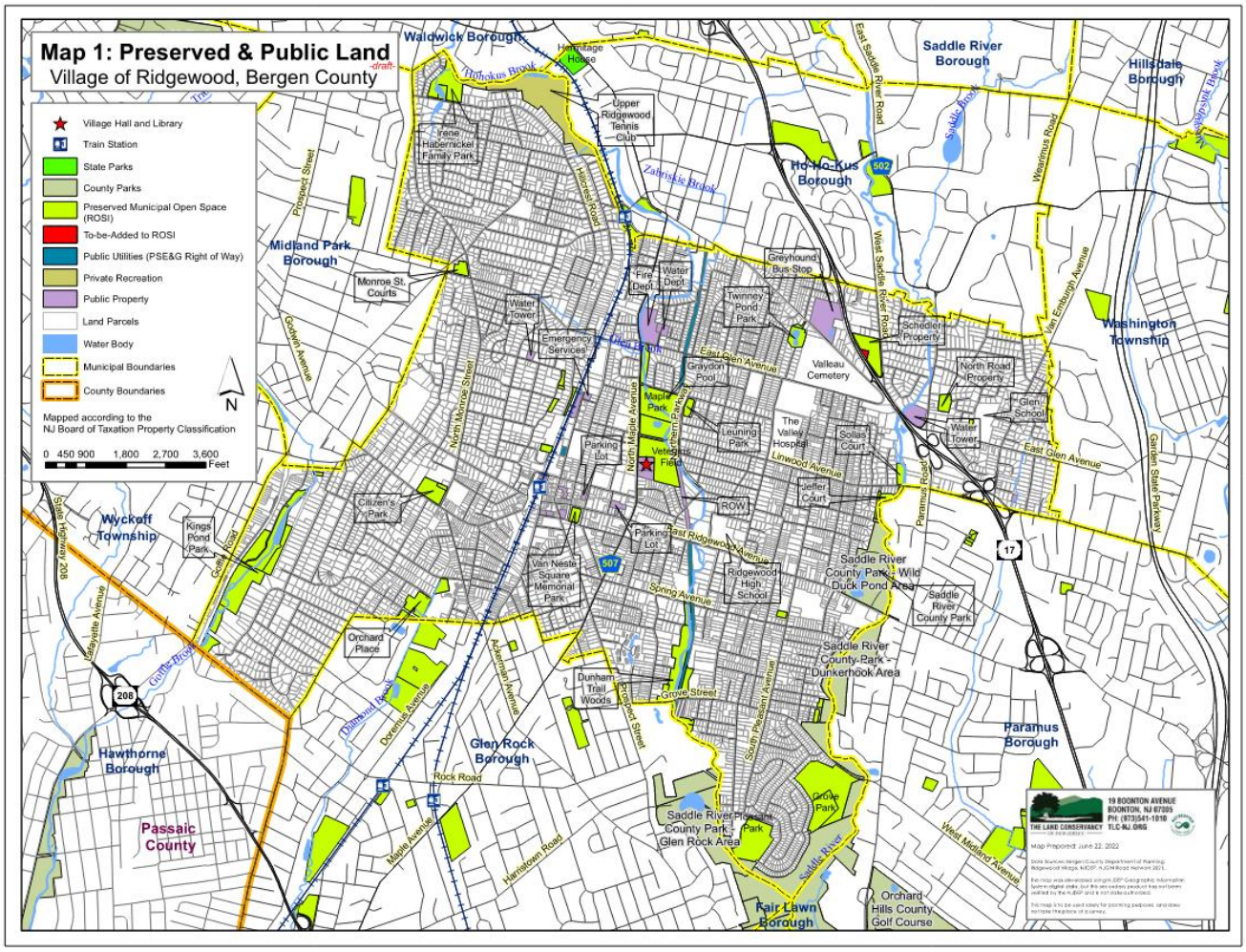
   a. The local master plan and zoning requirements

   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



(2020 Ridgewood Master Plan)

Map of Historic Sites and Districts



(2020 Ridgewood Master Plan)

Map of Village Public Land including Parks


LAND USE ELEMENT

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.

b. Local development trends

The Village of Ridgewood has essentially been built-out with minimal new residential and non-residential development. As noted previously, the Affordable Housing Planner for the Village recently completed a Housing Element and Fair Share Plan in 2020, which analyzed vacant land for potential build sites. This study reflected the absence of adequate amounts of vacant land within the Village to develop.

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

   (See Zabriskie-Schedler Property Park Development Plan)
   Passive and Active Recreation and Historical Park with Restoration of the House and National Register listing (See also Appendix 6 and 7).

Alternative 2 Revised Designs

Design concepts were considered over the course of the design process, including in 2008, 2015 and 2017.

The 2008 concept, prior to the nomination and recognition of the historic house, showed the removal of the Zabriskie-Schedler house, a 90-ft baseball diamond and soccer field, and a large parking lot to the south, clearing much of the property. The entrance to the park was off of Route 17 and consisted of a small radius that was dangerous due to pedestrians requiring to cross the entrance and exit to access the park. This concept was withdrawn due to the removal of the house.

A 2015 concept was adopted with the Zabriskie-Schedler house included in the design, however, the proposed 90' baseball diamond and soccer field left less than 10-ft to the house. All trees within the vicinity of the house were proposed to be removed due to the playing field. The entrance was opposite Kingsbridge Lane and led to a large parking lot in the southern corner of the property, clearing all existing trees in the area. A restroom building and walking trails around the perimeter of the site were also proposed. This concept was later rescinded in 2017 due to the close encroachment of the house and to be able to incorporate the community's view of the park.

An Ad Hoc Committee presented a concept in 2017 after gathering input from the various stakeholders in the community. Studies indicated a significant need for a multipurpose field due to poor conditions of fields and limited field availability. A small-sided field was proposed in the northern half of the property. The entrance was located in between Kingsbridge Lane and Terhune Road and wrapped behind the house to the south. A restroom building, playground and perimeter walking trails were also proposed. To address sound concerns expressed by neighbors, a row of trees along West Saddle River Road was proposed. While the design met the needs of the community, the increasing occurrence of significant rainfall events and flooding applied additional pressure to the existing full sized turf fields that are all situated within the floodplain. The Village has spent a significant amount to repair these fields. Thus, the concept was rescinded in 2023 to revise the concept to include a full size field.

Alternative 3 Natural Grass Field

A natural grass field was never proposed in any of the concepts due to the multipurpose aspect of the field. The continuous use for most of the year will not allow for an optimal playing field and will quickly degrade, similar to the other existing grass fields (See Appendix 36).

Alternative 4 Another Build Site

The Affordable Housing Planner for the Village recently completed a Housing Element and Fair Share Plan in 2020, which analyzed vacant land for potential build sites. This study reflected the absence of adequate amounts of vacant land within the Village to develop. The Village has been almost entirely developed as indicated in the 2020 Master Plan. Additionally, a review to determine if the project could be accommodated at existing parks was completed. All parks were either insufficient in space or sufficient in space but would compromise existing the fields.

Alternative 5 Renomination of the property to only include the House and its immediate setting. This was considered and eliminated due to the property being a part of the original nomination and associated with the Schedler occupation.

Alternative 6 Move the House to the property immediately north of the existing property. This was considered, however, the grant application to purchase the property was denied.

Alternative 7 No Build. This alternative is not feasible due to the demonstrated need for the park and athletic field. There is no other viable location of the alternative in the Village.

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 and Active Recreation and Historical Park with the completed $2,600,000 Restoration of the house and National Register listing. The Zabriskie-Schedler property is the only open space left in the Village upon which to build a full-size multipurpose playing field to address its needs. By also incorporating the Zabriskie House into the design, the project will bring greater awareness to the historical building and provide an opportunity to a much greater population to learn about its architectural significance. With supplemental features like walking trails, playground and an open-air pavilion, this project will benefit all residents of the Village. Features like the row of trees along Route 17 and West Saddle River Road remain in the concept to address identified concerns of the adjacent residents. All other alternatives have been determined to be unfeasible.

Needs: 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

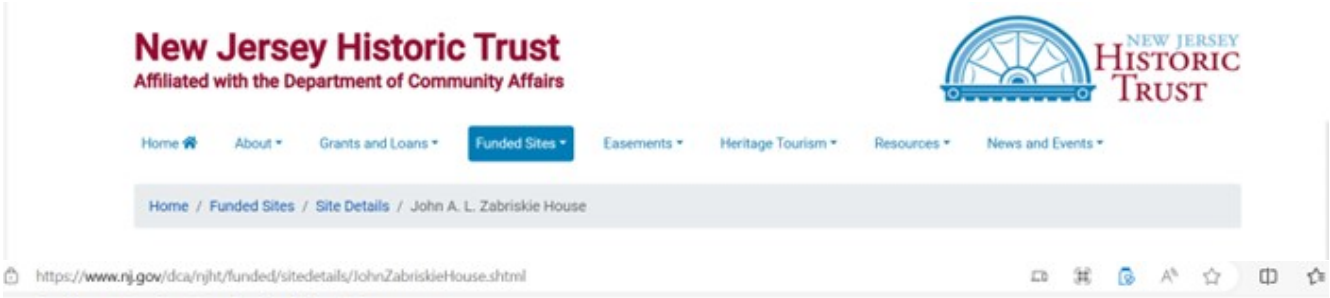


Photo 3 - John A.L. Zabriskie House, Restored



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



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."



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.

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 Zabriski- Schedler rescind prior donation of $44,000 which was the only donation of record. No future intended use has been determined.

ZABRISKIE-SCHEDLER PROPERTY PARK DEVELOPMENT PLAN



Proposed Concept Plan

APPENDIX 1

Vitae Of Persons
Involved In Preparing The Application

Paul Vagianos

Paul Vagianos was a 2017 Democratic candidate for District 40 of the New Jersey General Assembly.

Vagianos was a 2015 Democratic candidate for District 40 of the New Jersey General Assembly.

Biography

Vagianos earned his bachelor's degree in political science from Rutgers University and his J.D. from Seton Hall Law School. His professional experience includes working as the deputy attorney general for the Division of Gaming Enforcement, as the deputy attorney general for the NJ Environmental Prosecutions Task Force, and as the owner of the "It's Greek to Me" restaurant in Ridgewood.[1]

Paul Vagianos	
	
Democratic Party	
Education	
Bachelor's	Rutgers University
Law	Seton Hall Law School
Personal	
Profession	Restaurant owner
Contact	
Personal website	

Campaign themes

2017

On their shared campaign website, Thomas Duch, Paul Vagianos, and Christine Ordway highlighted the following issues:

> **Pension Reform**
>
> - For too long, the State of New Jersey has failed to meet its obligations for funding the pension system, which has led to a funding crisis and insolvency.
>
> **Area and State Issues**
>
> - Fighting for our area's fair share of state funding in Trenton must be an ongoing, top priority. Additionally, front door conversations with voters in each of the 15 towns in our Assembly district have revealed issues and concerns specific to each locality.
>
> **Fundamental Rights**
>
> - We support equal rights for all citizens of New Jersey, regardless of their race, religion, gender identification, or sexual orientation.
>
> **Flooding**
>
> - Despite numerous studies and discussions over the course of many years, very little has changed for homeowners impacted by ongoing flooding. Bold, new action is required.
>
> **Fiscal Reform**
>
> - We must recognize that New Jersey is in the midst of an acute fiscal crisis and that addressing this predicament is a precondition to solving many of the state's other longstanding problems. New Jersey's dismal rankings on virtually every key indicator underscore the imperative that we substantially overhaul the way we tax, spend, invest, and operate.[2]
>
> —Thomas Duch, Paul Vagianos, and Christine Ordway[3]

Elections

2017

See also: New Jersey General Assembly elections, 2017

General election

Elections for the New Jersey General Assembly took place in 2017. All **80 seats** were up for election. State assembly members are elected to two-year terms. The general election took place on **November 7, 2017**. A primary election took place on **June 6, 2017**. The filing deadline for the primary election was **April 3, 2017**.[4] Legislative districts in the New Jersey General Assembly are **multi-member districts**, with two representatives in each district. In Democratic and Republican primary elections, the top two candidates move forward to the general election, and the top two candidates in the general election are declared the winners.[5] Incumbent Kevin Rooney (R) and Christopher DePhillips (R) defeated Christine Ordway (D), Paul Vagianos (D), and Anthony J. Pellechia (You Tell Me) in the New Jersey General Assembly District 40 general election.[6][7]

New Jersey General Assembly, District 40 General Election, 2017 [hide]				
	Party	Candidate	Vote %	Votes
	Republican	✔ **Kevin Rooney** *Incumbent*	26.79%	31,170
	Republican	✔ **Christopher DePhillips**	26.31%	30,610
	Democratic	Christine Ordway	23.28%	27,092
	Democratic	Paul Vagianos	22.98%	26,737
	You Tell Me	Anthony J. Pellechia	0.64%	748
Total Votes				**116,357**

Source: New Jersey Department of State

Democratic primary election

Christine Ordway and Paul Vagianos were unopposed in the New Jersey General Assembly District 40 Democratic primary election.[8][9]

New Jersey General Assembly, District 40 Democratic Primary, 2017 [hide]		
Candidate	Vote %	Votes
✔ **Christine Ordway**	50.39%	7,299
✔ **Paul Vagianos**	49.61%	7,187
Total Votes		**14,486**

Source: New Jersey Department of State

Republican primary election

Incumbent Kevin Rooney and Christopher DePhillips defeated Norman Robertson and Joseph Bubba in the New Jersey General Assembly District 40 Republican primary election.[10][9]

New Jersey General Assembly, District 40 Republican Primary, 2017 [hide]		
Candidate	Vote %	Votes
✔ **Kevin Rooney** *Incumbent*	35.92%	8,251
✔ **Christopher DePhillips**	33.29%	7,647
Norman Robertson	15.45%	3,548
Joseph Bubba	15.33%	3,522
Total Votes		**22,968**

Source: New Jersey Department of State

2015

See also: New Jersey General Assembly elections, 2015

Elections for the New Jersey General Assembly took place in 2015. A primary election was held on June 2, 2015. The general election took place on November 3, 2015. The signature filing deadline for candidates wishing to run in this election was March 30, 2015.[11] Since the general assembly uses multi-member districts, the top two candidates from each party in the primaries advanced to the general election. Paul Vagianos and Christine Ordway were bracketed together and were unopposed in the Democratic primary. Incumbent David Russo and incumbent Scott Rumana were bracketed together and were unopposed in the Republican primary. Russo and Rumana defeated Vagianos and Ordway in the general election.[12][13][14][15][16]

New Jersey General Assembly, District 40 General Election, 2015 [hide]				
Party		Candidate	Vote %	Votes
	Republican	✔**David Russo** *Incumbent*	28%	19,675
	Republican	✔**Scott Rumana** *Incumbent*	27.6%	19,357
	Democratic	Christine Ordway	22.3%	15,629
	Democratic	Paul Vagianos	22.2%	15,573
Total Votes				**70,234**



ABOUT SIOBHAN

I am a proud graduate of the Ridgewood public school system (Orchard, GW Middle School, and RHS ’91). I earned a BA in engineering from Lafayette College and an MBA from Fordham University School of Business. I worked at Tiffany & Co. for almost ten years, where I was Director of New Product Development & Engineering. I later founded Womily LLC, a small company that specialized in custom design jewelry, and I am currently employed part time at Borobabi, a sustainable clothing company headquartered here in Ridgewood.

EXPERIENCE AND COMMUNITY INVOLVEMENT

One Village One Vote. In 2020, I was one of five petitioners who spearheaded the One Village One Vote (OVOV) initiative, which succeeded in allowing Ridgewood residents to decide for themselves whether the Village's expensive, low-turnout, off-cycle spring elections should be moved to November. Ridgewood residents overwhelmingly voted in favor of the move and are now reaping its benefits.

Ridgecrest. For almost a decade, I have volunteered with the wonderful staff and residents of Ridgecrest Senior Housing in Ridgewood, where, among other things, I founded Toiletry Tuesday with my children — an annual toiletry drive supported by our schools and numerous other organizations —and helped found the annual Giving Thanks Elder Dinner.

RHSAA. I helped create and start the Ridgewood High School Alumni Association in 2014 and served as one of its ten founding Trustees and its first Secretary. I was instrumental in originating and running several ongoing RHSAA programs, including, for example, the RHS Commemorative Brick Campaign**,** RHS Alumni Wear Store (as well as the alumni t-shirt gift to all graduating RHS seniors), the RHS Alumni Party in the Park, and the reintroduction of the RHS Distinguished Alumni Award. In addition to their other benefits, RHSAA has raised over $1 million through these and other programs to help further strengthen our public high school.

HSAs. I have served on the Orchard Elementary School, George Washington Middle School, Ridgewood High School, and Federated HSAs during which time I ran the Orchard School auction, helped launch the Stop Look & Wave Program as Orchard's safety chair, and got the county to clean up and install lights at their own cost in the Ackerman underpass, which many of our children use every day walking to and from town and school.

Community Boards and Committees. I have served our community in a number of other ways during my time in Ridgewood, including:

- Ridgewood League of Women Voters (Director)
- Ridgewood Guild Advisor (Canopy Committee founder)
- Feed the Front Lines initiative (social media coordinator)
- Ridgewood Mom & Dads Facebook website (Co-Moderator)
- Ridgewood Community Relations Advisory Board
- Ridgewood Pride Committee (original petitioner)
- Martin Luther King, Jr. Committee of Ridgewood and Glen Rock
- Women for Progress
- 2020 Complete Count Census Committee
- RHS Reunion Committee (Co-Chair since ’91)
- Lafayette College Reunion (Co-Chair since ’95)
- Project Graduation (Baby Photo Chair — Congratulations Class of 2022!!).

Keith Kazmark, RMC/CMC/MMC

871 McBride Avenue – Suite 2
Woodland Park, NJ 07424
973.420.9962
keithkazmark@gmail.com

EDUCATION & CERTIFICATIONS:

Rutgers University, Center for Government Services, Registered Municipal Clerk's Certification
New York Institute of Technology, M.S., Instructional Technology, Suma Cum Laude, May 2004
Syracuse University, B.F.A., Education, Magna Cum Laude, Dean's List, May 2000

Certifications: Master Municipal Clerk, International Institute of Municipal Clerks, 2012
Certified Municipal Clerk, International Institute of Municipal Clerks, 2010
Registered Municipal Clerk, State of New Jersey, June 2007
New York State Teachers Certification, K-12, May 2000
New Jersey State Teachers Certification, K-12, May 2000

EMPLOYMENT:

Village Manager, Village of Ridgewood, Ridgewood, NJ
July 2023 – present
Appointed as Village Manager in July 2023. Serving in a Faulkner Act, Council-Manager form of government. Carrying out the responsibilities of Manger; facilitating the day-to-day operations of the Village

Mayor/Business Administrator, Borough of Woodland Park, Woodland Park, NJ
January 2012 – July 2023 (BA, September 2020 – July 2023)
Elected in November 2011 as Mayor. Serving in a Faulkner Act, Small Municipality C form of government with a strong Mayor. Committed to adopting fiscally responsible budgets. Delivered zero municipal tax increase in multiple budget years. Improved municipal parks/recreation facilities and instituted flood mitigation projects through State and Federal grants. Worked with local businesses to re-vitalize our downtown area with funding for streetscape initiatives. Assigned the responsibilities of the Business Administrator in September 2020, carrying out the day-to-day responsibilities of running the municipality, including but not limited to: management of a $20 million budget and water utility, human resources, strategic planning, COVID-19 response and working with community partners such as the Board of Education, the business association, and non-profit organizations.

Executive Committee Member, New Jersey Intergovernmental Insurance Fund (NJIIF)
October 2020 – present
Appointed to the NJIIF Executive Committee in October of 2020. Overseeing the operations and claims of the joint insurance fund with a budget of $24 million and 23-member municipal entities and school districts. Chair of the By-Laws Committee and the New Member Committee, which is responsible for recruiting new government agencies to join the fund to enhance coverage opportunities, provide better training and risk management and thereby reduce costs.

Business Administrator, Township of Parsippany-Troy Hills, Parsippany-Troy Hills, NJ
October 2018 – September 2020
Appointed Business Administrator by the Mayor and Council in October 2018. Administrative responsibilities, within a Faulkner Act Mayor-Council form of government, include serving as the Chief Operating Officer of the municipality. Duties included, but not limited to: oversight of all municipal departments and divisions, responsibility over human resources/personnel and Information Technology, management of a $104 million budget, risk management/insurance coverage, health benefits, development and implementation of policies and procedures relative to all governmental operations. Also required to perform other duties as are imposed by statute, regulation or by municipal ordinance or policy.

Administrator/Registered Municipal Clerk, Borough of Elmwood Park, Elmwood Park, NJ
January 2007 – August 2018
Appointed Municipal Clerk by the Mayor and Council in January of 2007 and appointed Administrator in May of 2010. RMC responsibilities included all statutory responsibilities of the Municipal Clerk. Administrative responsibilities included, but are not limited to: oversight of all municipal departments, direct responsibility for human resources/personnel, management of a $28 million budget, risk management/insurance coverage, health benefits, development and implementation of policies and procedures relative to the operation of municipal government and municipal strategic planning. Also required to perform other such duties as are imposed by statute, regulation or by municipal ordinance or policy.

Director of Communications, County of Passaic, Paterson, NJ
January 2005 – December 2006
Appointed by the Board of Chosen Freeholders in January of 2005. Responsibilities included: oversight of the MIS Department and the telecommunications division (both in-house and wireless), posting of all Freeholder agendas and resolutions for public review, maintenance of the county website and website subscriptions, writing, editing and publishing the county newsletter, facilitating and responding to all media inquiries, issuance of press releases, handling all Open Public Records Act (OPRA) requests and holding the title Custodian of Public Records for the county.

Member, Woodland Park Borough Council, Woodland Park, NJ
January 2001 – December 2010
Elected in November 2001 to the governing body. First elected at 23 years of age. Served three terms as Council President. Chairman of the Recreation and Community Relations Committee, member of the Public Works and the Health and Senior Services Committees. Member of the Finance Committee. Liaison to the Boys' & Girls' Club and Passaic Valley Regional High School.

Community Relations, Passaic County Sheriff's Department, Wayne, NJ
July 2003 – December 2004
Responsible for scheduling senior citizen, school, and community events for the Passaic County Sheriff's Department. Facilitating and operating community outreach programs.

PROFESSIONAL AFFILIATIONS, COMMUNITY INVOLVEMENT & HONORS:

- Board of Directors, New Jersey Conference of Mayors
- Member, New Jersey League of Municipalities "Mayors Hall of Fame", 10 years of service
- Resolutions Committee Member, New Jersey League of Municipalities
- Former President, Municipal Clerks' Association of New Jersey, 2015-2016
- Former Immediate Past President, 1st Vice President, 2nd Vice President, Treasurer & Secretary, MCANJ
- Past Member, International Institute of Municipal Clerks (IIMC)
- Former Member, Bergen County Municipal Clerks Association
- Associate Member, AFT 2360, NYSUT, AFL-CIO
- Member, Woodland Park Planning Board
- Member, Alfred H. Baumann Free Public Library Board
- Member, Municipal Alliance Against Drug and Alcohol Abuse
- Member, Woodland Park Stigma-Free Committee
- Honored Citizen Award, New Jersey State Police Honor Legion, 2011
- Passaic County Young Professionals Award, 2014
- Former Member, Passaic Valley Regional High School Education Foundation
- Coordinator, Harold "Hatch" Van Winkle Jr. Memorial Scholarship Fund
- Former Director, West Paterson Summer Recreation Camp
- Past Teacher, Adult Education Computer Courses, Passaic Valley Regional High School
- Former Advisor, Youth in Government Month, Borough of Woodland Park

References are available upon request.

CHRISTOPHER J. RUTISHAUSER, P.E., CPWM

crutishauser@ridgewoodnj.net
Cell (201) 693-6749

EXPERIENCE

Village of Ridgewood — July 2002 to Present
131 North Maple Avenue, Ridgewood, New Jersey 07450 — 201) 670-5500, ext. 239
Village Engineer July 2002/Director of Public Works April 2005

- Direct oversight responsibility for the Village's Engineering Division, 5.0 MGD Water Pollution Control Facility, Traffic and Signal Division, Streets Division, Fleet Services Division, Yardwaste Composting Facility.
- Engineer for the Village Planning and Zoning Board of Adjustment.
- Created the Village's Sustainable Energy Program with a biogas fueled 240 KW generator at the water pollution control facility, plus solar panels at four locations.
- Oversaw the construction/reconstruction of Village Hall. Designed the parking lot for the new complex, 2005.
- Closed out the NJDEP mandated upgrade of the Village's Water Pollution Control Facility, 2006
- Village project manager for the construction of the Hudson Street Parking Garage 2020
- Oversaw capital paving throughout the Village at approximately $2,000,000 per year.
- Oversaw the reconstruction of the dam and creation of the recreational facilities at the Habernickel Park. Prepared closeout paperwork for NJDEP.
- Working with staff, developed plans and specification for various Village capital projects.

Charles A. Manganaro Consulting Engineers, P.C. — August 1992 to July 2002
Charles A. Manganaro Environmental Consultants, Inc.
Hackensack, New Jersey
Senior Project Engineer/Senior Environmental Professional/Resident Engineer

- Prepared contract documents for bidding municipal and public authority projects.
- Performed initial and remedial site investigations of contaminated properties.
- Provided forensic engineering services for clients contemplating legal action related to leaky basements, faulty home construction, fire hydrants, etc.
- Provided technical oversight for the removal of underground fuel storage tanks. Directed initial remediation efforts.
- Resident engineer for ISRA closure projects.
- Resident engineer for Phase I, II, and III of the Passaic Valley Sewerage Authority Collection System Rehabilitation Program utilizing cured in place pipe lining, slip lining with PVC pipe, and installation of segmental GRP pipe.
- Resident engineer for cleaning and cement mortar lining of potable water mains.
- Resident engineer for the construction of a 24-inch diameter potable water transmission main.
- Resident engineer for the rehabilitation of the roughing filters at Linden Roselle Sewerage Authority

Paulus, Sokolowski, and Sartor, Inc. Consulting Engineers — June 1988 to August 1992
Warren, New Jersey
Design/Resident Engineer

- Prepared designs of site improvements for commercial and residential projects.
- Designed the vertical and horizontal geometry for various road projects.
- Oversaw construction of site improvements such as roads, subsurface utilities, detention systems.

Melick-Tully and Associates, Consulting Geotechnical Engineers March 1985 to June 1987
South Bound Brook, New Jersey
Geotechnical Field Engineer

- Observed, inspected, and tested soil conditions on various construction sites
- Resident Engineer on construction sites responsible for foundation and footing construction, ensuring soils had adequate bearing capacity for designed footings.
- Utilized dynamic compaction for the densification of poor bearing capacity soils and loosely placed fills.

EDUCATION:

Stevens Institute of Technology, Hoboken, New Jersey 1978 - 1979

New Jersey Institute of Technology, Newark, New Jersey
Bachelor of Science Civil Engineering May 1987

Rutgers, The State University of New Jersey
Certified Public Works Manager November 2004

CONTINUING EDUCATION:

New Jersey Department of Environmental Protection
S-1 Wastewater Treatment, License No. 281138 April 2006
C-1 Collection, License No. 281139 April 2006
W-1 Water Distribution License No. 779505 August 2018

New Jersey Department of Environmental Protection 1992 to present
Underground Storage Tanks, License No. 0012898
Installation, Closure, Tank Testing, Subsurface, Corrosion Specialist

OSHA 40-Hour Health and Safety Course for Hazardous Waste Operations and Emergency Response (29CFR1910.120)
OSHA 16-Hour Permit Required Confined Space Entry Training (29 CFR 1910.146)
OSHA 8-Hour Supervisors Training for Hazardous Waste Operations (29CFR1910.120)
New Jersey Department of Community Affairs, Division of Fire Safety, Firefighter I and II
National Incident Management System/Incident Command System Level 100, 200, 300, 400, and 700

REGISTRATIONS:

Professional Engineer: New Jersey 1991; Vermont 1991; North Carolina 1994; Pennsylvania 1994

Certified Public Works Manager, New Jersey March 2004

MATTHEW S. ROGERS, ESQ.
123 PROSPECT STREET
RIDGEWOOD, NJ 07450
201-857-3700

OWNER: LAW OFFICES OF MATTHEW S. ROGERS, ESQ., LLC
August 2009 to present
123 Prospect Street
Ridgewood, NJ 07450

PARTNER: HUNTINGTON BAILEY, LLP
April 3, 2006 to July 31, 2009
312 Kinderkamack Road
Westwood, NJ 07675

PRINCIPAL: PRICE, MEESE, SHULMAN & D'ARMINIO, PC
Partner: January 2004 to March 2006
Of Counsel: 2002 - 2003
Mack-Cali Corporate Center
50 Tice Boulevard
Woodcliff Lake, NJ 07677

Of Counsel: October 2002 to December 2003

PARTNER: Contant, Shuber, Scherby and Atkins
Contant, Atkins, Rogers, Fede & Hille, LLC
Court Plaza North
25 Main Street
Hackensack, NJ 07601
Partner: 1987 to 2002
Associate: 1985 - 1987

ASSISTANT PROSECUTOR: Bergen County Prosecutor's Office
Hackensack, NJ
1980 - 1984

DIPLOMATE: Municipal Law
Rutgers University School of Government Services
New Brunswick, NJ
1993-1996

ORGANIZATIONS:

NJ League of Municipalities:
Associate Counsel - 1998 to present
M.L.U.L. Drafting Committee - 1997 to 2004;
Land Use Regulatory Reform Committee - 1996 to 2004;
Legislative Committee, Land Use and Environment Section- 1995 to 2004

Trustee: Bergen County Bar Association – 1996 to 2004
Delegate to American Bar Association – 2002 to 2004

Trustee: Bergen County Legal Services – 1995 to 2001

Member: Supreme Court of New Jersey – District II-B Ethics Committee – 1995 to 1998; District II-A Ethics Committee 2023

COUNSEL:

Village of Ridgewood – April 2006 to present
Borough of Teterboro – January 2021 to present
Borough of Ramsey – Board of Adjustment – 1985 to 2002, 2019 to present
Township of Rochelle Park - Planning Board – 1989 to 2000
Borough of Demarest – Municipal Prosecutor – 1988-2001
Borough of Demarest – Planning Board – 2001-2006
Village of Ridgewood – Zoning Board of Adjustment - 2003 to 2005

MEMBERSHIPS;

Bar Memberships: Bergen County, New Jersey State, American Bar Associations

CIVIC ORGANIZATIONS:

Trustee of West Bergen Mental Healthcare – 1994 to 1999

Board of Consultants
Saint Joseph Regional High School
Montvale, NJ
2014 - 2018

peter primavera partners llc

Historic Preservation Cultural Resources Urban Revitalization

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NYC, NJ, Phila, D.C,

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Linked In: Peter Primavera

Peter Primavera is the founder and President of **Peter Primavera Partners, llc**. He has over **42 years of professional experience**. His expertise includes Anthropology, Historic Preservation, Cultural Resource Management, History, Urban Redevelopment, and Archaeology with a specialty in designing, coordinating, and administering projects that involve complex regulatory and legal issues.

Experienced in all aspects of federal, state, and local regulations involving Cultural Resources and Historic Preservation. While he was trained as a cultural anthropologist, he qualified as a Historian and Architectural Historian, and has 42 years of extensive experience in archaeology. At 15 he started studies and internships with the legendary Anthropology Professor Froelich Rainey at the University of Pennsylvania. At 17 he began work for two Princeton Archaeologists and Historians. At 24, he founded Cultural Resource Consulting Group while in graduate school, with offices in New York City, Philadelphia, and New Brunswick, NJ, it included a staff of 72. Peter sold it in 2010 and started P3llc that year.

He has directed over 4,000 projects for public and private sector clients. Over 2,500 technical reports. Projects have been conducted for major urban redevelopments, county-wide parks systems, historic site restoration and planning, large commercial

and residential developments, major road improvements, and utility and energy projects. Projects have been conducted in New Jersey, New York, Pennsylvania, Delaware, Colorado, Connecticut, Maryland, Virginia, South Carolina, Ohio, Alabama, Florida, Massachusetts, the District of Columbia, Wyoming, Utah, Puerto Rico, Italy, Kenya, and Tanzania.

He has held many key positions in trade organizations, spoken at many conferences, and has a huge network of contacts and a national industry leading reputation. His work has been cited in academic articles more than 1,500 times.

Possesses exceptional experience with National Historic Landmarks (NHL), and has worked on many nationally significant historic sites. In addition, he is the Founder and current President of National Historic Landmark Alliance, with over 3,000 Landmark members across the country, and has continued to work with numerous NHLs. He is currently completing two books about NHLs.



Ritz Carlton, Philadelphia, PA, designed by Frank Furness and McKim Mead & White

PROFESSIONAL SERVICES

- Client Representation & Advocacy
- Regulatory Compliance
- Agency Negotiations
- Expert Testimony
- Strategic, Tactical, & Operations Planning & Policy
- Producing RFPs & Consultant Selection Criteria
- Training Professional Staff and Historic Preservation Commissions
- Historic Preservation Ordinances
- Community Involvement & Outreach
- Funding Strategies & Grant Writing
- Cultural Resource Surveys
- Historic Preservation Consulting
- Section 106 compliance & NEPA
- Downtown Revitalization
- Non-Profit Management
- HABS/HAER/HALS documentation
- Historic Site Surveys
- Cultural & Heritage tourism
- Archaeological investigations
- National Historic Preservation Act
- Urban Planning & Design
- National Register nominations
- Historic Structures Reports
- Grant strategies and applications
- Historic Investment Tax Credit applications
- Preservation Planning
- Historical research



Trenton Urban Parks Competition – with WRT, EDAW, and Sasaki

EMPLOYMENT

Peter Primavera Partners, llc, Founder and President	Summit, NJ New York City Philadelphia, PA	2010-current
Cultural Resource Consulting Group, Founder and President	Highland Park, NJ Philadelphia, PA New York City, NY	1984-2010
Historic Sites Research - Princeton Field/Lab Supervisor, Field Director, Crew Chief, Research Assistant	Princeton, NJ	1976-1984
Research Intern, University Museum University of Pennsylvania with Professor Froelich Rainey	Philadelphia, PA	1974-1976



Solomon R. Guggenheim Mansion, Carrere & Hastings

EDUCATION

Harvard University Graduate School of Design	Certificate in Urban Planning, Toward Smart Cities 2020 With Raul Methrotra, Chair & Dean Harvard GSD Chair of the Department of Urban Planning and Design, Director of the Master of Architecture in Urban Design Degree Program and Co-Director of the Master of Landscape Architecture in Urban Design Degree Program & John T. Dunlop Professor in Housing and Urbanization	
Harvard University Graduate School of Design	Certificate in Urban Planning, Resilient Urban Design 2017	
Harvard University Graduate School of Design	Certificate in Environmental Planning, “Restoring Our Natural and Built Environments: The New Frontier” 2014	
Rutgers University	Ph.D. program (DNF)	Anthropology
Rutgers University	B.A. degree, with High Honors	Anthropology
Historic Sites Research, Princeton	Field & Lab Director, Archaeology, Cultural Resources & Historic Preservation Dr. E. Larrabee & Dr. S. Kardis	7 years
University of Pennsylvania,	Research Intern, University Museum	18 months

Federal Professional Qualifications, 36CFR61 Qualified as Historian, 36 years

The requirements are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Part 61.

Professional fulltime work in Archaeology, 42 years

Professional fulltime work in Architectural History, 36 years

Qualifed as an expert in Historic Preservation by many Planning Boards and Historic Preservation Commissions

Directed over 4,000 project studies for public and private sector clients. Over 2,800 reports.

Professional development classes and seminars completed in:

- Business
- Leadership
- Management
- Nonprofits
- Finance
- Human Resources
- Marketing
- Accounting
- Fund-Raising
- Organizational Development
- Historic Preservation
- Smart Growth
- New Urbanism
- Ecological Restoration

US Green Building Council Completing L.E.E.D. accreditation

Harvard University	Nominee in the Loeb Fellowship Graduate School of Design Fellowship Program
Rutgers University	Nominated by eleven individuals, Board of Trustees
Leadership New Jersey	Accepted to the Fellowship for 2010 and 2011



Governmental Agency Coordination

Works closely with numerous municipal, state, and federal agencies:

State Historic Preservation Offices (14 states)
100's of Historice Preservation Comisssions
National Park Service
National Trust for Historic Preservation
State D.O.T.s
New Jersey D.E.P. - SHPO
Pennsylvania Museum and Historical Com.
Pinelands Commission
Federal Energy Regulatory Commission
Advisory Council on Historic Preservation
US - EPA
Department of Treasury – OCC
US - GSA
US - Army Corps of Engineers
New York Landmarks Preservation Com.
US - Federal Communications Comm.
New York State Office of Parks, Recreation & Historic Preservation
Municipal Historic Preservation Commissions, HARBS, Planning Boards
City and Town Councils
Tribal SHPOS
Philadelphia Historical Commssions
Kenya National Museum
US – Department of Interior
US – Bureau of Indian Affairs



Beth Sholom Synagogue, Elkins Park, PA, designed by Frank Lloyd Wright
National Historic Landmark

Current professional research interests

- National Historic Landmarks
- Historic Preservation & Smart Growth & Sustainability
- Revolutionary War Sites, Interpretation and Preservation
- Retail Development in Historic Buildings and Districts
- Cultural and Heritage Tourism
- Historic Preservation Law
- Downtown Economic Development & Housing
- Compatibility of contemporary architectural design in historic districts
- Redevelopment in historic districts
- Historic Preservation & Green Building Technology
- Economics of Historic Preservation

- Historic Preservation Commissions as the front-line in historic preservation and the greatest problem in historic preservation
- Higher Education Campus Design and Historic Preservation
- Historic Sites Protection and Management in developing nations of East Africa
- Legal and Regulatory Standards & Protection of cultural resources
- International Historic Preservation and Cultural Heritage Programs
- Defining and delineating Historical Significance
- Advanced Historic Preservation Education





Pritzker Prize Winner, Thom Mayne, FAIA and Peter discussing a unique site on the New Jersey coast. 2019



Sample Project Experience

- 67 approvals for TD Bank locations on the eastern seaboard
- Numerous studies for WalMart, Home Depot, Lowes, WaWa, Exxon, PNC
- 12,000,000 sf Mixed Use Redevelopment Project, Hoboken -LCOR
- 18,000 acre Wetlands Restoration Project, NJ, - PSEG
- US Route.1 Major Highway Expansion, Trenton to New Brunswick - NJDOT
- 740 Miles of Gas Pipelines, NY, NJ, PA, - Duke Energy
- Woodrow Wilson Hall NHL, Historic Structure Report - Monmouth University -
- 29 Housing Development Projects, - K. Hovnanian
- 6 Major Urban Development Projects in New Brunswick, NJ, - NBDevco
- City-Wide Study of all Historic Districts, - Preservation Alliance of Philadelphia
- Brooklyn Navy Yard, NYC – Study of Officers Row, - BNYDC
- Harvard University Alston Campus Master Plan, - Cooper Robertson
- Large Waterfront mixed use development project, Perth Amboy, - Kushner
- 5,200 Acre Chapin Estate, NY, - Woodstone Development
- International Design Competition, College Ave Project, - Rutgers University
- AT&T Holmdel Adaptive Reuse Study/Historic Tax Credits - Somerset Develop.
- 1,500-acre Casino Resort Project, Poconos, PA, - Pocono Manor
- Union County Wide Study of 18 Olmstead Designed Parks, - Union County
- Somerset County wide study of all historic resources in 21 municipalities
- Hudson River Drift Removal project, NY and NJ, - US Army Corps of Engineers
- Major Electric Generation Plant, - LS Power, NJ
- Japanese UN Consulate, NY – Adaptive Use Rehabilitation Study
- DUMBO Historic District, NYC – Consulting with developer for Historic Tax Credits and Design of New Buildings
- Large Housing Development, Dragon Run Farm, DE, - Toll Brothers
- Major Sewer Expansion Project around East and West Princeton, included extensive study of the Princeton Battlefield National Historic Landmark
- Section 106, HPC, and HARB approvals for reuse on a historic building in the Alexandria Historic District, VA - Commerce Bank
- Section 106, HPC, and HARB approvals for reuse on a historic building in the South Beach Historic District, Miami, Fl - Commerce Bank
- Cincinnati Union Train Terminal, Ohio,– Historic Materials Analysis
- College of Charleston National Historic Landmark, SC – Masonry Analysis
- Union Square, National Historic Landmark, NYC, NY – Approvals for new Residential Tower
- Carnegie Hill Historic District, NYC – Analysis of Boundary expansion and defense for proposed new residential tower
- Development of National HP Program in Kenya, Kenya National Museum
- South Street Seaport Archaeological Investigations for 3 years, NYEDC
- Archaeological Investigations (all Phase I, II, III)
    - Federal Senior Housing Project, Hamilton Twp
    - Corporate HQ, K Hovnanian, Red Bank, NJ
    - LS Power Generating Plant, West Deptford, NJ
    - BL England Power Generating Plant, Cape May Co., NJ
    - Toll Brothers, West Windsor Housing Project, NJ



Lucy, The Margate Elephant, National Historic Landmark

Sample Project Sites & Project Locations

- Frank Lloyd Wright's Beth Sholom Temple, National Historic Landmark, PA
- Woodrow Wilson Hall "Shadowlawn", National Historic Landmark, NJ
- Ritz Carlton, Philadelphia (Furness and McKim Mead White)
- Union Square, National Historic Landmark, NYC, NY
- Carnegie Hill Historic District, NYC
- DUMBO Historic District, NYC
- Brooklyn Navy Yard, NYC
- Virginia Fair Vanderbilt Mansion on the Upper East Side, NYC
- Cincinnati Union Train Terminal, Ohio, National Historic Landmark
- Lafayette Building, National Historic Landmark, Washington, D.C
- Hoboken Ferry Terminal, NJ
- Japanese Consulate, Carnegie Hill District, NYC
- Princeton Battlefield National Historic Landmark, NJ
- Barnes Foundation, Philadelphia
- Fort Hancock National Historic Landmark, Sandy Hook, NJ
- Abbott Farm National Historic Landmark, NJ
- Great Falls National Historic Landmark, Paterson, NJ
- College of Charleston National Historic Landmark, SC
- Liberty Science Center, NJ
- Montgomery Bus Station National Historic Landmark, Alabama
- Hudson Valley Psychiatric Hospital National Historic Landmark, NY
- City-Wide Study of Philadelphia Historic Districts, PA
- Abel Nicholson House NHL & Patterned-Brick Houses of Salem County, NJ.
- Biddle Hall, U.S. Naval Home, National Historic Landmark, Philadelphia, PA
- Old Queens, National Historic Landmark, Rutgers Uni, New Brunswick, NJ.

- Elutherian Mills (I.E. DuPont) NHL, Hagley Museum, DE
- Squire Reynolds House: Jockey Hollow Encampment, NJ
- Alexandria Historic District, National Historic Landmark, VA
- South Beach Art Deco Historic District, Miami Beach, Fla
- Aspen Historic District, Aspen Colorado
- T. Thomas Fortune House, National Historic Landmark
- Jockey Hollow National Historical Park, Morristown, NJ
- Kenyan National Museum – National Preservation Law and Regulations
- Wall Street Historic District, New York City
- Rutgers University
- Princeton University
- Harvard University
- Monmouth University
- Unites States Military Academy, West Point
- Georgian Court University, National Historical Landmark
- Miami Beach Art Deco Historic District, FL
- Lucy, The Margate Elephant, National Historic Landmark
- Crossroads of the American Revolution National Heritage Area
- The Pinelands National Reserve, NJ



12,000,000 sf redevelopment at the historic Hoboken Terminal - NJ Transit, LCOR and FXFowle Collaborative.

RECOMMENDATIONS

Barton Ross, AIA, AICP, LEED AP BD+C September 18, 2020
Barton Ross & Partners, LLC Architects
Re: Peter Primavera Professional Reference and Recommendation
To Whom it May Concern,
It gives me great pleasure to recommend my colleague Peter Primavera. As an historic architect, I have spent my entire career working in historic preservation and with older buildings, corresponding with many experts in the field. Peter is certainly among the best in the industry, bringing a wealth of experience, professional contacts, and practical knowledge to preservation and archaeology projects.

A talented project manager and business executive with a strong academic background, Peter is thoughtful, resourceful, and relentless when working to secure regulatory approvals for his clients. Often sought after on large-scale development projects that require environmental and historic preservation approvals, he is very knowledgeable of public policy issues and has good working relationships with many state historic preservation offices. Peter consistently advises design and development teams during the planning stages of projects with meaningful considerations that take into account a myriad of local historic sensitivities.

Peter is also a practitioner who takes the time to give back to the profession through pro-bono leadership efforts around the country. This includes his service on the Board of Directors for Preservation Action in Washington, D.C., serving as the President of the National Landmarks Alliance, and his work with numerous local historic boards and organizations including Preservation New Jersey, where he currently sits on the Building Industry Network Committee. Over the years, Peter has also continued to provide hundreds of interns the opportunity to learn through actual fieldwork on diverse projects as they advance their education.

Peter Primavera is a strong advocate for a sensible approach to historic preservation. I have been fortunate to successfully participate with him on numerous project teams and would recommend him to anyone in the public or private sector who seeks expertise gaining preservation, environmental and archaeological approvals.
Please feel free to contact me if you have any questions or require any further information.

Flavia Alaya. Ph.D, Professor Emeritus, New York University
Member New Jersey Historic Sites Council
Board President, the Center for Historic American Building Arts (CHABA)

“It gives me great pleasure to recommend Peter Primavera. This isn't lightly said. I have spent much of my career in New Jersey, and represented it as an advisor to the National Trust for Historic Preservation

The opportunities that would have opened to anyone working with Peter in the 1980s and onward were heady. But I look at Peter's resume and see fifty kinds of activities I wish could have had a hand in, or learned from, or might have helped make the

difference they made, projects he has taken some leadership role in or consulted on, or organizations he's been part of (or even created) that have raised the public profile of preservation by consistently expanding its boundaries.

I like to think I'm making that difference. I know Peter makes that difference."

Richard Veit, Ph.D., Professor and Chair, Dept. of History and Anthropology, Monmouth University " Peter Primavera brings a wealth of experience, and knowledge to historic preservation and archaeological projects. A talented project manager and executive, he is thoughtful, resourceful, and driven."

Stephen DePalma, PE, PP CEO – DePalma Group & NJIT Board of Director, Chair
"I have known Peter Primavera for over 25 years. During this time, we have worked together on over five hundred redevelopments, development, highway improvement, utility, and historic restoration projects throughout the Greater New York Tri-State Region. Peter has conducted himself in a highly professional manner and has always exhibited fervent support on behalf of his clients. Peter is a most knowledgeable individual and has an excellent grasp of historic public policy issues."

Clinton Andrews, PE, PP, Ph.D - Professor of Urban Planning and Policy Development, Rutgers' Bloustein School of Planning and Public Policy
"Peter is a thoughtful and highly competent professional who I trust to do well for clients. My basis for this recommendation is the experience of our shared work in the Design Committee of the Main Street organization in Highland Park, NJ

Robert Goldsmith, Esq., Partner – Greenbaum Rowe Smith Davis & President of Downtown New Jersey , Associate Professor at Rutgers Law School "I have known Peter for more than 20 years in the context of land use and redevelopment. He is well regarded as a first class consultant in historic preservation and related development issues. I have also participated with Peter in various seminars presented to the development industry and I can personally say that he is knowledgeable, experienced and well respected.

Over the last year Peter and I have worked very closely to revitalize and run the statewide downtown education and advocacy group, Downtown New Jersey. Peter is the Executive Director and I am the President. During that time we have worked closely, efficiently and intelligently to bring this organization back to the prominence it deserves. Peter has been my primary go to person and has played a key role in the revival of this organization.

During this time we have faced various challenges but have worked cooperatively to address them and are enjoying the success that we have achieved.

Peter is well known throughout New Jersey and beyond for his experience and expertise in historic preservation and how to integrate historic preservation efficiently and effectively into development projects. I recommend Peter to anyone in the public or private sector who seeks professional expertise and management skills."

Christiana Foglio, CEO, Community Investment Strategies

Peter Primavera has been a professional colleague for over 30 years. Peter has been a constant resource for me and my company through the development of over $300 million of residential real estate.

As the president of the New Brunswick Development corporation, over 28 years ago, I relied on Peter to help me navigate through federal and state requirements in order to finance and build many of the key revitalization projects. His knowledge and professionalism as well as ability to find compromise with results always sets him apart from other consultants.in this role, I had the pleasure to work with Peter on the development of a water front park which included a historic canals and locks, building a parking garage next to a 150 year old church, as well as developing new residential developments in a federally designated historic district.

When I founded Community Investment strategies 25 years ago, Peter continued to advise and assist me in the development of complicated residential developments. Our projects included a challenging redevelopment of a historic monastery and many developments which were planned in state historic districts. The monastery project also included the sale of historic tax credits which were essential to the financial viability of the project. Mr. Primavera, prepared all applications and reports in order to secure these critical credits.

Peter has constantly provided clear strategies to meet the historic concerns while keeping our projects viable. He has prepared testimony on numerous occasions for planning boards, and historic councils. Peter has consistently advised regarding design considerations in the planning stages of projects that must meet local historic sensitivities. Most recently, he consulted on the construction of a senior citizen development next to a historic post office and was able to secure SHPO approval.

Mr. Primavera is a strong advocate for a sensible approach to historic preservation. I have been fortunate to have had him on my team for all these years and I would recommend him enthusiastically.

Doug Fenichel, **Director Public Relations & Communications, K. Hovnanian Homes** “Peter has earned a reputation with K. Hovnanian as an excellent source of information about the historical use of land being purchased and built on by K. Hovnanian. Peter also provided K Hovnanian with regulatory expertise to assure that the company was in compliance with land-use laws.

My work with Peter has taken place when he finds something of interest. Peter is not only knowledgeable and credible, he is well spoken and makes complicated findings simple and exciting. That's important when you're trying to be a good citizen and assure local residents that you're paying appropriate respect to artifacts or other objects you've found.

One such example was the finding of a Native American camping ground on land by the Navesink River. Peter's crew performed a full "dig" in a very visible part of town. Working together, we invited local media, school children and townspeople to see the dig and won praise from local media and the town.

Peter always has been available, returns call and has helped me by explaining his findings and the regulations that impact them. He's a pleasure to work with and is a great spokesperson.”

Mike J. Gross, Esq, Chief Executive Officer at Giordano, Halleran & Ciesla
"I have worked with Peter for over 28 years on a variety of projects from the small, very simple to the large, highly complex. Peter has extensive knowledge of both the Federal and State regulatory process as it relates to cultural resources and the substantive issues related to historic structures and archaeological resources. I would highly recommend Peter and his Company to effectively handle cultural resource issues."

Chris Gaffney, Sr. VP, Toll Brothers "I have had the pleasure of working with Peter on numerous projects in NJ, DE, NY and PA. He has also given me guidance from time to time in other markets of the country. He brings a true balance of expertise in his field with an understanding of land development business need(s). I would highly recommend Peter to all!!"

Robert Adinolfi, Sr. VP, Renaissance Properties "I have had the pleasure of working with Peter on a couple of different projects and have been very pleased with the results. Peter knows his field from front-to-back and knows how to approach different issues from the best possible angle for his client. His expertise allows him to effectively manage his clients' expectations in terms of cost, timing, and to the greatest extent possible, results. For this type of work, you don't need a second name - call Peter."

John Caniglia, Esq., K.Hovnanian Enterprises "Peter has great expertise in this field & consistently produces excellent results."

George J. Carfagno, AICP/PP "Peter has been and remains my "go-to" expert when I need guidance on historic preservation and cultural resource issues encountered in brownfield redevelopment projects. Peter has successfully addressed challenging conditions encountered on major redevelopment projects that I directed for Kushner Companies and Cherokee Investment Partners, and I plan on relying on his expertise for future projects."

Leonard Bier, Esq, Bier Associates "I've retained Peter for a number of municipal development projects. His speed, accuracy, detail and ability to interact with the State of New Jersey's Historic Preservation Office has been critical to the timely execution of my parking facility construction projects.

Nathan Imm, LA, ACIP, PP - Urban Planner, City of Alexandria, Virginia
" I have worked with Peter Primavera for years and believe that he has the skills and qualifications you seek.

Through our work together as Board members, Chairpersons, and active participants in the Main Street Highland Park organization, I have first-hand knowledge of Mr. Primavera's abilities in managing volunteers, consultants, non-profit and for-profit partners to achieve results for historic preservation and revitalization. Highland Park is a diverse environment with a wide variety of stakeholders, and a similar diversity in historic resources. Peter negotiated all situations that arose from the projects and processes that he managed with grace and genuine concern for all of the stakeholders. Peter also recognized the value of flexibility in the face of changes, while maintaining focus on the long-term goals of revitalization based on the preservation of the existing resources.

I have also had the opportunity to observe Mr. Primavera's work through an architectural alterations project that he managed through the Board of Architectural Review for the Old & Historic District of Alexandria, Virginia. His detailed analysis of the historic photographs and precedents made a compelling case for the appropriate solutions that created both a workable renovation for a new business and the retention of the character of our historic core."

Walter Kneiss, AIA, LEED AP, NK Architects "Peter's in-depth knowledge of cultural resources, conservation and historical architecture, combined with his expertise in navigating the requirements of various local, state and federal agency requirements have made him a valuable addition to our team. I've always found Peter to be both personable and highly professional."

George Azrak, RA, Principal at GA Architects "Peter has my highest regard for the level of expertise he brings to the Cultural Resource Profession. His work is well thought out, clear and to the point on all matters. Clients of his will and do find him to be a valuable asset to their team."

Laura Brinkerhoff, President , Brinkerhoff Environmental "Peter has always provided technically competent professional services in a timely manner. He is great to work with**!"**

Ray Mikell, President, RHM Associates, LLC "Peter is a thoughtful and highly competent professional in the services he renders and has my highest regard for expertise in his field. I feel very confident in recommending Peters services, he is thorough and easy to work with, and always willing to take the extra time to discuss issues and concerns in response to his clients."

Jay Messina, Warfell Construction / Development
"I have personally known and worked with Peter for the past two decades. His knowledge base, professional performance, and awareness of the task at hand have always made the selection of Peter and his firm easy. I highly recommend him and would certainly hire him to represent us for any project that we work on."



Governors Island Design Competition, New York – with Field Operations/James Corner FASLA, WRT Design, and Sasaki -- Design, Historic Preservation Consultant and Design Consultation



591 Montgomery at the Jesey City Medical Center
with GRO Architects and CSG Attorneys



Jury Chair of the International College Ave Campus Design Competition,
Rutgers University
Finalst: Jean Nouvel, Thom Mayne, Erique Norton, Peter Eisnman
Three Priztker winners



Mexican architect Enrique Norten won the competition to reimagine the historic Rutgers campus. The competition called for improving the public spaces and designing a new academic building on College Avenue, a main thoroughfare on yhe original campus of the university, which began as Queen's College in 1766.



PROFESSIONAL REFERENCES

LinkedIn for references and hundreds of recommendations: Peter Primavera
Facebook: Peter Primavera Partners

Barton Ross, AIA, PP, LEED –2020 AIA Young Architect of the Year
Email: BartonRossArchitect@gmail.com

Jordan Tannenbaum, Esq., Vice Chair - Advisory Council on Historic Preservation
JAG, Major US Army Reserve, Instructor to DOD on National Historic Preservation Act
Director of Development, US National Holocaust Museum, Washington, DC
Email: jtannenbaum@ushmm.org 202-488-0400

Flavia Alaya, PhD, Director, Center for Historic American Building Arts
NJ Historic Sites Council and NJ Representative, Nat. Trust for Historic Preservation
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J. Robert Hillier, FAIA, Studio Hillier and Princeton University

Richard Veit, Ph.D, Professor of Anthropology & Archaeology – Monmouth University
Email: rveit@monmouth.edu

Robert Goldsmith, Esq. - Greenbaum Rowe Smith Davis
Chair Land-Use/Real Estate Group & President of Downtown NJ
Email: rgoldsmith@greenbaumlaw.com

Anthony Marchetta, Executive Director, NJ Housing & Mortgage Finance Agency
Email: amarchetta@njmfa.state.nj.us

Tony DiLodovico, PE – Tony D Environmental Consultants

Nathan Imm, PP, LA, Sr. Planner, City of Alexandria, VA
Email: Buiterlander@verizon,net 703-746-4666

Christiana Foglio, CEO, Community Investment Strategies
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Dennis Toft, Esq., John McKinney, Esq., & Dave Mairo, Esq. - Chiesa Shahinian & Giantomasi
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Howard Schoor, CEO - Woodstone Development, NY; Former CEO, Schoor DePalma Engineering
Email: howard@schoorcompanies.com

Raymond Nadasky, Former CEO, Nadasky Kopelson Architects
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Stephen DePalma, PE, CEO – DePalma Group & NJIT Board of Trustees, Chair
Email: depalmagroup@gmail.com 732-740-1111

Joesph Perrello, PE, LA, Principal, Sububurban Engineeers

David Workman, Sr.VP, - Winnick Realty Group, NYC
dworkman@winick.com

Christopher Paladino, CEO – New Brunswick DevCo
cpaladino@devco.org

William Bolger, MSHP, Senior Architectural Historian, (retired)
National Historic Landmarks Program, National Park Service, Philadelphia, PA
Email: bill_bolger@nps.org 215-507-1649

Marvin Reed, former Mayor of Princeton & Downtown NJ Board member
Email: marvinreed@aol.com

Jay McGraw, Chairman, McGraw Hill Foundation and Chair, Millburn Historic Preservation Commission

Allison Canfield, Chair , Millburn Historic Preservation Commission

Jeff Greene, CEO, Evergreene Architectural Arts, NYC, Chicago, California

James Hughes, PhD, Dean of the Bloustein Planning School at Rutgers University
Email: jhughes@rci.rutgers.edu

Darius Sollohub, AIA, Director of School of Architecture – New Jersey Institute of Technology
Email: sollohub@njit.edu

Thom Mayne, FAIA and Scott Un-Joo Lee, AIA, Morphosis (Pritzker Winner)
NYC and Culver City, CA

Mayor Paul Vagianos, Esq. Village of Rirdgewood, NJ

Mayor James Cahill, City of New Brunswick
732-745-5004

Perry Vallone, Esq. Constantinople Vallone, PC
NYC

Debora Farr, VP – Real Estate - Stop and Shop

Mayor Bill Neary, Executive Director of Keep Middlesex Moving – East Brunswick

Thomas L. King, PhD – Thomas F. King, PhD, LLC
Previously at National Park Service and Advisory Council for Historic Preservation

Raul Methrotra, Chair & Dean Harvard GSD Chair of the Department of Urban Planning and Design, Director of the Master of Architecture in Urban Design Degree Program and

Co-Director of the Master of Landscape Architecture in Urban Design Degree Program & John T. Dunlop Professor in Housing and Urbanization

Meryl Frank, former Mayor Highland Park, NJ - US Ambassador to UN on Women's Affairs
Email: mfrankhp@aol.com

Frank Wong, AICP, Director of Planning, - Rutgers University
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Gordon Bond, Publisher, Garden State Legacy
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Judson Kratzer, Historical Archaeologist, National Park Service
Email: jkratzer@larsondesigngroup.com

Dan Saunders, former Deputy State Historic Preservation Officer, NJDEP
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Noreen Bodman, former Exec Director, Crossroad of the American Revolution
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University of Pennsylvania

David Hirzel and Mark Dawson, Sasaki
Cambridge, Mass.

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Mark Zelina, P.E., Ray Walker, Ph.D., - Maser Consulting

Ken Paul and Dave Moskowitz – EcolSciences

Ted Zangari, Esq., Meryl Gonchar, Esq, Andy Robins, Esq
Sills Cummis, Newark, NJ

Ron Grammar and Edmund Gaunt, AIA, GrammarKGD Architects
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Ralph Orlando, PE, President, Partner Engineers
Email: rorlando@partneresi.com

Jack Morris, Edgewood Properties

L. Miguel Salinas, VP, Brian McPeak, Mark Lennon, Matt Tomaso - PS&S

Gerry Guidice, VP and Adriana Centrullo - TB Bank

Peter Kassabach – New Jersey Future

Brian DuBois & Alex Stollery - Trident Environmental Consultants, NJ

Carl Primavera, Esq, Chair of Land-Use, - Klehr Harrison, Philadelphia, PA

George Azrak, AIA – Principal Architect, GA Architects
Email: ga_architecturea@verizon.net

Mark Strauss, FAIA and Guy Geier, FAIA - FX Fowle Architects



Memberships and Positions Held in Non-Profits

- American Anthropological Association
- American Cultural Resource Association
- American Institute of Architects – Affiliate Member
- Architecture Specialty Group (ASG) of the American Institute for Conservation of Historic and Artistic Works (AIC)
- American Society of Landscape Architects – NJ Chapter, Affiliate
- Archaeological Society of New Jersey
- Association for Preservation Technology
- Building Industry Association of Philadelphia
- Chronicle of Philanthropy
- Chronicle of Higher Education
- Crossroads of the American Revolution Association, NJ 2007-2009
- Crossroads of the American Revolution Center Committee, Middlesex Convention & Visitors Bureau
  - Chair, Steering Committee – 2006-2017
- Downtown New Jersey – Executive Director, 2013-2016
- DOCOMOMO - the international committee for documentation and conservation of buildings, sites and neighborhoods of the modern movement
- Eastern States Archaeological Federation
- International Conference on Monuments and Sites (US/ICOMOS) Cultural/Heritage Tourism Committee
- Main Street Highland Park
  - Member, Board of Directors – 2003/2004
  - Chair of Design Committee – 2004-2005
  - Volunteer of the Year - 2005
- Monmouth County Historical Association
- Middlesex County, NJ – Convention & Visitors Bureau
  - Board of Directors - 2006-2008
- Middlesex Regional Chamber of Commerce

- National Alliance of Preservation Commissions
- National Council for Preservation Education
- National Geographic Society
- North Jersey Together, Steering Committee 2013-2014
- National Landmarks Alliance
  - Founder, President, 2010-present
- National Historic Landmark Stewards Association
  - Founding Charter Member & former Outreach Chair
  - Charter Member
- National Parks Conservation Association
- National Trust for Historic Preservation – Professional Forum Member
- Nature Conservancy
- New Jersey Builders Association
  – Environmental Committee & Land Use Committee
- New Jersey Business and Industry Association
- New Jersey Chamber of Commerce
- New Jersey Future – Redevelopment Committee 2009
- New Jersey Historical Society
- New York Landmarks Conservancy – Professional Circle
- Pennsylvania Builders Association
  - Chester – Delaware Chapter
  - Bucks – Montgomery Chapter
- Plan Smart New Jersey
- Preservation Action
  - National Board of Directors, 2014-2022
- Preservation Alliance of Greater Philadelphia
- Preservation New Jersey
  - Development Committee
  - Programs Committee
  - BIN Member
- Preservation Pennsylvania
- Preservation League of New York
- Raritan Millstone Heritage Alliance (120 central NJ historic sites, collaborating to promote heritage tourism)
  - Board of Directors 2003-2007
  - President 2005, 2006, 2007
- Regional Plan Association – NY, NJ, CT
- Rutgers University Alumni Association
- Rutgers University Center for Green Building, Bloustein School
  – Advisory Board 2008-10
- Rutgers University Foundation – Ad Hoc Historical Monuments Committee
- Rutgers University Anthropology Field Schools Sponsor and Lecture Sponsor
- Rutgers University College Ave Design Competition Project
  - Co-Chair of Advisory Committee
  - Steering Committee
  - Jury Chair of Design Competition (Finalists: Jean Nouvel, Thom Mayne, Enrique Norton, Peter Eisenman)
- Rutgers University Press
  - Development Committee 2004-2007
  - Press Council 2005-2007

Rutgers University Anthropology Field Schools Sponsor and Lecture Sponsor

- SMPS - Society for Marketing Professional Services
  - (NYC, NJ, and PA Chapters)

- Society of Architectural Historians
- Society for American Archaeology
- Society for College and University Planning
- Urban Land Institute
  - NJ District Council - Executive Committee 2006-2012
  - Sponsorship Chair 2009
  - Public Relations Chair 2007-2009
  - Philadelphia District Council
  - New York City Council
- United States Green Building Council (pursuing L.E.E.D. certification)
- World Monuments Fund
- Woodbridge Township Historic Preservation Commission
  - Commissioner 2002-2007 and Professional Advisor

Select List of Recent Awards

New Jersey Future
Kearny Point Project Plan, Hugo Neu Companies, Inc.

New York Construction Award of Merit: Best Pre-K-12 Education Project First Avenue School, Newark, NJ.

Preservation Alliance of Greater Philadelphia Award
Preservation of the Thomas Mill and Miller's House, West Whiteland Township, Chester County, PA.

American Institute of Architects NJ Gold Award
Historic Kean Hall, Kean University, Union, NJ.

National Park Service Partnership Award presented to Peter Primavera, President for work with National Historic Landmark Stewards Association.

Main Street Highland Park Volunteer of the Year
Peter Primavera, President/CRCG.

New Jersey Historic Preservation Office Annual Preservation Award
First National Safe Deposit Building Rehabilitation, Camden, NJ
(CRCG was the historic preservation consultant on this project)

American Society of Landscape Architects Merit Award
Union County Park System Study

New Jersey Historical Commission Merit Award: Raritan Millstone Alliance for

work on “Guide to Central New Jersey Historical Sites.”

Special Recognition Award for Sustainable Development
First Avenue School, Newark, NJ with PS&S, New York Construction News.

American Consulting Engineers Council Award
First Street School, Newark, NJ.

American Society of Landscape Architects Honor Award
Union County Park System Cultural Resource Survey.

Main Street Highland Park, **Volunteer of the Year**

Main Street Highland Park , Appreciation Award
Peter Primavera, President/CRCG.

Sample of Speeches, Talks & Interviews

New York Times – Real Estate Section

- Spirit of ’76 Lives On, and On: Styles and Period
- A Slower Pace of Teardowns
- Mansions Now for the Masses
- Wanted: Keeper of the Flame Most Unusual, Lavish, and Historic Homes

WNYC, NY Interview
Frontiers in Downtown Redevelopment and Place-making

American Society of Landscape Architects
A Landscape Architect’s Guide to Historic Preservation; Atlantic City, NJ

American Institute of Architects, New Jersey
Woodrow Wilson Hall, National Historic Landmark; West Long Branch, NJ

National Trust for Historic Preservation Annual Conference Seminar
NHLs and NHLSA; Providence, Rhode Island

New Jersey Institute of Technology
Advanced seminar on environmental impacts. Planning for the SuperPort in Newark

New Jersey Builders Association
Historic & Archaeological Resources: Regulations & Current Issues

Rutgers University, New Brunswick, NJ
Vision for College Ave for the International Design Competition

Urban Land Institute
Sustainable Development Series: Historic Preservation Opportunities & Challenges

New Jersey Bar Association
Historic & Archaeological Resources: Regulations & Current Issues

Rutgers University Landscape Architecture Department
Historic Preservation, Cultural Resource Management & The Built Environment

National Association of Home Builders LANDS Committee
Historic & Archaeological Resources: Regulations & Current Issues, Washington,D.C.
Piecing Together the Urban Redevelopment Puzzle - Historic Preservation

Builders Industry Association
Historic Preservation Challenges in Urban Philadelphia; Philadelphia Constitution Hall

National Historic Landmarks Stewards Association Congress
Historic Tax Credits, Abatements, and Incentives; Cape May, NJ

Select Teaching Experience

Directed a rigorous Intern Program in since 1986
Senior Staff who were assigned and instructed interns:

- Emily Cooperman, PhD – Architectural Historian
- Marvin Brown, MSHP, JD - Architectural Historian
- Charles Bello, MA - Archaeologist
- Carolyn Dillian, PhD - Archaeologist
- Richard Veit, PhD – - Archaeologist
- Gregory Dietrich, MSHP – Architectural Historian
- Katherine Woodhouse Beyer, Ph.D
- Matt Tomaso. MA – Archaeologist
- Ken Kalmis, MSHP
- Phillip Perazio, MA – Archaeologist
- Katherine Woodhouse-Beyer, Ph.D - Archaeologist
- Christine Miller, MSHP – Architectural Conservator
- Dorothy Krotzer, MSHP, MA – Architectural Conservator
- Nancy Zerbe, MSHP – Architectural Historian
- Barbara Ligget, Ph.D. - Archaeologist
- Anne Dowd, Ph.D - Archaeologist
- Judd Kratzer, MA - Archaeologist
- Gregory Lattanzi, PhD - Archaeologist
- Richard Grubb – Historian
- Brock Giordano, MA – Archaeologist
- Susan Fischer, MA – Architectural Historian
- Amy Lala, MA – Architectural Historian
- Vanessa Zeoli, MSHP – Architectural Historian
- Richard Affleck, MS – Archaeologist
- James Lee, MA – Archaeologist

- Peter Pagalotous, PhD - Archaeologist

Rutgers University
- Landscape Architecture Department: Historic Preservation and the Role of Landscape Architecture
- Landscape Architecture Department: Senior Studio Juror
- Anthropology Department: Guest Lecturer, Anthropology & Cultural Resource Management.
- Directed four Archaeological Field Schools

Urban Land Institute
- Historic Preservation, Smart Growth, and Green Building Technology

Princeton University / National Park Service
- Seminar on Financial Management and Grants for National Historic Landmarks
- Campus Master Planning and the Historic Preservation Element

National Association of Homebuilders & New Jersey Builders Association
Many seminars, lectures, panels, presentations

American Bar Association – NJ and National
Four Seminars on Historic Preservation Legislation, Regulations & Compliance

NJ Governor's Conference for Housing and Development
What's Old is New Again – The Role of Historic Preservation

New Jersey Institute of Technology w/Prof. Jerry English, Esq.
2015– Senior Honors Seminar: Case Study of Lincoln Tunnel Helix Study

New New Jersey Institute of Technology w/Prof. Jerry English, Esq.
2014– Senior Honors Seminar: Case Study of LaGuardia Airport Expansion

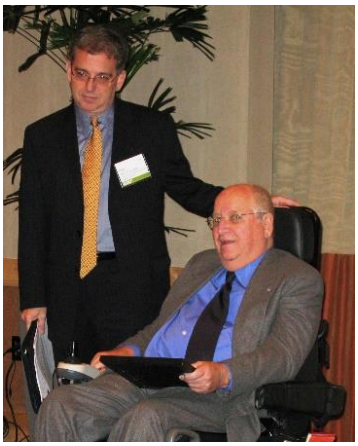
New Jersey Institute of Technology w/ Prof. Darius Sollohub
March 2011 – Graduate Seminar in School of Architecture

New Jersey Institute of Technology w/Prof. Jerry English, Esq.
2011– Senior Honors Seminar: Case Study of New York Off Shore Wind Project

New Jersey Institute of Technology w/Prof. Jerry English, Esq.
2009 & 2010 – Senior Honors Seminar: Case Study of Major Infrastructure Project



with Prof Lawrence Krauss
Receiving honorary degree
at NASA Goddard Center



with Michael Graves, FAIA
the ULI Lifetime
Achievement Award



with Nicolas G. Rutgers and
Professor Richard McCormick
debating Colonial History



With Chris Botti at the rededication os the restored Beacon Theater on NYC



The oldest human artifact that ever found in New Jersey. A Clovis, Paleo-Point (approximately 9-10,000 years old) found at the Abbott Farm National Landmark during a Section 106 Survey. This projectile point was analyzed at the Mass Spectrometry Lab at Penn State, where residue of Mastodon blood was found on it.



Strickland designed US Naval Home, National Historic Landmark, Philadelphia. Toll Brothers



Frank Lloyd Wright at Beth Shalom Synagogue



Olde Queens National Landmark, Rutgers



North Terminal, Newark Airport, Port Authority



DUMBO District, Brooklyn, Two Trees



Cincinnati Union Station, National Landmark



Helmetta Snuff Mill, Kaplan Companies



Twinlights, National Historic Landmark



Montgomery, AL, Bus Depot, National Landmark



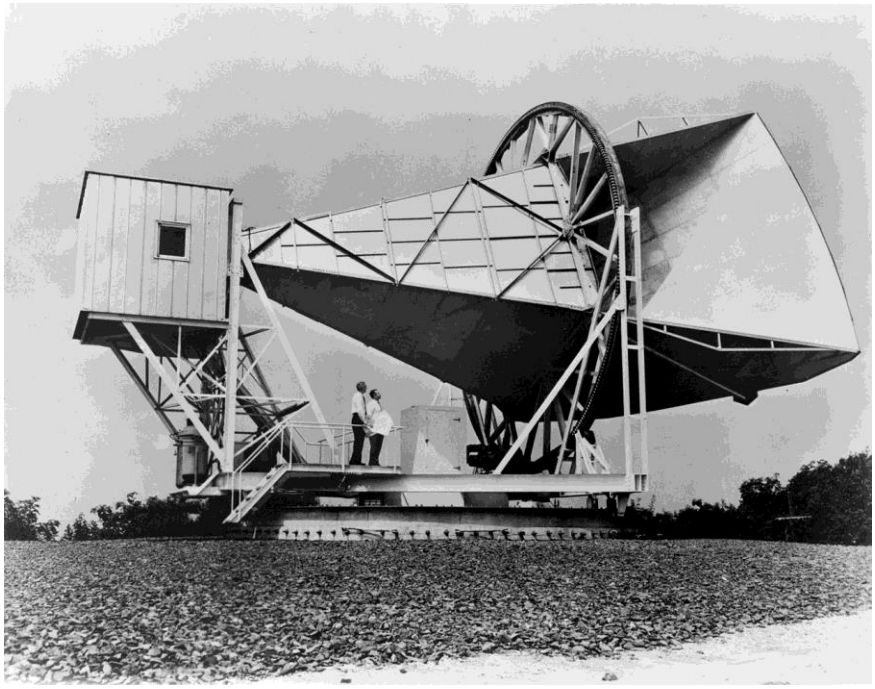
Archaeological Excavation of a 4,000-year-old Late Archaic site in Red Bank, NJ for K.Hovnanian



Shadowlawn Estate, (Woodrow Wilson Hall) National Historic Landmark, Monmouth University
Horace Trumbauer and Julian Abele



Hadrosaurus Folkeii Site of the first professional excavation of a dinosaur in the world



Horn Antenna, Bell Labs, Holmdel, NJ with Nobel Laureates Robert Wilson and Arno Penzias National Historic Landmark. The horn antenna was used to discover the background radiation in the Universe to prove the Big Bang Theory of the Universe's origin

BUSINESS EXPERTISE

Executive Management & Operations:

- Staff levels up to 82 + 70 part-time staff people in three offices
- Responsible for daily operations and all corporate functions
- Operations - overseeing all project functions of four departments
- Chaired Management Committee, Marketing Committee, Human Resource Committee, Outreach Committee, Development/Fundraising Committees, Quality Control Committee
- Designs and direct Project Management Seminars, Board meetings, and Retreats
- Completed detailed Project Manager Manuals
- Strategic Plans and Mission Statements
- Board, Donor, and Investor Relations
- SOPs - Standard Operating Procedures

Nonprofits:

- Served on 11 nonprofit boards and was an Executive Director most recently.
- Founded three nonprofits
- Substantial Development and Fundraising Experience
- Board Relations, Management, and Succession Planning
- Grant applications, Donations, Donor development and relations
- Event Planning and conferences
- Developing individual, corporate and foundation donors and sponsors

Marketing, Business Development & Sales:

- Developed complete Marketing Plan, Comprehensive marketing materials, newsletters, corporate identity package
- Direct public relations and outreach
- Proposal writing and presentations
- Oversaw several Website developments and social media
- Compilations of a 4,300-name Client database and 3,000 project database.
- Directed all business development activities and programs
- Active in numerous professional and trade associations
- Published articles in trade journals.
- Wide range of experience allows me to network in a broad range of markets.
- Public Speaking - Spoken at many professional conferences and seminars
- Interviewed for numerous newspaper, radio, and television stories
- Most recently interviewed by the New York Times several times
- LinkedIn Top 1% Networker

Finance:

- Designed and Oversaw all financial functions of CRCG, P3, and some nonprofits
- Maintained banking relationships
- Developed budgeting and project job-cost systems
- Conducted several Merger & Acquisition negotiations, including asset valuations
- Designed performance and financial metrics system

Human Resources:

- Member of Society of Human Resource Professionals
- Oversaw HR functions, policy, and compliance with state and federal regulations
- Developed all parts of benefits packages, including innovative PTO program
- Created employee review and evaluation system
- Developed employee career track program with leadership development component
- Conducted all hiring, promotions, and terminations
- Conducted all recruiting at major universities

- Strategic HR Management to develop corporate culture

Quality Control:

- Developed comprehensive QA/QC program and numerous SOPs
- Lead Project Manager meetings and quality control meetings
- Writing Project Management Manuals, Orientation Manual, and Continuing professional education

Legal and Insurance (Risk Management): Oversaw all contracts, legal compliance, risk management, insurance policies, health plans, and government compliance.

Facilities: Directed the acquisition, maintenance, and upgrades of all facilities, including three offices, leases, IT/computer networks, vehicles, support and vendors

Additional materials available:

- Writing Samples
- Project Panels
- Project Reports (samples)



Natirar Estate (King of Morocco), Far Hills, NJ, designed by Guy Lowell



Kearny Point Industrial Park with Bohler Engineering - Hugo Neu, Inc. and Woodmont
Phase I & II, Mitigation, HABS Photo Documentation, Historical Documentation

Adaptive Reuse of a World War II Shipbuilding Yard

peter primavera partners llc

Historic Preservation Cultural Resources Urban Revitalization

www.peterprimaverapartners.com

LinkedIn: Peter Primavera / Facebook: Peter Primavera Partners

PO Box 2938, Westfield, NJ 07090
908-499-2116
petera.primavera@gmail.com



ROSS H. KOMURA LLA, ASLA

SENIOR PROJECT LANDSCAPE ARCHITECT

BILLING TITLE: *Senior Project Licensed Professional*

EDUCATION

Bachelor of Science, Landscape Architect, Minor in Sustainability, Arizona State University - Tempe, AZ, 2014

LICENSES & CERTIFICATIONS

Licensed Landscape Architect (LLA)

- New Jersey

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architecture (ASLA)

Alpha Rho Chi (APX) – *National Fraternity for Architecture and the Allied Arts*

PROGRAMMING EXPERIENCE

AutoCAD Civil 3D

Adobe Creative Suite

- Photoshop
- InDesign
- Illustrator

Trimble Sketchup

Lumion

Land F/X

Visual Lighting

Microsoft Office

Mr. Ross H. Komura joined **SUBURBAN CONSULTING ENGINEERS, INC.** (SCE) in June 2014 and is a Licensed Landscape Architect (LLA) in the state of New Jersey. Mr. Komura has over ten (10) years of experience in landscape architecture and is active in several design focused societies and committees including American Society of Landscape Architecture (ASLA) and Alpha Rho Chi (National Fraternity for Architecture and the Allied Arts) where he demonstrates his dedication and passion for the industry through his volunteer work and established positions.

Mr. Komura is committed to designing spaces that integrate the social, environmental, and ecological standards of the surrounding communities. He is excellent in understanding the technical characteristics of a given space, while utilizing his abilities to incorporate creative flair. Mr. Komura is providing site development and permitting services for various types of projects. His experience includes site design in various concentrations such as layout, grading and drainage, landscape and lighting, SESC plans, and quantity takeoff. Mr. Komura continues to advance his skills and creative design techniques to keep pace with the high demands of our Clients and their unique and innovating projects.

Recent SCE projects Mr. Komura is involved with include:

- Morris County - Regional Health Care Campus
- Hackettstown - Centenary University Baseball Field Improvements
- Hackensack - Main Street Streetscape & Two-Way Conversion
- Various master planning for large sports facilities

Mr. Komura has experience in many computer programs such as computer-aided drafting in AutoCAD Civil 3D and is then able to create a 3D model of the design in software including Sketchup, Lumion, and Photoshop.

APPENDIX 2

All Letters from Code Officials or Others with Jurisdiction in which they have presented a position or recommendation regarding the Project

VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY
HISTORIC PRESERVATION COMMISSION

131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

October 18, 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,

Joseph Suplicki
Historic Preservation Commission

APPENDIX 3

All Comments Received from Interested Parties including Municipal Historic Preservation Commissions, Historical Societies, and/or Organizations that have a Statewide Interest in the Protection and Preservation of Cultural Resources

Removed from Application per SHPO review letter dated March 22, 2024

APPENDIX 4

Village Council Resolution with Concept Plan

EXHIBIT F

Res. No. 15-257

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.

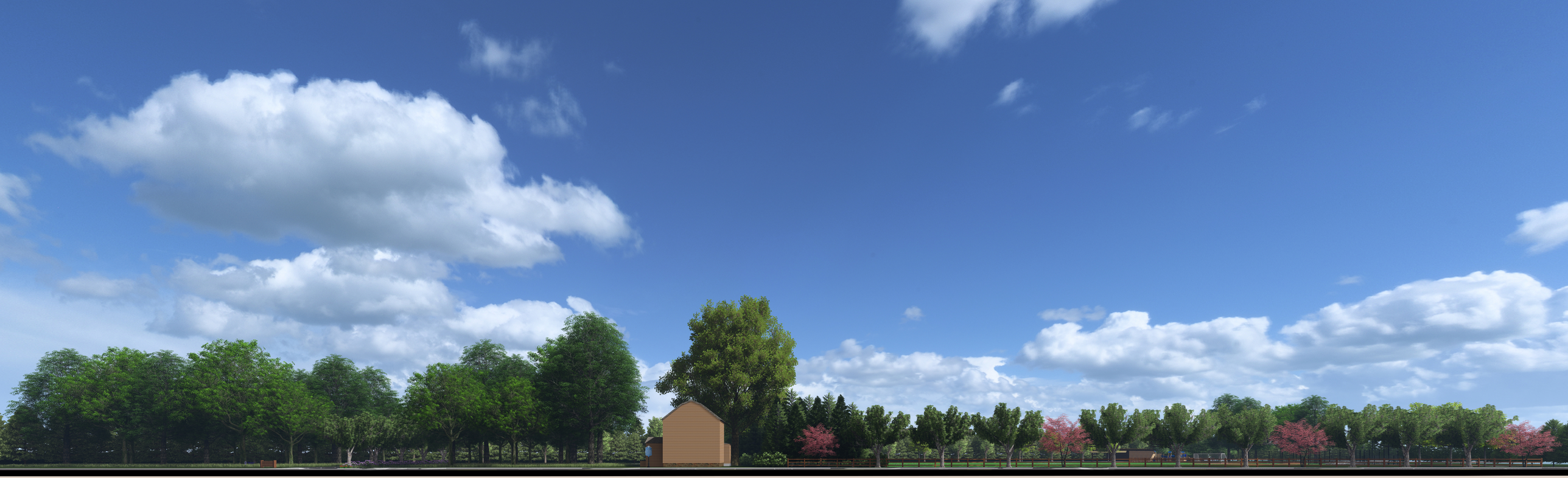
	Moved	Second	Ayes	Nays	Absent	Abstain
Hauck		X	X			
Knudsen				X		
Pucciarelli	X		X			
Sedon				X		
Aronsohn			X			

Paul S. Aronsohn
Mayor

Heather A. Mailander
Village Clerk

APPENDIX 5

Streetscape Profile of the Site Design from
West Saddle River Road looking West



Schematic View of the Park on Schedler Zabriskie Park Facing West

Village of Ridgewood
Zabriskie-Schedler Property Park Development Plan

Note: This is a schematic drawing to illustrate the concept, this is not a final design drawing.

APPENDIX 6

Preliminary Grading Plan

LOTS 9, 10 & 11 BLOCK 4704

THE SCHEDLER PROPERTY

VILLAGE OF RIDGEWOOD — BERGEN COUNTY — NEW JERSEY

DATE: 10 SEPT. 2015

DANIEL M. DUNN
N.J. PROFESSIONAL LAND SURVEYOR 33098
N.Y. PROFESSIONAL LAND SURVEYOR 049918
N.J. PROFESSIONAL PLANNER 3986
DUNN SURVEYING & MAPPING P.A.
40 EAST PROSPECT STREET
WALDWICK, NEW JERSEY
201-652-9390
dunnsurveying@verizon.net

DRAWN BY:	CHECKED BY:	SCALE:	REVISED:	DRAWING NO.
D.M.D.			NJSPC 7-29-10 8-20-11	12842

REFERENCE NOTE:

1. **THIS PLAN SET REFERENCES THE SURVEY ENTITLED "THE SCHEDLER PROPERTY," PREPARED BY DANIEL M DUNN PLS, PP DATED SEPTEMBER 10, 2015.**

Color Selection Chart A-312P

CHROMIX® P Admixtures

for Color-Conditioned Concrete

Add beauty to both vertical and horizontal projects with CHROMIX® P Admixtures. The reliable, nonfading and consistent admixtures for cast-in-place and precast concrete have been proven to stand the test of time.

Available in three convenient forms:

- **CHROMIX G** (granular)
- **CHROMIX L** (liquid)
- **CHROMIX P** (powdered)

LITHOCHROME® Colorwax™ is available in matching colors.

Review Tech-Data Bulletins and SDS before use.

Visit www.scofield.com for the most current versions.

* Shadow Slate is only available in CHROMIX P (powdered) form.

Colors shown approximate the color of broom-finished concrete flatwork made with a medium-gray cement and cured with CHROMIX. Color may be lighter when CHROMIX is used, or not as cured, will have less brilliance.

Concrete should be batched and placed in accordance with Tech-Data Bulletins.

Concrete color is altered by many factors, including cement and aggregate color, slump, finishing practices, and curing method. Using uniform batching and placing construction techniques, representative samples should be cast for approval, especially when exact color matching is important.

C-25 Shadow Slate*	C-37 Sunbaked Clay	C-38 Burnt Red	C-17 Earth Stone
C-39 Landmarks Grey	C-16 Winter Beige	C-19 Gray Stone	C-13S Summer Beige
C-10 Cool Grey	C-22S Autumn Beige	C-36 Sorrento Red	C-14 Spring Beige
C-14 French Grey	C-30 Limestone	C-27 Westwood Brown	C-15 Coachella Sand
C-24 Charcoal	C-25 Sombrero Buff	C-33S Barcelona Brown	C-11 Desert Sand
C-26 Dark Grey	C-12 Mesa Beige	C-35 Brownstone	C-21 Adobe Tan

SIKA CORPORATION
SIKA SCOFIELD SALES OFFICE
4325 SCOFIELD ROAD
DOUGLASVILLE, GA 30134
PHONE: 800-800-9560

® Sika Corporation / Concrete / 11.1365.3

SCOFIELD
A SIKA BRAND

GRAPHIC SCALE

30 0 15 30 60 120

1 inch = 30ft.
(IN FEET)

LOT 12
LANDS N/F SHEIBAN
DEED BOOK 6755 PAGE 130

NEW JERSEY STATE HIGHWAY ROUTE 17
(FILED MAP 2815)

ROUTE 17 SB
ROUTE 17 SB
ROUTE 17 SB
ROUTE 17 NB
ROUTE 17 NB
ROUTE 17 NB

LOT 14
LANDS N/F SHELL OIL

~BEARINGS VARY 1.155+/-~

~MULCH GROUND COVER~

BATHROOM
JANITORIAL CLOSET
RESTROOM
STORAGE
AT 25

~UNDISTURBED AREA~

~NO MOW MEADOW~

~UNDISTURBED AREA~

SITE CLEARING
Clear Back 20' from Utility Wires. Replace with 4" Mulch and Prepare for Streets Trees

PARK ENTRANCE SIGN

EXIST. STONE DUST PATH

EXIST. SERVICE C.O.

EXIST. HISTORY DWELLING #460

RAMP

GATE

FGR 210'

LAX 195'

40'x60'

LOT 13
LANDS N/F OF NORK
DEED BOOK 7929 P

LOT 8
LANDS N/F OF MARY GREENE
DEED BOOK 7955 PAGE 661

296,221.2 SQ. FT.
6.80 ACRES
(EXCLUDING ROADS)
309,502.3 SQ. FT.
7.10 ACRES
(INCLUDING ROADS)

PROP. DOUBLE-YELLOW CENTERLINE STRIPING

SAN MH
RIM: 110.26
INV OUT: 100.67

SAN MH
RIM: 111.03

SAN MH
RIM: 111.22
INV IN: 102.32
INV OUT: 101.97

SAN MH
RIM: 110.56
INV OUT: 102.80

SAN MH
RIM: 110.49

TELE MH (DUCT BANK)
(5.5' TALL)
RIM: 109.21

TELE MH (DUCT BANK)
(5.5' TALL)
RIM: 110.23
TOP: 107.48
BOTT: 101.98

WEST SADDLE RIVER ROAD

Christopher J. Rutishauser
Professional Engineer
New Jersey License No. 36373
Date

VILLAGE OF RIDGEWOOD
Department of Public Works
Division of Engineering
131 North Maple Avenue
Ridgewood, New Jersey 07450-3287
201-670-5500 x 2238

Issue Date:	Scales:
10/27/22	1"=30'

By	Revision	Date
JM	Reso 25-300 Site Plan Concept 24pp5	9/15/25

ZABRISKIE HISTORICAL PARK

PARK DEVELOPMENT PLAN
~ SITE PLAN ~

File No.: 23030

Sheet No.: 1 OF 1

S:\Engineering\All Project Files\2023\23030 - Schedler Site and House\Plans FINAL Phase\Schedler FINAL Phase Site Plan 2024.dwg Mon, Nov 27, 2023 - 5:05pm

APPENDIX 7

Concept Landscape Plan

LOTS 9, 10 & 11 BLOCK 4704

THE SCHEDLER PROPERTY

VILLAGE OF RIDGEWOOD BERGEN COUNTY NEW JERSEY

DATE: 10 SEPT. 2015

DANIEL M. DUNN

N.J. PROFESSIONAL LAND SURVEYOR 33098
N.Y. PROFESSIONAL LAND SURVEYOR 049918
N.J. PROFESSIONAL PLANNER 3986

DUNN SURVEYING & MAPPING P.A.
40 EAST PROSPECT STREET
WALDWICK, NEW JERSEY
201-652-9390
dunnsurveying@verizon.net

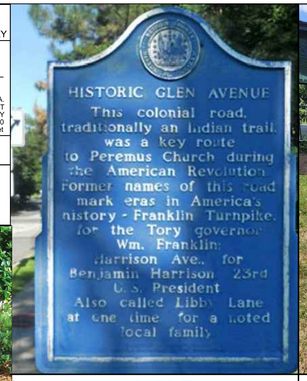
DRAWN BY:	CHECKED BY:	SCALE:	REVISED:	DRAWING NO.
D.M.D.			NJSPC 7-29-10 8-20-11	12842

REFERENCE NOTE:

1. THIS PLAN SET REFERENCES THE SURVEY ENTITLED "THE SCHEDLER PROPERTY," PREPARED BY DANIEL M DUNN PLS, PP DATED SEPTEMBER 10, 2015.



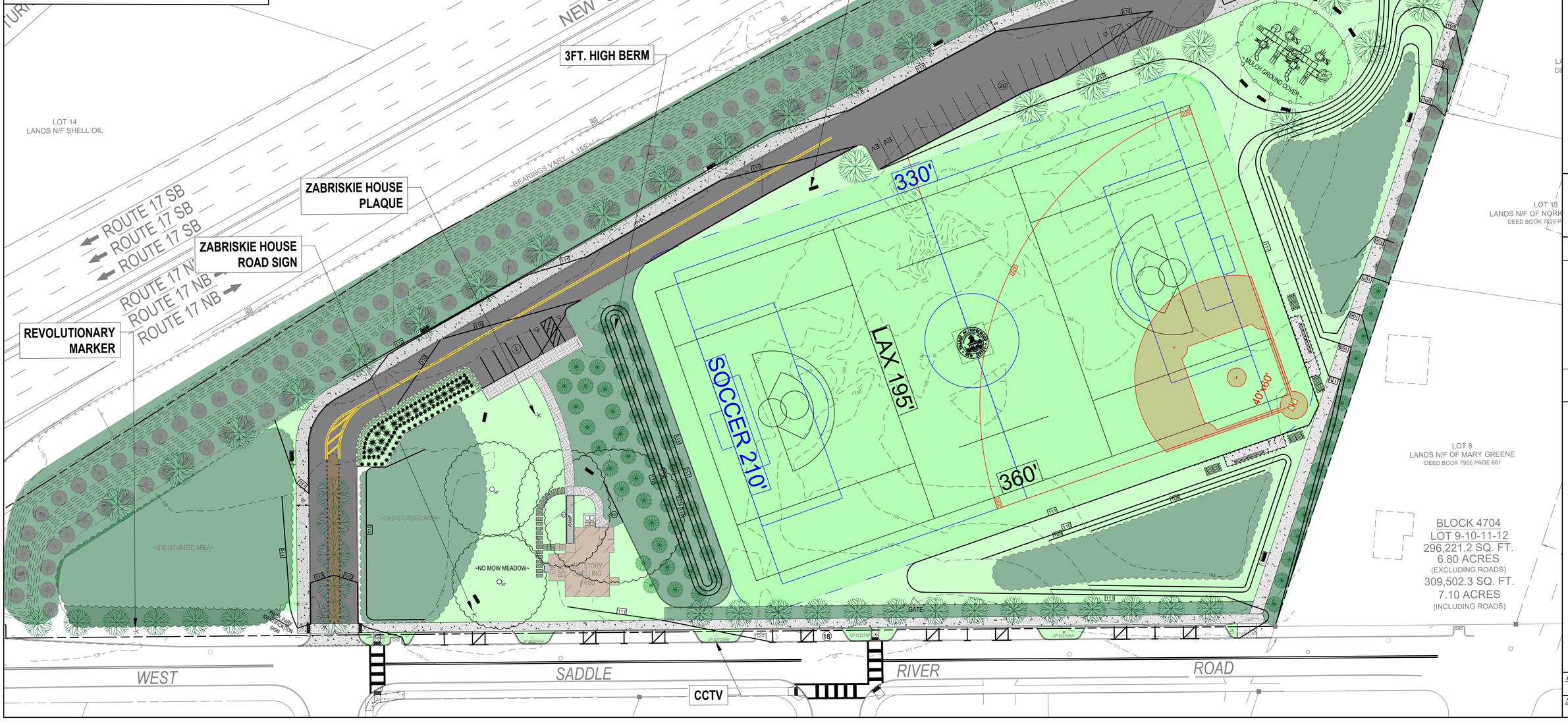
SAMPLE PARK BENCH



SAMPLE ROAD SIGN



SAMPLE PLAQUE



S:\Engineering\All Project Files\2023\23030 - Schedler Site and House\Plans FINAL Phase\Schedler FINAL Phase Site Plan 2024B.dwg Sun, Jan 07, 2024 - 9:39am

Christopher J. Rutishauser
Professional Engineer
New Jersey License No. 36373

Date

VILLAGE OF RIDGEWOOD
Department of Public Works
Division of Engineering
131 North Maple Avenue
Ridgewood, New Jersey 07450-3287
201-670-5500 x 2238

Issue Date:	Scales:
10/27/22	1"=30'

Date	Revision	By
12/14/23	NJDEP HPO Application for Project	JM
9/13/23	Reso 23-300 Site Plan Concept 24pp5	JM

ZABRISKIE HISTORICAL PARK PARK DEVELOPMENT PLAN ~CONCEPT LANDSCAPE ~ ~ PLAN ~

File No.: 23030

Sheet No.: 1 OF 1

APPENDIX 8

National Register Nomination

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name John A.L. Zabriskie House

other names/site number Zabriskie-Schedler House

2. Location

street & number 460 West Saddle River Road ☐ not for publication

city or town Village of Ridgewood ☐ vicinity

state New Jersey code NJ county Bergen code 003 zip code 07450

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I certify that this [X] nomination

☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property

[X] meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant

☐ nationally ☐ statewide [X] locally. ☐ See continuation sheet for additional comments.

Signature of certifying official/Title Date

[DSHPO; Asst. Commissioner for Natural & Historic Resources, NJDEP]
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet for additional comments.

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register.
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:) _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [ ] private
- [X] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

Current Functions
(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: Third-Period Jersey Dutch Framed House

Materials
(Enter categories from instructions)

foundation Foundation: STONE

walls Walls: WOOD Shingle

roof Roof: ASPHALT

other Trim: WOOD

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

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.
- [X] **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.

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

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

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: _____

John A. L. Zabriskie House | Bergen County, NJ
Name of Property | County and State

10. Geographical Data

Acreage of property 7.08

Latitude/Longitude Coordinates (decimal degrees)
Datum is other than WGS84:_____
(Enter coordinates to 6 decimal places)

1. Latitude: 40.988482 Longitude: -74.092802

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Beth A. Bjorklund and Margaret M. Hickey, AIA, Historic Preservation Specialists

organization Connolly & Hickey Historical Architects, LLC date 28 May 2019

street & number P.O. Box 1726 telephone 973-746-4911

city or town Cranford state NJ zip code 07016

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Village of Ridgewood

street & number 131 N. Maple Avenue telephone 201-670-5500

city or town Ridgewood state NJ zip code 07450

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this from to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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)

Description Narrative

Summary Paragraph

The John A.L. Zabriskie House is a nineteenth-century Dutch-American wood-frame building with brownstone masonry foundation (Photograph 0001). The house, as a whole, reflects early-nineteenth-century origins with a large mid-nineteenth-century addition (also in the Dutch vernacular form) and modest early-to-mid-twentieth-century renovations. The house stands along the west side of West Saddle River Road on a triangular plot of land that backs up to New Jersey Route 17. The property contains approximately seven acres, much of which is undeveloped (Photograph 0002). The house faces south. A former driveway is located north of the house and now appears as a depression in the lawn. The building is composed of a ca.1840 two-story east section, a smaller ca.1825 one-and-one-half-story west wing, two small twentieth-century one-story additions, and a small twenty-first-century enclosed entry. The main entrance is located at the ca.1840 two-story section. All sections, except for the south enclosed entry addition, are clad with mid-twentieth-century wood shingles, and the roofs are clad with asphalt shingles over earlier wood shingle roofing. The ca.1840 east section has a brownstone foundation, which is dressed coursed ashlar at the south (front) and east (road-facing) sides (Photograph 0003) and rough coursed on the north side. The ca.1825 west wing has a random rubble brownstone foundation. The windows are typically six-over-six hung wood sash that date to different periods, with exceptions otherwise noted. The window and door openings are finished with flat stock wood trim; at the windows, the trim is adorned with a narrow drip cap and shallow molded apron set under the slightly projecting sill. All of the first-floor windows are currently covered with plywood, some of which are vented, as a stabilization mechanism.

Narrative Description

Exterior

Roof and Roof Drainage

The different sections each have a different roof form. The ca.1840 east section has a Dutch-type side-gambrel roof with a slight flare at the front and rear edges of the roof. The roof ridge runs east-west. It is clad in asphalt shingles but currently is covered with a tarp due to significant areas of damage and loss. The gambrel roof ends do not project beyond the walls and are finished with a simple wood fascia (Photograph 0004). The roof drainage consists of aluminum hung gutters and aluminum leaders. There is one interior brick chimney set just south of the ridge slightly inset from the east end, which may have been rebuilt above the roofline as part of the early-twentieth-century modifications. The enclosed front porch at the south elevation of this section has an end-gable roof with its ridge running north-south. This roof is also clad with asphalt shingles and currently covered with a tarp. The eaves have a boxed soffit and molded cornice return. The roof drainage consists of hung aluminum gutters and aluminum leaders.

The smaller ca.1825 west wing has a side-gable roof with its ridge running east-west. It is clad with asphalt shingles, has deep eaves, and a plain wood fascia (Photograph 0004). The roof drainage consists of an aluminum hung gutter and aluminum leaders. An interior brick chimney pierces the ridge near the west end. A shed-roof wall dormer dominates the south side of the roof. Both of the small additions on this section (the northwest sun porch/bathroom addition and the south enclosed entry porch) each have shed roofs clad with asphalt shingles, flat stock wood fascia boards, and hung aluminum gutters with

aluminum leaders.

Elevations

South (Front) Elevation (Photograph 0001)
The south (front) elevation of the ca.1840 east section is three regular bays wide and two stories tall. The two-story height was created when the ca.1840 gambrel roof structure was lifted up onto two center post extensions approximately 18 inches to create more habitable space at the second floor circa 1924. The foundation consists of coursed ashlar brownstone tooled in a manner comparable to many Dutch houses in the region. A one-story enclosed entry porch (added in the early-twentieth century) covers the center and western bays. Wood steps with low wood-shingled sidewalls lead up to the porch entrance. The porch entrance is an early-twentieth-century eight-light over one-panel wood door with two-light sidelights and a transom. Pairs of fixed one-over-one wood sash windows flank the door, and the sidewalls of the porch have tripled one-over-one fixed sashes. Square wood pilasters delineate the porch bays. The shingled side walls of the porch are slightly flared at their bases. Within the porch, the main entrance of the house is a ca.1840 four-panel wood door with two tall over two short molded inset panels (Photograph 0005). Each of the other bays at the main section contain a six-over-six hung wood sash window (Photograph 0006); the first-floor window frame, sash and trim appear to be from ca.1840. The second-floor openings and sashes appear to date to ca.1924. A four-light basement-level window is set east of the porch entrance.

The south (front) elevation of the ca.1825 west wing is two bays wide. The foundation consists of random rubble brownstone masonry. A small wood frame, shed-roofed enclosed entry covers the east bay of the first floor (added c.2006). This enclosure is clad with vertical board patterned plywood with flat stock wood trim and at its east end features wood bulkhead doors that cover a basement entrance. Its south side has a centered pair of one-over-one wood sash windows. Two wood steps lead up to an entrance on the west elevation of the enclosure, which is a nine-light wood door. West of the enclosed entry is a single six-over-six hung wood sash window; the frame and trim appear to date to ca.1840 while the sash is early-twentieth-century fabric. The upper floor level is defined by a central wall dormer with a shed roof (added in the early-twentieth century), which contains a pair of small six-over-six hung wood windows contemporary to the dormer's construction and covered with late-twentieth-century exterior aluminum storm windows.

West Elevation (Photograph 0007)
The west elevation of the ca.1840 east section, which is partially covered by the ca.1825 west wing, has a random rubble brownstone masonry foundation. Set to either side of the west wing at the second floor are two six-over-six hung wood windows; the frames and exterior trim appear to be ca.1840 and the sashes and interior trim are ca.1924 fabric. There is a mid-to-late nineteenth-century two-over-two hung wood sash window centered at the attic level of the gambrel end that appears to be in a ca.1840 opening.

The west elevation of the ca.1825 west wing is two bays wide. The foundation consists of random rubble brownstone masonry. There is one six-over-six window in the south bay of the first floor; the frame and exterior trim date to ca.1840 and the sash and interior trim appear to be late-nineteenth-

century fabric. There are two second-floor windows, which are ca.1840 six-light wood casements with late-twentieth-century exterior storm windows. At the north end of the west wing is a mid-twentieth-century shed-roof sun porch and bathroom addition set on a concrete foundation with brick edging. Its west elevation includes an entrance, which is an eight-light over one-panel wood door flanked by three-light wood windows; the windows and doors are contemporary with the addition.

North Elevation (Photograph 0008)
The north elevation of the ca.1825 west wing is obscured by the sun porch and bathroom addition. The foundation consists of random rubble brownstone masonry. The western half, at the sun porch, contains tripled three-light folding wood doors. The eastern half, where the restroom is located, has a sliding two-light wood window. All of the windows are contemporary with the addition.

The north elevation of the ca.1840 east section has three six-over-six hung wood windows at the first floor and two at the second floor. At the first floor, the frames and exterior trim date to ca.1840, while the eastern-most sash and trim are ca.1840 fabric and the other two sashes and trim appear to be late-nineteenth-century fabric. The second-floor frame, trim, and sashes are all ca.1924 fabric. A basement-level opening is set off-center towards the east. The foundation consists of rough coursed brownstone masonry.

East Elevation (Photograph 0009)
The east elevation of the ca.1840 east section has a single six-over-six ca.1840 window opening and sash centered at the first floor. There are two six-over-six ca.1924 sashes in ca.1840 openings at the second floor. There is a mid-to-late-nineteenth-century two-over-two wood sash window centered at the attic level of the gambrel end. The foundation consists of dressed ashlar brownstone.

Interior

Basement
The basement level of the ca.1840 east section is accessed via a simple wood staircase with open treads that descends along the west wall (Photograph 0012). A stone bulkhead entrance at the south end of the west wall has been enclosed by the small one-story entry addition, but the stone steps remain to the basement (Photograph 0010). The basement has a concrete floor, stone walls finished with limewash, and exposed first-floor heavy-timber framing (Photograph 0011). An infilled door opening at the west wall formerly accessed the basement or crawlspace beneath the ca.1825 west wing (Photograph 0012); it is not known what is located there. There are three ca.1840 openings at the basement; two contain mid-twentieth-century four-light in-swing wood awning windows and one sash is missing. The remaining building sections are set on inaccessible crawlspace.

First Floor
At the first-floor level, the ca.1840 east section has a modified two-thirds Georgian plan with the side Entry Hall (Room 101) running north-south, which is accessed through the enclosed entry porch at the south end (Photograph 0013). A Craftsman-style wood staircase extends along the west wall of the Entry Hall to access thesecond-floor level; the staircase features wood treads and risers, flat balusters, and a

curved handrail, all stained and finished with varnish. The Dining Room (Room 103) is set at the north end of the Entry Hall. A basement staircase is set below the second-floor staircase and is accessed from the south wall of the Dining Room. The full-depth Parlor (Room 102) is set to the east of the Entry Hall and Dining Room, and is accessed from both by single door openings. The Parlor steps so that it is narrower at its north end; it originally would have been two separate spaces but was opened up likely during the early-twentieth century (Photograph 0014). A fireplace at the east wall of the Parlor is set off-center toward the south (Photograph 0015). The fireplace appears to have been updated in the early-twentieth century with its firebox constructed of concrete masonry units, and its room treatments consist of a bluestone hearth, brick cheeks, a simple wood mantelpiece with pilasters, and plaster finish at the chimney breast.

A door at the west wall of the Dining Room (Photograph 0016) leads to the Kitchen (Room 104), which occupies the footprint of the ca.1825 west wing and is set a step lower than the ca.1840 section. There is a fireplace at the west end of the Kitchen (Photograph 0017), and counters with a sink and appliances occupy the east end (Photograph 0018). The fireplace is raised above the floor with a tiled hearth cantilevered over drawers meant to hold coal. There is a brick firebox, wood mantelpiece with basket-handle-arched opening, and plaster finish at the chimney breast. Most of the finishes in the Kitchen are mid-twentieth-century fabric. Located north of the Kitchen is the mid-twentieth-century addition containing a Bathroom (Room 105) at the east and the enclosed Sun Porch (Room 106) to the west. A twenty-first-century small entry enclosure is located south off the Kitchen and includes the covered basement bulkhead.

First-floor finishes at the ca.1840 east section typically include narrow tongue-and-groove wood flooring, plaster walls with molded wood base and chair rail, and plaster ceilings. At the ca.1825 west wing, finishes include narrow tongue-and-groove wood flooring and sheet linoleum at the Kitchen, sheet linoleum in the Bathroom, plaster wall and ceiling finishes in the Kitchen, and gypsum board wall and ceiling finishes in the Bathroom.

As noted, the first-floor windows are typically nineteenth-century six-over-six hung wood sashes and are set in molded wood trim consisting of two flat bands and a concave molded outer edge; an exception includes the twentieth-century window at the bathroom. The windows at the front of the Parlor and Entry Hall are set above a wainscot detailed with three molded panels. The first-floor doors typically are nineteenth-century four-panel wood doors with two-tall over two-short inset molded panels on one face and flush panels on the other. Exceptions include doors to the Kitchen and Basement, which are earlier-nineteenth-century six-panel wood doors with molded panels on the front side and beaded flush panels at the back side.

Second Floor

The quarter-turn staircase in the Entry Hall leads up to the second-floor Stair Hall (Room 201). The Stair Hall provides access to the Northwest Bedroom (Room 204) (Photograph 0019), Northeast Bedroom (Room 203), and Southeast Bedroom (Room 202), which are each named based on their respective location on the second floor. There also is a Bathroom (Room 205) south of the Stair Hall. Located west

of the intermediary stair landing is the Office (Room 206), which occupies the second-floor level of the ca.1825 west wing (Photograph 0020). The room is set one step up from the adjacent stair landing, but three steps below the level of the ca.1840 east section. Access to the attic level is via an enclosed quarter-turn staircase located behind a door at the south end of the west wall of the Stair Hall.

Similar to the first floor, second-floor finishes typically include narrow tongue-and-groove wood flooring, plaster walls with molded wood base, and plaster ceilings. Exceptions include sheet flooring at the Bathroom, knotty pine wood paneled walls in the Office, and gypsum board ceiling finishes at a few spaces. The molded baseboard, doors and windows, and the molded door and window surrounds are stained and finished with varnish, and are ca.1924 material fabric, reflecting when the second floor was renovated. Thesecond-floor doors typically are five-horizontal-panel wood doors and their head trim is detailed with cap molding (Photograph 0021). As noted, the windows are typically six-over-six hung wood sashes and are set in molded wood trim. The toilet in the second-floor Bathroom is dated 1924, and this may reflect the date when the second floor was reconfigured and renovated, which is consistent with the detailing of the trim and hardware at the windows and doors and the stair railings, newels and balusters leading from the first to thesecond-floor level.

Attic

The attic is accessed via the quarter-turn staircase from the second-floor Stair Hall (Photograph 0022). Exposed mortise-and-tenon, heavy-timber framing is visible in the open space. There is a free-standing cedar closet near the center of the space that was likely installed in the mid-twentieth century (Photograph 0023). The attic is largely unfinished except for tongue-and-groove flooring and a small section of plaster wall at the stair only. At either gambrel end is a two-over-two hung wood window. The window at the east end has been modified to accommodate an exhaust fan.

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.

greatly enlarging the county's size. Six years later, a large portion of the new Township broke off to form Saddle River Township,[4] and in 1772, the northern portion of that township broke off to form Franklin Township. Over the next century-and-a-half, several municipalities formed from Franklin Township, including Ridgewood Township in 1876.[5] With the arrival in 1848 of the Paterson and Ramapo Railroad through Franklin, the center of commerce in Ridgewood shifted from the area around the Reformed Church (and therefore, the Zabriskie's property) to the area around the train station, approximately one-and-one-half miles southwest; with this came the beginning of a change from a chiefly agricultural landscape to an increasingly suburban one.[6]

In 1894, Ridgewood Township was broken up during the "boroughitis" trend in Bergen County during the late-nineteenth century, and what was left of Ridgewood Township incorporated as the Village of Ridgewood. The Village acquired additional lands from adjacent municipalities during the twentieth century before reaching its current footprint in 1974 and today consists of about 24,958 residents[7] within 5.818 square miles. Today, the Village of Ridgewood is a suburban residential town that developed initially primarily around the rail transportation introduced in 1848. It is located in the northwestern section of Bergen County. Ridgewood has developed into a modern residential suburb due to its proximity to midtown Manhattan, which is approximately twenty miles to the southeast.

The nominated property, the seven-acre tract on which the house stands, is part of what was a 45-acre tract granted to the Paramus Reformed Church in 1750 by Magdalene Valleau, who was settling her father's estate.[8] The Church property, located less than a quarter-mile south of the nominated property along West Saddle River Road, held local importance during the Revolutionary War. The site was the focus of military activity and the Church stood at the intersection of two thoroughfares, Clove Road (present-day Saddle River Road) that ran from Hackensack to Goshen, New York and a second road that ran from Tappan, New York to Pompton. .[9] According to the National Register Nomination for the Paramus Reformed Church, the Church served several purposes during the war[10] and on March 23, 1780, "On Thursday, the 23rd instant, a party of British and foreign troops, from New-York, supposed about 400, advanced as far as Paramus, where they surprised a small guard, carried off a few prisoners, and is their usual manner, plundered several houses: The militia collected fast, and attacked them furiously—several of our prisoners were relieved…(Fish-kill, March 30)"[11]This skirmish between

[4] Arnold Lang, "Bergen County's Townships and Municipalities – Part 2," *The Archivist* XXVI, No. 3 (August 1999): 4.
[5] Arnold Lang, "Bergen County's Townships and Municipalities – Part 3," *The Archivist* XXVI, No. 4 (November 1999): 5.
[6] Peggy Norris, "Historic Houses Endangered," *Bergen County Historical Society Newsletter*, Spring 2012, 15.
[7] As of the 2010 United States Census.
[8] Bergen County Deed Book G, page 282. Magdalene Valleau was the daughter of Peter Fauconnier, a major early landholder in Bergen County who had promised in 1730 to give the land to the Paramus Reformed Church; however this was not officially recorded until Valleau confirmed it with this deed in 1750.
[9] James Lee, M.A., RPA, and Eryn Boyce, "Phase IA Archaeological Assessment Zabriskie-Schedler House and Property, Village of Ridgewood, Bergen County, New Jersey," (February 2019), 4-1 and 4-4.
[10] Clare Tholl, *National Register of Historic Places Inventory Nomination Form: Paramus Reformed Church Historic District*. 1974. https://npgallery.nps.gov/GetAsset/0f06cb57-3186-406d-909c-dc8e6ec200b3 (Accessed: July 2019).
[11] New Jersey State Archives, *New Jersey, Published Archives Series. (Second Series, 1631-1782, Volume IV).* Trenton, New

British and Continental troops occurred in the vicinity and leans to the possibility, at least partially, of encampments within the present-day Zabriskie property.

John A.L. Zabriskie House

The house that stands on the nominated property, today known as the Zabriskie-Schedler house, is believed to have been constructed for John A.L. Zabriskie, a farmer born in Paramus circa 1788.[12] In 1825, John A.L. Zabriskie purchased 9.25 acres from the Paramus Reformed Church in what was then Franklin Township; the property was bounded by West Saddle River Road, a colonial-period road , and the road then and now known as Franklin Turnpike.[13] Zabriskie married his wife Elizabeth[14] around 1819 and the couple would go on to have seven children: Albert, James, Jacob, Margaret, Simeon, George, and Martha Ann. In the 1830 Federal Census, his household included seven people,[15] and in 1840, it included eight people, one of whom worked in agriculture and two in manufacturing.[16] In 1838, Zabriskie's father, Albert J. Zabriskie, died and willed John his property. Through this inheritance and other land purchases, John tripled the size of his land holdings during his lifetime.[17] In 1850 the household consisted of John (age 60), wife Elizabeth (age 50), daughter Martha Ann (age 16), son Simeon (age 19), son James (27), and daughter-in-law Catherine (25).[18] James and Simeon were employed as farmers like their father. In 1860, the household consisted of John (age 70), who owned real estate valued at $4,500 and a personal estate valued at $600, and his wife Elizabeth (age 60); listed in the same dwelling but as a separate household were son James (age 39), his wife Catherine (age 35), and their son John (age 9).[19] It is not known whether the smaller west wing existed when Zabriskie bought the property in 1825, or if he built it soon thereafter. Based on the architecture and information in the census records noted, he likely had the larger east gambrel section constructed by 1840 given his growing household and increased prosperity.

John A.L. Zabriskie died in 1864 and willed all of his homestead property in Franklin, totaling approximately thirty acres, to his son, James Zabriskie.[20] The will refers to "my dwelling house and kitchen," a portion of which his widow Elizabeth was allowed to continue occupying. Along with the

Jersey: John L. Murphy Publishing Company, 1960. (Provo, UT: Ancestry.com Operations, Inc., 2011).

[12] FindAGrave.com, "John A.L. Zabriskie," https://www.findagrave.com/memorial/152862119 (Accessed December 2017).

[13] Bergen County Deed Book W2, page 62.

[14] Information provided by Joseph Spulicki, Village Historian on March 14, 2019 per research conducted as municipal historian.

[15] 1830 United States Federal Census entry for John A.L. Zabriskie, Franklin Township, Bergen County, New Jersey; page 88; line 10 (Provo, UT: Ancestry.com Operations, Inc., 2010).

[16] 1840 United States Federal Census entry for John A.L. Zabriskie, Franklin Township, Bergen County, New Jersey; page 141; line 3 (Provo, UT: Ancestry.com Operations, Inc., 2010).

[17] Norris, 14.

[18] 1850 Census United States Federal Census entry for John A.L. Zabriskie, Franklin Township, Bergen County, New Jersey; page 217A; line 30 (Provo, UT: Ancestry.com Operations, Inc., 2009).

[19] 1860 Census United States Federal Census entry for John A.L. Zabriskie, Franklin Township, Bergen County, New Jersey; page 12; line 22 (Provo, UT: Ancestry.com Operations, Inc., 2009).

[20] Will of John A.L. Zabriskie – 1861 Wills, vol G-H, 1850-1863 - Ancestry.com. *New Jersey, Wills and Probate Records, 1739-1991* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

homestead lot, James was willed various tools and farming implements. James also received five acres of maple swamp in New Barbadoes and thirty acres of land in Hohokus Township. An inventory of John A.L. Zabriskie's possessions included various carpets, a gilt-framed mirror, a brass clock, a well-stocked kitchen, among other items as well as livestock, farm products and extensive fencing portraying him as a prosperous farmer.[21]

James Zabriskie seems to have initially achieved a similar level of success as his father, however this did not last. James' only son, John E. Zabriskie worked on his father's farm as a young man, but as an adult worked in various business positions instead of agriculture. In 1870, the household consisted of James (age 49) a farmer with real estate valued at $12,000 and personal estate valued at $1,300; wife Catherine (age 44), son John (age 19), and domestic servant Hannah Goldtrap (age 75).[22] By the following federal census, the household included James (age 59); wife Rachel (age 52); and Martin Magroff a boarder and laborer (age 22); listed in the same dwelling but as a separate household was John E. (age 30); wife Amanda (age 22) and two young children.[23] By the 1880s, James had mortgaged his land, a portion of which he lost in 1889 and the remainder of which he sold in 1893.[24]

In 1893, James Zabriskie sold the remainder of his father's homestead lot out of the family to Seth Hawley,[25] a police clerk originally from New York, who was an example of the middle and upper-middle-class residents who were moving to Ridgewood as the area changed from agricultural to also include suburban development.[26] Seth Hawley was born around 1842 to Seth C. Hawley, the Chief Clerk for the New York City Police Commissioners, and his wife, Lavinia. City directories[27] and the 1902 Robinson Atlas indicate Seth and his family lived in the former Zabriskie house on West Saddle River Road; however, the 1900 federal census indicates they were renting a house on Maple Avenue in Ridgewood. The household consisted of Seth (age 57), wife Augusta (age 41), son Charles (23), son Seth (age 18), daughter Lavinia (age 16), mother Lavinia (age 87), and two servants. Interestingly, James Zabriskie (age 78) was listed as a servant and retired farmer, living in the Hawley household.[28] It is not known if the former Zabriskie House was occupied at this time. Seth Hawley died in 1901, and in 1908, his 19.63-acre estate in Ridgewood passed to his widow.[29]

The Smith Family Ownership

In 1908, Augusta Hawley sold 18 acres, including the former Zabriskie house, to Carman Smith, and

[21] Norris, 15.
[22] 1870 United States Federal Census entry for James Zabriskie; Franklin Township, Bergen County, New Jersey; page 20; line 28 (Provo, UT: Ancestry.com Operations, Inc., 2009).
[23] 1880 United States Federal Census entry for James Zabriskie; Franklin Township, Bergen County, New Jersey; page 3; line 30 (Lehi, UT: Ancestry.com Operations, Inc., 2010).
[24] Norris.
[25] Bergen County Deed Book 361, page 575.
[26] Norris, 16.
[27] W. P. Millar, *Director for the Village of Ridgewood…* (NY: John Polhemus Printing Company, 1897), 33.
[28] 1900 United States Federal Census entry for Seth Hawley; Ridgewood Township, Bergen County, New Jersey; sheet 4; line 49 (Provo, UT: Ancestry.com Operations, Inc., 2004). James Zabriskie died in 1905 and at that time had been living with his son John's family in Nyack, NY.
[29] Bergen County Deed Book 690, page 584-586.

kept a 1.63-acre lot for herself to live on along Franklin Turnpike.[30] Carman Smith was the owner of Manhattan Press, a printing company in Manhattan.[31] He married Clara Weyant in 1900, and the couple had three children: Florence, Milton, and Ruth. In 1910, the household included Carman (age 32), a proprietor of a print plant; wife Clara (age 32); daughter Florence (age 7); and son Milton (age 5),[32] and the 1920 census reflects the addition of daughter Ruth (then age 5).[33] Carman Smith died in 1921, and sixteen acres of the property passed to his widow, Clara, who continued to live there with their three children.[34]

It is during the Smiths' ownership that many of the changes to the house were likely made, including adding the south entrance, upgrading the kitchen, and reconfiguring and refinishing the second-floor level during the early-twentieth century. At this time, it appears the original gambrel roof structure of the ca.1840 east section was lifted approximately 18 inches to create a full section floor level and allow for interior plan changes; this approach of raising the gambrel roof rather than rebuilding allowed the roof to continue to reflect its Dutch-American roots. The northwest sun porch and bathroom addition were added during the mid-twentieth century. The small wood-frame enclosure at the front bulkhead was added c. 2007.

In 1931, construction of the George Washington Bridge had a major impact on Bergen County and transportation throughout the region. The construction of Route 2 (today Route 17) specifically impacted the former Zabriskie property, essentially cutting the property in half and separating it from the central business district of Ridgewood. In 1934, the State of New Jersey purchased three parcels of land from Clara Smith to make way for Route 2, leaving her with five acres around the house and a piece of undeveloped land west of the new highway.[35] By this time only Florence remained at the house with her mother. Florence worked as a stenographer for Judge Cornelius Doremus in Ridgewood until she then became a private secretary in Hackensack.[36] In the early-to-mid 1940s[37] Florence married August Schedler, a local attorney. The couple lived with Clara at the house on West Saddle River Road. Clara died in 1959, and two years later the property transferred to Florence.[38] Florence and August had no children and they lived in the house the remainder of their lives. Florence was a member of the Paramus Reformed Church and served as the church organist for many years;[39] this explains the presence of an

[30] Norris, 16; Bergen County Deed Book 689, page 608-611.
[31] Norris, 16.
[32] 1910 United States Federal Census entry for Carman M. Smith; Ridgewood Village, Bergen County, New Jersey; sheet 27B;line 65 (Lehi, UT: Ancestry.com Operations, Inc., 2006).
[33] 1920 United States Federal Census entry for Carman M. Smith; Ridgewood Village, Bergen County, New Jersey; sheet 12A; line 18 (Provo, UT: Ancestry.com Operations, Inc., 2010).
[34] Norris, 16.
[35] Bergen County Deed Book 1937, page 116.
[36] Norris, 16.
[37] They married sometime between 1942 and 1946 based on August Schedler's 1942 World War II draft application where he was single, and a 1946 city directory where the couple was married.
[38] Bergen County Deed Book 4233, page 450-453.
[39] Legacy.com, Florence Schedler Obituary, Legacy.com, http://www.legacy.com/obituaries/northjersey/obituary.aspx?n=florence-schedler&pid=93032093&, (accessed November 2017).

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.

body of a house. Different types of local stone were used in the different areas of the county, with the reddish-brownstone being the most common.[43] As Dutch-American stone building evolved, the treatment of the masonry was sometimes applied differently within the same building. For instance, ashlar-cut brownstone would often be applied to the front and random ashlar or random rubble utilized at the side and rear.[44] Although the John A.L. Zabriskie House reflects more nineteenth century building practices, the treatment of the masonry components, namely at the foundation, was applied, albeit in a limited fashion; the front (south) and east (road-facing) sides of the foundation at the ca.1840 east section feature a dressed coursed ashlar while the north (or rear side) is rough coursed ashlar denoting the hierarchy of the elevations.

While stone houses were more prevalent, frame and stone Dutch-American houses utilized common interior plans, massing, roof design, fenestration, and size. One difference is there were more examples of two and two-and-one-half-story frame buildings than of stone,[45] the John A.L. Zabriskie being one example.

The other key feature of a Dutch-American house is its roof. Prevalent roof forms for Dutch-American homes were either gable or gambrel, and cladding, particularly beginning in the late-seventeenth century, was wood shingle. The ridge typically ran parallel to the façade[46] and the end walls of the gables were typically wood frame covered with shingles or horizontal board siding. The gambrel roof was first seen in a limited application in the late-seventeenth century in specific regions and did not become widely used until ca.1740; the gable roof, however, continued to be widely used until almost the mid-nineteenth century. The use of flared eaves, at both gable and gambrel roofs, became popular ca.1750; at first, it was limited to the front but eventually was applied to both elevations. The use of flared eaves was predominant in Dutch cultural areas close to New York City; they were also used in Quebec and Connecticut.[47] Although the origin of the gambrel roof is debated, most historians agree that the use of the gambrel roof was a building tradition influenced by the English and reflected the use of the garret level for functional purposes.[48] The gambrel roof, however, became a defining characteristic of the Dutch-American farmhouse, due especially to its widespread use particularly in northeastern New Jersey and Southeastern New York.[49] As building traditions evolved, the Dutch and English would articulate the gambrel roof differently; the upper and lower slopes of an English-inspired gambrel roof evolved to be typically even. In the Dutch-American application, the upper slope was typically shorter and shallower than the lower slope, which would be longer and steeper.[50] The ca.1825 west wing of the

[43] Brown and Warmflash, 13.
[44] The Office of Albin A. Rothe, AIA, "Early Stone Houses of Bergen County," (Ramsey, NJ: 1979), Section 7, 1.
[45] Rothe, Section 8, Page 4. (This is reinforced by the examples presented in Brown and Warmflash's book *The Architecture of Bergen County, New Jersey* and by inference in a review of Rosalie Fellows Bailey's book *Pre-Revolutionary Dutch Houses and Families in Northern New Jersey and Southern New York* on the regional differences in Dutch-American architecture.)
[46] Rothe, Cover, 2.
[47] Cohen, 35.
[48] Roderic H. Blackburn, "Dutch Material Culture: Architecture," *Halve Maen. Vol LVII, No. 1* New York, 5.
[49] Cohen, 34.
[50] Cohen, 34.

John A.L. Zabriskie House has a side-gable roof, while the ca.1840 east section has a Dutch-type side-gambrel roof with a slight flare at its eaves. There is structural evidence in the attic that the roof structure of the ca.1840 east section was lifted approximately 18 inches ca.1924 to add a half story and create a full two-story house. The retention of the original Dutch-type gambrel rather than reframing it shows the continued influence and attraction of the Dutch-American building traditions and possibly reflects a returned affection for Colonial architecture as seen in its revival in early-to-mid-twentieth-century domestic architecture.

A key feature of Dutch-American house is its interior plan. Cohen and the *Early Stone Houses of Bergen County Thematic Nomination* for the New Jersey and National Registers of Historic Places (refer to Figure 8 for the diagram of plan types) identify several distinct Dutch-American house plans. The evolutionary plans in the thematic nomination speak specifically to stone houses in Bergen County, Cohen's speak to a greater geographic area and include frame houses, and both cover the period of the two initial builds of the John A. Zabriskie House. In each, there are overlaps in the interior plan forms but after careful comparisons, the thematic nomination plan types (provided for reference) are more relevant because two of the plan types are applicable to the Zabriskie House. The relevance or overlap between the stone and frame buildings in Bergen County can be attributed to regional tastes and possibly the lack of exposure to other influences, even though that began to dissipate by the early-nineteenth century.[51] At the John A.L. Zabriskie House, the ca.1825 west wing appears to have utilized Plan "B" in its initial construction, which is a single-room plan with an end-wall fireplace at one side; use of this plan was common from ca.1750/60 to 1804.[52] The ca.1840 east section of the house appears to have utilized Plan "H," (albeit modified today), featuring a side hall with smaller rear room, equivalent rooms off to one side, and an end-wall fireplace at the larger front room; use of this plan was common from ca.1775 to 1838. This plan type appears to have some influence from Georgian architecture, which directly references the increased exposure to outside influences by the early-nineteenth century.

Evolution of the Dutch-American house can also be seen in the articulation of the interior finishes, which incorporate more delicate forms beginning in the 1800s and often are reflective of the Adamesque style.[53] Most published examples show houses with great distinctive interiors; however, as seen in the John A.L. Zabriskie House, the interior decoration exhibits the influence of Adamesque decoration. The flat stock trim with beaded edges and shallow molded paneled walls of the eighteenth century made way for deeply molded window and door trim, and the full-paneled walls or walls with dado and chair rails made way for tall wood bases, molded chair rails, and wood paneling limited to windows. The sashes have robust muntins with a delicately carved profile. The doors incorporate molded panels on the room side with the flush panel typical of an eighteenth-century door on the back side showing interior decoration in transition. When the house was expanded ca.1924 the majority of the finishes on the first floor were retained while the stair and the second floor were changed to reflect an Arts and Crafts influence with simplified massing and limited detailing. These features may stand in slight contrast to

[51] Cohen, 46.
[52] Rothe, Figure 57. (Although reference documents often demark a period of use, this is not to say a feature or element did not either precede or post-date the greater use of said feature or element.)
[53] Brown and Warmflash, 48.

the ca.1840 finishes but compliment them as a single language has been applied and carried through to the base molding, door and window trim, and doors as well as in the simple elegance of the stair newels, railing and balusters.

There are several distinctive components of the Dutch-American house utilized at the John A.L. Zabriskie House including the use of materials, the articulation of the house in the vertical and horizontal planes, and in the finer detailing of the openings, finishes and features. However, an important element of the Dutch-American residence is its constant evolution; the house plan, framing, and features evolved as time passed to respond to the changes in architectural tastes and domestic needs. As such, individual houses evolved through sequences of additions and other alterations. At the John A.L. Zabriskie House, the two initial builds, ca.1825 and ca.1840 follow the typical trajectory of the Dutch-American residence: smaller one-room section that expands to a much larger addition so the earlier build serves as a wing to the next generation. These types of expansions typically reflected growth within the family and, often times, several generations living under a single roof. The ca.1924 expansion was different but no less significant. By taking the existing heavy-timber-framed gambrel roof and lifting it 18 inches to improve living conditions on the second floor, the Smith family retained a key defining feature of the Dutch-American vernacular.

While the John A.L. Zabriskie House has undergone some changes during its period of significance, the most significant was sympathetic to the ca.1840 section, it remains representative of the Dutch-American house type and its characteristic evolution. Properties from this period that remain and continue to retain most of their original features and finishes are extremely rare. It is therefore recognized that a property of this period may be significant for its association with this historic context despite its alterations as long as there remains visual characteristics to convey its historic association; this is a defining characteristic of the John A.L. Zabriskie House. Additionally, the building's setting of approximately seven undeveloped acres bolsters its significance, as it is one of the last remaining nineteenth-century frame houses in Ridgewood to retain a semblance of its earlier rural setting.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Verbal Boundary Description
The boundaries include Lots 9, 10, 11, and 12 of Block 4704 on sheet 47 of the Village of Ridgewood tax maps.

Boundary Justification
The boundaries include the current legal boundaries of the lot encompassing the John A.L. Zabriskie House (lot 9) as well as three adjacent lots, which are what remain of the once-larger property associated with the house. The property remains as one of the last nineteenth-century homes in Ridgewood that retains significant acreage to portray its original or early setting. These lots are now owned by the Village of Ridgewood, and lots 9, 10, and 11 protected by a conservation easement.

United States Department of the Interior
Here
National Park Service

John A.L. Zabriskie
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Photo Log Page 1

Photo Log

Name of Property: John A.L. Zabriskie House
City or Vicinity: Village of Ridgewood
County: Bergen State: New Jersey
Photographer: Beth A. Bjorklund
Date Photographed: February 8, 2018
Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 0001: Overall view of the (front) south elevation of the John A.L. Zabriskie House; camera facing north.

Photo 0002: Overall view of the property showing an undeveloped part of the property with Route 17 just visible in the background; camera facing northwest.

Photo 0003: View of the original ashlar brownstone foundation at the east elevation of the ca.1840 east section; camera facing west.

Photo 0004: View of the east gable end of the ca.1825 west wing showing a plain wood fascia and frieze boards, and an overhanging eave.

Photo 0005: View of the front door at the ca.1840 east section, likely an original feature; camera facing north.

Photo 0006: View of a nineteenth-century six-over-six hung wood window at the front of the ca.1840 east section; camera facing north.

Photo 0007: Overall view of the (side) west elevation; camera facing east.

Photo 0008: Overall view of the (rear) north elevation; camera facing south.

Photo 0009: Overall view of the (side) east elevation; camera facing southeast.

Photo 0010: View of the bulkhead stair at the south end of the west basement wall of the ca.1840 east section; camera facing west.

Photo 0011: View of the basement of the ca.1840 east section showing whitewashed masonry walls, an arched fireplace support, and exposed heavy timber framing; camera facing east.

Photo 0012: View of a wood lintel in the west basement wall, which is possible evidence that an opening existing between this basement and the kitchen wing.

Photo 0013: View of the Entry hall of the ca.1840 east section; camera facing north.

Photo 0014: View of the Parlor showing typical first-floor features including six-over-six hung wood windows set over paneled wainscot, molded wood chair rail and baseboard, plaster wall and ceiling finishes, and narrow wood flooring; camera facing south.

Photo 0015: View of the fireplace at the east wall of the Parlor, which was likely altered during the early-twentieth century; camera facing east.

Photo 0016: View of the Dining Room towards the connection with the ca.1825 west wing; camera facing west.

Photo 0017: View of the fireplace at the west wall of the Kitchen; camera facing southwest.

Photo 0018: View of the Kitchen; camera facing east.

Photo 0019: View of the Northwest Bedroom showing typical second-floor features including six-over-six hung wood window, early-twentieth-century molded wood baseboard and window surround that are finished with varnish rather than paint, wallpapered plaster wall, plaster ceiling, and narrow wood flooring; camera facing northwest.

Photo 0020: View of the Office at the second-floor level of the ca.1825 west wing, which was updated during the twentieth century; camera facing west.

Photo 0021: View of an early-twentieth-century five-panel wood door found throughout thesecond-floor level; camera facing east.

Photo 0022: View looking down the attic staircase showing plaster wall finishes, wood steps, and plain wood stringer; camera facing south.

Photo 0023: View of the twentieth-century cedar closet with reused nineteenth-century, four-panel wood door in the attic; camera facing east.



John A. L. Zabriskie House

New Jersey and National Registers Nomination
460 West Saddle River Road
Village of Ridgewood,
Bergen County,New Jersey

Boundary and Tax Map

Coordinates:
Lat 40.988482
Long -74.092802

Scale: 1:2,000

0 70 140 280 Feet

Datum: NAD 1983 State Plane New Jersey

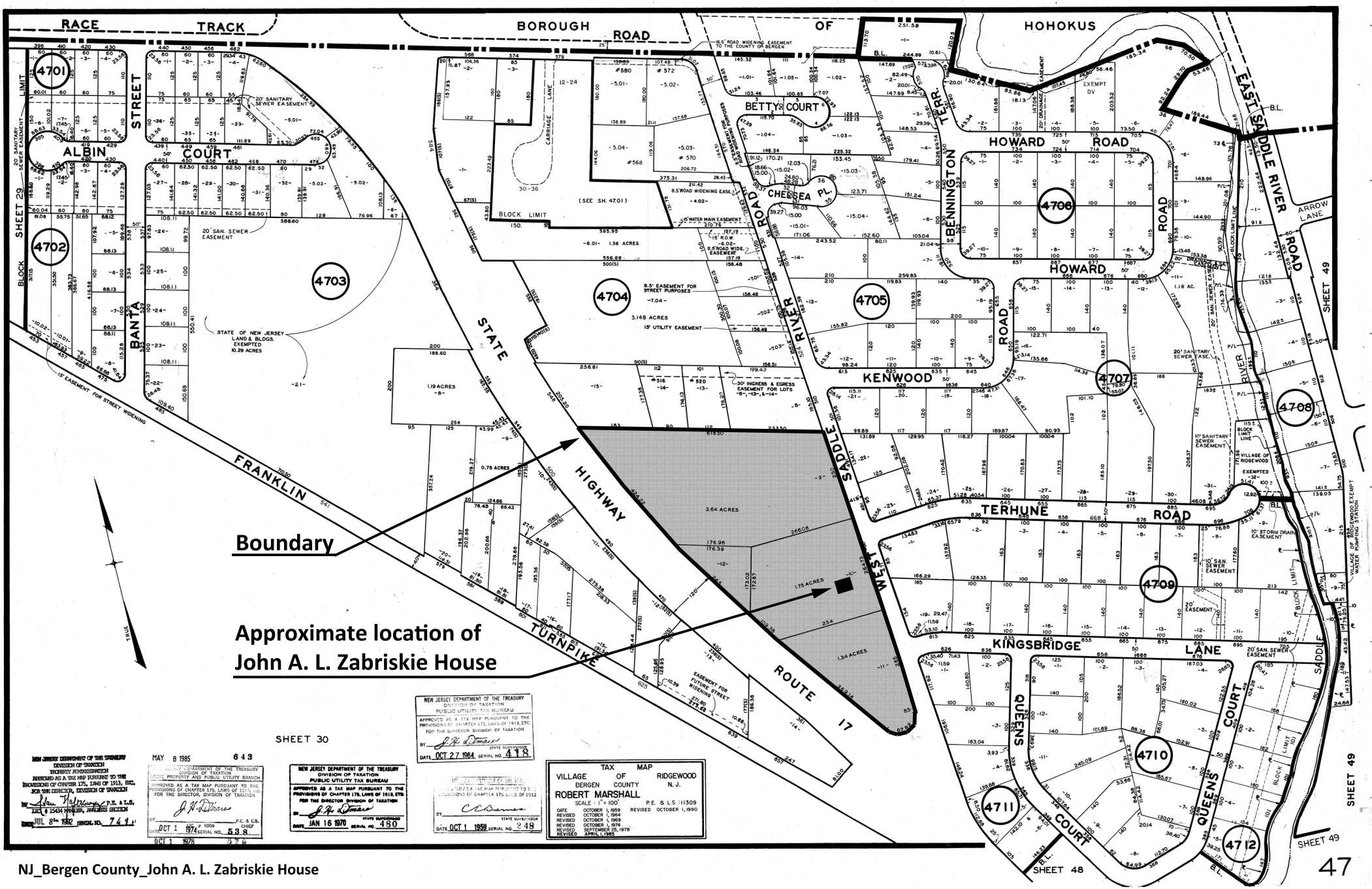
Legend

Property boundaries

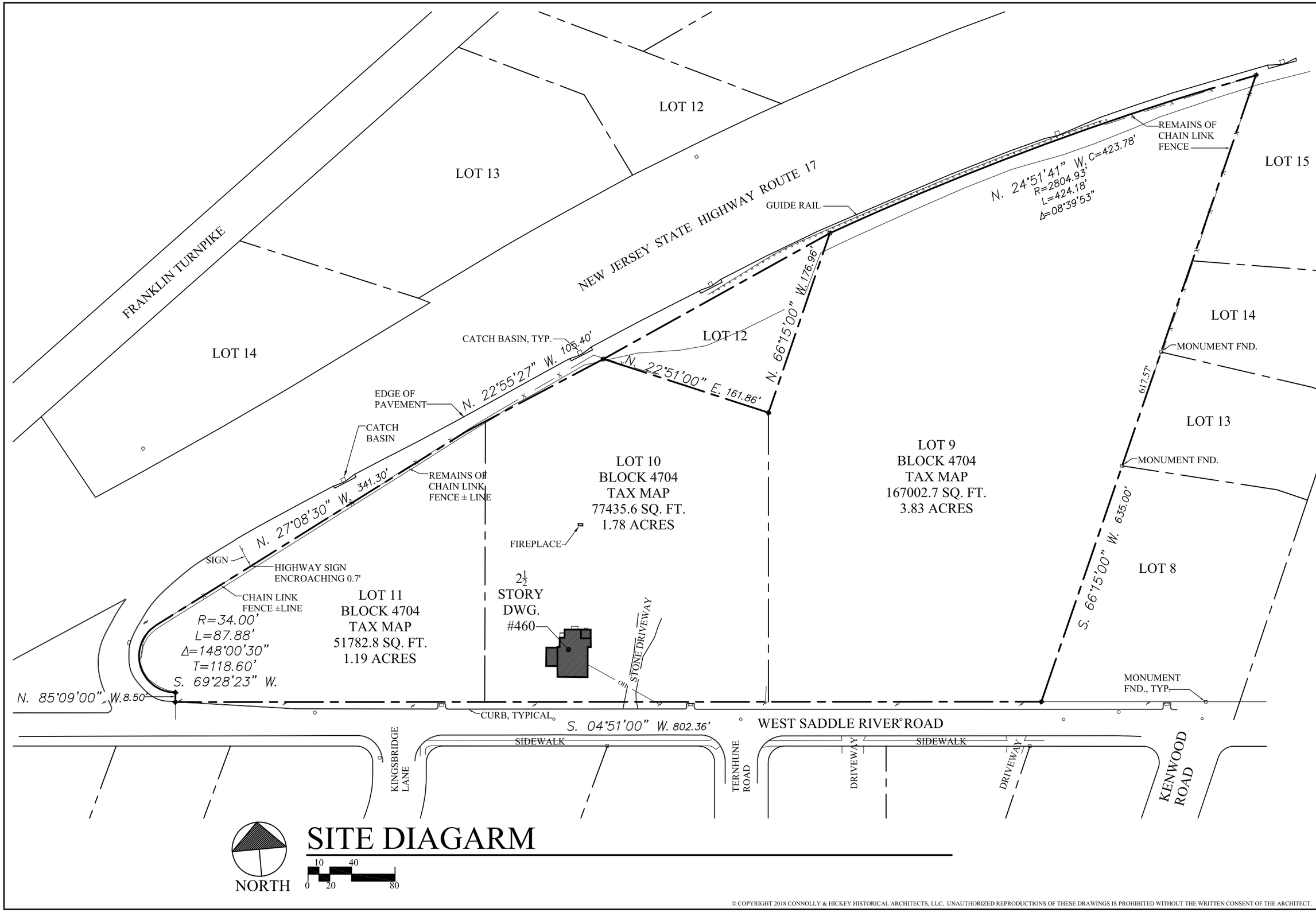
Tax Parcels

7.17 Acres

NJDEP,
Historic Preservation Office
October 2019



NJ_Bergen County_John A. L. Zabriskie House



SITE DIAGARM

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PA RA403776

MARGARET M. HICKEY, RA
NJ 21AI018244500

PROJECT No. 1718C

DATE: 11 DEC. 2018

NATIONAL REGISTER NOMINATION

JOHN A. L. ZABRISKIE HOUSE

VILLAGE OF RIDGEWOOD, RIDGEWOOD, NEW JERSEY

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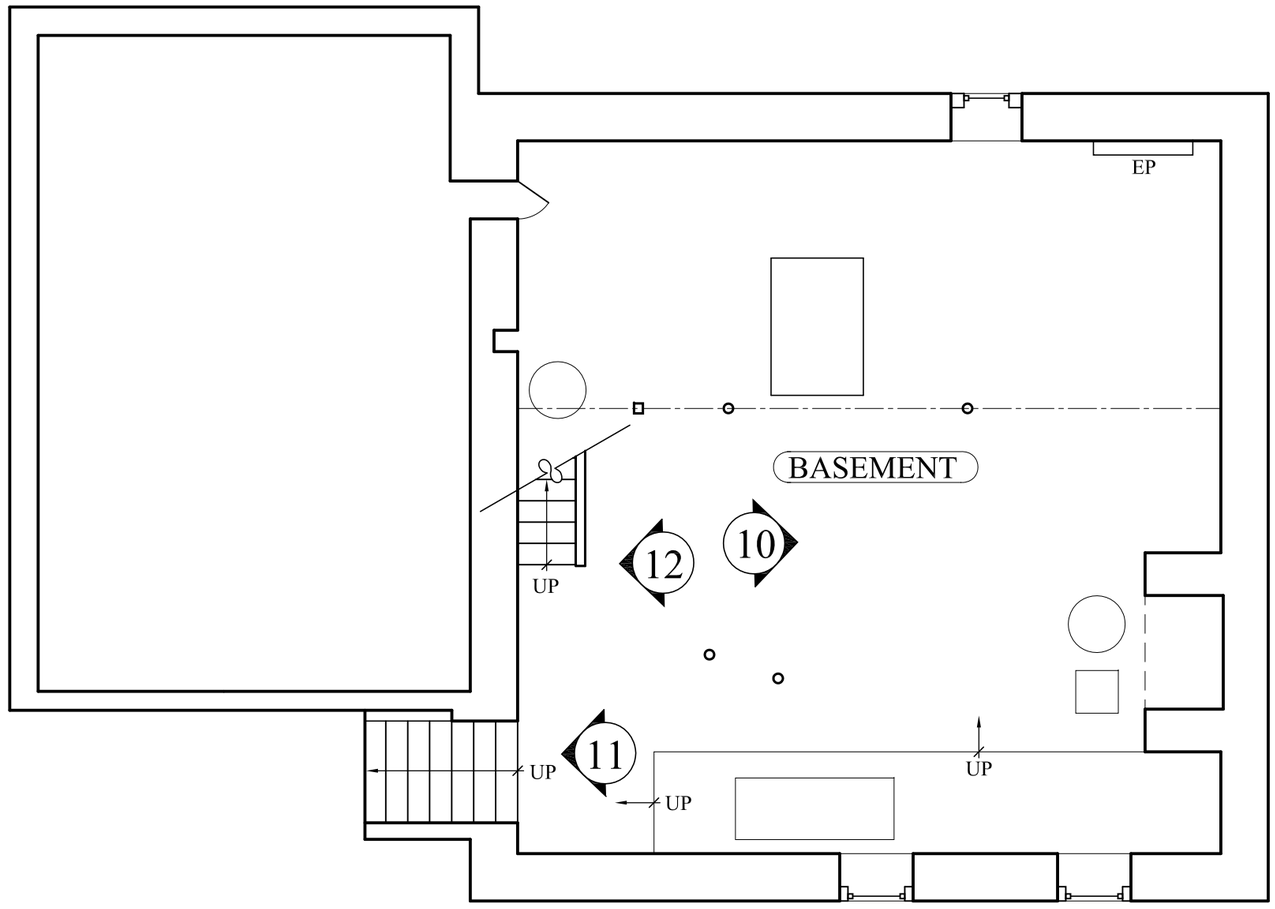

JOB NORTH

BASEMENT PLAN

3/16" = 1' - 0"

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PROJECT No. 1718C

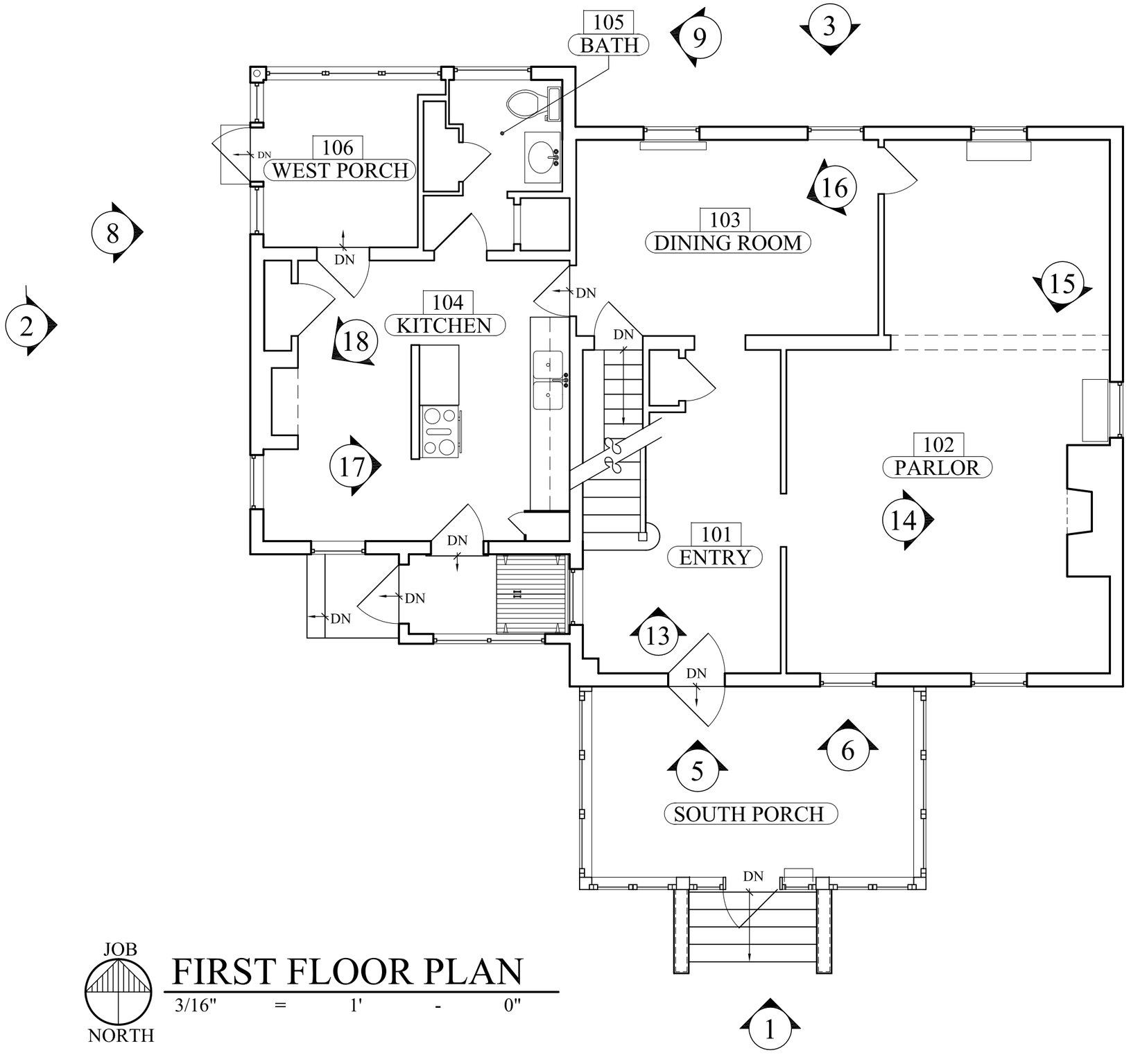
DATE: 23 JULY 2018

NATIONAL REGISTER NOMINATION

JOHN A. L. ZABRISKIE HOUSE

VILLAGE OF RIDGEWOOD, RIDGEWOOD, NEW JERSEY

K1



JOB NORTH

FIRST FLOOR PLAN

3/16" = 1' - 0"

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MARGARET M. HICKEY, RA
NJ 21AI018244500

PROJECT No. 1718C

DATE: 23 JULY 2018

NATIONAL REGISTER NOMINATION

JOHN A. L. ZABRISKIE HOUSE

VILLAGE OF RIDGEWOOD, RIDGEWOOD, NEW JERSEY

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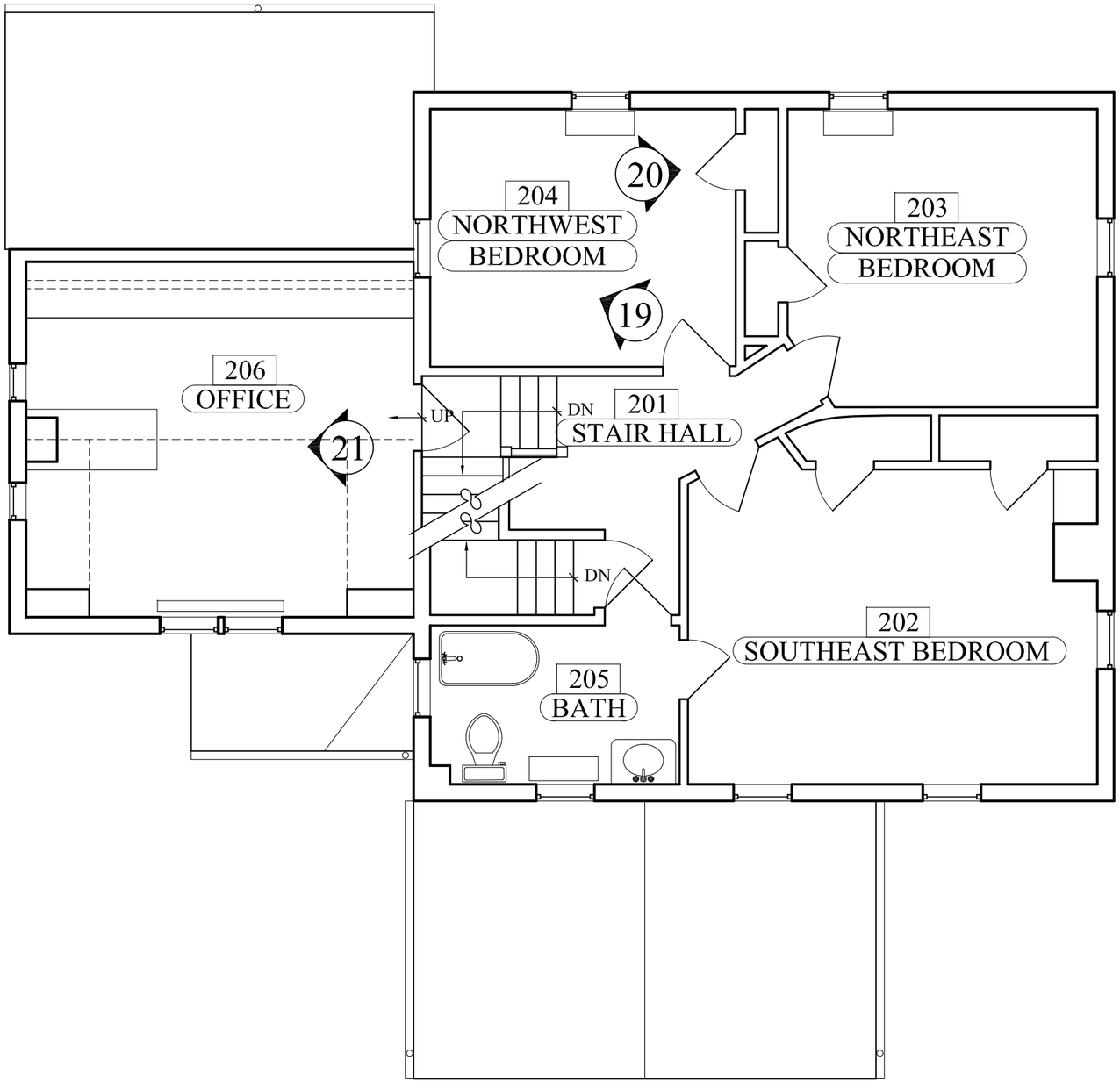

JOB NORTH

SECOND FLOOR PLAN

3/16" = 1' - 0"

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PROJECT No. 1718C

DATE: 23 JULY 2018

NATIONAL REGISTER NOMINATION

JOHN A. L. ZABRISKIE HOUSE
VILLAGE OF RIDGEWOOD, RIDGEWOOD, NEW JERSEY

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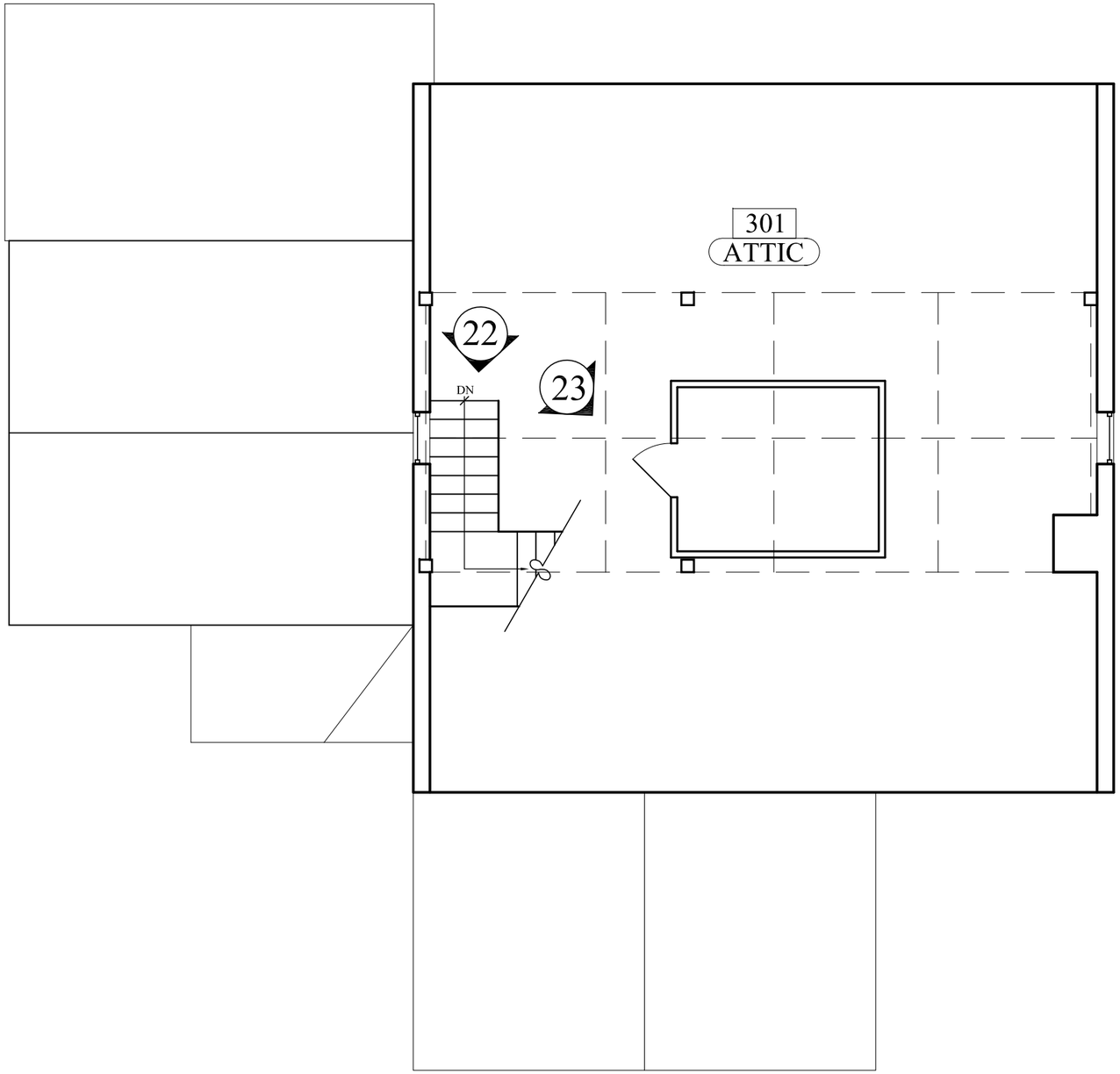

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VILLAGE OF RIDGEWOOD, RIDGEWOOD, NEW JERSEY

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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 Figures Page 1

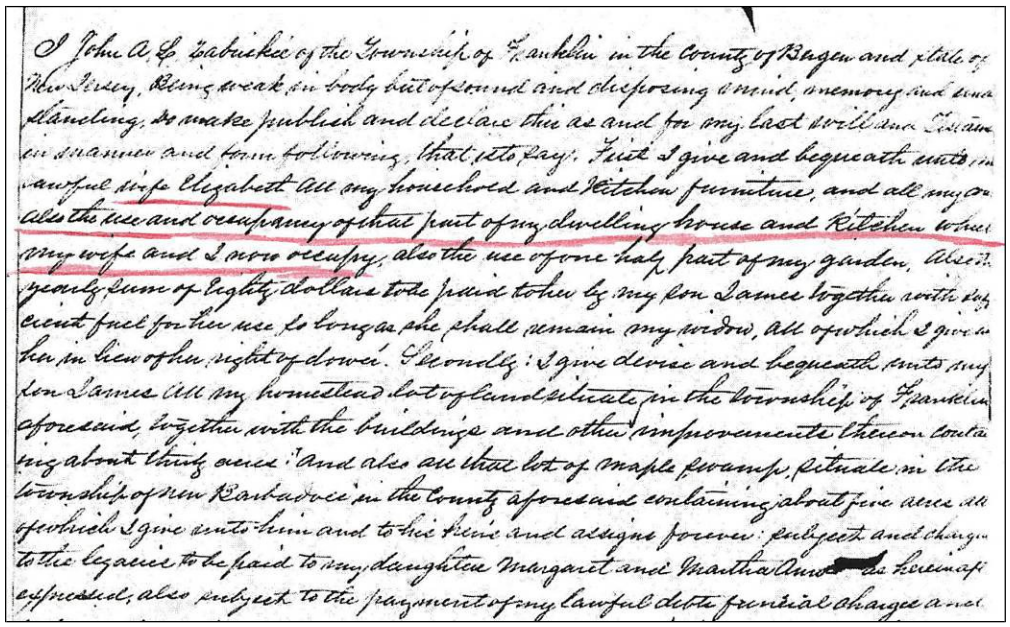

Figure 1. Excerpt of the will of John A. L. Zabriskie written in 1861, indicating the c.1825 west/kitchen wing and the c.1840 east section both existed by that time.[1]

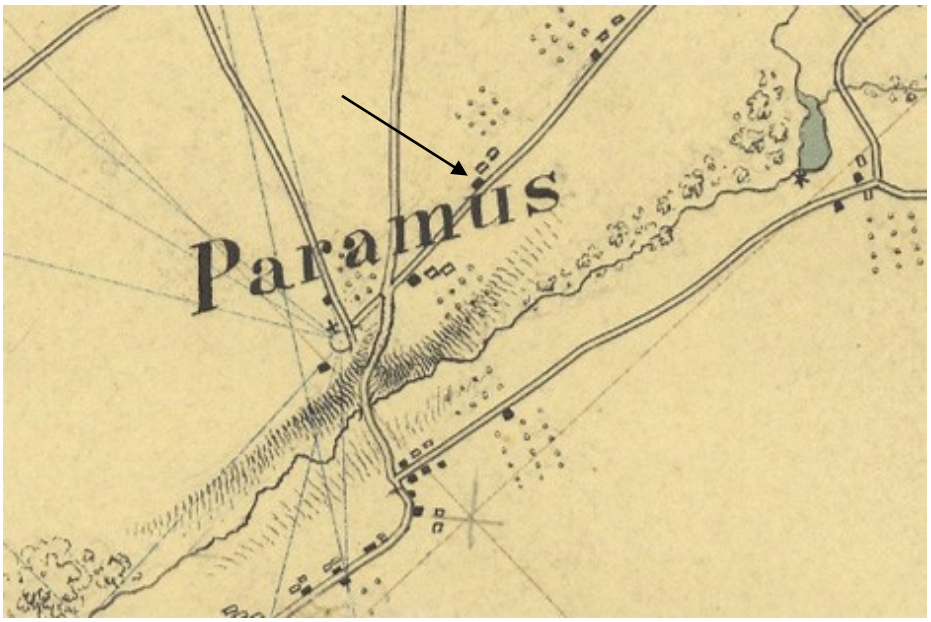

Figure 2. 1840 U.S. Coast Survey map showing what is believed to be the John A. L. Zabriskie House near Paramus.[2]

[1] Will of John A. L. Zabriskie – 1861 Wills, vol G-H, 1850-1863 - Ancestry.com. *New Jersey, Wills and Probate Records, 1739-1991* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

[2] Historical Map & Chart Collection. "A Map of Part of New York and New Jersey," U.S. Coast Survey, 1840 . Available online from NOAA online at historicalcharts.noaa.gov (Accessed December 2017).

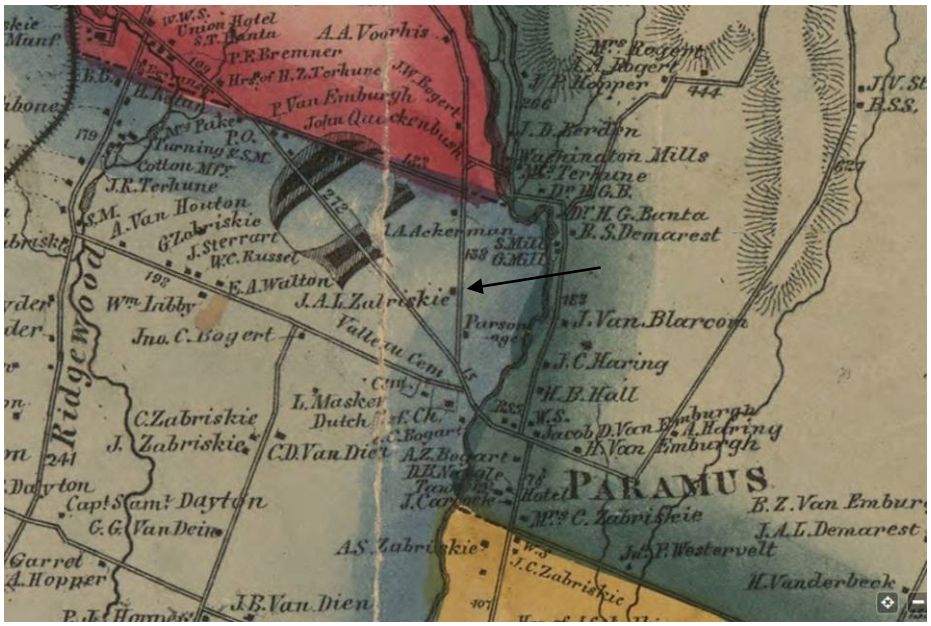

Figure 3. 1861 map of Bergen and Passaic Counties showing the property of "J. A. L. Zabriskie" in Franklin Township.[3]



Figure 4. 1863 map showing a portion of Franklin Township including John A. L. Zabriskie's House.[4]

[3] Griffith Morgan Hopkins, "Map of the Counties of Bergen and Passaic, New Jersey: from actual surveys," (Philadelphia: G.H. Corey, 1861). Available online from the Library of Congress at https://www.loc.gov/maps/collections/ (accessed October 2017).
[4] H. F. Walling, "Map of the City of New York and its Vicinity," (New York: S. D. Tilden, 1863). Available online from David Rumsey Map Collection online at http://www.davidrumsey.com/. (Accessed October 2017)

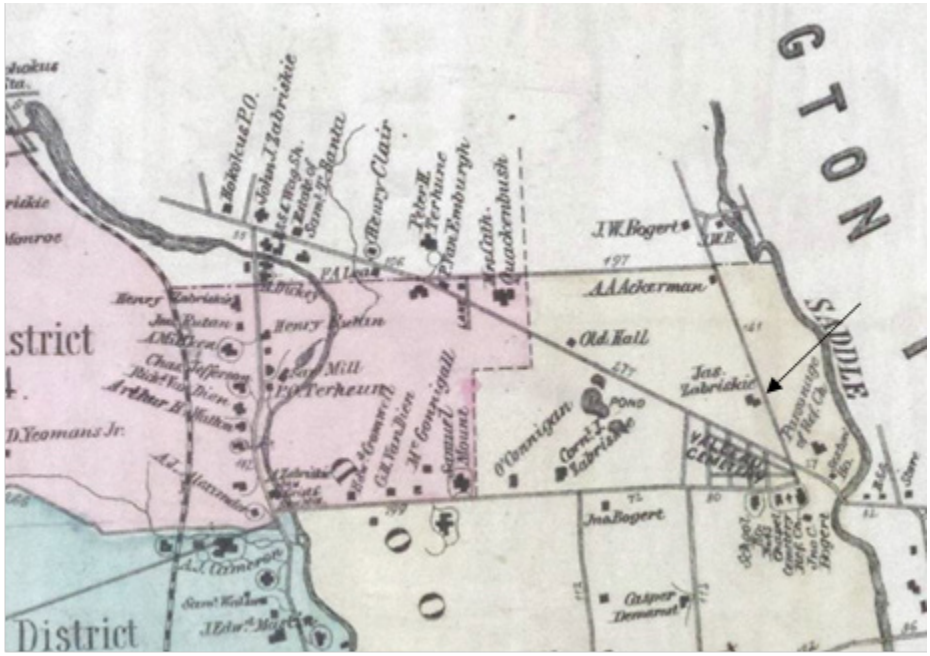

Figure 5. 1876 atlas showing the property owned by James Zabriskie.[5]

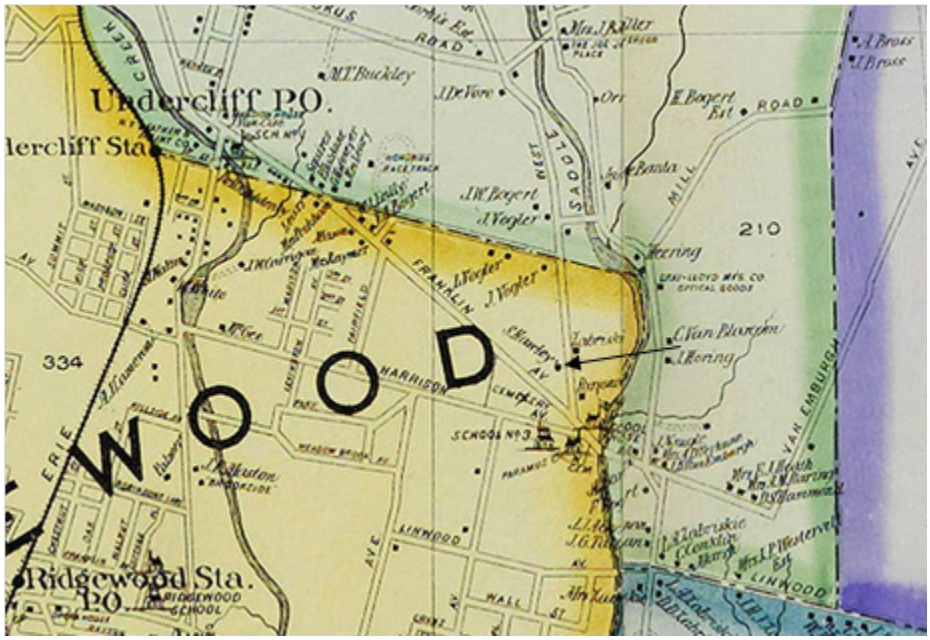

Figure 6. 1902 map of Bergen County showing the former Zabriskie property now owned by Seth Hawley.[6]

[5] A. H. Walker, "Atlas of Bergen County, New Jersey" (Reading, PA: C. C. Pease, 1876), 126. Available from the Bolger Heritage Center for Genealogy and Local History at the Ridgewood Public Library.
[6] E. Robinson, "Map of Bergen County New Jersey with a portion of Passaic Co.," (New York: E. Robinson & Co., 1902). Available from the Bolger Heritage Center for Genealogy and Local History at the Ridgewood Public Library.

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 Figures Page 4



Figure 7. 1912-13 atlas showing the property now owned by Carman M. Smith.[7]

[7] George W. and Walter S. Bromley, "Atlas of Bergen County, New Jersey" Volume Two (Philadelphia: G. W. Bromley & Co., 1913), 24. Available from the Bolger Heritage Center for Genealogy and Local History at the Ridgewood Public Library.

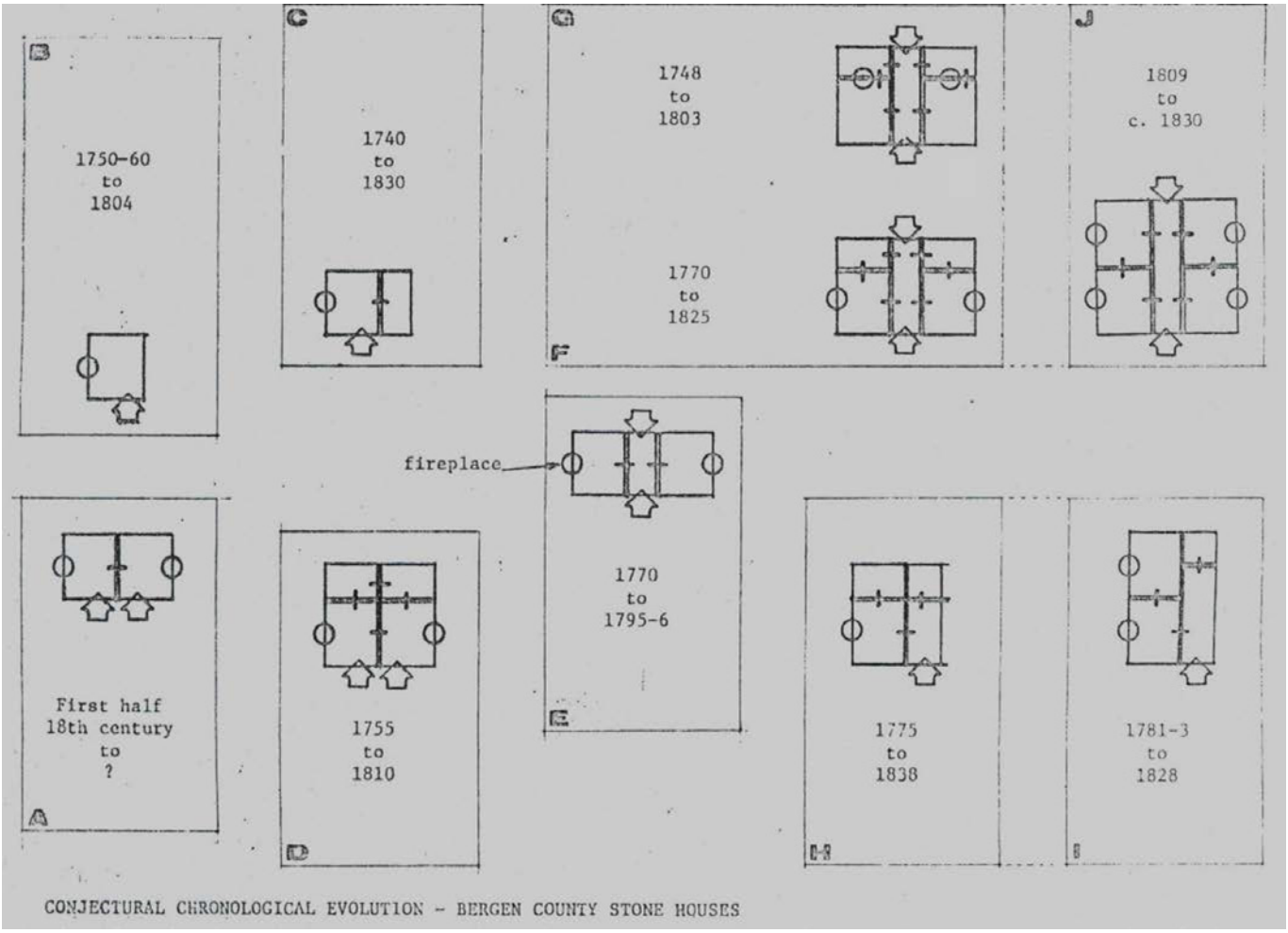

Figure 8. Dutch American house plan evolution as presented in the Thematic Nomination for Early Stone House of Bergen County, 1979.[8]

[8] The Office of Albin A. Rothe, AIA, "Early Stone Houses of Bergen County," (Ramsey, NJ: 1979), Figure 57.

APPENDIX 9

Significance Statement from the NJ Historic Trust

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.

APPENDIX 10

Village Project Timeline

Historical Timeline for Inclusion in Application

Proprietors

Banta Ownership

1780: Revolutionary War activities led the minor event at the Paramus Church

1824-1925: Schedler

Period of Significance, not before 1824

Unused and Empty

Farm fields overgrown losing farm landscape to tertiary growth.

2007: Reasons to purchase discussed, Village hearings to acquire property

2007: Village Purchase, preventing commercial development

5/2/2014: Certificate of Eligibility (COE)

2018: Berm built to buffer Route 17

Feb 2019: Hunter, J. Lee. Phase IA Archaeological Reconnaissance Survey

11/14/2019 NJ State Register of Historic Places, by Connelly Hickey for the Village

Nominated as the Zabriskie House under Criteria C

No mention of Criteria A, B, or D

No mention of Revolutionary War significance

No mention of historical events, no mention of historical persons, no mention of historic architect, no mention of highly compromised landscape

11/22/2019: National Register of Historic Places, by Connelly Hickey for the Village Criteria C

2022: NJ Historic Trust Funds approved, no easement

2021: Bergen County funds awarded

Connelly and Hickey chosen architects for restoration

2021-2023: Restoration

2023: Village engaged Primavera Consultant
Assignment; Regulatory Compliance, Alternatives, Consideration of Secretary of Interior Standards
Consideration: grass or turf field, site inspection, Modify field design, alternatives, field alternatives.

Apply Secretary of Interior Standards

	Design Alterations
	Local approvals, many hearings at Village Council Work Sessions at Public Meetings
2023:	Concept Site Plan approved.
	Opposition presented no historical argument or evidence
	Letters of support received
Nov. 2023:	Richard Grubb & Associates Archaeological, Metal Detector, GPR study.
	Alternative Analysis completed.
Jan 2024:	Submission of State Register Act application
Early 2024:	Historic Sites Council presentation and approval
2024:	Park Construction anticipated

APPENDIX 11

"Phase IB Archeological Survey" Report including Ground-Penetrating Radar, and Metal Detecting Survey with Historic Maps and Photos prepared by Richard Grubb & Associates, dated December 2023

Field Results and Email Correspondence

"Work Plan, Phase II Archaeological Survey, John A.L. Zabriskie House" prepared by Richard Grubb & Associates dated December 22, 2023

PHASE IB ARCHAEOLOGICAL SURVEY



JOHN A. L. ZABRISKIE (ZABRISKIE-SCHEDLER) HOUSE AND PROPERTY

Village of Ridgewood, Bergen County, New Jersey
NJHPO Project No.: #20-0608

PREPARED FOR:

Village of Ridgewood
131 North Maple Avenue
Ridgewood, New Jersey 07450

December 2023

RICHARD GRUBB & ASSOCIATES

PHASE IB ARCHAEOLOGICAL SURVEY

JOHN A. L. ZABRISKIE (ZABRISKIE-SCHEDLER) HOUSE AND PROPERTY

Village of Ridgewood, Bergen County, New Jersey
NJHPO Project No.: #20-0608

Principal Investigator:
Nicole Herzog, MA, RPA

Prepared by:
Richard Grubb & Associates, Inc.
259 Prospect Plains Road, Building D
Cranbury, New Jersey 08512

Prepared for:
Village of Ridgewood
131 North Maple Avenue
Ridgewood, New Jersey 07450

Date:
December 8, 2023

EXECUTIVE SUMMARY

Richard Grubb & Associates, Inc. completed a Phase IB archaeological survey in the Area of Potential Effects (APE) for the John A. L. Zabriskie House (Zabriskie-Schedler) property at 460 West Saddle River Road in the Village of Ridgewood, Bergen County, New Jersey. The project area encompasses Block 4704, Lots 9, 10, 11, and 12, comprising an approximately 6.9-acre area situated between West Saddle River Road to the east and NJ Route 17 to the west. The Village of Ridgewood proposes the installation of recreational facilities on the property. The property, designated as the John A. L. Zabriskie House (Zabriskie-Schedler House), is listed in the New Jersey Register (NJR) and National Register of Historic Places (NRHP) (COE: 5/2/2014; SR: 8/13/2019; NR: 11/21/2019). The John A. L. Zabriskie House is listed under NRHP Criterion C, and the period of significance extends from 1825 to 1924. The John A. L. Zabriskie house was erected circa 1825 and has been previously rehabilitated and stabilized.

Since the project includes municipal involvement and the APE is located within the boundaries of the NJRHP-listed John A. L. Zabriskie House historic property, the project requires compliance with the New Jersey Register of Historic Places Act (NJAC 7:4). According to NJRHPA regulations, historic properties listed in NJR must be identified in order to determine if the proposed undertaking has the potential to result in direct or indirect effects on any district, site, building, structure or object listed in the NJR. The Phase IB archaeological survey was completed to identify potentially significant pre-Contact or historic period archaeological resources that may contribute to the significance of the John A. L. Zabriskie House and to make recommendations for further survey, if warranted.

The Phase IB archaeological survey consisted of background research, documentation of existing conditions, a ground-penetrating radar (GPR) survey, a metal detection survey, and subsurface testing within visibly undisturbed portions of the APE. A total of 81 shovel test pits (STPs) was excavated on a 50-foot-interval grid with 14 additional bracket or judgmental STPs. Three hundred and twenty-four historic period artifacts and 2 pre-Contact period artifacts were recovered from 22 STPs and 31 metal detection or surface find spots. No clear evidence of Revolutionary War period activity was identified during the metal detection survey. However, we understand that a metal detectorist was on the property before archaeological fieldwork began. The extent and nature of collected material is unknown. The GPR survey identified two potential archaeological anomalies near the extant house; additional subsurface testing is recommended for these anomalies.

One multi-component archaeological site was identified. The John A. L. Zabriskie House Site (28-Be-232) is a concentration of historic and pre-Contact material recovered from within NJR- and NRHP-listed John A. L. Zabriskie House historic property. As a result of the Phase IB survey, potentially significant archaeological resources were identified within two core portions of site 28-Be-232. The two core areas consist of an approximately 16,322 square feet (0.37 acres) area surrounding the extant house (Site Core 1) and a second approximately 100 by 150-foot area (0.34 acres) encompassing recovered architectural material that roughly corresponds with the nineteenth-century map-documented location of outbuildings (Site Core 2). Broadcast historic material was recovered from the remaining portions of the APE. If the areas around the house and the former outbuildings cannot be avoided by the project, a Phase II site evaluation is recommended to determine if the John A. L. Zabriskie House Site (28-Be-232) is eligible for listing in the NJR and/or the NRHP, or if the site contributes to the signficance of the NJR- and NRHP-listed John A.L. Zabriskie House.

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1.0 INTRODUCTION

Richard Grubb & Associates, Inc. completed a Phase IB archaeological survey of the Area of Potential Effects (APE) for the proposed construction of recreational facilities in the Village of Ridgewood, Bergen County, New Jersey (Figures 1.1–1.3). The purpose of the Phase IB archaeological survey was to determine the presence or absence of archaeological resources within the APE, to assess their potential significance, if present, and to make recommendations for any further surveys, if warranted. The Phase IB survey for this report was limited to areas previously assessed with high archaeological sensitivity within the APE based on the results of a prior Phase IA archaeological survey (Hunter Research, Inc. 2019). A ground-penetrating radar (GPR) survey was conducted around the extant John A. L. Zabriskie House as part of the Phase IB survey effort, and the results are appended to this report (Appendix A; RGA 2023).

Nicole Herzog, MA, RPA, served as Principal Investigator and authored the report. Ms. Herzog meets the professional qualification standards of 36 CFR 61 set forth by the National Park Service (Appendix B). Fieldwork was conducted by Ms. Herzog, Ed McFadden (crew chief), Gio Palumbo, MA, and Emily Healy. Allison Gall conducted background research and David Strohmeier, PSM, produced the report graphics. Paul J. McEachen, MA, RPA, was the project manager and report editor, Richard Grubb provided quality control, and Emma Durham, PhD, RPA, served as technical editor and formatted the report. Copies of this report and all field notes, photographs, and project maps are on file at the RGA offices in Cranbury, New Jersey.

1.1 Regulatory Context

Since the proposed project is publicly funded and the undertaking has the potential to "encroach upon, damage, or destroy" a historic property listed in the New Jersey Register of Historic Places (NJR), the proposed project falls under the New Jersey Register of Historic Places Act (NJAC 7:4). According to NJRHPA regulations, historic properties listed in the NJR must be identified in order to determine if the proposed undertaking has the potential to result in an encroachment on any district, site, building, structure or object listed in the NJR.

A prior Phase IA archaeological survey assessed the majority of the approximately 6.9-acre (301,228-square-foot) APE as sensitive for Revolutionary War period and nineteenth-century archaeological deposits (Hunter Research, Inc. 2019). In email correspondence dated May 12, 2023, Vincent Maresca of the NJHPO indicated that a geophysical survey (GPR, magnetometer, etc.) would enhance any Phase I archaeological survey effort (Appendix C). Mr. Maresca also indicated that metal detection is required due to the high sensitivity for Revolutionary War resources. Further, a shovel test interval strategy is necessary that conforms to the NJHPO's 17 tests per acre average, with close-interval testing around pre-Contact or eighteenth-century artifacts (see Appendix C).

This Phase IB archaeological survey meets the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (1983) and complies with the archaeological survey and reporting guidelines of the NJHPO set forth in NJAC 7:4-8.4 through 8.5 (Requirements for Phase I archaeological survey and Archaeological Reports – Standards for Report Sufficiency) (NJHPO 1994, 1996).

1.2 Project Description

The Village of Ridgewood is proposing to develop the subject property for recreational use. At the time of the survey, the APE was predominantly wooded with deciduous trees (see Figure 1.3). An unoccupied single-family house, the John A. L. Zabriskie House, fronts West

Saddle River Road. Linear sections of the project location, notably along the house's former driveway and fronting Route 17 to the west, have recently undergone utility work, general land clearing, and the construction of an approximately 8-foot-high and 22-foot-wide earth and stone berm along Route 17 (see Figures 1.3–1.4; Figures 1.4 and 1.5). Project plans include additional clearing and grading of areas in advance of construction; the construction of a multi-purpose turf athletic field and clay baseball diamond within the athletic field area, restroom and storage facilities, an ADA-accessible playground, sidewalks, an access road, and parking lots. The installation of benches, split-rail fencing, tree plantings, a rain garden, and associated utilities is also proposed. Limited portions of the APE are designated for passive use, and no ground disturbance is planned in these areas (see Figure 1.5). The extant circa-1825 John A. L. Zabriskie House will remain.

1.3 Area of Potential Effects

The APE includes locations that may be impacted by construction or that may experience effects once construction is completed. The APE takes into account all locations where an undertaking may result in disturbance of the ground. Archaeological resources are typically subject to a project's direct effects in the form of activities which generate ground disturbance, such as areas of cutting, filling, grading, excavation, demolition, subsurface utility installation, and construction staging. The APE reflects the "Area of undertaking's potential impact" (AUPI) as defined in accordance with NJAC 7:4-1.3), which defines the AUPI as the geographical area within which direct and indirect effects generated by the undertaking could reasonably be expected to occur.

The APE for the proposed project comprises the proposed Limit of Disturbance (LOD) as presented on project plans (see Figure 1.4 and 1.5). The prior Phase IA archaeological survey conducted for the proposed project identified areas of prior ground disturbance along the Route 17 corridor. (Hunter Research, Inc. 2019). During a site visit by RGA in May 2023, it became clear that some improvements have taken place since the Phase IA fieldwork was performed in October 2018. Evidence of clearing and ground disturbance had taken place that would have impacted archaeological resources or rendered them inaccessible for metal detector survey. Portions of the APE exhibiting recent ground disturbance are visible on Figure 1.3 and no testing was conducted in these areas.

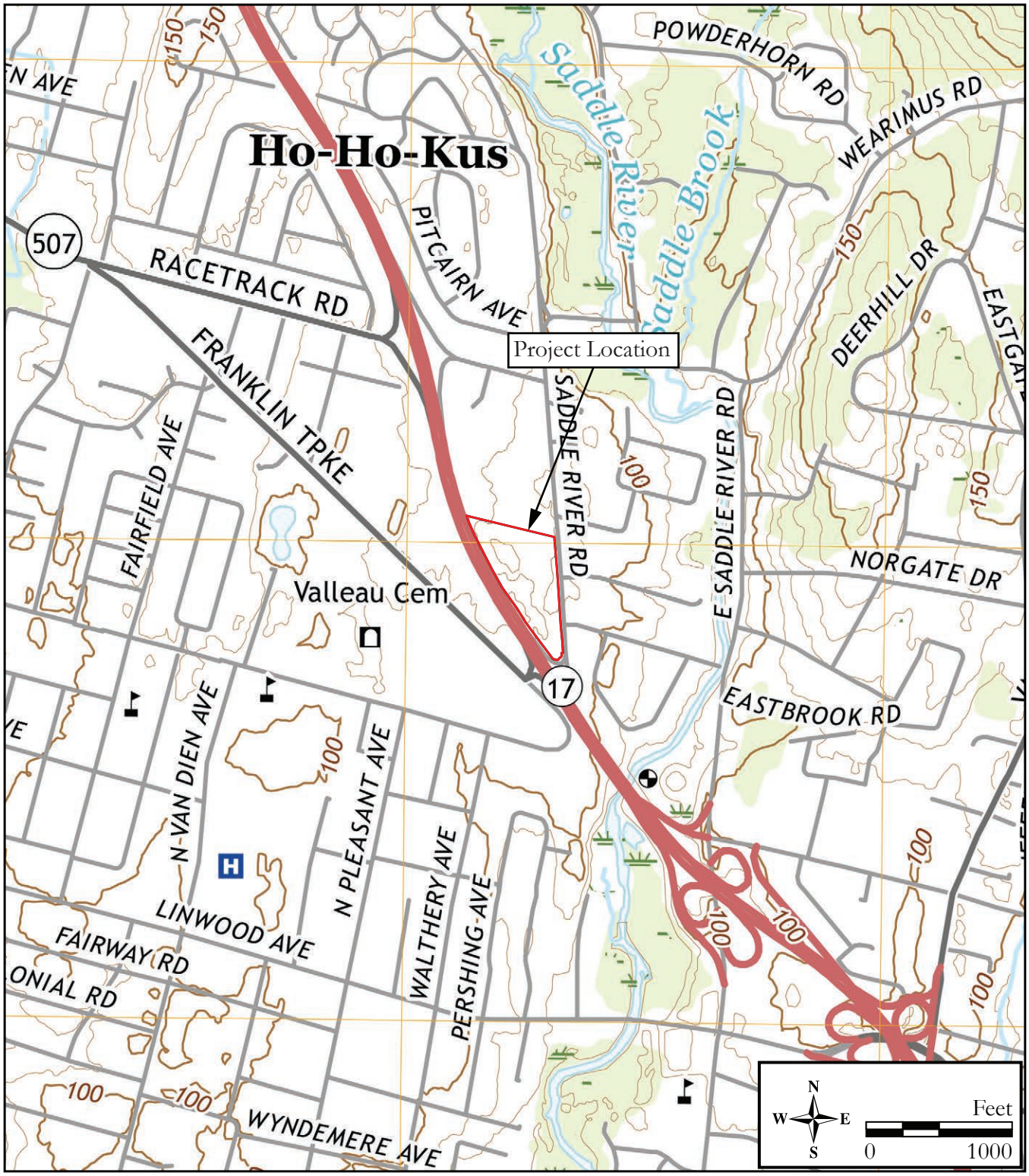


Figure 1.1: USGS map
(1997 USGS 7.5' Quadrangle: Hackensack, NJ).

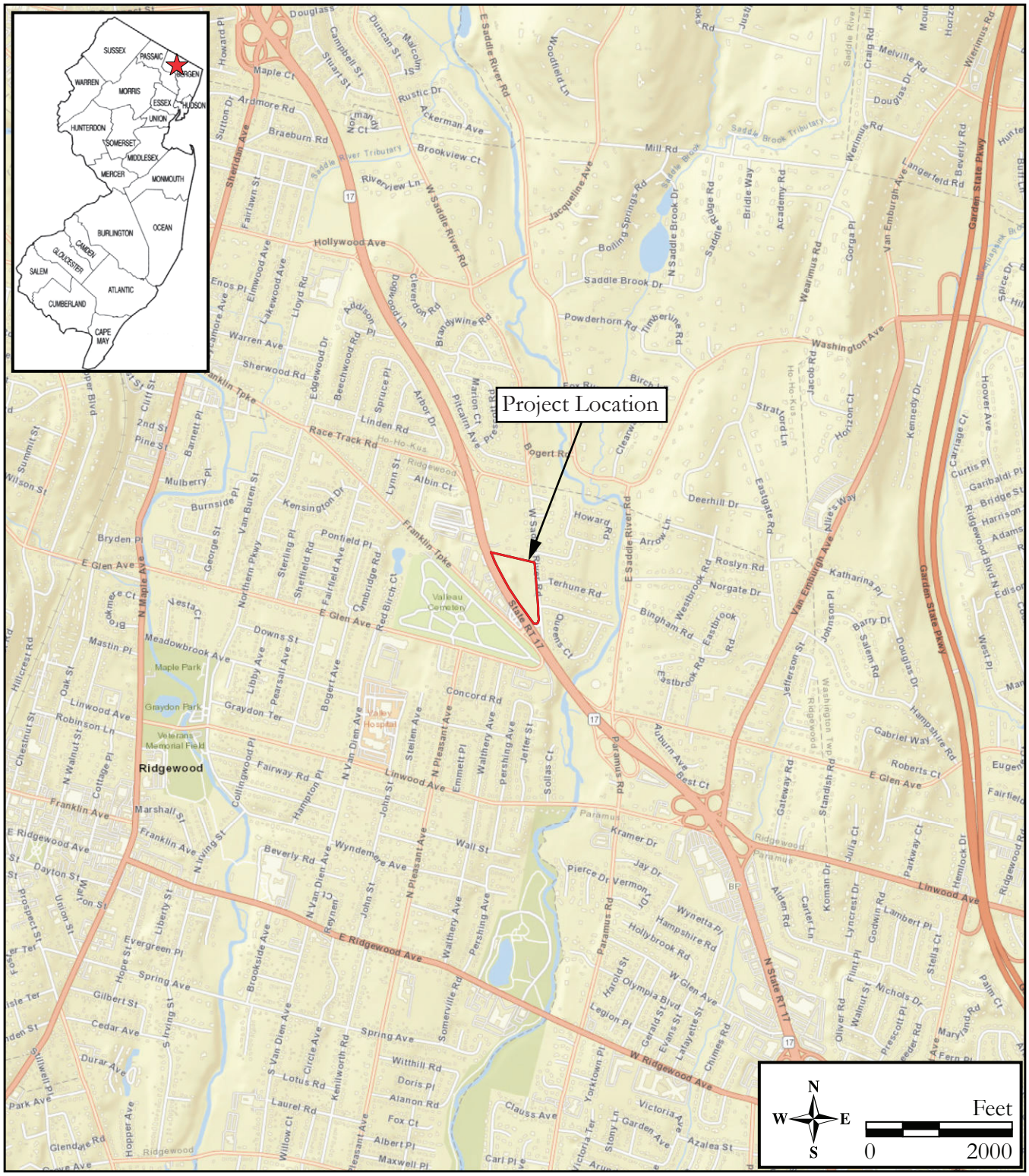


Figure 1.2: Road map
(2022 ESRI, World Street Map).



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

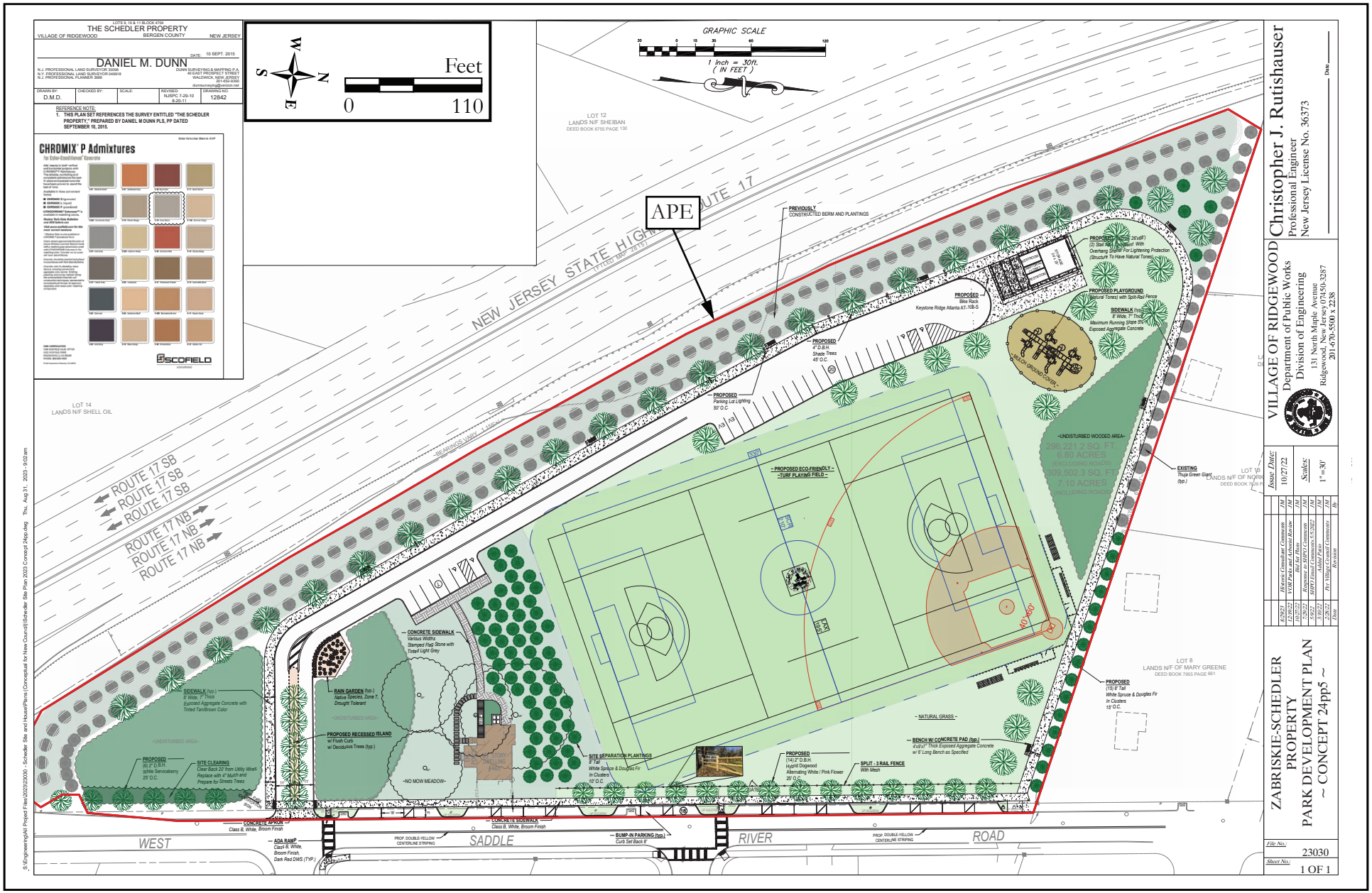


Figure 1.4: Zabriskie-Schedler Property Park Development Plan (Village of Ridgewood, Department of Public Works 2023a).

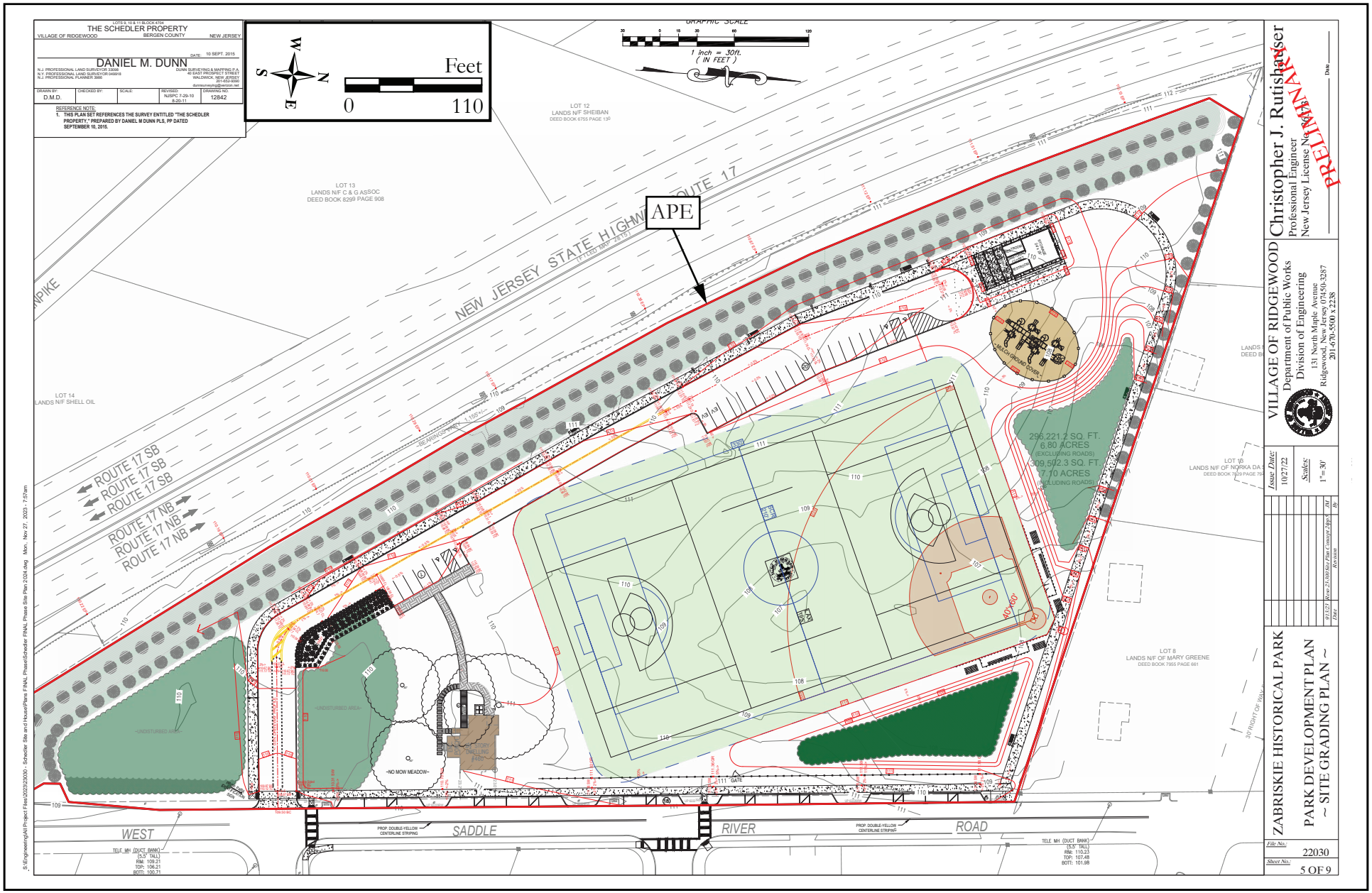


Figure 1.5: Site Grading Plan, Zabriskie Historical Park
(Village of Ridgewood, Department of Public Works 2023b).

2.0 PROJECT APPROACH

The goal of the Phase IB archaeological survey was to determine if archaeological resources are present or absent in the APE and to assess the potential significance of archaeological resources, if present. Determinations of significance are based on the NJR and NRHP Criteria of Evaluation (Appendix D).

2.1 Research Methods

Research was conducted to determine if any previously registered archaeological sites or historic properties exist within the APE, to assess the potential for unidentified archaeological resources within the APE, and to develop appropriate contexts for the interpretation of such resources. The prior Phase IA archaeological survey report and the National Register of Historic Places Nomination Form for the John A. L. Zabriskie House were reviewed. Historical and archaeological resources and previously delineated historic properties within or adjacent to the APE were identified using online resources and archaeological survey reports on file at RGA's office. Research at the New Jersey State Museum (NJSM) was conducted through email correspondence with Curator Dr. Gregory Lattanzi. Archaeological site files at the NJSM were reviewed to identify registered archaeological resources within or near the APE. Additional background research consisted of a review of pertinent secondary sources, including historic maps, atlases, and local and county histories available from online sources and in the RGA library.

2.2 Fieldwork Methods

A GPR survey was conducted around the extant John A. L. Zabriskie House as part of the Phase IB archaeological survey. A summary of the GPR survey results is included in Section 4.1, and the report is presented as Appendix B.

The Phase IB archaeological survey fieldwork included the excavation of 95, 1.5-foot diameter shovel test pit (STPs) within the portions of the APE determined to possess high archaeological sensitivity. A total of 82 STPs were initially plotted at 50-foot intervals and were given numerical designations. One plotted STP was not excavated due to the presence of standing water. Of the 95 excavated STPS, 10 were bracket STPs placed at 10-foot or 25-foot intervals around or near STPs (STPs 011 and 024) that yielded pre-Contact or isolated possible eighteenth-century cultural material. Bracket STPs were placed at cardinal directions to the initial positive STPs and given suffix designations indicating distance and direction (e.g., STP 011-10W, -011-20W, etc.). Four judgmental STPs were also placed at locations within the house yard areas to examine observed surface features and ensure adequate testing of potential yard deposits. These STPs are designated with the prefix "J" (e.g., J-01).

Round-nosed shovels and trowels were used for STP excavation. Each soil stratum was excavated and screened separately. Stratigraphy from each excavated STP was separated by context and was screened through 1/4-inch wire mesh in order to facilitate artifact recovery. Soil characteristics and stratum designations were recorded on standardized forms. Munsell charts were used to record soil color for each stratum. The STP log is available in Appendix E. All excavations were backfilled, and the ground was restored to its original elevation upon completion of testing.

Given the potential presence of Revolutionary War-related material, a metal detection survey was conducted within APE. Metal detector transects were spaced at 3-foot (1-meter) intervals within undisturbed portions of the grass lawn surrounding the John A. L. Zabriskie House. RGA also conducted a metal detecting survey in the approximately 3.9-acre wooded area to the north of the house. Due to the physical limitations presented by the forested nature of this area, metal detection transects were spaced at approximately 10-foot (3-meter) intervals, where

practical. Historic cultural material retained as a result of the metal detection survey was designated with the prefix initials "MD" followed by a whole number suffix, (e.g., MD 1, MD 2, MD 3). Artifacts recovered from the ground surface were designated with prefix "SF." Locational information for each metal detecting (MD) and surface (SF) find spot was recorded using a Trimble Geo7x Series GPS device with sub-meter accuracy. Modern material (e.g., wire nails, aluminum cans, bottle caps, pull-tabs) was not retained.

Historic and pre-Contact artifacts recovered from subsurface testing and the metal detection survey were retained for detailed inventory and classification. Retained artifacts were placed in resealable polyethylene bags along with standardized tags denoting their provenience, including coordinates, level, depth, and stratum. Ubiquitous historic material (e.g., coal, brick) was counted, noted, and a sample retained. Modern materials were noted and discarded in the field. Discarded material was listed as Not Retained (NR) in the STP log (see Appendix E). Recovered cultural material was processed and cataloged at RGA's laboratory in Cranbury, New Jersey.

2.3 Laboratory Methods

Retained artifacts were brought to the RGA laboratory in Cranbury, New Jersey, where they were washed, catalogued, and bagged in preparation for analysis. Artifact processing consisted of cleaning and hand washing non-friable cultural material. Durable artifacts (i.e., ceramic, glass, lithics, etc.) were washed to remove residual soil and to facilitate identification. Less durable artifacts (i.e., metal, organic materials) were carefully dry-brushed to remove residues prior to identification. Artifacts were air-dried and subsequently placed in archival, 4-mil polyethylene zip lock bags with their provenience information prior to cataloging.

Historic artifacts were analyzed and cataloged according to provenience, artifact group (following and expanding upon South 1977), material, artifact type, decorative or surface treatments(s), and period of manufacture using standard references (e.g., Lindsey 2020; Magid and Means 2003; Maryland Archaeological Conservation Laboratory [MACL] 2015a, 2015b, 2015c; Miller 2000; Wells 1998). Detailed descriptions, dates, and weights, where applicable, are included. The artifact catalog with references is included in Appendix F.

Pre-Contact artifacts were cataloged by provenience, material type, artifact type, artifact description/function, counts, weights, presence/absence of heat alteration, potential usewear, and any additional qualitative observations made during analysis (see Appendix F). Analysis of lithic debitage differentiated angular debris from flakes, based on the latter exhibiting a dorsal and ventral surface as well as a point of applied force (Andrefsky 2004:81–82). Flake debitage included both whole flakes and flake fragments. Fragments can include platform fragments, proximal fragments, distal fragments, and medial fragments. All lithic debitage was categorized by size grade based on Andrefsky's (2004:100–101) methodology of a graduated circle template at half-centimeter increments. The amount of cortex covering the dorsal surface of debitage was estimated using a four rank scale (Andrefsky 2004:103–105). In this method, a dorsal surface devoid of cortex receives a value of zero, while flakes with 100 percent of their dorsal surface covered with cortex receive a value of three. Debitage bearing one to 50 percent dorsal cortex is given a value of one, and that bearing between 50 and 99 percent is given a value of two.

All artifacts were cataloged, and an effort was made to identify and date all temporally and functionally diagnostic artifacts. The artifact assemblage, project documents, and all field notes, and photographs are temporarily stored at the RGA headquarters in Cranbury, New Jersey. It is anticipated that recovered archaeological material will be returned to the Village of Ridgewood.

2.4 Archaeological Site Registration

A New Jersey State Museum (NJSM) Archaeological Site form was completed for the newly identified archaeological site, John A. L. Zabriskie House Site (28-Be-232) (Appendix G).

3.0 BACKGROUND RESEARCH

Background research was conducted to identify any previously documented archaeological or historical resources in the vicinity of the APE. This information was used to assess the potential for previously unidentified cultural resources and to evaluate such resources in an appropriate cultural context. The results of this research are presented below and include information on the environmental setting of the project location, its pre-Contact and historic period contexts, documented resources in the vicinity, and cultural resources surveys conducted nearby.

3.1 Environmental Setting

The APE is within the Piedmont Physiographic Province (Figure 3.1). The Piedmont consists of lowlands and low, gently rounded hills with typical elevations of 200 to 400 feet above mean sea level as well as higher areas of volcanic basaltic ridges, such as the Sourland Mountain and Watchung Mountains (Wolfe 1977). The bedrock that underlies the APE consists of the Lower Jurassic and Upper Triassic Passaic Formation Conglomerate and Sandstone facies. This formation is composed of pebble conglomeratic sandstone, medium- to coarse-grained feldspathic sandstone, and micaceous siltstone and contains local pebble layers. (Drake et al. 1996). Surficial sediments within the APE are mapped as Late Wisconsinan Glacial Delta Deposits, which were formed by meltwater streams in proglacial lakes at and beyond the glacier margin. These deposits consist of sand, pebble-to-cobble gravel, and minor silt as much as 150 feet thick (Stone et al. 2002). The natural terrain within the APE is generally level with elevations ranging from 106 to 111 feet above mean sea level. The APE is within the Saddle River Watershed. Saddle River is located approximately 1,100 feet to the east of the APE. The Saddle River empties into the Passaic River, which drains into Newark Bay and is connected to the Atlantic Ocean by the Arthur Kill and Kill Van Kull tidal straits (see Figure 1.1).

Sediments mapped within the APE are primarily classified as very deep and well-drained soil types (Table 3.1; Figure 3.2; NRCS 2023). The soils mapped within the north and east portions of the APE and are classified as Dunellen-Urban Land Complex, 3 to 8 percent slopes (DuuB). These soils are typically found on outwash plains and stream terraces. Parent material of Dunellen-series soils consist of coarse loamy outwash derived from sandstone. The soil types mapped within the west and south portions of the APE are classified as Urban Land (Dunellen Substratum). This soil classification is characterized by surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material (see Figure 3.2; NRCS 2023).

Generally, the natural vegetation of northern New Jersey is classified as Mixed Oak Forest, Northern Phase, a term that reflects the drastic decline in American chestnut since pre-Contact times (Collins and Anderson 1994). The American chestnut tree (Castanea dentata) was once one of the most abundant trees in this region. During the early part of the twentieth century, the Asiatic fungus eradicated several billion trees in the eastern woodlands, although small pockets survive in Michigan and Long Island. This void was rapidly filled by species that took advantage of the new ecological niche, and the region is now part of the Mixed Oak Forest. Red, white, and black oaks, as well as species of hickory, red and sugar maples, white ash, tulip trees, American beech, black cherry, black birch, sour gum, and American elm trees compose the Mixed Oak Forest in northern New Jersey. An understory of dogwood, hornbeam, spicebush, sassafras, ironwood, witch hazel, blueberry, black huckleberry, pinxter flower, poison ivy, Virginia creeper, Japanese honeysuckle, and wild grapes are also found in the undisturbed Mixed Oak Forest (Collins and Anderson 1994:109). Current vegetation observed within the APE consists of areas with mature deciduous trees and sparse understory growth of grasses and herbaceous plants, mowed grass lawn around the extant house, and young conifer plantings along Route 17.

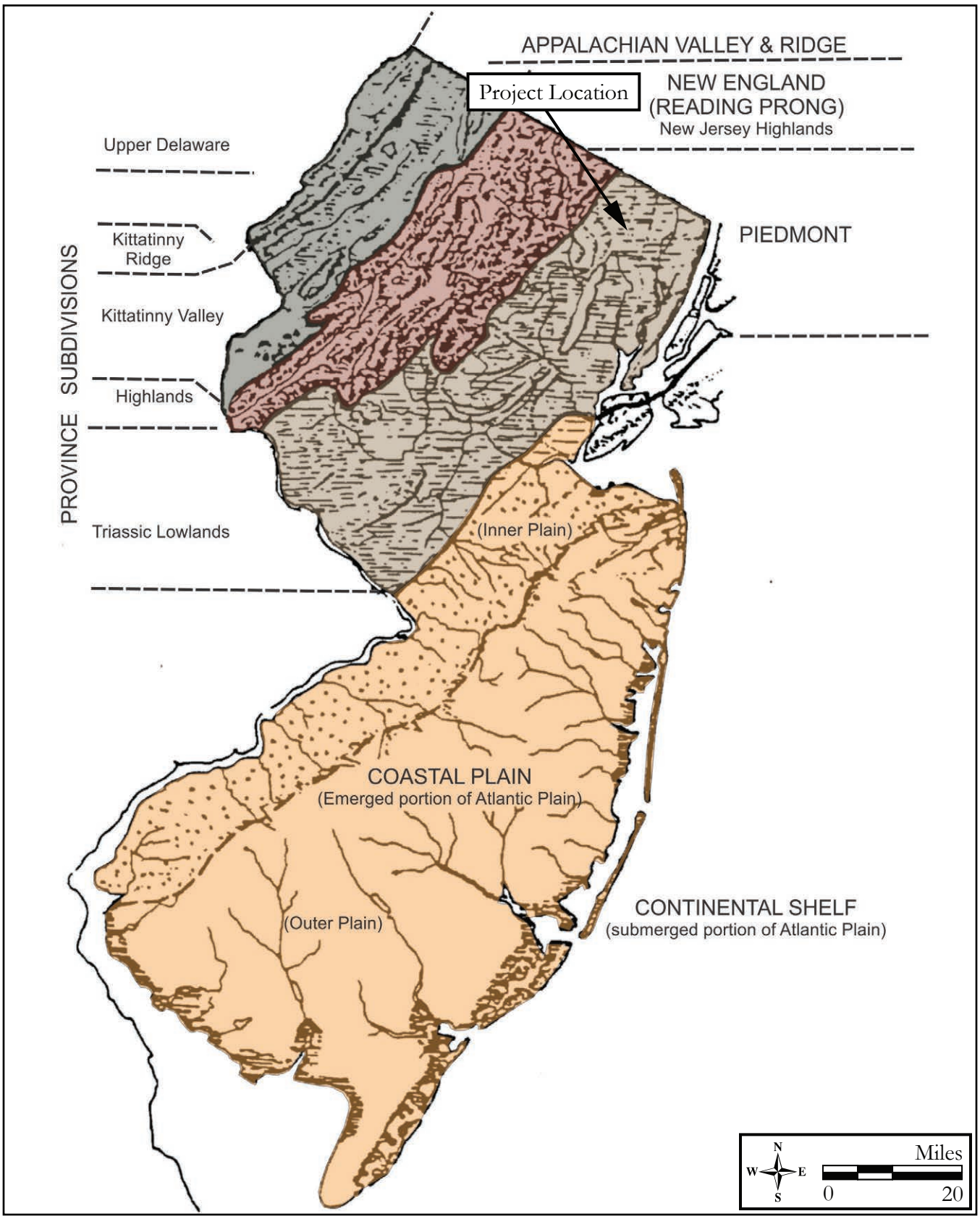


Figure 3.1: Physiographic provinces map
(adapted from Wolfe 1977).



Figure 3.2: Soils map
(2023 Soil Survey Staff, Natural Resource Conservation Service, United States Department of Agriculture. Soil Survey Geographic [SSURGO]).

Table 3.1. Soil types within the APE.

Name	Typical Soil Horizon Depth in Inches	Texture	Slope	Drainage	Landform
Dunellen-Urban Land Complex (DuuB)	A1: 0-8 A2: 8-14 BA: 14-20 Bt: 20-31 C: 31-42 2C: 42-70	A1: sandy loam A2: sandy loam BA: sandy loam Bt: sandy loam C: sandy loam 2C: stratified gravelly sand to loamy sand	3–8%	Well drained	Outwash plains, stream terraces
Urban Land (UR)	Varied	Varied		Not specified	Low Hills

3.2 Pre-Contact Period Context

Archaeologists organize chronological and cultural information about the pre-Contact occupants of New Jersey and the Middle Atlantic region into three broad time periods: Paleoindian ±13,000 BP–10,000 BP, Archaic 10,000–3000 BP, and Woodland 3000 BP–400 BP/AD 1600 (Chesler 1982; Custer 1996; Grossman-Bailey 2001; Kraft 1986, 2001; Mounier 2003). These temporal periods serve as a chronological framework for the interpretation of archaeological data. The Archaic and Woodland periods are further subdivided into Early, Middle, and Late sub-periods. This chronology terminates at approximately AD 1600, marking roughly the initial contact between Native groups and Old-World populations, and is followed by a period of extensive colonization by predominantly Dutch, Swedish, and English populations. These periods act as a general framework in order to study the approximately 13,000 years of human occupation in the area. Localized settlement pattern studies have helped to refine this Middle Atlantic prehistory with reference to subsistence strategies and occupational patterns (e.g., Fitting 1979; Marcopul 2007; Mounier 1978; Pagoulatos and Walwer 1991). For each temporal period, environmental conditions, diagnostic artifacts, and cultural characteristics are briefly summarized.

Paleoindian Period (±13,000–10,000 BP)

The Paleoindian period represents the initial occupation of New Jersey following deglaciation. Major coastal plain landscape features likely influenced the occupational patterns of Paleoindian groups, including interior wetlands, periglacial features, cuestas, low terraces, deep river channels, estuaries, and dendritic drainages formed from glacial melt (Grumet 1990; Kraft 1986, 2001; Marshall 1982; Pagoulatos 1998). Areas of tundra, spruce, pine, and deciduous vegetation occupied microniches across New Jersey, influencing faunal patterns (Kraft 2001; Marshall 1982). Early Paleoindian inhabitants likely hunted large and small game, and supplemented their diet with collected wild plants, nuts, and aquatic resources (Carr and Adovasio 2002; Custer and Stewart 1990; Dent 1991; Gingerich 2011; Marshall 1982). Evidence from the Shawnee-Minisink Site in the Upper Delaware Valley, for instance, suggests a subsistence regime whereby fishing and plant foraging, including hawthorn plum, berries, and hickory nut, supplemented game hunting (Gingerich 2011). Paleoindians were likely organized as highly mobile bands, and sites dating to this period often consist of small encampments. Relatively few Paleoindian sites have been documented in the New Jersey Piedmont (Pagoulatos 2004:130). Two well-documented Paleoindian sites in northern New Jersey, the Plenge and Zierdt sites, were open-air sites on terraces along the Musconetcong and Delaware rivers, respectively (Gingerich 2013; Kraft 1973; Werner 1964). The Dutchess Quarry Cave site in Orange County, New York, however, suggests that rock shelters and caves were also used by Paleoindians (Funk 1976; Kopper et al. 1980). A fluted point made of Onondaga chert was found on the bank of the Ramapo River in Mahwah and other specimens were found in scattered locations further from the project site (Lenik 1999:11–12). Toolkits recovered from sites often include fluted projectile points, scrapers, flake tools, and debitage. Overall, the Paleoindian through Middle Archaic periods are poorly documented in the surrounding region, although landforms such as glacial lakeshores would have represented important locations for Native American settlement (Pagoulatos 1998:16).

Early Archaic Period (10,000–8500 BP)

The lifeways of Early Archaic period peoples were likely similar to those during the end of the Paleoindian period, as this transition was not marked by a punctuated change, but rather a variety of small, gradual adjustments over time (Adovasio and Carr 2009). Environmental conditions in northern New Jersey during this period consisted of a cool climate and a mix of areas containing boreal and mast-bearing deciduous vegetation (Raber et al. 1998; Sirkin 1977). Evidence for Early Archaic occupation in northern New Jersey suggests that small, mobile bands seasonally exploited resources in riverine and coastal areas, including floodplains and river islands (Dumont and Dumont 1979; Kraft and Mounier 1982). Early Archaic diagnostic artifacts include stemmed and notched points, chipped stone choppers, and hammerstones. New tool forms suggesting adaptations to exploit forest resources, such as grinding slabs, milling stones, and pitted cobbles, have been found in Early Archaic contexts (Custer 1996). Early Archaic diagnostic notched and stemmed projectile point forms consist of Amos, Palmer, Charleston, Lost Lake, Decatur, Fort/Nottoway/Thebes, and Kirk types (Kraft 2001; Stewart 2018). Radiocarbon dates are documented for limited Kirk point types in the Upper Delaware Valley and range between 9000 and 8000 BP, including at the Harry's Farm and Rockelein sites in the Upper Delaware Valley (Stewart 2018).

Although Early Archaic components are fairly rare, a number of sites in New Jersey and nearby are associated with the Early Archaic period, including Shawnee Minisink, Harry's Farm, Rockelein, Treichler's Bridge, Sandts Eddy (36-Nm-12), Twombly Landing, West Creek, Logan, Turkey Swamp, site 28-Hu-18, Apshawa Rockshelter, and Ward's Point on Staten Island (Bergman et al. 1998; Carr and Moeller 2015; Cavallo 1981; Cross 1941; Kraft 2001; Kraft and Mounier 1982:66–67; Mounier 1975; Richard Grubb & Associates, Inc. 2013; Stanzeski 1996; Stewart 2018). An Early Archaic component at the Shawnee Minisink yielded varied tools in layers below the Paleoindian levels including scrapers, drills, axes, and other tools and possibly functioned as a base camp (Carr and Moeller 2015:93). Ward's Point on Staten Island contains a stratified Early to Middle Archaic site with a range of diagnostic stemmed points, tools, and features (Cantwell and Wall 2001). An Early Archaic campsite was located on a ridgetop above the Ramapo River in Mahwah near the previously discussed fluted point find (Lenik 1999:11).

Middle Archaic Period (8500–5000 BP)

Ongoing environmental change in the Middle Atlantic region increased deciduous, mast-producing vegetation which offered additional food resources (Custer 1989; Kraft 2001). These changes coincide with an apparent population increase during the Middle Archaic period in New Jersey, though social groups were still limited in size. Occupation of riverine and stream settings continued, with increased exploitation of estuarine settings and deciduous wooded uplands (Carr and Moeller 2015:87; Kraft 2001; Kraft and Mounier 1982). Evidence suggests decreased settlement mobility during the Middle Archaic, a departure from Paleoindian and Early Archaic lifeways. By the end of the Middle Archaic, toolkits included woodworking tools (including axes, adzes, and gouges) manufactured through pecking and grinding of durable metamorphic and sedimentary stones. These implements could be used in felling trees and hollowing logs for canoes (Custer 1996; Kraft 2001). Middle Archaic diagnostic bifurcate projectile points are classified as MacCorkle, St. Albans, and LeCroy. Certain Kirk forms also date to the Middle Archaic period. Other distinctively Middle Archaic diagnostic types include Neville and Stanly projectile points with shallow basal notching (Custer 2001:45). New lithic sources were sought and quarried, including argillite and shale from north-central New Jersey and Cohansey quartzite from southern New Jersey (Grossman-Bailey 2001:211–223; Kraft and Mounier 1982). Various types of notched, bifurcate-base, and stemmed projectile points were used to tip spears for hunting, sometimes used in a stone-weighted atlatl.

Late Archaic Period (5000–3000 BP)

The Late Archaic is characterized by adaptation to a more temperate climate, stabilized sea levels, and tidal conditions along the region's large rivers and streams (Kraft and Mounier 1982; Ritchie 1965). The beginning of the Late Archaic period roughly corresponds to the late middle Holocene warm, dry Sub-Boreal period (Carr and Moeller 2015; Stewart 2018). An increase in the number and size of sites during this period suggests a greater population, likely due to environmental changes which offered

an increased food supply (Custer 1996; Kraft 2001; Kraft and Mounier 1982). Other major cultural developments during this period include the growth and expansion of long-distance trade networks and increased sedentism. Decreased social group mobility may have resulted in territorialization, spurring the development of trade networks (Kraft and Mounier 1982; Pagoulatos 1998; Stewart 1989). Larger Late Archaic sites were typically located in resource-rich areas along major rivers, with smaller campsites, procurement stations, transient camps, and isolated activity areas in a variety of settings (Custer 1984; Kraft 2001). Mortuary ceremonialism has also been documented for the Late Archaic period, as evidenced by such sites as Savich Farm and Koens-Crispin (Cross 1941; Regensburg 1971).

In addition to material types discussed previously, tools that emerged or became more common on Late Archaic sites include mortars, milling stones, pestles, nutting stones, sinew stones, shaft smoothers, atlatl weights, and plummets (Kraft 2001). During the latter portion of the Late Archaic, vessels carved from steatite (with sources in Pennsylvania and New England) emerged for food preparation (Kraft 2001). Argillite exploitation and use increased substantially during the Late Archaic (Stewart 1989, 1994). A variety of notched and stemmed projectile points (i.e., Bare Island, Brewerton, Lackawaxen, Lamoka, Macpherson, Normanskill, Pequea, Piney Island, and Poplar Island) were used throughout this period, and new forms were introduced, including broadspear (Susquehanna, Savannah River, Snook Kill, Lehigh/Koens-Crispin, and Perkiomen) and fishtail types (Custer 2001; Stewart 2018). In New Jersey, the increased use of argillite and locally available quartzite, as well as exotic materials, suggests the existence of complex exchange and interaction networks (Stewart 1989, 1994). Lenik (1991:13), however, notes continuity in the use of chert pebbles and cobbles as a source of lithic materials in the Highlands Region, to the north of the APE, over a long period of time.

Early Woodland Period (3000–2500 BP)

Many Late Archaic lifeways continued into the Early Woodland period. Defining a clear temporal boundary between these periods is problematic due to the increasing number of radiocarbon dates associated with diagnostic artifacts such as early ceramics, steatite vessels, and fishtail points (Carr and Moeller 2015:107; Stewart 2003:5, 2011, 2018). The occupational model for the Early Woodland suggests seasonal aggregation of social groups in semi-sedentary, riverine base camps, with cyclical movements to satellite encampments and procurement areas in interior settings (Custer 1996; Hummer 1994; Kraft 2001; Mounier 1978; Williams and Thomas 1982). Early Woodland peoples exploited plant foods associated with the Eastern Agricultural Complex, including sunflower, squash, little barley, knotweed, and Chenopodium (Carr and Moeller 2015; Messner 2011:30–31). Archaeologists have posited the emergence of a number of distinct cultural complexes during the Early and Middle Woodland periods (i.e., Orient, Meadowood, Middlesex, etc.). These cultures are distinguished by particular projectile point and ceramic morphologies, subsistence practices, ornamental and ceremonial artifacts, and burial ceremonialism. The practices and material culture of some of these complexes suggest an Ohio Valley influence (Bello et al. 1997; Custer 1996; Kraft 2001; Lowery 2012; Mounier 1981; Stewart 1989). Early Woodland diagnostic artifacts include Meadowood/Hellgrammite projectile points, teardrop bifaces, Adena material, and early ceramic types (Carr and Moeller 2015; Custer 1996, 2001; Stewart 2003, 2018). Ceramic types typically associated with the Early Woodland period include Marcey Creek and Vinette I (Stewart 1998a, 2018). Side-notched and stemmed projectile point types used during earlier periods continued to be manufactured and utilized during the Early Woodland.

Middle Woodland Period (2500–1200 BP)

The Middle Woodland period saw continued estuarine and tidal habitat development as slow sea level rise continued (Grossman-Bailey 2001). Developments during this period included early experimentation with horticulture and innovation and refinement of ceramic technology (Custer 1996: 217; Hart 2008; Stewart 2003). Exchange networks and mortuary customs continued, but also took new forms (Kraft 2001; Lowery 2012). Populations increasingly exploited anadromous fish, shellfish, and incorporated seed crops into subsistence regimes (Hart 2008; Mounier 2003; Schindler 2006; Stewart 1999). Materials diagnostic of the Middle Woodland include Fox Creek and Jack's Reef projectile points and interior-marked and crisscross, cord-marked pottery (Custer 1996; Harris 2007; Stewart 1998a, 2003; Walker 2013). Middle Woodland ceramic innovations included coil-constructed

pottery and net-marking surface treatment, both of which were common by the end of this period (Stewart 1998a). Evidence from the Abbott Farm Complex suggests a Middle Woodland settlement model based on seasonal aggregation and dispersal of social groups across relatively large territories. Social groups aggregated seasonally in larger semi-sedentary base camps supplied by outlying transient/procurement camps, hunting stations, and specialized encampments, then dispersed later in the year to better exploit environmental resources (Wall et al. 1996). Burial ceremonialism intensified during the Middle Woodland period in the region. Adena-Middlesex mortuary sites in the Upper Delaware Valley, such as the Rosenkrans Ferry Site, and in coastal portions of New Jersey contain a distinctive suite of exotic grave goods from the Midwest (Mounier 2003; Lowery 2012; Stewart 2003).

Late Woodland Period (1200–circa 400 BP [circa AD 1600])

The Late Woodland period saw a shift in social organization and settlement patterns whereby semi-sedentary occupation within more restricted territories became common (Custer 1996; Kraft 2001; Stewart 1998b). Such changes were evidenced by the circumscribed distribution of certain pottery styles and a greater focus on local lithic resources (Custer 1996; Kraft 2001; Stewart 1987). Larger Late Woodland occupations were frequently sited on floodplains (Stewart 1991). Throughout much of the Middle Atlantic region, the Late Woodland period saw an increasing reliance on horticulture as part of the subsistence regime as plants, including maize, beans, and squash, were cultivated (Carr and Moeller 2015; Custer 1996; Messner 2011; Stewart 1995, 1998b). Technological changes include the use of small, triangular projectile points with the bow and arrow and the development of complex, often locally specific ceramic designs and decorative motifs (Kraft 2001; Stewart et al. 1986).

The Raritan River is sometimes defined as the boundary between proto-Unami Delaware speakers to the south and the proto-Munsee Delaware to the north. The Munsee Delaware who occupied central and northern New Jersey may have interacted with other coastal groups occupying the Delmarva Peninsula, as well as the Unami Delaware in southern New Jersey, based on the distribution of ceramics and other artifacts (Kraft 2001; Stewart 1998b). Seventeenth-century ethnohistoric accounts suggest these linguistically related groups may have had organized polities that controlled, among other things, oystering and hunting territories during the Late Woodland and proto-historic periods (Goddard 1978:215). Algonquian speaking people who occupied northern New Jersey likely interacted with Iroquoian speaking groups who inhabited New York State and central Pennsylvania based on the distribution of ceramics and other artifacts (Custer 1996:269). Shellfish gathering occurred in the spring and summer months from smaller camps and the meats were dried for later use (Goddard 1978:216–217). The restricted distribution of pottery styles and the focus on the utilization of local lithic sources, along with ethnohistorical data, suggest a greater degree of territoriality in the Late Woodland period than in the preceding periods (Custer 1996; Kraft 2001). The Late Woodland period terminates at the arbitrary date of AD 1600, coinciding with contact between Late Woodland Native American populations and European explorers and colonists.

The Contact Period (circa 400–250 BP [AD 1600–1750])

The Contact period describes the period of European exploration of the Atlantic coastline and near interior, during which early interactions began between the native inhabitants of New Jersey and Europeans. Most historians credit Giovanni da Verrazzano and Henry Hudson with initiating contact with the Lenni-Lenape and other native groups of the Northeast (Kraft 2001). Comparable to earlier periods, the effects and timing of these interactions vary significantly throughout the region. In New Jersey, early European traders and fishermen made sporadic contact with Native Americans; however, the effects of these early interactions are still not understood. Mounier (2003:24) notes that prior to European settlement, there appears to have been a Native American population collapse on the coast, which may have been caused by diseases introduced during early trading interactions, combined with group decisions to relocate as incidents of conflict increased. Early relations between the indigenous population and the Dutch, peaceful and otherwise, were documented in early historic records (Brahms 1998; Goddard 1978; Grumet 1990; Kraft 1986, 2001; Snell 1881). By the latter portion of the seventeenth century, the Ramapough Indians, who were descended from Munsee speakers and possibly other Algonkian groups, settled in the Highlands region, including the Ramapo Mountains,

possibly seeking refuge from encroaching Dutch and English settlers (Kraft 1986:241, 2001, Lenik 1999). A number of leading families in the area, including the DeFreese, Van Dunk, DeGroat, and Mann families are descended from the early Ramapough groups (Lenik 1999:69).

Contact period sites are rare. While Early European settlers also inhabited northern New Jersey during the Contact period, this contact between Native Americans and Europeans was "occasional or intermittent" and Native Americans "maintain[ed] their own level of technology ... and ... cultural lifeways" (Lenik 1989:117). Williams and Kardas (1982:185) point out that by the early 1600s the Contact period is more recognizable in the archaeological record due to European settlement and the establishment of trading posts. Early colonial settlements in northern New Jersey were established in the mid-seventeenth century at Bergen and Paulus Hook, which are now part of Jersey City (Grossman and Associates 1992:21; Wacker 1975:123). Dutch and English colonists initially occupied the area for commercial reasons associated with the fur trade.

The Hackensack and Passaic Rivers were important travel routes and figured prominently during the fur trade, and in 1641, a trading post was located along the western shore of the Hackensack River (Grossman and Associates 1992:22). Other early settlements include David Demarest's circa-1677 dwelling and mill complex along the Hackensack River in Bergen County (Lenik 1985). Lenik (1999:19-21) lists 30 historic Contact-period archaeological sites in the Highlands with evidence of European trade goods manufactured from the circa 1600s to the late eighteenth century, including a village site in Oakland Center for which there is no data and a circa-1730 Echo Lake site in West Milford, which yielded a silver ornamental brooch (Lenik 1965; 1999:25–26). Native American paths passing between villages were soon used by European settlers for transportation across the landscape, including several paths known to lead from a ceremonial Contact-period site at the confluence of the Mahwah River and the Ramapo River. One trail led north, one led east to the Hudson River, and another led south toward Paramus (Bischoff and Kahn 1979).

Site-Specific Pre-Contact and Contact Period Context

Twenty-seven pre-Contact period archaeological sites have been previously documented within an approximate 2-mile radius of the project location. These sites are located in the Saddle River and Hackensack River valleys and were recorded during early twentieth century surveys (Cross 1941; Skinner and Schrabisch 1913). The sites were mostly located along Hohokus Creek and Sprout Brook (Skinner and Schrabisch 1913:82). On the east bank of Saddle River, approximately 1 mile south of Paramus, two camp sites and one rock shelter were identified. A possible village site was noted on the upper ground east of Sprout Brook north of its confluence with the Saddle River between Arcola and Rochelle Park (Skinner and Schrabisch 1913:82). Early collectors have also noted areas near the project location where pre-Contact period artifacts have been found in high numbers. J. R. Eschelman notes that the "fields beyond the Valleau Cemetery" yielded several Native American artifacts in the early twentieth century (Village of Ridgewood 1916:2).

Edward J. Lenik's (1985, 1989) research in northern New Jersey indicates that areas in Bergen and Passaic counties were used by Native Americans until the 1760s. Most of the documented Native American sites were interpreted as small, transitory camps used for resource procurement and processing. While early European settlers also inhabited northern New Jersey during the Contact period, Native American and European interaction was "occasional or intermittent." Native Americans "maintain[ed] their own level of technology ... and ... cultural lifeways" (Lenik 1989:117).

The project location is on an upland setting more than 1,000 feet from the nearest modern watercourse, the Saddle River to the east, and approximately 1,500 feet from a seemingly natural pond to the east. While pre-Contact sites are typically found closer to major water sources, a handful of previously identified sites were located on similar landforms and at comparable distances away from water. For example, the Paramus 3 Site (28-Be-037) is on an interfluve landform more than 1,000 feet from the Saddle River and the Sprout Brook Tributary (Skinner and Schrabisch 1913:83). Therefore, the project location retains some sensitivity for pre-Contact archaeological resources.

3.3 Historic Context

This section presents historical background for the John A. L. Zabriskie House property, utilizing research from the previous Phase IA archaeological survey and National Register of Historic Places Nomination Form (Connolly & Hickey Historical Architects, LLC 2018; Hunter Research, Inc. 2019). Additional research using historic maps and secondary sources available at the New Jersey State Library, New Jersey Historic Preservation Office, was also undertaken. Note that the APE is referred to as the "project location" to account for the imprecision on historic maps of various scales.

The project location is within the Village of Ridgewood in Bergen County. In the seventeenth century, the Dutch considered the area comprising today's Bergen and Hudson counties as part of New Netherland, stemming from Henry Hudson's exploration of Newark Bay in 1609 (sailing for the Dutch East India Company) (Van Valen 1900). The earliest attempts at settlement were violently repelled, but by 1660, Bergen Township (now Jersey City) was settled. The Dutch lost their province to the British in 1664, who split New Jersey into two proprietorships, East and West Jersey, with the latter being a more conservative, Quaker-controlled polity. East Jersey was considered less conservative and more independent-minded (and therefore intransigent towards authority), and it remained predominantly Dutch well into the seventeenth century (Pomfret 1962). In 1675, Bergen and surrounding plantations were consolidated into Bergen County in an act passed by the province's General Assembly (Hudson County was eventually sectioned from Bergen County in 1840) (Snyder 1969; Westervelt 1923:256).

The land currently encompassed by the Village of Ridgewood was part of a 15,306-acre tract of land acquired by William Sanford in 1668 (Clayton 1882:40). Sanford's land and other large tracts owned by John Berry and Nathaniel Kingsland, who had emigrated from Barbados, were combined to form "New Barbadoes." The Township of New Barbadoes was bounded by the Hackensack, Passaic and Saddle rivers and Newark Bay, and was originally situated in Essex County before becoming part of Bergen County in 1710 (Snyder 1969:82). In 1716, a portion of New Barbadoes Township, including the project location, was established as Saddle River Township. In 1771, the northern portion of Saddle River Township was established as Franklin Township by royal charter (Clayton 1882:199). During the next 150 years, Franklin Township gradually decreased in size as new municipalities, including Ridgewood Township in 1876, formed from its boundaries (Snyder 1969:85). During the late nineteenth century, Ridgewood Township separated into numerous small boroughs as part of a wider trend, termed "Boroughitis," happening in Bergen County. In 1894, the Village of Ridgewood was incorporated by referendum from the land that remained in Ridgewood Township. The Village of Ridgewood received additional land from neighboring municipalities during the twentieth century and reached its current boundaries in 1974 (Connolly & Hickey Historical Architects, LLC 2018:8-1; Snyder 1969:75–91).

During the eighteenth century, the project location was situated within the settlement known as Paramus (or 'Peremis'), which was centered on the Paramus Reformed Church. The current Paramus Reformed Church stands approximately 1,100 feet south of the John A. L. Zabriskie House to the south side of New Jersey Route 17. The Paramus Reformed Church was founded in 1725, the first church building was constructed in 1735, and the current building was completed in 1800. The church stood at the intersection of two important colonial roads; the present-day alignment of Saddle River Road corresponds to a route known as the Clove Road, which ran from Hackensack through the Ramapo Pass to Goshen, New York. The second road aligns with portions of the present-day Franklin Turnpike, which passed from Tappan, New York, through Hoppertown (Hohokus) and connected to Saddle River (Tholl 1974).

A map of New Jersey and New York produced in 1769 shows the Paramus Reformed Church north of the intersection of these roads along with a cluster of buildings along the west side of road corresponding to West Saddle River Road (Figure 3.3; Faden 1769). In 1769, the settlement is identified as Paramus, though the larger area is depicted as part of the "Romopock Tract". A more detailed map by Robert Erskine, dated 1781, shows the church at "Peramus" to the south of the project location (Figure 3.4; Erskine 1780). Two dwellings are also depicted close to the project location along the

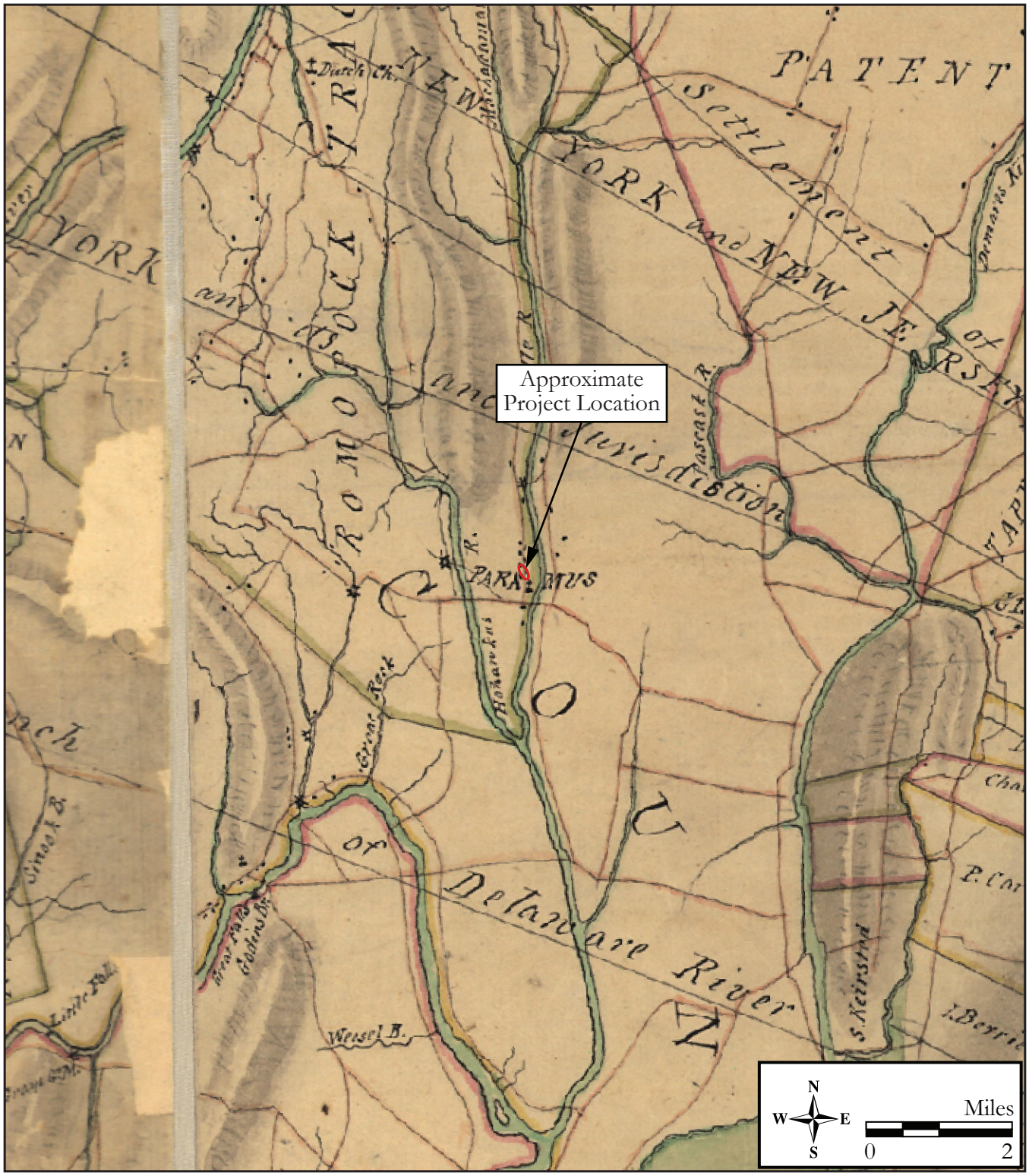


Figure 3.3: Circa 1769 William Faden, *Three Maps of Northern New Jersey with reference to the Boundary between New York and New Jersey.*

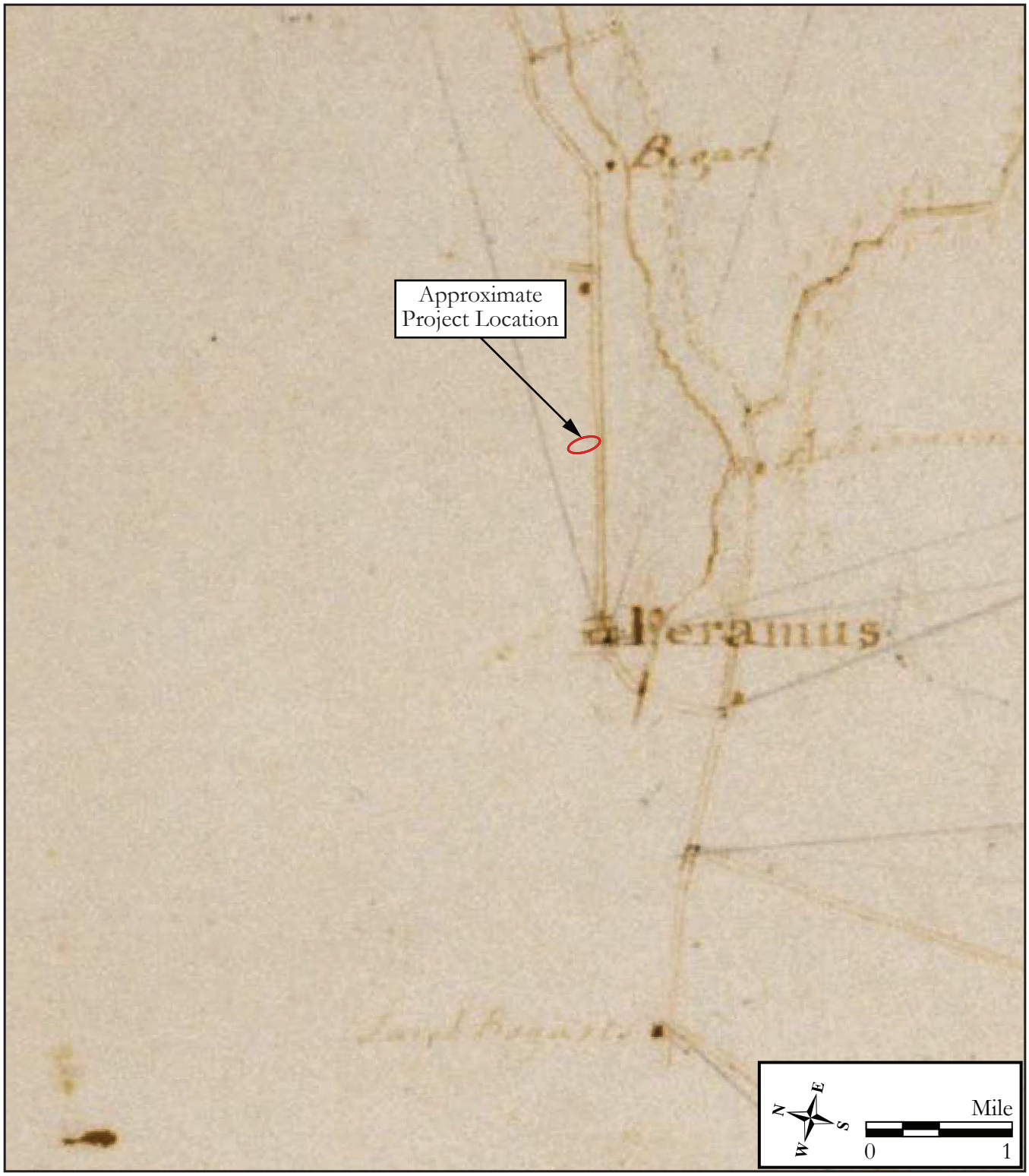


Figure 3.4: 1780 Robert Erskine, *Roads between Suffrans, Tappan, Kakeate Peramus, Dobbs Ferry, Clarkstown +c. No 113, 1st, first fragment.*

West Saddle River Road alignment, one of which is attributed to the "Bogart" familyand the other to the "Ackermanns" (Erskine 1780). Notably, a 1781 map by John Hills only depicts the road to Hohokus and it places the Paramus Reformed Church on the south side of the road (Figure 3.5; Hills 1781). Despite these inconsistencies, the project location was part of a 45-acre tract of land that Magdalen Valleau granted to the Paramus Reformed Church in 1750 to settle the estate of her father, Peter Fauconnier, and for use as a parsonage farm (Bergen County Clerk's Office [BCCO] 1750, Deeds, G:282; Connolly & Hickey Historical Architects, LLC 2018:8-2). Fauconnier was a prominent landowner who, in 1730, granted the original tract of land on which the Paramus Reformed Church still stands (Clayton 1882:134). An 1881 sketch map shows the various tracts acquired by the church by the latter half of the eighteenth century, including Valleau's grant containing the project location (Figure 3.6; Clayton 1882) The map also depicts the locations of the parsonage house, church, and cemeteries in relation to the project location. No details were given about the use or occupation of the land prior to its transfer to church ownership; however, it is possible that the project location may have been occupied in the late eighteenth century or very early nineteenth century, if the land was indeed cultivated or leased to tenant farmers as a way to support the church as seemingly intended.

Due to its proximity to New York, Bergen County experienced military activity throughout the Revolutionary War from 1776 to 1783 (Munn 1976). In the vicinity of the project location, the Paramus Reformed Church property and the local crossroads held strategic importance during the American Revolution and several military events were known to have taken place there. The NRHP Nomination form for the Paramus Reformed Church Historic District describes the church serving as a barracks, hospital, and prison at various times during the war. In addition, General George Clinton and the New York militia camped at the church in December 1776 (Tholl 1974). General George Washington is known to have headquartered in Paramus several times and was present at the court-martial of General Charles Lee at the church from July 11–15, 1778 (Tholl 1974). A number of notable figures were present at the court-martial, including General Lord Stirling, Lieutenant Colonel Alexander Hamilton, and the Marquis de Lafayette, amongst others (Tholl 1974). In March 1780, a skirmish between British and Continental forces is documented in the vicinity of the project location, during which British and foreign troops "advanced as far as Paramus" attacking a small guard outpost and plundering nearby houses (Connolly & Hickey Historical Architects, LLC 2018:8-2; New Jersey State Archives 1780; Ryan 1975). In 1781, Moses Hazen's Regiment and the New Jersey Line camped in the vicinity of the Paramus Reformed Church during the Continental Army's march south to Yorktown (Selig 2006). Although none of these Revolutionary War events are noted as taking place within the project location, there is potential for military-related activity at the project location due to its proximity to documented events as well as its ownership by the church during this period.

The Paramus Reformed Church retained ownership of the project location into the early nineteenth century. In 1825, John A. L. Zabriskie purchased from the Paramus Reformed Church a 9.25-acre tract of land bounded by West Saddle River Road and Franklin Turnpike (BCCO 1825, Deeds, W2:62). It is unknown if the earlier 1.5-story west wing of the John A. L. Zabriskie House already existed when John Zabriskie purchased the property or whether he constructed it after purchasing the property. The John A. L. Zabriskie House is a vernacular, wood-frame, Dutch-American dwelling. It consists of the original circa-1825 one-and-a-half-story, gable-roof wing with a rubble fieldstone foundation, a circa 1840 two-story, gambrel-roof addition with an ashlar brownstone foundation to the east elevation of the original wing, two twentieth-century one-story additions, and a twenty-first-century enclosed porch. The dwelling faces south, and there was a driveway, which is no longer visible, to the north of the house. With its circa-1825–1840 date of construction, gambrel-roof main block and gable-roof wing, stone foundation, heavy oak timber framing, south-facing orientation, and interior end fireplaces, the John A. L. Zabriskie House displays character-defining architectural features of a third-period Jersey Dutch framed house. The third period building phase of the New Jersey Dutch framed houses was a prominent vernacular architecture in the region between 1750 and the mid-eighteenth century (Cohen 1992:40; Connolly & Hickey Historical Architects, LLC 2018:8-4, 8-5, 8-6).

Early nineteenth-century maps show that the road network surrounding the project location and within Paramus was well established by this period (Figure 3.7; 1811 Eddy). John Eddy's 1811 map depicts major roads and select landmarks, including the church at "Peramus"' several mills along

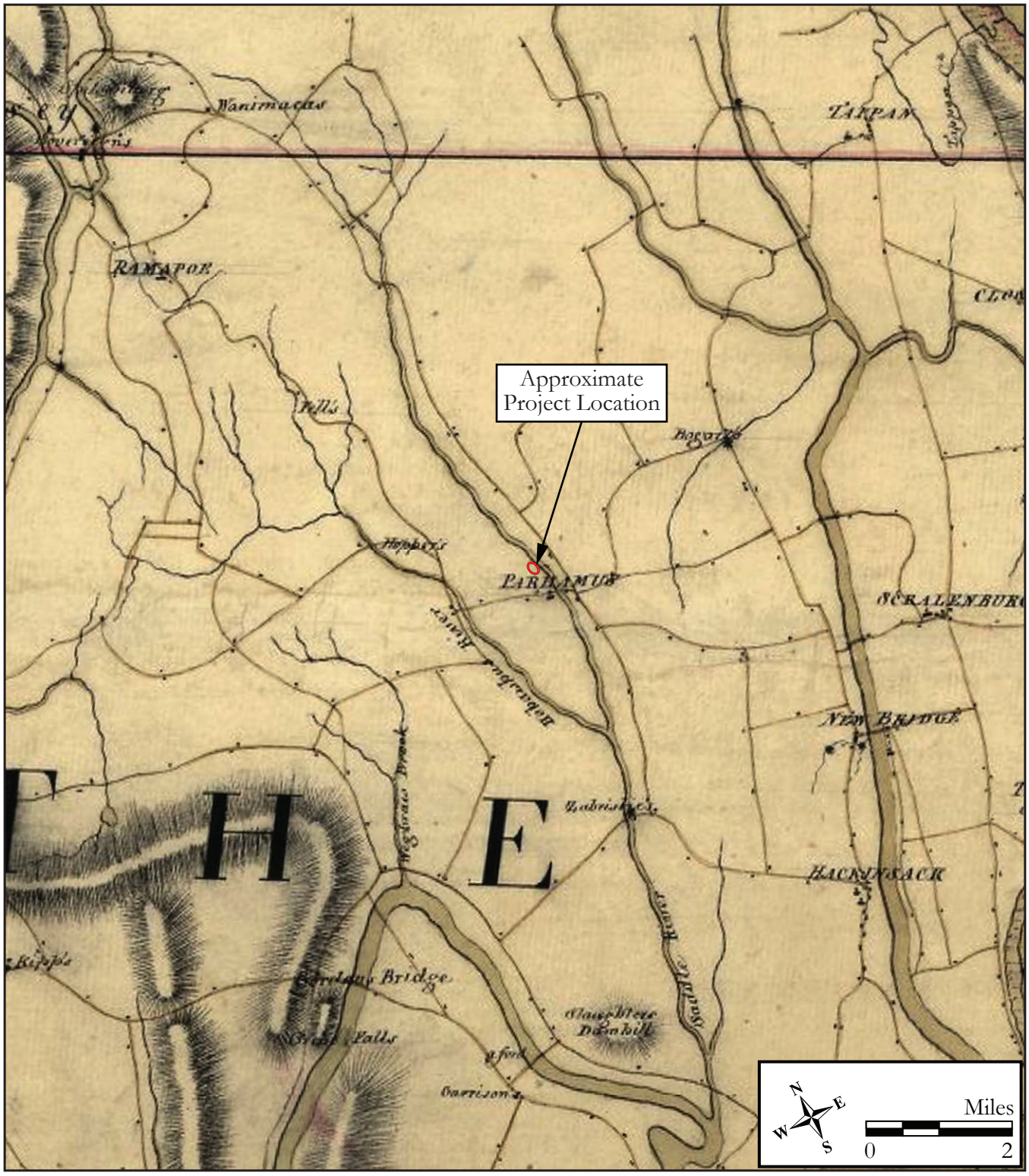


Figure 3.5: 1781 John Hills, *A Sketch of the Northern Parts of New Jersey*.

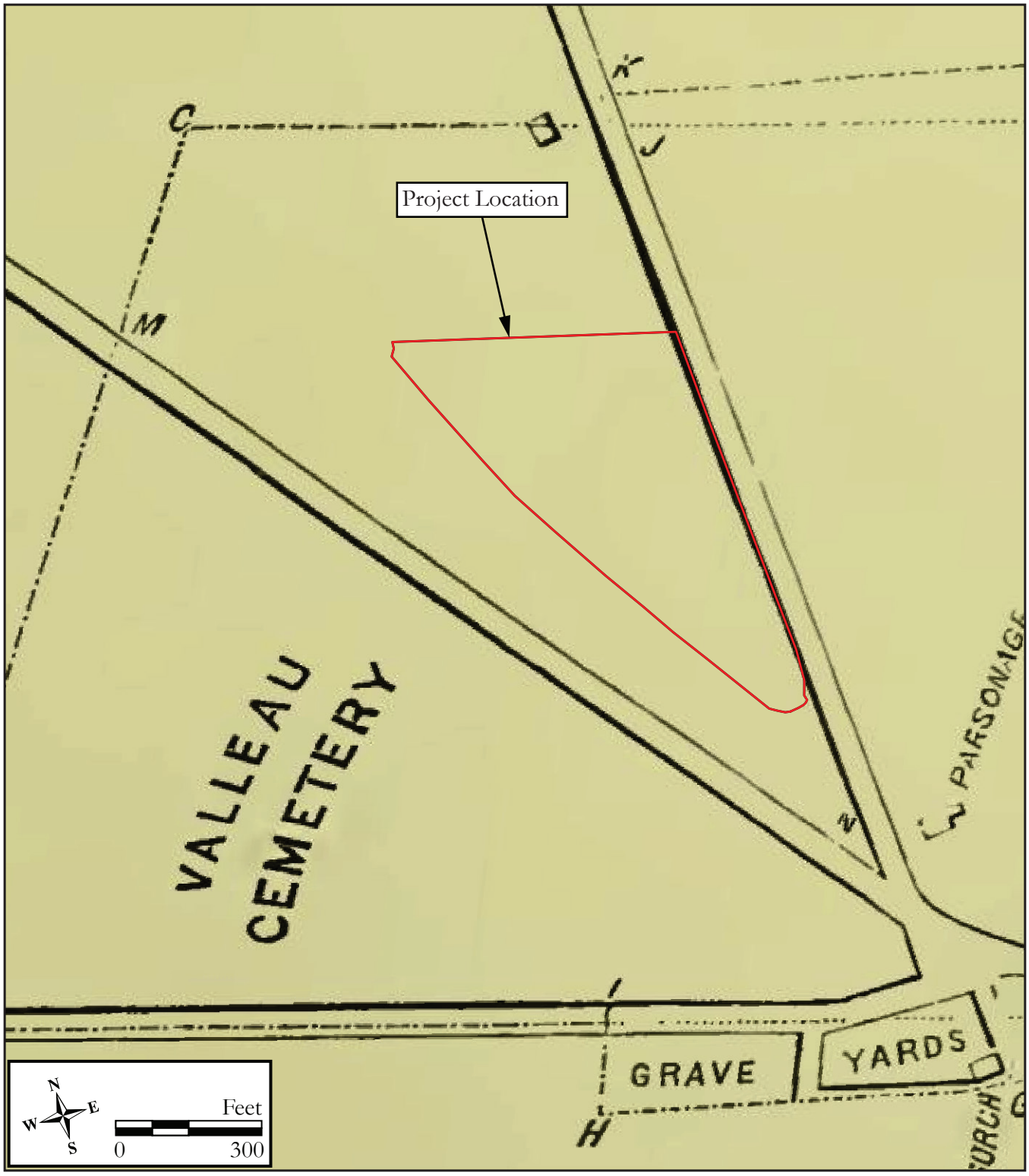


Figure 3.6: 1882 W. Woodford Clayton, *History of Bergen and Passaic Counties, New Jersey.*

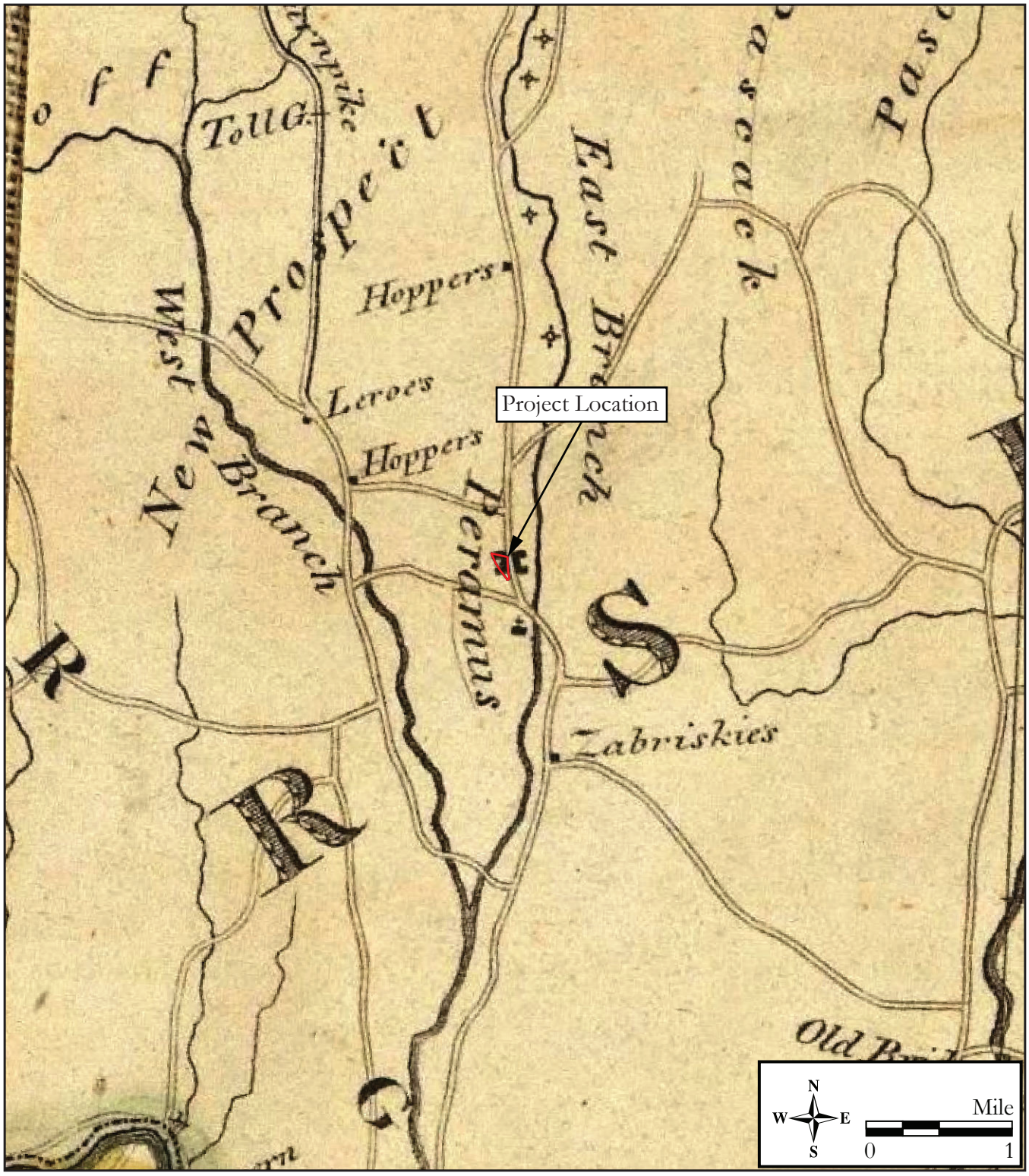


Figure 3.7: 1811 John H. Eddy, *Map of The Country Thirty Miles Round the City of New York.*

the Saddle River, and buildings belonging to the Hopper, Leroe, and Zabriskie families. While the 1811 map does depict a settlement in the general vicinity, it does not provide any details about the project location. Similar maps produced by Thomas Gordon in 1828 and 1833 show West Saddle River Road, Franklin Turnpike, and the Paramus Reformed Church (Figures 3.8; Gordon 1828, 1833). Unsurprisingly, the John A. L. Zabriskie House does not appear on these maps.

John Zabriskie resided on the property with his wife, Elizabeth, whom he married around 1819, and their children (Connolly & Hickey Historical Architects, LLC 2018:8-3). The couple eventually had seven children: Albert, James, Jacob, Margaret, Simeon, George, and Martha Ann (U.S. Census Bureau [USCB] 1830). By 1840, the John A. L. Zabriskie House housed eight people, one of whom worked in agriculture and two in manufacturing (USCB 1840). Around this time, Zabriskie appeared to have drastically expanded the size of the house, constructing the two-story, gambrel-roof east wing to accommodate his growing family (Connolly & Hickey Historical Architects, LLC 2018:8-2). A U.S. Coast Survey Map published in 1840 shows the John A. L. Zabriskie House against the west side of the West Saddle River Road, two outbuildings to the northwest of the house, and a small orchard in the northwest corner of the property (Figure 3.9; U.S. Coast Survey 1840). In the nineteenth century, the region was generally devoted to agriculture, and hay, corn, potatoes, oats, and grapes, both wild and cultivated, were commonly grown. The area was also well known for its apple orchards, with local mills producing cider, vinegar, and brandy "apple-jack" (Clayton 1882:204).

The 1850 federal population census schedule for Franklin Township reports that 60-year-old John Zabriskie lived with his wife Elizabeth (age 50), his son James (age 27), his son Simeon (age 19), his daughter Martha Ann (age 16), and his daughter-in-law Catherine (age 25). John Zabriskie, James Zabriskie, and Simeon Zabriskie were all employed as farmers (USCB 1850). According to the federal population census schedule of 1860, Zabriskie (age 70) and his wife Elizabeth (age 60) continued to live in the on the property, and Zabriskie owned real estate valued at $4,500 and a personal estate valued at $600 (USCB 1860). A 39-year-old James Zabriskie also occupied the house, but he headed a separate household that included his wife Catherine (age 35), and their son John (age 9) (Connolly & Hickey Historical Architects, LLC 2018:8-2).

Zabriskie owned and occupied the John A. L. Zabriskie House until his death in 1864. The inventory of his estate reveals a prosperous agricultural property furnished with livestock, a well-provisioned kitchen, farm products, fencing, carpets, a gilt-framed mirror and a brass clock. James Zabriskie subsequently inherited the John A. L. Zabriskie House and property, totaling approximately 30 acres. According to the will, the property included "my dwelling house and kitchen," and a stipulation allowing his widow Elizabeth to continue residing there (NJSA, Wills and Probate Records 1861). James Zabriskie farmed the property with his son, John E. Zabriskie, and initially enjoyed relative prosperity as a farmer. In 1870, the 49-year-old James Zabriskie headed a household that included his wife Catherine (age 44), son John (age 19), and a domestic servant named Hannah Goldtrap (age 75). He owned real estate valued at $12,000 and a personal estate valued at $1,300 (USCB 1870). It appears that Catherine Zabriskie died sometime during the next 10 years, as the 1880 federal population census schedule for Ridgewood Township reports that James Zabriskie was age 59 and lived with his second wife Rachel (age 52), along with a boarder and laborer named Martin Magroff (age 22). His son, John E. Zabriskie (age 30), also occupied the John A. L. Zabriskie House and headed a separate household that included his wife Amanda (age 22), and two young children (USCB 1880).

By the end of the nineteenth century, the surrounding area gradually shifted from an agricultural economy to a suburban economy. The opening in 1848 of the Paterson and Ramapo Railroad, which ran through Franklin (Ridgewood) Township to the west of the project location, relocated the center of commercial activity from the area around the Paramus Reformed Church west to the area around the train station (Figure 3.10; 1861 Hopkins; Connolly & Hickey Historical Architects, LLC 2018:8-2, 8-3). Mid- to late nineteenth-century maps of the region capture the changing and increasingly developed landscape around the John A. L. Zabriskie House (see Figure 3.10; Figures 3.11–3.12; Hopkins 1861; Walker 1876; Bracher 1887). Changing economic conditions appear to have eventually created financial difficulties for James Zabriskie and his family in the last decades of the nineteenth

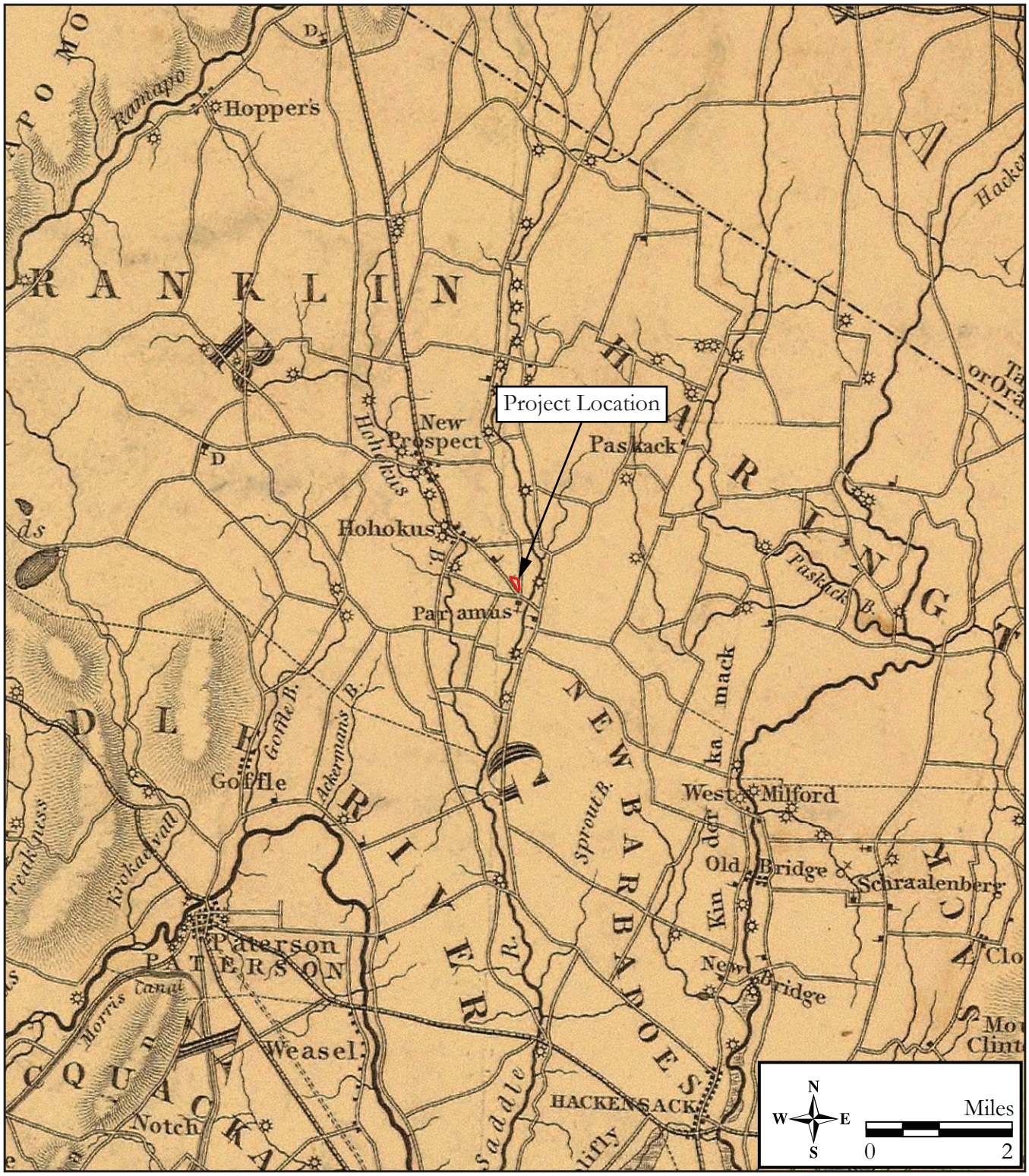


Figure 3.8: 1833 Thomas Gordon, *Map of the State of New Jersey: with Part of Adjoining States.*

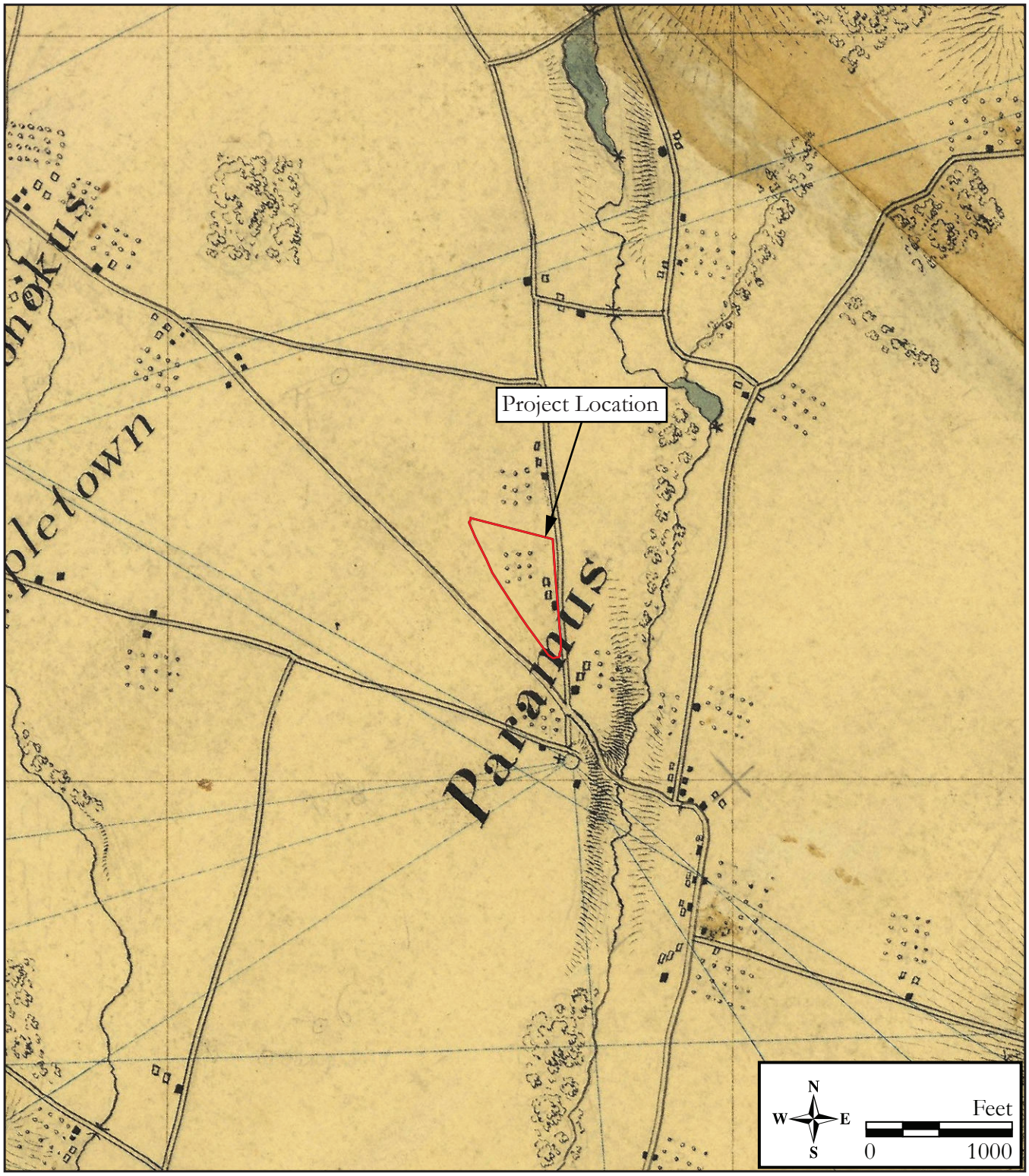


Figure 3.9: 1840 U.S. Coast Survey, *Map of Part of New York and New Jersey*.

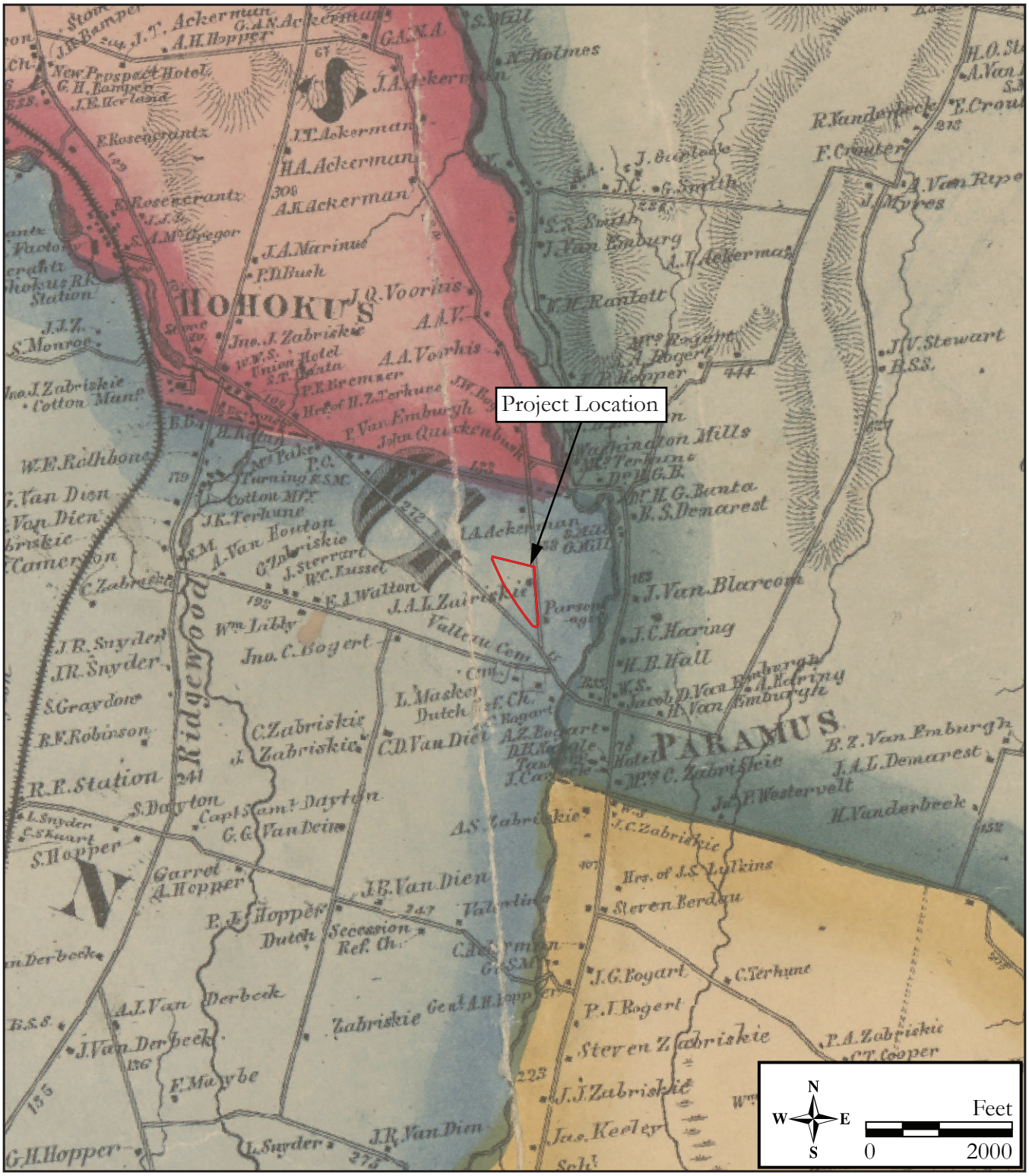


Figure 3.10: 1861 G. M. Hopkins, *Map of the Counties of Bergen and Passaic, New Jersey.*



Figure 3.11: 1876 A. H. Walker, Ridgewood Township, *Atlas of Bergen County, New Jersey.*



Figure 3.12: 1887 William Bracher, *Driving Road Chart of the Country Surrounding New York City.*

century. Zabriskie mortgaged his land in the 1880s, a portion of which he lost to foreclosure in 1889 (Connolly & Hickey Historical Architects, LLC 2018:8-4). By 1887, no outbuildings are depicted on the property (see Figure 3.12; Figure 3.13; USGS 1898).

In 1893, James Zabriskie sold the John A. L. Zabriskie House and the remainder of the property that he had inherited from his father to Seth Hawley (BCCO 1893, Deeds, 361:575). A police clerk from New York, Hawley exemplified the middle- and upper-middle-class professionals who were increasingly moving to Ridgewood as it slowly suburbanized in the late nineteenth century (Connolly & Hickey Historical Architects, LLC 2018:8-4.) While city directories from the period indicate that Hawley lived in the dwelling, the federal population census schedule of 1900 for the Village of Ridgewood reports that he may have occupied a rented house on Maple Avenue (USCB 1900). In 1900, the 57-year-old Hawley headed a household that included his wife Augusta (age 41), their sons Charles (age 23) and Seth (age 18), their daughter Lavinia (age 16), Hawley's mother Lavinia (age 87), and two servants. The census also listed James Zabriskie, who was 78 years old and described as a servant and retired farmer, as a member of the Hawley household (USCB 1900). Despite the rental property as the Hawley household's reported place of residence, a 1902 map identifies Hawley as the owner of the John A. L. Zabriskie House (Figure 3.14; Robinson 1902). The 1902 map also shows the impact of suburbanization as numerous new streets and houses have been built in the surrounding area.

In 1901, the 19.63 acres of land encompassing the John A. L. Zabriskie House and property passed to the widow of Seth Hawley, Augusta Hawley, after his death (BCCO 1901, Deeds, 690:514-586). Augusta Hawley sold the house and 18 acres of land to Carmen (or Carman) Smith in 1908 but retained a 1.63-acre lot along Franklin Turnpike for her residence (BCCO 1901, Deeds, 689:609-611). Carmen Smith was the owner of Manhattan Press in New York City and resided on the property with his family until his death in 1921. In 1910, Smith was 32 years old and led a household that included his wife Clara (age 32), their daughter Florence (age 7), and their son Milton (age 5) (USCB 1910). Carmen and Clara Smith had another daughter, Ruth, in 1915 (USCB 1920). A map of the Village of Ridgewood published by George W. and Walter S. Bromley in 1913 depicts the boundaries of Smith's property, which contained the John A. L. Zabriskie House in addition to an outbuilding to the northwest of the house (Figure 3.15; Bromley & Bromley 1913). Clara Smith inherited the house and property, noted as 16 acres of land, after her husband's death in 1921. Clara and her three children continued to occupy the John A. L. Zabriskie House. During this period, the Smith family added the south porch entry and raised the original gambrel roof of the main east block to create a full second story (Connolly & Hickey Historical Architects, LLC 2018:8-3, 8-4).

The John A. L. Zabriskie House and the surrounding area experienced major changes in the 1930s (Figure 3.16; USGS 1934). The State of New Jersey purchased three parcels of land from Clara Smith in 1934 for the construction of a new highway known as New Jersey Route 2 (later named Route 17) (BCCO 1934, Deeds, 1937:116). This effectively cut Clara Smith's property in half, leaving 5 acres around the John A. L. Zabriskie House and undeveloped land west of the new highway. An unfinished portion of the new Route 2/Route 17 alignment is visible on the 1934 USGS topographic map (see Figure 3.16). By 1934, Clara Smith lived with her daughter, Florence Smith, in the John A. L. Zabriskie House. In the early to mid-1940s, Florence Smith married a local attorney, August Schedler, and the couple resided with Clara on the property. Clara Smith died in 1959, and ownership of the house passed to Florence Smith (BCCO 1959, Deeds, 4233:450-453). August and Florence Schedler remained childless and occupied the John A. L. Zabriskie House until their deaths in 1995 and 2007, respectively. In 2009, the Village of Ridgewood purchased the John A. L. Zabriskie House (Connolly & Hickey Historical Architects, LLC 2018:8-6). A garage and driveway to the north of the house is visible in aerial imagery from 1954 until 2018 (Nationwide Environmental Title Research 1954, 1966, 1970, 1985, 1995, 2010). The rest of the property appears wooded throughout the twentieth and early twenty-first centuries, until areas of land clearing and other ground disturbance appear in 2018.

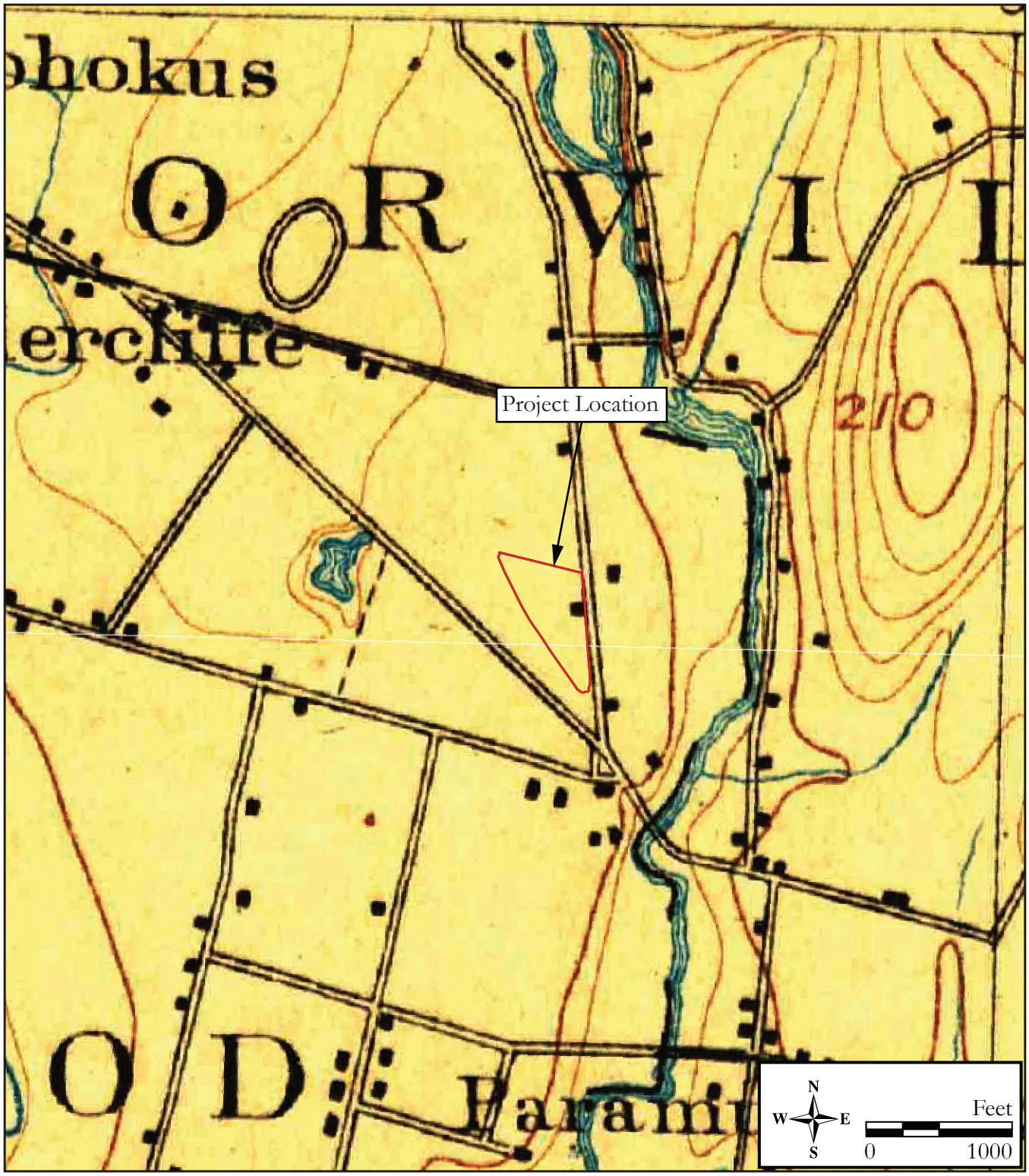


Figure 3.13: 1898 USGS 15' Quadrangle: Hackensack, NJ.

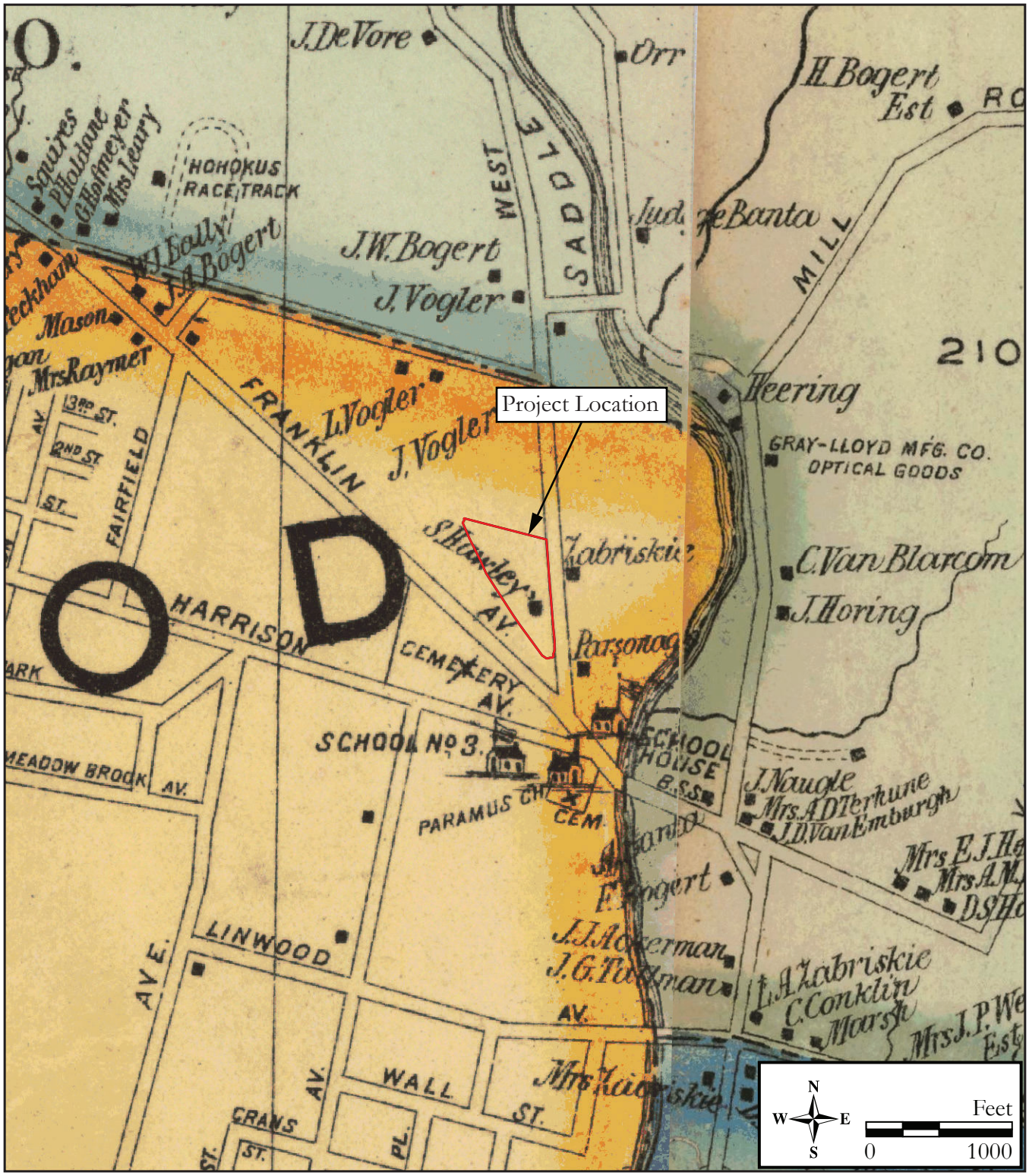


Figure 3.14: 1902 E. Robinson, *Map of Bergen County, New Jersey*.



Figure 3.15: 1913 G. W. Bromley and W. S. Bromley, *Atlas of Bergen County, New Jersey*, Vol. 2, Plate 24.

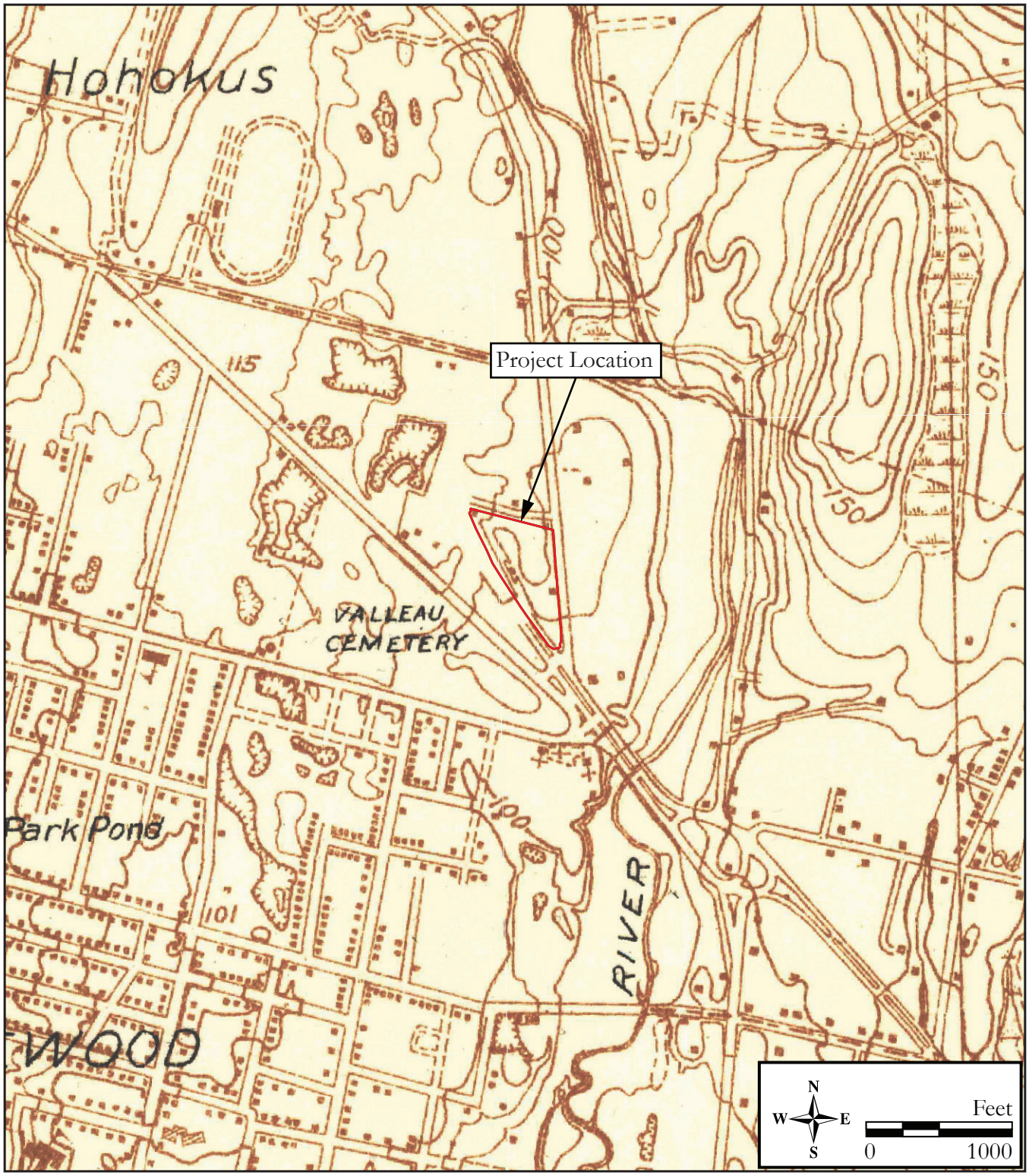


Figure 3.16: 1934 USGS 7.5' Quadrangle: Hackensack, NJ.

3.4 National and State Register of Historic Places Eligible and Listed Properties

A review of files at the NJHPO indicated that the NJR- and NRHP-listed John A. L. Zabriskie House (COE: 5/2/2014; SR: 8/13/2019; NR: 11/21/2019) historic property is located within the APE. The property encompasses the entirety of the APE, defined as Block 4704, Lots 9–12, between West Saddle River Road and Route 17. The property contains the John A. L. Zabriskie House, a nineteenth-century wood-frame building with brownstone masonry foundation. The house is composed of a smaller, circa-1825 one-and-a-half-story west section, a circa-1840 east section, and additions dating to the twentieth and twenty-first centuries. The John A. L. Zabriskie House is significant under National Register Criterion C with local architectural significance as a good example of a late third-period Jersey Dutch frame house. The period of significance for the property is circa 1825 to circa 1924 (Connolly & Hickey Historical Architects, LLC 2018).

3.5 Known Archaeological Sites

An examination of standard references (Cross 1941; Skinner and Schrabisch 1913) and site files at the NJSM indicated that no archaeological sites have been previously registered within the APE; however, a total of four registered sites are present within a 1-mile radius of the APE (Table 3.2). These sites had all been initially recorded as part of an early twentieth-century survey (Skinner and Schrabisch 1913). The closest pre-Contact site to the APE is the Dunker Hook Site (28-Be-042), which is located 3,900 feet to the southwest of the APE and approximately 1,000 feet from the Hohokus Brook. The other three sites—the Paramus 1 Site (28-Be-035), Ridgewood 1 Site (28-Be-040), and Ridgewood 2 Site (28-Be-041)—are located more than 4,700 feet to the south and southwest of the APE and are in proximity to water sources (Saddle River, Hohokus Brook, Wild Duck Pond) (see Table 3.2). No additional information regarding site type, period, or recovered artifacts was provided in the documentation for these sites.

Further from the APE, 23 additional pre-Contact sites have been recorded during early twentieth century surveys along the Saddle River, Hackensack River, and their tributaries (NJSM; Cross 1941; Hunter Research, Inc. 2019; Skinner and Schrabisch 1913). The records for many of these sites contain few details on the quantities and types of artifacts recovered; therefore, the period and type of occupation for these sites remain unknown. The artifacts from the Paramus 5 Site (28-Be-123),

Table 3.2. Recorded archaeological sites within a 1-mile radius of the APE.

Site #	Site Name	Distance/ Direction from the APE*	Closest Water Source/Distance*	Time Period	Site Type	Reference
28-Be-035	Paramus 1	4,800/ S	1,600/Saddle River	Pre-Contact: Unspecified Period	Unspecified	Skinner and Schrabisch 1913:83; NJSM
28-Be-040	Ridgewood 1	4,700/ SW	Adjacent/ Hohokus Brook	Pre-Contact: Unspecified Period	Unspecified	Skinner and Schrabisch 1913:83; NJSM
28-Be-041	Ridgewood 2	4,700/ SW	300/ Hohokus Brook	Pre-Contact: Unspecified Period	Unspecified	Skinner and Schrabisch 1913:83; NJSM
28-Be-042	Dunker Hook	3,900/ SW	1,000/ Hohokus Brook	Pre-Contact: Unspecified Period	Unspecified	Skinner and Schrabisch 1913:83; NJSM

NJSM – New Jersey State Museum
*Distance in feet

however, include bannerstones and pottery, along with various projectile points, long pestles, axes, celts, and a variety of lithic debitage, which suggests the occupation of a substantial site during the Late Archaic and Woodland periods.

3.6 Prior Cultural Resources Surveys

A review of NJHPO files found two cultural resources surveys that have been conducted within or adjacent to the APE (Heritage Studies 1984; Hunter Research, Inc. 2019).

Hunter Research, Inc., conducted a Phase IA archaeological survey in 2019 as part of the proposed project. Based on the Phase IA archaeological survey, portions of the APE were assessed as having high archaeological potential for historic period resources associated with the 200-year occupation of the John A. L. Zabriskie House and for Revolutionary War-related deposits. A low sensitivity for pre-Contact Native American archaeological resources was also assessed. As a result of the 2019 survey, a Phase IB archaeological survey, GPR survey, and a metal detection survey were recommended for the APE.

A 1984 cultural resources survey for improvements to Route 17 was conducted within a portion of the APE (Heritage Studies 1984). The survey consisted of an identification-level architectural survey and the assessment of archaeological sensitivity for those portions of the survey area intersecting with the current APE. The survey did not record any new historic resources within or adjacent to the APE, nor was subsurface testing conducted within the APE (Heritage Studies 1984).

In addition, the 1984–1986 county-wide survey of historic sites for the Village of Ridgewood in Bergen County identified the John A. L. Zabriskie House as the "Jas. A. L. Zabriskie House." The entry for the property on the inventory list describes the house as built in circa 1820 and one of the few surviving early nineteenth-century dwellings. It is also not the only example attributed to the locally prominent Zabriskie family (Bergen County Office of Cultural & Historic Affairs 1984–1985).

4.0 RESULTS

Fieldwork for the archaeological survey was conducted on October 17–25, 2023, and consisted of pedestrian reconnaissance, photo-documentation, the excavation of 95 STPs, and a metal detection survey. Fieldwork was conducted by Ed McFadden, Nicole Herzog, Gio Palumbo, and Emily Healy, and was supervised by the Principal Investigator and Ed McFadden, Crew Chief. The results of the subsurface testing and metal detection are presented on Figures 4.1 to 4.3. Photographs depicting existing conditions and fieldwork activities are included as Plates 4.1 to 4.24.

4.1 Summary of the Ground Penetrating Radar Survey

As part of the current Phase IB effort, a GPR survey was conducted on October 10 and 11, 2023 by Geophysical Archaeologist Olivier Vansassenbrouck, MA, MSc, RPA, assisted by Archaeologist Rick Altenburg, MA (see Appendix A; RGA 2023). The purpose of the non-invasive survey was to identify any potential archaeological features around the house, as well as direct further archaeological testing. The survey was limited to an approximately 0.5-acre area immediately around the historic house and identified eight anomalies within the APE (Figure 4.2; see Appendix A:Table 4-1; RGA 2023). All eight anomalies were detected between 0.9 and 3.2 feet (0.2–1.0 meters) below the ground surface. Four anomalies (A1–A4) were identified as potential archaeological or modern features. The remaining four linear anomalies are interpreted as buried utilities and correspond to the locations of known utilities as marked by facility operators during the One Call survey.

Anomaly A1 is a planar anomaly located to the southwest of the house, and measures approximately 13 feet long and 6.5 feet wide and appeared at about 0.9 feet below the ground surface. Subsurface testing (STP J-1) in proximity to A1 yielded a total of seven historic artifacts from a buried plow zone (Ap-horizon) context consisting of window glass (n=1), whiteware (n=4), a cut or wrought nail (n=1), and an indeterminate nail (n=1). Anomaly A1 could represent a sheet midden or other archaeological feature. Anomaly A2 is an approximately 8.5-foot-diameter, rounded area located just south of the house and detected between 0.9 and 1.9 feet below the ground surface. This anomaly (A2) roughly corresponds to a stone ring identified during the Phase IB fieldwork. Subsurface testing within the area of the stone ring (STP J-2) revealed a possible concrete surface underlying 1.1 feet of a humus-rich topsoil. Anomaly A3 represents a potential shaft feature with a roughly 5-foot-diameter that was detected between 0.9 and 3.2 feet below the ground surface. The anomaly is located at the south of the former garage's footprint. Anomaly A4 is a is an approximately 7-foot-diameter, rounded area located 15 feet to the north of the house and detected between 1.6 and 2.6 feet below the ground surface. Based on the size and location of A4 and its proximity to the identified utility lines, it is likely that this anomaly represents the location of a previously removed sewer tank.

Based on the results of the GPR survey, additional subsurface testing is recommended at the locations of anomalies A1 and A3 to determine whether they represent intact archaeological features. Due to the likely modern nature of Anomalies A2 and A4, no further testing is recommended at the locations of those anomalies (RGA 2023).

4.2 Subsurface Testing

An initial 82 STPs were plotted at 50-foot intervals in portions of the APE assessed with high archaeological sensitivity. One of the plotted STPs (STP 014) was not excavated due to standing water. An additional 10 bracket tests were excavated at 10-, 20-, and 25-foot intervals from STPs positive for pre-Contact or possible eighteenth-century artifacts. Four additional STPs were judgmentally placed in undisturbed portions of the yard around the extant house

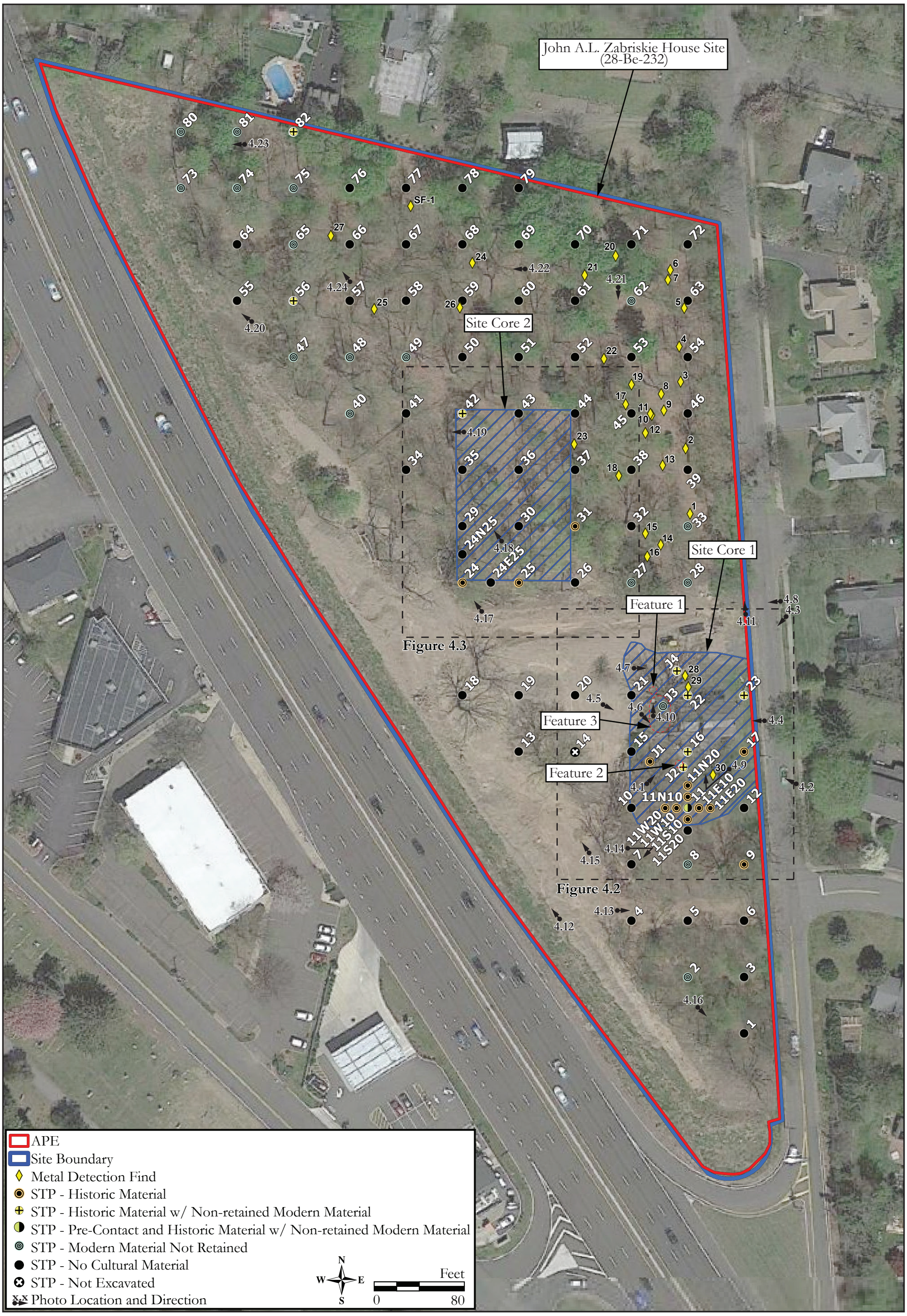


Figure 4.1: Aerial image showing the APE, site boundary, metal detection finds, STP results and locations, and photograph locations and directions (NJGIS, Digital Orthographic Imagery 2023).



Figure 4.2: Inset map of Site Core 1 of the John A. L. Zabriskie Site (28-Be-232), showing STP results and locations, metal detection finds, identified GPR anomalies and surface features (NJGIS, Digital Orthographic Imagery 2023).

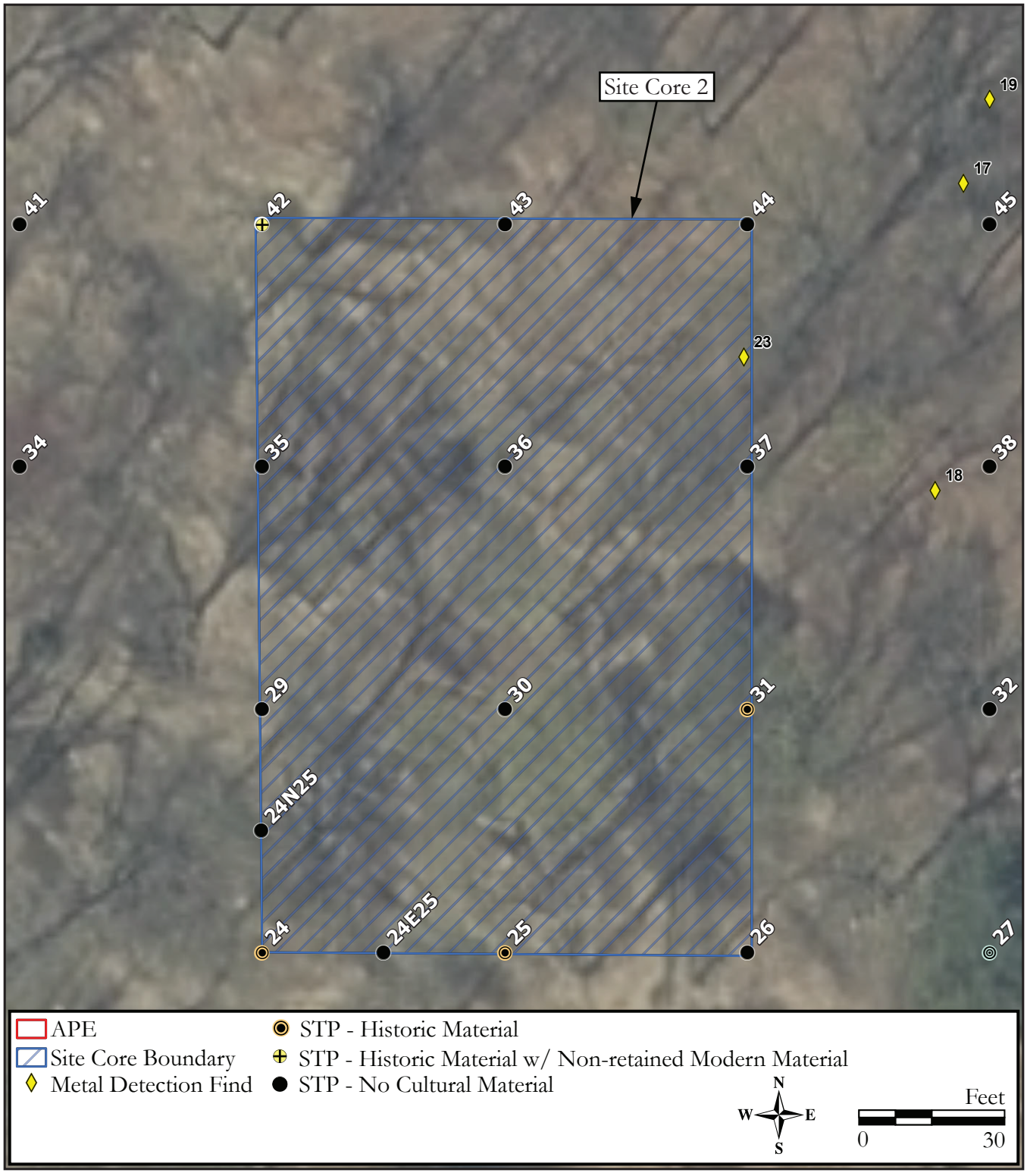


Figure 4.3: Inset map of Site Core 1 of the John A. L. Zabriskie Site (28-Be-232), showing STP results and locations, and metal detection finds
(NJGIS, Digital Orthographic Imagery 2023).



Plate 4.1: View of the John A. L. Zabriskie House showing the south (front) and west elevations.

Photo view: Northeast

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.2: View of the John A. L. Zabriskie House showing the south and east elevations from West Saddle River Road.

Photo view: Northwest

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.3: View of the John A. L. Zabriskie House showing the north and east elevations from West Saddle River Road.

Photo view: Southwest

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.4: View of the John A. L. Zabriskie House showing the north elevation and the location of subsurface utilities (marked).

Photo view: West

Photographer: Nicole Herzog

Date: October 18, 2023

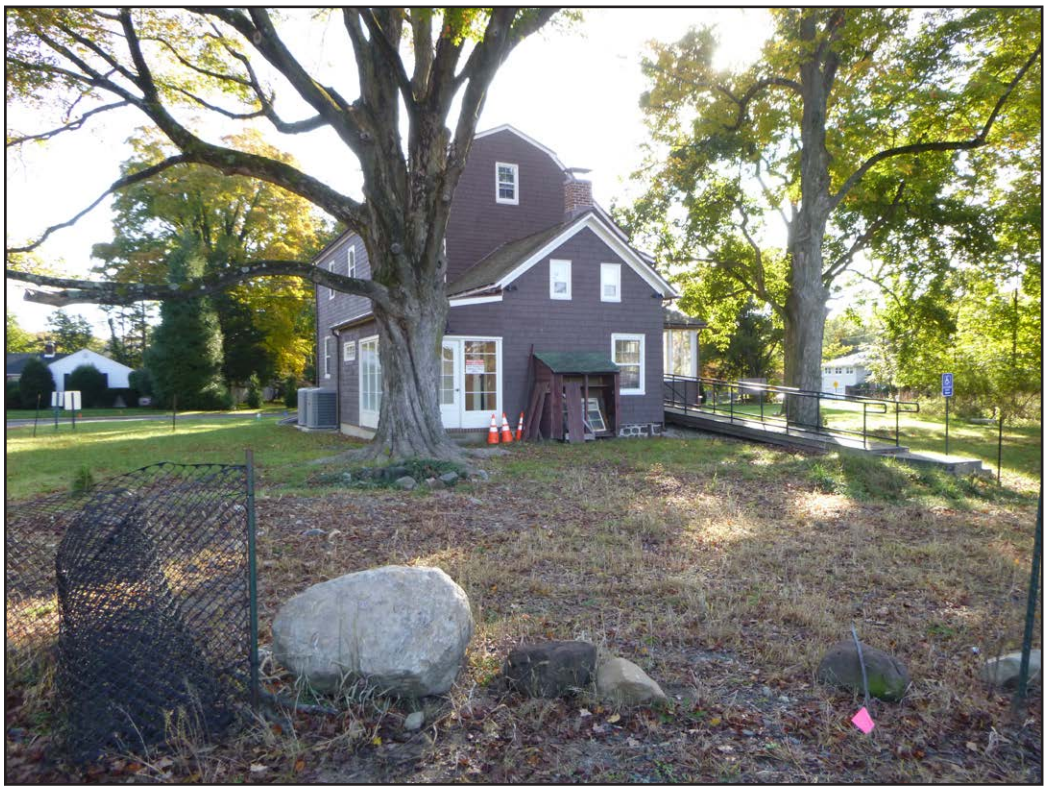


Plate 4.5: View of the John A. L. Zabriskie House showing the north and west elevations, and the fencing and stone boundary of the current yard area.

Photo view: Southeast

Photographer: Nicole Herzog

Date: October 17, 2023



Plate 4.6: View of the west yard of the John A. L. Zabriskie House from STP 21 showing the existing shed and recent mobility ramp.

Photo view: Southeast

Photographer: Nicole Herzog

Date: October 19, 2023



Plate 4.7: View of the north yard of the John A. L. Zabriskie House with temporary fencing and stone boundary marking the undisturbed area and former driveway location.

Photo view: East

Photographer: Nicole Herzog

Date: October 19, 2023



Plate 4.8: View of the former driveway and garage locations at the north and northwest of the John A. L. Zabriskie House.

Photo view: West

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.9: View of the stone ring (Feature 2) located to the south of the John A. L. Zabriskie House.

Photo view: North

Photographer: Nicole Herzog

Date: October 20, 2023



Plate 4.10: View of the stone ring (Feature 1) located to the northwest of the John A. L. Zabriskie House.

Photo view: North

Photographer: Nicole Herzog

Date: October 20, 2023



Plate 4.11: View along West Saddle Road from the driveway access north of the John A. L. Zabriskie House; showing redeposited soil piles along the driveway alignment, location of utility lines, and the woods at the north of the property.

Photo view: North

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.12: View along the Route 17 corridor showing the installed fencing, earth and stone berm, and subsurface water utility pipeline.

Photo view: Northwest

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.13: View of subsurface water utility pipeline running east–west approximately 150 feet to the south of the John A. L. Zabriskie House.

Photo view: East

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.14: Fieldwork in progress at STP 07 showing the installed fencing and berm along Route 17 in the background.

Photo view: Southwest

Photographer: Nicole Herzog

Date: October 17, 2023



Plate 4.15: Fieldwork in progress at STP 013 showing surface water ponding, areas of recent clearing, and large pile of mulch.

Photo view: Northwest

Photographer: Nicole Herzog

Date: October 17, 2023



Plate 4.16: View of the southernmost portion of the APE showing installed fencing and piled stone associated with the construction of the berm along Route 17.

Photo view: Southeast

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.17: Overview of the southern portion of the APE showing cleared areas proximate to Route 17 to the left and undisturbed, wooded areas to the right.

Photo view: Northwest

Photographer: Nicole Herzog

Date: October 24, 2023



Plate 4.18: Overview of Site Core 1, showing some undulation of the landscape and tree fall.

Photo view: Northwest

Photographer: Nicole Herzog

Date: October 19, 2023



Plate 4.19: Overview of the west-central portion of the APE showing areas of prior disturbance proximate to Route 17.

Photo view: West

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.20: Standing water within the graded areas along the Route 17 corridor.

Photo view: Northwest

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.21: Overview of the northern portion of the APE facing south.

Photo view: South

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.22: Overview of the northern portion of the APE facing west.

Photo view: West

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.23: Overview of the northwest portion of the APE showing areas of prior disturbance proximate to Route 17.

Photo view: West

Photographer: Nicole Herzog

Date: October 18, 2023



Plate 4.24: Overview of the northwest portion of the APE showing the undisturbed wooded area.

Photo view: Northwest

Photographer: Nicole Herzog

Date: October 23, 2023

to ensure adequate coverage of potential yard deposits and to further investigate identified surface features. A total of 326 artifacts was recovered from 22 STPs and 31 metal detection and surface find spots.

Subsurface testing encountered stratigraphy that ranged from disturbed soils over buried or truncated topsoil and subsoil horizons to intact natural soil profiles. Shovel test pits containing redeposited fill or disturbed soils (n=40; 42.1%) were encountered throughout the APE; however, the disturbed layers commonly corresponded to areas where recent clearing and grading was evident (i.e., STPs 13, 15, 18–21, 24–30, 36, 42, 47–49, 55, 56, 64, 80–82). A representative soil profile (STP 015) with disturbed contexts consisted of a 1.0-foot-thick (Fill 1) fill layer consisting of brown (10YR 4/3) sandy silt loam with rock inclusions, underlain by subsoil comprising 1.3 feet of dark yellowish-brown (10YR 3/6) silty clay loam B1-horizon with roots, pebbles, and cobbles, over a second subsoil (B2-horizon) layer of dark yellowish-brown (10YR 4/6) loamy sand with roots, pebbles, and cobbles.

In contrast to the heavily disturbed portions of the APE, the central portions of the wooded areas and those areas proximate to the standing house contained either natural soil profiles or shallow, redeposited soils capping natural stratigraphy. A representative soil profile from the yard area of the house (STP 011) contained 0.8 feet of a very dark grayish-brown (10YR 3/2) sandy clay loam A-horizon with roots, over 0.5 feet of a second A-horizon of a dark yellowish-brown (10YR 3/4) sandy silt loam, which was underlaid by 1.1 feet of a strong brown (7.5YR 4/6) subsoil (B-horizon) with pebble inclusions that terminated at substrata material (BC-horizon) at 2.4 feet below the ground surface.

Of the 95 excavated STPs, 22 contained cultural material (n=271), of which one (STP 011) yielded pre-Contact material (n=2) consisting of two chert flake fragments. Artifact density ranged from 1–84 artifacts per STP, with the highest concentrations yielded from the STPs excavated around the John A. L. Zabriskie House (see Appendix F). The STPs excavated around the house had an average artifact density of 13 artifacts per STP and yielded a total of 189 historic artifacts and 2 pre-Contact artifacts. This concentrated portion of the APE is surrounded by STPs which were negative for cultural material or where previous ground disturbance has been documented.

4.3 Metal Detection Survey

The metal detection survey took place in two noncontiguous areas of the APE. Metal detection transects were conducted at 3-foot intervals in grass-covered areas surrounding the John A. L. Zabriskie House (see Plates 4.1–4.7). In addition, 10-foot metal detection transects were conducted within the wooded area to the north where the ground surface was unrestricted by vegetation and push piles (see Plates 4.21–4.24). A total of 55 historic artifacts was retained from 30 metal detections find spots (MD 1–30) and one surface find spot (SF-1) (see Figure 4.1).

The historic artifacts consisted chiefly of activity-related items (n=18); comprising barbed wire (n=12), horseshoes (n=2), a horse snaffle bit (n=1), a possible horse bridle rosette (n=1), bike chain (n=2), and a gas canister (n=1). Additional artifacts consist of nails (n=5), a shotgun shell (n=1), jar lid (n=1), drain pipe (n=4), fragments of a pocket watch (n=5), shovel (n=2), a toy wagon (n=1), and a variety of miscellaneous or indeterminate metal fragments (n=12) (see Appendix F; Figure 4.4). Fragments of whiteware (n=1) and stoneware (n=1) ceramic were also recovered during the metal detection survey. Twenty-three of these items possessed diagnostic characteristics of manufacture spanning the early nineteenth century to the present. A shotgun shell recovered from metal detection find spot MD-12 is narrowly dated between 1892–1896 (see Appendix F).

No military-related artifacts associated with the Revolutionary War were identified during the metal detection survey; however, an unauthorized metal detectorist was observed within the APE by a Village of Ridgewood representative prior to the Phase IB fieldwork (Jovan Mehandzic, personal communication October 2023; Appendix H). The extent and nature of collected material is unknown.



Key to artifacts:

Top Row, Left to Right: Copper Alloy stamped decorative disc (MD 17-W: Cat. #46); Copper Alloy pocket watch frame and winding mechanism (MD 21-W: Cat. #49); Ferrous Metal buckle (MD 22-W: Cat. #51); Ferrous Metal cut or wrought nail/tack (MD 25-W: Cat. #54).

Bottom Row, Left to Right: Ferrous Metal toy wagon (MD 21-W: Cat. #50); Copper Alloy perforated strap (MD 23-W: Cat. #52).

Figure 4.4: Metal Detector finds from the John A. L. Zabriskie House site (28-Be-232).

As a whole, the artifacts retained from the metal detection survey are consistent with the expected refuse patterns from agricultural use of the land throughout the nineteenth and early twentieth centuries. The relatively high quantity of items related to the keeping of animals (i.e., horse furniture and barbed wire) is also consistent with the agricultural history of the project location. Findspots were most concentrated in the wooded area immediately adjacent to West Saddle River Road, and some of the recovered material in this area may represent the casual discard of refuse that is common to roadside or vacant spaces (see Figure 4.1).

4.4 John A. L. Zabriskie House Site (28-Be-232)

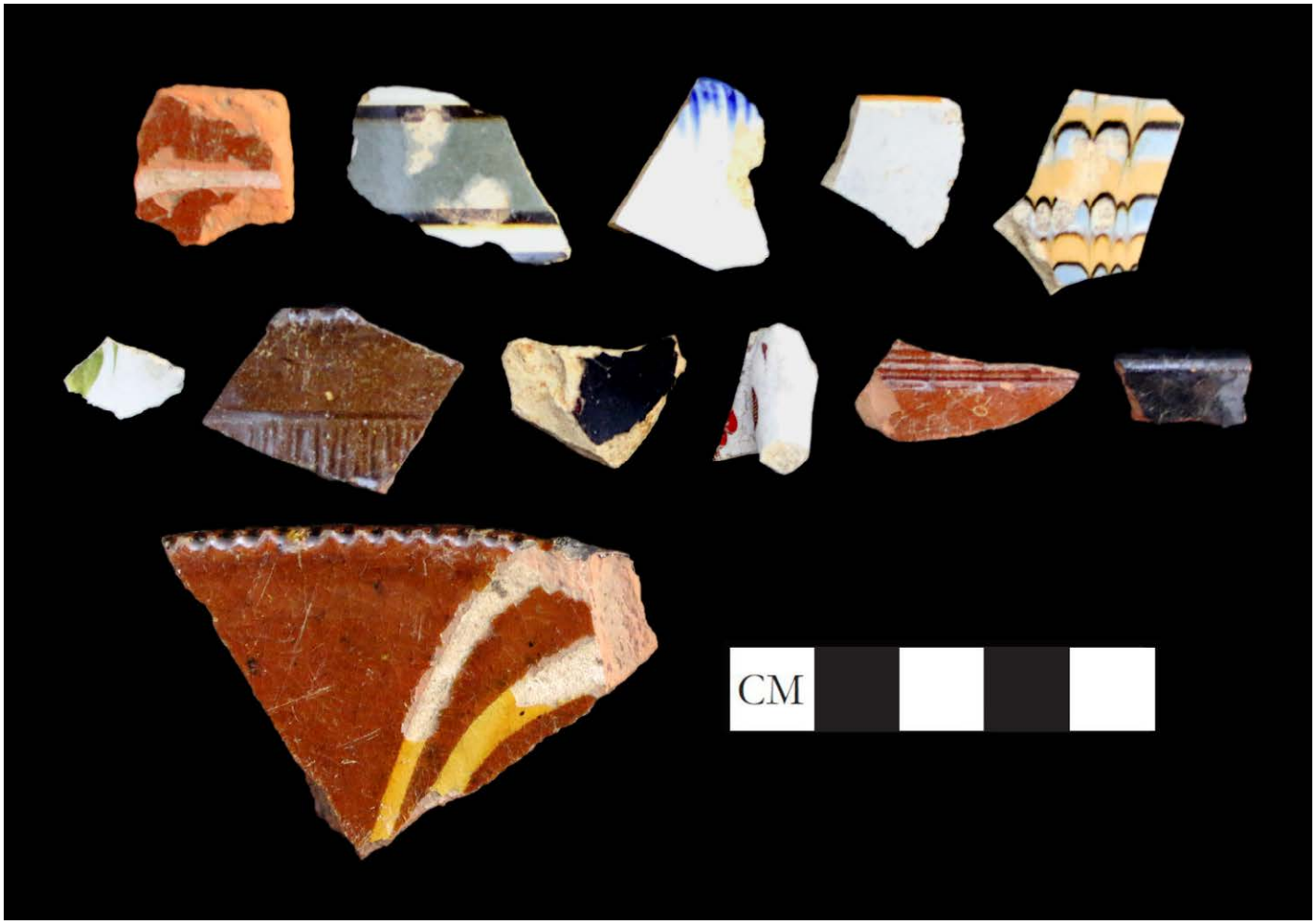
The John A. L. Zabriskie House Site is a multi-component archaeological site encompassing a 6.9-acre (301,228-square-foot) area along the west side of West Saddle River Road and the east side of New Jersey Route 17. The extant circa-1825 John A. L. Zabriskie House stands along the eastern edge of the site boundary. The northern and southernmost portions of the site are currently wooded, and the area surrounding the extent house is covered by grass lawn. Recent grading and earthen berm construction has taken place along the site's western boundary, and limited areas of utility-related ground disturbance is evident near the extant house. The John A. L. Zabriskie House (Zabriskie-Schedler House) historic property is listed in the in the NRHP and NJR (COE: 5/2/2014; SR: 8/13/2019; NR: 11/21/2019). The house and property has a period of significance from circa 1825 to circa 1924.

The archaeological site contains a historic period component associated with the John A. L. Zabriskie House property and a minor pre-Contact Native American component of unknown period and type. The excavation of 95 shovel test pits and a metal detection survey within the site resulted in the recovery of 326 artifacts, of which 2 are pre-Contact artifacts and the remaining 324 historic. The pre-Contact period assemblage consists of two chert flakes recovered from a buried ground surface context and the subsoil of STP 011. Subsequently, STP 011 was bracketed by eight STPs at 10- and 20-foot intervals. No additional pre-Contact Native American material was recovered from the bracketed STPs; however, additional historic and modern artifacts were recovered (see Appendices E and F).

The historic artifact assemblage is primarily composed of domestic-related items (n=114; 40.6%) and architectural material (n=76; 24.1%; Table 4.1). Historic artifacts include ammunition, bone, shell, coal and coal ash, slag, horse furniture, metal fragments and hardware, wire nails, cut or wrought nails, terracotta flowerpot fragments, a metal toy wagon, vitrified clay drain pipe fragments, buttons, metal buckles, a pocket watch, a clay tobacco pipe stem, window glass, brick, architectural stone, vessel glass, glass lamp chimney, and a variety of ceramic types (whiteware, redware, stoneware, creamware, pearlware, and refined earthenware) (Figures 4.5 and 4.6).

The historic artifact assemblage includes diagnostic items with manufacturing dates spanning from the mid-eighteenth to twentieth centuries (Table 4.2). Chronologically diagnostic items from site 28-Be-232 consist of creamware (1762–1820), dipped/dipt refined earthenware (1770–1830), pearlware (1775–1830), slip-trailed redware (circa 1770s–1815), a redware pan or charger fragment (pre-1870), transfer-printed refined earthenware (1803–1903), Albany slip stoneware (1805–1920), whiteware (1815–present), mold blown vessel glass (1850–1895), glass jar lids (1880–mid-20th c.), cut or wrought nails (pre-1893), snuffle horse bit (1826–1955), decorated porcelaneous ceramics (1835–present), a Prosser button (1840–1960), a shotgun shell (1892–1896), asphalt (1871–present), safety glass (1892–present), and wire nails (1879–present).

As a result of the Phase IB survey, potentially significant archaeological resources were identified within two core portions of site 28-Be-232, Site Core 1 and Site Core 2 (see Figure 4.1). These two areas of the site were identified as containing artifact concentrations with the greatest potential to inform about the nineteenth to early twentieth century occupation, as well as potentially earlier periods of occupation, within site 28-Be-232.



Key to artifacts:

Top Row, Left to Right: Redware white slip trailed pan/charger (STP 11 N20: Cat. #8); Pearlware brown and gray banded factory slipped hollowware (STP 11 N20: Cat. #8); Whiteware blue shell-edged plate (STP 11 S10: Cat. #9); Pearlware orange painted plain rim band rim sherd (STP 16: Cat. #12); Creamware blue, black, and orange combed factory slipped hollowware (STP 16: Cat. #12).

Middle Row, Left to Right: Pearlware green painted body sherd (STP 16: Cat. #13); Redware dark manganese glazed and molded hollowware (STP 22: Cat. #15); Buff-Bodied Stoneware black Albany slipped hollowware (STP 24: Cat. #19); Porcelaneous brown and red transfer printed hollowware (STP J-4: Cat. #28); Redware clear lead glazed and incised hollowware (STP J-4: Cat. #29); Redware black lead glazed hollowware (STP J-4; Cat. #29).

Bottom: Redware white slip trailed charger (STP J-4: Cat. #29).

Figure 4.5: Representative domestic ceramics from the John A. L. Zabriskie House site (28-Be-232).



Key to artifacts:

Far Left: Aqua-tinted condiment bottle, mold-blown (STP 09: Cat. #1).
Top Row, Left to Right: White Clay tobacco pipe stem (STP 11: Cat. #3); Chert flake fragment (STP 11: Cat. #3); Chert flake fragment (STP 11: Cat. #4); Ferrous Metal cut or wrought nail (STP J-1: Cat. #26).
Bottom Row, Left to Right: Mammal bone (STP J-4: Cat. #29); Hard Clam shell (STP J-4: Cat. #29).

Figure 4.6: Representative domestic, faunal, architectural, and pre-Contact artifacts from the John A. L. Zabriskie House site (28-Be-232).

Table 4.1: Artifacts from site 28-Be-232 by group.

Group	Count	Percent
Activity	22	6.7%
Architectural	79	24.2%
Armament	1	0.3%
Biological	25	7.7%
Clothing	4	1.2%
Domestic	114	35.0%
Drainage	4	1.2%
Fuel	36	11.0%
Hardware	3	0.9%
Light	1	0.3%
Miscellaneous	26	8.0%
Personal	5	1.5%
Pre-Contact Artifacts	2	0.6%
Tobacco Pipe	1	0.3%
Tool	2	0.6%
Toy	1	0.3%
Total	**326**	**100.0%**

28-Be-232 Site Core 1

Shovel test pits with a higher density of artifacts dating to the eighteenth and nineteenth centuries were located proximate to the house. Notably, STPs 011, 011-N20, 011-S10, 011-W20, 16, 17, 22, 23, J-1, J-2, and J-3, around which was designated Site Core 1. Site Core 1 consists of approximately 15,000 square feet (0.34 acres) surrounding the extant house (see Plates 4.1–4.10). A total of 197 historic artifacts and the 2 pre-Contact artifacts were recovered from STP excavation and metal detection survey within Site Core 1. The pre-Contact Native American artifacts consist of secondary or tertiary flakes which indicate the presence of tool manufacturing within the site. Site Core 1 contained predominantly domestic-related artifacts (n=85; 43.2%) and moderate amounts of architectural items (n=39; 19.8%), biological remains (n=25; 12.7%), and fuel-related items (n=26; 13.2%). This historic artifact assemblage subset includes all of the diagnostic items possessing manufacturing dates that span the eighteenth century (n=57) (see Table 4.2). Possible eighteenth-century artifacts include a variety of creamwares (n=10; 1762–1820), pearlwares (n=14; 1775–1860), redwares (n=26; 1770s–1870), and white-bodied refined earthenware (n=1; 1770–1820), in addition to cut or wrought nails (n=6). Twelve of these possible eighteenth-century artifacts possess manufacturing dates that predate the estimated 1825 construction of the John A. L. Zabriskie House. The remaining diagnostic artifacts (n=33) possess later manufacturing dates that still fall within the period of significance of the John A. L. Zabriskie House (circa 1825–1924); consisting of a button (n=1; 1840–1960), wire nails (n=5; 1879–present), later pearlware types (n=2; 1800–1840), porcelaneous ceramic (n=1; 1835–1915); white-bodied refined earthenware (n=1; 1803–1915); and whiteware (n=23; 1815–present).

A tobacco pipe stem fragment with a bore measurement of 3/32 inches (6/64 in) was also recovered from a buried A-horizon context in Site Core 1. While tobacco pipe stem bore measurement can often provide information about the relative chronology of archaeological deposits up to the mid-eighteenth century, this measurement is not a reliable dating method for deposits dating to later periods (Binford 1964; Harrington 1954), and no other diagnostic material was recovered from that context.

Three surface features were also identified proximate to the house, consisting of two stone rings (Features 1 and 2) and an area with laid stone pavers and a stone block curb (Feature 3) along the west elevation of the house (see Figure 4.1). The first circular stone feature, Feature 1, is adjacent to

Table 4.2. Artifacts from site 28-Be-232 by type and date.

Class	Artifact (*Subtype*)	Quantity	Date Range and Count
ACT	Barbed Wire	12	1886–present
	Bike Chain	3	N/A
	Flowerpot	3	N/A
	Gas Canister	1	N/A
	Horseshoe	2	N/A
	Snaffle Bit	1	1826–1955
ARCH	Nail	35	
	Cut/Wrought Nail	9	Pre–1893
	Indeterminate Nail	13	N/A
	Wire Nail	13	1879—present
	Brick	13	N/A
	Concrete	2	1876–present
	Possible Building Stone	2	N/A
	Safety Glass	1	1892–present
	Flat Window Glass	26	N/A
ARMS	Shotgun Shell	1	1877–present
BIO	Mammal Bone	7	N/A
	Hard Clam Shell	18	N/A
CLO	Button	4	1840–1960 (1), 1915–present (1)
DOM	Vessel Glass	25	1850–1895 (1), 1880–Mid-20th century (3)
	Zinc Jar Lid	1	1810–present
	Ceramic	88	N/A
	Buff-Bodied Stoneware	2	1805–1920
	*Creamware**	10	1762–1820 (7)*, 1770–1820 (3)*
	*Pearlware**	16	1775–1830 (9)*, 1775–1860 (1)*, 1795–1830 (4)*, 1800–1840 (2)*
	Porcelaneous	3	1835–1915 (1), 1890–present (1)
	*Red-Bodied Refined Earthenware**	1	N/A
	*Redware**	26	ca. 1770s–1815 (1)*, Pre–1870 (1)*
	*White-Bodied Refined Earthenware**	3	1770–1820 (1)*, 1803–1915 (1)*
	Whiteware	25	1815–1915 (2)*, 1820–Present (20), 1835–1925 (4), 1840–1870 (1)
DRAIN	Cast Iron Drainage Pipe	4	N/A
FUEL	Coal/Coal Ash	29	N/A
	Charcoal	1	N/A
	Slag	6	N/A
LIGHT	Lamp Chimney	1	N/A
HRDW	Door Hardware	1	N/A
	Fastener	1	N/A
	Miscellaneous	1	N/A
MISC	Asphalt Pavement	1	1871–present
	Buckle	2	N/A
	Handle	1	N/A
	Metal Strap	2	N/A
	Sheet Metal	2	N/A
	Indeterminate Metal Item	18	N/A
PERS	Pocket Watch	5	N/A
PRE	Lithic Debitage*	2	N/A
TOB	Tobacco Pipe Stem*	1	N/A
TOY	Metal Wagon	1	N/A

ACT = activities; ARCH = architectural; ARMS = armament; BIO = biological; CLO = Clothing; DOM = domestic; DRAIN = drainage; FUEL = fuel; HRDW = hardware; LIGHT = lighting; MISC = miscellaneous; PERS = personal; PRE = pre-Contact; TOB = tobacco; TOY = toy

* Indicates artifact types recovered exclusively from Site Core 1.

a large tree approximately 15 feet to the west of the house's northwest corner. Feature 1 measures approximately 7.5 feet in diameter, with multiple courses of stone visible (see Plates 4.5 and 4.10). The interior of the feature has been partially infilled with topsoil and contains overgrown vegetation, though the center forms a depression about 2.0 feet below the current ground surface and the stone ring top. The interior was probed during Phase IB fieldwork and a hard, flat surface—probably concrete—was encountered approximately 0.5 feet below the plants and topsoil fill. A vertical metal pipe was observed in the north of the stone ring interior, and a black sealant was observed on some of the stones, suggesting use of the feature into the modern period.

Feature 2 is a similar stone ring with a diameter of approximately 8 feet and is located to the south of the house (see Plate 4.9). The stone ring of Feature 2 has been completely filled in and only the tops of the stones are visible at the ground surface. Judgmental STP J-2, excavated in the western half of Feature 2, contained a 1.1-foot-deep, humus-rich topsoil material that yielded seven historic artifacts: creamware (n=1; 1762–1820); undecorated (n=1; 1820–present) and transfer printed whiteware (n=2; 1815–1915), and vessel glass (n=2). The STP terminated at a concrete impasse, suggesting a modern surface or cap. Ground-penetrating radar Anomaly A2 corresponds to the location of the stone ring Feature 2. Based on the GPR results, Feature 2 (Anomaly A2), may extend to between 0.9 and 1.9 feet below the ground surface.

Feature 3 consists of flat pavers and a line of cut stones forming a roughly rectangular area that extends to the west of the house between Feature 1 and the current mobility ramp (see Plate 4.5). The stone paving is not visible at the ground surface and was encountered in STP J-3 at approximately 0.4 feet below the ground surface. Additional probing of the area provided an approximation of the feature's extent. This feature is probably a modern patio or landscaping feature.

28-Be-232 Site Core 2

Site Core 2 of 28-Be-232 consists of an approximately 100 by 150-foot area encompassing recovered architectural-related and other historic material that corresponds with the map-documented location of outbuildings (see Figure 4.3; see Plate 4.18). A total of 31 historic artifacts was recovered from 4 STPs (STP 024, 025, 031, 042) and 1 metal detection find spot (MD-23). The Site Core 2 assemblage consists of window glass (n=12), brick (n=1), an indeterminate nail (n=1), glass buttons (n=2), Albany-slip stoneware (n=1; 1805–1920), mold blown (n=2) and indeterminate (n=7) vessel glass fragments, slag (n=3), a copper alloy strap (n=1), and a miscellaneous ferrous object (n=1). All these artifacts from Site Core 2 were recovered from contexts identified as redeposited fill, which may reflect the demolished remains of former buildings. Based on nineteenth-century maps of the project area and the Phase IA archaeological assessment, one or more outbuildings once stood to the northwest of the house (see Figures 3.9–3.11; U.S. Coast Survey 1840; 1861 Hopkins; Walker 1876; Hunter Research, Inc. 2019). At the time of survey, there was some undulation of the terrain in this area, but no conclusive evidence of former outbuildings, such as large depressions or piled architectural materials, was observed on the ground surface (see Plates 18 and 19). Areas of uneven terrain in the south portion of Site Core 2 is most likely a result of modern clearing and improvement activities; however, natural soils were commonly encountered underlying the redeposited soils or in other STPs within the Site Core 2 area. As such, the potential for buried foundation remains or other features exists within Site Core 2.

Given the association of identified archaeological deposits with the extant circa-1825 John A. L. Zabriskie House and former map-documented buildings, and the site's potential to provide information about the occupation of the property by the Zabriskie, Hawley, and Smith families in the nineteenth and early twentieth centuries, and possibly earlier occupation, site 28-Be-232 is considered potentially eligible for listing in the NRHP under criterion D. The project as proposed has the potential to impact the identified archaeological deposits (Figure 4.7). The remaining historic artifacts recovered from the surrounding portions of site 28-Be-232 and outside Site Core 1 and Site Core 2 are interpreted as a broad but limited distribution of household and activity material associated with historic agricultural practices and modern refuse disposal. No military-related artifacts associated with the Revolutionary War were recovered during subsurface testing or the metal detection survey.

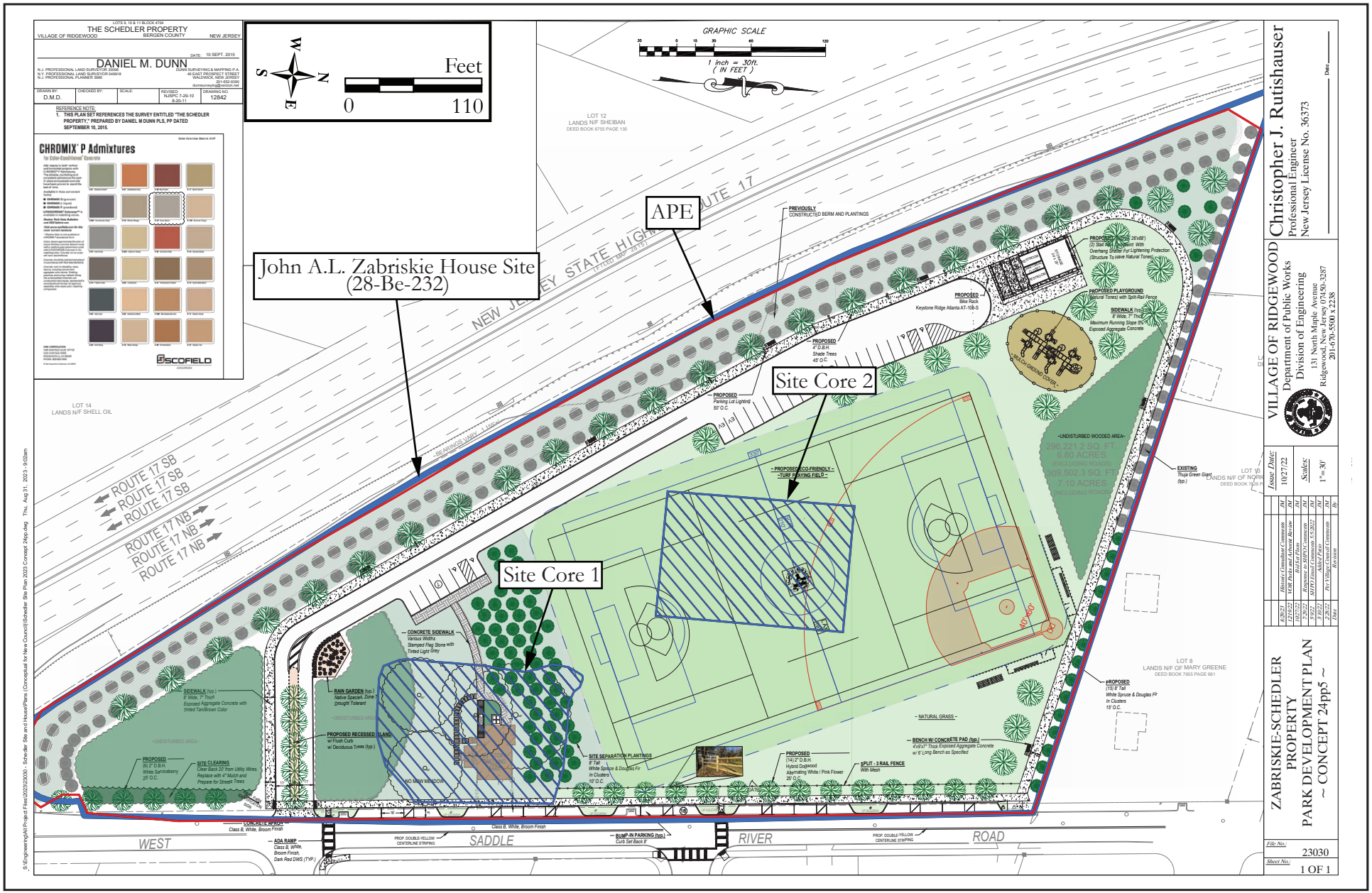


Figure 4.7: Zabriskie-Schedler Property Park Development Plan showing the APE and the locations of Site Core 1 and Site Core 2 within the John A. L. Zabriskie Site (28-Be-232) site boundary
(Village of Ridgewood, Department of Public Works 2023a).

5.0 CONCLUSIONS AND RECOMMENDATIONS

Richard Grubb & Associates, Inc. completed a Phase IB archaeological survey in the APE for the proposed construction of recreational facilities within the 6.9-acre John A. L. Zabriskie House historic property in the Village of Ridgewood, Bergen County, New Jersey. The purpose of the Phase IB archaeological survey was to identify any potentially significant archaeological resources within the APE. The Phase IB archaeological survey included review of background research, additional pre-Contact and historic context development, photographic documentation of existing conditions with the Area of Potential Effects (APE), subsurface testing, a metal detection survey, artifact analysis, completion of a NJSM archaeological site registration form, and reporting of the results.

Fieldwork consisted of a pedestrian reconnaissance, a metal detector survey, and the excavation of 95 STPs at 10-, 25-, and 50-foot intervals, and judgmental locations within the APE resulting in the recovery of 324 historic artifacts and 2 pre-Contact artifacts. None of the recovered artifacts are associated with the military events that took place during the American Revolution; however, unauthorized metal detection was documented within the APE prior to the Phase IB survey, the results of which are not known. The GPR survey conducted around the John A. L. Zabriskie House identified four anomalies within which may represent archaeological deposits or features.

Based on the results of the survey, the John A. L. Zabriskie House site (28-Be-232) was identified within the New Jersey Register (NJR) and National Register of Historic Places (NRHP)-listed John A. L. Zabriskie House property. The site measures a total of 301,228 square feet (6.9 acres) in area. The evolution of the John A. L. Zabriskie House property from circa 1825 or earlier to the twentieth century is reflected in the artifact assemblage throughout the site. Potentially significant archaeological resources were identified within two core portions of site 28-Be-232, Site Core 1 and Site Core 2. The potential exists for buried historic features (e.g., shaft features, former outbuildings, structural remains, middens) in these core areas.

If the areas around the house and the locations of the former outbuildings cannot be avoided by the project, a Phase II site evaluation is recommended to determine whether the John A. L. Zabriskie House Site (28-Be-232) is individually eligible for listing in the NJR and/or NRHP, or if the site contributes to the significance of the NJR- and NRHP-listed John A. L. Zabriskie House historic property (circa 1825–1924). No further survey is recommended for portions of site 28-Be-232 that fall outside the limits of the core areas.

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APPENDIX A: GROUND-PENETRATING RADAR SURVEY REPORT

GEOPHYSICAL SURVEY USING GROUND-PENETRATING RADAR



ZABRISKIE-SCHEDLER HOUSE

460 West Saddle River Road, Village of Ridgewood
Bergen County, New Jersey

PREPARED FOR:

Village of Ridgewood
131 North Maple Avenue,
Ridgewood, New Jersey 07450

Draft Report
December 2023
RGA Technical Report No. 2023-249NJ

RICHARD
GRUBB &
ASSOCIATES

GEOPHYSICAL SURVEY USING GROUND-PENETRATING RADAR AT THE ZABRISKIE-SCHEDLER HOUSE

Village of Ridgewood, Bergen County, New Jersey

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Draft Report
Date:
December 2023

RGA Technical Report No. 2023-249NJ

EXECUTIVE SUMMARY

Richard Grubb & Associates, Inc. (RGA) conducted an archaeological geophysical survey using ground-penetrating radar (GPR) around the Zabriskie-Schedler House at 460 West Saddle River Road, Village of Ridgewood, Bergen County, New Jersey (Figure 1-1; Figure 1-2). The Zabriskie-Schedler House is listed in the New Jersey and National Registers (NR) of Historic Places (COE: 5/2/2014; SR: 8/13/2019; NR: 11/21/2019). The Zabriskie-Schedler House is listed under NR Criterion C and the period of significance extends from 1825 to 1924. This survey was performed as part of a larger Phase IB Archaeological Survey on the historic property.

The non-invasive survey focused on a 0.5-acre survey area immediately around the historic house. The survey work aimed to identify any potential archaeological features around the house, as well as direct further archaeological testing. The geophysical survey identified modern utilities and four potential archaeological anomalies around the house, including a possible shaft anomaly, the location of a septic tank, and landscaping features. Subsequent Phase IB archaeological testing around the house provided additional information which was compared to the geophysical results during post-fieldwork analysis. One GPR anomaly may reflect the presence of a concentration of artifacts.

RGA recommends targeted ground-truthing of two potential archaeological anomalies in order to ascertain their origin.

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1.0 INTRODUCTION

Richard Grubb & Associates, Inc. (RGA) conducted an archaeological geophysical survey using ground-penetrating radar (GPR) around the Zabriskie-Schedler House at 460 West Saddle River Road, Village of Ridgewood, Bergen County, New Jersey (Figure 1-1; Figure 1-2). The Zabriskie-Schedler House is listed in the New Jersey Historic Register (NJR) and National Register of Historic Places (NRHP) (COE: 5/2/2014; SR: 8/13/2019; NR: 11/21/2019). The Zabriskie-Schedler House is listed under NRHP Criterion C, and the period of significance extends from 1825 to 1924. The house was erected circa 1825.

Since this Village of Ridgewood-sponsored project lies within the NJR-listed John A. L. Zabriskie House property, an Application for Project Authorization (APA) must be prepared in accordance with the New Jersey Register of Historic Places Act (N.J.A.C. 7:4; Laws of 1970, Chapter 268). The archaeological work will be performed in support of the NJR requirements.

Geophysical survey can identify subsurface features without disturbing the ground surface and provide the location of areas of archaeological interest, including foundations, buried utilities, or graves. The objective of this geophysical survey was to identify any potential archaeological resources around the historic house and create a scaled map of subsurface features. The results of this work will direct further archaeological testing, if required. The geophysical survey was performed in accordance with standard approaches to archaeological geophysics (Conyers 2006; Doolittle and Bellantoni 2009; European Archaeological Council 2016; Leach 2021; Lowry 2016).

Meagan Ratini, MA, RPA, served as Principal Investigator and meets the professional qualifications standards of 36 CFR 61 set forth by the National Park Service (Appendix A). Olivier Vansassenbrouck, MA, MSc, RPA, served as the Geophysical Specialist and conducted the GPR survey and completed the post-fieldwork data processing of GPR data. Mr. Vansassenbrouck authored this report and produced the report graphics. Meagan Ratini, MA, RPA, aided in data analysis and edited the report. Dr Emma Durham, RPA, edited and formatted the report. Copies of this report and field data, notes, photographs, and project maps are on file at the offices of RGA in Cranbury, New Jersey.

This report consists of a discussion of background research, environmental setting, GPR survey theory and methods, survey results and interpretations, and conclusions and management recommendations.

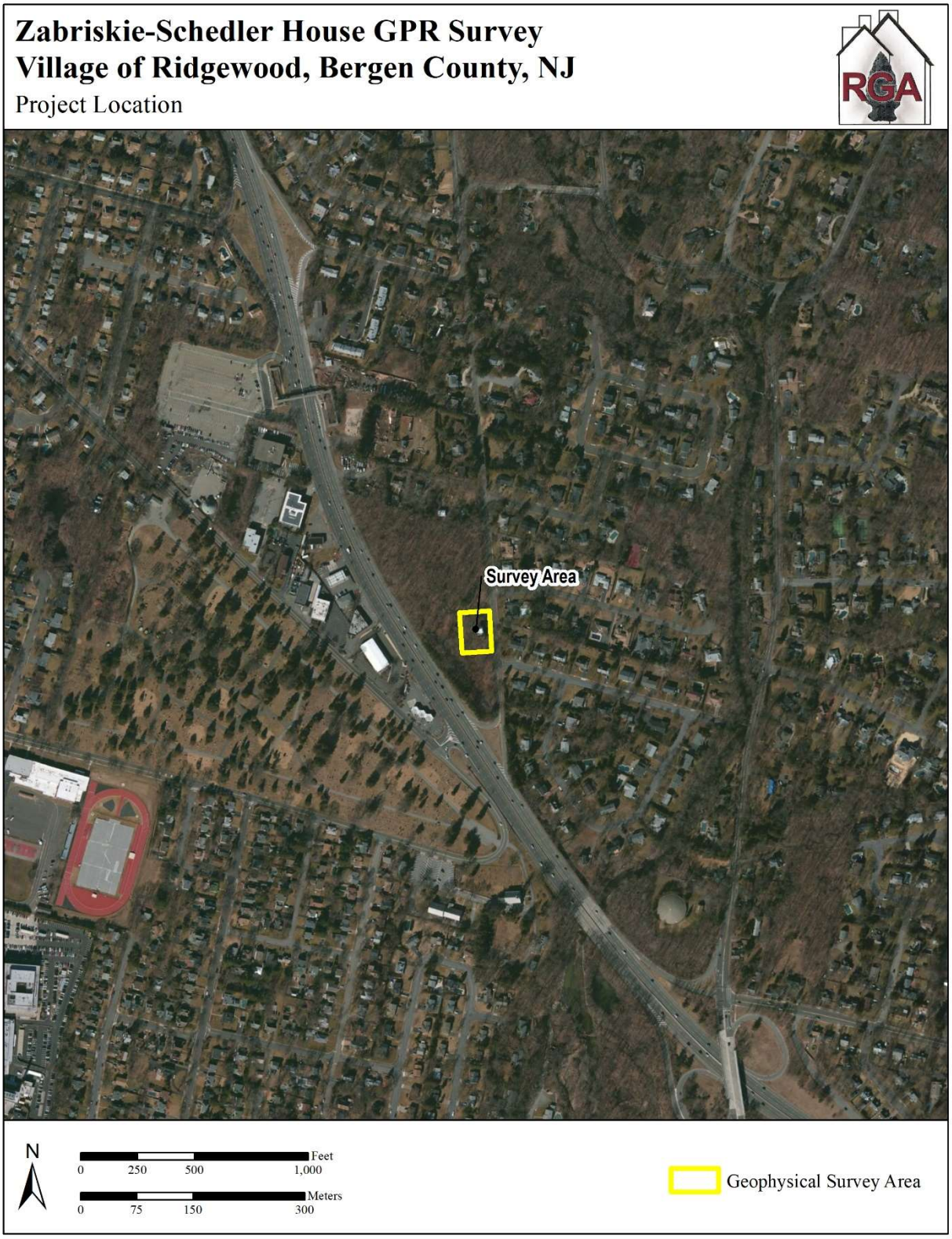

Figure 1-1: Project location on a modern aerial basemap (ESRI World Imagery 2023).

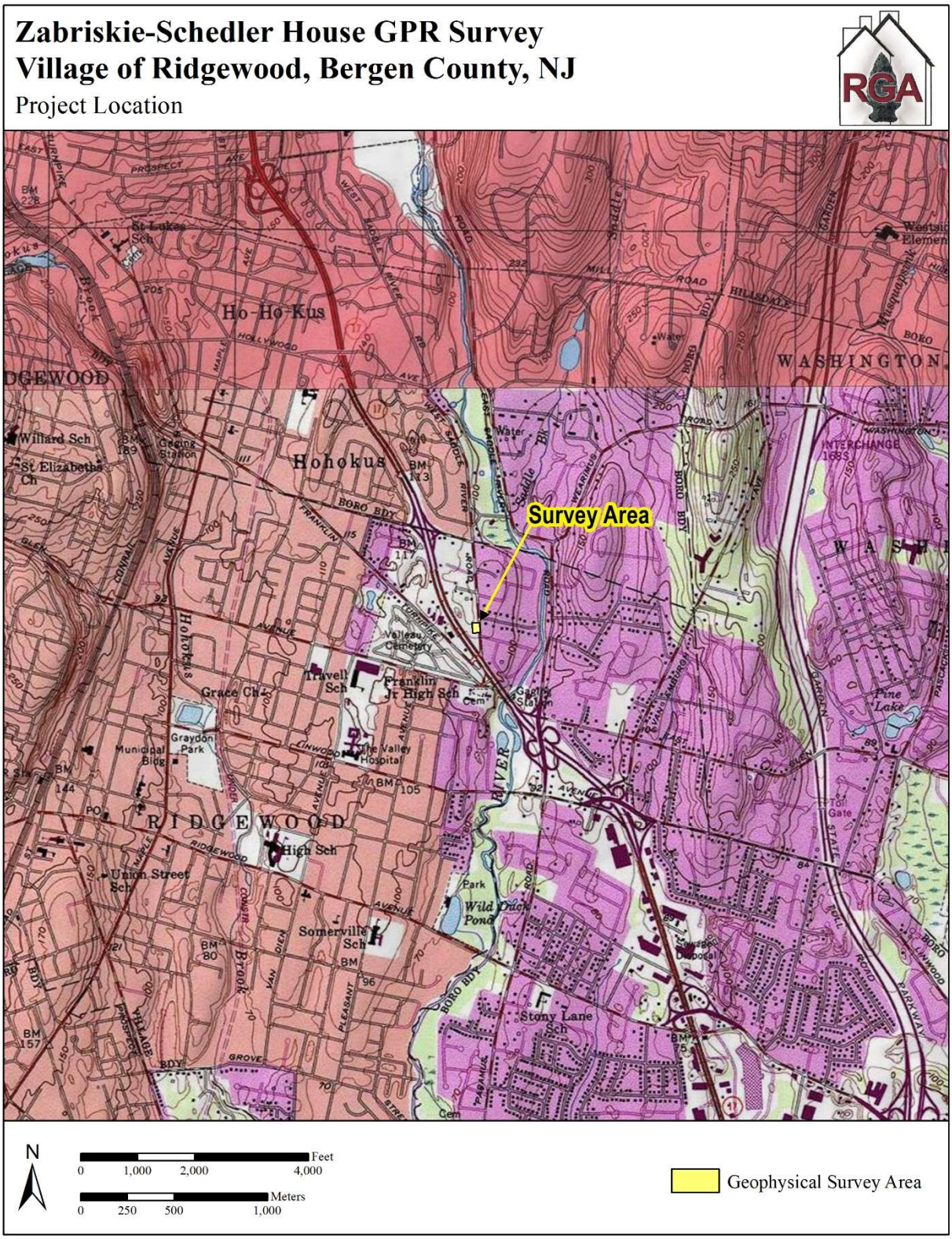

Figure 1-2: Project location on USGS map.
(1957 USGS 7.5' topographic quadrangle: Trenton East, NJ).

1.1 Previous Research

Hunter Research conducted a Phase IA Archaeological Assessment of the Zabriskie-Schedler House and property that concluded that the likelihood of encountering pre-Contact archaeological resources is low, as the site is situated over 1,000 feet from the Saddle River and has no prominent natural features or water sources (Hunter Research 2019).

For the colonial period, the Phase IA assessment concluded that while the property was part of the Paramus Reformed Church from 1750 onwards, there is no indication that the property was in use as anything but undeveloped agricultural land before the Revolutionary War. The church itself is located approximately 500 feet south of the geophysical survey area, at the site of the present-day church (Hunter Research 2019).

The Phase IA found multiple periods of activity at the church during the Revolutionary War, including a skirmish in 1780. Due to the Zabriskie-Schedler property's proximity to the church, the Phase IA assessment concluded that it is likely that some of these wartime activities extended onto the property and recommended a metal detector survey to investigate the potential military for artifacts on the property (Hunter Research 2019).

Historical background research conducted by Hunter Research identified the earliest permanent occupation of the site to be around 1825. This first house was expanded around 1840, with a U.S. Coast Survey Map showing the Zabriskie-Schedler House, two large outbuildings to the northwest of the house, and an orchard to the northwest of these outbuildings. Only one outbuilding can be seen on a 1913 Bromley Atlas and a 1930 aerial photograph; it was pulled down by the mid-1960s (Hunter Research 2019).

The Phase IA assessment concluded that there is a high potential for historic archaeological deposits related to the 200-year long occupation of the Zabriskie-Schedler house, in the form of trash scatters, middens, filled-in privies or wells, and the remains of outbuilding foundations. This was based on the relative lack of landscaping and ground disturbance found during Hunter Research's site visit. A GPR survey was recommended in order to indicate areas of archaeological sensitivity and locations of possible subsurface features.

1.2 Environmental Setting

The project location is situated within the Piedmont Lowlands Physiographic Province of New Jersey. This province is characterized by shales, argillites, sandstones, and siltstones punctuated by some igneous intrusions, including the Watchung Mountains and the Palisades Sill (Wolfe 1977). Piedmont terrain generally consists of a gently undulating surface that slopes gradually from the New Jersey Highlands to the Coastal Plain, with some areas of plateau-like topography and more resistant ridges.

Soils in the survey area consist entirely of Dunellen-Urban land complex, 3 to 8 percent slopes (DuuB). Dunellen soils are well drained and are found on outwash plains. Parent materials consist of coarse loamy outwash derived from sandstone. Urban Land (Dunellen Substratum) are found on outwash plains and consist of surfaces covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material (NRCS 2023).

The underlying bedrock formation is the Passaic Formation Conglomerate and Sandstone Facies, consisting of Lower Jurassic and Upper Triassic conglomeratic sandstone, fieldspathic sandstone, and micaceous siltstone (USGS 2023).

Table 1-1: Typical Dunellen series soil profile (NRCS 2023).

Depth	**Horizon**	**Texture**
0–8 in (0.00–0.20 m)	A1	Sandy Loam
8–14 in (0.20–0.35 m)	A2	Sandy Loam
14–20 in (0.35–0.50 m)	Bt2	Clay loam
20–31 in (0.50–0.78 m)	Bt3	Silty clay loam
40–60 in (1.00–1.52 m)	C	Silty clay



Figure 1-3: Soils Information (ESRI 2023, NRCS 2023).

2.0 BACKGROUND ON ARCHAEOLOGICAL GEOPHYSICS

Geophysical survey methods, including GPR, are non-invasive approaches to identifying and mapping below-surface objects and unmarked graves and for visualizing the current topography of the ground surface in relation to these underground anomalies (Conyers 2006). These methods of remote sensing allow a glimpse into what may lie underground and can serve as one of many bases from which archaeological excavations can be undertaken. Geophysical survey methods are also used to identify prehistoric earthworks and monuments, fortifications and trenches on battlefield sites, graves, and spatial organization of early historic settlements, trading posts, farmsteads, and tavern sites, among others (Cornett and Ernenwein 2020; Ewen 2019; Heckman 2005; Horsley et al. 2014; Kvamme 2003).

It is important to note that: "The results and subsequent interpretations of geophysical surveys should not be treated as an absolute representation of the underlying features. It is normally only possible to prove the nature of anomalies through intrusive means, such as trial excavations" (Horsley at al. 2014:10); therefore, geophysical anomalies must be subjected to ground-truthing methods to determine whether they represent cultural features or other subsurface manifestations (Ewen 2016; Hargrave 2006). A recent literature review indicates that there has been a general lack of ground truthing to test geophysical anomalies (WSP, Inc. and New South Associates, Inc. 2018).

2.1 Ground-Penetrating Radar (GPR) Theory

Ground-penetrating radar has been successfully utilized on historic and prehistoric archaeological sites for several decades in the eastern United States. GPR accurately maps the spatial extent of near-surface objects and features.

The antenna of a GPR unit transmits into the ground an electromagnetic wave, that operates in the microwave range of frequencies. The frequency of an antenna, such as the 350 MHz used in this survey, represents the center frequency of the antenna while the actual transmission is made up of a wide range of frequencies, in this case ranging from 125 MHz to 700 MHz. This wave of energy is emitted from a transmitter in the shape of a cone and reflects off sediment, rock, or buried materials and back to a receiver in the antenna. The reflected waves continually bounce between the subsurface and the receiver at the speed of light until the energy has dissipated due to a loss of heat and energy (Balanis 1997). As a result, the GPR antenna gathers a log of positive and negative amplitude reflections measured in deciBels (dB) as well as a measurement of radar travel time in nanoseconds (ns). Across a GPR transect, each individual line scan is divided into 512 or 1024 samples, depending on the unit's settings, displaying the change in the amplitude of a reflection as depth, or time, increases (Evans 2003). These changes in amplitude of reflection and the changing speed of the radar wave as it moves through the subsurface are due to changes in the dielectric constant of the materials or sediments of the subsurface. For instance, radar waves travel fastest through air, which has a dielectric constant of 1, and slowest through water, which has a dielectric constant of 81. The dielectric constant of soils ranges from 10 to 40 given changes in clay, silt, and sand content as well as conductivity and moisture content (Daniels 2004).

Given this knowledge, GPR application and data interpretation rely on identifying anomalies which represent strong reflections of such changes in the ground during a survey. These black-white-black

(negative-positive-negative amplitude reflections) and white-black-white (positive-negative-positive amplitude reflections) series of reflective bands represent significant changes in the dielectric constant of materials and potential anomalies such as utilities, storage tanks, buried features, structures, or graves.

The results from GPR and other remote-sensing methods do not usually involve the identification of specific features, but rather the data provide differences in reflections from radar energy pulsed into the ground from the GPR antenna. As the pulses encounter varying subsurface features, they are reflected back to the GPR unit in varying degrees of strength and transmission time. Thus, changes in soil compaction and chemistry may transmit a contrasting signature that is different from the surrounding matrix. Transmission time is the amount of time it takes for the radar pulse to be reflected back to the receiving antenna and is interpreted as depth (i.e., the longer the transmission takes the deeper the object lies). The shape of the reflection may also give clues to the nature of a below-surface object. A hyperbolic shape in the profile usually suggests a single object, while a planar reflection may indicate a flat surface such as a floor or a change in stratigraphy (Conyers 2006).

Ground-penetrating radar units vary by antenna frequency. While soil properties, surface condition (for example, obstacles such as trees and shrubs or surface treatments such as hardscaping), and water retention may affect transmission and data resolution, in general there is a relationship between antenna frequency and resolution. Low-range frequency antennas (50–100 MHz) may penetrate as much as 15 m below surface under certain conditions. High-range frequency antennas (800–1000 MHz) may penetrate only 1 m but have extremely high resolution and are often used to locate buried utilities or items buried in concrete. Medium-range frequency antennas such as the 350 or 400 MHz are typically used in archaeology and are reliable to a depth of up to 3 m below the surface, depending on the surface conditions (Conyers 2006). The 350 MHz HyperStacking (HS) antenna is known to reduce noise via high-speed interpolated sampling (Kruske 2020).

Limitations include surveys in urban areas where buried and overhead utilities can produce too much "noise" to effectively identify archaeological features. Moist or waterlogged clay can impede GPR penetration or survey results (Kvamme 2003). Other limiting factors include natural anomalies such as iron deposits, soil composition and burn episodes, and wooded areas or large trees with extensive root systems that could trigger false positives (Chadwick and LaVigne 2019:104).

3.0 APPLICATIONS OF ARCHAEOLOGICAL GEOPHYSICS

3.1 GPR Methodology

3.1.1 Field Methodology

Ground-penetrating radar data was collected using a Geophysical Survey Systems, Inc. (GSSI) SIR 4000 control unit with a 350 MHz digital HyperStacking (HS) antenna (transmitter and receiver) mounted on a three-wheeled cart with a survey wheel for distance calibration. The survey grids were set up using stakes and measuring tapes. All grid corners were recorded with a Trimble R12i RTK base and rover paired with a rugged Trimble field controller running Trimble Access 2020 for centimeter-level accuracy. A total of six grids of varying sizes (see Figure 3-2, Figure 3-1 and Table 3-1) were established to collect data around the historic house. The combined survey area covered an approximately 40 by 54 m (131 by 177 feet) area. All grids were collected at a 0.5 m (1.64 feet) parallel interval, customarily used on historic sites (Leach 2021:48).

Obstacles to survey, such as trees, brush, fencing, large rocks and various landscape features, caused some unintended gaps in the data (see Plate 3-3 to Plate 3-5).

Table 3-1: Survey Area A GPR grid collection parameters.

Grid	Size (m)	Transects	Spacing (m)	Traversal	Direction
1	30 × 20	72	0.5	Unidirectional	South (North for reversal lines)
2	30 × 6	61	0.5	Unidirectional	East
3	30 × 18	95	0.5	Unidirectional	South (North for reversal lines)
4	16 × 9	33	0.5	Unidirectional	South
5	16 × 7	33	0.5	Unidirectional	North
6	10 × 9	21	0.5	Unidirectional	South



Figure 3-1: GPR Survey Grid (ESRI 2023).

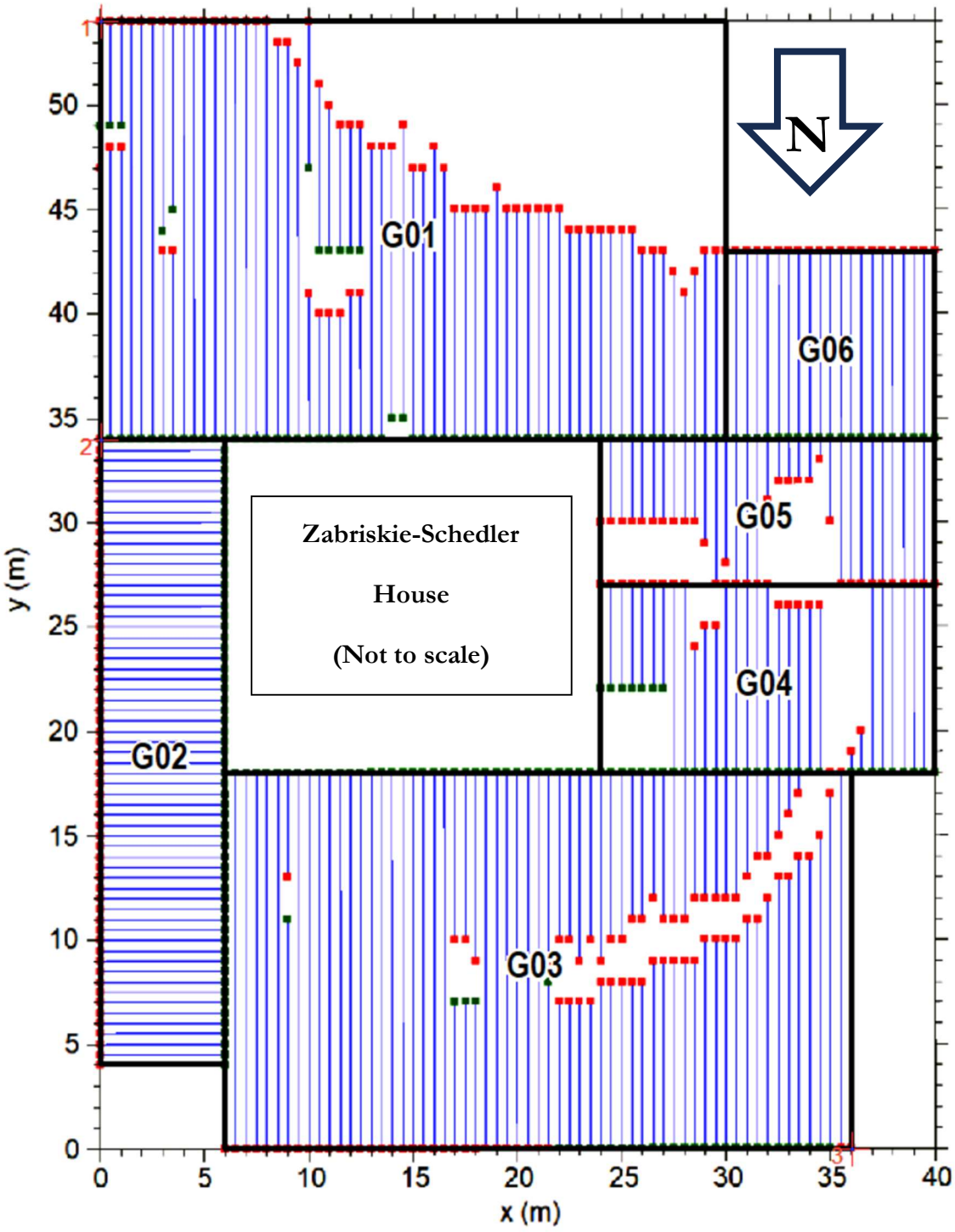

Figure 3-2: Combined Geophysical Survey area, covering 40 × 54 m (131 × 177 ft), with a total of 315 transects collected at 0.50-m spacing.



Plate 3-1: Overview of survey area to the north and east of the Zabriskie-Schedler House.
Photo view: West; Photographer: Olivier Vansassenbrouck; Date: October 10, 2023.



Plate 3-2: Overview of the Geophysical Survey Area to the west of the Zabriskie Schedler House.
Photo view: South; Photographer: Olivier Vansassenbrouck; Date: October 10, 2023.



Plate 3-3: Setting of Grid G1 from the northeast corner of G1 to the south of the Zabriskie-Schedler House. The wooded border of the backyard prevented GPR survey in those areas.
Photo view: West; Photographer: Olivier Vansassenbrouck; Date: October 10, 2023.



Plate 3-4: The western side of the Zabriskie-Schedler house, including Grids G4 and G5. Modern landscaping boulders and a large tree limited areas of survey.
Photo view: East; Photographer: Olivier Vansassenbrouck; Date: October 11, 2023.



Plate 3-5: Modern stone circle in grid G04.
Photo view: West; Photographer: Olivier Vansassenbrouck; Date: October 10, 2023.

3.1.2 Analytical Methodology

Following the fieldwork, the GPR data was copied from the GSSI SIR 4000 onto flash drive, processed using GPR-SLICE v7.MT imaging software, assembled with ArchaeoFusion, and mapped in ArcMap v10.8.2.

Using GPR-SLICE, the GPR data was appended into a 2D batch of files. File information was then created and edited based on collection parameters set in the field. The manufacturers' data was converted to GPR-SLICE format, and dc-drift and wobble noise were removed from the converted radargrams. Transects were reversed where applicable, and navigation was set to artificial markers since the survey wheel was employed. A time-zero adjustment was performed to remove the direct wave and some horizontal banding associated with the surface conditions. A vertical high pass/low pass filter was performed to remove horizontal banding and reduce graininess in the reflection profiles or radargrams. A background removal filter was then applied to further remove banding associated with surface conditions. A range gain was applied to the radargrams to compensate for the signal attenuation, amplifying the appearance of the hyperbolic anomalies, and reducing contrast near the surface and bottom on the profiles outside the area of focus. Hyperbola matching was performed to calculate velocity and identify the true dielectric constant, increasing the accuracy of depth. Data was reviewed between filters in order to account for the analysis of anomalies which may appear differently when post-processed using varied methods. After filtering, the data was sliced, gridded, and interpolated to create time slice grids which were downloaded as Surfer files.

Surfer files from the GPR grids were then imported into ArchaeoFusion which filters and integrates multiple geophysical datasets collected in the field. After the grids were imported, a standardize function was performed to smooth out edges between datasets and grid coordinates were added and the data georeferenced. The grids layers were then exported as GeoTiffs to be displayed and viewed in ArcMap.

The results of the GPR survey are best viewed in selected radargram profiles associated with transects and in an interpolated 3D grid of all transects which displays time slices by depth. While viewing the radargrams, it became clear that the strongest positive and negative reflections appear at depth range of 0.30–1.00 m (0.98–3.28 ft) below the ground surface with a maximum depth of 2.9 m (9.5 ft). A time-variable range gain was applied to amplify these areas of interest and minimize contrast near the surface and bottom of the radargram profiles. A variety of color palates and transformations were used to display the anomalies identified.

4.0 SURVEY RESULTS AND INTERPRETATIONS

The GPR survey was performed on October 10–11, 2023, by Geophysical Archaeologist Olivier Vansassenbrouck, MA, MSc, RPA, assisted by Archaeologist Rick Altenburg, MA. The weather was dry with temperatures ranging from 55–65°F. The survey goal was to locate and characterize any potential former structures, and other subsurface features around the Zabriskie-Schedler House as part of a larger Phase IB archaeological survey around the historic property. The data and interpretations presented herein are based on the local conditions at the time of survey.

The survey area was mostly cleared of leaves, branches, and other debris; however, impediments to survey remained, including large trees, boulders forming a semicircular fence line around the north and west sides of the house, and a ramp on the west side of the house. Survey transects were collected as close to surface features and impediments as possible, with some obstacles and areas being avoided. Topography within the survey area was flat.

The GPR survey identified eight anomalies through post-fieldwork data processing (Table 4-1; Figure 4-1). Four linear anomalies were identified as modern utility lines, corroborated by a One Call survey and/or visible features on the ground and building indicating their presence (e.g., manholes, an electric meter).

Geophysical anomalies were numbered consecutively and are abbreviated on maps and tables with an "A" prefix for identified anomalies followed by an individual identification number (e.g., A1, A2, etc.). Conclusively identified anomalies were given more detailed identifiers related to their origin. A combined table of these anomalies appears below.

Geophysical anomalies were identified at depth range of 0.30–1.00 m (0.98–3.28 ft) below surface with a maximum depth of 2.9 m (9.5 ft). Data used to make the interpretations were extracted from time slice maps which can be viewed in Appendix B. Data showed large amounts of "noise" throughout the survey area and at all depths.

Anomaly A1 shows a large planar anomaly approximately 4 m long and 2 m wide (13 ft long, 6.5 ft wide). The anomaly could not be characterized any further, but it may represent a change in the stratigraphy of the soil, such as a layer of more compacted soil. Anomaly A2 corresponds to a second modern stone circle, similar to the stone circle in Plate 3-5. As the stones were shallowly buried, they did not impede survey. The anomaly appears to be caused by a buried concrete slab in the center of the circle of stones. Anomaly A3 is located within the gravel driveway to the north of the house and is characteristic of a shaft feature, with a potential diameter of 1.2–2.0 m (3.9–6.7 ft). No surface features were visible on the ground at the time of survey; however, the area had recently undergone landscaping and it is possible this has obscured the origin of the anomaly. Anomaly A4 is identified as the infilled location of a possible former septic tank, with the recently installed sewer line running just 1.2 m (3.9 ft) south of its location. This planar anomaly is approximately 2.4 m long and 1.7 m wide (7.9 ft long, 5.6 ft wide), at a depth of approximately 0.4–0.7 m (1.3–2.3 ft).

Due to surface conditions (such as tree roots) and environmental variables, a certain number of anomalies may exist that could not be defined. The survey area to the northeast and east of the house

was affected by a high water table, causing interference in the data beyond a depth of 1 m (3.3 ft; see Figure 4-4), and modern fill had recently been deposited on site to level the ground. It is possible that identified anomalies could also represent false positives, which means that they appear to be consistent with known signatures but are not archaeologically significant. Determining their precise nature will require ground-truthing.

Table 4-1: Identified GPR anomalies and their interpretation.

Anomaly	Grid Number	Depth Below Ground Surface	Interpretation
A1	1	0.2–0.6 m (0.9–1.9 ft)	Unknown
A2	6	0.3–0.6 m (0.9–1.9 ft)	Landscape Feature / Concrete Slab
A3	3	0.3–1.0 m (0.9–3.2 ft)	Possible Shaft Feature
A4	3	0.5–0.8 m (1.6–2.6 ft)	Removed Sewer Tank
GAS	2	0.5–0.7 m (1.6–2.3 ft)	Utility line / Pipe
WATER	3	0.6–1.0 m (1.9–3.2 ft)	Utility line / Pipe
SEWER	3	0.5–0.7 m (1.6–2.3 ft)	Utility line / Pipe
SEWER / ELECTRIC	2	0.4–1.0 m (1.3–3.2 ft)	Utility line / Pipe

Shortly following the GPR survey, Phase IB archaeological testing was performed around the Zabriskie-Schedler property, covering a much larger area than the GPR survey (Richard Grubb & Associates, Inc. 2023). Several shovel test pits (STPs) were excavated within the Geophysical Survey Area. The results of these STPs were reviewed in order to inform the interpretation of the geophysical data.

The STP results in general showed heavy concentrations of pebbles, cobbles, and rocks across the Phase IB survey and Geophysical Survey areas. This may explain some of the noise found in the geophysical data around the house, affecting the GPR data throughout the full depth range.

Two judgemental STPs (J1 and J2) appear to correspond to the location of GPR anomalies A1 and A2, respectively. While STP J1 did not provide more information as to the origin of GPR anomaly A1, historic material was recovered at a depth of approximately 0.12–0.33 m (0.4–1.1 ft) within a soil layer described as a buried plowzone (Apb). STP J2 corresponds to GPR anomaly A2 and encountered buried asphalt/concrete. This appears consistent with the similar modern stone circle to the west of the house (Plate 3-5; Richard Grubb & Associates, Inc. 2023).



Figure 4-1: Plan view time slice map showing all GPR sruvey anomalies found at full radar depth range (ESRI 2023).

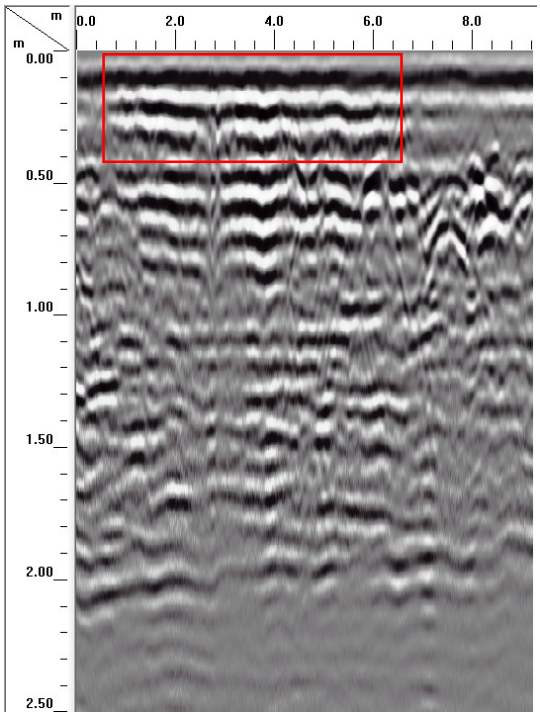

Figure 4-2: Radargram G6_003 (L297) shows planar anomaly A1 (red box) in Grid 1.

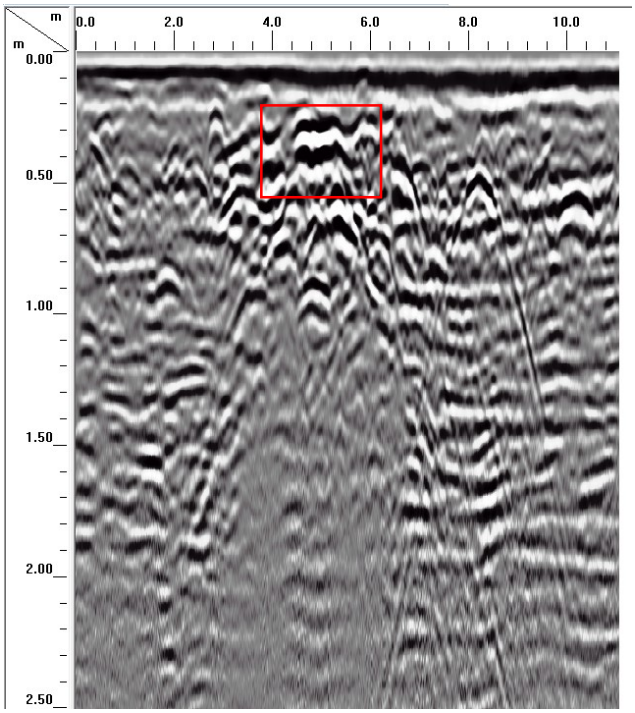

Figure 4-3: Radargram G1_053 (L053) showing Anomaly A2 (red box) in Grid 1.

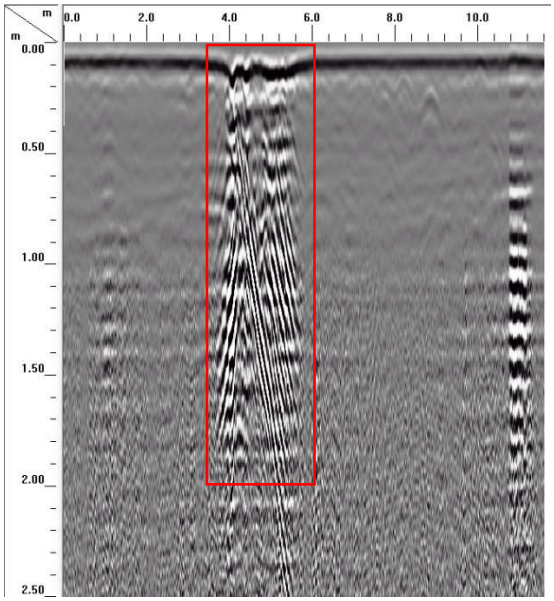

Figure 4-4: Radargram G3_085 (L218) showing the potential shaft feature (A3) in the northwest corner of Grid 3.

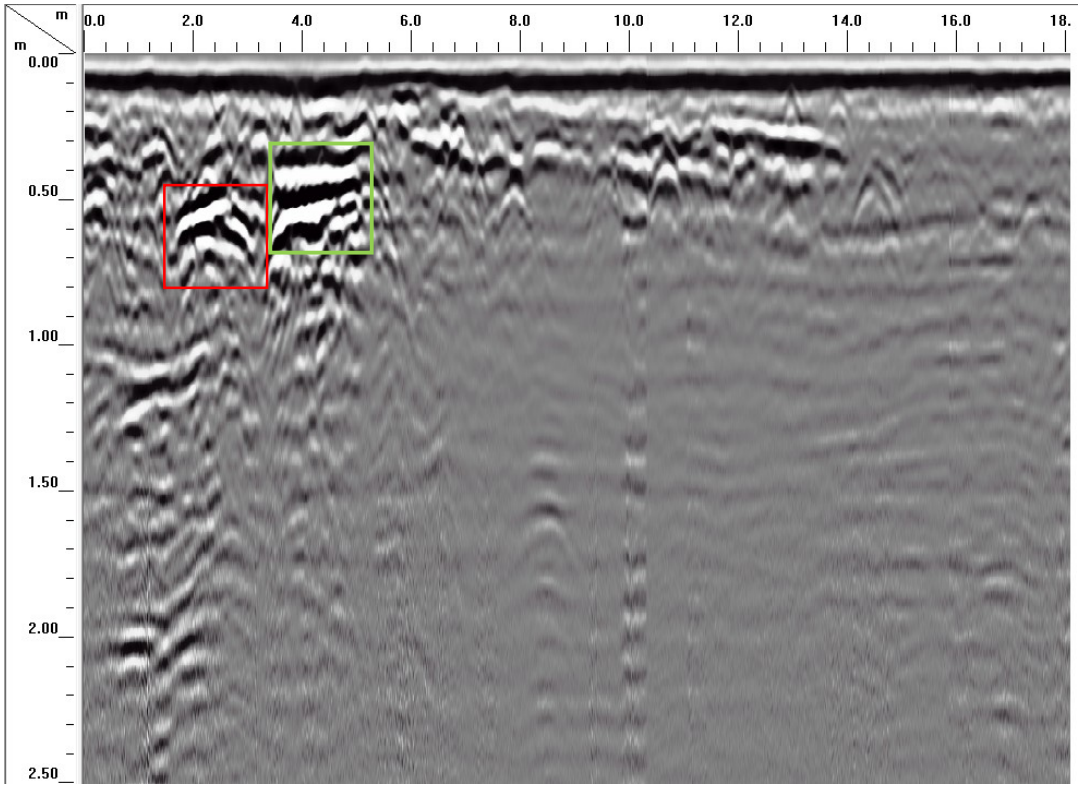

Figure 4-5: Radargram G3_021 (L154) showing the sewer line (red box) and possible infilled location of a removed septic tank (anomaly A4; green box) in Grid 3.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Richard Grubb & Associates, Inc. (RGA) conducted an archaeological geophysical survey using ground-penetrating radar (GPR) around the Zabriskie-Schedler House at 460 West Saddle River Road, Village of Ridgewood, Bergen County, New Jersey. The Zabriskie-Schedler House is listed in the New Jersey Register and National Register of Historic Places (COE: 5/2/2014; SR: 8/13/2019; NR: 11/21/2019).

The GPR survey was performed on an approximately 0.5-acre survey area around the historic house and identified potential archaeological resources and utility features through post-fieldwork data processing. The GPR survey identified four linear anomalies corresponding to the location of modern utilities to the north and east of the house. Anomaly A1 could not be positively identified; however, subsequent STP testing of the anomaly recovered historic cultural material from the location of this anomaly. This could indicate the presence of a sheet midden or other concentration of archaeological artifacts. Anomaly A2 corresponds to a stone circle with a concrete/asphalt slab in the center and is most likely a relatively modern landscape feature. Anomaly A3 is characteristic of a shaft feature. Anomaly A4 is most likely related to the sewer utility and could be the location of a removed septic tank.

Based on these results, combined with the results of the Phase IB archaeological survey testing, RGA recommends targeted ground-truthing of anomalies A1 and A3 in order to determine if these anomalies represent in situ archaeological features. Anomalies A2 and A4 are most likely of modern origin and are not recommended for further testing.

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Appendix A: Qualifications of the Geophysical Specialist and Principal Investigator

MEAGAN M. RATINI
DIRECTOR OF GEOPHYSICS

YEARS OF EXPERIENCE
With this firm: <1
With other firms: 11
In other heritage fields: 3

EDUCATION
MA 2014
Uni. of Massachusetts Boston
Historical Archaeology

Certificate 2011
Bucks Co. Community College
Historic Preservation

BA 2008
Rutgers University
Anthropology/English

PROFESSIONAL TRAINING
Advanced Interpretation for GPR, GSSI

Master Class in GPR Data Post-Processing, ScreeningEagle

Mapping Sites with Magnetic Susceptibility, Council for Northeastern Historical Archaeology (CNEHA)

PROFESSIONAL SOCIETIES
Register of Professional Archaeologists (RPA)

CNEHA (Vice Chair, USA)

Society for Historical Archaeology (SHA)

Pennsylvania Archaeological Council (PAC)

Archaeological Society of New Jersey (ASNJ)

Meagan Ratini, RPA, has over twelve years' experience in archaeological investigations across the Eastern US, including excavations, geophysical surveys, collections projects, and laboratory analyses. She specializes in combining traditional archaeological methodology, archaeological geophysics, and geographic information systems (GIS) to create fuller understandings of the past. She has served as Principal Investigator for geophysical surveys, Phase I and II archaeological investigations, and monitoring on sites ranging in date from the Archaic Period to the 1950s and has conducted analysis for Phase III data recovery projects, both historic and precontact. Her geophysical projects have delineated numerous historic-period cemeteries and have identified potentially National Register-eligible archaeological features for federal and state agencies, military bases, museums, and private clients. She specializes in archaeological ground-penetrating radar (GPR). Ms. Ratini has extensive experience across the Mid-Atlantic region and meets the qualifications set forth in the Secretary of Interior's Standards for Archaeologists and Historians [36 CFR 61].

REPRESENTATIVE PROJECT EXPERIENCE:

White Hill Mansion Multi-Method Geophysical Survey, Fieldsboro, NJ (Sponsor: Friends of White Hill)

Principal Investigator for combined magnetometer and GPR survey around the 18th-century White Hill Mansion. Survey planned in order to identify potential archaeological features related to pre-contact and historic period occupations.

Geophysical Survey of Historic Moorefields: Manor House, Yard Areas, and Cameron-Moore-Waddell Cemetery, Hillsborough, NC (Sponsor: Friends of Moorefields)

Principal Investigator for dual method geophysical survey of the yard areas around the 1785 home of US Supreme Court Justice Alfred Moore. Magnetometry was conducted over four acres of the property and identified 32 anomalies of possible archaeological origin. One acre targeted for further GPR survey, which identified an additional 14 potential archaeological anomalies. Pedestrian survey also identified a potential area of burials of enslaved individuals. Subsequent ground-truthing identified potential structural remains.

Alexander Rock House Ground-Penetrating Radar (GPR) Survey, Charlotte, NC (Sponsor: Charlotte Museum of History)

Supervised and co-authored report on survey of an area of the Hezekiah Alexander Homesite, the earliest house in Mecklenburg County. Survey was intended to identify potential burials based on earlier archaeological infrared photography investigations. No burials were identified within the survey area, but possible historical features and earlier archaeological excavations were identified.

Magnetometer and GPR Survey of River Road and Landing Lane, Piscataway, NJ (Sponsor: Middlesex County Cultural and Heritage Commission)

Assisted with anaylsis of magnetometry and GPR results for survey within the Raritan Landing Archaeological District. Survey identified potential archaeological features which may indicate that the site continues into previously unexcavated areas.

Elton Point Development GPR Survey, Manalapan, NJ (Sponsor: Private client)

Principal Investigator for GPR survey of an approximately 0.79-acre buffer of the cemetery easement for the 19th-century Old Thompson Family Burial Ground #8. Marked graves were present over 115 feet away from survey area. No signs of burials were identified.

OLIVIER VANSASSENBROUCK
GEOPHYSICAL SPECIALIST/ARCHAEOLOGIST

YEARS OF EXPERIENCE
With this firm: Mar. 2022-Present
With other firms: 4

EDUCATION
MSc 2016
University of Bradford (U.K.)
Archaeological Prospection – Shallow Geophysics

MA 2014
Vrije Universiteit Brussel (Belgium)
Art History and Archaeology

PROFESSIONAL SOCIETIES
ISAP
International Society for Archaeological Prospection

PROFESSIONAL REGISTRATION
Register of Professional Archaeologists

Olivier Vansassenbrouck's experience includes conducting archaeological field investigations and geophysical surveys. Mr. Vansassenbrouck specializes in magnetometer, earth resistance and ground-penetrating radar surveys. His work has encompassed geophysical surveys of several large tracts. He has worked extensively in the United Kingdom, on a variety of sites ranging from the 6th to 19th century. He has also worked on early medieval archaeological sites in Belgium and France.

REPRESENTATIVE PROJECT EXPERIENCE

White Hill Mansion (28-Bu-738), 217 Fourth Street, Fieldsboro, Burlington County, New Jersey

Mr. Vansassenbrouck participated in a magnetometer and ground-penetrating radar survey of the mansion and associated yard areas, as well as a grass field running parallel to the driveway of the mansion. The survey aimed to identify former outbuildings and their functions, and to determine whether the presence of tunnels on the site could be identified. The survey in the grass field aimed to identify the potential location of a Hessian camp. The GPR survey identified several former structures, including a potential barn, and potential passageways or shafts. The magnetometer survey on the grass field identified the location of another potential barn building.

Historic Moorefields, 18th/19th Century Manor House, Moore Family Cemetery, and Associated Acreage, Town of Hillsborough, Orange County, North Carolina (Sponsor: Friends of Moorefields)

Mr. Vansassenbrouck performed data analysis of magnetometer data collected as part of a multi-method geophysical survey around the 18th/19th century Historic Moorefields manor house and associated yard areas, and the Cameron-Moore-Wadell Cemetery. The survey was undertaken to ascertain the location of and characterize outbuildings, marked and unmarked burials inside the cemetery walls, and other subsurface features. The survey identified potential archaeological resources and modern anomalies, including former structures.

Raritan Landing, Part of Block 11801, Lot 1.02, River Road and Landing Lane, Piscataway Township, Middlesex County, New Jersey (Sponsor: County of Middlesex, Office of Arts & History)

Mr. Vansassenbrouck conducted a geophysical survey (magnetometer and ground-penetrating radar) of a 0.72 acre area within the Raritan Landing Archaeological District to ascertain the presence of any potential archaeological features related to the 18th century village of Raritan Landing in the area adjacent to the location of extensive archaeological excavation work in the 1990's and 2000's. The survey results suggest the presence of archaeological features related to Raritan Landing continue outside these previously excavated areas, with many GPR anomalies showing at a consistent depth with the depth of previously excavated features.

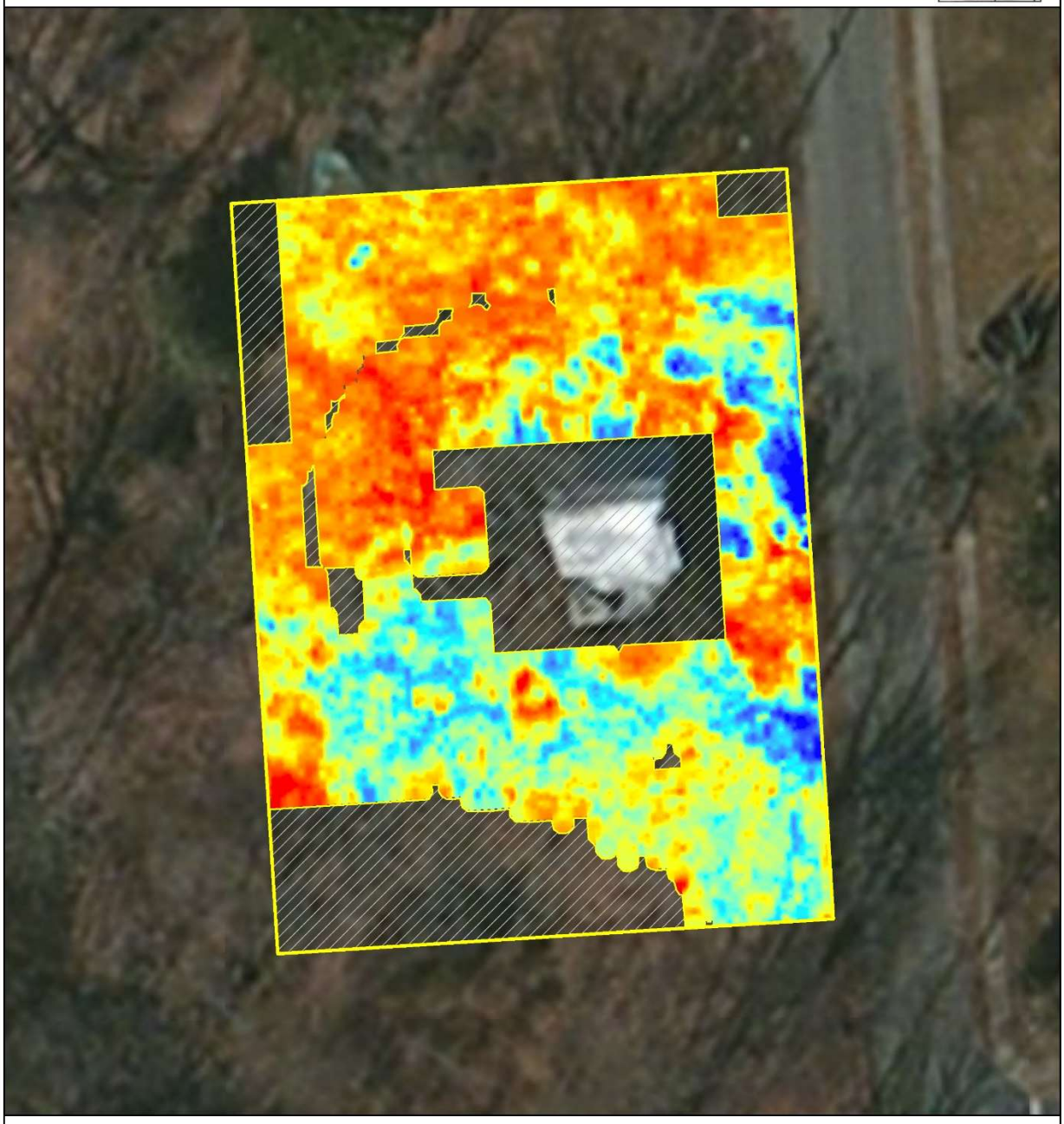
First Reformed Church of New Brunswick Cemetery, City of New Brunswick, Middlesex County, New Jersey (Sponsor: County of Middlesex, Office of Arts & History)

Mr. Vansassenbrouck conducted a ground-penetrating radar survey on a small subsection (0.01 acres) of the 18th and 19th century cemetery in order to ascertain the presence of any potential burials in an area where no headstones are present. Several possible unmarked shallow graves were identified, potentially associated with the gravestones of the next row of graves or an additional row of unmarked graves, as well as a complex anomaly in the center of the unmarked area that showed some of the characteristics of a grave shaft with associated casket.

Appendix B: GPR Time Slices at 10 cm intervals

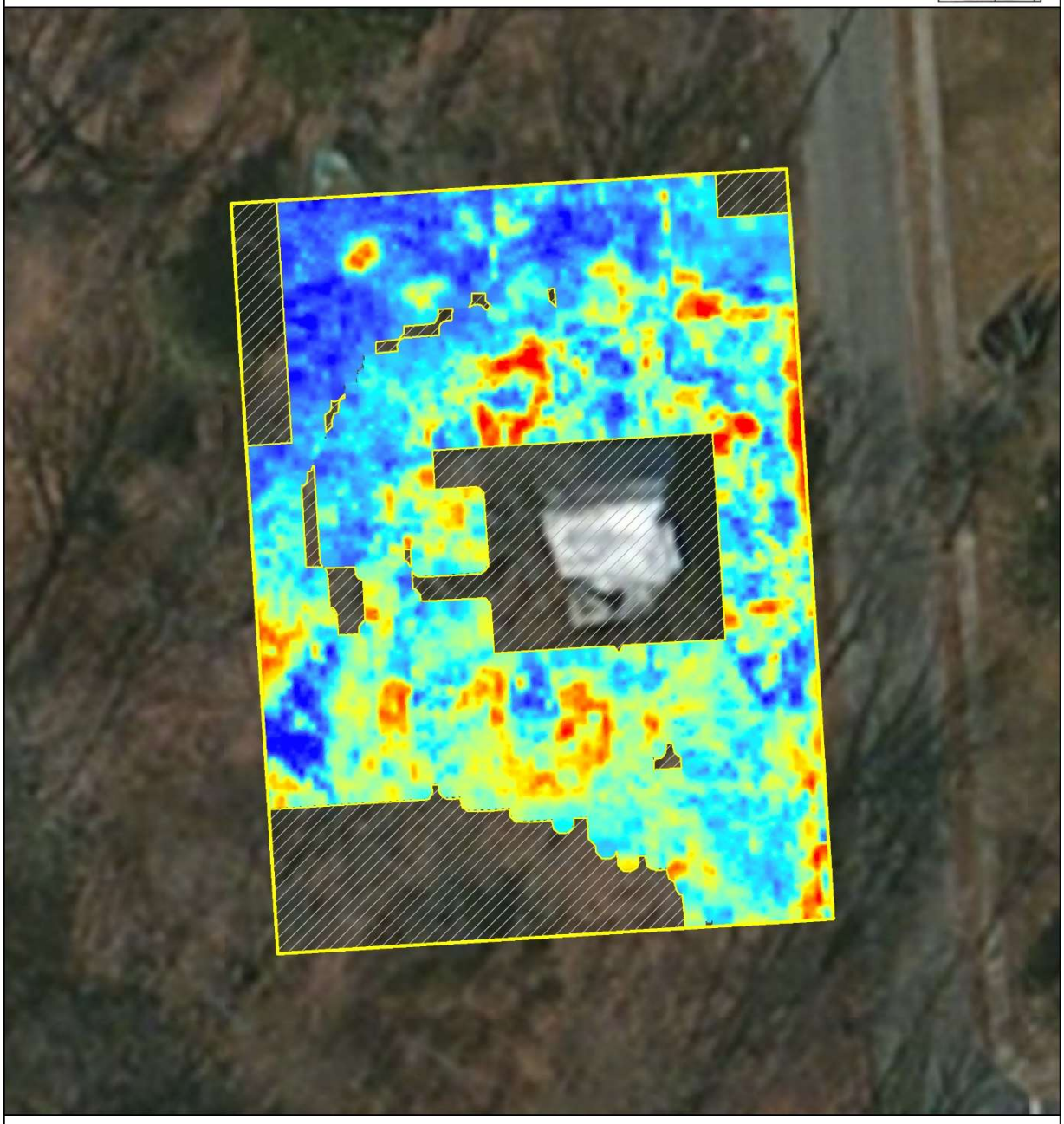
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



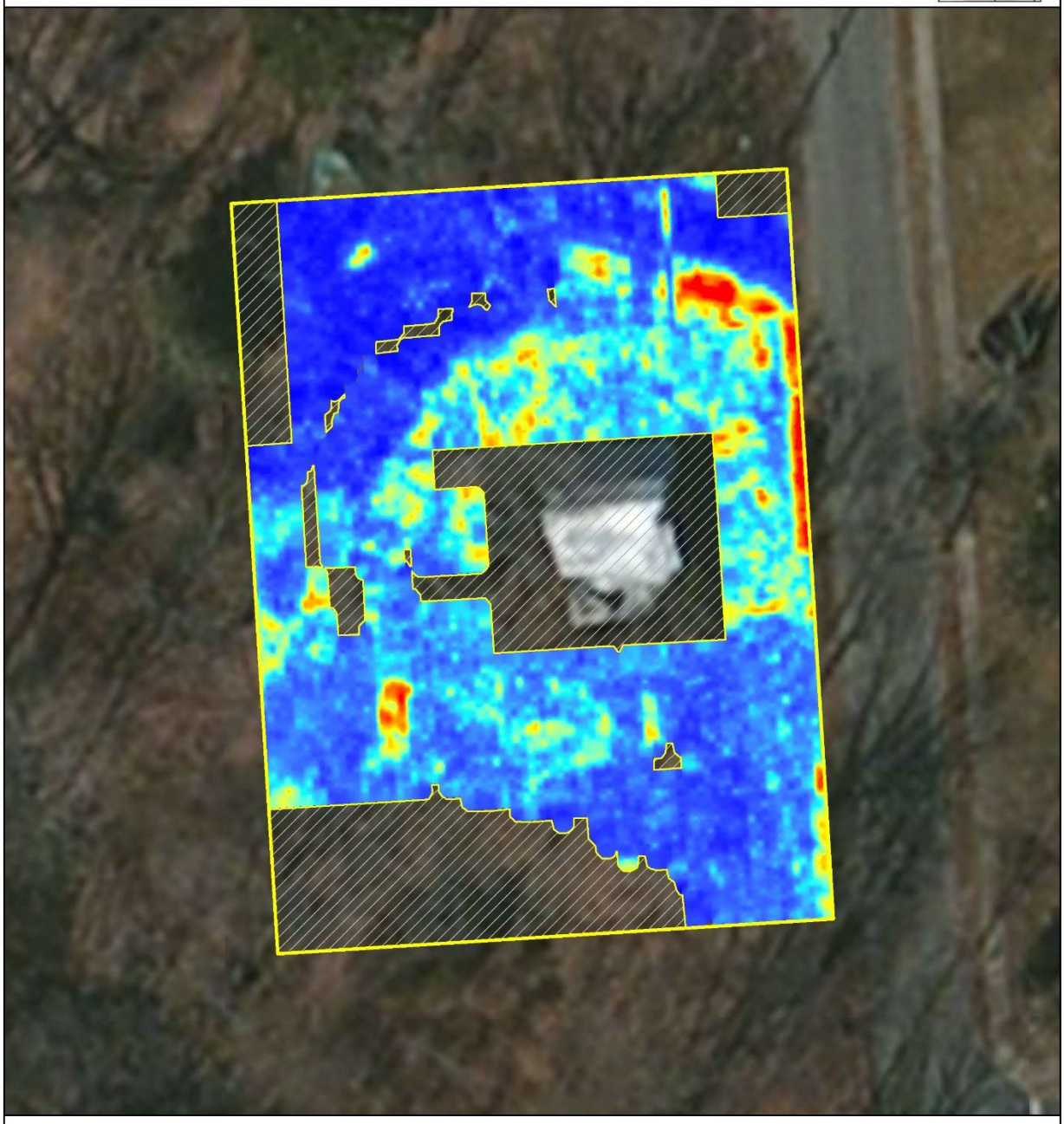
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

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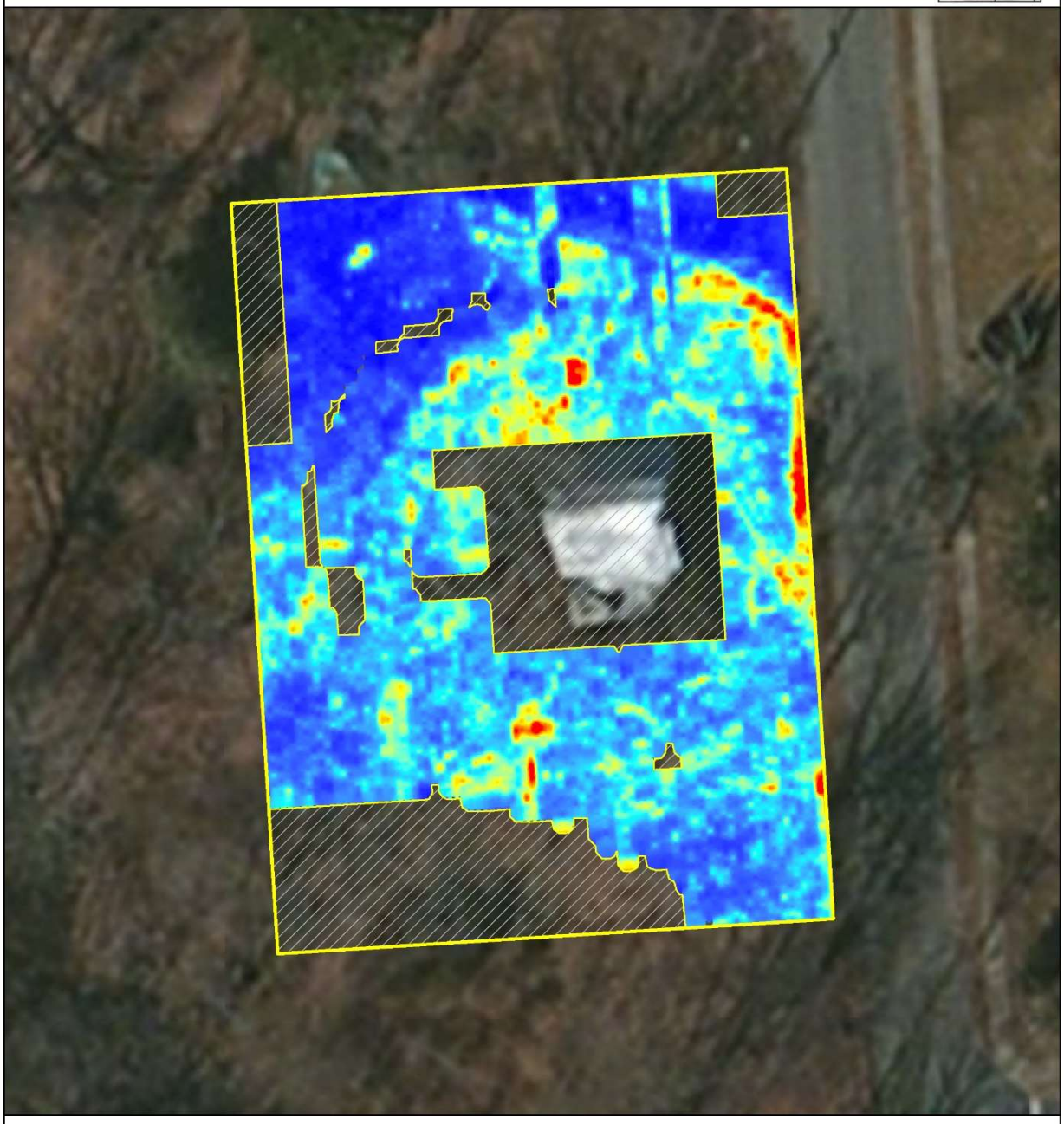
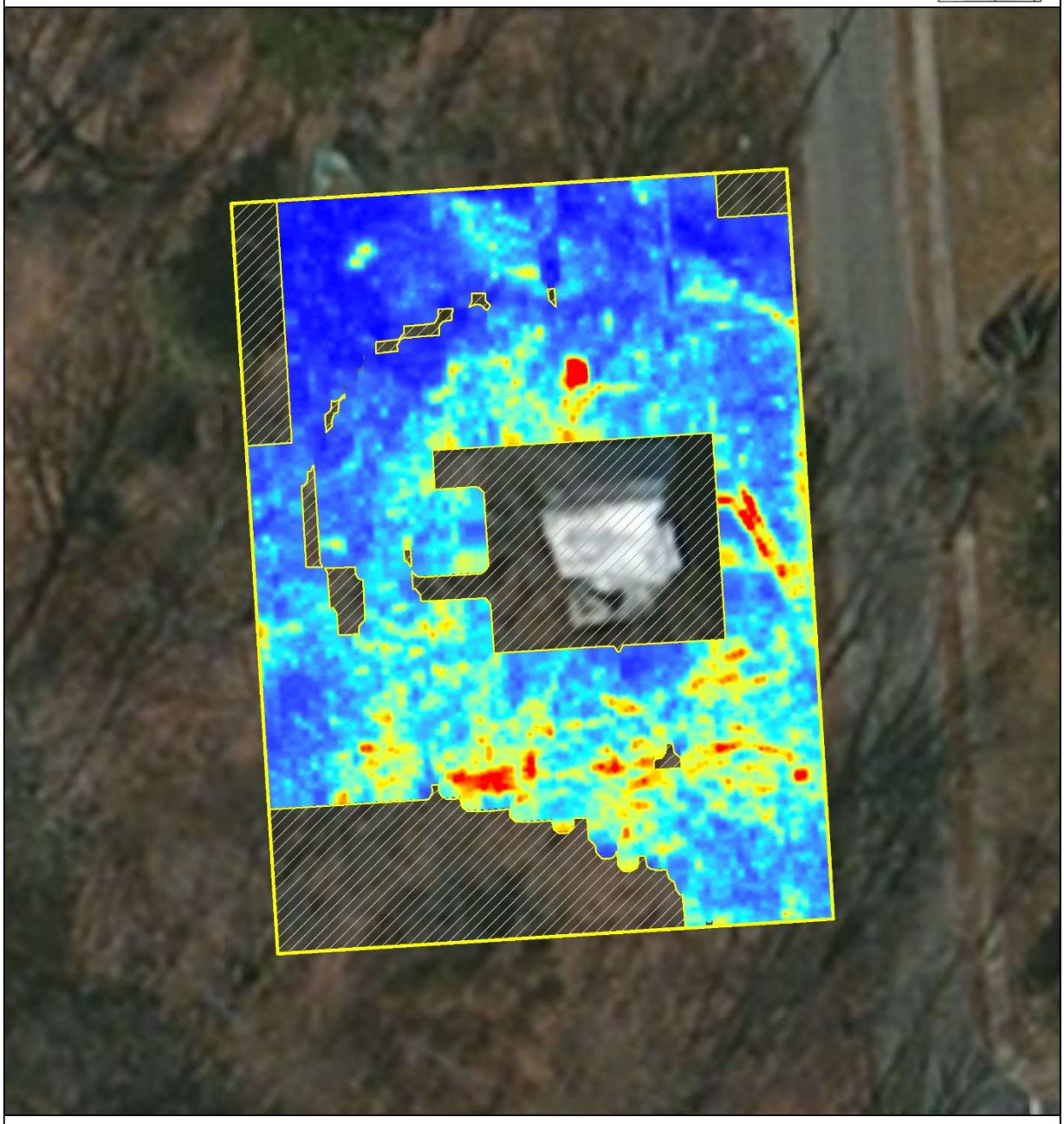


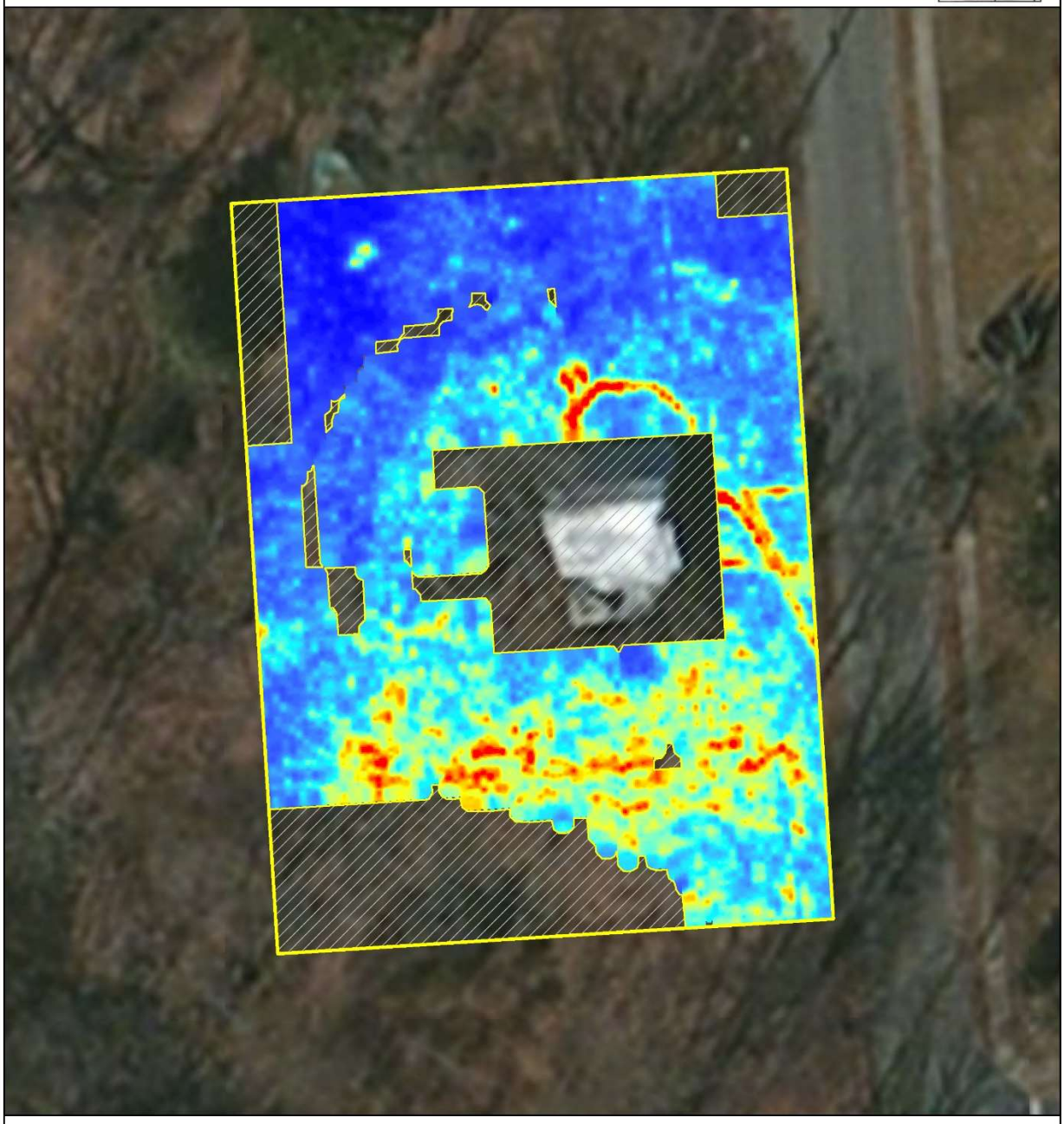
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



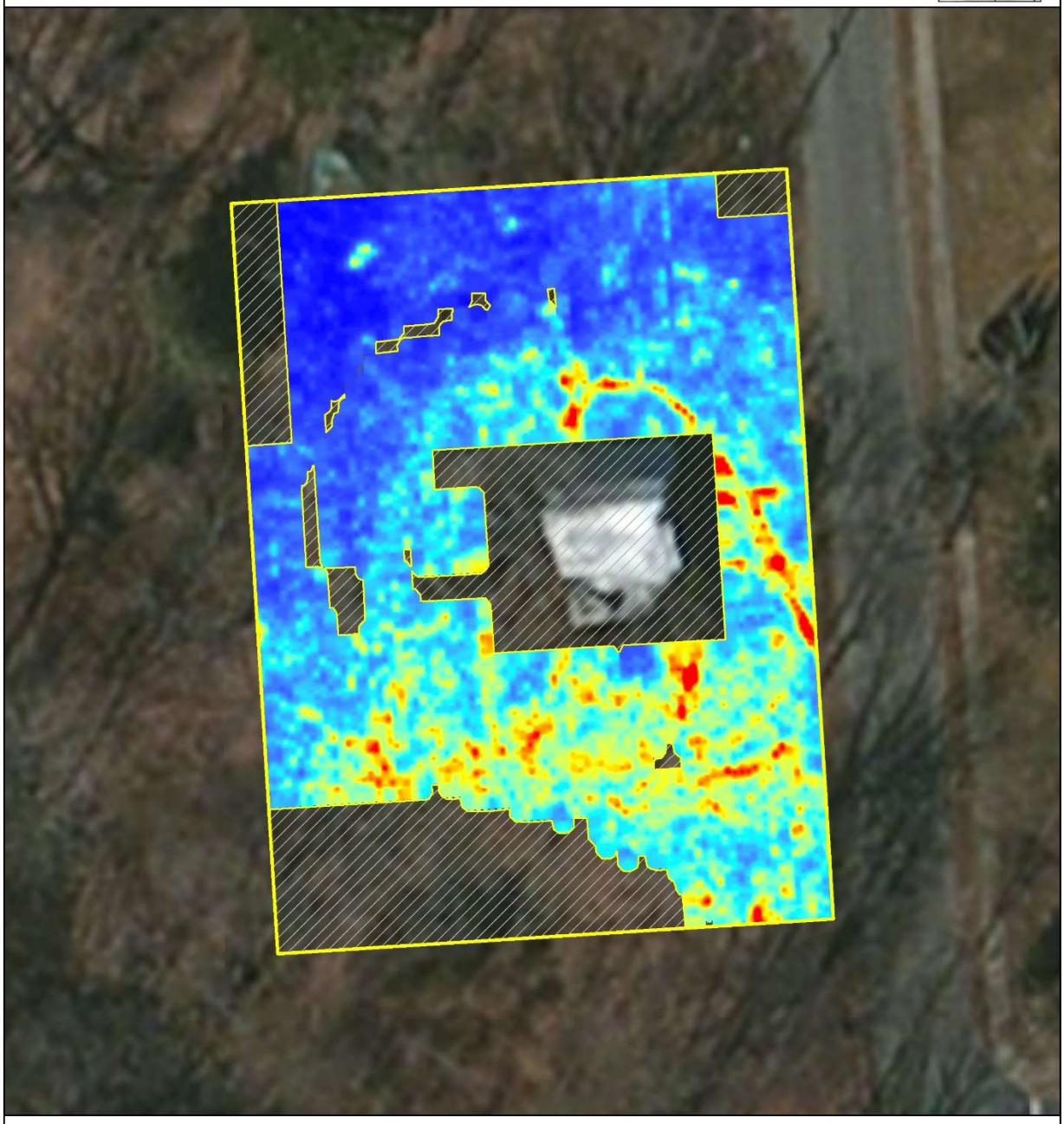
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



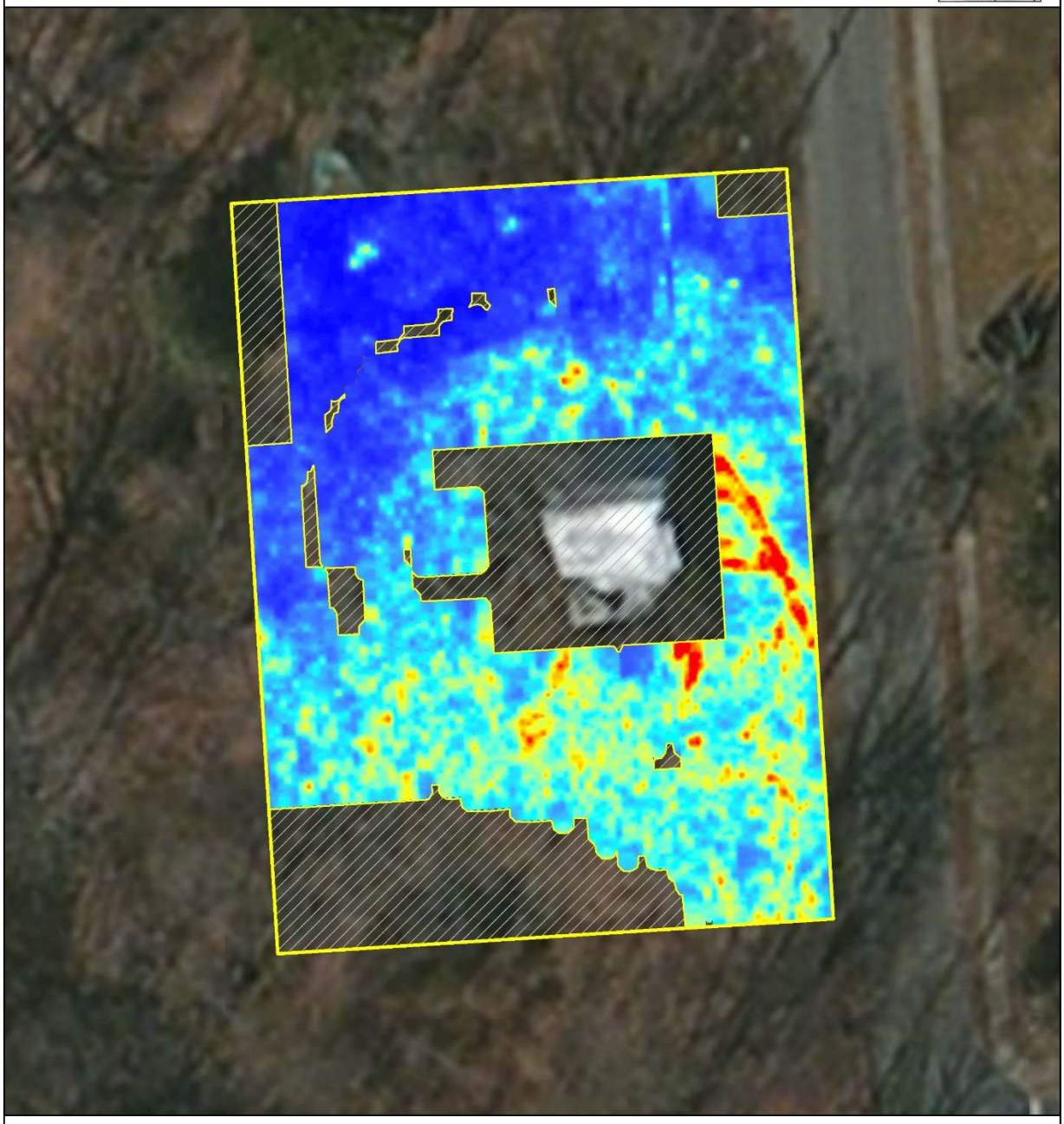
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



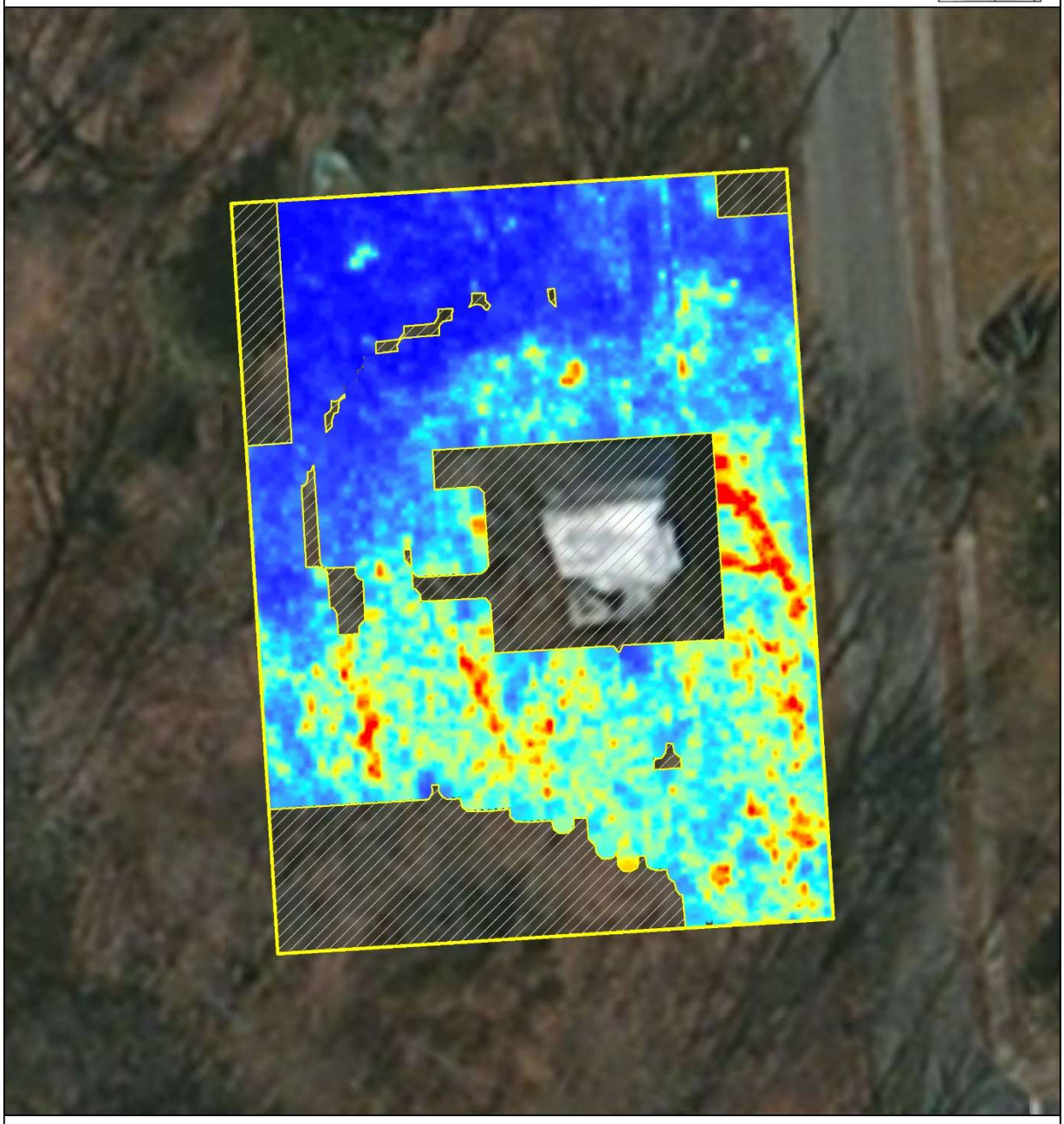
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



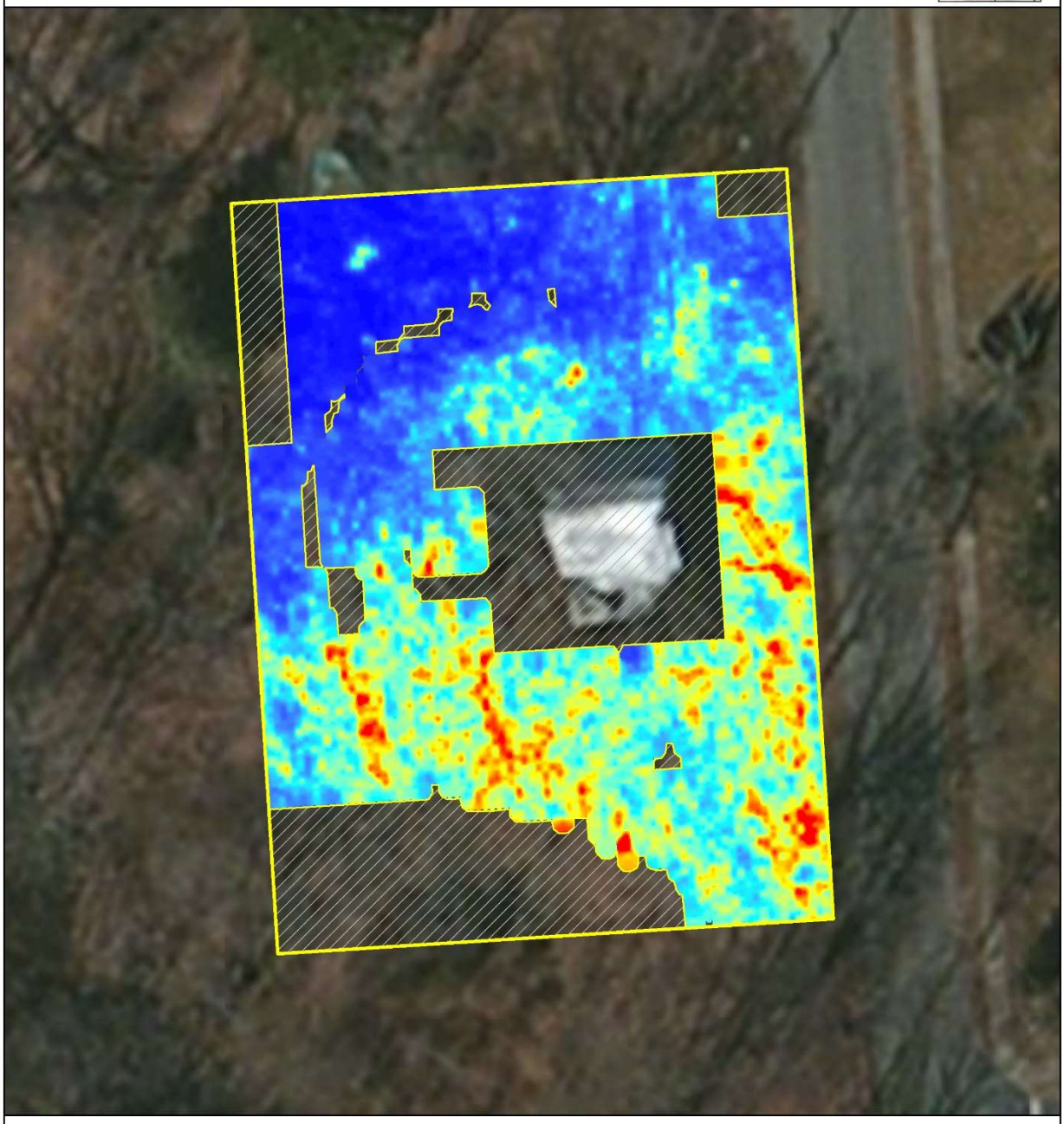
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



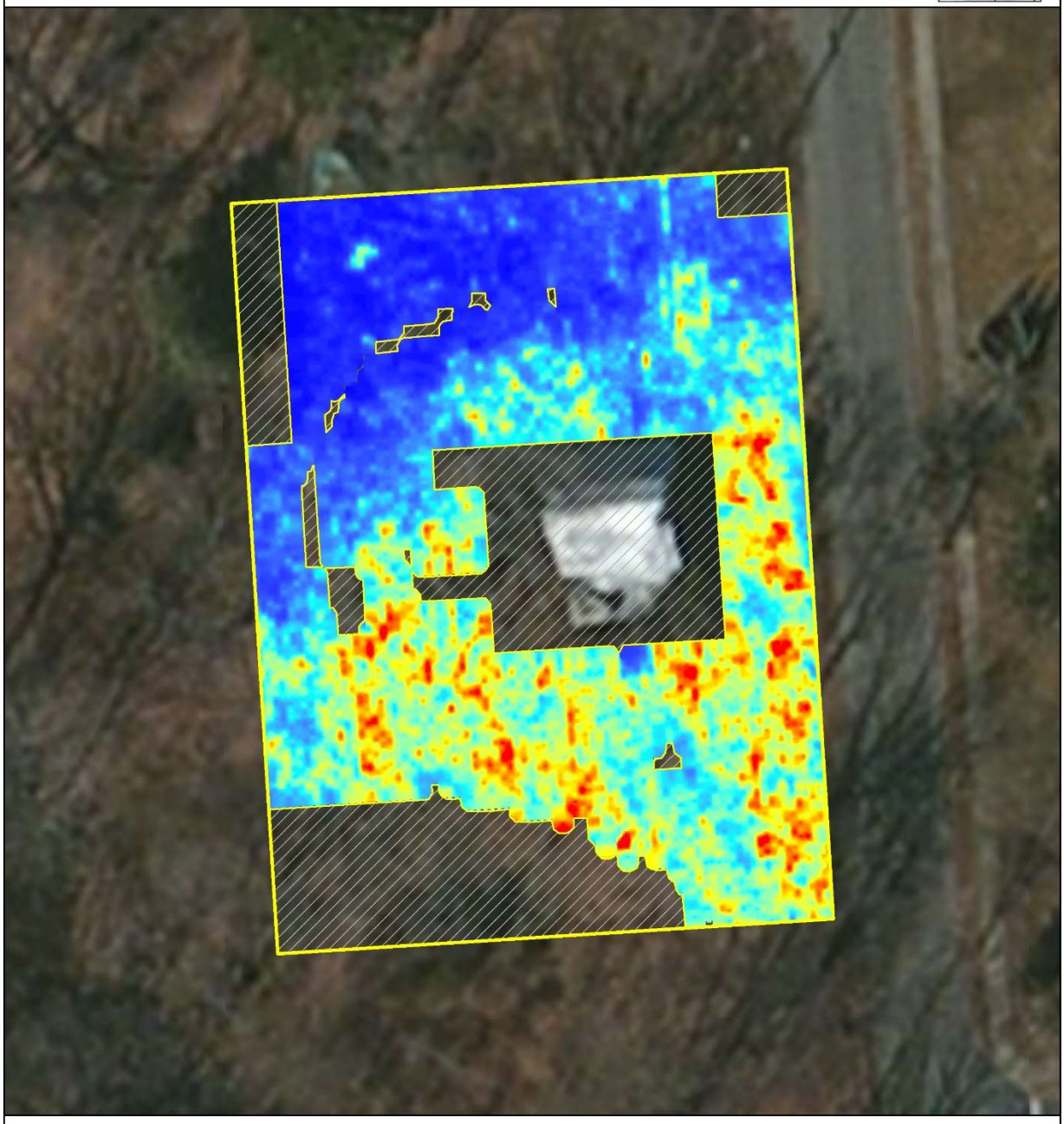
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



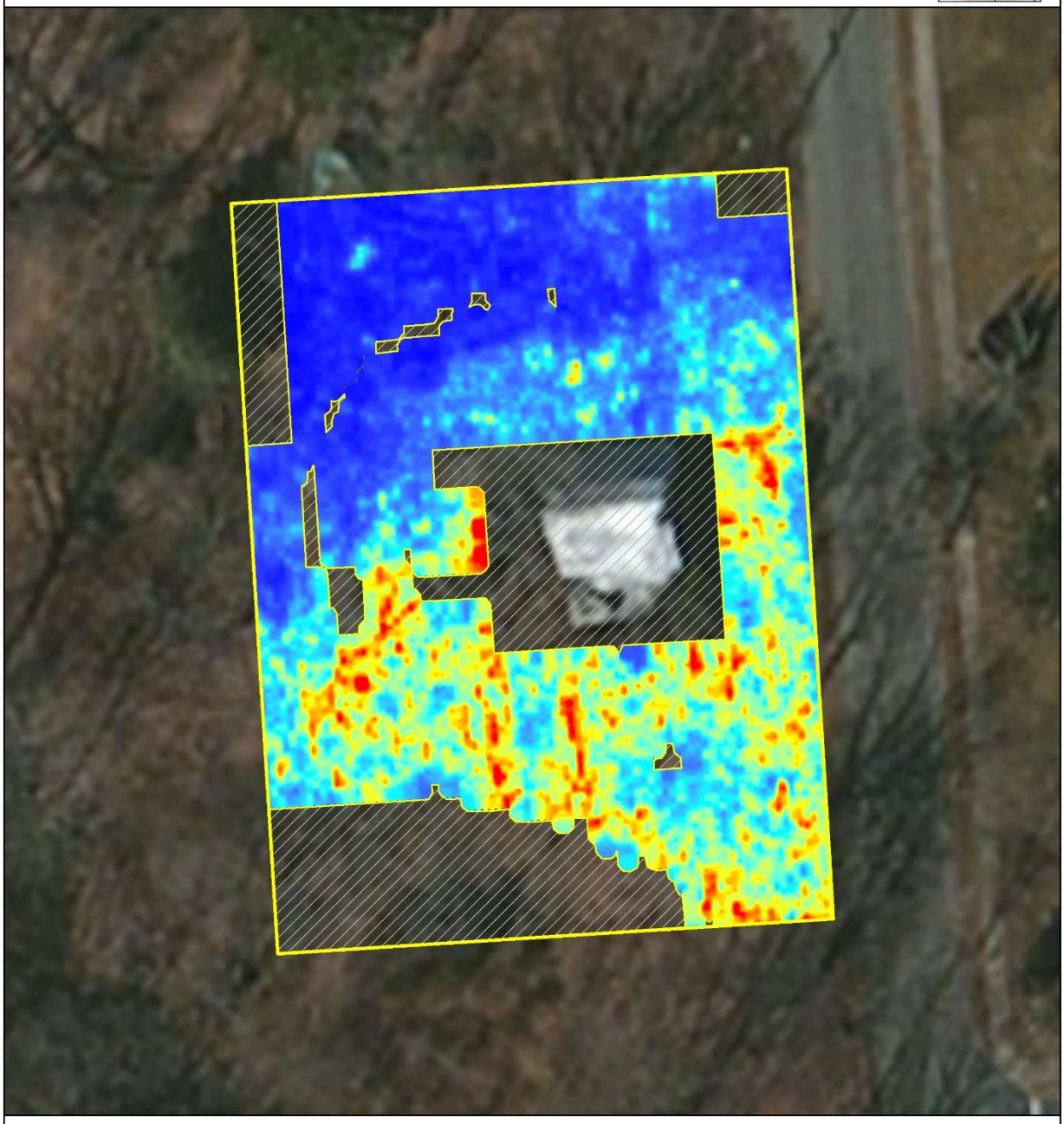
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



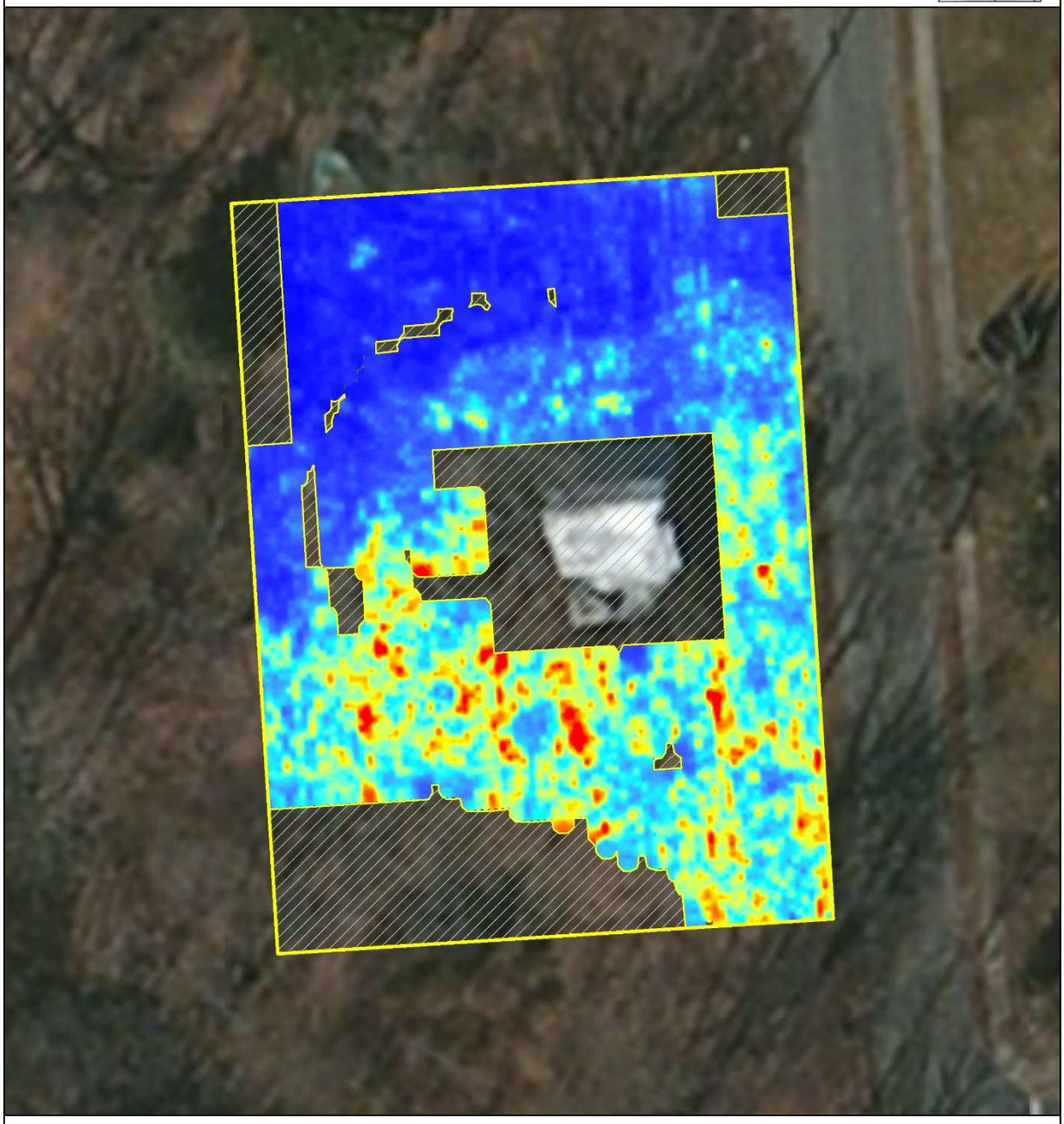
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



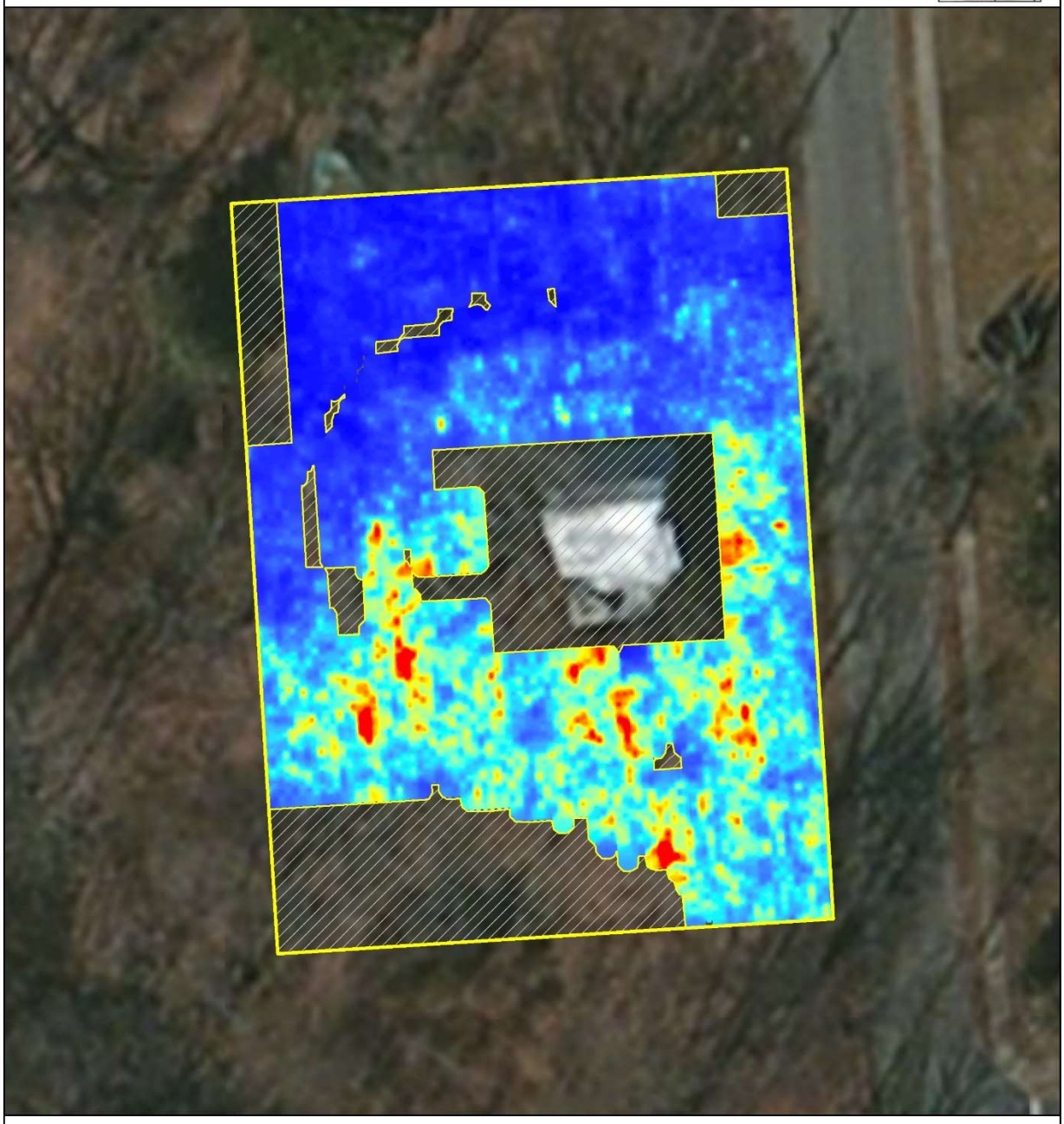
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



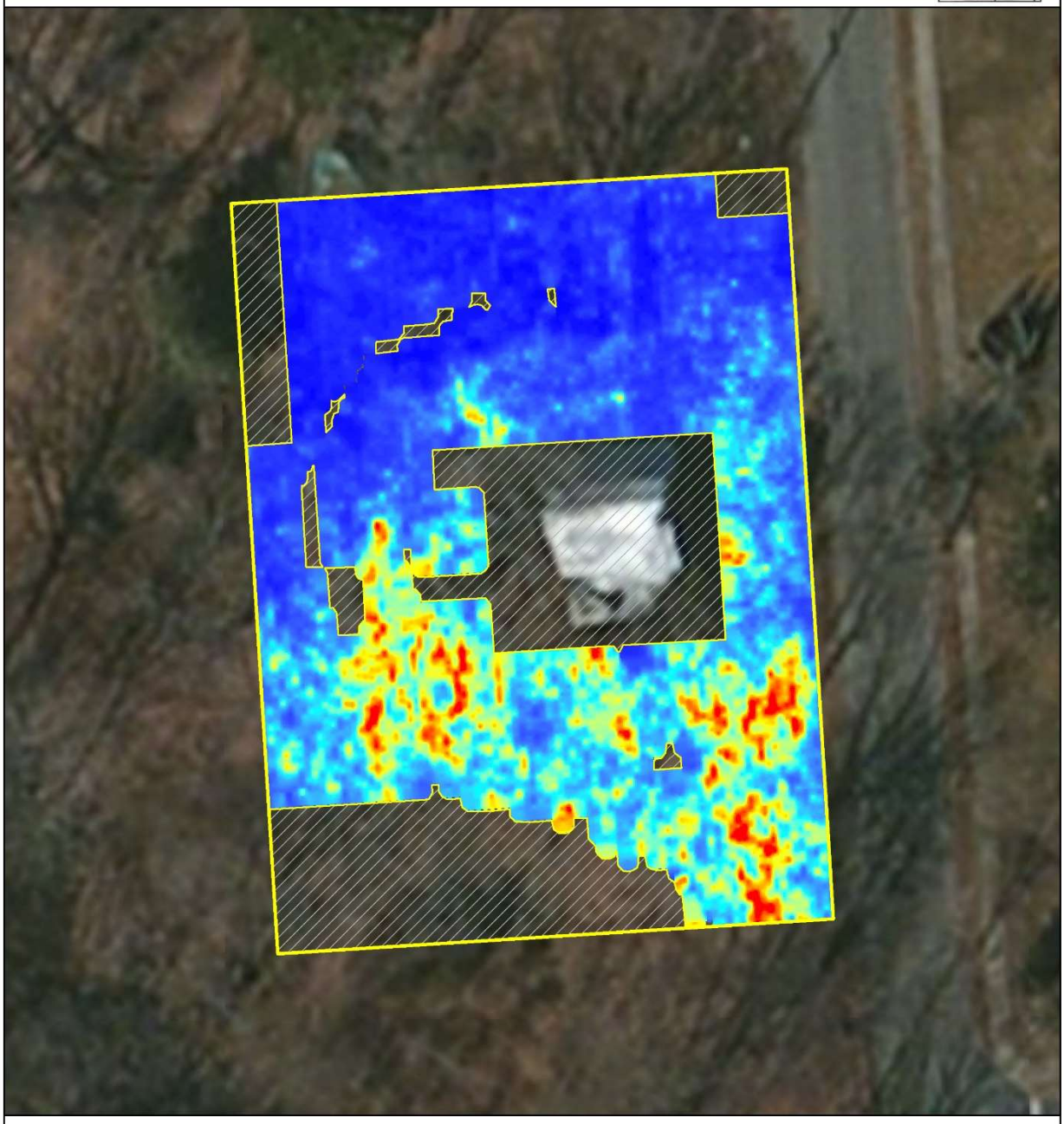
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



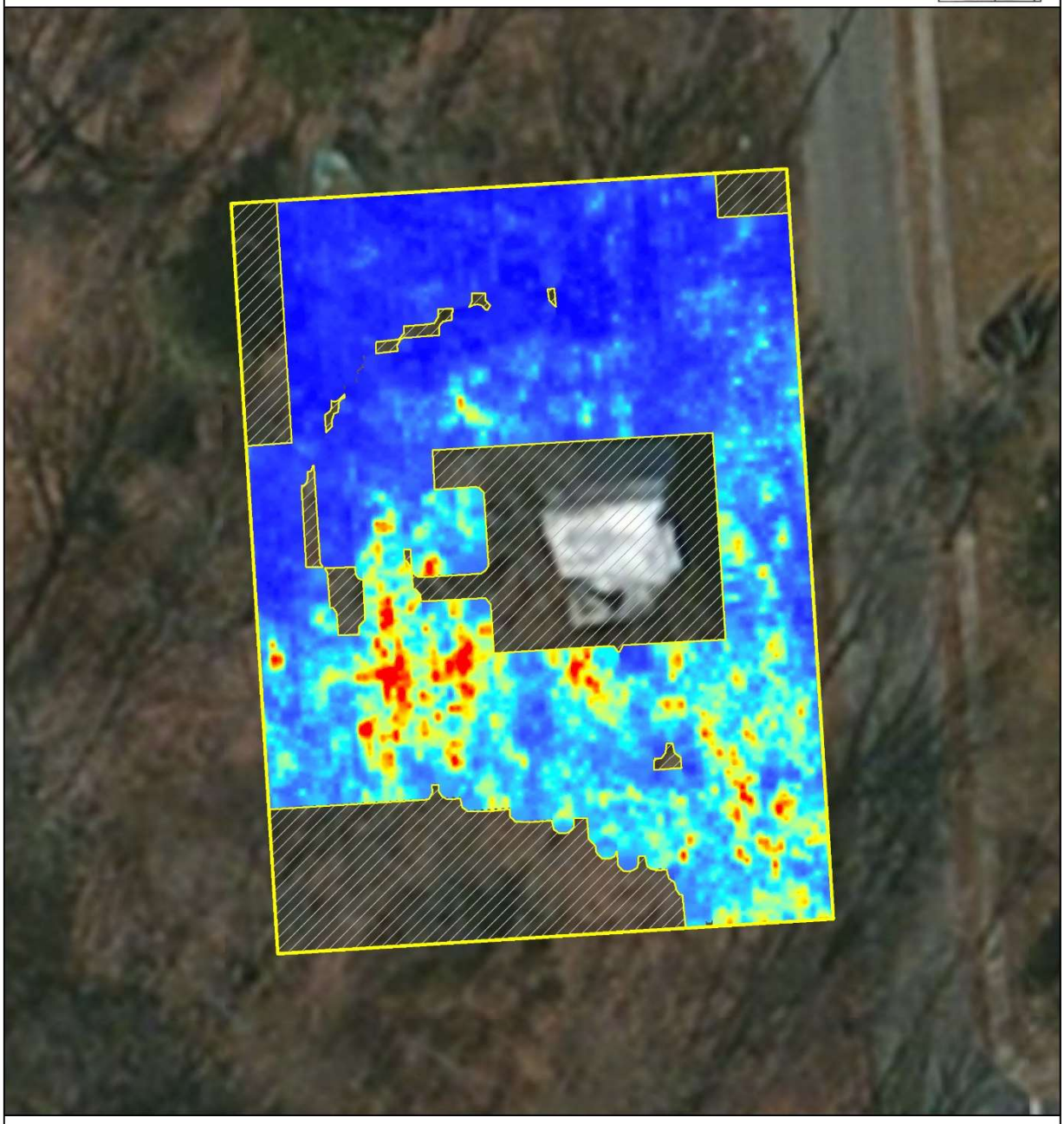
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



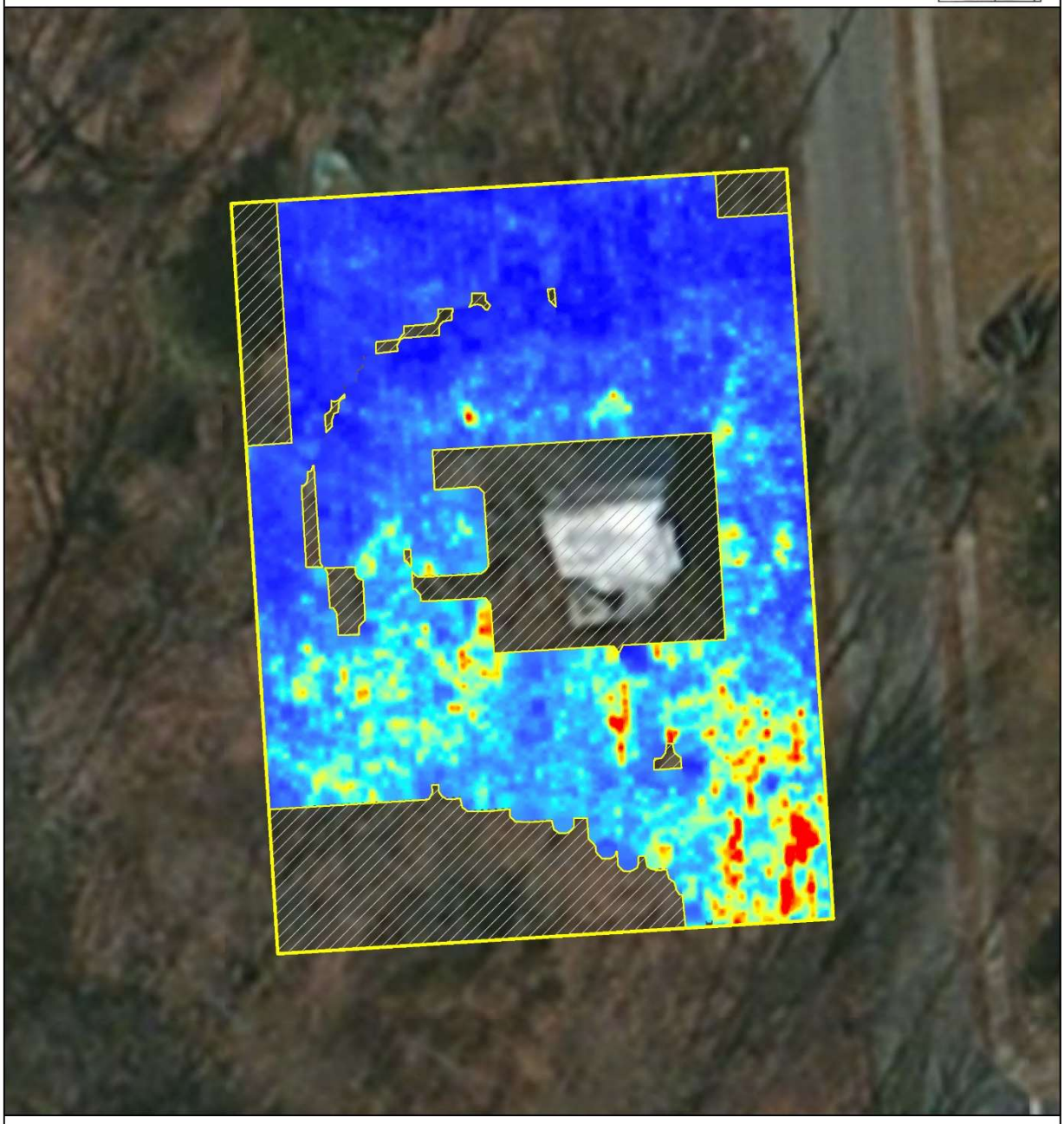
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



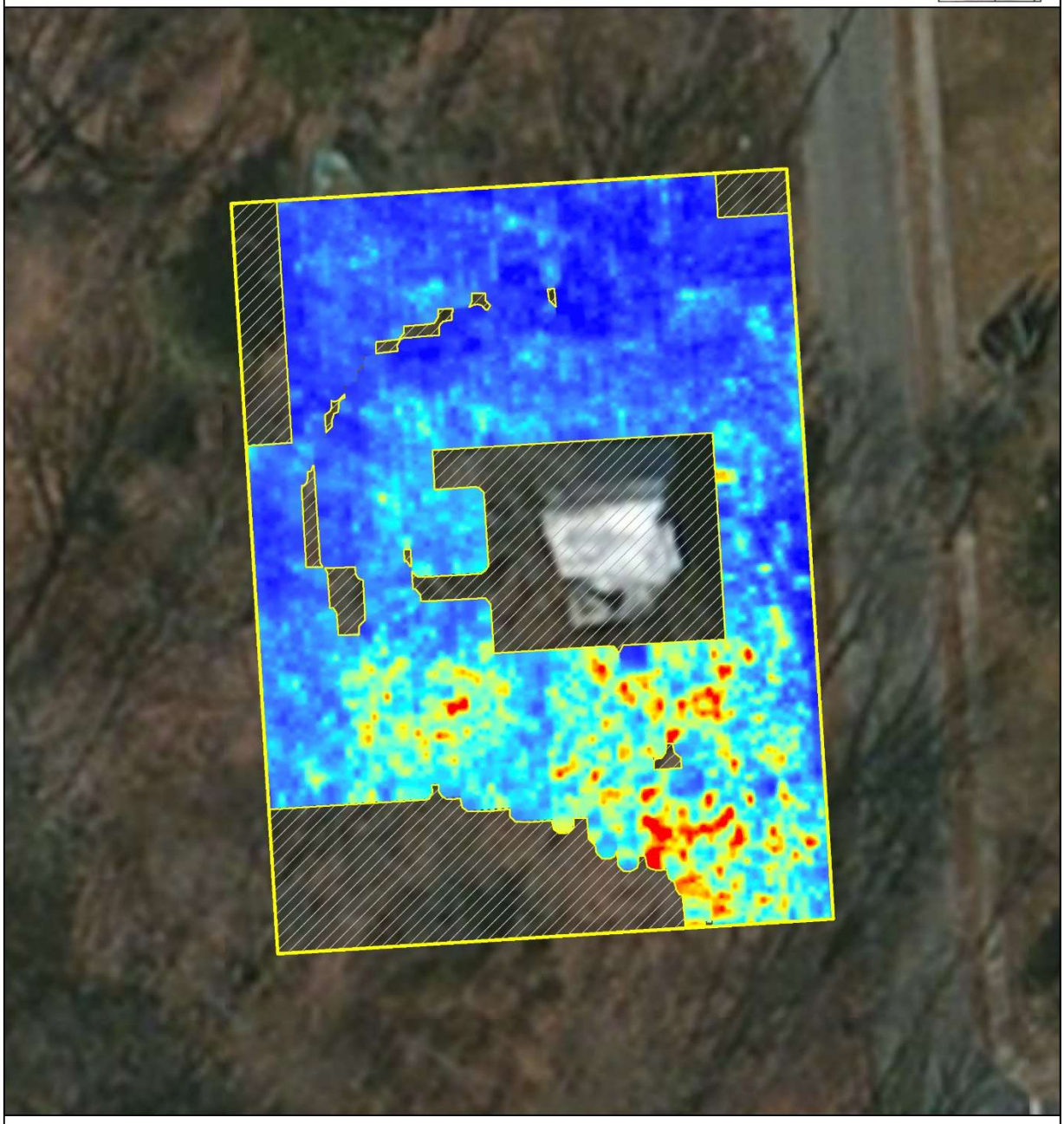
Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



Zabriskie-Schedler House GPR Survey
Village of Ridgewood, Bergen County, NJ

GPR Slice



Appendix C: Annotated Bibliography

Author:	Olivier Vansassenbrouck
Title:	Geophysical Survey Using Ground-Penetrating Radar: Zabriskie-Schedler House, 460 West Saddle River Road, Village of Ridgewood, Bergen County, New Jersey
Date:	December 2023
RGA Database Title:	Zabriskie-Schedler House
RGA Project No.:	2023-249NJ
State:	New Jersey
County:	Bergen County
USGS Quad:	Hackensack, New Jersey
Drainage Basin:	Saddle River, Passaic River, Newark Bay, Raritan Bay, Atlantic Ocean
Regulation:	New Jersey Register of Historic Places Act (N.J.A.C. 7:4)
Project Type:	Park development
Project Sponsor:	Village of Ridgewood
Client:	Village of Ridgewood
Level of Survey:	Geophysical Survey (GPR)
Cultural Resources:	Zabriskie-Schedler House

Geophysical Anomalies: 4 GPR anomalies

APPENDIX B: QUALIFICATIONS OF THE PRINCIPAL INVESTIGATOR

NICOLE M. HERZOG
ARCHAEOLOGIST (36 CFR 61)

YEARS OF EXPERIENCE
With this firm: 2020-Present
With other firms: 2

EDUCATION
M.A. 2014
University of Chicago
Social Sciences / Archaeology

B.A. 2012
The University of Texas at Austin
Anthropology and Classical Archaeology

PROFESSIONAL REGISTRATION
Register of Professional Archaeologists

PROFESSIONAL TRAINING
40-hour Hazardous Waste Operations and Emergency Response (OSHA 29 CFR 1910.120), July 2020

NJ Transit Contractor Safety/RWP Training, September 2020

PROFESSIONAL AFFILIATIONS
Archaeological Society of New Jersey (ASNJ)

Society for Historical Archaeology (SHA)

Nicole M. Herzog is an Archaeologist at RGA with experience conducting archaeological field investigations for Phase I, II and III archaeological projects in New Jersey, Pennsylvania, Washington D.C., New Hampshire, North Dakota, Delaware, and New Mexico. Ms. Herzog's experience includes in field and laboratory artifact analysis and processing, and report writing. She has worked on cultural resources surveys prepared in accordance with Section 106 of the National Historic Preservation Act and other municipal and state cultural resource regulations. Ms. Herzog's educational and professional background meet the qualifications set forth in the Secretary of Interior's Standards for Archaeologists [36 CFR 61].

REPRESENTATIVE PROJECT EXPERIENCE:

Monroe Source Point, Monroe Township, Bradford County, PA (Sponsor: JHA Companies) Principal Investigator of Phase I archaeological survey performed for a proposed surface water withdrawal along the Towanda River. The survey was requested by PA SHPO due to the area's high probability for pre-Contact archaeological resources. A preliminary examination of CRGIS indicates that three pre-Contact archaeological sites and one historic archaeological site are mapped within one mile. A total of sixty-four (64) shovel test pits were excavated. Subsurface testing identified one isolated prehistoric flake and a very low-density scatter of nineteenth- through twentieth-century historic artifacts. None of the identified cultural material is considered to be potentially significant archaeological resources, and no further survey was recommended. The Pennsylvania State Historic Preservation Office concurred with the recommendation.

Confidential Energy Project, Susquehanna County, PA (Sponsor: Confidential Client) Co-Principal Investigator for a Phase I archaeological survey for the expansion of an HP Gas Cooling system at a natural gas compressor station facility in northeastern Pennsylvania. RGA reviewed background research via PA SHPO's on line files and archaeological fieldwork to identify the presence or absence of archaeological sites. A list of consulting parties, including federally recognized tribes, was developed. The survey was performed in accordance with Section 106 and Federal Energy Regulatory Commission (FERC) guidelines.

Jumping Brook Water Treatment Plant Site Upgrades, Neptune Township, Monmouth County, NJ (Sponsor: New Jersey American Water) Co-Principal Investigator for the Phase IA historical and archaeological survey to assess the archaeological sensitivity of a property for proposed upgrades to the existing water treatment plant site. Areas of archaeological and historical sensitivity were identified and delineated. This survey was performed in accordance with the archaeological guidelines of the NJ Historic Preservation Office and in compliance with the Freshwater Wetlands Protection Act (Section 7:7A).

Schaechter Farm Stream Habitat Improvements, Rumney, Grafton County, NH (Sponsor: USDA-NRCS) Archaeologist and report author for the Phase IB archaeological survey performed on behalf of the USDA Natural Resource Conservation Service (USDA-NRCS) for proposed stream habitat improvements. Twenty-three (23) shovel test pits were excavated along a linear transect at 8-meter intervals within the project's Area of Potential Effects (APE). The archaeological investigation did not identify any potentially significant Pre-Contact or historic period archaeological resources within the APE. No additional archaeological survey was recommended. Under Section 106, a finding of No Effect on historic properties is also recommended. The New Hampshire Division of Historical Resources concurred with the recommendation.

APPENDIX C: AGENCY REVIEW CORRESPONDENCE

Nicole Herzog

From: Paul McEachen
Sent: Wednesday, December 6, 2023 3:35 PM
To: Nicole Herzog
Subject: FW: Zabriskie-Schedler House Site Upgrades Project(HPO Project No. 20-0608) (2023-04-216NJ)

From: Maresca, Vincent [DEP] <Vincent.Maresca@dep.nj.gov>
Sent: Friday, May 12, 2023 9:08 AM
To: West-Rosenthal, Jesse [DEP] <Jesse.West-Rosenthal@dep.nj.gov>; Margaret M. Hickey, AIA <margaret@chhistoricalarchitects.com>; Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
Subject: RE: Zabriskie-Schedler House Site Upgrades Project(HPO Project No. 20-0608)

Hello Margaret,

As RGA has the capability to do geophysical survey (GPR, Magnetometer, etc.), it would enhance any Phase I archaeological survey effort. Metal detecting is required here based on high sensitivity for Revolutionary War resources. Finally, RGA knows our Phase I survey rules so they are free to use whatever shovel test interval strategy they choose as long as it conforms to our 17 tests per acre average. We do always request close-interval testing around any pre-Contact or eighteenth century artifacts to confirm if they are an isolated find spot or not.

Please let me know if you have any questions. Regards,

Vincent Maresca, M.A.¦ Program Specialist 2 ¦Historic Preservation Office
Department of Environmental Protection¦Mail Code 501-04B ¦PO Box 420¦Trenton, NJ 08625-0420
P: (609) 633-2395 ¦ F: (609) 984-0578 ¦ vincent.maresca@dep.nj.gov¦ Website: http://www.nj.gov/dep/hpo

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From: West-Rosenthal, Jesse [DEP] <Jesse.West-Rosenthal@dep.nj.gov>
Sent: Friday, May 12, 2023 8:42 AM
To: Margaret M. Hickey, AIA <margaret@chhistoricalarchitects.com>; Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
Cc: Maresca, Vincent [DEP] <Vincent.Maresca@dep.nj.gov>
Subject: RE: Zabriskie-Schedler House Site Upgrades Project

Hi Margaret,

Vincent from our office is actually the one who has been consulting on this project. I have copied him on this e-mail. He should be able to answer your questions.

Take Care,
Jesse

Jesse West-Rosenthal, Ph.D.
Program Specialist 2
Historic Preservation Office
NJ Department of Environmental Protection
501 East State Street, Trenton, NJ 08625
jesse.west-rosenthal@dep.nj.gov
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APPENDIX D: SUMMARY OF NATIONAL REGISTER CRITERIA

Significant historic properties include districts, structures, objects, or sites that are at least 50 years of age and meet at least one National Register criterion. Criteria used in the evaluation process are specified in the Code of Federal Regulations, Title 36, Part 60, National Register of Historic Places (36 CFR 60.4). To be eligible for inclusion in the National Register of Historic Places, a historic property(s) must possess:

> the quality of significance in American History, architecture, archaeology, engineering, and culture [that] is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

a) that are associated with events that have made a significant contribution to the broad patterns of our history, or

b) that are associated with the lives of persons significant in our past, or

c) 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 lack individual distinction, or

d) that have yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

There are several criteria considerations. Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register of Historic Places. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a) a religious property deriving primary significance from architectural or artistic distinction or historical importance, or

b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event, or

c) a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life, or

d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or

e) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived, or

f) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historic significance, or

g) a property achieving significance within the past 50 years if it is of exceptional importance. (36 CFR 60.4)

When conducting National Register evaluations, the physical characteristics and historic significance of the overall property are examined. While a property in its entirety may be considered eligible based on Criteria A, B, C, and/or D, specific data is also required for individual components therein based on date, function, history, and physical characteristics, and other information. Resources that do not relate in a significant way to the overall property may contribute if they independently meet the National Register criteria.

A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.

APPENDIX E: SHOVEL TEST PIT LOG

APPENDIX E: SHOVEL TEST PIT LOG

STP	DEPTH*	STRATUM	MUNSELL	SOIL TYPE	COMMENTS/ ARTIFACTS
001	0.0-0.5	O	10YR 2/2	Sandy Loam w/ Roots	NCM
	0.5-0.9	Ap	10YR 3/3	Sandy Loam w/ Roots & 20% Pebbles	NCM
	0.9-2.4	B	7.5YR 5/6	Sandy Silt Loam w/ Roots & 30% Pebbles & Cobbles	NCM
	2.4-3.0	C	7.5YR 4/6	Sand w/ 20% Pebbles & Cobbles	NCM
002	0.0-0.35	O	10YR 2/2	Sandy Silt Loam w/ Roots & 40% Rocks	NR
	0.35-0.85	Fill 1	10YR 3/6	Sandy Silt Loam w/ Roots & 40% Rocks	NCM
	0.85-2.05	Apb	10YR 4/6	Silty Clay w/ 40% Rocks	NCM
	2.05-3.0	B	7.5YR 4/6	Sand w/ 70% Pebbles	NCM
003	0.0-0.3	O	10YR 2/2	Sandy Loam w/ Humus	NCM
	0.3-0.8	Ap	10YR 3/3	Sandy Loam w/ Roots & 20% Pebbles	NCM
	0.8-2.3	B	7.5YR 5/6	Loamy Sand w/ Roots & 30% Pebbles & Cobbles	NCM
	2.3-3.0	C	7.5YR 4/6	Sandy Silt Loam w/ 25% Pebbles & Cobbles	NCM
004	0.0-0.4	O	10YR 2/2	Sandy Loam w/ Humus & 20% Rocks	NCM
	0.4-0.8	Ap	10YR 3/3	Sandy Loam w/ Roots & 30% Rocks	NCM
	0.8-2.4	B	7.5YR 5/6	Sandy Silt Loam w/ Roots & 25% Pebbles & Cobbles	NCM
	2.4-3.0	C	7.5YR 4/6	Sand w/ 10% Pebbles & Cobbles	NCM
005	0.0-0.3	O	10YR 3/4	Loamy Sand w/ Roots & 60% Rocks	NCM
	0.3-0.55	Fill 1	10YR 2/2	Sandy Silt Loam w/ Roots & 60% Rocks	NCM
	0.55-2.05	Apb	10YR 4/4	Silty Clay w/ Roots & 60% Pebbles	NCM
	2.05-3.0	B	10YR 3/6	Sand w/ Roots & 60% Pebbles	NCM
006	0.0-0.4	O	10YR 2/2	Sandy Loam w/ Humus & 10% Pebbles	NCM
	0.4-1.0	Ap	10YR 3/3	Loamy Sand w/ Roots & 10% Pebbles	NCM
	1.0-2.3	B	7.5YR 5/6	Sandy Silt Loam w/ Roots & 20% Pebbles & Cobbles	NCM
	2.3-3.0	C	7.5YR 4/6	Sand w/ 30% Pebbles & Cobbles	NCM
007	0.0-0.4	O	10YR 2/2	Sandy Loam w/ Humus & 10% Rocks	NCM
	0.4-0.9	Ap	10YR 3/3	Loamy Sand w/ Roots & 20% Rocks	NCM
	0.9-2.2	B	7.5YR 5/6	Sandy Silt Loam w/ Roots & 30% Pebbles & Cobbles	NCM
	2.2-3.0	C	7.5YR 4/6	Sand w/ 40% Pebbles & Cobbles	NCM
008	0.0-1.2	A	10YR 3/4	Silt Loam w/ Roots	NR
	1.3-2.4	B	7.5YR 4/6	Sandy Loam w/ Roots & 25% Pebbles	NCM
					Stopped by root impasse
009	0.00-0.95	Fill 1	10YR 3/3	Silt w/ Roots & 50% Rocks	HM
	0.95-2.01	B	10YR 3/6	Sandy Silt Loam w/ Roots & 60% Rocks	NCM
					Stopped by rock

STP	DEPTH*	STRATUM	MUNSELL	SOIL TYPE	COMMENTS/ ARTIFACTS
010	0.0-1.0	Ap	10YR 3/3	Loamy Sand w/ Roots & 10% Pebbles	NCM
	1.0-2.5	B	7.5YR 5/4	Sandy Silt Loam w/ Roots & 30% Pebbles & Cobbles	NCM
	2.5-3.0	C	7.5YR 4/6	Sand w/ 25% Pebbles & Cobbles	NCM
011	0.0-0.8	A1	10YR 3/2	Sandy Clay Loam w/ Roots	HM; NR
	0.8-1.3	A2	10YR 3/4	Sandy Silt Loam w/ Roots	PM; HM
	1.3-2.4	B	7.5YR 4/6	Sandy Loam w/ 25% Pebbles	PM
	2.4-3.0	BC	7.5YR 5/8	Loamy Sand w/ 50% Pebbles	NCM
011 E10	0.0-0.6	O	10YR 2/2	Sandy Silt Loam w/ Roots	NCM
	0.6-1.5	Apb	7.5YR 3/4	Loamy Sand w/ Roots & 20% Pebbles & Cobbles	HM
	1.5-2.2	B	7.5YR 5/4	Loamy Sand w/ Roots & 25% Pebbles & Cobbles	NCM
	2.2-2.7	C	7.5YR 4/6	Sandy Silt Loam w/ 50% Pebbles & Cobbles	NCM
011 E20	0.0-0.5	O	10YR 2/2	Sandy Silt Loam w/ Roots	NCM
	0.5-1.6	Apb	7.5YR 3/4	Loamy Sand w/ Roots & 20% Pebbles & Cobbles	HM
	1.6-2.0	B	7.5YR 5/4	Loamy Sand w/ Roots & 25% Pebbles & Cobbles	NCM
					Stopped by root impasse
011 N10	0.0-0.5	O	10YR 2/2	Sandy Silt Loam w/ Roots	NCM
	0.5-1.3	Apb	7.5YR 3/4	Loamy Sand w/ Roots & 20% Pebbles & Cobbles	HM
	1.3-2.3	B	7.5YR 5/4	Loamy Sand w/ Roots & 25% Pebbles & Cobbles	NCM
	2.3-2.5	C	7.5YR 4/6	Sandy Silt Loam w/ 50% Pebbles & Cobbles	NCM
011 N20	0.0-1.0	Ap	7.5YR 3/4	Loamy Sand w/ Roots & 20% Pebbles & Cobbles	HM
	1.0-2.1	B	7.5YR 5/4	Loamy Sand w/ Roots & 25% Pebbles & Cobbles	NCM
	2.1-2.6	C	7.5YR 4/6	Sandy Silt Loam w/ 50% Pebbles & Cobbles	NCM
011 S10	0.0-0.7	Ap	10YR 3/3	Sandy Loam w/ Roots & 10% Pebbles	HM
	0.7-2.0	B	7.5YR 5/6	Loamy Sand w/ Roots & 25% Pebbles & Cobbles	NCM
	2.0-3.0	C	7.5YR 4/6	Sand w/ 50% Pebbles & Cobbles	NCM
011-S20	0.0-1.3	A	10YR 3/4	Sandy Silt Loam w/ Roots & 10% Rocks	NCM
	1.3-2.1	B	7.5YR 4/6	Sandy Clay Loam w/ Roots & 50% Pebbles	NCM
	2.1-2.5	C	7.5YR 5/8	Loamy Sand w/ 50% Pebbles	NCM
011-W10	0.0-0.4	A1	10YR 3/2	Sandy Clay Loam w/ Roots	NCM
	0.4-1.5	A2	10YR 3/4	Sandy Silt Loam w/ Roots & 10% Rocks	HM
	1.5-2.3	B	7.5YR 4/6	Sandy Loam w/ 25% Pebbles	NCM
	2.3-2.6	C	7.5YR 5/8	Loamy Sand w/ 50% Pebbles	NCM

STP	DEPTH*	STRATUM	MUNSELL	SOIL TYPE	COMMENTS/ ARTIFACTS
011-W20	0.0-1.5	A	10YR 3/4	Sandy Silt Loam w/ Roots & 10% Rocks	HM
	1.5-3.0	B	7.5YR 4/6	Sandy Clay Loam w/ Roots & 50% Pebbles	NCM
012	0.0-0.5	Fill 1	10YR 3/3	Sandy Silt Loam w/ Roots & 50% Rocks	NCM
	0.5-1.2	Apb	10YR 3/4	Sandy Silt Loam w/ Roots & 60% Rocks	NCM
	1.2-3.0	B	10YR 3/6	Silt Loam w/ Roots & 60% Rocks	NCM
013	0.0-0.7	Fill 1	10YR 6/4	Sandy Silt Loam w/ 60% Rocks	NCM
	0.7-1.1	Fill 2	10YR 5/2	Silt w/ 70% Rocks	NCM
					Stopped by rock
014	Not excavated due to underwater				
015	0.0-1.0	Fill 1	10YR 4/3	Sandy Silt Loam w/ 30% Rocks	NCM
	1.0-2.3	B1	10YR 3/6	Silty Clay Loam w/ Roots & 25% Pebbles & Cobbles	NCM
	2.3-3.0	B2	10YR 4/6	Loamy Sand w/ Roots & 10% Pebbles & Cobbles	NCM
016	0.0-0.6	Fill	10YR 3/2	Silt Loam	HM; NR
	0.6-1.5	Ab	10YR 4/3	Silty Clay Loam w/ Roots	HM
	1.5-2.3	B1	7.5YR 4/6	Sandy Loam w/ 20% Pebbles	NCM
	2.3-2.8	B2	7.5YR 4/4	Sandy Clay Loam w/ 30% Pebbles	NCM
017	0.0-0.4	Fill 1	10YR 3/4	Sandy Silt Loam w/ Roots & 60% Rocks	NCM
	0.40-0.65	Fill 2	10YR 3/3	Sandy Silt Loam w/ Roots & 60% Rocks	NCM
	0.65-1.30	Fill 3	10YR 3/6	Silt Loam w/ Roots & 60% Rocks	HM
					Stopped by rock
018	0.0-0.8	Fill 1	10YR 6/4	Sandy Silt Loam w/ Roots & 60% Rocks	
	0.8-1.8	Fill 2	10YR 4/6	Sandy Silt Loam w/ Roots & 60% Rocks	
	1.8-2.7	Fill 3	10YR 4/3	Sand w/ 60% Rocks	
					Stopped by rock
019	0.00-0.35	Fill 1	10YR 2/1	Sandy Silt Loam w/ 60% Rocks	NCM
	0.35-0.74	Apb	10YR 5/4	Sandy Silt Loam w/ 60% Rocks	NCM
					Stopped by water
020	0.00-0.35	Fill 1	10YR 2/1	Sandy Silt Loam w/ 60% Rocks	NCM
	0.35-1.10	Apb	10YR 5/6	Sandy Silt Loam w/ 60% Rocks	NCM
					Stopped by rock
021	0.0-1.2	Fill	10YR 4/3	Sandy Silt Loam w/ 60% Gravels, Rocks	NCM
					Stopped by rock
022	0.0-0.4	Fill	10YR 4/2	Loam w/ 10% Gravels	HM
	0.4-1.3	Ab	10YR 4/3	Silt Loam w/ Roots & 10% Pebbles & Cobbles	HM; NR
	1.3-1.6	B	10YR 3/6	Sandy Silt Loam w/ Roots & 10% Pebbles & Cobbles	NCM
					Stopped by root impasse

STP	DEPTH*	STRATUM	MUNSELL	SOIL TYPE	COMMENTS/ ARTIFACTS
023	0.00-0.55	Fill 1	10YR 6/4	Sandy Silt Loam w/ Roots & 60% Rocks	NR
	0.55-0.90	Fill 2	10YR 2/1	Sandy Silt Loam w/ Roots & 60% Rocks	NCM
	0.90-1.75	Fill 3	10YR 4/6	Silt w/ Roots & 70% Rocks	HM
	1.75-2.70	C	10YR 3/6	Sand w/ Roots & 70% Rocks	NCM
					Stopped by rock
024	0.0-0.5	Fill 1	10YR 4/3	Coarse Sand w/ 25% Rocks	HM
	0.5-1.0	Fill 2	7.5YR 4/2	Sand w/ 25% Pebbles & Cobbles	HM
	1.0-1.7	B	7.5YR 5/4	Sandy Silt Loam w/ Roots & 20% Pebbles & Cobbles	NCM
					Stopped by root impasse
024 E25	0.0-1.3	Fill 1	10YR 3/3	Silty Clay Loam w/ Roots & 40% Gravels	NCM
					Stopped by rock
024 N25	0.0-0.9	Fill 1	10YR 4/3	Silt Loam w/ Roots & 25% Gravels	NCM
	0.9-2.2	B	7.5YR 5/4	Silty Clay Loam w/ Roots & 20% Pebbles & Cobbles	NCM
	2.2-2.4	C	7.5YR 4/6	Sandy Silt Loam w/ 50% Pebbles	NCM
025	0.0-1.3	Fill 1	10YR 2/2	Loamy Sand w/ 50% Gravels	HM
					Stopped by rock
026	0.00-0.25	O	10YR 2/2	Silty Clay Loam w/ 60% Rocks	NCM
	0.25-0.30	Fill 1	7.5YR 5/2	Silty Clay w/ 60% Rocks	NCM
	0.30-1.30	Apb	5YR 4/4	Silty Clay w/ 60% Rocks	NCM
					Stopped by rock
027	0.0-0.8	Fill 1	10YR 4/4	Loamy Sand w/ Roots & 50% Gravels & Rocks	NR
	0.8-3.0	B	7.5YR 4/4	Loamy Sand w/ Roots & 30% Pebbles & Cobbles	NCM
028	0.0-1.0	Fill 1	7.5YR 4/2	Sandy Silt Loam w/ 75% Gravels	NR
	1.0-1.5	Fill 2	10YR 2/2	Sandy Silt Loam w/ 60% Gravels	NR
					Stopped by rock
029	0.0-0.4	Fill 1	10YR 4/3	Sandy Loam w/ 20% Rocks	NCM
	0.4-0.7	Fill 2	7.5YR 4/2	Sand w/ 10% Rocks	NCM
	0.7-1.8	B	7.5YR 5/4	Sandy Silt Loam w/ Roots & 30% Pebbles & Cobbles	NCM
	1.8-3.0	C	7.5YR 4/6	Sand w/ 25% Pebbles & Cobbles	NCM
030	0.0-0.6	Fill 1	10YR 2/2	Loamy Sand w/ 90% Wood chips	NCM
	0.6-1.3	Fill 2	10YR 4/6	Loamy Sand w/ 25% Gravels	NCM
					Stopped by rock
					Surrounded by push piles
031	0.00-0.5	Oa	10YR 2/2	Sandy Silt Loam w/ Roots & 60% Rocks	HM
	0.5-1.15	B	10YR 4/3	Silty Clay w/ Roots & 60% Rocks	NCM
	1.15-2.50	C	7.5YR 4/6	Sand w/ Roots & 70% Pebbles	NCM

STP	DEPTH*	STRATUM	MUNSELL	SOIL TYPE	COMMENTS/ ARTIFACTS
032	0.0-0.3	O	10YR 3/3	Loamy Sand w/ Roots	
	0.3-1.4	Apb	7.5YR 3/4	Loamy Sand w/ Roots & 10% Pebbles & Cobbles	
	1.4-1.9	B	7.5YR 5/4	Loamy Sand w/ Roots & 40% Pebbles & Cobbles	NCM
					Stopped by rock
033	0.0-0.4	Fill 1	7.5YR 4/2	Sandy Silt Loam w/ Roots & 30% Gravels	NR
	0.4-1.4	Ab	7.5YR 4/4	Sandy Silt Loam w/ Roots & 60% Pebbles & Cobbles	NCM
	1.4-2.3	B	7.5YR 5/4	Sandy Silt Loam w/ Roots & 70% Pebbles & Cobbles	NCM
					Stopped by rock
034	0.0-0.7	Ap	10YR 3/3	Sandy Silt Loam w/ 10% Pebbles	NCM
	0.7-2.5	B	7.5YR 5/4	Loamy Sand w/ Roots & 30% Pebbles & Cobbles	NCM
	2.5-3.0	C	7.5YR 4/6	Sand w/ 40% Pebbles & Cobbles	NCM
035	0.0-0.8	Ap	10YR 3/3	Sandy Silt Loam w/ Roots & 20% Rocks	NCM
	0.8-2.3	B	7.5YR 5/4	Loamy Sand w/ Roots & 30% Pebbles & Cobbles	NCM
	2.3-3.0	C	7.5YR 4/6	Sand w/ 40% Pebbles & Cobbles	NCM
036	0.0-1.2	Fill 1	10YR 2/2	Loamy Sand w/ 40% Gravels	NCM
	1.2-1.7	Fill 2	10YR 4/4	Loamy Sand w/ 50% Gravels	NCM
					Stopped by rock
					Surrounded by push piles
037	0.0-1.2	Ap	10YR 3/4	Silt Loam w/ Roots & 50% Rocks	NCM
					Stopped by root impasse
038	0.0-0.3	O	10YR 3/3	Loamy Sand w/ Roots	NCM
	0.3-1.0	Apb	7.5YR 3/4	Loamy Sand w/ Roots & 10% Pebbles & Cobbles	NCM
	1.0-2.4	B	7.5YR 5/4	Loamy Sand w/ Roots & 25% Pebbles & Cobbles	NCM
	2.4-2.6	C	7.5YR 4/6	Sandy Silt Loam w/ 60% Pebbles & Cobbles	NCM
039	0.0-1.1	Ap	10YR 3/3	Sandy Silt Loam w/ Roots & 30% Pebbles	NCM
	1.1-3.0	B	7.5YR 5/4	Sandy Silt Loam w/ Roots & 70% Pebbles & Cobbles	NCM
040	0.0-0.3	O	10YR 2/2	Sandy Loam w/ Humus & 10% Rocks	NCM
	0.3-0.9	Ap	10YR 3/3	Loamy Sand w/ Roots & 20% Rocks	NR
	0.9-1.9	B	7.5YR 5/6	Sandy Silt Loam w/ Roots & 40% Pebbles & Cobbles	NCM
	1.9-3.0	C	7.5YR 4/6	Sand w/ 50% Pebbles & Cobbles	NCM

STP	DEPTH*	STRATUM	MUNSELL	SOIL TYPE	COMMENTS/ ARTIFACTS
041	0.0-0.4	O	10YR 2/2	Sandy Loam w/ Humus & 10% Rocks	NCM
	0.4-1.0	Ap	10YR 3/3	Loamy Sand w/ Roots & 20% Rocks	NCM
	1.0-2.2	B	7.5YR 5/6	Sandy Silt Loam w/ Roots & 25% Pebbles & Cobbles	NCM
	2.2-3.0	C	7.5YR 4/6	Sand w/ 40% Pebbles & Cobbles	NCM
042	0.0-1.1	Fill	10YR 4/3	Loamy Sand w/ 30% Rocks	HM
	1.1-2.0	B	10YR 4/6	Sandy Silt Loam w/ 40% Rocks	NCM
					Stopped by rock
043	0.0-0.6	Ao	7.5YR 3/4	Loamy Sand w/ Roots & 10% Pebbles & Cobbles	NCM
	0.6-1.0	B	7.5YR 5/4	Loamy Sand w/ Roots & 30% Pebbles & Cobbles	NCM
					Stopped by root impasse
044	0.0-0.3	O	7.5YR 2.5/2	Silty Clay Loam w/ Roots & 50% Rocks	NCM
	0.3-1.0	Fill 1	10YR 3/3	Silty Clay w/ Roots & 60% Rocks	NCM
	1.00-1.75	Apb	10YR 4/6	Silty Clay w/ 60% Rocks	NCM
					Stopped by rock
045	0.0-0.9	Fill 1	10YR 4/3	Sandy Silt Loam w/ Roots & 50% Pebbles & Cobbles	NCM
	0.9-1.8	B	7.5YR 5/4	Loamy Sand w/ Roots & 40% Pebbles & Cobbles	NCM
	1.8-2.3	C	7.5YR 4/6	Sandy Silt Loam w/ 70% Pebbles & Cobbles	NCM
046	0.0-0.9	Ap	10YR 3/3	Sandy Silt Loam w/ Roots & 30% Pebbles	NCM
	0.9-2.3	B	7.5YR 5/4	Sandy Silt Loam w/ Roots & 60% Pebbles & Cobbles	NCM
	2.3-2.6	C	7.5YR 4/6	Sand w/ 70% Pebbles	NCM
047	0.0-0.9	Fill	10YR 4/4	Sandy Silt Loam w/ 50% Pebbles & Cobbles	NR
	0.9-1.3	Ab	7.5YR 5/4	Sandy Silt Loam w/ Roots & 25% Pebbles	NCM
	1.3-1.9	B	10YR 4/6	Sandy Clay Loam w/ Roots & 60% Pebbles & Cobbles	NCM
048	0.0-1.2	Fill	10YR 4/3	Sandy Silt Loam w/ 30% Rocks, Gravel	NR
	1.2-2.1	B	10YR 4/6	Sandy Silt Loam w/ 60% Rocks, Gravel	NCM
					Stopped by rock
049	0.0-0.9	Fill	10YR 4/3	Loamy Sand w/ 30% Rocks	NR
	0.9-1.8	B	10YR 4/6	Sandy Silt Loam w/ 60% Rocks	NCM
					Stopped by rock
050	0.0-0.3	O	10YR 2/2	Loamy Sand w/ Roots & 10% Pebbles	NCM
	0.3-2.2	B	7.5YR 5/6	Loamy Sand w/ Roots & 25% Pebbles & Cobbles	NCM
	2.2-3.0	C	7.5YR 4/6	Sand w/ 30% Pebbles & Cobbles	NCM

STP	DEPTH*	STRATUM	MUNSELL	SOIL TYPE	COMMENTS/ ARTIFACTS
051	0.0-0.6	Ao	7.5YR 3/4	Loamy Sand w/ Roots & 10% Pebbles & Cobbles	NCM
	0.6-1.9	B	7.5YR 5/4	Loamy Sand w/ Roots & 30% Pebbles & Cobbles	NCM
	1.9-2.3	C	7.5YR 4/6	Sandy Silt Loam w/ 70% Pebbles	NCM
052	0.0-0.5	O	7.5YR 2.5/2	Silty Clay Loam w/ Roots & 60% Rocks	NCM
	0.5-0.85	Apb	10YR 3/3	Silty Clay w/ Roots & 60% Rocks	NCM
	0.85-3.00	B	7.5YR 4/6	Sandy Silt Loam w/ 75% Cobbles	NCM
053	0.0-0.9	Ap	7.5YR 3/4	Loamy Sand w/ Roots & 10% Pebbles & Cobbles	NCM
	0.9-2.3	B	7.5YR 5/4	Loamy Sand w/ Roots & 40% Pebbles & Cobbles	NCM
	2.3-2.7	C	7.5YR 4/6	Silty Clay Loam w/ 60% Pebbles	NCM
054	0.0-1.0	Ap	10YR 3/3	Loamy Sand w/ Roots & 25% Pebbles	NCM
	1.0-2.5	B	7.5YR 5/4	Sandy Silt Loam w/ Roots & 30% Pebbles & Cobbles	NCM
	2.5-2.8	C	7.5YR 4/6	Sand w/ 70% Pebbles	NCM
055	0.0-0.6	Fill 1	10YR 2/2	Sandy Silt Loam w/ 50% Gravels	NCM Stopped by rock Area cleared for access
056	0.0-0.7	Fill 1	10YR 3/3	Sandy Silt Loam w/ 60% Pebbles & Cobbles	NCM
	0.7-1.8	Fill 2	10YR 4/4 m/w 10YR 3/4	Sandy Loam w/ Roots & 75% Pebbles & Cobbles	HM; NR
	1.8-2.0	Apb	7.5YR 5/4	Sandy Loam w/ Humus & 10% Pebbles	HM
	2.0-2.4	B	10YR 4/6	Sandy Loam w/ Roots & 50% Pebbles & Cobbles	NCM Stopped by rock
057	0.0-0.9	Ap	10YR 3/3	Sandy Silt Loam w/ Roots & 20% Rocks	NCM
	0.9-2.3	B	7.5YR 5/4	Sandy Clay Loam w/ Roots & 30% Rocks	NCM
	2.3-3.0	C	7.5YR 4/6	Sand w/ 50% Pebbles & Cobbles	NCM
058	0.0-0.8	Ap	10YR 3/3	Sandy Silt Loam w/ Roots & 25% Rocks	NCM
	0.8-2.5	B	7.5YR 5/4	Loamy Sand w/ Roots & 30% Rocks	NCM
	2.5-3.0	C	7.5YR 4/6	Sand w/ 25% Pebbles & Cobbles	NCM
059	0.0-0.3	O	10YR 2/2	Sandy Loam w/ Humus & 10% Pebbles	NCM
	0.3-0.9	Ap	10YR 3/3	Loamy Sand w/ Roots & 20% Pebbles	NCM
	0.9-2.4	B	7.5YR 5/6	Loamy Sand w/ Roots & 30% Pebbles & Cobbles	NCM
	2.4-3.0	C	7.5YR 4/6	Sand w/ 25% Pebbles & Cobbles	NCM
060	0.0-0.9	Ao	7.5YR 3/4	Loamy Sand w/ Roots & 10% Pebbles & Cobbles	NCM
	0.9-2.0	B	7.5YR 5/4	Loamy Sand w/ Roots & 30% Pebbles & Cobbles	NCM
	2.0-2.3	C	7.5YR 4/6	Silty Clay Loam w/ 60% Pebbles	NCM

STP	DEPTH*	STRATUM	MUNSELL	SOIL TYPE	COMMENTS/ ARTIFACTS
061	0.0-0.2	O	7.5YR 2.5/2	Silty Clay Loam w/ Roots & 60% Rocks	NCM
	0.2-0.6	Fill 1	10YR 3/3	Silty Clay w/ Roots & 70% Rocks	NCM
	0.6-1.5	Apb	7.5YR 4/6	Silty Clay w/ Roots & 70% Rocks	NCM
	1.5-2.1	B	7.5YR 4/6	Sandy Silt Loam w/ 75% Cobbles	NCM
					Stopped by rock
062	0.0-0.8	Ap	7.5YR 3/4	Loamy Sand w/ Roots & 10% Pebbles & Cobbles	NR
	0.8-1.7	B	7.5YR 5/4	Loamy Sand w/ Roots & 40% Pebbles & Cobbles	NCM
					Stopped by root impasse
063	0.0-0.9	Ap	10YR 3/3	Loamy Sand w/ Roots & 25% Pebbles	NCM
	0.9-1.4	B	7.5YR 5/4	Sandy Silt Loam w/ Roots & 30% Pebbles & Cobbles	NCM
					Stopped by root impasse
064	0.0-0.3	Fill 1	10YR 2/2	Loamy Sand w/ 75% Gravels, asphalt, rock	NCM
					Stopped by gravel and asphalt Surrounded by push piles
065	0.0-0.4	O	10YR 2/2	Loam	NR
	0.4-1.1	Apb	10YR 3/3	Sandy Silt Loam w/ Roots	NCM
	1.1-1.7	B1	10YR 4/6	Sandy Loam w/ Roots & 20% Pebbles	NCM
	1.7-2.6	B2	7.5YR 5/4	Loamy Sand w/ Roots & 40% Pebbles	NCM
					Stopped by root impasse
066	0.0-0.3	O	10YR 2/2	Sandy Loam w/ Humus	NCM
	0.3-0.9	Ap	10YR 3/3	Loamy Sand w/ Roots & 25% Pebbles	NCM
	0.9-2.4	B	7.5YR 5/6	Loamy Sand w/ Roots & 30% Pebbles & Cobbles	NCM
	2.4-3.0	C	7.5YR 4/6	Sand w/ 50% Pebbles & Cobbles	NCM
067	0.0-0.4	O	10YR 2/2	Sandy Loam w/ Humus & 10% Rocks	NCM
	0.4-0.9	Ap	10YR 3/3	Loamy Sand w/ Roots & 20% Rocks	NCM
	0.9-2.4	B	7.5YR 5/6	Sandy Silt Loam w/ 25% Pebbles & Cobbles	NCM
	2.4-3.0	C	7.5YR 4/6	Sand w/ 40% Pebbles & Cobbles	NCM
068	0.0-0.4	O	10YR 2/2	Sandy Loam w/ Humus & 10% Pebbles	NCM
	0.4-0.9	Ap	10YR 3/3	Sandy Loam w/ Roots & 20% Pebbles	NCM
	0.9-2.3	B	7.5YR 5/6	Loamy Sand w/ Roots & 40% Pebbles & Cobbles	NCM
	2.3-3.0	C	7.5YR 4/6	Sand w/ 25% Pebbles & Cobbles	NCM
069	0.0-1.0	Ap	7.5YR 3/4	Loamy Sand w/ Roots & 10% Pebbles & Cobbles	NCM
	1.0-2.0	B	7.5YR 5/4	Loamy Sand w/ Roots & 30% Pebbles & Cobbles	NCM
	2.0-2.2	C	7.5YR 4/6	Silty Clay Loam w/ 60% Pebbles	NCM

STP	DEPTH*	STRATUM	MUNSELL	SOIL TYPE	COMMENTS/ ARTIFACTS
070	0.0-0.35	O	7.5YR 4/6	Silty Clay Loam w/ Roots & 60% Cobbles	NCM
	0.35-0.9	Fill 1	10YR 3/3	Silty Clay Loam w/ Roots & 70% Cobbles	NCM
	0.9-2.1	Fill 2	7.5YR 4/6	Silty Clay w/ Roots & 70% Cobbles	NCM
					Stopped by rock
071	0.0-0.9	Ap	7.5YR 3/4	Loamy Sand w/ Roots & 10% Pebbles & Cobbles	NCM
	0.9-2.1	B	7.5YR 5/4	Loamy Sand w/ Roots & 30% Pebbles & Cobbles	NCM
	2.1-2.4	C	7.5YR 4/6	Silty Clay Loam w/ 60% Pebbles	NCM
072	0.0-0.7	Oa	10YR 3/3	Loamy Sand w/ Roots & Humus w/ 10% Pebbles	NCM
	0.7-1.5	B	7.5YR 5/4	Sandy Silt Loam w/ Roots & 30% Pebbles & Cobbles	NCM
					Stopped by root impasse
073	0.0-0.4	O	10YR 2/2	Sandy Loam w/ Humus & 20% Rocks	NCM
	0.4-1.2	Ap	10YR 3/3	Loamy Sand w/ Roots & 25% Rocks	NR
	1.2-2.3	B	7.5YR 5/6	Sandy Silt Loam w/ 25% Pebbles & Cobbles	NCM
	2.3-3.0	C	7.5YR 4/6	Sand w/ 50% Pebbles & Cobbles	NCM
074	0.0-0.4	O	10YR 3/3	Sandy Silt Loam w/ Roots	NR
	0.4-1.0	Apb	7.5YR 3/4	Loamy Sand w/ Roots & 10% Pebbles & Cobbles	NCM
	1.0-1.8	B	7.5YR 5/4	Loamy Sand w/ Roots & 30% Pebbles & Cobbles	NCM
					Stopped by root impasse
075	0.0-0.6	O	10YR 2/1	Mulch	NCM
	0.6-1.0	Oa	7.5YR 2.5/3	Silt Loam w/ Roots	NR
	1.0-2.2	Apb	7.5YR 5/4	Sandy Silt Loam	NCM
	2.2-3.0	B	7.5YR 4/6	Sandy Loam w/ 20% Pebbles	NCM
076	0.0-0.3	O	10YR 2/2	Sandy Loam w/ Humus	NCM
	0.3-1.0	Ap	10YR 3/3	Loamy Sand w/ Roots & 25% Rocks	NCM
	1.0-2.4	B	7.5YR 5/6	Loamy Sand w/ 40% Pebbles & Cobbles	NCM
	2.4-3.0	C	7.5YR 4/6	Sand w/ 50% Pebbles & Cobbles	NCM
077	0.0-0.3	O	10YR 2/2	Sandy Loam w/ Humus & 10% Rocks	NCM
	0.3-0.8	Ap	10YR 3/3	Loamy Sand w/ Roots & 25% Rocks	NCM
	0.8-2.4	B	7.5YR 5/6	Sandy Silt Loam w/ Roots & 25% Pebbles & Cobbles	NCM
	2.4-3.0	C	7.5YR 4/6	Sand w/ 20% Pebbles & Cobbles	NCM
078	0.0-0.3	O	10YR 2/2	Sandy Loam w/ Humus & 10% Pebbles	NCM
	0.3-0.8	Ap	10YR 3/3	Sandy Loam w/ Roots & 25% Rocks	NCM
	0.8-2.2	B	7.5YR 5/6	Loamy Sand w/ Roots & 25% Pebbles & Cobbles	NCM
	2.2-3.0	C	7.5YR 4/6	Sand w/ 20% Pebbles & Cobbles	NCM

STP	DEPTH*	STRATUM	MUNSELL	SOIL TYPE	COMMENTS/ ARTIFACTS
079	0.0-0.7	Oa	10YR 3/3	Loamy Sand w/ Roots & 10% Pebbles & Cobbles	NCM
					Stopped by root impasse
080	0.0-0.5	Fill 1	10YR 4/2	Sandy Silt Loam w/ 30% Gravels, Rocks	NR
	0.5-1.1	Fill 2	10YR 2/2	Sandy Silt Loam w/ 40% Gravels, Rocks	NR
	1.1-2.5	B	2.5Y 4/4	Silt w/ Iron Oxide Staining & 60% Rocks	NCM
081	0.0-1.2	Fill 1	10YR 3/4	Loamy Sand w/ Roots & 40% Gravels	NR
					Stopped by rock Adjacent push pile and ground disturbance
082	0.0-0.4	Fill 1	10YR 3/2	Loamy Sand	
	0.4-0.8	Fill 2	10YR 5/6	Fine Sand	NR
	0.8-2.4	Fill 3	7.5YR 2.5/3	Sandy Loam w/ Roots & 10% Coal ash	HM; NR
	2.4-3.0	B	10YR 4/6	Sandy Loam w/ Roots & 10% Pebbles	
J-1	0.0-0.4	O	10YR 2/2	Loamy Sand w/ Humus & 10% Pebbles	NCM
	0.4-1.1	Apb	10YR 3/3	Loamy Sand w/ Roots & 20% Pebbles	HM
	1.1-2.4	B	7.5YR 4/6	Sandy Silt Loam w/ 40% Pebbles & Cobbles	NCM
	2.4-3.0	C	7.5YR 4/6	Sand w/ 60% Pebbles & Cobbles	NCM
J-2	0.0-1.1	Ao	10YR 2/2	Sandy Loam w/ Humus & Roots & 25% Rocks	HM
					Stopped by concrete
J-3	0.0-0.4	Oa	10YR 2/2	Sandy Loam w/ Humus	NR Stopped by flat stone paver
J-4	0.0-0.2	Fill 1	10YR 4/2	Loamy Sand w/ Humus & 10% Gravels	NR
	0.2-0.5	Fill 2	7.5YR 3/2	Coarse Sand	NCM
	0.5-1.2	Ab1	7.5YR 3/4	Sandy Loam w/ Roots	HM
	1.2-2.0	Ab2	7.5YR 4/3	Sandy Loam w/ Roots	HM
	2.0-2.6	B	7.5YR 5/4	Loamy Sand w/ Roots & 25% Pebbles & Cobbles	NCM
					Stopped by root impasse

Key:

*decimalized feet below ground surface

BGS= Below Ground Surface

HM= Hisotric Cultural Material

m/w= Mottled With

NCM= No Cultural Material

NR= Not Retained

PM= Pre-Contact Material

APPENDIX F: ARTIFACT CATALOG

APPENDIX F: ARTIFACT CATALOG

Bag #	Context	Level	Depth*	Stratum	Ct.	Group	Artifact Material	Artifact Class	Artifact Type	Description	Dates	Measurements	Cortex	Wt. (g)
John A.L. Zabriskie House site (28-Be-232)														
1	STP 09	1	0.00-0.95	Fill	1	DOM	Glass	Vessel	Condiment Bottle	Aqua, body/rim fragment, mold blown mouth, applied club sauce finish	1850-1895 (Lindsey 2020)			
2	STP 11	1	0.00-0.80	A1	1	DOM	Ceramic	Pearlware	Indeterminate Form	Base sherd, plain	1775-1830 (Miller et al 2000:12)			
2	STP 11	1	0.00-0.80	A1	1	DOM	Ceramic	Pearlware	Indeterminate Form	Base spall, exterior plain, tooled round footring	1775-1830 (Miller et al 2000:12)			
2	STP 11	1	0.00-0.80	A1	1	FUEL	Coal	Coal	Coal	Fragment				3.9
2	STP 11	1	0.00-0.80	A1	2	FUEL	Coal Ash	Coal Ash	Coal Ash	Fragments				2.5
2	STP 11	1	0.00-0.80	A1	1	FUEL	Slag	Slag	Slag	Fragment				2.3
2	STP 11	1	0.00-0.80	A1	1	ARCH	Red Clay	Fired Clay	Brick	Red fragment				1.2
2	STP 11	1	0.00-0.80	A1	1	HRDW	Ferrous Metal	Door Hardware	Latch and Screw	Complete hook latch attached to eye screw, heavily corroded				
2	STP 11	1	0.00-0.80	A1	2	ARCH	Ferrous Metal	Nail	Indeterminate Nail	Shaft fragments, mended, heavily corroded				
3	STP 11	2	0.80-1.30	A2	1	TOB	White Clay	Tobacco Pipe	Pipe Stem	Fragment		3/32" Bore D.		
3	STP 11	2	0.80-1.30	A2	1	FUEL	Coal	Coal	Coal	Fragment				3.4
3	STP 11	2	0.80-1.30	A2	1	PRE	Chert	Debitage	Possible Flake Fragment	White and tan, matte		1.0-1.5cm	0	0.5
4	STP 11	3	1.30-2.40	B	1	PRE	Chert	Debitage	Flake Fragment	Grey, waxy		1.5-2.0cm	0	0.2
5	STP 11 E10	2	0.60-1.50	Apb	1	DOM	Ceramic	Whiteware	Indeterminate Form	Body spall, one side plain	1820-present (Miller et al 2000:13)			
5	STP 11 E10	2	0.60-1.50	Apb	1	FUEL	Coal Ash	Coal Ash	Coal Ash	Fragment				3.6
6	STP 11 E20	2	0.50-1.60	Apb	1	CLO	Porcelaneous	Clothing Fastener	Button	Complete, pressed, 4-hole Prosser button, tire design	1840-1960 (Sprague 2002)	0.55" D.		
7	STP 11 N10	2	0.50-1.30	Apb	1	DOM	Glass	Vessel	Bottle/Jar	Aqua, body fragment, indeterminate manufacture				
7	STP 11 N10	2	0.50-1.30	Apb	1	DOM	Ceramic	Whiteware	Indeterminate Form	Body sherd, plain	1820-present (Miller et al 2000:13)			
8	STP 11 N20	1	0.00-1.00	Ap	1	DOM	Ceramic	Redware	Pan/Charger	Body spall, remnant yellow trail slip decoration on the interior	Pre-1870 (Denker & Denker 1985)			
8	STP 11 N20	1	0.00-1.00	Ap	1	DOM	Ceramic	Creamware	Flatware	Body/rim spall, interior plain	1762-1820 (Miller et al 2000: 12)			
8	STP 11 N20	1	0.00-1.00	Ap	1	DOM	Ceramic	Pearlware	Hollowware	Body sherd, dipt, dark brown and green banded	1775-1860 (MACL 2015a)			
9	STP 11 S10	1	0.00-0.70	Ap	1	DOM	Glass	Vessel	Bottle/Jar	Aqua, body fragment, indeterminate manufacture				

Bag #	Context	Level	Depth*	Stratum	Ct.	Group	Artifact Material	Artifact Class	Artifact Type	Description	Dates	Measurements	Cortex	Wt. (g)
9	STP 11 S10	1	0.00-0.70	Ap	1	DOM	Ceramic	Pearlware	Indeterminate Form	Base/body sherd, plain, undercut footring	1775-1830 (Miller et al 2000:12)			
9	STP 11 S10	1	0.00-0.70	Ap	1	DOM	Ceramic	Whiteware	Plate	Body/rim sherd, blue shell-edged impressed line, indeterminate diameter	1840-1870 (MACL 2015b)			
10	STP 11 W10	2	0.40-1.50	A2	1	FUEL	Coal	Coal	Coal	Fragment				0.7
10	STP 11 W10	2	0.40-1.50	A2	1	FUEL	Coal Ash	Coal Ash	Coal Ash	Fragment				5.0
11	STP 11 W20	1	0.00-1.50	A	1	ARCH	Glass	Flat	Window	Aqua fragment				
11	STP 11 W20	1	0.00-1.50	A	2	DOM	Ceramic	Whiteware	Indeterminate Form	Base sherd and spall, plain	1820-present (Miller et al 2000:13)			
11	STP 11 W20	1	0.00-1.50	A	1	FUEL	Coal	Coal	Coal	Fragment				5.5
11	STP 11 W20	1	0.00-1.50	A	1	ARCH	Red Clay	Fired Clay	Brick	Orange fragment				0.2
11	STP 11 W20	1	0.00-1.50	A	1	ACT	Ferrous Metal	Miscellaneous Metal	Bike Chain	Fragment, heavily corroded				
11	STP 11 W20	1	0.00-1.50	A	1	ARCH	Ferrous Metal	Nail	Cut or Wrought Nail	Head and shaft fragment, heavily corroded	Pre-1893 (Nelson 1968; Wells 1998:92)			
12	STP 16	1	0.00-0.60	Fill	3	ARCH	Glass	Flat	Window	Aqua fragments				
12	STP 16	1	0.00-0.60	Fill	1	DOM	Ceramic	Redware	Indeterminate Form	Body spall, interior unglazed				
12	STP 16	1	0.00-0.60	Fill	1	DOM	Ceramic	Creamware	Indeterminate Form	Body spall, one side plain	1762-1820 (Miller et al 2000: 12)			
12	STP 16	1	0.00-0.60	Fill	3	DOM	Ceramic	Creamware	Hollowware	Body sherd and spalls, dipt, polychrome marbled/combed, (2) mend	1770-1820 (MACL 2015a)			
12	STP 16	1	0.00-0.60	Fill	1	DOM	Ceramic	Pearlware	Indeterminate Form	Body/rim sherd, underglaze painted earth tone orange rim band, indeterminate diameter	1795-1830 (Miller et al 2000:12)			
12	STP 16	1	0.00-0.60	Fill	1	DOM	Ceramic	Whiteware	Indeterminate Form	Body spall, interior plain	1820-present (Miller et al 2000:13)			
12	STP 16	1	0.00-0.60	Fill	1	FUEL	Coal	Coal	Coal	Fragment				9.8
12	STP 16	1	0.00-0.60	Fill	1	ARCH	Red Clay	Fired Clay	Brick	Orange fragment				2.4
12	STP 16	1	0.00-0.60	Fill	3	ARCH	Ferrous Metal	Nail	Indeterminate Nail	Head and shaft fragments, heavily corroded				
12	STP 16	1	0.00-0.60	Fill	1	ARCH	Ferrous Metal	Nail	Cut or Wrought Nail	Head and shaft fragment, heavily corroded	Pre-1893 (Nelson 1968; Wells 1998:92)			
12	STP 16	1	0.00-0.60	Fill	1	ARCH	Ferrous Metal	Nail	Wire Nail	Head and shaft fragment, heavily corroded	1879-present (Wells 1998:92)			
13	STP 16	2	0.60-1.50	Ab	1	DOM	Ceramic	Pearlware	Indeterminate Form	Body spall, exterior plain	1775-1830 (Miller et al 2000:12)			
13	STP 16	2	0.60-1.50	Ab	2	DOM	Ceramic	Pearlware	Indeterminate Form	Body spalls, underglaze earth tones interior, partial green strokes visible	1795-1830 (Miller et al 2000:12)			

Bag #	Context	Level	Depth*	Stratum	Ct.	Group	Artifact Material	Artifact Class	Artifact Type	Description	Dates	Measurements	Cortex	Wt. (g)
13	STP 16	2	0.60-1.50	Ab	1	DOM	Ceramic	Pearlware	Indeterminate Form	Body sherd, underglaze earth tones interior, orange/brown line visible	1795-1830 (Miller et al 2000:12)			
13	STP 16	2	0.60-1.50	Ab	2	DOM	Ceramic	Pearlware	Plate	Body sherds, mended, blue shell-edge decoration, straight lines, scalloped, indeterminate diameter	1800-1840 (MACL 2015b)			
13	STP 16	2	0.60-1.50	Ab	1	DOM	Ceramic	White-Bodied Refined Earthenware	Hollowware	Body spall, dipt, polychrome marbled/combed	1770-1820 (MACL 2015a)			
13	STP 16	2	0.60-1.50	Ab	1	FUEL	Charcoal	Charcoal	Charcoal	Fragment				0.1
13	STP 16	2	0.60-1.50	Ab	1	ARCH	Red Clay	Fired Clay	Brick	Orange fragment				0.3
13	STP 16	2	0.60-1.50	Ab	2	MISC	Ferrous Metal	Miscellaneous Metal	Indeterminate Metal Item	Flattish fragments, heavily corroded				
13	STP 16	2	0.60-1.50	Ab	2	ARCH	Ferrous Metal	Nail	Indeterminate Nail	Head and shaft fragments, heavily corroded				
13	STP 16	2	0.60-1.50	Ab	1	ARCH	Ferrous Metal	Nail	Cut or Wrought Nail	Head and shaft fragment, heavily corroded	Pre-1893 (Nelson 1968; Wells 1998:92)			
13	STP 16	2	0.60-1.50	Ab	1	ARCH	Ferrous Metal	Nail	Wire Nail	Almost complete, heavily corroded	1879-present (Wells 1998:92)			
14	STP 17	3	0.65-1.30	Fill 3	1	DOM	Ceramic	Pearlware	Indeterminate Form	Base spall, exterior plain, undercut footring	1775-1830 (Miller et al 2000:12)			
14	STP 17	3	0.65-1.30	Fill 3	8	DOM	Ceramic	Whiteware	Indeterminate Form	Base sherds and spalls, plain, tooled round footring, mends	1820-present (Miller et al 2000:13)			
15	STP 22	1	0.00-0.40	Fill	2	ARCH	Glass	Flat	Window	Aqua fragments				
15	STP 22	1	0.00-0.40	Fill	1	DOM	Ceramic	Redware	Hollowware	Body/coggled rim sherd, manganese glazed interior and exterior, rouletted vertical bands within horizontal bands exterior, possibly red-bodied refined earthenware, indeterminate diameter				
15	STP 22	1	0.00-0.40	Fill	2	DOM	Ceramic	Creamware	Indeterminate Form	Base spalls, one side plain	1762-1820 (Miller et al 2000: 12)			
15	STP 22	1	0.00-0.40	Fill	7	MISC	Ferrous Metal	Miscellaneous Metal	Indeterminate Metal Item	Flat fragments with one edge folded over, corroded				
16	STP 22	2	0.40-1.30	Ab	1	DOM	Ceramic	Redware	Hollowware	Body spall, dark brown lead glazed interior, possible body/handle junction				
16	STP 22	2	0.40-1.30	Ab	1	DOM	Ceramic	Creamware	Indeterminate Form	Body sherd, plain	1762-1820 (Miller et al 2000: 12)			
16	STP 22	2	0.40-1.30	Ab	1	DOM	Ceramic	Whiteware	Indeterminate Form	Body sherd, plain	1820-present (Miller et al 2000:13)			
16	STP 22	2	0.40-1.30	Ab	1	FUEL	Coal	Coal	Coal	Fragment, Sampled				2.5
16	STP 22	2	0.40-1.30	Ab	1	ARCH	Red Clay	Fired Clay	Brick	Orange fragment, Sampled				7.3

Bag #	Context	Level	Depth*	Stratum	Ct.	Group	Artifact Material	Artifact Class	Artifact Type	Description	Dates	Measurements	Cortex	Wt. (g)
16	STP 22	2	0.40-1.30	Ab	1	ARCH	Sandstone	Building Material	Possible Building Stone	Brown/grey with pebble and quartz inclusions, fragment				46.4
16	STP 22	2	0.40-1.30	Ab	1	MISC	Ferrous Metal	Miscellaneous Metal	Indeterminate Metal Item	Blob of metal, heavily corroded over				
17	STP 23	3	0.90-1.75	Fill 3	1	DOM	Ceramic	Pearlware	Indeterminate Form	Body sherd, plain	1775-1830 (Miller et al 2000:12)			
18	STP 24	1	0.00-0.50	Fill 1	2	CLO	Glass	Clothing Fastener	Button	Complete, black glass shank buttons, molded, decorative face contains alternating raised line and beaded/rhinestone band with curved leaf garland accented with bead "berries", tunnel shank		0.5" D.		
19	STP 24	2	0.50-1.00	Fill 2	1	DOM	Ceramic	Buff-Bodied Stoneware	Hollowware	Body sherd, black Albany slipped interior and exterior	1805-1920 (Miller et al 2000:10)			
20	STP 25	1	0.00-1.30	Fill 1	1	ARCH	Glass	Flat	Window	Aqua fragment				
20	STP 25	1	0.00-1.30	Fill 1	1	DOM	Glass	Vessel	Bottle	Amber, body/base fragment, mold blown indeterminate, visible mold seam				
20	STP 25	1	0.00-1.30	Fill 1	1	MISC	Ferrous Metal	Miscellaneous Metal	Indeterminate Metal Item	Hollow square shape that becomes more rounded, solid square knob coming off one side, fragment, corroded				
21	STP 31	1	0.00-0.50	Oa	5	ARCH	Glass	Flat	Window	Aqua fragments				
22	STP 42	1	0.00-1.10	Fill 1	6	ARCH	Glass	Flat	Window	Aqua fragments				
22	STP 42	1	0.00-1.10	Fill 1	1	DOM	Glass	Vessel	Bottle	Green, body fragment, indeterminate manufacture				
22	STP 42	1	0.00-1.10	Fill 1	6	DOM	Glass	Vessel	Bottle/Jar	Colorless, body fragments, indeterminate manufacture, (1) crizzled				
22	STP 42	1	0.00-1.10	Fill 1	1	DOM	Glass	Vessel	Bottle/Jar	Colorless, body fragment, mold blown indeterminate, visible mold seam, probably square/rectangular bottle				
22	STP 42	1	0.00-1.10	Fill 1	3	FUEL	Slag	Slag	Slag	Fragments				9.4
22	STP 42	1	0.00-1.10	Fill 1	1	ARCH	Red Clay	Fired Clay	Brick	Red fragment				1.4
22	STP 42	1	0.00-1.10	Fill 1	1	ARCH	Ferrous Metal	Nail	Indeterminate Nail	Head and shaft fragment, heavily corroded				
23	STP 56	2	0.70-1.80	Fill 2	1	DOM	Glass	Vessel	Bottle/Jar	Colorless, body fragment, indeterminate manufacture				
23	STP 56	2	0.70-1.80	Fill 2	1	DOM	Glass	Vessel	Bottle/Jar	Colorless, body fragment, mold blown indeterminate, partial embossed letter visible				
23	STP 56	2	0.70-1.80	Fill 2	1	DOM	Glass	Vessel	Indeterminate Vessel	Colorless, body fragment, molded or pressed, paneled				
23	STP 56	2	0.70-1.80	Fill 2	1	MISC	White Metal	Miscellaneous Metal	Indeterminate Metal Item	Thin, flat, bent fragment, corroded				

Bag #	Context	Level	Depth*	Stratum	Ct.	Group	Artifact Material	Artifact Class	Artifact Type	Description	Dates	Measurements	Cortex	Wt. (g)
23	STP 56	2	0.70-1.80	Fill 2	1	MISC	Composite	Asphalt	Pavement	Fragment	1871-present (Miller et al 2000:16)			6.0
24	STP 56	3	1.80-2.00	Apb	3	ARCH	Glass	Flat	Window	Aqua fragments				
24	STP 56	3	1.80-2.00	Apb	1	ARCH	Glass	Flat	Safety Glass	Aqua fragment with imbedded chicken wire	1892-present (Miller et al 2000:9)			
24	STP 56	3	1.80-2.00	Apb	1	DOM	Glass	Vessel	Bottle	Amber, body fragment, mold blown indeterminate, visible mold seam				
24	STP 56	3	1.80-2.00	Apb	1	DOM	Ceramic	Porcelaneous	Indeterminate Form	Body/base sherd, plain				
24	STP 56	3	1.80-2.00	Apb	1	DOM	Ceramic	Porcelaneous	Flatware	Body sherd, residual overglaze red floral decal	1890-present (Miller et al 2000:13)			
24	STP 56	3	1.80-2.00	Apb	1	FUEL	Slag	Slag	Slag	Fragment				0.9
25	STP 82	3	0.80-2.40	Fill 3	3	ARCH	Glass	Flat	Window	Aqua fragments				
25	STP 82	3	0.80-2.40	Fill 3	1	DOM	Glass	Vessel	Bottle/Jar	Colorless, body fragment, mold blown indeterminate, visible mold seam				
25	STP 82	3	0.80-2.40	Fill 3	3	DOM	Glass	Vessel	Jar Lid	Colorless, body/rim fragments, mended, pressed, lighting closure	1880-Mid-20th century (Lindsey 2020)			
25	STP 82	3	0.80-2.40	Fill 3	1	DOM	Glass	Vessel	Indeterminate Vessel	Colorless, body/rim fragment, molded or pressed, vertical fluted pattern exterior, scalloped rim				
25	STP 82	3	0.80-2.40	Fill 3	1	DOM	Glass	Vessel	Indeterminate Vessel	Colorless, body fragment, indeterminate manufacture, possible vial or tube fragment				
25	STP 82	3	0.80-2.40	Fill 3	3	ACT	Ceramic	Terracotta	Flowerpot	Body sherd and spalls, unglazed				
25	STP 82	3	0.80-2.40	Fill 3	1	CLO	Plastic	Clothing Fastener	Button	Complete, black, 4-hole, tire design	1915-present (Miller et al. 2000:16)	0.6" D.		
25	STP 82	3	0.80-2.40	Fill 3	3	FUEL	Coal	Coal	Coal	Fragments				8.6
25	STP 82	3	0.80-2.40	Fill 3	2	FUEL	Coal Ash	Coal Ash	Coal Ash	Fragments				12.3
25	STP 82	3	0.80-2.40	Fill 3	1	FUEL	Slag	Slag	Slag	Fragment				3.9
25	STP 82	3	0.80-2.40	Fill 3	2	ARCH	Concrete	Building Material	Building Material	Fragments, one with asphalt or tar adhered	1876-present (Miller et al. 2000:16)			108.5
25	STP 82	3	0.80-2.40	Fill 3	1	ARCH	Red Clay	Fired Clay	Brick	Orange with molded decorative design on exterior, indeterminate pattern, smooth interior, unglazed, maybe a façade fragment		0.5" Th.		16.9
25	STP 82	3	0.80-2.40	Fill 3	1	ARCH	Red Clay	Fired Clay	Brick	Orange fragment				5.7
25	STP 82	3	0.80-2.40	Fill 3	1	MISC	Ferrous Metal	Miscellaneous Metal	Indeterminate Metal Item	Open flower shape with a hole in the center, fragment, corroded				
25	STP 82	3	0.80-2.40	Fill 3	1	HRDW	Ferrous Metal	Fastener	Screw	Head and shaft fragment, possible flat head, corroded				

Bag #	Context	Level	Depth*	Stratum	Ct.	Group	Artifact Material	Artifact Class	Artifact Type	Description	Dates	Measurements	Cortex	Wt. (g)
25	STP 82	3	0.80-2.40	Fill 3	3	ARCH	Ferrous Metal	Nail	Indeterminate Nail	Head and shaft fragments, heavily corroded				
25	STP 82	3	0.80-2.40	Fill 3	2	ARCH	Ferrous Metal	Nail	Cut or Wrought Nail	Shaft fragments, heavily corroded	Pre-1893 (Nelson 1968; Wells 1998:92)			
25	STP 82	3	0.80-2.40	Fill 3	2	ARCH	Ferrous Metal	Nail	Wire Nail	Head and shaft fragments, (1) clinched, some wood still attached, heavily corroded	1879-present (Wells 1998:92)			
25	STP 82	3	0.80-2.40	Fill 3	1	ARCH	Ferrous Metal	Nail	Wire Nail	Complete, some wood attached, corroded, 16d	1879-present (Wells 1998:92)	3.5" L.		
25	STP 82	3	0.80-2.40	Fill 3	1	ARCH	Ferrous Metal	Nail	Wire Nail	Complete, corroded, 10d	1879-present (Wells 1998:92)	3" L.		
25	STP 82	3	0.80-2.40	Fill 3	1	ARCH	Ferrous Metal	Nail	Wire Nail	Complete, roofing nail, barely corroded, 2d	1879-present (Wells 1998:92)	1" L.		
26	STP J-1	2	0.40-1.10	Apb	1	ARCH	Glass	Flat	Window	Aqua fragment				
26	STP J-1	2	0.40-1.10	Apb	2	DOM	Ceramic	Whiteware	Indeterminate Form	Base spalls, one side plain	1820-present (Miller et al 2000:13)			
26	STP J-1	2	0.40-1.10	Apb	2	DOM	Ceramic	Whiteware	Flatware	Body/rim sherds, plain, indeterminate diameter, mend	1820-present (Miller et al 2000:13)			
26	STP J-1	2	0.40-1.10	Apb	1	ARCH	Ferrous Metal	Nail	Indeterminate Nail	Shaft fragment, heavily corroded				
26	STP J-1	2	0.40-1.10	Apb	1	ARCH	Ferrous Metal	Nail	Cut or Wrought Nail	Shaft fragment, heavily corroded	Pre-1893 (Nelson 1968; Wells 1998:92)			
27	STP J-2	1	0.00-1.10	Ao	1	DOM	Glass	Vessel	Bottle	Emerald green, body fragment, indeterminate manufacture				
27	STP J-2	1	0.00-1.10	Ao	1	DOM	Glass	Vessel	Bottle/Jar	Colorless, rim fragment, mold blown indeterminate, indeterminate finish				
27	STP J-2	1	0.00-1.10	Ao	1	DOM	Ceramic	Creamware	Indeterminate Form	Body spall, one side plain	1762-1820 (Miller et al 2000: 12)			
27	STP J-2	1	0.00-1.10	Ao	1	DOM	Ceramic	Whiteware	Indeterminate Form	Base sherd, plain, partially charred/burned	1820-present (Miller et al 2000:13)			
27	STP J-2	1	0.00-1.10	Ao	2	DOM	Ceramic	Whiteware	Indeterminate Form	Body spalls, blue transfer printed indeterminate pattern interior, mend	1815-1915 (Azizi et al 1996)			
27	STP J-2	1	0.00-1.10	Ao	1	DOM	Ceramic	White-Bodied Refined Earthenware	Indeterminate Form	Body spall, blue transfer printed indeterminate pattern interior	1803-1915 (MACL 2015c; Azizi et al 1996)			
28	STP J-4	3	0.50-1.20	Ab1	1	DOM	Ceramic	Redware	Hollowware	Body spall, red/brown lead glazed on the interior				

Bag #	Context	Level	Depth*	Stratum	Ct.	Group	Artifact Material	Artifact Class	Artifact Type	Description	Dates	Measurements	Cortex	Wt. (g)
28	STP J-4	3	0.50-1.20	Ab1	1	DOM	Ceramic	Porcelaneous	Hollowware	Body/handle junction sherd, brown transfer printed indeterminate pattern interior, red and brown overglaze painted floral design exterior	1835-1915 (MACL 2015c; Azizi et al 1996)			
28	STP J-4	3	0.50-1.20	Ab1	2	FUEL	Coal	Coal	Coal	Fragments				15.3
28	STP J-4	3	0.50-1.20	Ab1	3	FUEL	Coal Ash	Coal Ash	Coal Ash	Fragments				8.6
28	STP J-4	3	0.50-1.20	Ab1	1	BIO	Faunal	Shell	Hard Clam	Right-sided hinge fragment				2.0
28	STP J-4	3	0.50-1.20	Ab1	2	ARCH	Ferrous Metal	Nail	Cut or Wrought Nail	Head and shaft fragments, heavily corroded	Pre-1893 (Nelson 1968; Wells 1998:92)			
29	STP J-4	4	1.20-2.00	Ab2	1	ARCH	Glass	Flat	Window	Aqua fragment				
29	STP J-4	4	1.20-2.00	Ab2	1	DOM	Glass	Vessel	Bottle/Jar	Aqua, body fragment, mold blown indeterminate, partial embossed letter				
29	STP J-4	4	1.20-2.00	Ab2	1	LIGHT	Glass	Lamp	Lamp Chimney	Colorless, body fragment, indeterminate manufacture				
29	STP J-4	4	1.20-2.00	Ab2	3	DOM	Ceramic	Redware	Indeterminate Form	Body spalls, missing interior and exterior				
29	STP J-4	4	1.20-2.00	Ab2	4	DOM	Ceramic	Redware	Indeterminate Form	Base and body spalls, exterior unglazed				
29	STP J-4	4	1.20-2.00	Ab2	5	DOM	Ceramic	Redware	Hollowware	Body spalls, red/brown lead glazed one surface				
29	STP J-4	4	1.20-2.00	Ab2	1	DOM	Ceramic	Redware	Hollowware	Body spall, brown lead glazed interior				
29	STP J-4	4	1.20-2.00	Ab2	1	DOM	Ceramic	Redware	Hollowware	Body spall, dark brown lead glazed on the exterior				
29	STP J-4	4	1.20-2.00	Ab2	2	DOM	Ceramic	Redware	Hollowware	Body sherd and body/rim sherd, unglazed interior, dark brown manganese glazed exterior, folded over rim, indeterminate diameter				
29	STP J-4	4	1.20-2.00	Ab2	1	DOM	Ceramic	Redware	Hollowware	Body/rim sherd, dark brown lead glazed interior and exterior, straight rim, indeterminate diameter				
29	STP J-4	4	1.20-2.00	Ab2	1	DOM	Ceramic	Redware	Hollowware	Body sherd, mottled manganese/red glazed interior and exterior				
29	STP J-4	4	1.20-2.00	Ab2	2	DOM	Ceramic	Redware	Charger	Body/rim spalls, red/brown lead glazed interior, coggled rim, indeterminate diameter				
29	STP J-4	4	1.20-2.00	Ab2	1	DOM	Ceramic	Redware	Charger	Coggled rim/body sherd, manganese glazed and yellow trailed slip decorated interior, indeterminate diameter	ca. 1770s-1815 (Magid and Means 2003)			
29	STP J-4	4	1.20-2.00	Ab2	1	DOM	Ceramic	Red-Bodied Refined Earthenware	Hollowware	Body sherd, red/brown lead glazed interior and exterior, shallow wavy engine-turned or rouletted band exterior				
29	STP J-4	4	1.20-2.00	Ab2	1	DOM	Ceramic	Creamware	Indeterminate Form	Base spall, exterior plain, tooled round footring	1762-1820 (Miller et al 2000: 12)			

Bag #	Context	Level	Depth*	Stratum	Ct.	Group	Artifact Material	Artifact Class	Artifact Type	Description	Dates	Measurements	Cortex	Wt. (g)
29	STP J-4	4	1.20-2.00	Ab2	2	DOM	Ceramic	Pearlware	Indeterminate Form	Body spall and base/body spall (double uncut footring), plain	1775-1830 (Miller et al 2000:12)			
29	STP J-4	4	1.20-2.00	Ab2	1	DOM	Ceramic	Pearlware	Indeterminate Form	Body spall, speck of blue painted or printed decoration on one side	1775-1830 (Miller et al 2000:12)			
29	STP J-4	4	1.20-2.00	Ab2	1	DOM	Ceramic	Whiteware	Indeterminate Form	Body spall, one side plain	1820-present (Miller et al 2000:13)			
29	STP J-4	4	1.20-2.00	Ab2	1	DOM	Ceramic	White-Bodied Refined Earthenware	Indeterminate Form	Body spall, missing interior and exterior				
29	STP J-4	4	1.20-2.00	Ab2	5	FUEL	Coal	Coal	Coal	Fragments				10.3
29	STP J-4	4	1.20-2.00	Ab2	4	FUEL	Coal Ash	Coal Ash	Coal Ash	Fragments				2.9
29	STP J-4	4	1.20-2.00	Ab2	7	BIO	Faunal	Bone	Mammal	Unidentified fragments				11.7
29	STP J-4	4	1.20-2.00	Ab2	17	BIO	Faunal	Shell	Hard Clam	(1) right-sided hinge fragment, (1) left sided hinge fragment, fragments				66.7
29	STP J-4	4	1.20-2.00	Ab2	5	ARCH	Red Clay	Fired Clay	Brick	Orange fragments				8.4
29	STP J-4	4	1.20-2.00	Ab2	3	ARCH	Ferrous Metal	Nail	Wire Nail	Head and shaft fragments, heavily corroded	1879-present (Wells 1998:92)			
29	STP J-4	4	1.20-2.00	Ab2	1	ARCH	Unidentified Stone	Building Material	Possible Building Stone	Dark grey fragment				28.1
30	MD 01-W			A	1	ACT	Ferrous Metal	Recreation Item	Gas Canister	Complete, corroded, resembles disposable CO_2 airsoft pistol cartridge		3.25" L. x 0.75" D.		
31	MD 02-W		0.40	A	4	DOM	Ceramic	Whiteware	Flatware	Body/base sherds, flow blue printed indeterminate pattern interior, tooled round footring, mends	1835-1925 (Snyder 1992)			
31	MD 02-W		0.40	A	1	MISC	Ferrous Metal	Miscellaneous Metal	Indeterminate Metal Item	Slightly curved fragment, corroded				
31	MD 02-W		0.40	A	1	ARCH	Ferrous Metal	Nail	Indeterminate Nail	Head and shaft fragment, clinched, heavily corroded				
32	MD 03-W				2	MISC	Ferrous Metal	Miscellaneous Metal	Indeterminate Metal Item	Curved fragments, possible exterior edge piece, corroded				
33	MD 04-W				1	MISC	Cast Iron	Miscellaneous Metal	Indeterminate Metal Item	Fragment, incised curved lines one surface, possible stove part, corroded				
34	MD 05-W				1	ACT	Ferrous Metal	Horse Furniture	Snaffle Bit	Near complete, twisted and joined, common O or full cheek ring, resembles Type VI (Hilliard 2013), corroded	1826-1955 (Hilliard 2013)			
35	MD 06-W				1	ARCH	Ferrous Metal	Nail	Wire Nail	Shaft fragment, heavily corroded	1879-present (Wells 1998:92)			
36	MD 07-W				7	ACT	Ferrous Metal	Fencing	Barbed Wire	Fragments, corroded	1886-present (Miller et al. 2000:15)			

Bag #	Context	Level	Depth*	Stratum	Ct.	Group	Artifact Material	Artifact Class	Artifact Type	Description	Dates	Measurements	Cortex	Wt. (g)
37	MD 08-W				5	ACT	Ferrous Metal	Fencing	Barbed Wire	Fragments, corroded	1886-present (Miller et al. 2000:15)			
38	MD 09-W				1	ARCH	Ferrous Metal	Nail	Wire Nail	Complete, slightly clinched, corroded, 16d	1879-present (Wells 1998:92)	3.5" L.		
39	MD 10-W				1	ACT	Ferrous Metal	Recreation Item	Bike Chain	Fragment, corroded				
40	MD 11-W				1	ACT	Ferrous Metal	Recreation Item	Bike Chain	Fragment, corroded				
41	MD 12-W				1	ARMS	Copper Alloy	Ammunition	Shotgun Shell	Head fragment, impressed head stamp reads, "UMC CO/NO. 12/NEW CLUB"	1892-1896 (AMD 2023)	0.8" D.		
42	MD 13-W				1	MISC	Ferrous Metal	Vessel	Handle	Complete, square with rounded attachment ends, possible bucket handle				
43	MD 14-W				1	MISC	Ferrous Metal	Miscellaneous Metal	Strap	Fragment, one end folded, bent corroded		1.15" W. x 0.1" Th.		
44	MD 15-W				2	MISC	Ferrous Metal	Miscellaneous Metal	Sheet Metal	Flat fragments, one fragment bent over end, corroded				
45	MD 16-W				1	ARCH	Ferrous Metal	Nail	Wire Nail	Almost complete, heavily corroded	1879-present (Wells 1998:92)			
46	MD 17-W				1	HRDW	Copper Alloy	Miscellaneous Hardware	Disc	Near complete, stamped floral and radiating lines exterior, possible animal tack, slightly corroded		1.75" D.		
47	MD 18-W				1	MISC	White Metal	Miscellaneous Metal	Indeterminate Metal Item	Fragment, angular edge or corner piece, corroded				
48	MD 19-W				1	DOM	Zinc Alloy	Vessel	Jar Lid	Interior inset fragment, corroded	1810-present (Lindsey 2022)			
49	MD 20-W				5	PERS	White Metal	Accoutrement	Pocket Watch	Frame, winding knob and loop fragments, diagonal incised lines visible on frame		2" D.		
50	MD 21-W				1	TOY	Ferrous Metal	Toy Vehicle	Wagon	Near complete, open rectangular bed and spoke wheels, remnant red paint visible, possibly diecast, corroded		4" L. x 2.25" W. x 2.25" H.		
51	MD 22-W				1	MISC	Ferrous Metal	Fastener	Buckle	Square frame and chape, possible clothing or animal tack, corroded		2" L. x 1.75" W.		
52	MD 23-W				1	MISC	Copper Alloy	Miscellaneous Metal	Strap	Fragment, one rounded finished end, perforated attachment holes spaced throughout length, (1) rivet attached, partially corroded		0.5" W.		
53	MD 24-W				1	MISC	Ferrous Metal	Fastener	Buckle	Rectangular frame, possible clothing or animal tack, corroded		2.3" L. x 1.25" W.		
54	MD 25-W				1	ARCH	Ferrous Metal	Nail	Cut or Wrought Nail	Head and shaft fragment, possible tack, heavily corroded	Pre-1893 (Nelson 1968; Wells 1998:92)			

Bag #	Context	Level	Depth*	Stratum	Ct.	Group	Artifact Material	Artifact Class	Artifact Type	Description	Dates	Measurements	Cortex	Wt. (g)
55	MD 26-W				1	ACT	Ferrous Metal	Horse Furniture	Horseshoe	Complete, (2) nail fragments attached, corroded		7" L. x 5.75" W.		
56	MD 27-W				2	TOOL	Ferrous Metal	Hand Tool	Shovel	Small spade/blade and partial handle fragments, heavily corroded				
57	MD 28-H				3	DRAIN	Ferrous Metal	Cast Iron	Drainage Pipe	Fragments, corroded		4.5" D.		
58	MD 29-H				1	DRAIN	Ferrous Metal	Cast Iron	Drainage Pipe	Fragment, corroded				
59	MD 30-H				1	ACT	Ferrous Metal	Horse Furniture	Horseshoe	Branch fragment, corroded				
60	SF 01-W				1	DOM	Ceramic	Buff-Bodied Stoneware	Hollowware	Body sherd, Albany slipped interior and exterior	1805-1920 (Miller et al 2000:10)			
Total 28-Be-232 Artifacts:					*326*									

Key:

*decimalized feet below ground surface

ACT = activity
ARCH = architectural
ARMS = armament
BIO = biological
CLO = clothing
DOM = domestic
DRAIN = drainage
FUEL = fuel
HRDW = hardware
LIGHT = lighting
MISC = miscellaneous
PERS = personal
PRE = pre-contact
TOB = tobacco
TOOL = tool
TOY = toy

MD = metal detector -W = woods, -H = house
SF = surface find, -W = woods
STP = shovel test pit

cm = centimeter
D = diameter
g = grams
H = height
L = length
Th = thickness
W = width

Cortex Rank

0 = No Cortex
1 = <50% Cortex
2 = >50% Cortex
3 = 100% Cortex

APPENDIX F: INVENTORY OF NOT RETAINED ARTIFACTS

Bag #	Context	Level	Depth	Stratum	Description
	STP 02	1	0.00-0.35	O	White plastic wrapper
	STP 08	1	0.00-1.20	A	2 coal, 2 plastic
2	STP 11	1	0.00-0.80	A1	3 coal
12	STP 16	1	0.00-0.60	Fill	1 plastic, 1 foil, 3 brick, 4 coal
16	STP 22	2	0.40-1.30	Ab	5 brick, 2 coal
	STP 23	1	0.00-0.55	Fill 1	plastic straw
	STP 27	1	0.00-0.80	Fill 1	2 styrofoam, 1 plastic wrapper
	STP 28	1	0.00-1.00	Fill 1	1 can tab, 5 plastics
	STP 28	2	1.00-1.50	Fill 2	2 brick crumbs, 10 asphalt, 1 plastic
	STP 33	1	0.00-0.40	Fill 1	2 plastics
	STP 40	2	0.30-0.90	Ap	3 modern glass
	STP 47	1	0.00-0.90	Fill	1 modern bottle glass
	STP 48	1	0.00-1.20	Fill	3 asphalt, 1 coal, 1 modern glass
	STP 49	1	0.00-0.90	Fill	3 plastic, 1 aluminum can, 2 modern glass
23	STP 56	2	0.70-1.80	Fill 2	3 asphalt/slag
	STP 62	1	0.00-0.80	Ap	1 plastic bottle
	STP 65	1	0.00-0.40	O	2 polystyrene
	STP 73	2	0.40-1.20	Ap	1 plastic, 2 modern glass
	STP 74	1	0.00-0.40	O	2 modern vessel glass
	STP 75	2	0.60-1.00	Oa	5 plastic, 2 polystyrene, 1 modern vessel glass
	STP 80	1	0.00-0.50	Fill 1	1 plastic, 1 modern glass
	STP 80	2	0.50-1.10	Fill 2	2 plastic
	STP 81	1	0.00-1.20	Fill 1	2 plastic, 3 modern vessel glass
	STP 82	2	0.40-0.80	Fill 2	2 plastic, 1 polystyrene, 2 asphalt, 1 concrete, 2 coal ash
25	STP 82	3	0.80-2.40	Fill 3	50+ coal/coal ash
	STP J-3	1	0.00-0.40	Oa	2 plastic, 2 asphalt roof tiles
	STP J-4	1	0.00-0.20	Fill 1	2 plastic

Key:

*decimalized feet below ground surface

STP = shovel test pit, J- = judgmental

APPENDIX F: ARTIFACT CATALOG REFERENCES

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APPENDIX G: NEW JERSEY STATE MUSEUM SITE REGISTRATION FORM

NEW JERSEY STATE MUSEUM
ARCHAEOLOGICAL SITE REGISTRATION PROGRAM
BUREAU OF ARCHAEOLOGY AND ETHNOLOGY
P.O. BOX 530, TRENTON, N.J. 08625-0530
Phone (609) 292-8594; Fax (609) 292-7636

Site Name: John A.L. Zabriskie House **SITE #:** 28-Be-232

☒ Check this box if you prefer to have this site information restricted to professional archaeologists, academics and environmental researchers conducting project background research. If so, this form will be considered donated information according to New Jersey State Law.

Date: November 17, 2023

NJ State Plane Coordinates:

USGS 7.5 Minute Series Quad.: Hackensack, NJ
State Plane Coordinates:
UTM Coordinates (required): E 576309 N 4537876

County: Bergen County **Township:** Village of Ridgewood

Location (descriptive): Located at 460 West Saddle River Road, along the west side of West Saddle River Road and the east side of Route 17 (NJ 17).

Survey Methodology Phase IA (Phase IB) Phase II Phase III

Period of Site: Historic – Late eighteenth to twentieth century; Pre-Contact – Unknown period

Cultural Affiliation(s) (if known): European-American

Owner's (Tenant's) Name: Village of Ridgewood
Address 131 North Maple Avenue, Ridgewood, NJ 07451
Phone: 201-670-5500
Attitude Toward Preservation:

Surface Features: Extant Dutch-American wood frame house; stone well; landscaping features consisting of plantings, wooden fencing, and stone; soil, debris, and mulch piles in the surrounding wooded areas.

Prominent Landmarks: Circa-1825 John A. L. Zabriskie House

Vegetation Cover: Manicured lawn; wooded

Nearest Water Source: Saddle River **Distance:** 1,100 feet

Soil Type: Dunellen-Urban Land Complex **Erosion:** None observed

Stratified (if known):

Threat of Destruction (if known): Proposed athletic fields

Previous Work and References (list below):

	Name	Date	Reference (n/a if unpublished)
1.	Hunter Research, Inc.	2019	Phase IA Archaeological Assessment, Zabriskie-Schedler House and Property, Village of Ridgewood, Bergen County, New Jersey.
2.	Connolly & Hickey Historical Architects, LLC	2019	John A. L. Zabriskie House, National Register of Historic Place Registration Form

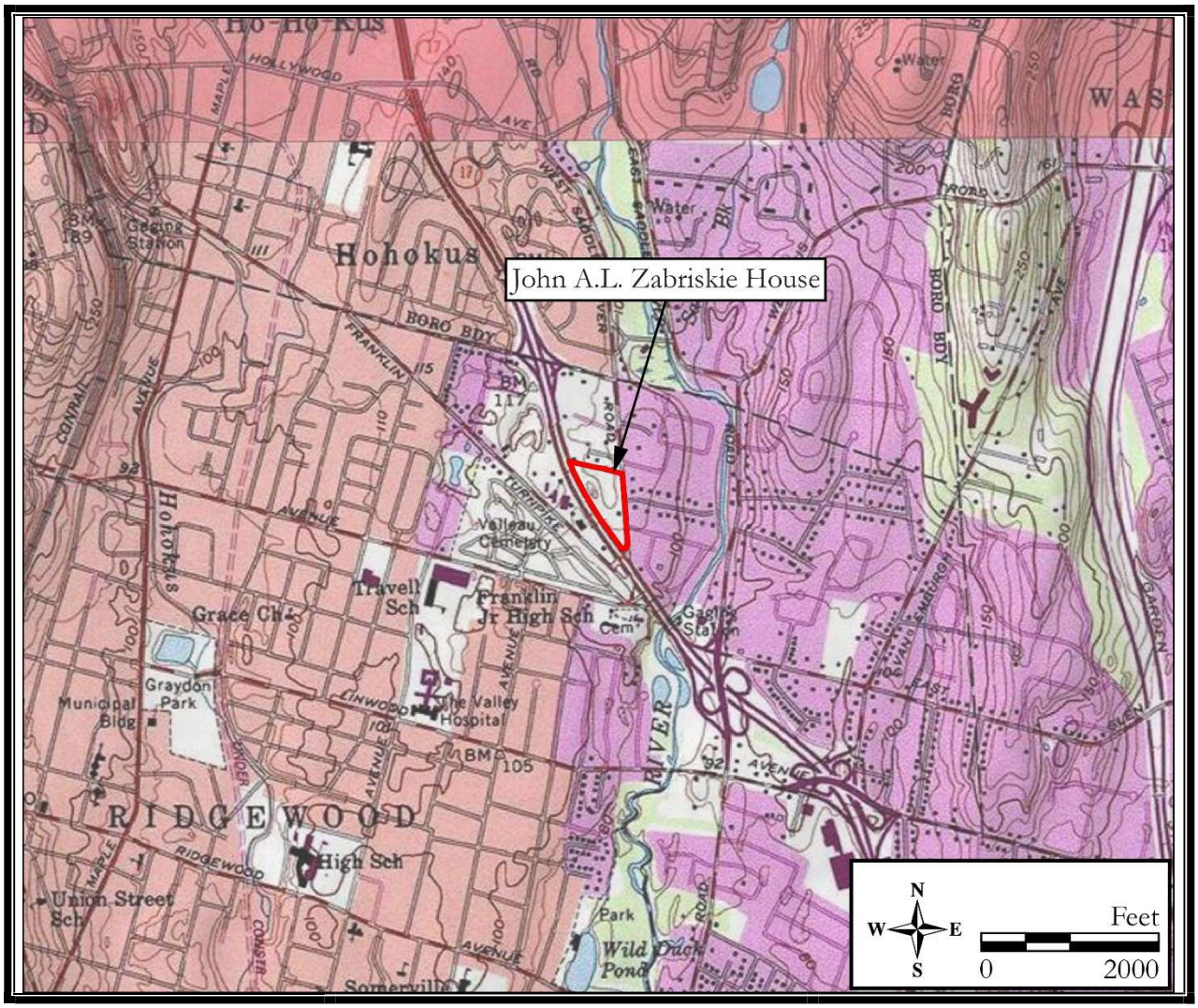
Collections:

	Name	Date	Collection Stored	Previous Designation
1.	Richard Grubb & Associates, Inc.	2023	259 Prospect Plains Road, Building D, Cranbury, NJ 08512	

Sketch Map of the Site:

Indicate the chief topological features, such as streams, swamps, shorelines, and elevations (approximate). Also show buildings and roads. Indicate the site location by enclosing the site area with a dotted line. Use a scale (approximate) to indicate distance and dimensions.

North



Scale: 1" = 1,600'

Observations, Remarks, or Recommendations:

The John A. L. Zabriskie House site is a 6.9-acre area (301,228-square-foot area) situated along the west side of West Saddle River Road and the along the east side of New Jersey Route 17. The extant circa-1825 John A. L. Zabriskie House stands along the eastern edge of the site boundary. The northern and southernmost portions of the site are currently wooded, and the area surrounding the extent house is covered by grass lawn. Recent grading and earthen berm construction has taken place along the site's western boundary, and limited areas of utility-related ground disturbance is evident near the extant house. The John A. L. Zabriskie House (Zabriskie-Schedler House) historic property is listed in the in the New Jersey Register and National Register of Historic Places (COE: 5/2/2014; SR: 8/13/2019; NR: 11/21/2019). The house and property has a period of significance from circa 1825 to circa 1924.

The site contains a historic period component associated with the standing wood frame house; and a minor pre-Contact component of unknown period and type. The excavation of 95 shovel test pits and a metal detection survey within the site resulted in the recovery of 326 artifacts, of which 2 are pre-Contact artifacts and the remaining 324 historic. The pre-Contact assemblage consists of two chert flakes recovered from a buried ground surface and the subsoil of the same shovel test pit. Additional bracket tests were negative for pre-Contact material.

The historic artifact assemblage is primarily composed of domestic-related items (n=114; 40.6%) and architectural material (n=76; 24.1%). Historic artifacts include ammunition, bone, shell, coal and coal ash, slag, horse furniture, metal fragments and hardware, wire nails, cut or wrought nails, terracotta flowerpot fragments, a metal toy wagon, vitrified clay drain pipe fragments, buttons, metal buckles, a pocket watch, a clay tobacco pipestem, window glass, brick, architectural stone, vessel glass, glass lamp chimney, and a variety of ceramic types (whiteware, redware, stoneware, creamware, pearlware, and refined earthenware). Diagnostic items possess manufacturing dates spanning from the mid-eighteenth to twentieth centuries, and include creamware (1762–1820), dipped/dipt refined earthenware (1770–1830), pearlware (1775–1830), slip-trailed redware (circa 1770s–1815), a redware pan or charger fragment (pre-1870), transfer-printed refined earthenware (1803–1903), Albany slip stoneware (1805–1920), whiteware (1815–present), mold blown vessel glass (1850–1895), glass jar lids (1880–mid-20th c.), cut or wrought nails (pre-1893), snuffle horse bit (1826–1955), decorated porcelaneous ceramics (1835–present), a Prosser button (1840–1960), a shotgun shell (1892–1896), asphalt (1871–present), safety glass (1892–present), and wire nails (1879–present). Shovel test pits with a higher density of artifacts dating to the eighteenth and nineteenth centuries were located proximate to the house.

Recorder's Name (Company): Nicole Herzog (Richard Grubb & Associates, Inc.)
Address: 259 Prospect Plains Road, Cranbury, NJ 08512
Phone: 609-655-0692

Date Recorder at Site: October 23, 2023 *Revised 2007*

APPENDIX H: CORRESPONDENCE LOG

Personal Communication Log

Date: October 19, 2023 Project No./Name: 2023-249 Zabriskie-Schedler House

---

Staff Name: Nicole Herzog

Contact: Jovan Mehandzic

Contact Organization: Village of Ridgewood, Division of Engineering

Contact Phone No.: (201)670-5500 ext. 2235

At the project location on 10/19/2023, Village of Ridgewood engineer, Jovan Mehandzic, communicated to the RGA field crew that an unknown person was previously observed metal detecting within the northern, wooded portion of the property. Limited areas of ground disturbance were also observed by engineering staff in this portion of the property following the departure of the unknown individual. RGA staff was not able to identify any areas of ground disturbance that may have been caused by prior metal-detecting activities.

APPENDIX I: ANNOTATED BIBLIOGRAPHY

Author:	Nicole Herzog, MA, RPA
Title:	Phase IB Archaeological Survey, John A. L. Zabriskie (Zabriskie-Schedler) House and Property, Village of Ridgewood, Bergen County, New Jersey
Date:	December 2023
RGA Project No.:	2023-249
RGA Database Title:	Zabriskie-Schedler House
State:	New Jersey
County:	Bergen
Municipality:	Village of Ridgewood
Drainage Basin:	Saddle River, Passaic River, Newark Bay, Arthur Kill and Kull Van Kill, Atlantic Ocean
USGS Quad:	Hackensack, NJ
Regulation:	New Jersey Register of Historic Places Act (N.J.A.C. 7:4)
Project Type:	Government: Parks and Recreation
Project Sponsor:	Village of Ridgewood
Client:	Village of Ridgewood
Level of Survey:	Phase IB archaeological Survey
Cultural Resources:	John A. L. Zabriskie House (COE: 5/2/2014; SR: 8/13/2019; NR: 11/21/2019); site 28-Be-232


John A.L. Zabriskie House Site
(28-Be-232)
Site Core 2
Site Core 1
Feature 1
Feature 3
Feature 2
Figure 4.3
Figure 4.2
APE
Site Boundary
Metal Detection Survey Area
Area of Archaeological Monitoring (HRI 2023)
Area of Prior Disturbance (HRI 2019)
Existing Waterline (HRI 2023)
Metal Detection Find
STP - Historic Material
STP - Historic Material w/ Non-retained Modern Material
STP - Pre-Contact and Historic Material w/ Non-retained Modern Material
STP - Modern Material Not Retained
STP - No Cultural Material
STP - Not Excavated
Photo Location and Direction
N
W
E
S
Feet
0
80

Ross H. Komura, LLA, ASLA

From: peter primavera <petera.primavera@gmail.com>
Sent: Friday, February 9, 2024 7:26 AM
To: Ross H. Komura, LLA, ASLA
Subject: Fwd: HPO Project No. 20-0608; John A.L. Zabriskie House Archaeological Site (28-Be-232)
Attachments: image002.jpg; 2023 249 Figure 4.1 Field Results.pdf

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This email an attached map will be added after the RGA report

peter a primavera
peter primavera partners, llc

908.499.2116
908.738.1027

po box 2938 westfield, nj, 07090

nyc
phila

---------- Forwarded message ---------
From: **Paul McEachen** <pjmceachen@rgaincorporated.com>
Date: Thu, Feb 8, 2024, 6:19 PM
Subject: RE: HPO Project No. 20-0608; John A.L. Zabriskie House Archaeological Site (28-Be-232)
To: Maresca, Vincent [DEP] <Vincent.Maresca@dep.nj.gov>
Cc: Nicole Herzog <NHerzog@rgaincorporated.com>, peter primavera <petera.primavera@gmail.com>, Keith Kazmark <kkazmark@ridgewoodnj.net>, Chris Rutishauser <crutishauser@ridgewoodnj.net>, Stephanie Grubb <sgrubb@rgaincorporated.com>, Richard Grubb <rgrubb@rgaincorporated.com>, Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>, Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>, Marcopul, Kate [DEP] <Kate.Marcopul@dep.nj.gov>, egold@co.bergen.nj.us <egold@co.bergen.nj.us>, museum@ridgewoodhistoricalsociety.org <museum@ridgewoodhistoricalsociety.org>, jwondergem@ridgewoodnj.net <jwondergem@ridgewoodnj.net>, Meagan Ratini <MRatini@rgaincorporated.com>

Hi Vinny,

Thank you for the review correspondence in association with the Phase IB archaeological survey report and Phase II work plan for the Zabriskie-Schedler House.

Last fall, we completed a Phase IB archaeological survey and identified the John A.L. Zabriskie House Archaeological Site (28-Be-232) within the block and lots that include the Zabriskie-Schedler House. Two core areas within the site were

identified that were specified for further survey. In response to your correspondence, we have provided the following information to help assist in your review.

We submitted our Phase IB survey report and Phase II work plan in late December 2023 for NJHPO review. We appreciate that you provided us the 2023 archaeological monitoring report on January 8th, 2024. We were not aware of the monitoring that had taken place intermittently from January 2022 through May 2023, or that a monitoring report had been prepared and submitted to NJHPO for review. We considered the results and recommendations detailed in the monitoring report. Nothing was identified that would result in a modification to the Phase IB survey results. For record keeping, we would like to have a copy of the review correspondence for the monitoring report, if available.

We have provided some text and a graphic (see Attached Figure) that addresses the Phase IB survey coverage.

Phase IB archaeological testing was not performed within a limited area north/northwest of the Zabriskie-Schedler House with obvious surficial disturbance. We have closely reviewed the 2023 monitoring report and especially the stratigraphy observed and overall results of Trench 2201. The 2023 monitoring report indicated that this area was initially proposed for archaeological testing in January 2022 in advance of the installation of a 250 linear foot water line. As documented in the monitoring report: "Upon arrival, it was apparent that approximately 1 to 4 feet of grading fill had been added to the central portion of the project site that covered the entirety of the area of the proposed water line (Photograph B.1). This fill had been placed on the property as part of ongoing work along the edges of N.J. Route 17, which runs along the western border of the property. The presence of the compacted fill made shovel testing unfeasible." (Hunter Research 2023: 2-3). Archaeological monitoring was then undertaken during water line installation and called "Trench 2201". The trench was 3-4 feet wide and excavated 3-5 feet in depth. Three representative profiles were provided for Trench 2201. Two profiles documented a buried A-horizon under fill deposits and third profile documented grading with fills directly overlaying the C-horizon. The disturbed profile was in the middle section of the trench and extended for at least 20-feet. The full extent of the disturbance observed in the trench was not clearly indicated in the monitoring report. Notably, no features or structural remains (i.e. foundations) were reported and: "No artifacts were recovered from the excavation of Trench 2201." In the Conclusions and Recommendations, Hunter (2023: 5) then indicated: "Archaeological monitoring conducted in connection with three utility improvement projects (water, electric and sewage) conducted at the Zabriskie-Schedler House did not identify any new or significant archaeological resources." The archaeological monitoring over a 4-foot by 250-foot area in Trench 2201 represents 1,000 square feet of monitored excavations by professional archaeologists (see Hunter Research 2023: Figure A.3 and Attached Figure).

Trench 2201 falls between RGA's Phase IB testing transects that are separated by approximately 96 feet (between testing lines including STPs 24-28 and STPs 18-23). No archaeological resources were documented during observational monitoring over a 1,000 square foot area between these transects. The archaeological monitoring work has sufficiently covered the area between the transects. Note the lack of artifacts and features in Trench 2201. The collected historic artifacts from secondary contexts in Trenches 2202 and 2301 in what we identified as Site Core 1 was noted. No data was provided that would suggest the need to alter the site cores.

We have overlaid the metal detection survey limits on the Phase IB plan map (see attached Figure) for consideration. The metal detection work was performed within areas where ground surface conditions and limited vegetation permitted survey. Areas containing debris, felled trees, push piles, a large mulch pile and/or increased understory were

not metal detected. Dense vegetation and other obstacles prevent the swinging of a metal detector. The monitoring report documented the presence of fill exceeding 1-foot thick in the central area. Surficial disturbances like the earth moving or secondary deposition with at least a foot or more of soil displacement renders metal detector survey ineffective since natural soils would not be reached.

There was considerable disturbance from the installation of the large earthen berm along Route 17 and the water line within the property (see Hunter Research 2019: Figure 6.1). The water line monitored by Hunter has been installed in the center of the project area (see Figure). It was flagged during the One Call utility markout completed prior to the Phase IB survey. The disturbance in places observed during the archaeological monitoring and Phase IB surveys is reflective of past activity on this property and is typical of a long-occupied (likely 200+ years) historic farmstead where both intact and disturbed contexts would be expected.

The Phase IB archaeological survey represents a good faith effort to identify archaeological resources within the full limits of disturbance. Several field methods (i.e. GPR Survey, STP excavation and metal detector survey) were used in the site identification process, and the survey was productive. A multi-component archaeological site that potentially contributes to the National and State Register listed Zabriskie-Schedler House was identified and registered as a result, and two areas identified for further archaeological consideration.

This additional information was provided as requested to complete the Phase IB archaeological survey process. We respectfully request that NJHPO make an informed recommendation to the Village.

We look forward to further consulting with the NJHPO on the Phase II work plan on behalf of the Village of Ridgewood.

Best regards,

Paul

Paul J. McEachen, MA, RPA

Director/Principal Senior Archaeologist

Richard Grubb & Associates, Inc.

259 Prospect Plains Road, Building D | Cranbury, New Jersey 08512

P. 609-655-0692 x 309 | pjmceachen@rgaincorporated.com

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From: Maresca, Vincent [DEP] <Vincent.Maresca@dep.nj.gov>
Sent: Thursday, February 01, 2024 4:10 PM
To: Paul McEachen <pjmceachen@rgaincorporated.com>
Cc: Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>; Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>; Marcopul, Kate [DEP] <Kate.Marcopul@dep.nj.gov>; Keith Kazmark <kkazmark@ridgewoodnj.net>; Gold, Elaine <egold@co.bergen.nj.us>; museum@ridgewoodhistoricalsociety.org; jwondergem@ridgewoodnj.net
Subject: HPO Project No. 20-0608; John A.L. Zabriskie House Archaeological Site (28-Be-232)

This e-mail serves as the official correspondence of the New Jersey Historic Preservation Office

HPO Project No. 20-0608-20

HPO-B2024-008

Bergen County, Village of Ridgewood

John A.L. Zabriskie House (SR 8/14/2019; NR 11/22/2019)

John A.L. Zabriskie House Archaeological Site (28-Be-232)

Phase IB Archaeological Survey

Phase II Archaeological Survey Work Plan

Technical Assistance Comment

Dear Mr. McEachen,

Thank you for providing the Historic Preservation Office (HPO) with the opportunity for review and comment on the potential for the above-referenced project to affect historic and archaeological resources. These technical assistance comments are in response to the following archaeological survey and work plan submitted to the HPO for review and comment on December 27, 2023, in anticipation of project review pursuant to the New Jersey Register of Historic Places Act:

Herzog, Nicole

December 8, 2023 *Phase IB Archaeological Survey, John A.L. Zabriskie (Zabriskie-Schedler) House and Property, Village of Ridgewood, Bergen County, New Jersey.* Prepared for the Village of Ridgewood. Prepared by Richard Grubb and Associates Inc. (RGA), Cranbury, New Jersey.

and

McEachen, Paul

December 22, 2023 *Work Plan, Phase II Archaeological Survey, John A.L. Zabriskie House Site (28-Be-232), Village of Ridgewood, Bergen County, New Jersey.* Prepared by Richard Grubb and Associates Inc., Cranbury, New Jersey.

The reports state the project involves the installation of recreational facilities on the property by the Village of Ridgewood (Phase IB report, Figures 1.4 and 1.5).

Phase IB Archaeological Survey

The Phase IB archaeological survey report states that the identification level survey included shovel test pits (STP), ground-penetrating radar (GPR), and a metal detecting survey "within visibly undisturbed portions" of the project's area of potential effects (APE). The subsurface survey comprised 81 STPs with 14 additional close interval radial STPs which identified intact and capped fill over intact soil profiles while recovering two pre-Contact period lithic artifacts (waste flakes) and 324 eighteenth through twentieth century domestic and architecturally-related artifacts. The three features that were documented include two stone rings (Features 1 and 2) or possible shaft features, and a subsurface stone paving and curb for a possible 20th century patio (Feature 3). The GPR survey identified two potentially significant archaeological subsurface anomalies near the extant 1825 dwelling including a possible sheet midden (A1) and a probable shaft feature (A3) (Appendix A, geophysical report [Figure 4-1]). The report states that the metal detecting survey failed to identify any clear evidence for Revolutionary War period artifacts. The report also notes the presence of a metal detectorist on the property prior to the formal Phase IB survey.

In summary, the report states that the Phase IB identification level archaeological survey identified the potentially contributing, multi-component John A.L. Zabriskie House Archaeological Site (28-Be-232) in two generally discrete loci encompassing the existing 1825 dwelling and known outbuilding areas (Figure 4.1). The remaining portions of the tested APE were characterized as containing non-significant "broadcast historic material".

Upon review, the HPO concurs with the report finding that the potentially contributing multi-component John A.L. Zabriskie House Archaeological Site (28-Be-232) is present within the proposed park development APE. However, the HPO cannot concur with site limits based on the survey effort to date (see below). In addition, the HPO concurs with the Phase II Work Plan that the recovered material culture and subsurface anomalies hint at the presence of a possible precursor occupation to the extant 1825 dwelling.

The report states Phase IB archaeological survey was not conducted in areas of visible ground disturbance. While no disturbance boundary was defined, it appears to be the unvegetated portions in Figure 1.3 and the untested areas in Figure 4.1. Please be aware, a 2023 archaeological monitoring report for utility work on the property was provided to RGA which was conducted within the "visibly disturbed" areas which did identify intact stratigraphy encapsulated below the fill event within portions of the untested section of the APE. Therefore, it is not possible for the HPO to concur with the report findings and identified archaeological site limits at this time as not all areas within the project site limits have yet to be tested at the Phase IB level.

In addition, the limits of the metal detecting survey are only verbally defined as the undisturbed portions of the grass lawn surrounding the John A. L. Zabriskie House and an approximate 3.9-acre wooded area to the north of the house. The limits of the metal detecting survey shall be identified in report graphs, such as Figure 4.1, for the HPO to understand where

survey was conducted, concur with the report findings, and make informed recommendations to the Village regarding the entire project APE.

Phase II Archaeological Survey Work Plan

The above referenced Phase II archaeological survey work plan provides a research design, research questions, and field methodology for evaluating the multi-component John A.L. Zabriskie House Archaeological Site (28-Be-232), as understood in RGA's current Phase IB report, for inclusion in the New Jersey and National Registers of Historic Places under Criterion D significance.

Upon review, until a technically complete Phase IB survey of the entire project APE is presented, the HPO cannot concur with the recommendations of the Phase II work plan as currently presented. Some things that HPO staff did note while reviewing the Phase II work plan is that the recommended Phase II survey effort percentage appears to be deficient for answering the research questions for the project site as currently presented in the work plan. In addition, any Phase II work plan shall include additional analysis of the recovered pre-Contact period waste chert flakes to understand if the material is related to any eighteenth century French and/or British gun flint production, maintenance, and/or wastage activities.

Additional Comments

This information is provided as informal notes to you and does not constitute identification level cultural resources survey under Section 106 of the National Historic Preservation Act or other law or regulation. These notes do not constitute project review under any state or federal law. The absence of previously identified cultural resources does not imply that there are no eligible historic properties in the requested area.

It is the HPO's understanding through a 1/8/2024 email with Keith Kazmark, Village of Ridgewood, that an application for project authorization pursuant to the New Jersey Register of Historic Places Act is anticipated to be provided to the HPO by the end of January 2024. The technically complete application will be necessary for HPO review and approval prior to the completion of the planned Phase II archaeological survey field effort.

Thank you again for providing this opportunity for review and comment on the potential for this project to affect historic and archaeological resources. Please reference the **HPO project number 20-0608** in any future calls, emails, or written correspondence in order to expedite our review and response. Please do not hesitate to contact me at Vincent.Maresca@dep.nj.gov with questions regarding archaeology or **Jennifer Leynes** of our staff at Jennifer.Leynes@dep.nj.gov with questions regarding historic architecture or landscapes. Thank you for your cooperation with this review.

Sincerely,

Vincent Maresca, M.A.| **Program Specialist 3**| **Historic Preservation Office**

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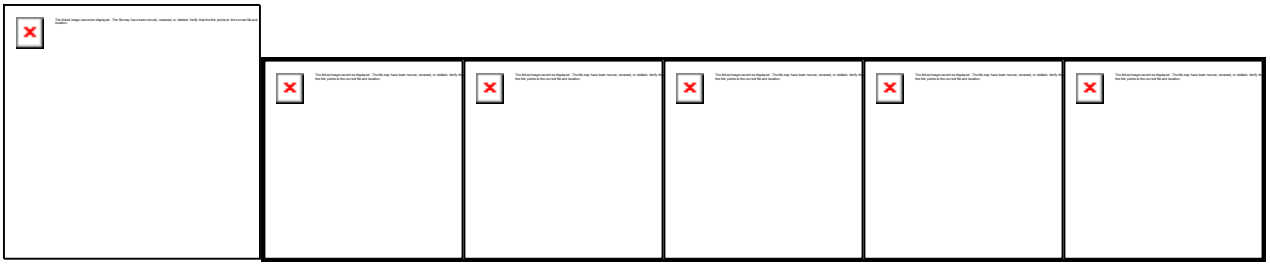

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December 22, 2023

Katherine Marcopul, PhD
New Jersey Historic Preservation Office
New Jersey Department of Environmental Protection
501 East State Street, 4th Floor
5 Station Plaza
Trenton, New Jersey 08625

Re: Work Plan, Phase II Archaeological Survey, John A.L. Zabriskie House Site (28-Be-232) Village of Ridgewood, Bergen County, New Jersey (HPO Project # 20-0608)

Dear Dr. Marcopul:

On behalf of the Village of Ridgewood, Richard Grubb & Associates, Inc. (RGA) is pleased to submit this work plan for a Phase II archaeological survey on the John A.L. Zabriskie House property at 460 West Saddle River Road (Block 4704, Lots 9, 10, 11 and 12) in the Village of Ridgewood, Bergen County. The proposed project will include the installation of recreational facilities on the approximately 7-acre property situated between West Saddle River Road to the east and NJ Route 17 to the west. The property, previously identified as the John A.L. Zabriskie House (Zabriskie-Schedler House), is listed in the New Jersey (NJR) and National Registers (NRHP) of Historic Places (COE: 5/2/2014; SR: 8/13/2019; NR: 11/21/2019). The circa 1825 John A.L. Zabriskie House is located on the property and has been rehabilitated and stabilized. The John A.L. Zabriskie House is listed under NR Criterion C and the period of significance extends from 1825 to 1924.

As this project is sponsored by the Village of Ridgewood and is located within the NJRHP-listed John A.L. Zabriskie House property, an Application for Project Authorization (APA) must be prepared in accordance with the New Jersey Register of Historic Places Act (N.J.A.C. 7:4; Laws of 1970, Chapter 268). The archaeological work will be performed in support of the NJRHP requirements. The New Jersey Historic Preservation Office (NJHPO) will perform project review. In 2018 and 2019, Hunter Research Inc. completed a Phase IA archaeological survey and assessed the project area as sensitive for Revolutionary War period and nineteenth-century archaeological resources. A Phase IB archaeological survey was recommended for the project area. In 2023, RGA performed a Phase IB archaeological survey that included background research, documentation of existing conditions, a metal detection survey, geophysical survey, and subsurface testing within visibly undisturbed portions of the APE. Eighty-one (81) shovel test pits (STPs) were excavated on a 50-foot-interval grid, in addition to fourteen (14) bracket or judgmental STPs. Three hundred and twenty-four (324) historic period artifacts and two (2) pre-Contact period artifacts were recovered from twenty-two (22) STPs and thirty-one (31) metal detection or surface find spots. One multi-component archaeological site was identified, the John A.L. Zabriskie House Site (28-Be-232) (Figure 1). The Phase IB archaeological survey report was submitted to the NJHPO separately on December 22, 2023.

Site Summary

The John A.L. Zabriskie House Site (28-Be-232) is a concentration of historic and pre-Contact material recovered from within NJR- and NRHP-listed John A.L. Zabriskie House historic property. Block 4704, Lots 9, 10, 11 and 12 are considered part of the archaeological site. As a result of the Phase IB archaeological survey, two core

portions of site 28-Be-232 are considered to have the potential to yield archaeological resources that contribute to the historic property (see Figure 1). The first core area of the site, Site Core 1, consists of approximately 16,322 square feet (0.37 acres) surrounding (and including) the extant house (Figure 2). The shovel test pits within Site Core 1 yielded a total of 197 historic artifacts, dating predominantly to the eighteenth and nineteenth centuries, and 2 pre-Contact artifacts. A second area, Site Core 2, measures approximately 100 by 150-foot (15,000 square feet; 0.34 acres) and encompasses recovered architectural material that corresponds roughly with the map-documented location of one or more nineteenth-century outbuildings (Figure 3). A piece of Albany slip stoneware (1805-1920) was also identified near Site Core 2.

Since the areas around the house and the former outbuildings cannot be avoided by the project, a Phase II site evaluation was recommended to determine if the John A.L. Zabriskie site (28-Be-232) is eligible for listing in the NJR and/or NRHP, or if the site contributes to the significance of the NJR- and NRHP-listed John A.L. Zabriskie House. Based on project plans, the 100 by 150-foot area falls within the proposed athletic field footprint and areas around the house are proposed for landscaping (i.e. trees) and improvements related to pedestrian use (i.e. sidewalks) (Figure 4). Based on the nature of the proposed project activities around the John A.L. Zabriskie House, RGA proposes a sampling strategy that focuses on the nature of the impacts. The house (approximately 2,120 square feet) is being retained, and was included as part of the total acreage for the core area around the house. For the other core area, a 1% sample is proposed. With the footprint of the John A.L. Zabriskie House omitted, the undisturbed portions of the two site core areas encompass a total 0.67 acres (29,202 square feet).

Phase II Archaeological Survey Work Plan

The purpose of this Phase II work plan is to present the research, archaeological fieldwork, artifact analysis, and reporting methodology for the Phase II archaeological survey at the site and to provide research questions that will guide the Phase II survey.

1. RESEARCH DESIGN

The purpose of the Phase II archaeological survey is to evaluate the eligibility of the John A.L. Zabriskie House Site (28-Be-232) for listing in the NJR and NRHP and address the research questions posed below. The NJR and NRHP eligibility evaluation will follow guidance set forth by the National Park Service (Little et al. 2000; National Park Service 1983, 1995). The National Register Bulletin "Guidelines for Evaluating and Registering Archaeological Properties" provides five analytical steps to evaluate an archaeological property under Criterion D (Little et al. 2000). In order for an archaeological property to be eligible for the NRHP under Criterion D, the Phase II investigation must demonstrate that it has yielded or may be likely to yield information important to prehistory or history. The five analytical steps include: 1) identifying the property's data sets, 2) identifying appropriate historic contexts, 3) identifying important research questions, 4) considering archaeological integrity, and 5) identifying important information that the property has yielded or is likely to yield. The results of the Phase II survey will be presented in a report that meets the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* (1983) and complies with the archaeological survey and reporting guidelines of the NJHPO set forth in N.J.A.C. 7:4-8.4 through 8.5 (Requirements for Archaeological Reports – Standards for Report Sufficiency). The project archaeologist will meet the Secretary of the Interior's Professional Qualifications Standards for Archaeology (36 CFR Part 61).

2. SCOPE OF WORK: John A.L. Zabriskie House Site (28-Be-232)

The Phase II survey site-specific research questions, supplemental background research, and fieldwork effort is outlined below.

Research Questions

An attempt will be made to address each of the following research questions for the John A.L. Zabriskie House Site (28-Be-232), the ability of which to do so will be based on the type and integrity of the archaeological deposits encountered:

- What is the temporal range of the archaeological deposits from the site?

- Are additional pre-Contact artifacts present? If so, what do they indicate regarding chronology and site type or function?

- Does the site have integrity of cultural deposits? Are any intact pre-Contact or historic archaeological features present that shed light on site function and spatial site use? Are additional buried cultural features present? Are midden or shaft features present?

- Do the John A.L. Zabriskie site cores (Site Core 1 and Site Core 2) represent domestic occupation or activity spaces, refuse disposal areas, or secondary deposits of scattered material resulting from soil displacement and/or agricultural fertilization activities?

- Do archaeological deposits at the site retain integrity and are they temporally and spatially discrete enough to provide insight into the site inhabitants' or potential inhabitants' cultural and consumer behavior, ethnicity, diet, religion, and daily lives?

- Land records document the earliest landowners as Peter Fauconnier (circa 1710–1730) and Magdalene Valleau (1730–1750), after which the property was transferred to the Paramus Dutch Reformed Church. It is not known whether the extant house existed on the property prior to the purchase of the land by John A.L. Zabriskie from the church in 1825. Are there any intact and discrete eighteenth century features or artifact deposits that correspond with an earlier (pre-1825) occupation of the site?

- Is site 28-Be-232 individually eligible for listing in the NRHP and NJR under Criterion D? Does the site contribute to the significance of the John A.L. Zabriskie House historic property?

Background Research

Background research presented in the Phase IB archaeological survey report will be expanded upon to further explore the potential for earlier site occupation (i.e. pre-1825), and to develop a more refined, site-specific historic context for the purposes of interpreting archaeological deposits and evaluating site significance. This research will include a review of existing deed and title research, examination of church records related to earlier ownership, eighteenth to early nineteenth-century tax records and census lists for the property, tenancy records, and other primary source records. Potential research repositories include the Bolger Heritage Center at the Ridgewood Public Library, the Bergen County Archives, the Old Paramus Reformed Church, and the New Jersey State Archives.

Archaeological Fieldwork

Evaluation-level (i.e., Phase II) fieldwork methods will be completed within the two site locations and will include:

- Completion of a One-Call utility mark out request will be conducted prior to fieldwork commencement.

- Subsurface testing to include the hand excavation of shovel test pits (STPs) plotted at 25-foot intervals or judgmentally to supplement the Phase IB survey grid and help further sample the two core areas. This work will allow a better understanding of the artifact distribution patterns and aid in excavation unit placement. The STPs will measure 0.5 meters by 0.5 meters (each 2.69 square feet). A total of five STPs (13.5 square feet) is proposed for the core around the house and nineteen STPs (51 square feet) are proposed for the other core area. Stratigraphy encountered will be separately excavated and screened through ¼-inch wire mesh to facilitate artifact recovery. Soil profiles in each STP will be recorded and a log will be prepared. Recovered artifacts will be placed in resealable polyethylene bags with a tag that lists the appropriate provenience information.

- Following STP excavation, eight (8), five-foot square hand dug excavation units (EUs) (200 square feet) will be completed. Four (4) EUs will be placed in each core area. Stratigraphy in EUs to be excavated in natural levels or arbitrary levels within natural stratigraphy, as determined by the project archaeologist. The plowzone in the EUs will be excavated as a natural stratigraphic level. At least two (2) 0.25-foot thick arbitrary levels will be dug in the subsoil followed by an STP at the bottom of the EU to ensure that the base of cultural deposits has been reached. If pre-Contact period artifacts are found in the subsoil, the subsoil will be excavated in 0.25-foot thick arbitrary levels until artifact counts have significantly diminished. An STP will be dug at the bottom of each EU to ensure that the base of cultural deposits has been reached. All excavated soils in the EUs will be screened through ¼-inch wire mesh to facilitate artifact recovery. Retained artifacts will be placed in resealable polyethylene bags with an associated tag that lists the appropriate provenience information. All soils encountered will be documented. Excavation unit stratigraphic profiles will be recorded via digital photography and scaled line drawings and soil characteristics will be documented. All STPs and EUs will be plotted on a project excavation base map using a handheld GPS unit with sub-meter accuracy. All excavations will be hand dug and backfilled following completion. Combined with the Phase IB survey effort, the total excavated area will represent over a one percent sample of the core site areas (294.56 sf).

- Identified cultural features, if present, will be exposed within the confines of each EU and bisected along their long axis to enable profile documentation. Fifty (50%) percent of each cultural feature (measuring less than three feet in diameter) will be archaeologically sampled to facilitate feature profile exposure and the ability to define the feature's function and temporal association, if possible. Should foundation or structural remains be identified, the feature will be sampled within the EU(s). Shaft features will be sampled through the excavation of an EU, or will be bisected depending on size, to a depth of three feet. Excavation will then proceed via the placement of an STP for an additional two feet or until an impasse is encountered. Coordination with the NJHPO will be made to discuss an approach to further sampling such features, if necessary. Excavation of the capped shaft features will not be undertaken. However, it is anticipated that a possible shaft feature identified in the geophysical survey will be sampled. Excavated feature soils will be screened through ¼-inch wire mesh to facilitate artifact recovery. Exposed feature soil profiles will be documented via digital photography and scaled line drawings. Soil attributes will be recorded according to soil depth, texture and color on standardized forms.

3. **ARTIFACT CATALOGUING/ANALYSIS**

Artifact analysis includes, at a minimum, the completion of an inventory and research to determine the age and origin of materials found in archaeological contexts. This work will aid in addressing the above research questions and evaluating the NJR and NRHP eligibility of the site.

Recovered artifacts to be processed and cataloged. An artifact inventory will be produced. All historic and pre-Contact period artifacts will be retained from the John A.L. Zabriskie House Site (28-Be-232) with the exception of modern or highly represented historic artifact types (e.g., brick, window glass, coal, coal ash, slag, asphalt, concrete, post-mid-twentieth-century bottle glass, plastic, Styrofoam, rubber, and building stone), which will be counted in the field and sampled, depending on context.

Collected and retained artifacts will be removed to an off-site laboratory for processing. Processing will consist of cleaning, analysis, and cataloging at the RGA headquarters in Cranbury, New Jersey. Collected artifacts will be placed in clean re-sealable, polyethylene bags with an accompanying tag listing the appropriate provenience information. Artifact curation and specialized analysis, such as macrobotanical analysis and faunal analysis, will not be undertaken during the Phase II archaeological survey. Recovered artifacts determined not eligible for the NJR or NRHP will be offered to the Village of Ridgewood following NJHPO review of the survey report. Curation marking of artifacts will be undertaken during a Phase III archaeological data recovery if the NJHPO determines that archaeological data recovery is necessary.

4. **PHASE II SURVEY REPORT**

The results of the Phase II archaeological survey at the John A.L. Zabriskie House Site (28-Be-232) will be presented in a Phase II report for the proposed undertaking that meets the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* (1983) and complies with the archaeological survey and reporting guidelines of the NJHPO set forth in N.J.A.C. 7:4-8.4 through 8.5 (Requirements for Archaeological Reports – Standards for Report Sufficiency), as well as the NJHPO-approved Phase II archaeological survey work plan. Preparation of a revised NJSM archaeological site registration form for the site will be completed. The significance of the John A.L. Zabriskie House Site (28-Be-232) will be evaluated based on the NJR and NRHP evaluation criteria and the above research questions. An assessment of whether the site contributes to the significance of the New Jersey Register listed resource (i.e. under National Register Criterion D) will be made. The Phase II archaeological survey report will include management recommendations on whether further archaeological survey (i.e., Phase III archaeological mitigation) or no further survey is warranted. The Phase II archaeological survey technical report will be submitted to the NJHPO for review and comment.

Please contact me at 609-366-7138 or via email at pjmceachen@rgaincorported.com if you have any questions.

Sincerely,



Paul J. McEachen, M.A., RPA
Principal Senior Archaeologist

Attachments Enclosed

cc: Keith Kazmark, Village of Ridgewood
Peter Primavera, Peter Primavera Partners, LLC

References

Hunter Research, Inc.
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Richard Grubb & Associates, Inc.
2023 Phase IB Archaeological Survey, John A. L. Zabriskie (Zabriskie-Schedler) House and Property, Village of Ridgewood, Bergen County, New Jersey. On file, Village of Ridgewood, Ridgewood, New Jersey.

ATTACHMENT 1: FIGURES

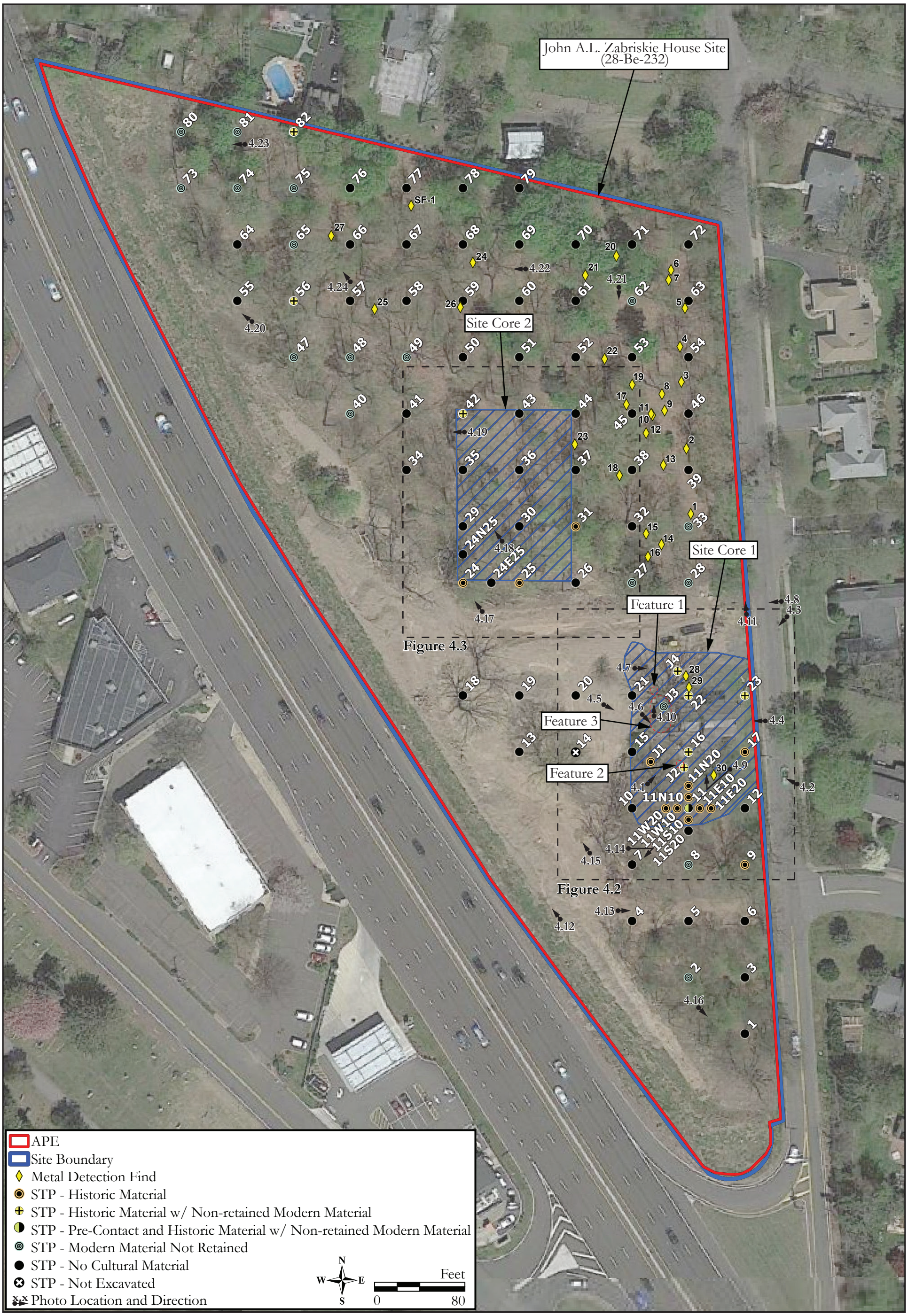

Figure 1: Location map showing the John A.L. Zabriskie House Site (28-Be-232).



Figure 2: Inset map of Site Core 1 of the John A.L. Zabriskie site (28-Be-232).

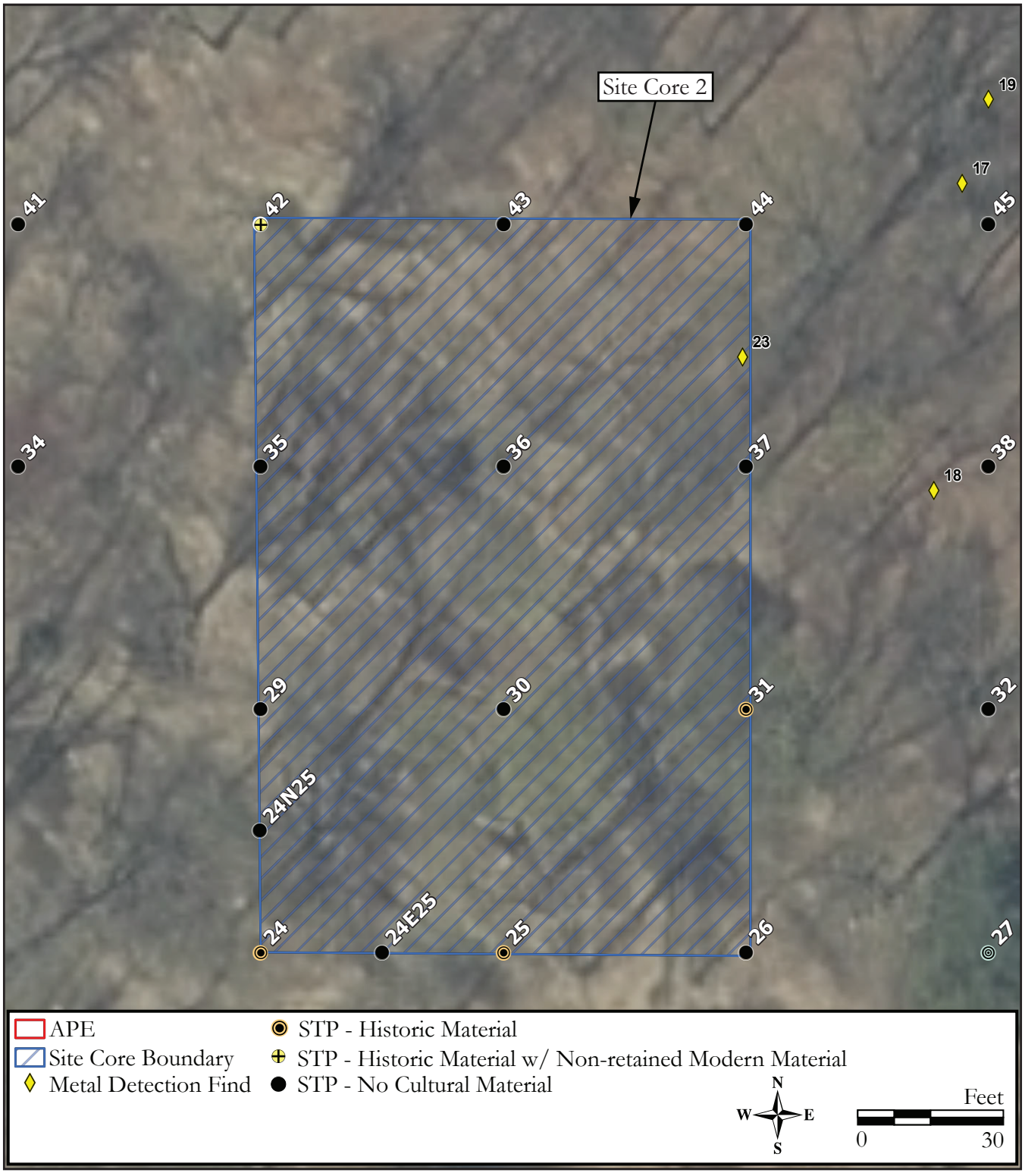

Figure 3: Inset map of Site Core 2 of the John A.L. Zabriskie site (28-Be-232).

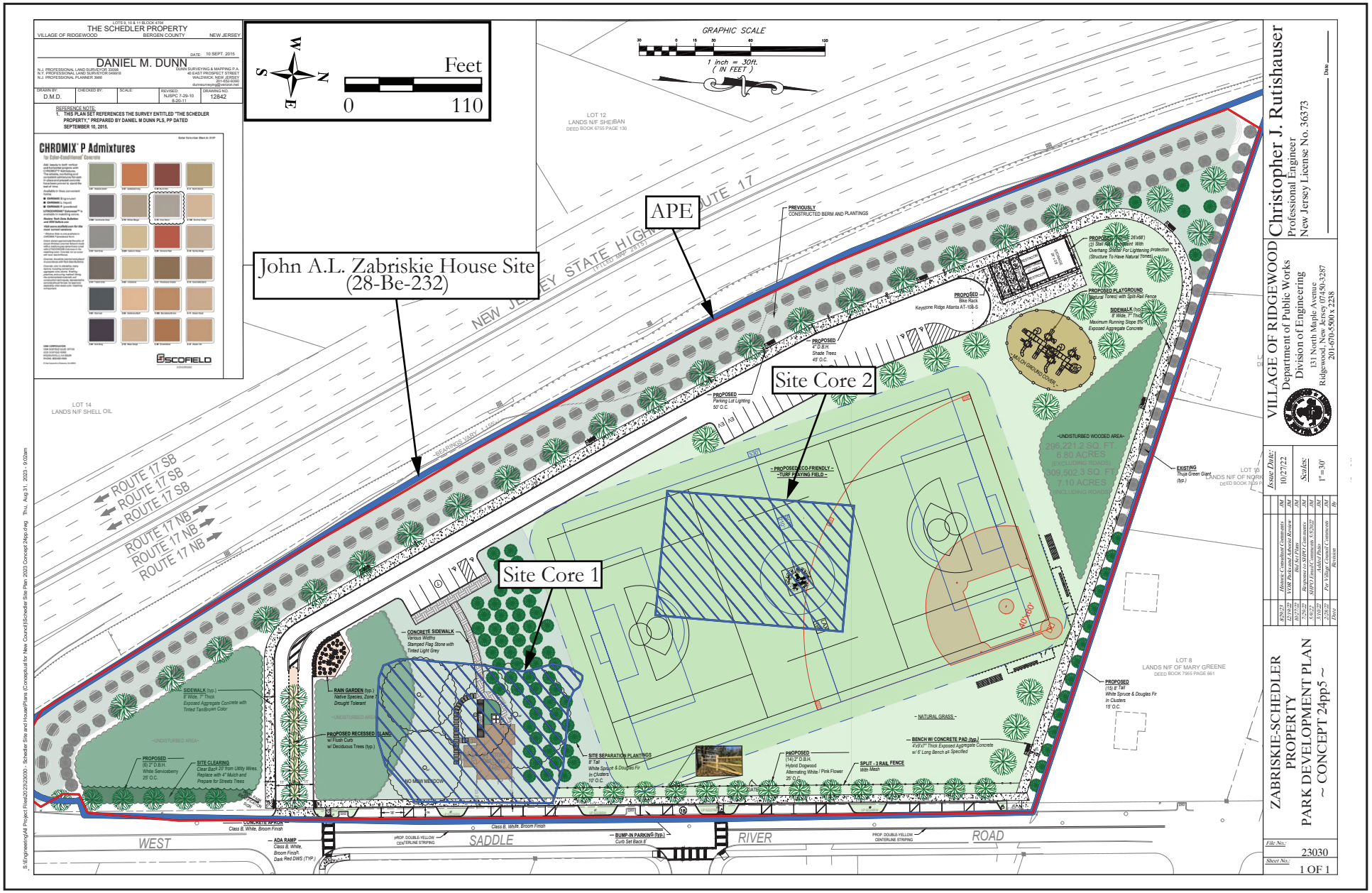

Figure 4: Zabriskie-Schedler Property Park Development Plan showing the John A.L. Zabriskie House Site (28-Be-232).

APPENDIX 12

Phase IA Archaeological Assessment Report
prepared by Hunter Research, dated February 2019

HUNTER RESEARCH

PHASE IA ARCHAEOLOGICAL ASSESSMENT
ZABRISKIE-SHEDLER HOUSE AND PROPERTY
VILLAGE OF RIDGEWOOD, BERGEN COUNTY
NEW JERSEY

Prepared for:

Connolly & Hickey Historical Architects

Prepared by:

James Lee, M.A., RPA, Principal Archaeologist
Eryn Boyce, M.S., Architectural Historian

FEBRUARY 2019

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MANAGEMENT SUMMARY

This report describes the results of an archaeological assessment carried out over the winter of 2018-19 of the Zabriskie-Schedler House and property located at 460 West Saddle River Road in the Village of Ridgewood, Bergen County, New Jersey. This work was carried out by Hunter Research, Inc. under contract to Connolly & Hickey Historical Architects on behalf of the Village of Ridgewood. The primary goal of this assessment was to define areas of likely archaeological sensitivity within the property and to provide recommendations for archaeological resource management procedures in the event of alterations and modifications to the property that may entail ground disturbance. In particular, the potential for Revolutionary War-related archaeology on the property was assessed in light of the active part this area played in that conflict.

Although a review of previously identified precontact sites registered with the New Jersey State Museum identified 27 sites within two miles of the subject property, it is assessed as having a low potential to yield significant prehistoric archaeology. The subject property lies just over 1,000 feet from the Saddle River and is upland in character – with no prominent natural features, rock outcrops, or water sources.

Given the proximity of the Paramus Reformed Church and crossroads to the subject property, and that the property was apparently an undeveloped part of the church's land, it is considered likely that some of these wartime activities extended on to the Zabriskie-Schedler property. The first permanent historic occupation of the subject property is believed to have taken place *circa* 1825 when the first house was built. The relative lack of landscaping and ground disturbance observed immediately around the house suggests that there is a high potential that historic archaeological deposits related to the 200-year occupation of the Zabriskie-Schedler House may survive. There is also a moderate potential that remnants of the foundations of the outbuildings survive. An archaeological survey of the property is recommended if significant ground disturbance is planned.

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4.1. Revolutionary War Actions at Paramus 4-5

ACKNOWLEDGMENTS

We offer thanks to Margaret Hickey and Beth Bjorklund of Connolly & Hickey Historical Architects, who coordinated this archaeological assessment. Gregory Lattanzi, Registrar of the New Jersey State Museum, kindly assisted us in our research at the Museum. We also have appreciated the assistance of the staffs of the New Jersey Historic Preservation Office, the New Jersey State Museum and the New Jersey State Library.

With regard to Hunter Research staff involvement, the project was conducted by James Lee, Principal Archaeologist under the overall direction of Dr. Richard W. Hunter. Background research was carried out by Eryn Boyce. Archaeological fieldwork was performed by James Lee. Report graphics were produced by Evan Mydlowski. Graphic design work and report layout were completed by Patricia Madrigal. This report was written by Eryn Boyce, James Lee and Richard Hunter and edited and organized by Patricia Madrigal.

Chapter 1

INTRODUCTION

A. PROJECT BACKGROUND AND SCOPE-OF-WORK

The following report describes the results of an archaeological assessment carried out over the winter of 2018-19 of the Zabriskie-Schedler House and property located at 460 West Saddle River Road in the Village of Ridgewood, Bergen County, New Jersey (Figures 1.1 and 1.2). This work was carried out by Hunter Research, Inc. under contract to Connolly & Hickey Historical Architects on behalf of the Village of Ridgewood. The primary goal of this assessment was to define areas of likely archaeological sensitivity within the property and to provide recommendations for archaeological resource management procedures in the event of alterations and modifications to the property that may entail ground disturbance. In particular, the potential for Revolutionary War-related archaeology on the property was assessed in light of the active part this area played in that conflict.

The Zabriskie-Schedler House received a certificate of eligibility on May 1, 2014 and has since been nominated for listing in the National Register of Historic Places. The house is a well-preserved example of an early 19th-century Dutch-American wood-framed dwelling. It is situated on an approximately 7-acre parcel (Block 4704, Lots 9, 10, 11 and 12) between West Saddle River Road to the east and N.J. Route 17 to the west. The building comprises five principal sections: a small *circa* 1825 one-and-a-half story west section, a *circa* 1840 two-story east section, two small 20th-century one-story additions and a small 21st-century enclosed entry (Connolly & Hickey Historical Architects, LLC 2018). Most of the property is wooded except for an overgrown lawn area around the house.

The archaeological assessment described here was performed as an adjunct to the preservation plan recently prepared for the house (Connolly & Hickey Historical Architects, LLC 2018) and aimed to provide an overall archaeological assessment of the property. All archaeological work was performed in conformance with the guidelines and standards of the New Jersey Historic Preservation Office. The scope-of-work for these investigations involved four main tasks: background research; field inspection; analysis of the results of research and fieldwork; and preparation of this report. Background research entailed a thorough review of the recently completed National Register nomination (Connolly & Hickey Historical Architects, LLC 2018) and of historic photographic and mapping information pertinent to the physical development of the property.

B. PREVIOUS RESEARCH AND PRINCIPAL SOURCES OF INFORMATION

The research for this report was largely derived from the National Register of Historic Places nomination form prepared by Connolly & Hickey Historical Architects, LLC (2018) and the nomination form prepared by Claire Tholl for the Paramus Reformed Church Historic District (located across N.J. Route 17 from the subject property) (1974). This was supplemented with several Revolutionary War-related publications. The most significant of

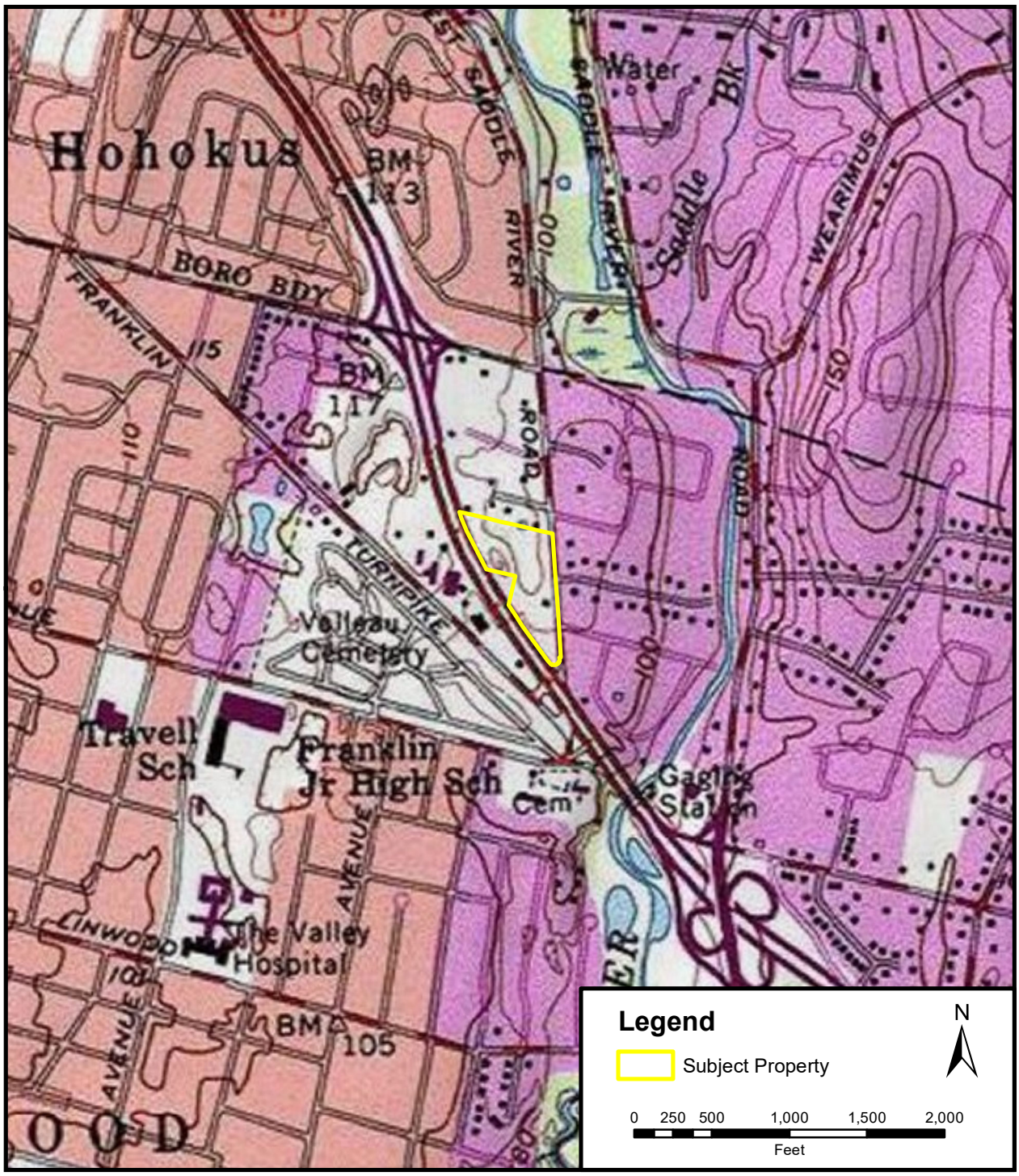
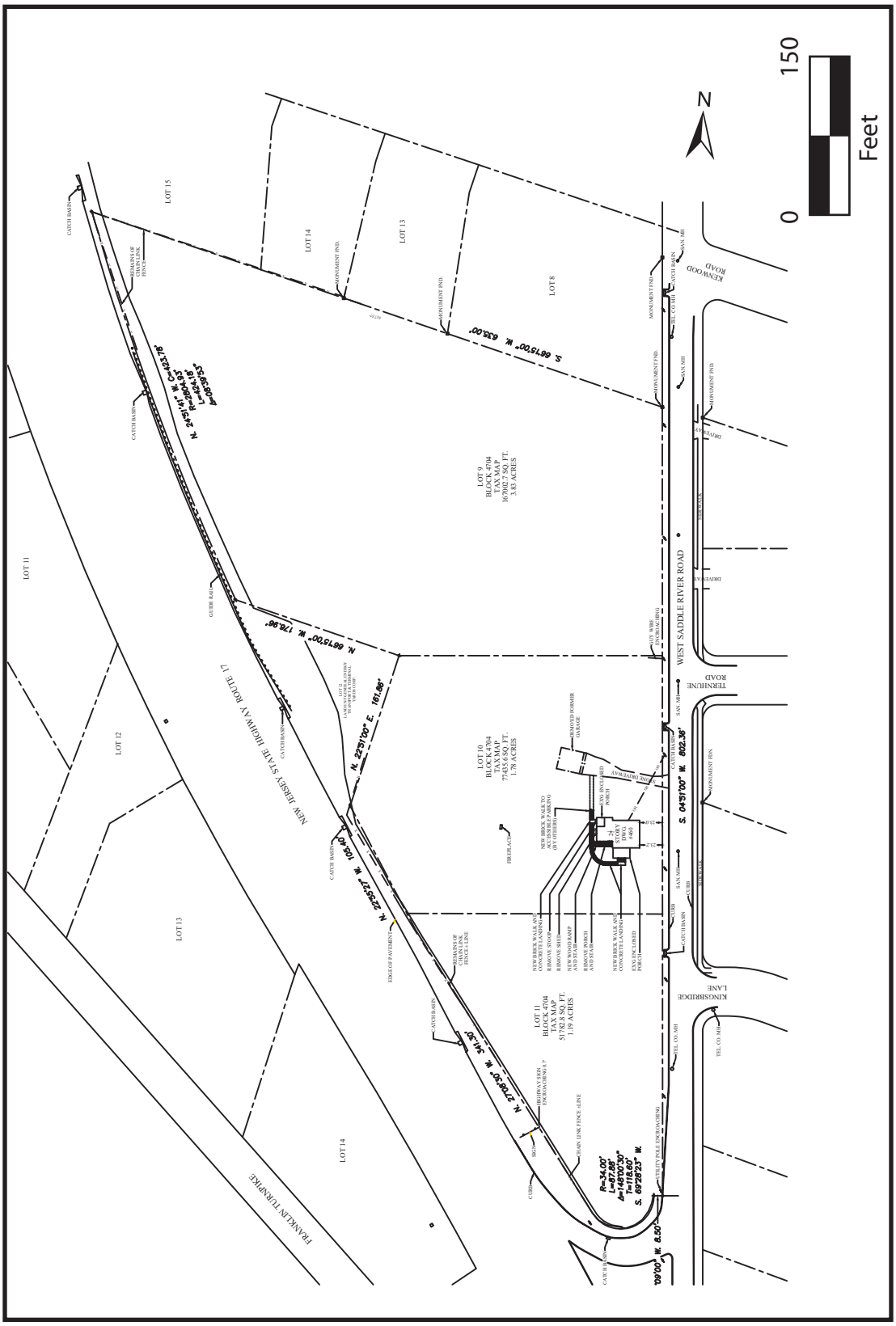


Figure 1.1. Location of the Zabriskie-Schedler House (outlined). Source: USGS 7.5' Topographic Series, Hackensack, N.J. Quadrangle (1955 [Photorevised 1970]).


N
0
150
Feet
WEST SADDLE RIVER ROAD
NEW JERSEY STATE HIGHWAY ROUTE 17
FRANKLIN TURNPIKE
KINGSBRIDGE LANE
TERNHUNE ROAD
KENWOOD ROAD
LOT 9
BLOCK 4704
TAX MAP
16700.7 SQ. FT.
3.83 ACRES
LOT 10
BLOCK 4704
TAX MAP
77425.6 SQ. FT.
1.78 ACRES
LOT 11
BLOCK 4704
TAX MAP
51782.8 SQ. FT.
1.19 ACRES
N. 66°15'00" W. 635.00'
S. 66°15'00" W. 635.00'
N. 24°01'01" W.
L=252.43'
R=2304.83'
C=252.31'
S 08°39'55" E
N. 66°15'00" W. 178.98'
N. 22°31'02" E. 161.88'
N. 23°53'27" W. 105.40'
N. 27°06'30" W. 34.30'
R=34.00'
L=87.88'
Δ=148°00'30"
T=116.60'
S. 69°25'25" W.
S. 04°31'02" W. 802.38'
S 09°00'00" W. 8.50'
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 8
CATCH BASIN
MONUMENT FND.
SAN. MH
TEL. CO. MH
EDGE OF PAVEMENT
REMAINS OF CHAIN LINK FENCE ALONG
REMAINS OF FENCE
GUIDE RAIL
CURB
UTILITY POLE ENCROACHING
OVERHEAD WIRE ENCROACHING
CENTER LINE OF STREAM
(AS SURVEYED BY OTHERS)
NEW BRICK WALK AND CONCRETE LANDING
REMOVE SHED
REMOVE WOOD RAMP
NEW WOOD RAMP AND STAIRS
REMOVE PORCH AND STEPS
EXIST. WOOD PORCH
EXIST. CONCRETE PAD
EXIST. STONE RETAINING WALL
EXIST. WOOD FENCE
EXIST. CHAIN LINK FENCE
EXIST. CHAIN LINK FENCE
EXIST. WOOD FENCE
EXIST. WOOD FENCE
EXIST. WOOD

these were David Munn's *Battles and Skirmishes of the American Revolution in New Jersey* (Munn 1976) and Dennis Ryan's *New Jersey in the American Revolution, 1763-1783: A Chronology* (Ryan 1975). The *Washington-Rocheambeau Revolutionary Route in the State of New Jersey, 1781-1783: An Historical and Architectural Survey* prepared by Robert A. Selig (2006) was also consulted. Volumes 2 and 3 provide information on individual identified resources, which include the Paramus Reformed Church. Another helpful source was the report from a cultural resource survey of the nearby section of N.J. Route 17 prepared in 1984 by Heritage Studies. Several 18th- through 20th-century historic maps of the area were also used: Bromley and Walter 1913, Gordon 1828 and 1833, Hills 1781, Hopkins 1861, Robinson 1902, U.S. Coast Survey 1840, Walker 1876, Walling 1863, and Watson 1812.

Chapter 2

GEOGRAPHICAL SETTING

A. PHYSIOGRAPHY, GEOLOGY AND SOILS

The subject property is located in the Northwestern Plateau of the Piedmont Lowland physiographic province of New Jersey (Figure 2.1). The Piedmont Lowland in this part of Bergen county is characterized by rugged, undulating, wooded hills which are generally aligned in a northeast-southwest direction. N.J. Route 17 runs from south southeast to north northwest along the western border of the property and West Saddle River Road runs south to north along the eastern edge of the property. The northern end of the property is bounded by a series of mid-20-century residential lots.

The subject property lies within the Saddle River drainage basin, which lies approximately 1,000 feet to the east southeast on the ridge that separates the Saddle River valley from the Hohokus Brook valley to the west. These two rivers join about two miles south of the southern end of the subject property and flow southwards into the Passaic River near the City of Passaic. The ridge to the west of the Saddle River reaches elevations of more than 400 feet above sea level but is mostly flat-topped. A number of small, unnamed creeks drain east and northeast off this ridge and into the Saddle River across N.J. Route 17. The plateau-like topography of the Piedmont Lowland physiographic province in Bergen County has been developed on the resistant Late Triassic and Jurassic period sedimentaries that occupy the Newark Basin between the Watchung Mountains and the Palisades Sill. These sedimentary deposits are mostly comprised of the shales and sandstones of the Stockton, Lockatong, Brunswick and Hammer Creek Formations and they have been altered by metamorphism through contact with intrusive magmas and extrusive lava flows (Wolfe 1977: 77-84).

The landscape has been extensively modified by glacial action, however, chiefly through the deposition of variable amounts of glacial drift. Much of the area east of the Ramapo River and the Watchung Mountains, west of the Palisades Sill, between the state line and Paramus contains kames (mounds of outwash sands and gravels), kame terraces (terrace-like bodies of similar material deposited alongside valley walls and glacier edges) and eskers (ridges of glacial drift deposited by streams of meltwater). These deposits obscure many of the pre-glacial landforms and are the determining factor in the subject property's pedology (Wolfe 1977: 263-268). Soils are mapped as Dunellen-Urban land complex in the northeastern and very northwestern corners of the property, and as Urban land for most of the western half of the property (Figure 2.2) (NRCS 2019). Dunellen-Urban soils consist of well-drained sandy loams that form in outwash plains. Urban soils are mapped where the original soils are considered to have been disturbed. These are probably mapped in this area because of its proximity to N.J. Route 17.

B. FLORA AND FAUNA

The natural vegetation in the vicinity of the subject property is fairly typical of the mesic upland of North Jersey in that it has been severely influenced by the actions of humans over the past three centuries. Excessive cutting and recurring fire damage, particularly in the 19th century, has resulted in a widespread secondary growth with certain tree species,

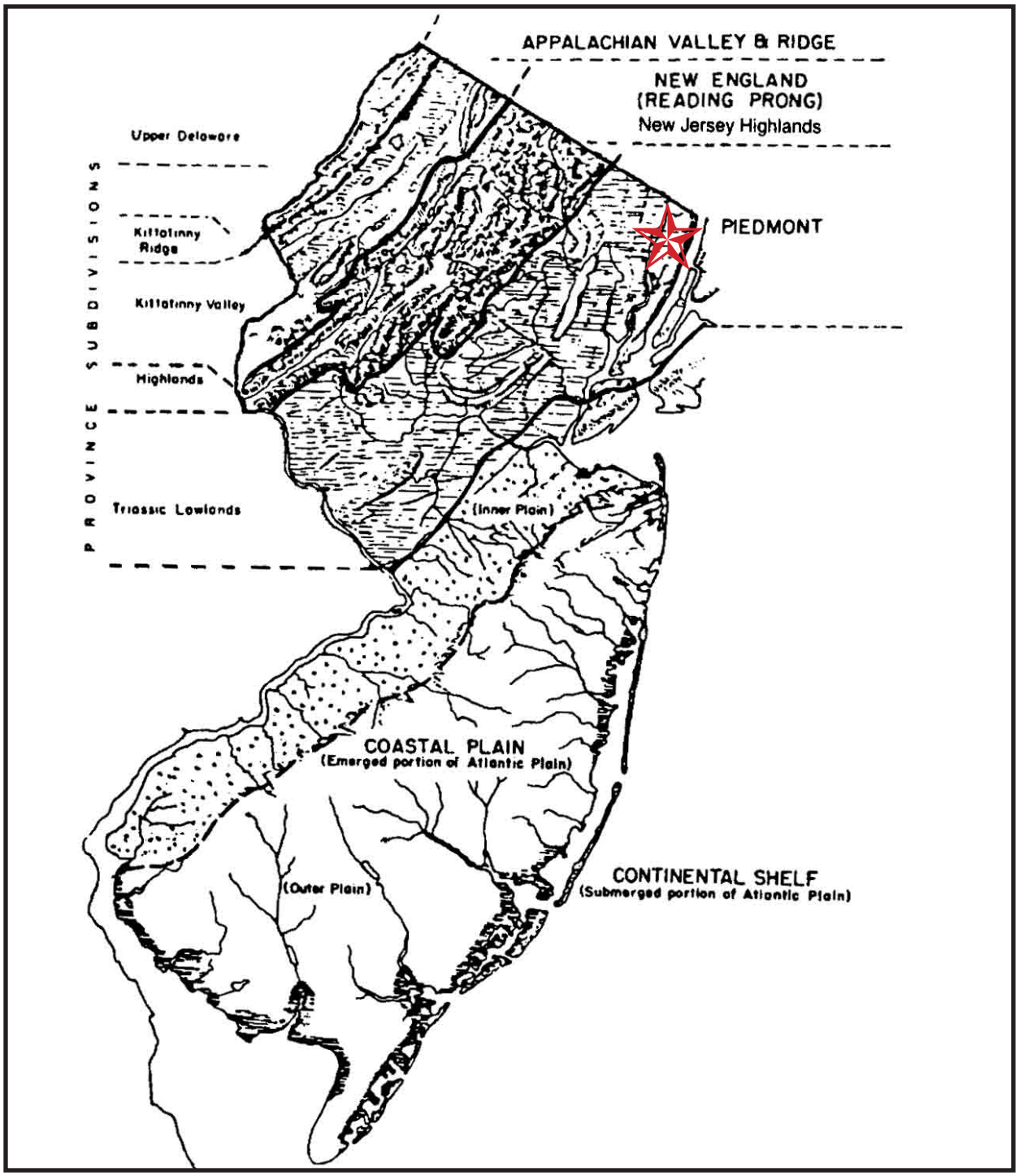


Figure 2.1. Physiographic Map of New Jersey Showing the Location of the Zabriskie-Schedler House. Source: Wolfe 1977.



Figure 2.2. Project Site Soils. Project site outlined. Source: Natural Resources Conservation Service (USDA), Web Soil Survey, accessed November 14, 2018. Key: DuuB = Dunellen-Urban land complex, 3 to 8 percent slopes; DuuC = Dunellen-Urban land complex, 8 to 15 percent slopes; UR = Urban land.

notably pitch pine, oak, sugar maple, hemlock and birch, being favored over others. All these species are represented within the subject property. The understory end ground cover within the subject property is comparatively sparse; grasses predominate with jewel weed and other fast-growing weeds also represented (Robichaud and Buell 1973). Virtually no faunal species were observed during the course of fieldwork. It is likely that the area is inhabited by small numbers of deer, squirrels, woodchucks, rabbits, small rodents, box turtles and grass snakes.

C. CURRENT LAND USE

The subject property is undeveloped. The only standing building is the Zabriskie-Schedler House. This structure is surrounded by an unkept yard, and secondary, mixed deciduous woodland has grown in what were the farm fields at the beginning of the 20th century.

Chapter 3

PRECONTACT BACKGROUND

A. REGIONAL PRECONTACT OVERVIEW

The first evidence of human activity in the Middle Atlantic region occurred during the Paleo-Indian period, which is commonly dated to around 10,000 to 8,000 B.C. and characterized by terminal Pleistocene and early Holocene environments. From the shoreline along the continental shelf to the interior highlands the region slowly warmed to support stands of spruce, pine and birch and species such as musk ox, mammoth, horse and caribou. Paleo-Indian culture was characterized by small mobile groups subsisting through hunting, fishing and gathering. Most stone tools found from the Paleo-Indian period are associated with the processing of foods and other raw materials acquired through these activities. The tool kit typically contained fluted projectile points for the killing and butchering of animals, biface knives for butchering and for the manufacture of other tools, and flaked tools for various purposes, such as working bone, antler or hide (Kraft 1986; Custer 1989; Kraft 2001).

Around 6,500 B.C., evolving Holocene environments continued to change with a gradual warming of the climate, while increasing precipitation was sufficient to support dense hemlock and oak forests. These environmental changes spurred a shift in human adaptation strategies producing new settlement subsistence patterns based around exploitation of new seasonally rich environments. This period, referred to as the Archaic period, is marked archaeologically by the appearance of the bifurcated projectile point, which generally dates no later than 6,000 to 5,500 B.C. Many Archaic period sites are categorized as macro-band and micro-band base camps and are typically found in or close to areas of maximum habitat overlap such as interior freshwater swamps and river confluence loci. There is also a marked difference in the use of lithic resources in the Archaic period. The use of crypto-crystalline material declines noticeably as emphasis is placed instead on alternative lithic sources, such as rhyolite. Exploitation of rarely occurring rhyolite outcrops suggests changes in patterns of mobility and possibly of social organization. The Archaic period tool kit is more expansive and includes flaked stone artifacts and a range of ground stone tools, such as axes, gouges, grinding stones and plant processing tools (Custer 1989, 1996).

Further climatic changes, about 2,600 years B.C., produced the warmest and driest conditions of the current post glacial period, with oak and hickory emerging as the dominant tree species in the Middle Atlantic region. These climatic shifts roughly coincide with what is defined archaeologically in northern New Jersey as the Late Archaic, Early Woodland and Middle Woodland periods, dating to *circa* 3,000 B.C. to A.D. 1000. Native American occupation in this time period is exemplified by a greater degree of sedentism presumed to have been associated with larger stratified societies exploiting estuarine and riverine environments. The archaeological expression of this sedentism is most evident in large macro-band base camp sites established in the freshwater/saltwater interface zone and along the floodplains of major drainages. Evidence of long-distance trade/exchange networks involving exotic raw materials and finely finished artifacts is characteristic of this period, as is evidence of complex mortuary ceremonies, often in the form of cemeteries containing rich grave offerings. The appearance of cache pits and ceramic storage vessels coincides with new diagnostic lithic projectile

point forms, such as large narrow-bladed stemmed points, smaller stemmed points, broadspear types and triangles.

About 2,000 years ago, shorelines and landforms similar to those of today began to emerge as warm and dry climatic conditions gave way to a cooler, moister modern climate. The dominant oak-hickory forest was also superseded by oak and chestnut vegetation. By A.D. 1000, the archaeologically defined Late Woodland period is recognizable. The intensive trade and exchange network noted during the Middle Woodland phase fades from the archaeological record, although increasing evidence of sedentism is manifested in the expanded use of storage facilities and more permanent house structures. Increased harvesting of plants reflects an intensification of food procurement, both of which are generally accepted as being brought about by population growth. Formal agricultural production also stems from this entrenchment of a sedentary settlement pattern and was maintained until European contact. Material culture of the Late Woodland period is typified by distinctive ceramic forms with more complex decorations and by small triangular projectile points reflective of bow-and-arrow technology (Custer 1989).

B. LOCAL PRECONTACT CONTEXT

Background research was undertaken to establish the locations of previously documented Native American archaeological sites in the vicinity of the subject property. This task involved consultation of site maps and files at the New Jersey State Museum and the New Jersey Historic Preservation Office and a review of relevant published secondary sources on New Jersey prehistory (notably, Skinner and Schrabisch 1913; Cross 1941).

There are 27 previously documented Native American archaeological sites located within a two-mile radius of the project site, but only four within one mile (Table 3.1). Of these 16 were formally recorded almost a century ago by Max Schrabisch, a noted avocational archaeologist who had exceptional field knowledge of finds of precontact artifacts throughout northeastern New Jersey. While his survey records were of varying quality, this information formed a substantial part of the statewide archaeological survey that was published in 1913 as a bulletin of the Geological Survey of New Jersey (Skinner and Schrabisch 1913). The other 11 were recorded as part of the New Jersey Indian Sites Survey, a Works Projects Administration-funded effort to identify and map precontact sites in the state. While the project was overseen by Dorothy Cross at the New Jersey State Museum, many of the sites in this area were recorded by C.F. Schondorf, with details printed on file cards that are available at the museum.

Three of the four sites located within one mile of the subject property (28-Be-40, -41, and -42) are located to the southwest near the center of Ridgewood along Hohokus Creek. The fourth (28-Be-35) is located south of the subject property close to Wild Duck Pond. Unfortunately no information is provided for these sites. Site 28-Be-119 is also located along the Hohokus Brook a little further southwest of the site. It was identified by the Indian Site Survey, which described it as having yielded arrowheads, spears, axes, pestles, banner-stones, and black flint chips (NJSM Site Files). Sites 28-Be-36, -37, -123 and -124 are located almost two miles south on the eastern bank of the Saddle River and on the interfluve between it and the Sprout Brook Tributary. These sites are described as having yielded similar artifacts. Although 28-Be-123 is described as having yielded a particularly good collection of artifacts including arrowheads, spearheads, long pestles, axes, celts, bannerstones (Late Archaic-period spear throwing weights), chips of jasper, flint and white quartz and Woodland-period pottery, suggesting it was a more

Table 3.1. Previously Identified Prehistoric Sites within Two Miles of the Subject Property.

Site Name	Municipality	Smithsonian Inst. Registration #	Atlas Reference #	Bibliographic Reference	Distance from Project Site	Notes
Paramus [1]	Ridgewood	28-Be-35	23-43-2-7-1	Skinner and Schrabisch 1913:83	0.95 miles southwest	n/a
Paramus [2]	Paramus	28-Be-36	23-43-2-7-6	Skinner and Schrabisch 1913:83	1.12 miles southeast	Axes, knives, scrapers and some fine jasper and white quartz arrowheads, also the usual chip material. No pottery
Paramus [3]	Paramus	28-Be-37	23-43-2-7-9	Skinner and Schrabisch 1913:83	1.26 miles southeast	n/a
n/a	Paramus	28-Be-38	23-42-5-2-5	Skinner and Schrabisch 1913:83	n/a	n/a
Paramus [4]	Paramus	28-Be-39	23-43-5-3-1	Skinner and Schrabisch 1913:83	1.85 miles southeast	n/a
Ridgewood [1]	Ridgewood	28-Be-40	23-43-1-6-4	Skinner and Schrabisch 1913:83	0.93 miles southwest	n/a
Ridgewood [2]	Ridgewood	28-Be-41	23-43-1-6-8	Skinner and Schrabisch 1913:83	0.91 miles southwest	n/a
Dunker Hook	Ridgewood	28-Be-42	23-43-1-6-5,6	Skinner and Schrabisch 1913:83	0.74 miles southwest	n/a
Wearimus	Hillsdale	28-Be-50	23-33-9-7-4	Skinner and Schrabisch 1913:83	1.92 miles northeast	n/a
Westwood [1]	Washington	28-Be-51	23-43-3-4-2	Skinner and Schrabisch 1913:83	1.62 miles east	n/a
Westwood [2]	Washington	28-Be-52	23-43-3-4-4	Skinner and Schrabisch 1913:83	1.52 miles east	Spears, arrowheads, knives, and scrapers; chips of flint, quartz, chert, and slate. No pottery
Westwood [3]	Washington	28-Be-53	23-43-3-4-5	Skinner and Schrabisch 1913:83	1.97 miles southeast	n/a
Westwood [4]	Washington	28-Be-54	23-43-3-4-9	Skinner and Schrabisch 1913:83	1.97 miles southeast	Arrowheads, scrapers, knives; chips of chert, flint, and white quartz. No pottery. Site has not been plowed since 1918.
Town of Saddle River [1]	Saddle River	28-Be-75	23-33-7-6-6	Skinner and Schrabisch 1913:83	2.04 miles north	n/a
Town of Saddle River [2]	Saddle River	28-Be-76	23-33-8-4-7	Skinner and Schrabisch 1913:83	1.71 miles north	n/a
Town of Saddle River [3]	Saddle River	28-Be-77	23-33-8-4-5	Skinner and Schrabisch 1913:83	1.96 miles north	n/a
Saddle River	Saddle River	28-Be-104	23-33-8-7-2	NJ Indian Site Survey:2	1.49 miles north	See Bulletin No. 9 - Schrabisch - The Isabelle Miller's Estate. The location numbers should read 23-33-8-7-2
Hillsdale [1]	Hillsdale	28-Be-105	23-33-8-8-2	NJ Indian Site Survey:2	1.56 miles northeast	Arrowheads, spears, scrapers, and knives; chips of flint, quartz, chert, argillite, and slate. No pottery noted.
Hillsdale [2]	Hillsdale	28-Be-106	23-33-8-8-6	NJ Indian Site Survey:2	1.48 miles northeast	Axes, arrows, spears, etc: chips of Jersey flint; one good groved aze found 8 years ago by William Hessel; no pottery.
Hillsdale [3]	Hillsdale	28-Be-107	23-33-8-9-6	NJ Indian Site Survey:2	1.74 miles northeast	Artifacts found 75 years ago by father of Harry P. Winters, former owner.
Ridgewood [3]	Ridgewood	28-Be-119	23-43-1-8-9 9-7	NJ Indian Site Survey:3	1.16 miles southwest	Arrowheads, Spears, axes, pestles, banner-stones, and black flint chips.
n/a	Paramus	28-Be-120		NJ Indian Site Survey:3	1.36 miles south	n/a
Paramus Borough	Paramus	28-Be-121	23-43-2-9-5	NJ Indian Site Survey:3	1.55 miles south	Arrowheads, spears, scrapers, drills, hearthstones, and hammerstones.
Washington Township	Washington Township	28-Be-122	23-43-3-7-2,3	NJ Indian Site Survey:3	1.64 miles southeast	Arrowheads, large spears, large mortar, axes, scrapers, knives, and etc., No pottery found.
Paramus [5]	Paramus	28-Be-123	23-43-5-1-5	NJ Indian Site Survey:3	1.89 miles south	Arrowheads, spearheads, long pestles, axes, celts, bannerstones; chips of jasper, flint and white quartz. Potsherds were also found. The collection of the late Mr. Eiselman contained many fine artifacts from this site.
Paramus [6]	Paramus	28-Be-124	23-43-5-2-4	NJ Indian Site Survey:3	1.72 miles southwest	Arrowheads, crude axes, spearheads, hammerstones, knives, scrapers and other common artifacts; also chip material. No pottery.
Paramus [7]	Paramus	28-Be-125	23-43-5-3-2	NJ Indian Site Survey:3	1.97 miles south	Arrowheads, spearheads, knives, scrapers, chips of flint and quartz. No pottery.

substantial long term site. Sites 28-Be-38, -39, -120 and -125 are located to the southeast along a few small tributaries of the Sprout Brook. Little detailed information is available for these sites, except for Site 28-Be-125, which is said to have yielded arrowheads, spearheads, knives, scrapers, chips of flint and quartz and no pottery. Site 28-Be-121 is located a little further to the east along very small tributaries that feed highland brook and yielded the same assemblage of artifacts (NJSM Site Files).

Another cluster of sites was identified in the 1913 survey along Musquapsink Brook, Swamp Brook (a small tributary of Musquapsink Brook) and Schlegel Lake to the east (28-Me-51, -52, -53, -54, and -122). Artifacts from these sites yield the typical arrowheads, large spears, large mortar, axes, scrapers and knives, however none yielded Woodland-period pottery. To the northeast are several sites located on small tributaries of the Saddle River that yielded similar artifacts and no pottery (28-Me-105, -106, and -107). Four sites were identified along the main branch of the Saddle River to the north of the subject property (28-Me-75, -76, -77, and -104) but lack detailed information (NJSM Site Files).

Based on the distribution of known Native American archaeological sites in the project vicinity, the subject property is judged to have a low potential for yielding precontact artifacts. Although other sites have been identified nearby, these are almost all situated immediately adjacent to watercourses, springs or ponds. The absence of a water source or significant landscape features (such as a rock outcrops) within the Zabriskie-Schedler property would not have made it attractive for occupation by Native American people. Given its situation in an upland area between watercourses where significant occupation has been demonstrated, there is the possibility that precontact artifacts could be found but these are likely to be isolated finds.

Chapter 4

HISTORICAL OVERVIEW

This chapter presents a brief historical background of the John A.L. Zabriskie House, also known as the Zabriskie-Schedler House. It draws on historical research and documentation developed for the recently prepared National Register of Historic Places Nomination Form (Connolly & Hickey Historical Architects, LLC 2018). The property is currently in the process of being listed on the New Jersey and National Registers of Historic Places. This chapter is largely extracted from this source, though limited additional research into historic maps and secondary sources at the New Jersey State Library and New Jersey Historic Preservation Office was also undertaken.

In 1668, the project site and the land currently encompassed by the Village of Ridgewood formed part of a 15,306-acre tract of land acquired by Captain William Sanford. Sanford combined his land with equally large tracts owned by John Berry and Nathaniel Kingsland. Sanford, Berry and Kingsland, all natives of Barbardos, christened their property, which was bounded by the Hackensack, Passaic and Saddle rivers and Newark Bay, "New Barbadoes." The Township of New Barbadoes, originally in Essex County, became part of Bergen County in 1710. The project site fell within Saddle River Township in 1716, when it was formed from New Barbardoes Township. In 1772, Franklin Township was established from the northern portion of Saddle River Township. During the ensuing 150 years, Franklin Township gradually decreased in size as new municipalities, including Ridgewood Township in 1876, formed from its boundaries. During the late 19th century, Bergen County witnessed an explosion of new municipalities as it became the trend for towns to establish their independence as boroughs. This trend affected Ridgewood Township, which fractured into numerous boroughs. In 1894, The Village of Ridgewood was incorporated from the land that remained in Ridgewood Township. The Village of Ridgewood received additional land from neighboring municipalities during the 20th century and reached its current boundaries in 1974 (Snyder 1969: 75-91; Connolly & Hickey Historical Architects, LLC 2018: 8-1).

During the 18th century, the project site comprised part of a large undefined area known as Paramus or Peremis due to the proximity of the Paramus Reformed Church, which stands approximately 500 feet south of the Zabriskie-Schedler House on the south side of New Jersey Route 17. The Paramus Reformed Church was founded in 1725, a first church building constructed in 1735, and the current building was completed in 1800. The church stood at the intersection of two important colonial thoroughfares; one of these thoroughfares, known as the Clove Road (present-day Saddle River Road), ran from Hackensack through the Ramapo Pass to Goshen, New York, and the second road passed from Tappan, New York, through Hoppertown (Hohokus) to Pompton (present-day Glen Avenue) (Tholl 1974). A map of New Jersey and New York produced in 1769 shows the Paramus Reformed Church at the intersection of these roads along with a cluster of buildings, and it identifies the settlement as Paramus (Figure 4.1). Interestingly, several discrepancies are evident between this map and *A Sketch of the Northern Parts of New Jersey* published by John Hills in 1781 (Figure 4.2). The Hills map only depicts the road to Hohokus and it places the Paramus Reformed Church on the south side of the road. Regardless, during this period, the project site formed part of a 45-acre tract of land in Paramus that Magdalen Valleau granted to the

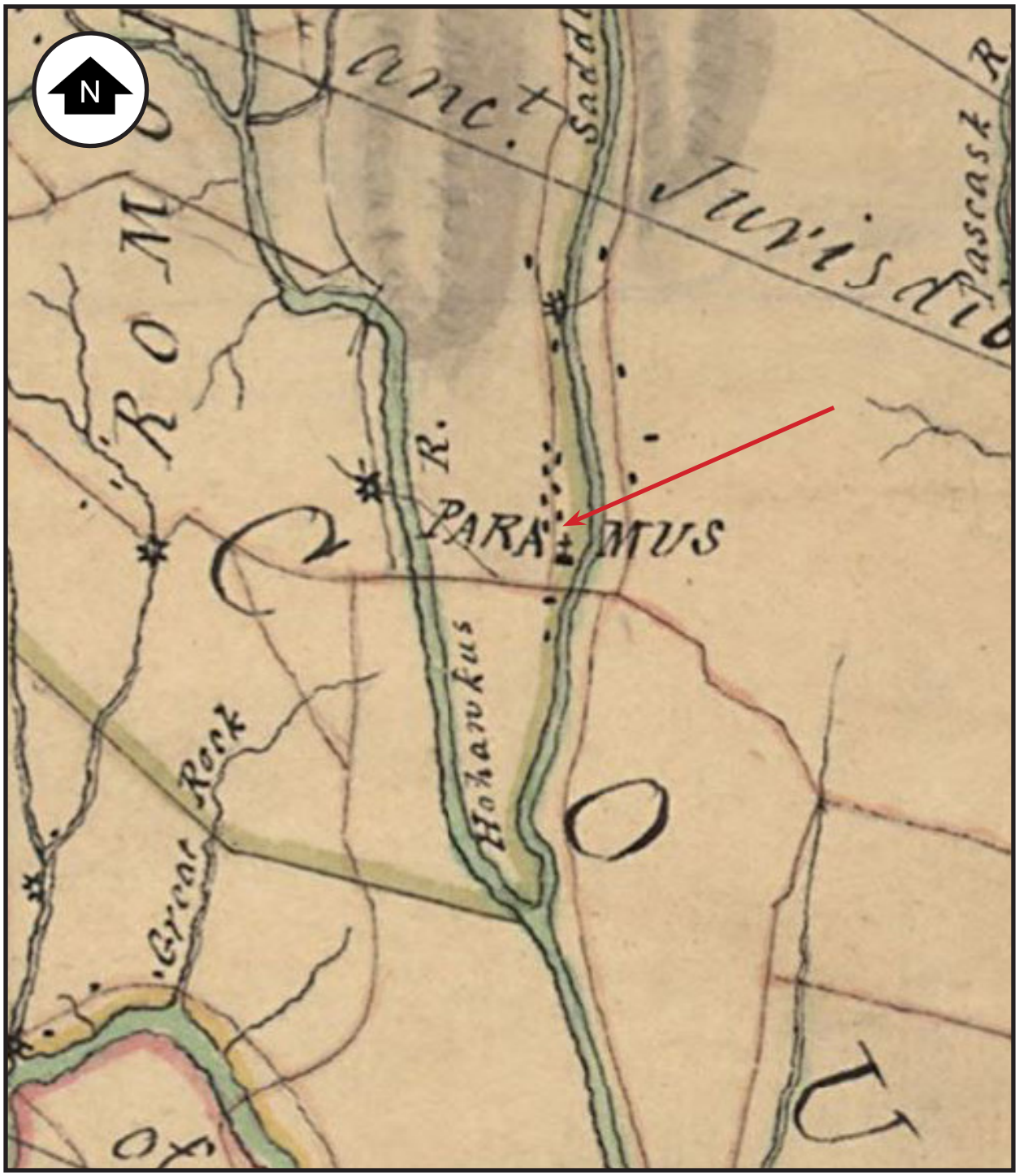


Figure 4.1. *Three Maps of Northern New Jersey with Reference to the Boundary between New York and New Jersey* (detail). 1769. Approximate location of project site indicated with arrow. Scale: 1 inch = 5280 feet (approximately).

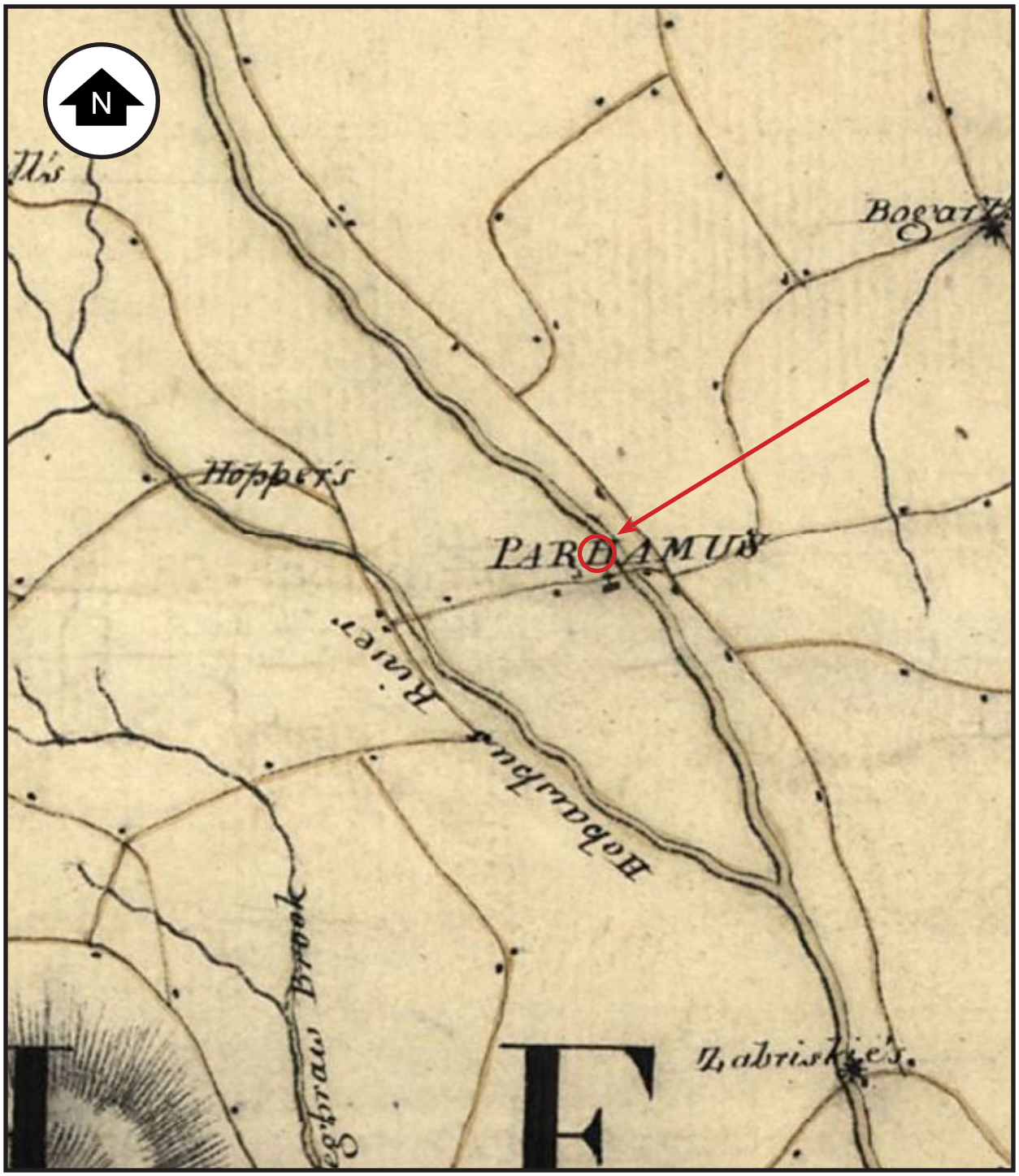


Figure 4.2. Hills, John. *A Sketch of the Northern Parts of New Jersey* (detail). 1781. Scale: 1 inch = 2 miles (approximately). Location of project site circled (approximately).

Paramus Reformed Church in 1750 to fulfill a promise made by her father, Peter Fauconnier (Connolly & Hickey Historical Architects, LLC 2018: 8-2).

With its proximity to New York, Bergen County experienced military activity throughout the Revolutionary War from 1776 to 1783 (Table 4.1) (Munn 1976). Within the vicinity of the project site, the Paramus Reformed Church held strategic importance and became a focus of military activity, and West Saddle River Road was one of the northern approaches to this crossroads. According to the National Register nomination of the Paramus Reformed Church Historic District, the Paramus Reformed Church served variously as a barracks, hospital and prison, and General George Clinton camped at the church in December 1776 (Tholl 1974). General George Washington established his headquarters at the Paramus Reformed Church at various times and held a session of the court-martial of General Charles Lee at the church from July 11 to July 15, 1778 (Tholl 1974). A skirmish between British and Continental forces occurred at the Paramus Reformed Church in March of 1780 (Connolly & Hickey Historical Architects, LLC 2018: 8-2). Moses Hazen's Regiment and the New Jersey Line camped in the vicinity of the Paramus Reformed Church during the Continental Army's march south to Yorktown in 1781 (Selig 2006). Since the southern end of the subject property was part of the church property during this period military activities said to have taken place at Paramus Reformed Church, particularly the encampments, may had been conducted at least partially within the property.

The Paramus Reformed Church retained ownership of the project site into the early 19th century. In 1825, John A.L. Zabriskie purchased from the Paramus Reformed Church a 9.25-acre tract of land bounded by West Saddle River Road and Franklin Turnpike. It is unclear if the 1.5-story west wing of the Zabriskie-Schedler House already existed when Zabriskie purchased the property or if he constructed it after purchasing the property. The Zabriskie-Schelder House is a vernacular, wood-frame, Dutch-American dwelling. It consists of the original *circa* 1825 1.5-story, gable-roof wing with a rubble fieldstone foundation, a *circa* 1840 2-story, gambrel-roof addition with an ashlar brownstone foundation to the east elevation of the original wing, two 20th-century 1-story additions and a 21st-century enclosed porch enclosure. The dwelling faces south, and a former driveway, which currently manifests itself as a depression in the lawn, is located to the north of the house. With its *circa* 1825 to *circa* 1840 date of construction, gambrel-roof main block and gable-roof wing, stone foundation, heavy oak timber framing, south-facing orientation and interior end fireplaces, the Zabriskie-Schedler House displays character-defining architectural features of a northern New Jersey Dutch wood-frame house of its period (Connolly & Hickey Historical Architects, LLC 2018: 8-4, 8-5, 8-6).

A series of early-19th-century maps shows that the road network surrounding the project site and within Paramus was well established by this period. While William Watson's *A Map of the State of New Jersey*, which was published in 1812, only depicts major roads and towns and does not provide any details about the project site and the surrounding area, the maps of New Jersey produced by Thomas Gordon in 1828 and 1833 show Saddle River Road, Franklin Turnpike and the Paramus Reformed Church (Figures 4.3-4.5). Unsurprisingly, the Zabriskie-Schedler House does not appear on either of the Gordon maps. It appears that Zabriskie drastically expanded the size of the house during the 1830s, constructing the two-story, gambrel-roof east wing *circa* 1840 to accommodate his growing family (Connolly & Hickey Historical Architects, LLC 2018: 8-2). A U.S. Coast Survey *Map of Part of New York and New Jersey* published in 1840 shows the Zabriskie-Schelder House against the west side of the West Saddle River Road. It reveals

Table 4.1. Revolutionary War Actions at Paramus (from Munn 1976).

Date	Action	Reference
December 16, 1776	Gen. William Heath and Gen. George Clinton capture stores at Paramus in the face of strong British resistance.	Leiby 1962:93
December 27, 1776	Party of Loyalists raids Hopperstown and Paramus.	NJ History 1960:164
April 22, 1777	Royal Bergen Volunteers chase party of rebel suttlers beyond Closter and capture their stores.	Leiby 1962:116 NJ Archives, 2nd Series, Vol. I, 354
May 12, 1777	Colonel Barton (Br.) attackes picket post under Peter Fell (Am.) at Paramus	Leiby 1962:117 NJ History 1960:165
June 13, 1777	British party of 200 under Col. Barton invades Bergen County as far as Paramus without opposition. Supposedly chase a rebel party under Frelinghuysen	NJ Archives 2nd Series, Vol. I, 398
May 18, 1779	Gen. Henry Clinton mounts full-scale military move through Closter against American troops at Paramus Church.	Leiby 1962:210
August 18, 1779	Major Henry Lee leaves Paramus with men and wagons (attacks Paulus Hook in successful pre-dawn raid the next morning)	Ryan 1975:62
March 22, 1780	About 400 British and foreign troops from New York advance to Paramus, take some prisoners and plunder several houses	NJ Archives, 2nd Series, Vol. IV, 280 NJ History 1960:171
April 16, 1780	British party of 200 horse and 300 foot invade Paramus and surprise Maj. Thomas Biles of the Pennsylvania Line. Biles mortally wounded and his Lieutenant kill. Many British casualties/	NJ Archives, 2nd Series, Vol. IV, 321, 324, 350 NJ History 1960:172-173

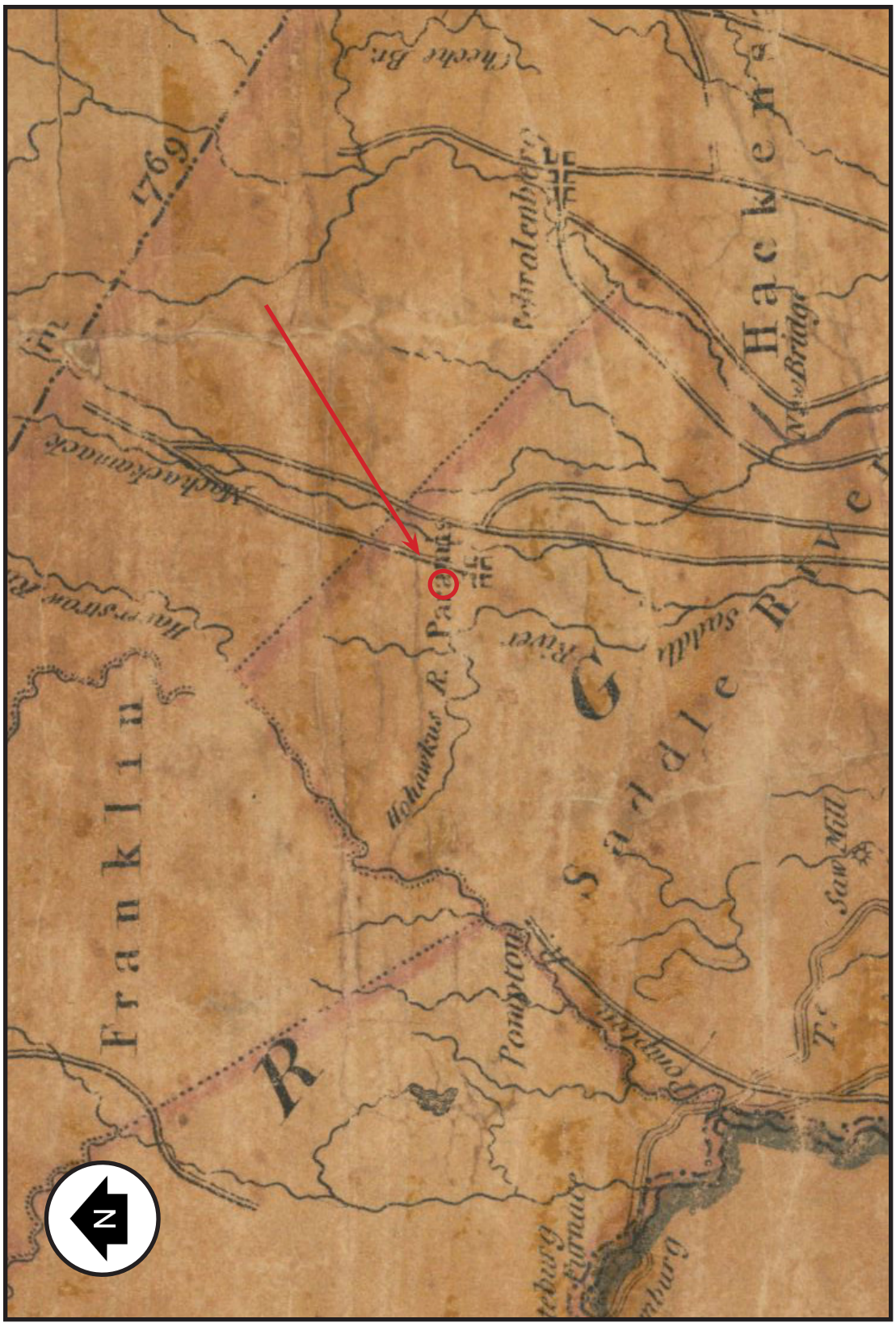


Figure 4.3. Watson, William. *A Map of the State of New Jersey, Compiled from the Most Authentic Information* (detail). 1812. Scale: 1 inch = 2 miles (approximately). Location of project site circled (approximately).

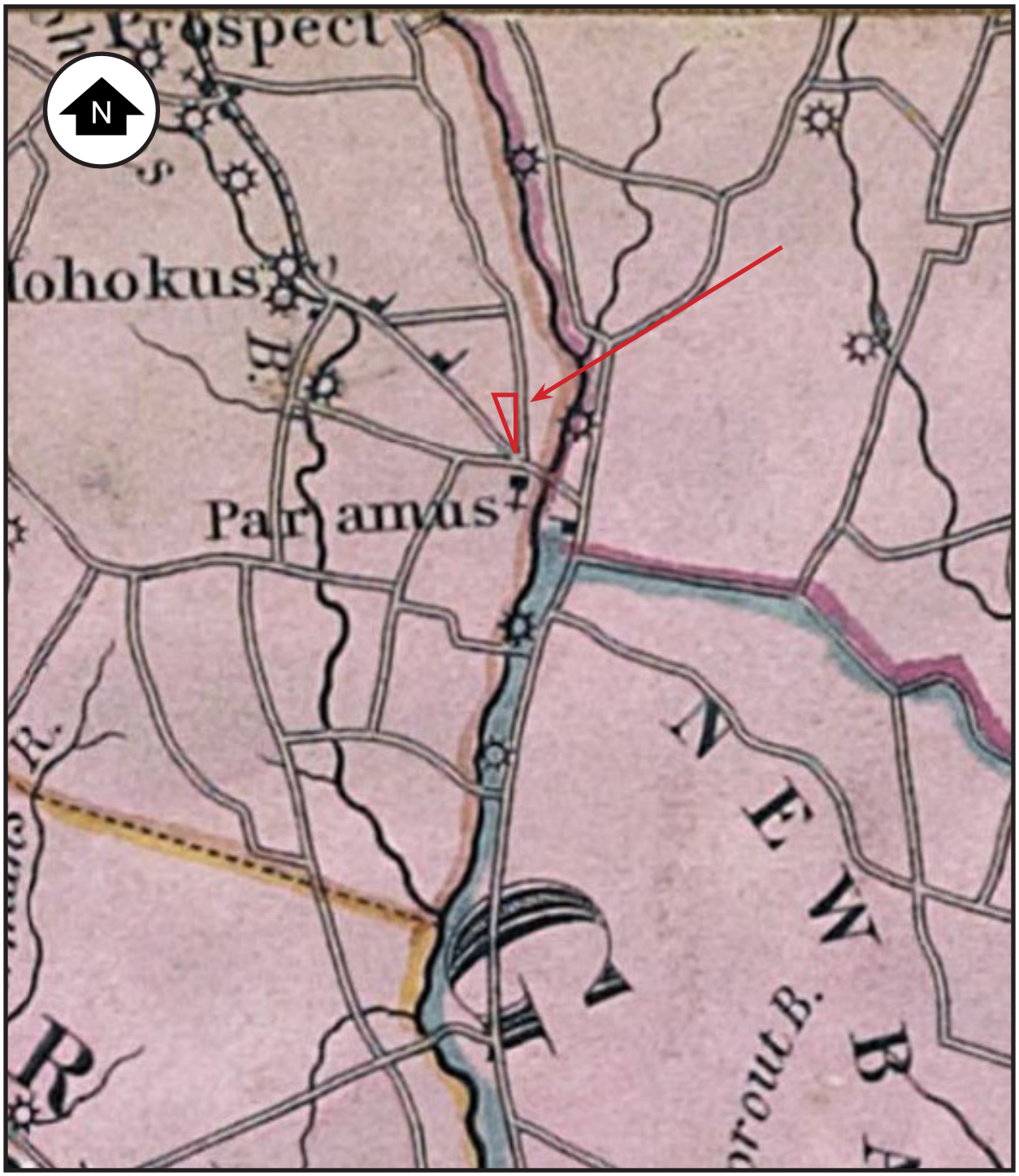


Figure 4.4. Gordon, Thomas. *Map of the State of New Jersey: with Part of the Adjoining States* (detail). 1828. Scale: 1 inch = 2560 feet (approximately). Approximate location of project site outlined.



Figure 4.5. Gordon, Thomas. *Map of the State of New Jersey: with Part of the Adjoining States* (detail). 1833. Scale: 1 inch = 3680 feet (approximately). Approximate location of project site outlined.

two outbuildings to the northwest of the house, and a small orchard in the northwest corner of the property (Figure 4.6).

Zabriskie occupied the property with his wife, Elizabeth, whom he married around 1819, and their children. The couple eventually had seven children: Albert, James, Jacob, Margaret, Simeon, George, and Martha Ann. By 1840, the Zabriskie-Schedler House housed eight people, one of whom worked in agriculture and two of whom worked in manufacturing. By 1850, the size of the Zabriskie household had begun to decrease as Zabriskie's children established their own households. The 1850 federal population census schedule for Franklin Township reports that 60-year-old John Zabriskie lived with his wife Elizabeth (age 50), his son James (age 27), his son Simeon (age 19), his daughter Martha Ann (age 16) and his daughter-in-law, Catherine (age 25). John Zabriskie, James Zabriskie and Simeon Zabriskie all worked as farmers. According to the federal population census schedule of 1860, Zabriskie (age 70) and his wife Elizabeth (age 60) continued to live in the Zabriskie-Schedler House, and Zabriskie owned real estate valued at $4,500 and a personal estate valued at $600. A 39-year-old James Zabriskie also occupied the house, but he headed a separate household that included his wife, Catherine (age 35), and their son John (age 9) (Connolly & Hickey Historical Architects, LLC 2018: 8-2).

Zabriskie owned and occupied the Zabriskie-Schelder house until his death in 1864. An inventory of his estate reveals a prosperous agricultural property furnished with livestock, a well-provisioned kitchen, farm products, fencing, carpets, a gilt-framed mirror and a brass clock. James Zabriskie subsequently inherited the Zabriskie-Schedler House and property along with five acres of maple swamp in New Barbadoes and thirty acres of land in Hohokus Township. Initially, like his father, James Zabriskie farmed the property with his son, John E. Zabriskie, and enjoyed relative prosperity as a farmer. In 1870, the 49-year-old James Zabriskie headed a household that included his wife Catherine (age 44), son John (age 19), and a domestic servant named Hannah Goldtrap (age 75). He owned real estate valued at $12,000 and a personal estate valued at $1,300. It appears that Catherine Zabriskie died sometime during the next ten years, for the 1880 federal population census schedule for Ridgewood Township reports that James Zabriskie was age 59 and lived with his second wife, Rachel (age 52), and a boarder and laborer named Martin Magroff (age 22). His son, John E. Zabriskie (age 30), also occupied the Zabriskie-Schedler House and headed a separate household that included his wife, Amanda (age 22), and two young children (Connolly & Hickey Historical Architects, LLC 2018: 8-2, 8-3).

Changing economic conditions appear to have eventually created financial difficulties for James Zabriskie and his family in the last decades of the 19th century. The surrounding area gradually shifted from an agricultural economy to a suburban economy. The opening in 1848 of the Paterson and Ramapo Railroad, which ran through Franklin (Ridgewood) Township to the west of the project site, relocated the center of commercial activity from the area around the Paramus Reformed Church west to the area around the train station (Connolly & Hickey Historical Architects, LLC 2018: 8-2, 8-3). A series of mid- to late-19th-century maps captures the changing and increasingly developed landscape around the Zabriskie-Schedler House (Figures 4.7-4.9).

Zabriskie mortgaged his land in the 1880s, a portion of which he lost to foreclosure in 1889. In 1893, James Zabriskie sold the Zabriskie-Schedler House and the remainder of the property that he had inherited from his father to Seth Hawley. A police clerk from New York, Hawley exemplified the middle- and upper-middle-class professionals who were increasingly moving to Ridgewood as it slowly suburbanized in the late 19th century. While city directories from

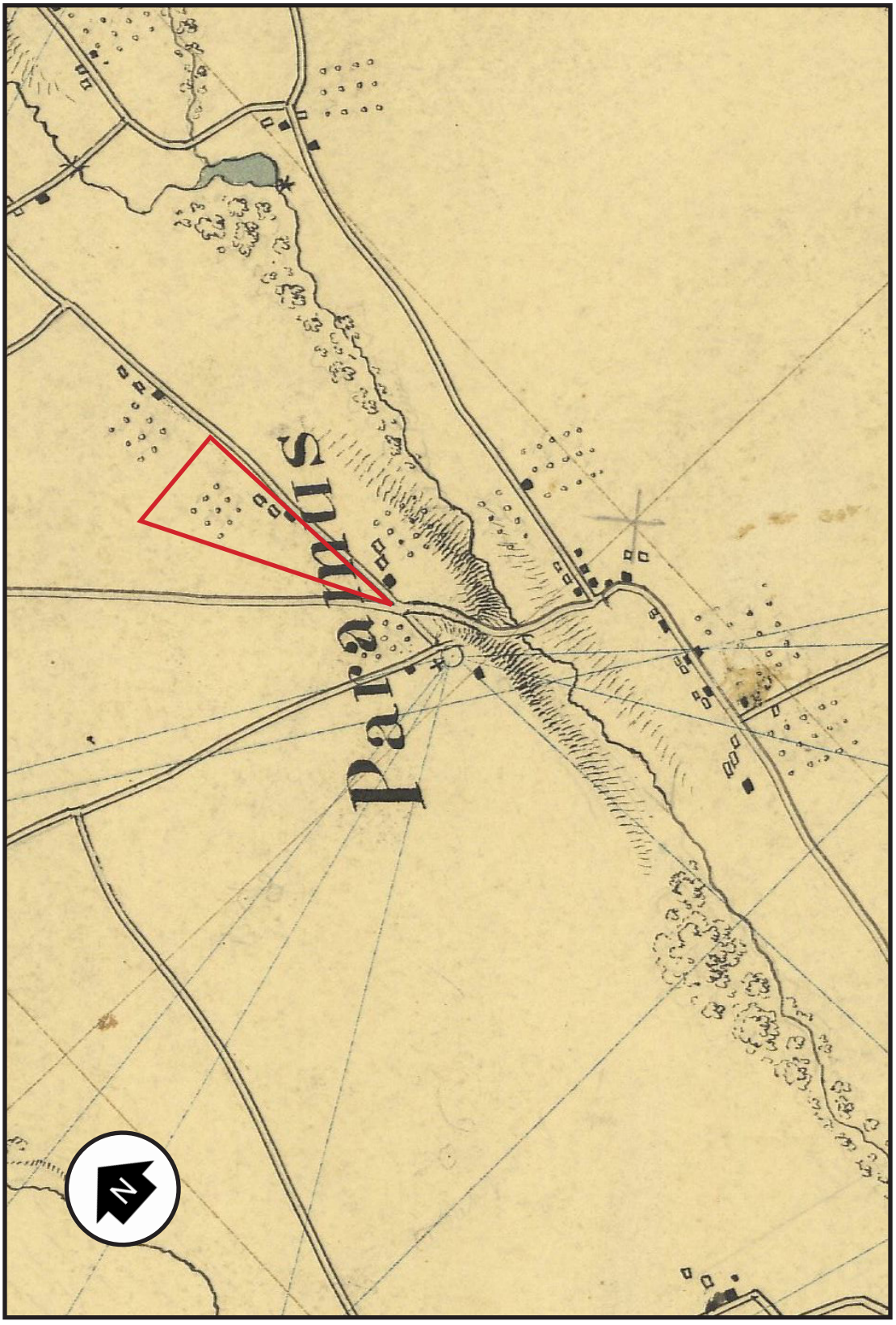


Figure 4.6. U.S. Coast Survey. *Map of Part of New York and New Jersey* (detail). 1840. Scale: 1 inch = 810 feet (approximately). Approximate location of project site outlined.

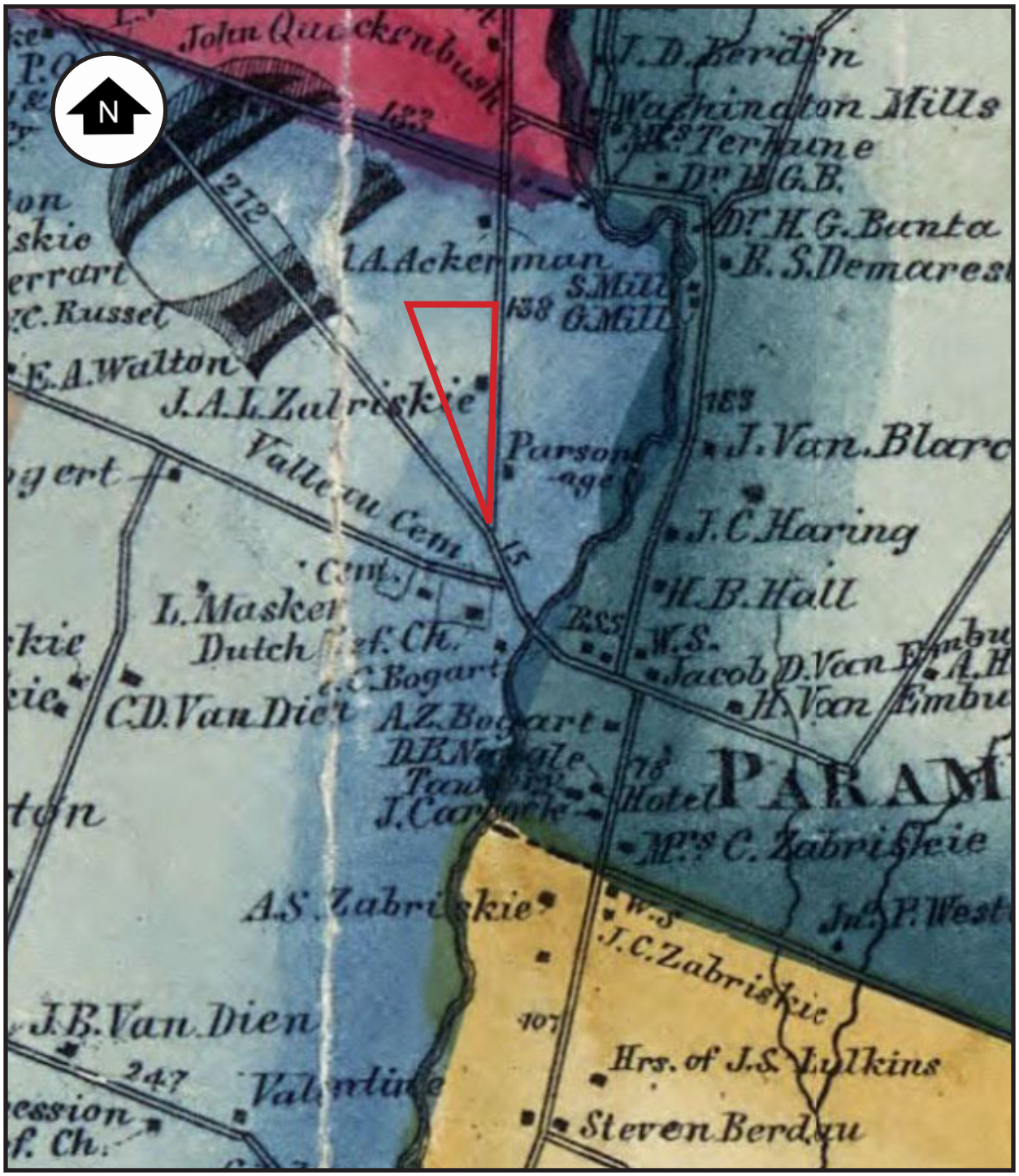


Figure 4.7. Hopkins, G.M. *Map of the Counties of Bergen and Passaic, New Jersey* (detail). 1861. Scale: 1 inch = 1025 feet (approximately). Approximate location of project site outlined.

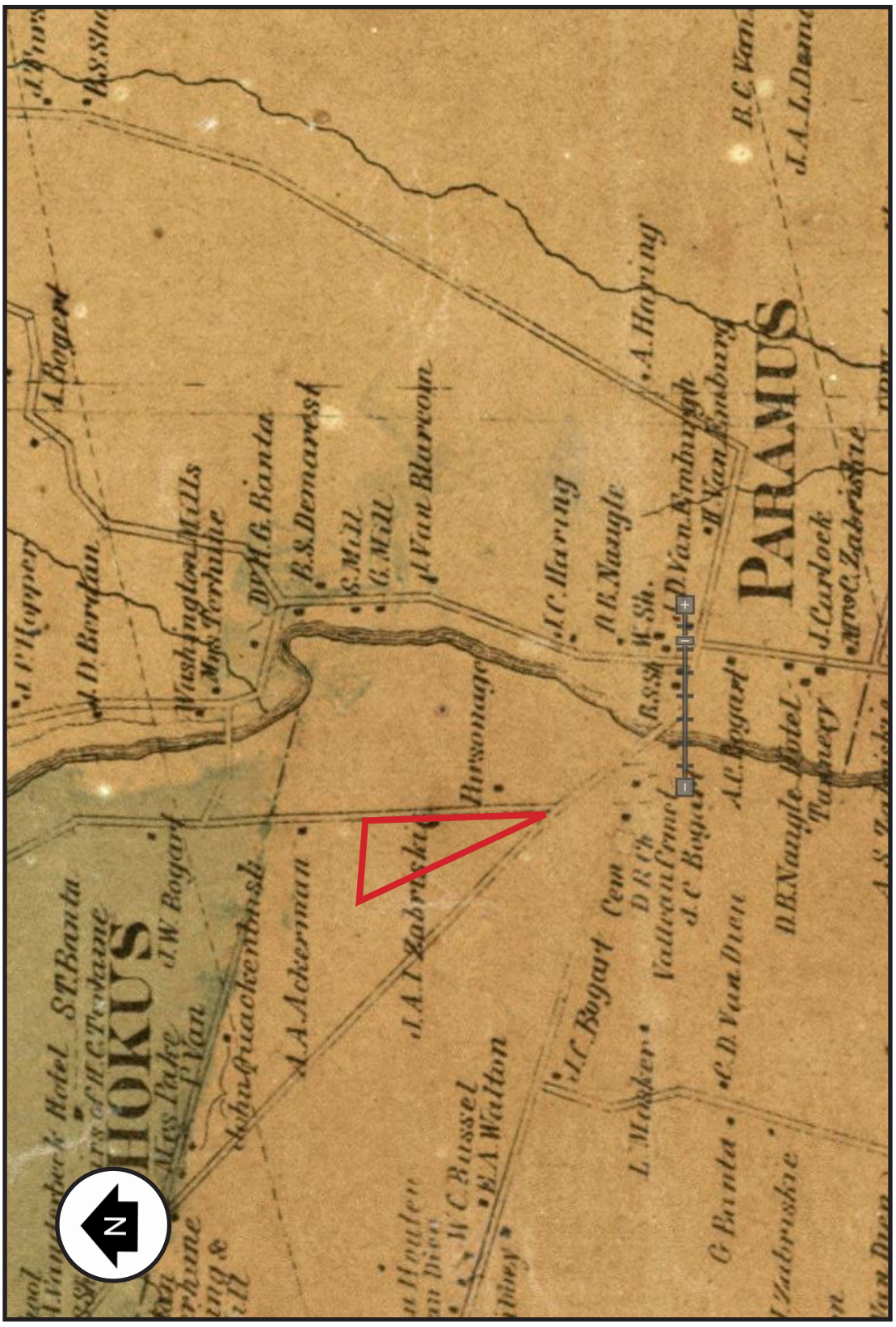


Figure 4.8. Walling, H.F. *Map of the City of New York and Its Vicinity* (detail). 1863. Scale: 1 inch = 1310 feet (approximately). Approximate location of project site outlined.

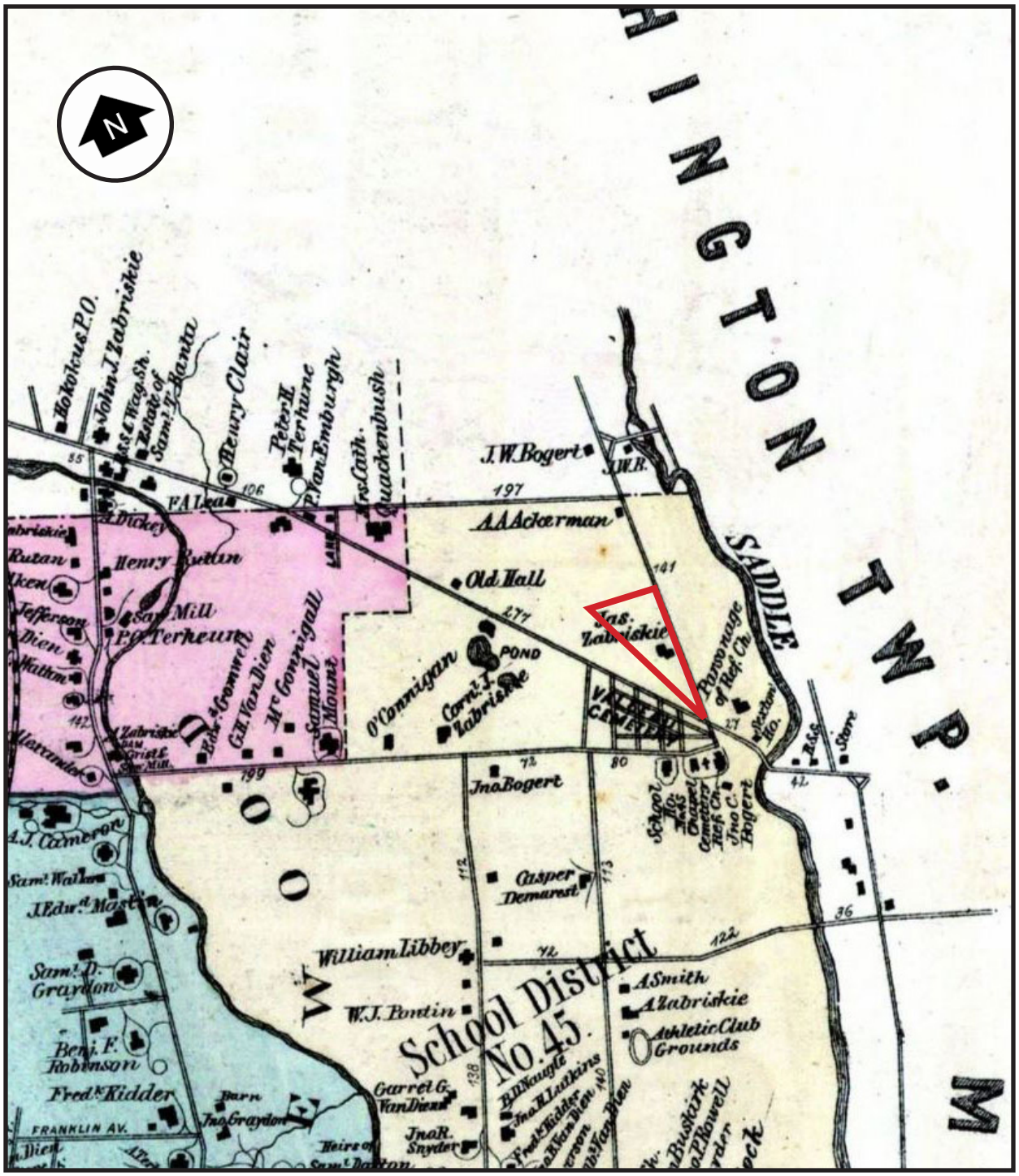


Figure 4.9. Walker, A.H. Ridgewood Township, *Atlas of Bergen County, New Jersey* (detail). 1876. Scale: 1 inch = 1375 feet (approximately). Approximate location of project site outlined.

the period indicate that Hawley lived in the dwelling, the federal population census schedule of 1900 for the Village of Ridgewood reports that he occupied a rented house on Maple Avenue. In 1900, the 57-year-old Hawley headed a household that included his wife Augusta (age 41), their sons Charles (age 23) and Seth (age 18), their daughter Lavinia (age 16), Hawley's mother Lavinia (age 87) and two servants. The census also listed James Zabriskie, who was 78 years old and described as a servant and retired farmer, as a member of the Hawley household (Connolly & Hickey Historical Architects, LLC 2018: 8-3). Regardless of the Hawley household's place of residence, the *Map of Bergen County* published by E. Robinson in 1902 identifies Hawley as the owner of the Zabriskie-Schedler House (Figure 4.10). The map also reveals the numerous new streets that had opened in the surrounding area as the result of suburbanization.

After Hawley died in 1901, his estate, including the Zabriskie-Schedler House and the 19.63-acres of land it occupied, passed to his widow. Augusta Hawley sold the Zabriskie-Schedler House and 18 acres of land to Carman Smith in 1908, retaining a 1.63-acre lot on Franklin Turnpike for her residence. The owner of Manhattan Press in New York City, Smith occupied the Zabriskie-Schedler House with his family. In 1910, Smith was 32 years old and led a household that included his wife Clara (age 32), their daughter Florence (age 7), and their son Milton (age 5). Carman and Clara Smith welcomed their daughter, Ruth, in 1915. A map of the Village of Ridgewood published by George W. and Walter S. Bromley in 1913 depicts the boundaries of Smith's property and shows that it contained the Zabriskie-Schedler House and an outbuilding to the northwest of the house (Figure 4.11). Clara Smith inherited the Zabriskie-Schedler House and the 16 acres of land on which it stood after her husband's death in 1921. She and her three children continued to occupy the Zabriskie-Schedler House. During this period, the Smith family added the south porch entry and raised the original gambrel roof of the main east block to create a full second story (Connolly & Hickey Historical Architects, LLC 2018: 8-3, 8-4). The Zabriskie-Schedler House and the surrounding area experienced major changes in the 1930s (Figure 3.12). The State of New Jersey purchased three parcels of land from Clara Smith for the construction of a new highway known as New Jersey Route 2 (late renumbered Route 17) in 1934. This effectively cut Clara Smith's property in half, leaving five acres around the Zabriskie-Schelder House and undeveloped land west of the new highway. By 1934, Clara Smith lived with her daughter, Florence Smith, in the Zabriskie-Schedler House. Clara Smith died in 1959, and ownership of the housed passed to Florence Smith and her husband August Schedler, a local attorney who married Florence between 1942 and 1946. August and Florence Schedler remained childless and occupied the Zabriskie-Schedler House until their deaths in 1995 and 2007, respectively. In 2009, the Village of Ridgewood purchased the Zabriskie-Schedler House (Connolly & Hickey Historical Architects, LLC 2018: 8-4).

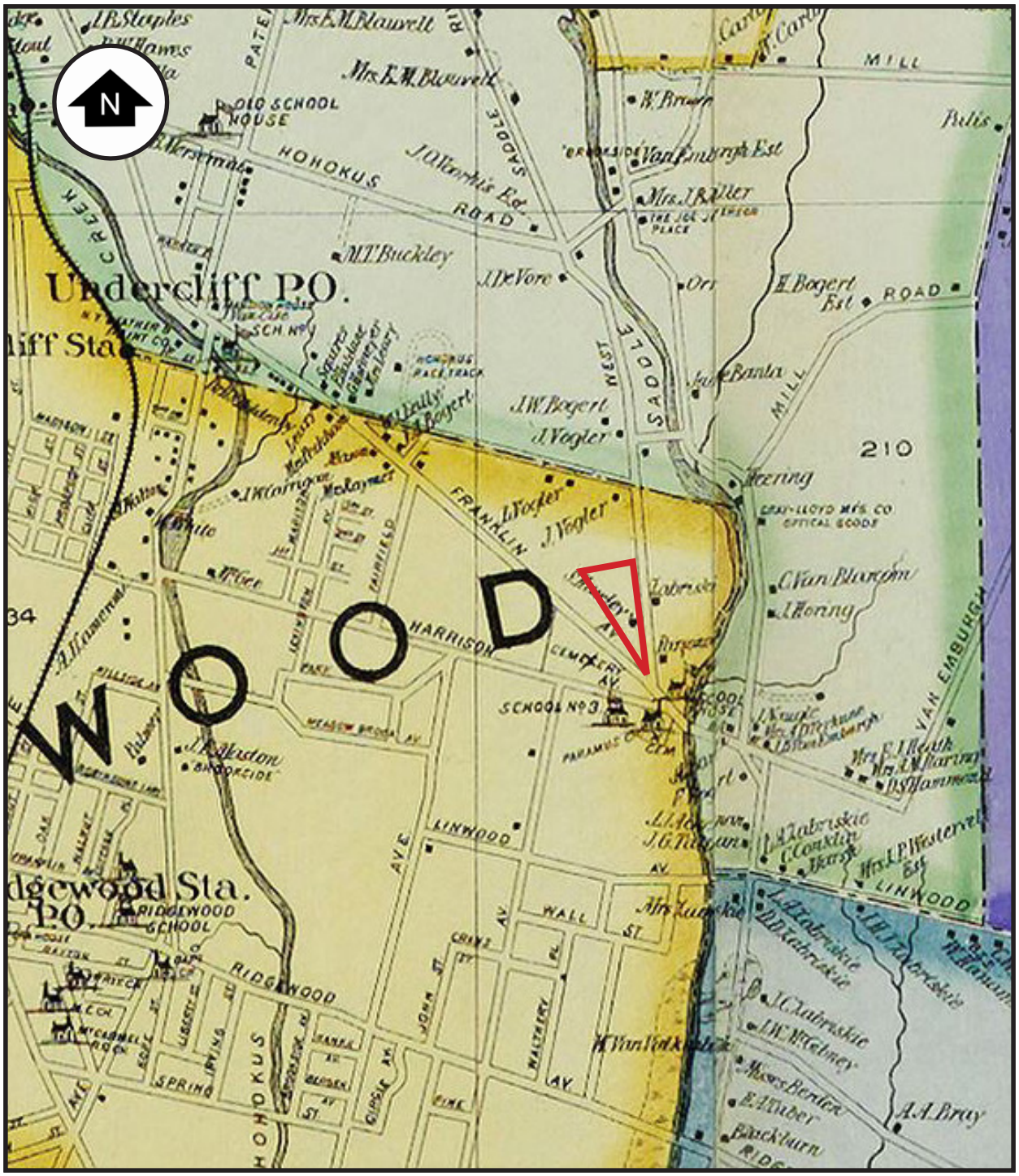


Figure 4.10. Robinson, E. *Map of Bergen County, New Jersey* (detail). 1902. Scale: 1 inch = 2590 feet (approximately). Approximate location of project site outlined.



Figure 4.11. Bromley, George W. and Walter S. Bromley. *Atlas of Bergen County, New Jersey*, Volume 2, Plate 24. 1913. Scale: 1 inch = 925 feet (approximately). Approximate location of project site outlined.

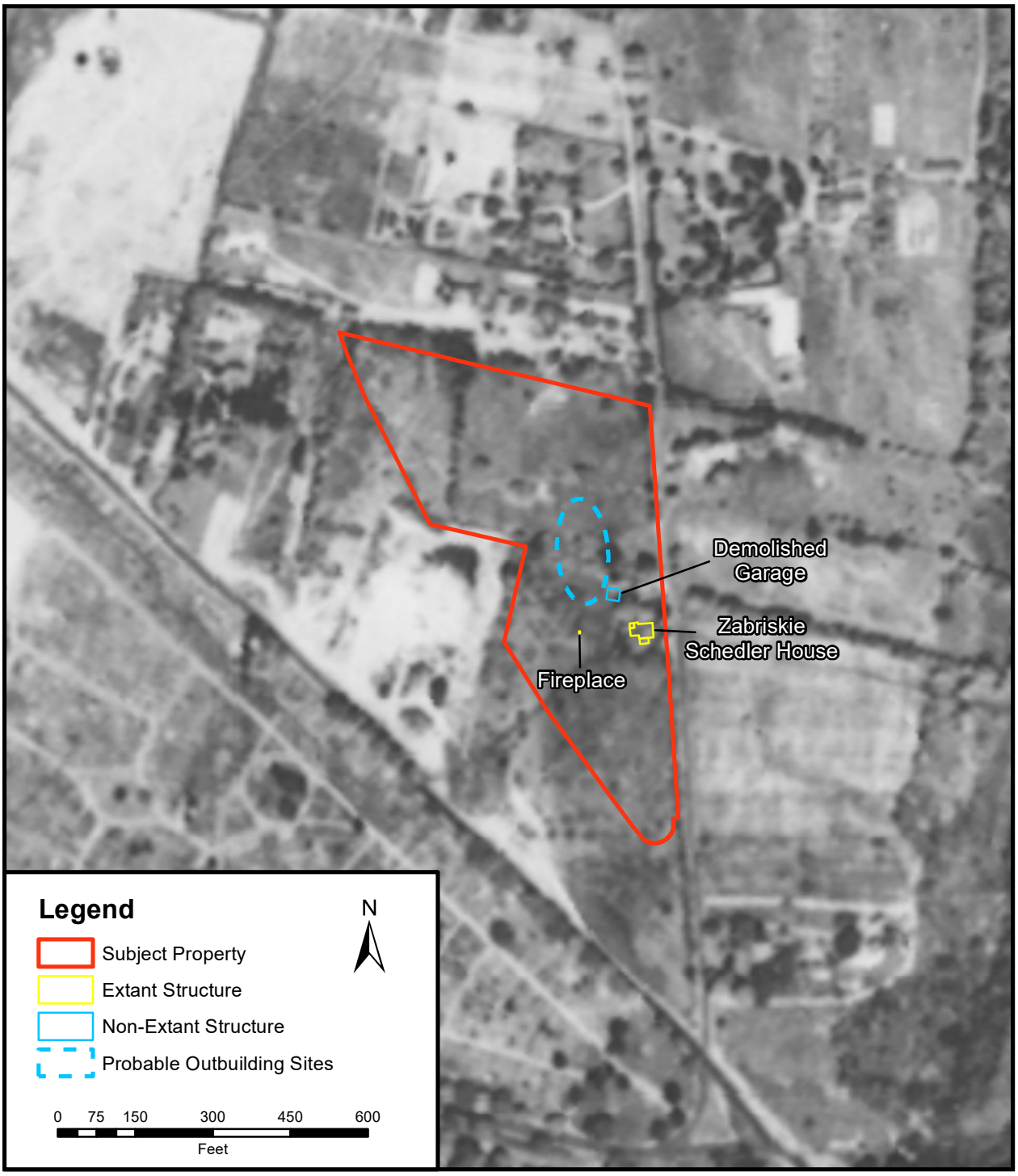


Figure 4.12. NJDEP. Detail of a historic aerial photograph of Ridgewood Village, New Jersey. 1930. Project site outlined.

Chapter 5

ARCHAEOLOGIAL FIELD INSPECTION

A half-day field visit was made to the project site on October 26, 2018 during which the project site was examined on foot. This task entailed a thorough inspection of the clearing around the Zabriskie-Schedler house and examination of the wooded areas to the north, south and west along N.J. Route 17 (Figure 5.1). Field documentation involved the taking of notes and digital photographs. No subsurface testing was performed. Weather conditions were cold and dry.

The dominant feature of the 7-acre project site is the Zabriskie-Schedler house (Photographs 5.1 and 5.2). This Dutch-American wood frame house was built *circa* 1825 with a two-story *circa* 1840 section, and two, one-story 20th-century additions. The western *circa* 1825 section has a rubble fieldstone foundation, while the eastern circa 1840 section is a coursed ashlar brownstone. The house is clad in 20th-century wood shingles with an asphalt shingle roof that was covered by a large tarp when the field inspection was conducted. Brick chimneys are present at the eastern and western gable ends of the house, which is situated with its eastern gable end facing West Saddle River Road and its front façade facing south. A large hickory tree and a large maple tree located just southwest and northwest of the house and overgrown evergreen shrubs surround its front porch. The site of an early 20th-century garage (now demolished) is located northwest of the house. An underground storm sewer appears to run parallel to the road within the yard just west of the street curb. No other signs of modern disturbance were noted in the immediate vicinity of the house. No surface evidence of an outhouse or well was observed.

No other buildings stand within the project site. A masonry barbeque grill was observed east of the house (Photograph 5.3) and a rough fieldstone and concrete rubble foundation or garden plot measuring 10 by 15 feet was identified northwest of the house (Photograph 5.4). The sites of the two barns identified in historic maps were inspected and piles of fieldstones were observed around the base of a few trees, but no intact elements of these buildings were identified (Photographs 5.5 and 5.6).

The wooded and overgrown area south of the house narrows quickly to the intersection of N.J. Route 17 and West Saddle River Road. The vegetation in this area consists mostly of smaller trees suggesting that this area was open until more recently (Photograph 5.7). A 4-foot-high chain link fence separates the property from a grassy verge along N.J. Route 17. West and north of the house the woods appear more established with larger trees and less underbrush. A section of this woods in the northwest corner of the property has recently been cleared of smaller trees as evidenced by freshly cut stumps and wood chips and an informal driveway from West Saddle River Road (Photograph 5.8). The band of the northwest section of the property N.J. Route 17 extending roughly 50 to 75 feet from the property edge has a severely undulating surface that appears related to the construction and maintenance of the highway (Photograph 5.9). In the northeast corner of the property, along West Saddle River Road, the property is level and lightly wooded. A stand pipe, spray-painted orange is located near this corner of the property and could indicate the presence of an underground utility (Photograph 5.10).



Figure 5.1. Aerial Photograph Showing Locations of Existing Structures and Building Sites and Direction of Photograph Views.



Photograph 5.1. View facing northeast showing the front façade of the Zabriskie-Schedler House. The one-and-half-story western wing was built circa 1825 and the two-story eastern wing was built circa 1840 (photographer: James Lee, October 2018 [HRI Neg.#18052/D1:010]).



Photograph 5.2. View facing south showing the rear façade of the Zabriskie-Schedler House (photographer: James Lee, October 2018 [HRI Neg.#18052/D1:042]).



Photograph 5.3. View facing east showing the masonry barbeque grill in the lawn west of the house (photographer: James Lee, October 2018 [HRI Neg.#18052/D1:018]).



Photograph 5.4. View facing east showing the concrete rubble and fieldstone foundation or garden plot located northeast of the house. Note the large pile of redware flower pots in the upper left of the view (photographer: James Lee, October 2018 [HRI Neg.#18052/D1:044]).



Photograph 5.5. View facing north showing the site of a barn northwest of the house. No in situ physical evidence of the barn was observed in this location (photographer: James Lee, October 2018 [HRI Neg.#18052/D1:019]).



Photograph 5.6. View facing northwest showing roughly trimmed fieldstone around the base of a tree near the barn sites (photographer: James Lee, October 2018 [HRI Neg.#18052/D1:020]).



Photograph 5.7. View facing south showing the wooded are south of the house. Note the chain-link fence along N.J. Route 17 in the right of the view (photographer: James Lee, October 2018 [HRI Neg.#18052/D1:014]).



Photograph 5.8. View facing northwest showing the northwest corner of the property and recent tree cutting activity (photographer: James Lee, October 2018 [HRI Neg.#18052/D1:030]).



Photograph 5.9. View facing west showing the disturbed, undulating topography along N.J. Route 17 (photographer: James Lee, October 2018 [HRI Neg.#18052/D1:025]).



Photograph 5.10. View facing south showing the woods within the northeast portion of the property. A painted stand pipe is visible in the foreground and the house is visible in the background (photographer: James Lee, October 2018 [HRI Neg.#18052/D1:037]).

Chapter 6

CONCLUSIONS AND RECOMMENDATIONS

Hunter Research has completed an archaeological assessment of the Zabriskie-Schedler property. This investigation entailed background research, particularly in relation to the Revolutionary War history of the area, historic map analysis, field inspection and the production of a technical report.

The following assessment and recommendations are offered:

Precontact Archaeological Potential

A review of previously identified precontact sites registered with the New Jersey State Museum identified 26 sites within two miles of the subject property. Most of these sites were identified during the early 20th century before intensive suburban development of the area had begun. They are almost all situated along stream terraces adjacent to the Saddle River, the Hohokus Brook to the west, or the Musquapsink Brook to the east. The subject property lies just over 1,000 feet from the Saddle River and its upland character – with no prominent natural features, rock outcrops, or water sources – suggests it would have a low potential to yield significant precontact archaeology. While it may have been a location traversed or hunted by Native Americans, it is not likely to have been the location of significant precontact occupation. The occasional isolated find, such as a precontact projectile point, would not be out of the ordinary.

Colonial Period Archaeological Potential

The subject property was part of the Paramus Reformed Church property from at least 1750 onwards. The original church, built *circa* 1735, was located at the site of the existing church, approximately 500 feet south of the Zabriskie-Schedler property. There is no indication that the property existed as anything other than undeveloped agricultural land prior to the Revolutionary War.

With its proximity to New York, Bergen County experienced military activity throughout the Revolutionary War from 1776 to 1783. Paramus' position at the crossroads of two major northern New Jersey routes gave it strategic importance and this location became a focus of military activity. The Paramus Reformed Church served variously as a barracks, hospital and prison, and General George Clinton camped at the church in December 1776 (Tholl 1974). General George Washington established his headquarters at the Paramus Reformed Church at various times and held a session of the court-martial of General Charles Lee at the church from July 11 to July 15, 1778 (Tholl 1974). A skirmish between British and Continental forces occurred at the Paramus Reformed Church in March of 1780 (Bjorklund and Hickey 2018:8-2). Finally, Moses Hazen's Regiment and the New Jersey Line camped in the vicinity of the Paramus Reformed Church during the Continental Army's march south to Yorktown in 1781 (Selig 2006). Given the proximity of the church and crossroads to the subject property, and that the property was apparently an undeveloped part of the church's land, it is considered likely that some of these wartime activities extended on to the Zabriskie-Schedler property. An archaeological survey of the property is recommended if significant ground disturbance is planned.

The archaeological expression of military activity, particularly of encampments and skirmishes, may be difficult to discern. No evidence for the construction of any substantial buildings or earthworks was iden-

tified in the site inspection, although encampments normally included features such as privy trenches and pits, which may survive as subsurface anomalies. Another archaeological expression of military activity is dropped or discarded items, such as munitions or clothing. In this instance, the best way to test for buried features, and specifically for military artifacts, is to undertake a metal detecting survey. If ground-disturbing activities are planned such a survey should be conducted under the direction of a professional archaeologist, using procedures developed by the Advanced Metal Detecting for the Archaeologist (AMDA) course offered by the Register of Professional Archaeologists (RPA). A work plan for any survey of the property should be developed in coordination with and reviewed and approved by the New Jersey Historic Preservation Office.

Historic Archaeological Potential

The first permanent historic occupation of the subject property is believed to have taken place *circa* 1825 when the first house was built. This house was expanded around 1840. A U.S. Coast Survey Map from this year shows the Zabriskie-Schedler House, along with two large outbuildings to the northwest of the house and a square orchard to the northwest of the outbuildings. While the outbuildings are assumed to be barns, the 1840 census indicates that two of the people living at the house were working in manufacturing and it is possible that the second outbuilding was used for an industrial purpose. The Bromley Atlas of 1913 shows the house and a single outbuilding, both of which are visible in a 1930 aerial photograph of the property. The last remaining outbuilding had been pulled down by the mid-1960s. The field inspection identified roughly cut fieldstone in the general location of the southern barn but did not identify an intact foundation. A small foundation of stones and concrete, probably for a shed, was identified slightly west of the barn site, while a stone and concrete fire pit was noted to the west of the house.

The relative lack of landscaping and ground disturbance observed immediately around the house (approximately 75 to 100 feet, excluding the site of the no-longer-extant garage) suggests that there is a high potential that historic archaeological deposits related to the 200-year occupation of the Zabriskie-Schedler House may survive. These deposits may take the form of trash scatters, lenses of domestic refuse (middens), filled-in privies or wells, or remains of outbuilding foundations (e.g., a smokehouse or shed). Analysis of these types of deposits could provide relevant information on the earliest date of occupation of the house and social and economic details regarding its occupants. It is more likely that these deposits would be located away from the road and to the rear and west of the house, which faces south. If extensive ground disturbance is proposed around the house archaeological survey is recommended to identify archaeological features, particularly if such disturbance will extend more than one foot below the ground surface. In particular, a Ground-Penetrating-Radar (GPR) survey of the area around the house would benefit the overall management of the property's archaeological resources, since this would likely indicate areas of archaeological sensitivity and locations of possible subsurface features.

There is also a moderate potential that remnants of the foundations of the outbuildings may survive, particularly the structure furthest to the north, which was removed earlier (and potentially by hand, thereby causing less disturbance). Excavation may throw light on the exact function of these outbuildings (e.g., livestock, storage, blacksmithing, cider making, etc.). A GPR survey and/or a metal-detecting survey, as described above, may also aid in the identification and characterization of these outbuilding sites. The area of the property outside of the immediate surroundings (approximately 100 feet) of the house and outbuildings sites has less potential to yield 19th-century domestic archaeology.



Figure 6.1. Aerial Photograph Showing Locations of Existing Structures and Building Sites and Areas of Archaeological Sensitivity.

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Appendix A

RESUMES

JAMES S. LEE, III, M.A., RPA
Vice President
Principal Investigator/Archaeologist

EDUCATION

M.A., Archaeology, University of Durham, Durham, United Kingdom, 1996

B.A., Anthropology and History, Rutgers University, New Brunswick, New Jersey, 1995

EXPERIENCE

2015-present — Vice President/Principal Investigator/Archaeologist
Hunter Research, Inc., Trenton, NJ

Vice President of firm providing archaeological and historical research, survey, excavation, evaluation, report preparation and public outreach services in the Northeastern United States. Responsible for:

- Project management, budgeting and scheduling
- Technical and synthetic writing
- Proposal preparation, contract negotiation and management
- Hiring and supervision of personnel
- Supervision of research, fieldwork, analysis and report preparation

2001-2015 — Principal Investigator
Hunter Research, Inc., Trenton, NJ

Technical and managerial responsibilities for survey, evaluation and mitigation of selected archaeological projects. Technical and managerial responsibility for report production. Participation in:

- overall site direction and day-to-day management
- development and implementation of research, excavation and analysis strategies for prehistoric and historic archaeological sites
- supervision of cartographic and GIS product, graphic design and report layout
- hiring and supervision of personnel

2001 — Crew Chief
Kittatinny Archaeological Research, Stroudsburg, Pennsylvania

- survey and excavation
- supervision of field personnel
- stratigraphic and artifact analysis

1997-2001 — Principal Investigator/Project Manager
Cultural Resource Consulting Group, Highland Park, New Jersey

- overall site direction and day-to-day management
- development and implementation of research, excavation and analysis strategies for prehistoric and historic archaeological sites
- report and proposal preparation
- hiring and supervision of personnel

1997-2000 Laboratory Supervisor
Cultural Resource Consulting Group, Highland Park, New Jersey

Technical and managerial responsibilities for laboratory components of archaeological projects. Participation in:

- management of laboratory operations
- supervision of laboratory personnel
- computerization of artifact data
- prehistoric and historic ceramic analysis
- preparation of artifact inventories and writing of artifact sections of reports

1996-1997 Field Technician
Cultural Resource Consulting Group, Highland Park, New Jersey

SPECIAL SKILLS AND INTERESTS

- canals and associated water control structures
- waterpowered mill sites
- iron manufacture
- prehistory of the northeastern United States
- prehistoric lithic technology
- historic sites interpretation and public outreach

CERTIFICATIONS

Secretary of the Interior's Professional Qualification Standards for Archaeologists (36 CFR Part 61)
Register of Professional Archaeologists
OSHA 40-hour Initial Training, 2002
OSHA 8-hour Refresher Course, 2012

PROFESSIONAL AFFILIATIONS

Society for Industrial Archaeology
Archaeological Society of New Jersey, Member at Large
Society for Pennsylvania Archaeology
New York State Archaeological Association
Canal Society of New Jersey
Warren County Morris Canal Committee
Eastern States Archaeological Federation
Middle Atlantic Archaeological Conference

SELECTED PRESENTATIONS

"The Fishkill Supply Depot: Archaeological Synthesis" Paper presented to the Friends of the Fishkill Supply Depot, October 25, 2015.

"Archaeological Investigations at the Tulpehacken Nature Center, Abbott Marshlands, Mercer County, New Jersey." Paper presented to the Archaeological Society of New Jersey, March 21, 2015.

"The Last 100 Years at Morris Canal Plane 9 West." Paper presented to the Canal Society of New Jersey, November 21, 2014 (with James Lee Jr.).

"Ephrata Tract Archaeological Assessment." Paper presented to the Moravian Historical Society, October 20, 2014.

"Archaeological Investigations in the Shadow of the Gap, I-80 Weigh Station Site (28Wa290)." Paper presented to the Society for Pennsylvania Archaeology, Forks of the Delaware Chapter 14. April 3, 2013.

"Exploring the Industrial Archaeological Resources of Waterloo Village." Paper presented to the Canal Society of New Jersey, March 15, 2013 (with Richard W. Hunter).

"Archaeological Investigations at Morris Canal Lock 2 East, Wharton, New Jersey." Paper presented to the Canal Society of New Jersey, March 16, 2012.

"Delaware and Raritan Canal Lock #1, Hamilton Township, Mercer County, New Jersey." Paper presented to the Canal Society of New Jersey, December 1, 2010 (with Richard W. Hunter).

"The Archaeological Potential of the Morris Canal." Paper presented to the Archaeological Society of New Jersey, March 19, 2007.

"Planes and Plans: The Morris Canal in Warren County." Paper presented to the New Jersey Historic Preservation Conference, April 23, 2004.

Richard W. Hunter
PRESIDENT

Patrick Harshbarger
VICE PRESIDENT

James S. Lee
VICE PRESIDENT

ERYN C. BOYCE
Architectural Historian/Historian, MS

EDUCATION

M.S., Historic Preservation, University of Pennsylvania, 2015
B.A., History, Hamilton College, 2013

EXPERIENCE

June 2016-present — Architectural Historian/Historian
Hunter Research, Inc., Trenton, New Jersey

Execution of research in support of historic, historic architectural and archaeological studies including:

- review of primary and secondary source materials
- title research
- genealogical investigation
- review of historic cartographic materials
- selected contributions to reports

December 2015-June 2016 — Program Associate
New Jersey Historic Preservation Office, Trenton, New Jersey

- performed Section 106 reviews on above-ground projects.
- determined eligibility of resources
- studied buildings' historic contexts
- evaluated project effects

December 2015-June 2016 — Intern
Heritage Consulting, Inc., Philadelphia, Pennsylvania

- conducted background research
- compiled written reports
- edited grants and strategic plans
- assisted principal during stakeholder meetings.

September 2013-June 2016 — Site Assistant/Interpreter
Fonthill Castle, Doylestown, Pennsylvania

- developed, implemented, and evaluated tours, programs and special events
- led the planning and execution of annual Old-Fashioned Fourth of July event
- assisted with interviewing, training and supervision of volunteers

December 2014-March 2015 — Research Assistant/Teaching Assistant
University of Pennsylvania, Philadelphia, Pennsylvania

- researched literature on identity
- teaching assistant for American Architecture class

May 2014-August 2014 — Property Care Intern
Historic New England, Boston, Massachusetts

- compiled background information Eustis Estate in Milton, MA
- wrote conditions assessment report for Eustis Estate

May 2013-August 2013 — Museum Education/Marketing Intern
Erie Canal Museum, Syracuse, New York

- planned, developed and implemented series of eight family programs
- designed and implemented marketing campaign for family programs

June 2012-August 2012 Museum Education Intern
Strawberry Banke Museum, Portsmouth, New Hampshire
- developed lesson plans for summer camp activities
- worked at four summer camps and led camp activities

May-Aug 2011 Intern
May-Aug 2010 Fonthill Castle, Doylestown, Pennsylvania
- gave tours
- developed activities for summer camps and birthday parties

SPECIAL SKILLS
Proficient with Microsoft Office Suite, Adobe Creative Suite and ArcGIS

Appendix B

NEW JERSEY HISTORIC PRESERVATION OFFICE BIBLIOGRAPHIC ABSTRACT

APPENDIX B

New Jersey Historic Preservation Office
Bibliographic Abstract

HUNTER RESEARCH, INC.

Location:	Zabriskie-Shedler House and Property, Village of Ridgewood, Bergen County, NJ
Drainage Basin:	Saddle River
U.S.G.S. Quadrangle:	Hdackensack, N.J.
Project:	Phase IA Archaeological Assessment, Zabriskie-Shedler House and Property, Village of Ridgewood, Bergen County, New Jersey
Level of Survey:	IA
Cultural Resources:	Zabriskie-Shedler House and Property

Appendix C

PROJECT ADMINISTRATIVE DATA

APPENDIX C

Project Administrative Data

HUNTER RESEARCH, INC.
PROJECT SUMMARY

Project Name:	Phase IA Archaeological Assessment, Zabriskie-Shedler House and Property, Village of Ridgewood, Bergen County, New Jersey
Level of Survey:	IA
HRI Project Reference:	18052
Date of Report:	February 2019
Client:	County of Bergen
Prime:	Connolly & Hickey Historical Architects LLC
Review Agency:	NJHPO
Agency Reference:	N/A
Artifacts/Records Deposited:	N/A

PROJECT CHRONOLOGY

Date of Contract Award:	8/27/2018
Notice to Proceed:	8/27/2018
Background Research:	September 2018
Fieldwork:	October 2018
Analysis:	N/A
Report Written:	September 2018 - February 2019

PROJECT PERSONNEL

Principal Investigator(s):	Richard W. Hunter, James Lee
Background Researcher(s):	Eryn Boyce
Field Supervisor(s):	N/A
Field Assistant(s):	N/A
Analyst(s):	N/A
Draftperson(s):	Evan Mydlowski
Report Author(s):	James Lee and Eryn Boyce

APPENDIX 13

Chart Describing Community Use
and Need for Athletic Fields

RJFA Letter to Field's Committee for Fall 2023

Abstract: The structure of the RJFA season is such that we have short, heavy usage of fields interspersed with periods of no field usage at all. The current field allocation does not optimize the field use–RJFA is crammed at some periods of home games, and at the same time has no mechanism to give back unused field time to other organizations. We'd like to explain our season field needs in order give back unused time and have extra space for the small number of home games.

Goal: To better describe the RJFA season to the Field's Committee members to help create optimized field schedules for the Fall Youth Sports Seasons.

Observations:

- RJFA coaches are all volunteer parents, many of whom work in the city. Ideally the practice fields are available at night, with lights to allow these coaches to continue volunteering.
- RJFA numbers have increased annually with each tackle grade comprising more than 30 players each. Flag football numbers are approaching 800 players. This high number of players has historically done excessive damage to grass fields. Since the majority of our players also play other sports outside of the football season, we are highly incentivized to keep the grass fields in the best condition possible.
- The nature of our game schedule, i.e. one game a week on the weekend, lends itself to a very high number of spectators and fans. In addition, the youth Cheer programs co locate with RJFA on game day which brings another large group of participants, families and fans.

Registration Numbers (2023 Season) :

Graduation Year	Flag Total	Flag Female	Tackle	Total
2028	80	2	35	115
2029	90	9	33	123
2030	104	20	29	133
2031	94	18	33	127
2032	92	9	28	120
2033	86	12	19	105
2034	85	18	14	99
2035	43	2	NA	43
2036	62	5	NA	62
Total	736	95	191	927

Nature of the RJFA Schedule:

Tackle:
Practice starts the 2nd week of August. Teams have practices M-F in the even for the first two weeks. The first week is acclimation, the second week is the installation of contact.
Teams will schedule preseason scrimmages, according to other teams availability.The season generally starts the first week after Labor Day. During the season, our A teams (Sr, Jr, Pw) play on Saturday nights, and our B teams play on Sunday during the day. We have 4 home Saturday night games and 4 home Sunday games per season, not including playoffs.

The schedule, including home and away games, are determined by the league we play in. They accommodate us for changes we need to make for field availability. The sooner we know scheduling conflicts the easier it is for the league to accommodate. This past season we found out there was a conflict late after schedules were made, and while the league accommodated, our A teams played their first 4 games away. Then with flooding, these teams ended up playing almost all of their games away.

Once playoffs start, all the B teams seasons are over, and A teams practice needs are determined by playoff seeding. The playoffs last 2 weeks at most, assuming our teams win out. Once a team loses in the playoffs, the season is over.

Co-Ed Flag (Fall):
This year the flag season for the co-ed league (grades K-2 and grades 3-8) begins on the weekend of August 24th and goes through the weekend of October 26th (rain date on November 2nd). There are no practices during the week, only one game on the weekends. We have been doing a one-day playoff for grades 3-8 on the last day of the season for the past two years and would like to continue this tradition. We have been playing these games in the afternoon or evening on the last weekend of the season which will be the weekend of October 26th this year. After the playoff, our season is over and we can give the fields back.

During the season, the K-2 teams (approximately 180 kids) play from 8-9:30 on Saturday mornings. Grades 3/5/7 (approximately 270 kids) play from 8:00-12:00 on Saturday mornings. Grades 4/6/8 (approximately 270 kids) play from 8:00-12:00 on Sunday mornings.

Girls Youth Flag (Spring):
The girls youth program is new this year and will be running from the weekend of March 9th through the weekend of May18th. We are planning to have one practice during the week and one game on the weekend.

Asks:
For tackle, we would like Stevens and Stadiums M-F 6:30-8:30 for first two weeks of the season. After that, we'd like Stevens M-Thursday evening and Stadium 3 nights a week for practices from End of Aug to mid November. Once playoffs start, we'd give up the second field
For Saturday night games, we'd like 4 home games, from 4-10pm. (Generally the games end by 9pm). We don't know which days home games will be scheduled so we ask for flexibility but we usually know by middle of the summer.
For Sunday B games, we're requesting 4 home games on Stadium. We would also need 5 hours, however the timing for those consecutive hours is flexible (but they have to be continuous, we have the same referees for all 3 games–it's not economically viable for them to

only ref one game). The request for Stadium over Stevens is due to the high number of fans and spectators–Stevens cannot hold the crowds.

We have never hosted any playoffs games, and we're grateful our league has accommodate us. If there's an opportunity to host, that would be amazing.

For coed flag, we're requesting the same fields we have for the past several years. For K-2 we are requesting Vets South and Vets East fields from 8-9:30 on Saturday mornings from Aug 24th - Nov 2nd. For grades 3/5/7 we would like Maple field from 8-12 on Saturday mornings from Aug 24th - Oct 26th and Maple or Stadium from noon - 4pm on October 26th for the playoffs. For grades 4/6/8 we would like Stevens field from 8-12 on Sunday mornings from August 25th - October 27th and Stevens or Stadium from noon-4pm On October 27th.

For girls flag, we are requesting a turf field for two hours for one night during the week and Maple fields from 8-11 on Saturday mornings.

Respectfully Submitted,

RJFA Board

APPENDIX 14

Map Showing Location of
Other Athletic Fields in Town

VILLAGE OF RIDGEWOOD

BERGEN COUNTY
SCALE 1" = 800'

400' 0 800' 1600'

NEW JERSEY
NOVEMBER 2008

BOROUGH OF WALDWICK

BOROUGH OF MIDLAND PARK

BOROUGH OF HO-HO-KUS

BOROUGH OF WYCKOFF

BOROUGH OF PARAMUS

BOROUGH OF HAWTHORNE

PASSAIC COUNTY

GLEN ROCK TOWNSHIP OF WASHINGTON

NOTES:

SOURCES: -RECREATION & OPEN SPACE PLAN
-ROSI
-VILLAGE TAX MAP

KEY:

- VILLAGE PARKLAND (DEVELOPED AND PARTIALLY DEVELOPED)
- VILLAGE PARKLAND (WHOLLY UNDEVELOPED)
- COUNTY PARKLAND
- SCHOOL RECREATION FACILITIES
- FUTURE OPEN SPACE ACQUISITION
- OTHER VILLAGE LANDs

ABBEY CT.	G16	COTTAGE PL.	E-F14	HANKS AVE.	G16	MORNINGSIDE RD.	A-C13	SOLLAS CT.	E-F17
ACKERMAN AVE.	I-J13	COTTAGE ST.	E11	HAWTHORNE PL.	G15	MOUNTAIN AVE.	F-G11	SOMERVILLE RD.	G17
ADAMS ST.	G14	COVENTRY CT.	F16	HEERMANCE PL.	F15	MULBERRY PL.	C15	FIREHOUSE DRIVEWAY	D15
ADDISON PL.	F15	CREST RD.	E14	HEIGHTS RD.	B-C14,D-E13	NAGLE ST.	C16	SOUTH BROAD ST.	F-G13
ALANON RD.	H16	DARBY CT.	D16	HEMPSTEAD RD.	G11	NAUSET LA.	C15	SOUTH HILLSIDE PL.	E12
ALBERT PL.	H16	DAYTON ST.	F14	HENRIETTA CT.	F19	NEWCOMB RD.	J-K16	SOUTH IRVING ST.	G-H15
ALBIN CT.	C17	DEERFIELD ST.	D16	HICKORY ST.	E17	NORGATE DR.	D18-19	SOUTH MAPLE AVE.	F-G14
ALLEN PL.	D15	DELAWARE AVE.	J16	HIGH ST.	G13	NORMAN DR.	B12	SOUTH MONROE ST.	F12-13
ALLISON CT.	E19	DEMAREST ST.	G12-13	HIGHLAND AVE.	F-G11	NORTH BROAD ST.	F14	SOUTH MURRAY AVE.	E12
ALPINE TERR.	C13	DEVON CT.	D16	HIGHVIEW TERR.	H10	NORTH HILLSIDE PL.	E12	SOUTH PLEASANT AVE.	G-J16
AMSTERDAM AVE.	I-J12	DORCHESTER RD.	J16	HIGHWOOD AVE.	G13	NORTH IRVING ST.	F15	SOUTH VAN DIEN AVE.	G16,H15
ANDOVER TERR.	A12	DOREMUS AVE.	F-G13	HILLCREST RD.	B-E14	NORTH MAPLE AVE.	C-F15	SOUTH WALNUT ST.	F14
ARCADIA RD.	H-J16	DORIS PL.	H16-17	HOLLY PL.	G12	NORTH MONROE ST.	C-E13	SOUTHERN PKY.	F-G15
ARDEN CT.	H15	DOUGLAS PL.	E14	HOPE ST.	G14-15	NORTH MURRAY AVE.	E12	SPENCER PL.	F12
ARROW LA.	D18	DOWNING ST.	C-D14	HOPPER AVE.	H15	NORTH PLEASANT AVE.	F16-17	SPRING AVE.	G14-17
AUBURN AVE.	E18	DOWNS ST.	E15-16	HOUSTON LA.	J16	NORTH RD.	E18	STANDISH RD.	F19
AVONDALE RD.	B13-14	DURAR AVE.	G14	HOWARD RD.	D18	NORTH VAN DIEN AVE.	E-F16	STANLEY PL.	F13
BANTA ST.	D17	EAST GLEN AVE.	D15-16	HUDSON ST.	F14	NORTH WALNUT ST.	E-F14	STEILEN AVE.	E16
BARNES DR.	A12	EAST RIDGEWOOD AVE.	F14-15	HUNTER RD.	J16	NORTHERN PKY.	D-F15	STERLING PL.	D16
BARNETT PL.	C15	EAST SADDLE RIVER RD.	D-E18	IVY PL.	G14	OAK ST.	D-F14	STEVENS AVE.	H-J16
BARRINGTON RD.	C14	EASTBROOK RD.	E18-19	JACKSON TERR.	C12-13	OLD STONE RD.	C12	STILWELL PL.	H14
BARTELL PL.	H-J16	EASTERN CT.	F17	JAMES ST.	H17	OLIVIA ST.	D15	STONYCROFT RD.	H10
BEDFORD RD.	B13	EASTGATE RD.	D19	JEFFER CT.	F17	ORCHARD PL.	G12	STRATFORD RD.	B13
BEECHWOOD RD.	D13	EASTSIDE AVE.	H16	JEFFER ST.	E17	ORVILLE PL.	E19	STUART ST.	D15
BELLAIR RD.	F-G12	EDGEWOOD PL.	H15	JEFFERSON ST.	E19	OVERBROOK RD.	F15-16	SUMMIT ST.	C14
BELMONT RD.	B13	EDWARDS ST.	G13	JEMCO PL.	J15	OXFORD CT.	D16	SUNSET AVE.	E13
BENNINGTON TERR.	D18	ELAINE TERR.	E19	JOHN ST.	F16	PALMER CT.	D12-13	TAYLOR RD.	E19
BERGEN CT.	G17	ELDON CT.	C16	KATHERINE RD.	F-G12	PARAMUS RD.	F18	TERHUNE RD.	D18
BERKSHIRE RD.	J16	ELLINGTON RD.	J-K16	KEMAH RD.	D13	PARK SLOPE	E13	THE BY-WAY	H11
BEST CT.	F18	ELM CT.	C-D12	KENILWORTH RD.	G-H16	PARSONS RD.	B13	THEYKEN PL.	E-F19
BETTY CT.	D17	ELMSLEY CT.	D-E12	KENSINGTON DR.	D16	PASSAIC ST.	F14	THOMPSON PL.	D15-16
BEVERIDGE RD.	B12-13	EMKER TERR.	C12	KENWOOD RD.	D17-18	PATRICIA CT.	B12	UNADILLA RD.	D13
BEVERLY RD.	F16	EMMETT PL.	E-F17	KINGSBRIDGE LA.	D18	PAUL CT.	F12	UNDERCLIFF CT.	C-D15
BINGHAM RD.	D18	ETHELBERT PL.	F13	KNICKERBOCKER RD.	F16	PEARSALL AVE.	E16	UNION ST.	F-G14
BOGERT AVE.	E16	ETON CT.	D16	KNOLLWOOD RD.	G10	PERSHING AVE.	F-G17	UPPER BLVD.	B-D14
BOYCE PL.	G13-14	EVERGREEN PL.	G15	LAKE AVE.	E11	PHELPS RD.	C13-14	VALLEY VIEW AVE.	D13
BRAINARD PL.	G13	FAIRFIELD AVE.	D-E16	LAKEVIEW DR.	F11	PHOENIX AVE.	G13	VAN BUREN ST.	D15
BRIARCLIFF RD.	G12	FAIRMOUNT RD.	C13-14	LAUREL RD.	H16	PINE ST.	C15	VAN DYKE ST.	C12
BROOKMERE CT.	D14-15	FAIRWAY RD.	E15-F16	LAWRENCE CT.	D14	POMANDER WALK	F13	VAN EMBURGH AVE.	D-F19
BROOKSIDE AVE.	G15	FARVIEW ST.	C12	LE ROY PL.	F13	PONFIELD PL.	D16	VAN NESTE SQ.	F14
BRYDEN PL.	D14	FERNWOOD CT.	B12	LENOX AVE.	F13	PRESTON PL.	D15	VISTA CT.	D-E15
BURNSIDE PL.	D15	FERRIS PL.	F12	LEONARD PL.	G13	PROSPECT ST.	F-H14	WAIKU RD.	D13
BUSTEED DR.	E12	FIRST ST.	C15	LIBBY AVE.	E15	QUACKENBUSH PL.	E18	WALL ST.	F17
CALIFORNIA ST.	C13-14	FLOYD ST.	H17	LIBERTY ST.	F-G15	QUEENS CT.	E18	WALTHERY AVE.	E-G17
CAMBRIDGE RD.	D16	FOSTER TERR.	G14	LIBRARY PL.	F13	RACE TRACK RD.	C16-17	WALTON ST.	F14
CAMERON LA.	D14-15	FOX CT.	H16	LINCOLN AVE.	F-G12,G-H11	RANDOLPH PL.	G13	WARREN PL.	F15
CANTERBURY PL.	D15	FRANKLIN AVE.	F14	LINDEN ST.	G14	RED BIRCH CT.	D16	WASHINGTON PL.	F13
CANTRELL RD.	F11	FRANKLIN TPKE.	C16-D17	LINWOOD AVE.	E14-16,F17-19	RED ROCK CT.	C14	WASTENA TERR.	D13
CARLISLE TERR.	G14	FREDERICK ST.	F17	LITCHFIELD ST.	D16	REYNEN CT.	F16	WATLINGTON TERR.	G14
CARLTON TERR.	D13	GARBER SQ.	F13	LOCKWOOD RD.	H17	RICHARDS RD.	B13	WAVERLY RD.	B12
CAROLINA PL.	F12	GARDNER RD.	G11	LOTTE RD.	G11	RICHMOND AVE.	G13	WELLINGTON RD.	B12
CARRIAGE LA.	D17	GARFIELD PL.	F13	LOTUS RD.	H16	RIDGE RD.	E13	WEST END AVE.	F12
CATHLEEN TERR.	E18	GATEWAY RD.	F19	LUCILLE CT.	J16	RIVARA CT.	E18	WEST GLEN AVE.	C13,D14
CEDAR AVE.	G14-15	GEORGE ST.	D15	LYNN ST.	C-D16	ROBERT ST.	J16	WEST RIDGEWOOD AVE.	E12,F13
CEDARCROFT RD.	G12	GILBERT ST.	G14-15	MADISON PL.	E13	ROBINSON LA.	E14	WEST SADDLE RIVER RD.	D17
CHELSEA PL.	D17	GLENVIEW RD.	A13	MANCHESTER RD.	C12-13	ROCK RD.	H10	WESTBROOK RD.	D18
CHERRY LA.	D15	GLENWOOD RD.	B13-14	MANOR RD.	G10,H11	ROSE CT.	E15	WESTFIELD AVE.	E17
CHESTERFIELD ST.	D16	GODWIN AVE.	F12-13	MARLBORO. RD.	F11	ROSLYN RD.	D19	WESTGATE RD.	H10
CHESTNUT ST.	E-F14	GOFFLE RD.	F-G10	MARSHALL ST.	F15	ROUTE 17	E18	WICKHAM WAY	D18
CHRISTOPHER PL.	G13	GORDON RD.	G15-16	MARY ANN PL.	E17	RUGBY CT.	C-D16	WILDWOOD RD.	D13-14
CIRCLE AVE.	G16	GRANDVIEW CIR.	G11	MASTIN PL.	E14	SALEM LA.	E19	WILLIAM ST.	E19
CLAREMONT RD.	F11	GRANT ST.	F11	MAXWELL PL.	H16	SECOND ST.	C15	WILLOW CT.	H16
CLIFF ST.	C15	GRAYDON TERR.	E15-16	MAYNARD CT.	E12	SHADOWBROOK RD.	E18	WILSEY SQ.	F13
CLINTON AVE.	E12	GREENWAY RD.	H10-11	MC GUIRE CT.	H17	SHEFFIELD RD.	D16	WILSON ST.	C-D14
COLLINGWOOD PL.	E-F15	GROVE ST.	H15-16	MC KINLEY PL.	G11	SHELBORNE TERR.	B12-13	WINDSOR TERR.	D13
COLONIAL RD.	F15-16	HAMILTON RD.	B13	MEADOWBROOK AVE.	E15-16	SHELTON RD.	E17	WITTHILL RD.	G16-17
COLWELL CT.	C13	HAMMOND RD.	F19	MELROSE PL.	F12	SHERIDAN TERR.	E13	WOOD HOLLOW LA.	D19
CONCORD RD.	E17	HAMPSHIRE RD.	E19	MIDVALE ST.	G12	SHERMAN PL.	F13	WOODBINE CT.	H15
CORELLA CT.	J16	HAMPTON PL.	F16	MIDWOOD RD.	K16	SHERWOOD RD.	C13-14	WOODFIELD CT.	B12
CORONA PL.	E17			MONTE VISTA AVE.	E13	SMITH PL.	C12	WOODLAND AVE.	D-E13
CORSA TERR.	F13							WOODSIDE AVE.	G14
								WYNDERMERE AVE.	F16-17

VILLAGE OF RIDGEWOOD
ENGINEERING DIVISION
BERGEN COUNTY NEW JERSEY

RECREATION AND OPEN SPACE PLAN
July 1, 2010

SCALE:	DATE:
1'=800'	9/22/10
DRAWN BY:	FILE NO.:
J.M.	GIS

L:\Engineering\GIS\GIS entire village\ROSI.dwg Mon, Feb 28, 2022 - 12:22pm

APPENDIX 15

Two Drone Flyovers of the Site
Two Recent Flyovers of Flooded Field in the Village

Submitted Flash Drive with
Video Files in Initial Submission

APPENDIX 16

Two Historic Preservation Office Letters
and Keith Kazmark's Responses

Removed from Application per SHPO review letter dated March 22, 2024

APPENDIX 17

Support Letters

Removed from Application per SHPO review letter dated March 22, 2024

APPENDIX 18

Village's Project Budget and Funds Expended to Date

PRELIMINARY DRAFT-FOR DISCUSSION PURPOSES ONLY

Updated 4/10/24

VILLAGE OF RIDGEWOOD

SCHEDLER-ZABRISKIE HOUSE, SCHEDLER FIELD

PROJECT PAID/CHARGED COSTS 4/10/24

FIELD IMPROVEMENTS/HOUSE RESTORATION

													4/10/2024				
					HOUSE	HAZARDOUS		FINANCING	VENDOR	ORDINANCE		**Adjusted Classification**					
	VENDOR	ADVERTISING	PERMITS	FIELD/LAND	CONSTRUCTION	WASTE	ARCHITECT	COSTS	TOTAL	TOTALS	**reclass**	**Net**	**House**	**Park**	**Purchase**	**Field**
ORD# 3535-HOUSE																
	DELL-TECH INC	$ -	$ -	$ -	$ 68,399.00	$ -	$ -	$ -	$ 68,399.00	-						
	CONNOLLY & HICKEY						60,000.00		60,000.00	-						
	P CARPENTER ASSO.				6,601.00				6,601.00	-						
									-	**$ 135,000.00**	$ -	$ 135,000.00	$ 135,000.00	$ -	$ -	$ -
ORD# 3593-FIELD																
	NJ MEDIA	508.11							508.11							
	BERGEN COUNTY SOIL		2,325.00						2,325.00							
	DTS TRUCKING			99,875.00					99,875.00							
	UNICORN CONTRACTING					90,240.00			90,240.00		(90,240.00)					
	DELL-TECH INC				57,051.00				57,051.00	**249,999.11**	(57,051.00)	102,708.11				102,708.11
ORD# 3644-FIELD																
	MSB.LLC							600.00	600.00							
	CONNOLLY & HICKEY						48,900.00		48,900.00							
	DELL-TECH INC				99,850.00				99,850.00		(99,850.00)					
	DEP		650.00						650.00	**150,000.00**	(48,900.00)	1,250.00				1,250.00
									-							
ORD#3671-HOUSE									-							
	DELL-TECH INC				50,000.00				50,000.00	**50,000.00**		50,000.00	50,000.00			
	CONNOLLY & HICKEY						-		-							
ORD#3676-HOUSE									-							
	MSB.LLC							600.00	600.00	-						
	CONNOLLY & HICKEY						4,650.00		4,650.00	-						
	DELL-TECH INC				242,700.00				242,700.00	**247,950.00**						
	DELL-TECH INC										57,051.00					
	UNICORN CONTRACTING										90,240.00	395,241.00	395,241.00			
									-							

PRELIMINARY DRAFT-FOR DISCUSSION PURPOSES ONLY

Updated 4/10/24

VILLAGE OF RIDGEWOOD

SCHEDLER-ZABRISKIE HOUSE, SCHEDLER FIELD

PROJECT PAID/CHARGED COSTS 4/10/24

FIELD IMPROVEMENTS/HOUSE RESTORATION

	VENDOR	ADVERTISING	PERMITS	FIELD/LAND	HOUSE CONSTRUCTION	HAZARDOUS WASTE	ARCHITECT	FINANCING COSTS	VENDOR TOTAL	ORDINANCE TOTALS	reclass	Net	House	Park	Purchase	Field
												4/10/2024 Adjusted Classification				
ORD#3712-FIELD									-	-						
	MSB.LLC							683.33	683.33	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	CONNOLLY & HICKEY						28,700.00		28,700.00							
	DOWNES TREE SERVICE			36,185.00					36,185.00							
	S&P							415.21	415.21							
	NISIVOCCIA							1,660.86	1,660.86							
	PSE&G			6,417.67	6,417.68				12,835.35							
	ANS CONSULTANTS					2,000.00			2,000.00							
	Onque Technologies			129,462.75					129,462.75							
	ALMSTEAD TREE			3,847.50					3,847.50							
	Suburban Consulting		2,600.00				972.00		3,572.00	**219,362.00**	(28,700.00)	190,662.00				190,662.00
ORD#3746-HOUSE									-							
	MSB.LLC	-	-	-	-	-	-	600.00	$ 600.00	**600.00**	-					
	DELL-TECH INC										99,850.00	100,450.00	100,450.00		-	-
									-							
ORD#3791-HOUSE									-							
	MSB.LLC							1,249.17	1,249.17							
	S&P							394.45	394.45							
	NISIVOCCIA							1,577.81	1,577.81							
	Allocate Berm				98,316.90				98,316.90							
	CONNOLLY & HICKEY						2,750.00		2,750.00							
	In House Engineering		66,914.22						66,914.22							
	In House Engineering		38,085.78						38,085.78							
									-	**209,288.33**	83,435.00	292,723.33	292,723.33			
ORD#3792-FIELD									-							
	MSB.LLC							5,089.72	5,089.72							
	CONNOLLY & HICKEY						5,835.00		5,835.00							
	ACACIA FINANCIAL							6,357.00	6,357.00							
	NJ MEDIA	187.70						-	187.70			-				-
	ONQUE TECHNOLOGIES			245,792.25					245,792.25			-				-
	Allocate Berm			(98,316.90)					(98,316.90)							
	ALMSTEAD TREE & SHRUB CARE			1,375.00					1,375.00							
	NISIVOCCIA LLP							906.50	906.50							
	IN HOUSE ENGINEERING		6,633.90						6,633.90							
	Richard Grubb			53,778.00					53,778.00							
	Suburban Consulting Engineers		10,500.00						10,500.00							
	In House Engineering		19,725.16						19,725.16	**257,863.33**	(5,835.00)	252,028.33				252,028.33

PRELIMINARY DRAFT-FOR DISCUSSION PURPOSES ONLY

Updated 4/10/24

VILLAGE OF RIDGEWOOD

SCHEDLER-ZABRISKIE HOUSE, SCHEDLER FIELD

PROJECT PAID/CHARGED COSTS 4/10/24

FIELD IMPROVEMENTS/HOUSE RESTORATION

													4/10/2024				
					HOUSE	HAZARDOUS		FINANCING	VENDOR	ORDINANCE		**Adjusted Classification**					
	VENDOR	ADVERTISING	PERMITS	FIELD/LAND	CONSTRUCTION	WASTE	ARCHITECT	COSTS	TOTAL	TOTALS	**reclass**	**Net**	**House**	**Park**	**Purchase**	**Field**
ORD#3854-HOUSE-INTERIOR RENO																
	DELL-TECH INC.				759,275.00				759,275.00		$ -					
	PROGRESSIVE BRICK CO					5,000.00			5,000.00							
	PRIMAVERA PARTNERS		8,600.00						8,600.00	**$ 772,875.00**		$ 772,875.00	$ 772,875.00	$ -	$ -	$ -
													.			
ORD#3951	PARK IMPROVEMENTS															
	MCNERNEY & ASSOCIATES			3,500.00					3,500.00							
	NJDEP		70.00						70.00							
	MILLER-RINALDI & ASSO.			2,750.00					2,750.00							
	PETER PRIMAVERA			25,350.00					25,350.00							
	RICHARD GRUBB			49,517.00					49,517.00							
	DUNN SURVEYING			4,675.00					4,675.00							
	SIGNS BY LYNN	500.00							500.00							
	MATRIX NEW WORLD		38,330.00						38,330.00	**124,692.00**				124,692.00		
TOTAL		**$ 1,195.81**	**$ 194,434.06**	**$ 564,208.27**	**$ 1,388,610.58**	**$ 97,240.00**	**$ 151,807.00**	**$ 20,134.05**	**$ 2,417,629.77**	**$ 2,417,629.77**	**$ -**	**$ 2,292,937.77**	**$ 1,746,289.33**	**$ 124,692.00**	**$ -**	**$ 546,648.44**
ORD#3163-PURCHASE									**2,898,712.29**	**2,898,712.29**					2,898,712.29	
ORD#3346-PURCHASE									**99,925.39**	**99,925.39**					99,925.39	
									$ 5,416,267.45	**$ 5,416,267.45**						
												$ 5,416,267.45	**$ 1,746,289.33**	**$ 124,692.00**	**$ 2,998,637.68**	**$ 546,648.44**
	Berm Allocation			**40%**	**60%**											
	Heather email 2/22/23			**House**	**Field**			Litigation:								
	Jovan measurements	Linear Feet	**1,140**	**456**	**684**	**Proof**										
	OnQue Tech cost for berm		$ 245,792.25					The Village has resolved a claim against a contractor that was awarded a bid for the planting of trees and installation of a water source on the property.								
	Cost per LF		215.61	$ 98,316.90	$ 147,475.35	$ 245,792.25		The resolution is the planting of additional trees and confirming the competency of the water main.								

APPENDIX 19

Statement About No Wetlands from Village Engineer

VILLAGE OF RIDGEWOOD

BERGEN COUNTY, NEW JERSEY
DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS
Christopher J. Rutishauser, PE, CPWM
Village Engineer, Director of Public Works

131 N. MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07450
PHONE: (201) 670-5500, Ext. 2238
FAX: (201) 670-7305

Via Email and First Class Mail

November 29, 2023

Peter Primavera
Peter Primavera Partners, LLC
P.O. Box 2938
Westfield, New Jersey 07090

RE: **Lots 9, 10, 11, and 12, Block 4704**
Zabriske - Schedler Site Development
Village of Ridgewood
File No. 23030

Dear Mr. Primavera:

As requested, we investigated and examined the referenced property for the presence of conditions conducive to "wetlands". The following were noted:

- Observations of the site soils do not indicate any hydric soils that are sufficiently wet to support the growth and regeneration of hydrophytic vegetation such as Skunk Cabbage (in the springtime).
- The NJ-GeoWeb printout for the site area does not show any wetlands. The nearest identified wetlands are approximately 0.16 miles to the east from the site near the Saddle River. Copy of printout attached.
- Site elevations based on NAVD'88 are generally between +105.00 and +112.00, exclusive of the site soil berm.
- Observations of site utility trenching (in the presence of a historic archeologist) did not note any soil mottling.
- Preliminary geotechnical investigations perform in 2015 indicated that site soils consisted of tan-brown fine to course sands, little fine glaciated gravel, trace silt, interspersed with thin clayey lenses. Such localize clayey lenses can impede site drainage through the otherwise highly permeable soils at the site.
- There are no sources of water into the reference site other than rainfall runoff.

Based on my observations, the referenced site conditions do not support wetlands.

If you have any questions or require additional information, please feel free to email me at: crutishauser@ridgewoodnj.net

Very truly yours,

Christopher J. Rutishauser, P.E., CPWM
Director of Public Works/Village Engineer

C: Keith Kazmark, Village Manager

APPENDIX 20

OPRA Requests

Removed from Application per SHPO review letter dated March 22, 2024

APPENDIX 21

Turf Justification

Turf Justification:

Ridgewood, New Jersey has had an athletic playing field deficit for decades. With increased flooding around three of our main fields, increased participation in recreational and competitive sports, and a growing mental health problem, that deficit has become more pronounced and detrimental in recent years. When all Ridgewood fields are operational, our current inventory of fields is still inadequate, overused and overburdened. Moreover, our grass fields are seldom at their best and often unusable. Ridgewood simply does not have the capacity to maintain and water our grass fields. That combined with the need to maximize use of our fields despite that grass fields can sustain only limited use, often leads to our grass fields being unsafe, uneven, dry, and/or dusty. Other towns have refused to allow their teams to play on certain of our grass fields for safety concerns. Adult participants refuse to play on our grass fields for safety concerns. To make matters worse, after rainstorms, which occur now with increasing frequency, most or all of our grass fields are typically closed for several days to avoid their being destroyed for entire seasons if played on right after a rainstorm. Games scheduled on grass fields are often cancelled at the first sign of rain. Even our best grass fields are typically unsuitable for high level sports or adult sports. Turf solves all of these issues. It is much easier (and more economical) to maintain. It maximizes the time participants can use the field -- a turf field can be used effectively non-stop, rain or shine. Consistent use does not tear up a turf field or otherwise create unsafe playing conditions. Instead, a turf field provides a consistently clean, even surface that is safer for all ages and allows for any level of competition from recreational to competitive. A turf field also may be lined for use by any number of sports. Even aesthetically turf is more appealing since it always maintains a green, manicured appearance, whereas our grass fields are often bare, dry and/or dusty. Finally, with advances in turf, we can use an infill without crushed rubber and without past concerns over generation of excessive heat. Simply put, uniformly and for a long list of reasons, turf is the only practical solution for a new field in Ridgewood.

APPENDIX 22

Precedent for Turf Fields at Historic Sites

ORDER ON MOTION

SUPERIOR COURT OF NEW JERSEY
APPELLATE DIVISION
DOCKET NO. A-004347-16T4
MOTION NO. M-008393-16
BEFORE PART S
JUDGE(S): THOMAS V. MANAHAN
ROBERT J. GILSON

IN THE MATTER OF
HAWTHORNE BOROUGH, PASSAIC COUNTY
GOFFLE BROOK PARK SYNTHETIC TURF FIELD
GOFFLE BROOK PART (SR: 8/29/2002)

MOTION FILED: 07/28/2017

BY: BOARD OF CHOSEN FREEHOLDERS OF THE COUNTY OF PASSAIC

ANSWER(S)
FILED:

SUBMITTED TO COURT: August 17, 2017

ORDER

THIS MATTER HAVING BEEN DULY PRESENTED TO THE COURT, IT IS, ON THIS 21st day of August, 2017, HEREBY ORDERED AS FOLLOWS:

MOTION BY MOVANT

MOTION TO INTERVENE PERMITTING THE BOARD OF CHOSEN FREEHOLDERS TO FORMALLY OPPOSE A MOTION FILED BY THE BOROUGH OF HAWTHORNE AND FILE OPPOSITION TO THE APPEAL — GRANTED

SUPPLEMENTAL:

FOR THE COURT:

THOMAS V. MANAHAN, J.A.D.

SR: 8/29/2002
KAK

AMENDED

IN THE MATTER OF HAWTHORNE BOROUGH, PASSAIC COUNTY GOFFLE BROOK PARK SYNTHETIC TURF FIELD GOFFLE BROOK PARK (SR: 8/29/2002)

SUPERIOR COURT OF NEW JERSEY
APPELLATE DIVISION
Docket No. A-004347-16T4

CIVIL ACTION

On Appeal From:
Decision of the Commissioner
Of the DEP dated 5/11/2017

APPELLANT, BOROUGH OF HAWTHORNE'S BRIEF

MICHAEL J. PASQUALE, ESQ.
(ID# 020861986)
146 Rea Avenue
Hawthorne, New Jersey 07506
(973) 423-0909
mpasquale@mpasqualelaw.com
Attorney for Appellant,
Borough of Hawthorne

On the Brief: Michael J. Pasquale, Esq.

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University Cottage Club of Princeton, New Jersey Corp. v. New Jersey Department of Environmental Protection, 191 N.J. 38, 48 (2007) . . . 21

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Passaic County proposed project design plans and specifications, dated January, 2016 . . . . . Pa 8

Passaic County's Application for a Flood Hazard Area Individual Permit for Goffle Brook Park, Dated January, 2016 . . . . . Pa 18

Flood Hazard Area Individual Permit issued by DEP for Goffle Brook Park, dated August 26, 2016 . . . . . Pa 238

Passaic County's Freshwater Wetlands General Permit 11 for outfall/intake structures at Goffle Brook Park, dated October 7, 2016 . . . . . Pa 244

Borough of Hawthorne letter to DEP informing them of the proposed project in Goffle Brook Park, dated November 2, 2016 . . . . . Pa 249

DEP letter to Borough of Hawthorne acknowledging the November 2, 2016 letter, dated November 30, 2016 . . . . . Pa 250

DEP letter to Passaic County informing them that Goffle Brook Park is subject to the New Jersey Register of Historic Places Act, dated December 2, 2016 . . . . . Pa 252

Passaic County's encroachment application for project authorization submitted to DEP, dated January 10, 2017 . . . . . Pa 255

DEP letter to Passaic County requesting additional information about the proposed project dated February 2, 2017 . . . . . Pa 292

County Administrator De Nova's letter to DEP providing requested information per DEP's February 2, 2017 letter regarding the proposed project, dated February 15, 2017 . . . . . Pa 294

Borough of Hawthorne Resolution No. 42-17 imploring Passaic County and the DEP to consider the negative impacts of the project on Goffle Brook Park dated February 15, 2017 . . . . . Pa 297

DEP letter to Passaic County giving notice of the scheduled Historic Sites Council public meeting, dated March 22, 2017 . . . . . Pa 298

Passaic County letter to DEP with revised project plan showing the removal of a fence from design plan, dated March 29, 2017 . . . . . Pa 300

Agenda for New Jersey Historic Sites Council Public Meeting, dated April 21, 2017 . . . . . Pa 301

New Jersey Historic Sites Council Resolution HSC-0217-385, dated April 21, 2017 . . . . . Pa 302

Minutes from the April 21, 2017, New Jersey Historic Sites Council public meeting, dated April 21, 2017 . . . . . Pa 307

Borough of Hawthorne letter to DEP requesting Commissioners deny the encroachment application, Dated April 25, 2017 . . . . . Pa 321

Borough of Hawthorne Resolution No. 87-17 imploring DEP Commissioner to deny encroachment application, Dated March 3, 2017 . . . . . Pa 323

DEP Asst. Commissioner Boornazian email to Borough of Hawthorne regarding consideration of Encroachment application, dated May 6, 2017 . . . Pa 325

Sen. Gordon letter to DEP in opposition of the proposed project, dated May 10, 2017 . . . . . Pa 326

DEP letter to County Administrator De Nova approving the encroachment application and authorizing project construction, dated May 11, 2017 . . . . . Pa 328

Borough of Hawthorne Resolution No. 94-17 authorizing the municipal attorney to take legal action against the DEP's decision to approve the application, dated May 17, 2017 . . . . . Pa 331

Mayor Goldberg letter to DEP requesting reconsidering of agency's decision to approve the encroachment, dated May 26, 2017 . . . . . Pa 332

County Administrator DeNova letter to DEP agreeing to conditional approval and providing DEP with County Resolution 20170429 approving the conditions, dated May 31, 2017 . . . . . Pa 334

Certification of Albert C. Ianacone, President of Historical Society of the Borough of Hawthorne, Dated July 17, 2017 . . . . . Pa 338

Letter from Hawthorne municipal attorney to DEP requesting stay of the agency's decision, dated September 1, 2017 . . . . . Pa 341

DEP Asst. Commissioner Boornazian letter to Hawthorne municipal attorney denying request for Reconsideration, dated September 18, 2017 . . . . Pa 343

Order to Appellate Division Denying Motion to Stay, dated October 10, 2017 . . . . . Pa 346

PRELIMINARY STATEMENT

This matter comes before the Court on appeal from a determination by the Department of Environmental Protection authorizing the installation of a synthetic turf field in historic Goffle Brook Park. The Park, listed on the National and State Register of Historic Places, is located entirely in the Borough of Hawthorne, the appellant in this matter. The park is owned by the County of Passaic as part of its County Park System.

The Borough of Hawthorne is a community of 18,000 people living in 3.2 square miles. In the center of the Borough is Goffle Brook Park, which fairly well runs from one end of town to the other. It has a pond and traces a brook. It has rolling hills and is a 103 acre swath of green in a busy suburban community.

The Park was designed by the Olmsted Brothers, the sons of Frederick Law Olmsted, the father of Landscape Architecture in this County. It has historic significance as home to Native Americans of the Lenni Lenape Tribe and as an encampment site for the General Marquis de Lafayette and Major Henry "Light Horse Harry" Lee during the American Revolution. It was designed by a Master Landscape Architect during the Great Depression as part of several relief programs. It has a rightful place on the Register of Historic Places.

In 2013 the County of Passaic undertook a multi-year, multi-million dollar restoration of the Park. With painstaking attention to detail, it restored the park to its original Olmsted design. The result is breathtaking, a place of great pride in the community. And when all of this work was done, the County of Passaic determined to install a synthetic turf field where there existed a loosely lined grass field, used occasionally for football or pick-up soccer games.

This appeal does not focus on the wisdom of the County in undertaking a project that so violates the sanctity of this beautiful, historic place. It instead focuses on the abject failure of the agency charged to protect the historic, architectural and cultural heritage of this State, the New Jersey Department of Environmental Protection. Because the Park is listed in the Historic Register, the County was compelled to seek project approval from the State Historic Preservation Office. That Office got it right. It ruled that the installation of a turf field would constitute an "encroachment" impacting the historic integrity of the Park. It disallowed the project to be undertaken.

The County sought what amounts to an exception from the Commissioner of the DEP and appeared before the Historic Sites Council, the statutorily designated advisor to the Commissioner. The Council dead-locked, 2-2, on the adoption of a resolution

endorsing the project. It also did that what it was charged to do and protected the integrity of this historic place.

Yet even before the Council considered the matter, the Assistant Commissioner delegated to decide the matter, Richard Boornazian, had determined to approve the application. With a single stroke he over-turned the determination of the Historic Preservation Office and paid no heed to the advice offered by the Historic Sites Council. He granted project approval without any adherence to the statutory scheme designed to protect and preserve our history or heritage. That is the sole focus of this appeal - review of the arbitrary and unreasonable decision made by the Assistant Commissioner of the DEP, who failed to articulate any factual or legal basis for his determination to permit an encroachment in a historic park.

PROCEDURAL HISTORY

Goffle Brook Park in the Borough of Hawthorne is listed on the Register of Historic Places of the State of New Jersey and the National Register of Historic Places, a designation attained in 2002. [Pa 1]. It is owned by the County of Passaic. In January of 2016, not long after it completed a multi-million dollar restoration of the park to its original Olmsted Brothers design, the County finalized plans for the installation of a synthetic turf field where once there was located a casting pond. [Pa8] As the field to be constructed was to be located within feet of Goffle Brook, the County applied for a Flood Hazard Area Individual Permit [Pa18] and a Freshwater Wetlands General Permit. [Pa244].

The Mayor and Council of the Borough of Hawthorne from the outset opposed the project proposed by the County as being incongruous with the historic nature of the park. It argued that the installation of synthetic turf field would constitute an "encroachment" as defined by law. [Pa249]. The DEP acknowledged receipt of the objection of Hawthorne. [Pa250]. Shortly thereafter, on December 2, 2016, the State Historic Preservation Office, an arm of the DEP, advised the County that as Goffle Brook Park was listed on the Register of Historic Places, it would need to submit an Application for Project Authorization to that office for consideration. The letter sent to the County stated, "The intent of the New Jersey Register Law is to ensure that New Jersey

Register listed properties and districts are protected from potentially harmful public action." [Pa252]

The County submitted an application as required. [Pa255]. The DEP requested additional information, [Pa292], which was provided by the County. [Pa294]. The Municipal Council of the Borough of Hawthorne adopted a Resolution, dated February 15, 2017, imploring the County to reconsider this ill-conceived idea and asking the DEP to consider the significant negative impact of the application on the integrity of this historic park. [Pa297].

The State Historic Preservation Office concurred with Hawthorne's assessment and ruled that the installation of a synthetic turf field would constitute an "encroachment." [Pa298]. In its letter of March 22, 2017, denying project authorization, the Council stated:

> "I am in receipt of an application for project authorization for the proposed synthetic turf field located within Goffle Brook Park, which is listed on the New Jersey Register of Historic Places (NJRHP). Your application was deemed technically complete and professionally sufficient upon the receipt of additional requested information on March 2, 2017. The project involves the replacement of an existing grass football field with a multi-use Field Turf synthetic turf field. The alteration of a portion of the park and introduction of a significant new visual intrusion will alter the setting and integrity of Goffle Brook Park. The project does not meet the *Secretary of the Interior's Standards for Treatment of Historic Properties - Rehabilitation* and therefore, pursuant to N.J.A.C. 7:4-7.4, this project **constitutes an encroachment** on Goffle Brook Park. (Emphasis in original).

The County was undeterred by the ruling of the State Historic Preservation Office and requested a direct ruling from the Commissioner, allowing the project to go forward despite the determination that it would constitute an encroachment. After making small, rather insignificant changes to the plan, it pressed forward with the project. [Pa300]. The matter was listed on the Agenda of the New Jersey Historic Sites Council on April 21, 2017. [Pa301]. The Council, which acts as advisor to the Commissioner, was provided in advance of the meeting with a proposed resolution endorsing the project. [Pa302] The Historic Sites Council, by a 2-2 vote, declined to adopt the resolution and endorse the project. [Pa307]. As such, the matter went to the Commissioner without recommendation.

The Hawthorne Mayor and Council, as well as its State Senator, Bob Gordon, continued to oppose the project and filed written objection. [Pa321, Pa323, Pa326] The Commissioner delegated the determination to Assistant Commissioner Rich Boornazian. He emailed the Administrative Assistant to the Mayor on May 6, 2017, [Pa325], his candid words reading as follows:

> I am the Assistant Commissioner for Natural and Historic Resources and this matter will fall on me for a decision.
>
> The State Historic Preservation's staff have prepared a package for me to review and I will have time over the weekend to look at it. I will consider all sides, testimony, positions, etc. however, **I must warn you that I was briefed on the project before it went to**

> **the Historic Sites Council and at that time, I was in favor of our staff's recommendation to approve the project on the County property.**
>
> **Again, and I am sorry to be so blunt, but I am very likely to approve the project once I review the package as it will be consistent with other matters involving artificial turn (sic) brought before the council and the mitigation is reasonable.**
>
> (Emphasis Added).

The matter being effectively decided even before receiving the required advice and recommendation of the Historic Sites Council, Mr. Boornazian authorized the project by letter dated May 11, 2017. [Pa328]. He imposed three "mitigating" conditions:

> - Installation of three signs highlighting the history of the park;
> - Display of a reproduction of the original Olmsted plans in the Rea House, located in the Park;
> - Creation of an amendment to the County's Parks, Recreation and Open Space Master Plan.

The Municipal Council authorized Court action. [Pa331]. Before doing so, the Mayor wrote again to the Commissioner, asking that he reconsider the determination. [Pa332]. The County of Passaic, despite widespread public opposition, refused to yield and on May 31, 2017, transmitted acceptance of the conditional approval to the DEP. [Pa334]. It immediately solicited bids for the project and undertook the construction without delay.

The Borough of Hawthorne filed this appeal of the determination of Assistant Commissioner Boornazian and as part of its submission, requested the grant of a stay of approval pending

determination by the Court. It wrote the Commissioner on September 1, 2017 seeking a stay. [Pa341]. Assistant Commissioner Boornazian denied the request for a stay of his own decision and the request to reconsider his decision on September 18, 2017. [Pa 343]. The Appellate Division thereafter denied Hawthorne's request for a stay. [Pa346].

STATEMENT OF FACTS

The Borough of Hawthorne consists of 3.2 square miles and is home to 18,000 residents. [Pa338]. Through the center of the town, virtually running from one end to the other, is Goffle Brook Park. [Pa338]. Goffle Brook Park, which is owned by the County of Passaic, was dedicated as a public park in the early 1930's. [Pa338]. Its designers were the Olmsted Brothers, the sons of Frederick Law Olmsted, the Father of Landscape Architecture in this County. Their father is best known for designing Central Park in New York and Golden Gate Park in California. The Olmsted Brothers, like their father, designed hundreds of parks, estates and university campuses. They were visionary designers and properly called the First Family of Landscape Design. [Pa338].

In 2013, the County of Passaic undertook a multi-year, multi-million dollar restoration of the Park. Tremendous attention to detail was paid every step of the way. The Goffle Brook was re-aligned to follow its original course. Walking paths were installed across the rolling hills. Hundreds of invasive tree and plant species were removed and replaced with over 400 new trees and over 500 bushes and shrubs native to the region. The restoration was completely faithful to the Olmsted Brothers design. [Pa338}.

Then, when all the work was done, the restoration complete, the County of Passaic decided to install a synthetic turf field.

Not just any field. A multi-purpose field with permanent stripes, white, yellow and blue. And if the affront to the visionary designers and residents was not sufficiently made with synthetic turf and multi-colored stripes, the County decided to indelibly brand the Park, placing the County Seal at midfield. [Pa8].

Goffle Brook Park is listed on the National and State Register of Historic Places. [Pa1]. It was home to two groups of Native Americans of the Lenni Lenape Tribe. [Pa1]. The Park was an encampment site of General Marquis de Lafayette during the American Revolution. Stationed nearby, assigned to protect his southern flank, was the renowned Virginia Cavalry of Major Henry "Light Horse Harry" Lee. [Pa1]. The Park retains remnants of the Ryerson House, built in the early 1700's, and is home to the historic Rea House, built in the early 1800's. The County plans to restore the Rea House, committing $1.5 million to the project.

The Olmsted design always envisioned recreation. The 1928 commentary provided by the firm depicted the Park as "spacious, gentle in topography, pastoral in landscape character and fitted with a variety of recreational activities and out-of-door enjoyment." There are baseball fields depicted on the plan and a loosely lined football field existed where the County of Passaic proposed to install a synthetic turf field. What is clear from the Olmsted design, and the faithful restoration by the County, is

that recreation was always secondary, informal, consistent with the pastoral theme.

Because the park is listed on the Register of Historic Places, the County was required to obtain approval from the New Jersey Department of Environmental Protection, Historic Preservation Office before undertaking the project. [Pa252]. The Mayor and Council of the Borough of Hawthorne, with unanimity across party lines, opposed this project as being "antithetical" to the "historic integrity" of the Park. [Pa297].

The Historic Preservation Office ruled that a synthetic turf field would constitute an "encroachment" on historic Goffle Brook Park. [Pa298]. It ruled that a synthetic turf field would represent a "significant new visual intrusion" which would "alter the setting and integrity of Goffle Brook Park." [Pa298]. That determination has never been challenged.

That determination did not deter the County from going forward. It sought what amounts to an exception from the Commissioner. The matter was referred to the Historic Sites Council (HSC) which considered the matter at its April 21, 2017, meeting. [Pa301]. The HSC received a proposed resolution, prepared by DEP staff, recommending approval of the project. [Pa302]. The HSC declined to adopt the resolution, dead-locking 2-2. [Pa307]

The matter went to the Commissioner without recommendation. The Commissioner delegated the decision to Assistant Commissioner

Rich Boornazian. On May 6, 2017, Assistant Commissioner Boornazian informed the Office of the Mayor of the Borough of Hawthorne that he had been "briefed" on the matter by DEP Staff and had been in favor of the project "even before it went to the" HSC. He advised he was likely to approve the project prior to review of the "package" provided to him. [Pa325]. Not surprisingly, he did so on May 11, 2017. [Pa328]. The County accepted the project authorization and with rather incredible speed completed this $1,000,000 project in a matter of months.

LEGAL ARGUMENT

THE DECISION OF THE ASSISTANT COMMISSIONER OF THE DEP WAS ARBITRARY AND CAPRICIOUS AND MUST BE OVERTURNED BY THIS COURT (Raised Below: PA328)

As noted throughout, Goffle Brook Park is listed on the State of New Jersey Register of Historic Places. The Register was created to protect and preserve places having significant, "historical, archeological or cultural value." N.J.S.A. 13:1B-15.128. The Register of Historic Places is part of the Division of Parks and Forestry in the Department of Environmental Protection, (DEP).

Because Goffle Brook Park is listed on the Register of Historic Places, no project can be undertaken in the Park absent written approval of the Commissioner of the DEP. The statutory framework finds home in a single paragraph at N.J.S.A. 13:1B-15.131. That statute reads:

> "The State, **a county**, municipality or an agency or instrumentality thereof **shall not undertake any project which will encroach upon**, damage or destroy **any area, site, structure or object included in the Register of Historic Places without application to, and the prior written authorization or consent of the Commissioner of Environmental Protection.** The Commissioner shall solicit the advice and recommendations of the Historic Site Council in connection with any such application and may direct the conduct of a public hearing or hearings thereon prior to granting or denying authorization or consent. The failure of the Commissioner to authorize consent or deny any such application within 120 days of application therefore shall constitute his consent thereto." (Emphasis added).

The first step in the process is the filing of an application to determine whether or not the work proposed is in fact an encroachment. By letter dated March 22, 2017, the DEP Historic Preservation Office found that the project would indeed "alter the setting and integrity" of the Park and would be in violation of the Secretary of the Interior's Guidelines. It found that it would be an "encroachment."

The process undertaken by the DEP faithfully followed the corresponding Administrative Code provision. N.J.A.C. 7:4-7.2 (c) provides that a technically and professionally complete application submitted pursuant to N.J.S.A. 13:1B-15.131 shall be reviewed "to determine if the undertaking for which the application is submitted constitutes an encroachment or will damage or destroy the historic property under the criteria set forth in N.J.A.C. 7:4-7.4 and the Secretary of the Interior's Standards for the Treatment of Historic Properties."

The determination of the DEP was supported by the record, explained in the letter issued by the DEP and relied upon a clear standard, the Secretary of the Interior's Standards for the Treatment of Historic Properties. The determination has never been challenged by the County of Passaic. This stands in stark contrast to the course followed by the DEP thereafter, which failed to adhere to the statutory and administrative code strictures.

Once a project is determined to constitute an encroachment, it may not proceed absent the grant of project approval by the Commissioner. The Administrative Code sets forth an exacting protocol to be followed by the applicant which includes the delivery of 12 copies of the project plans to the Department, notice to affected governing bodies, notice to any established Historical Societies, a public appearance before the Historic Sites Council, and the publication of notice in two newspapers. N.J.A.C. 7:4-7.2(e).

The letter of March 22, 2017, advises that the project "has been added to the April 21, 2017, Historic Sites Council (HSC) agenda." The letter paraphrases the language of the statute, set forth above, which requires the Commissioner to seek "advice and recommendations" from the Council.

The establishment of the Historic Sites Council is found at N.J.S.A. 13:1B-15.108. The Statute provides for an 11 member board that acts as an advisor to the Commissioner. It is specifically charged with acting to safeguard historic sites and places in accordance with established standards for their preservation. N.J.S.A. 13:1B-15.110(c).

The solicitation of advice from the Historic Sites Council is not optional. It is mandatory. When the HSC convened its meeting

on April 21, 2017 only four members were present.[1] While the statute does not speak to a required number of members to constitute a quorum, four out of eleven is most likely not what the legislature would have considered as the right number. Robert's Rules of Order provides that a quorum for any assembly is "such number as is competent to conduct its business. Unless there is a special rule on the subject, the quorum of every assembly is a majority of all of the members of the assembly." Robert's Rules of Order, 1893 Edition, Section 43. (Jove Books, 1967).

The HSC is obligated to follow the Secretary of the Interior's Guidelines in conducting its review. N.J.A.C. 7:4-7.2(e) (6). It is required to submit a written recommendation to the Commissioner. N.J.A.C. 7:4-7.2(e) (7). It did none of that. The HSC deadlocked 2-2. At the end of the day, no recommendation whatsoever was made to the Commissioner, despite a statutory requirement mandating such action.

The HSC considered a draft resolution, prepared by DEP staff, as is provided for at law. The resolution begins with a single paragraph describing the Park, omitting its historic significance before and during the American Revolution. While it mentions design by the Olmsted Brothers, it fails to describe the multi-

[1] The meeting minutes reflect a six member body but the statute mandates an 11 member body.

year, multi-million dollar project the County had just completed, specifically undertaken to restore the original Olmsted design.

The resolution goes on to describe the public purpose to be served - recreation - but fails to explain the justification for the change from grass to synthetic turf other than to note that the grass field is hard to water. Unintentionally embedded in the resolution is a line, "The existing grass field is used for football games, and informally by residents for other sports and activities." (Emphasis added). This is the essence of the Park, the genius of the Olmsted design. The Park was created for the people and never intended for stadium use. It was always informal - organized little league mixed with scattered pick-up games.

The description of the proposed synthetic turf field in the resolution, juxtaposed with the loosely lined, irregularly shaped football field that it was to replace, further highlights the magnitude of the encroachment. The County plan proposed permanent white lines for football, yellow lines for soccer and blue lines for lacrosse. And if that visual impact was not jarring enough, the Seal of the County of Passaic would be emblazoned in the center of the field. That DEP Staff could for one minute consider this appropriate in an Olmsted designed historic park is, in a word, embarrassing.

The failure of DEP Staff and its ill-conceived resolution is most prominently found in its abject failure to consider the

encroachment in the context of the statutory and administrative framework. N.J.A.C. 7:4-7.2(d) (6) requires that the identified public benefit must be evaluated utilizing two specific criteria:

1. Whether or not feasible and prudent alternatives to the encroachment exist; and

2. Whether or not sufficient measures could be taken to avoid, reduce or mitigate the encroachment.

There is simply no analysis in the resolution, and none at any point along the line, using the mandated criteria. For if one was to consider the question, "Is there a feasible and prudent alternative to a synthetic turf field that still provides the public benefit of recreation and requires no mitigation whatsoever," one would reach the obvious answer - "a grass field."

It is small wonder that the HSC failed to adopt the resolution and failed to give endorsement to the project. The advisors to the Commissioner were simply not convinced. Yet the County remained undeterred, perhaps knowing all along that the man charged with making the decision on behalf of the Commissioner, Rich Boornazian, had long ago decided in its favor. Mr. Boornazian made this clear in his email correspondence of May 6, 2017:

> "I must warn you that I was briefed on the project before it went to the Historic Sites Council and at that time, I was in favor of our staff's recommendation to approve the project on the County property."

It begs the question - If the Commissioner is obligated to gain the advice and written recommendation of the HSC before rendering his decision, why is he being "briefed" and in his own words, "likely to approve the project," before hearing from his statutorily designated advisors. The process set forth in the Statute and in the Code makes no mention of informal "briefings." In fact, it is a rather formal process, requiring legal notice, a right of the public to be heard, and recorded proceedings in conformity with the Open Public Meetings Act. The decision of the Commissioner is deemed to have authority comparable to the authority of a Superior Court Judge - hence the appeal to the Appellate Division. Imagine a Judge of the Superior Court announcing to a party, "I already know how I am likely to rule and pretty much made up my mind before hearing testimony." That is precisely what happened here.

Beyond pre-judging the project, the Assistant Commissioner completely failed to consider the application in the context of the Code. In his email, Mr. Boornazian says the project will be "consistent with other matters involving artificial turf brought before the Council and the mitigation is reasonable." The Code makes no mention of comparison to other turf field applications.

In his letter of May 11, 2017, Mr. Boornazian simply pays lip service to the Code and gives absolutely no basis for his decision to approve the project. He states, "I have evaluated the

undertaking's public benefit; prudent and feasible alternatives; and measures taken to avoid, reduce, or mitigate the encroachment." He does not identify the public benefit, gives no hint as to what prudent or feasible alternatives exist or were considered and then simply "cut-and-pasted" the three conditions from the rejected resolution as mitigating factors. He even appended the resolution to his letter.

The Administrative Code does not suggest for one minute a pre-determined outcome. It vests great power in the Commissioner but requires strict adherence to process. The Commissioner is required to consider the written recommendation of the HSC. N.J.A.C. 7:4-7.2(e) (7). The Commissioner is authorized to conduct hearings and take testimony from proponents and opponents to the application. N.J.A.C. 7:4-7.2(e) (8). Most significantly, the Commissioner is required to issue a "written decision with specific reasoning" in granting or denying the project approval. N.J.A.C. 7:4-7.2 (e) (9). None of that happened here.

The decision of the Assistant Commissioner, completely unsupported and devoid of all analysis under the Statute and Administrative Code, also stands in stark contrast to the carefully considered evaluations found in relevant Case Law. While cases interpreting the statute and code are sparse, and seemingly support the decision of the Commissioner in each instance, they are informative.

It is understood that the role of a reviewing Court considering an administrative agency's final determination is limited. In re Taylor, 158 N.J. 644, 656 (1999). The determination will not be reversed unless: "(1) it was arbitrary, capricious or unreasonable; (2) it violated express or implied legislative policies; (3) it offended the State or Federal constitution; or (4) the findings on which it is based were not supported by substantial, credible evidence in the record." University Cottage Club of Princeton, New Jersey Corp. v. New Jersey Department of Environmental Protection, 191 N.J. 38, 48 (2007). There is no contention that the determination of the Assistant Commissioner violated express or implied legislative policies or offended the State or Federal constitution. Conversely there is no doubt that the decision was arbitrary, capricious or unreasonable and in no way supported by the record.

In Application of North Jersey Dist. Water Supply Commission, 175 N.J. Super. 167 (App. Div. 1980), the DEP approved a project proposed by a water supply commission which would constitute an encroachment upon the historic Great Falls located in the City of Paterson. The Court upheld the decision, noting:

> "We find there was a record for the Commissioner's review which included findings of the six-member panel of the [Historic Sites] Council, the report of the Council itself, as well as material submitted by Paterson and developed by the DEP Staff personnel for the HSC. The Commissioner weighed the conflicting interests before him and determined that encroachment on the Great Falls

> and the adjacent district was necessary in order to satisfy the need for an increased public water supply … An examination of the record here shows that it contains sufficient credible evidence to support the Commissioner's decision." Id. at page 205.

In Beattystown Community Council v. Department of Environmental Protection, 313 N.J. Super. 236 (App. Div. 1998), a developer proposed improvements to intersecting roads in the Beattystown Historic District. The DEP determined the improvement to be an encroachment. A public hearing was held before the HSC. The Assistant Commissioner determined that a more complete record needed to be developed before the HSC and required an additional hearing. He thereafter approved the project. Id. at page 240.

In his decision, the Assistant Commissioner found that the roadway improvements would have a negative impact on the historic district but were "not avoidable" as there were "no meaningful alternatives to making some road and traffic improvements." Id. at page 242. In point of fact, six alternate plans to a signalized and widened intersection were considered with none found to be "reasonable and prudent alternatives." Id. at page 243.

In re Project Authorization Under New Jersey Register of Historic Places Act, 408 N.J. Super. 540 (App. Div. 2009) further illustrates adherence to the process envisioned by the Statute and Code. As part of a planned redevelopment in the City of Camden, Campbell Soups proposed to acquire and demolish the historic Sears Building in order to create a multi-million dollar expansion of

its corporate campus. The DEP found the demolition to constitute an encroachment. The HSC held a hearing resulting in the adoption of a resolution recommending denial of the application. It concluded that the applicant had not adequately addressed feasible and prudent alternatives to the demolition. Id. at page 553.

The Commissioner nevertheless approved the project. As described by the Court, the Assistant Commissioner "reviewed the record and considered the project's public benefit. She also considered whether there were feasible and prudent alternatives to demolition, and whether sufficient measures could be taken to avoid, reduce or mitigate the impact on the Sears building." Id. at page 553. She made explicit findings based upon the credible evidence. She described the public benefits such as the retention of 1,200 jobs, the expansion of Campbell Soup's Landmark headquarters, the development of an office park to attract new businesses, infrastructure improvements and tax ratables for an ailing City. Id. at page 561.

She similarly analyzed whether feasible and prudent alternatives that could avoid demolition existed. She found, based upon a careful analysis of the costs submitted, that "significant financing gaps render all other alternatives infeasible." Id. at page 567. Finally, she approved measures specifically designed to mitigate the encroachment including efforts to salvage significant architectural details. Id. at page 553.

In the present case, none of that happened. The HSC did not hold hearings. It conducted a single "meeting" before a four member assembly. It did not adopt recommendations or make any findings to guide the Commissioner. It dead-locked, 2-2, and as such submitted no report for consideration by the Commissioner.

The Assistant Commissioner clearly prejudged the application and relied upon invalid criteria. He sent an email to the Mayor's Office advising that the project was similar to uncited applications for synthetic turf fields in unidentified places, which is not a consideration under the statute. He noted that he had been briefed on the project before his statutorily designated advisory council ever heard the matter or made a recommendation. He candidly admitted he was likely to approve the matter before considering the record.

The letter of May 11, 2017, contains no analysis whatsoever. There is no identification, as required by law, of the public benefit. There is no review of that public benefit in the context of reasonable or prudent alternatives. There is no correlation between the supposed mitigating factors and the encroachment created by the project. Case law makes clear that there must be findings of fact, there must be conclusions of law, and there must be support for each in the record.

The purpose to be served, while not stated, is presumably recreation. Even if we were to surmise the purpose to be

recreation, it must be remembered that recreation was taking place at the time of the application, albeit on a marginally improved grass field. Recreation is indeed a laudable purpose. But that purpose could still be served, without any encroachment whatsoever, through simple improvements to a grass field. In case after case the important public benefit requiring the grant of approval to encroach upon an historic place was one of urgent necessity. How does one reconcile the installation of a turf field with purposes like the provision of potable water, the signalization of a dangerous intersection, or the demolition of a historic building in a city desperately in need of redevelopment. In each reported case there was no alternative to the encroachment. That is not the case here.

The statute requires consideration of feasible and prudent alternatives to the encroachment. The letter of the Assistant Commissioner does nothing of the sort. The failure to do so, like the failure to identify a public purpose, is arbitrary by definition. It is required by law. Feasible alternatives clearly exist. There is no indication any were considered.

The resolution prepared by Staff suggests that the synthetic turf field is needed because it is hard to get water to the field. It is kind of dry. How does that justify the expenditure of one million dollars to install turf in an historic Park when a few thousand dollars, at most, would have been needed to run a one-

inch water line - without any encroachment. Are there any other spots in the 103 acre park where a grass field might be located with better access to water. Are there alternative locations for a synthetic turf field outside of historic Goffle Brook Park. Is it really possible that the only place to install a synthetic turf field in all of Passaic County is in the middle of this historic place. These questions are left unanswered by the conclusory letter of the Assistant Commissioner.

A review of the mitigating conditions is equally disconcerting. None of the conditions actually mitigate the damage done by the encroachment. Installation of three way finding signs and a display of the original Olmsted Plans in historic Rea House have no bearing on a synthetic turf field. Neither does the creation of an updated Historic Preservation Plan Element to the County's Parks, Recreation and Open Space Master Plan. Finally, the idea that the County will move a $1,000,000 project if it suddenly finds a better location is pointless. It does beg the question, were alternative locations really considered.

The decision of the DEP was unquestionably arbitrary, capricious and unreasonable. It was not based upon a credible, supported record and there is nothing in the decision issued by the Assistant Commissioner that would constitute the "specific reasoning" mandated by the Code. How does any reading of the conclusory and unsupported letter of May 11, 2017 not result in,

at the very least, a remand for application of the statutory and administrative code factors. There is no finding as to the public purpose to be served. There is no weighing of that purpose against feasible or prudent alternatives or consideration of mitigating measures. There is simply no statutory compliance at all.

On a visceral level, it is hard to imagine what the elected County officials were thinking when they came up with this plan. After a painstaking and thoughtful multi-year, multi-million dollar restoration of this historic park to its original design, someone looked at the finished product and said, "Great. Now let's turf it." But the role of this Court is not to substitute its judgment for that of others.

The application presented is a review of the conclusory determination made by the body statutorily charged with protecting and preserving historic integrity, the DEP. While deference is to be accorded to that determination, the same cannot be upheld if it is arbitrary or capricious. How can we know what the Assistant Commissioner was thinking if he did not put pen to paper, if he did not explain his rationale as required by law. This Court would not hesitate to remand such conclusory determination, devoid of findings or fact or conclusions of law, to a lower court. This Court must do so here as well.

CONCLUSION

For the foregoing reasons, the Borough of Hawthorne asks this Court to reverse the determination of the Assistant Commissioner in granting project approval.

Respectfully submitted,

s/Michael J. Pasquale
MICHAEL J. PASQUALE, ESQ.
Attorney for Appellant, Borough of Hawthorne

County of Passaic

Administration Building Room 205
401 Grand Street • Paterson, New Jersey 07505-2023

Anthony J. DeNova
County Administrator

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Sent via Email and Certified Mail: 7014 1200 0001 8581 8268

May 31, 2017

Richard Boornazian, Assistant Commissioner
Natural and Historic Resources
DEP, Natural and Historic Resources
Mail Code 501-03A
PO Box 420
Trenton, New Jersey 08625

RE: Hawthorne Borough, Passaic County
Goffle Brook Park Synthetic Turf Field
Goffle Brook Park (SR: 8/29/2002)

Dear Commissioner Boornazian,

Thank you for your letter dated May 11, 2017, in which you authorize the installation of a synthetic turf field at Goffle Brook Park, Hawthorne, NJ, as well as outlining three (3) mitigating conditions. Enclosed, please find a certified copy of Resolution R17-429 adopted by the County of Passaic Board of Chosen Freeholders, at their board meeting on May 23, 2017, authorizing me to sign the aforementioned letter accepting the conditions to the construction of the synthetic turf field as set forth.

Sincerely,

Anthony J. De Nova
County Administrator, County of Passaic

ADN/dcd
Enclosures

Cc: Board of Chosen Freeholders, County of Passaic
William J. Pascrell, III, County Counsel
Steven J. Edmond, P.E., County Engineer
Jonathan Pera, P.E., County Engineering Dept.
Matthew P. Jordan, Esq., Deputy County Administrator
Kelly Ruffel, PC Dept. of Cultural & Historic Affairs
Kathleen M. Caren, PC Open Space Coordinator
Nordan Murphy, Alaimo Group
Passaic County Historical Society
Hawthorne Historical Society
Richard S. Goldberg, Mayor, Hawthorne Borough
Eric Maurer, Borough Administrator, Hawthorne Borough

BOARD OF CHOSEN FREEHOLDERS
OF THE COUNTY OF PASSAIC
STATE OF NEW JERSEY

Resolution 17-429

I, Louis E. Imhof, III ~~MARIA P. HAVASY, Acting~~ Clerk of the Board of Chosen Freeholders of the County of Passaic, do hereby certify that the annexed is a true copy of a Resolution, passed at a **Regular** meeting of the Board of Chosen Freeholders held on the **23rd** day of **May 2017**

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of Passaic this **30th** day of **May 2017**

Clerk of the Board of Chosen Freeholders
of the County of Passaic

Passaic County Board of Chosen Freeholders

OFFICE OF THE
PASSAIC COUNTY FREEHOLDERS

Director Cassandra "Sandi" Lazzara
Deputy Director Bruce James
Assad R. Akhter
John W. Bartlett
Theodore O. Best, Jr.
Terry Duffy
Pasquale "Pat" Lepore

401 Grand Street
Paterson, New Jersey 07505
Tel: 973-881-4402
Fax: 973-742-3746

Anthony J. De Nova III
Administrator
William J. Pascrell, III , Esq.
County Counsel
Louis E. Imhof, III, RMC
Clerk Of The Board

Public Meeting (Board Meeting)

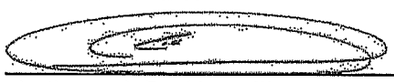
Date: May 23, 2017 - 5:30 PM

Location: County Administration Building
220
401 Grand Street
Paterson, NJ 07505

Agenda: RESOLUTION AUTHORIZING THE PASSAIC COUNTY ADMINISTRATOR TO ACCEPT THE CONDITIONS OF AUTHORIZATION OUTLINED IN LETTER FROM THE ASSISTANT COMMISSIONER FOR NATURAL AND HISTORIC RESOURCES BY SIGNING SAME AS IT CONCERNS PASSAIC COUNTY'S APPLICATION FOR AUTHORIZATION TO INSTALL A SYNTHETIC TURF FIELD WITHIN GOFFLE BROOK PARK IN HAWTHORNE, NJ, ALL AS NOTED IN THE RESOLUTION

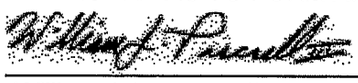
THIS RESOLUTION WAS REQUESTED BY:

REVIEWED BY:



Anthony J. De Nova III
COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND LEGALITY:



William J. Pascrell, III , Esq.
COUNTY COUNSEL

Public Works
COMMITTEE NAME

Official Resolution#	**R20170429**							
Meeting Date	05/23/2017							
Introduced Date	05/23/2017							
Adopted Date	05/23/2017							
Agenda Item	k-27							
CAF #								
Purchase Req. #								
Result	Adopted							
FREEHOLDER	PRES.	ABS.	MOVE	SEC.	AYE	NAY	ABST.	RECU.
Lazzara	✓				✓			
James	✓		✓		✓			
Akhter	✓			✓	✓			
Bartlett	✓				✓			
Best Jr.	✓				✓			
Duffy	✓				✓			
Lepore	✓				✓			

PRES.= present ABS.= absent
MOVE= moved SEC= seconded
AYE= yes NAY= no ABST.= abstain
RECU.= recuse

Dated: May 24, 2017

RESOLUTION AUTHORIZING THE PASSAIC COUNTY ADMINISTRATOR TO ACCEPT THE CONDITIONS OF AUTHORIZATION OUTLINED IN LETTER FROM THE ASSISTANT COMMISSIONER FOR NATURAL AND HISTORIC RESOURCES BY SIGNING SAME AS IT CONCERNS PASSAIC COUNTY'S APPLICATION FOR AUTHORIZATION TO INSTALL A SYNTHETIC TURF FIELD WITHIN GOFFLE BROOK PARK IN HAWTHORNE, NJ

WHEREAS Goffle Brook Park in the Borough of Hawthorne, NJ is a Park owned by the County of Passaic and, as an Olmstead Brothers' designed park, is listed on the New Jersey Register of Historic Places; and

WHEREAS the Passaic County Parks Department Administration is recommending to the Board of Chosen Freeholders of the County of Passaic that one of the fields in that Park, which is heavily used by the public, be converted from a grass field to a synthetic turf field in order to allow greater use by the public; and

WHEREAS because Goffle Brook Park is listed on the New Jersey Register of Historic Places, a Project Authorization Application was submitted to the New Jersey Department of Environmental Protection Historic Preservation Office and was later referred to the New Jersey Historic Sites Council who reviewed this matter and considered the request at its April 21, 2017 meeting; and

WHEREAS after the meeting and further review by the Assistant Commissioner of the New Jersey Department of Environmental Protection Natural and Historic Resources, the Assistant Commissioner issued a letter dated May 11, 2017 to the Passaic County Administrator consenting to the construction of the synthetic turf field in Goffle Brook Park subject to three (3) conditions set forth in the letter (copy of letter attached hereto and made a part hereof); and

WHEREAS pursuant to the regulations dealing with the New Jersey Register of Historic Places; specifically, N.J.S.A. 7:4-7.2(9) the said letter constitutes a written decision on the matter, but must be accepted by the applicant; in this case, the County of Passaic, within sixty (60 days) (subsection (9)(ii)(1); and

WHEREAS the Freeholder members of the Committee for Public Works and Buildings & Grounds have reviewed this letter and conditions for approval and are recommending that they be agreed to by the full Board.

NOW THEREFORE BE IT RESOLVED by the Board of Chosen Freeholders of the County of Passaic that it hereby authorizes the Passaic County Administrator, on behalf of the Board, to accept the three (3) conditions set forth in the attached letter dated May 11, 2017 from the Assistant Commissioner for Natural and Historic Resources in the New Jersey Department of Environmental Protection allowing the County of Passaic to proceed with the plan to install a synthetic turf field in Goffle Brook Park in Hawthorne, NJ.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the said Assistant Commissioner with the County Administrator's acceptance of the May 11, 2017 letter.

May 23, 2017

Introduced on: May 23, 2017
Adopted on: May 23, 2017
Official Resolution#: R20170429

HPO Project # 17-0216-7
HPO-E2017-111-PROD

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATURAL AND HISTORIC RESOURCES
Office of the Assistant Commissioner
MAIL CODE 501-03A
PO Box 420
Trenton, New Jersey 08625
609-292-3541/Fax: 609-984-0836

CHRIS CHRISTIE
GOVERNOR

KIM GUADAGNO
Lt. Governor

BOB MARTIN
COMMISSIONER

May 11, 2017

Anthony J. DeNova
County Administrator
401 Grand Street
Room 205
Paterson, NJ 07505

RE: Hawthorne Borough, Passaic County
Goffle Brook Park Synthetic Turf Field
Goffle Brook Park (SR: 8/29/2002)

Dear Mr. DeNova:

I am writing concerning your application for authorization for the installation of a synthetic turf field within Goffle Brook Park, which is listed on the New Jersey Register of Historic Places. In accordance with the New Jersey Register of Historic Places Act, the Historic Preservation Office (HPO) presented the application to the New Jersey Historic Sites Council (HSC) at its April 21, 2017 meeting. In their vote on resolution number HSC-2017-385, Council members split with two in favor and two opposed to project authorization.

Consequently, I have reviewed the project file; the resolution; comments made by the Council during the meeting; and the testimony of the applicant and public and taken this into account. Based upon this review, I have evaluated the undertaking's public benefit; prudent and feasible alternatives; and measures taken to avoid, reduce, or mitigate the encroachment.

I hereby authorize the construction of a synthetic turf field in Goffle Brook Park with the following mitigating conditions, which are outlined in the above-referenced resolution:

1. The County shall plan, develop, and install no fewer than three (3) interpretive wayfinding signs within Goffle Brook Park, which highlight its history. Signage shall include quality reproductions of historic photography of the park and original Olmsted plans in order to visually interpret how it has changed over time. The County shall submit draft text and mockups for the signs, as well as locations proposed for their installation, to the HPO for review and approval.

2. The County shall create a display of high quality reproductions of original Olmsted plans in the Rea House, which is a contributing resource within Goffle Brook Park (and for which a $1.5M rehabilitation is planned.) The signage shall incorporate text regarding the history and development of the park and its association with the Rea House, which shall be reviewed and approved by the HPO prior to installation. The County shall submit photos of the display after installation to the HPO.

Introduced on: May 23, 2017
Adopted on: May 23, 2017
Official Resolution#: R20170429

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HPO Project # 17-0216-7
HPO-E2017-111-PROD

3. The County shall prepare as an amendment to the existing Parks, Recreation and Open Space Master Plan, a Historic Preservation Plan Element, which shall also be incorporated into future master plan updates. The Historic Preservation Plan Element shall identify the historic designed landscapes, buildings, structures, objects, and known archaeological sites within the existing Parks, Recreation and Open Spaces owned by Passaic County and address appropriate treatments for these historic properties in accordance with National Park Service Brief 36 (https://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm) and the Olmsted Center for Landscape Preservation's *Guide to Developing a Preservation Maintenance Plan for a Historic Landscape:*

   https://www.nps.gov/oclp/Guide%20to%20Developing%20a%20Preservation%20Maintenance%20Plan%20for%20an%20Historic%20Landscape.pdf

   The Historic Preservation Plan Element shall include the following language: "in the event that a more suitable, non-historic park site for installation of a multi-use synthetic turf field is identified by the County, the Goffle Brook Park synthetic turf field shall be dismantled and returned to a natural turf state." The Historic Preservation Plan Element shall be completed by a person(s) meeting Secretary of the Interior's Professional Qualification Standards in Historic Landscape Architecture or Historic Preservation with demonstrated experience in historic landscapes. The intent of the Historic Preservation Plan Element is to complement the County's Parks, Recreation and Open Space Master Plan by identifying the role of historic resources in the county parks, and plan for their treatment going forward. The final draft plan shall be submitted to the HPO for review and approval within three years of this Resolution.

Please note that, in accordance with N.J.A.C. 7:4-7.2(e)9ii(1), you must respond in writing to the conditions within 60 days of the issuance of this letter. If you agree to the conditions specified above, please sign the bottom of this letter in the space provided and return it to the HPO. Signature at the bottom of the letter will constitute formal acceptance of the conditions of project authorization. If you disagree or fail to respond to the requirements set forth within 60 days, I must, by regulation, deny your application.

Please do not hesitate to contact Michelle Craren of the HPO staff at (609) 292-0032 or michelle.craren@dep.nj.gov if you have any questions.

Sincerely,

Rich Boornazian
Assistant Commissioner for
Natural and Historic Resources

By signing this letter, the County of Passaic accepts the conditions of authorization outlined above, in accordance with New Jersey Register of Historic Places Act, Chapter 4, laws of 1970 and N.J.A.C. 7:4-7.2(e)9ii(1).

For the County of Passaic

5-31-17
Date

Introduced on: May 23, 2017
Adopted on: May 23, 2017
Official Resolution#: R20170429

HPO Project # 17-0216-7
HPO-E2017-111-PROD

Attachment

Cc: Jonathan Pera, P.E., Passaic County Engineering Department
Kelly Ruffel, Passaic County Department of Cultural & Historic Affairs
Steven J. Edmond, P.E., Passaic County Engineer
Matthew P. Jordan, Esq., Deputy County Administrator
Nordan Murphy, Alaimo Group
Kathleen M. Caren, Passaic County Open Space Coordinator
Passaic County Historical Society
Hawthorne Historical Society
Richard S. Goldberg, Mayor, Hawthorne Borough
Eric Maurer, Borough Adminsitrator, Hawthorne Borough

APPENDIX 23

Sports Use Numbers (2021-2022)

Sports Use Numbers

Please find below the numbers for grades K-8 for 2022 and the program totals for both 2022 and 2021. Female participation is up 76% over last year.

Grade	Tackle	Flag	All Programs	Female
K	0	36	36	0
1	0	71	71	6
2	17	69	69	13
3	24	73	78	5
4	36	83	89	7
5	34	100	107	16
6	32	90	95	9
7	32	77	95	2
8	31	75	86	9
2022 Total	**206**	**674**	**726**	**67**
2021 Total	**186**	**611**	**681**	**38**
% Increase	**11%**	**10%**	**7%**	**76%**

LAX

Boys and girls, grades K-8
2022 – Total of 711.
2023 - 686 kids for this season, with a month before the season starts, so more will register.

ADULT SPORTS/MEN'S SOCCER

Organized – 68
Pickup – 35

RIDGEWOOD BASEBALL/SOFTBALL ASSOCIATION

Season Participation:			**2022**	**2021**	**2020**	**2019**
Kindergarten			171	146	138	168
1st Grade Baseball			105	98	100	132
2nd Grade Baseball			97	91	111	103
3rd Grade Baseball			94	89	98	112
Little League Baseball			147	192	217	201
Bonvarlet Baseball			50	77	85	95
SAS (special needs)			31	26	24	38
Pre-K Kickball			341	289	245	320
1st Grade Softball			47	56	44	39
2nd Grade Softball			47	47	34	44
Ponytail Softball			91	70	61	68
Junior Softball			50	41	57	72
Senior Softball			34	37	52	45
Grand Total:			**1305**	**1259**	**1266**	**1437**

TRAVEL AND RECREATIONAL SOCCER

Please note that the town recreational program is only run in the Fall. An additional note, Ridgewood High School athletes play in the Spring for the Maroons Soccer Club, in the Fall those athletes play only for Ridgewood High School and therefore are not included in the Fall numbers.

Fall - 1,890 (rec and travel programs ages 5 -19)
Spring - 838 (travel program only, ages 8-19)

Approximate use of field(s) between practice and league games:
Monday - Thursday 4-9pm (practice)
Friday 4-6pm (practice)
Saturday 8am - 6pm (league games)
Sunday 8am - 6pm (league games)

Heather A. Mailander
Village Manager/Village Clerk
Village of Ridgewood

APPENDIX 24

200’ Property Owner List

VILLAGE OF RIDGEWOOD
131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07450

DIVISION OF ASSESSMENT
William M. Palumbo
Phone (201) 670-5500 x2220
Fax (201) 251-9432
Email: vorassessor@ridgewoodnj.net

Certified Property Owners List

(Property within 200 feet)

Name of Applicant:	Matthew S. Rogers, Esq.
Property Location:	460 W. Saddle River Rd.
Block:	4704
Lot:	9, 10, 11 & 12
Purpose:	Application for Approval – State Historic Preservation
Date of List:	02/14/24

I hereby certify that the attached list was created from the official records of the Village of Ridgewood.

William M. Palumbo
Assessor

LEGAL NOTICE TO PUBLIC/PRIVATE UTILITIES & GOVERNMENT AGENCIES

(All notice must be by certified mail)

Chapter 245 of the New Jersey Public Laws of 1991 requires that all persons seeking the approval of any kind of a land development application from a local zoning board of adjustment or from a planning board must give notice to all public utilities and cable television companies that possess any right-of-way or easements within or across the subject property.

The addresses of the various utilities that may have to be given notice of your application are as follows:

ELECTRIC & GAS
Public Service Electric & Gas Co.
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, New Jersey 07102

TELEPHONE
Verizon NJ Inc
Mark Bocchieri, Director - External Affairs
25 Main Street
Hackensack, N.J. 07601

WATER
Ridgewood Water Department
Director's Office
131 N. Maple Avenue
Ridgewood, N.J. 07451

SEWER
Engineering Division
Collection System Operations
131 N. Maple Avenue
Ridgewood, N.J. 07451

CABLE TV

Cablevision
40 Potash Road
Oakland, N.J. 07436

It is the applicant's responsibility to determine whether or not there are any rights-of-ways or easements on or across the property; and if so, it is the applicant's responsibility to give legal notice to the appropriate utility or utilities. If you are in doubt, it is suggested that notice be given to the appropriate public utilities.

GOVERNMENT AGENCIES
If the subject property is located on a County Road or is within 200' of any County property, notify:
Bergen County Planning Board
One Bergen County Plaza
Hackensack, N.J. 07601-7000

If on a State Highway, notify:
NJ Department of Transportation
1035 Parkway Avenue
Trenton, N.J. 08625

If within 200 ft. of Railroad, notify:
State of NJ DOT
Market Street & McCarter Highway
Newark, NJ 07101

If the subject property is within 200 feet of a municipal border, the ***Clerk*** of the adjacent Municipality and the ***Bergen County Planning Board*** must be notified.

TAKE FURTHER NOTICE, that in addition, notice of public hearings on applications for major subdivision approvals or major site plan approvals must be given by the applicant to all public utilities and all cable television companies that have any facilities or possess a right-of-way of easement located anywhere within 200 feet of the subject property. It is suggested that major subdivision and major site plan approval applicants should contact the appropriate utilities and obtain in writing a statement whether or not the utility has any facilities easement within 200 feet of the subject property.

Ridgewood Village
Parcel Offset List

Target Parcel(s): Block-Lot: 4704-9
VILLAGE OF RIDGEWOOD
Block-Lot: 4704-11
VILLAGE OF RIDGEWOOD
Block-Lot: 4704-10
VILLAGE OF RIDGEWOOD
Block-Lot: 4704-12
VILLAGE OF RIDGEWOOD

28 parcels fall within 200 feet of this parcel(s).

Block-Lot: 4703-13
400 SOUTH ASSOCIATES %ASSET REALTY
155 N. DEAN ST SUITE 4-B
ENGLEWOOD, NJ 07631

Block-Lot: 4703-11
490 RIDGEWOOD LLC NJ
792 ROUTE 17 NORTH
PARAMUS, NJ 07652

Block-Lot: 4709-18
DOLCE, PHILIP C & PATRICIA F
625 KINGSBRIDGE LANE
RIDGEWOOD, NJ 07450

Block-Lot: 4711-1
NG, TIN YEE & JUN YA QIN
626 KINGSBRIDGE LN
RIDGEWOOD, NJ 07450

Block-Lot: 4704-8
GREENE, MARY E
510 W SADDLE RVR RD.
RIDGEWOOD NJ 07450

Block-Lot: 4703-9
AK REALTY LLC
545 RT 17 SOUTH
RIDGEWOOD, NJ 07450

Block-Lot: 4711-4
KHOURY, BERNARD S & SONIA AOUN
339 QUEENS CT
RIDGEWOOD, NJ 07450

Block-Lot: 4704-7.04
WARD, DAVID P
542 W SADDLE RIVER RD
RIDGEWOOD, NJ 07450

Block-Lot: 4707-20
BALASUBRAMANIAM,PRADEEP & SANGEETHA
626 KENWOOD RD
RIDGEWOOD, NJ 07450

Block-Lot: 4707-23
CLARA I TRAINA FAMILY TRUST
481 W SADDLE RIVER RD
RIDGEWOOD, NJ 07450

Block-Lot: 4707-21
SHETH, VIRENDRA & VYAS, VAIDEHI
501 W SADDLE RIVER ROAD
RIDGEWOOD, NJ 07450

Block-Lot: 4704-15
MARTICEK, LINDA & VINCENT
512 W. SADDLE RIVER RD
RIDGEWOOD NJ 07450

Block-Lot: 4704-13
DA SILVA, NORKA M.
520 W SADDLE RIVER RD
RIDGEWOOD NJ 07450

Block-Lot: 4703-14
657 RIDGEWOOD LLC %WASEEM PETROLEUM
11 DEAN ST
MADISON, NJ 07940

Block-Lot: 4709-1
DHARIA, ANKIT P & MUKTI ANKIT
471 W SADDLE RIVER RD
RIDGEWOOD, NJ 07450

Block-Lot: 4704-14
MARATHE,NEHA&ARCHIS
516 W SADDLE RIVER RD
RIDGEWOOD,NJ 07450

Block-Lot: 4711-5
WALLACE, PAUL C & CAROL A
345 QUEENS CT
RIDGEWOOD NJ 07450

Block-Lot: 4707-24
SHRIMALI, MANISH & ANURADHA
625 TERHUNE RD
RIDGEWOOD, NJ 07450

Block-Lot: 4705-12
MCNERNEY, DANIEL
615 KENWOOD RD
RIDGEWOOD, NJ 07450

Block-Lot: 4703-8
SOCIETY OF THE VALLEY HOSPITAL, INC
15 ESSEX RD. - SUITE 501
PARAMUS, NJ 07652

Block-Lot: 4704-7.03
HENKE, DONALD F & JANICE
P.O. BOX 471
HO-HO-KUS, NJ 07423

Block-Lot: 4707-22
ENNER,PETER R. & ILDIKO J.
491 W SADDLE RIVER RD
RIDGEWOOD, NJ 07450

Block-Lot: 4711-3
PARK, SEONGHOON & LEE, GOEUN
329 QUEENS CT
RIDGEWOOD, NJ 07450

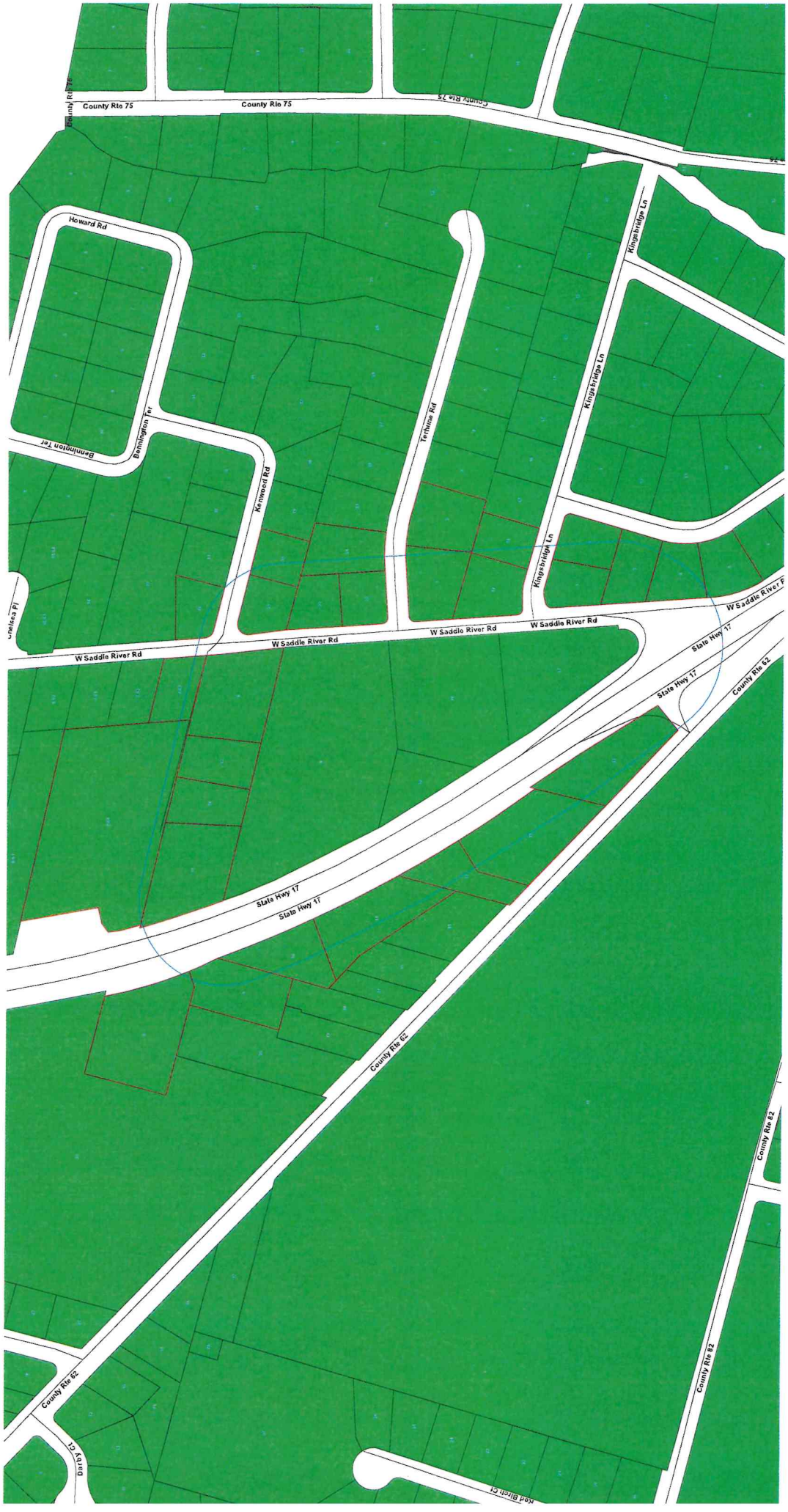
Block-Lot: 4703-10
CATJAM LLC NJ
57 WOODCREST DRIVE
WOODCLIFF LAKE, NJ 07677

Block-Lot: 4709-19
SHIN, PAUL & HONG, SOYEON
615 KINGSBRIDGE LANE
RIDGEWOOD, NJ 07450

Block-Lot: 4709-2
KERNER, SAMUEL & CLAIR
636 TERHUNE RD
RIDGEWOOD, NJ 07450

Block-Lot: 4703-12
LIVA BUILDING LLC
625 FRANKLIN TPKE
RIDGEWOOD, NJ 07450

Block-Lot: 4711-2
KIM, JUNG P & HEA MEE %JAY KIM
44 MACINTYRE LN
ALLENDALE, NJ 07401


County Rte 75
County Rte 75
Howard Rd
Bennington Ter
Kenwood Rd
Terhune Rd
Kingsbridge Ln
Kingsbridge Ln
W Saddle River Rd
W Saddle River Rd
W Saddle River Rd
State Hwy 17
State Hwy 17
State Hwy 17
County Rte 62
County Rte 62
County Rte 62
County Rte 62
Darby Ct

400 SOUTH ASSOCIATES %ASSET REALTY
155 N. DEAN ST SUITE 4-B
ENGLEWOOD, NJ 07631

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RIDGEWOOD NJ 07450

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516 W SADDLE RIVER RD
RIDGEWOOD,NJ 07450

MCNERNEY, DANIEL
615 KENWOOD RD
RIDGEWOOD, NJ 07450

ENNER,PETER R. & ILDIKO J.
491 W SADDLE RIVER RD
RIDGEWOOD, NJ 07450

SHIN, PAUL & HONG, SOYEON
615 KINGSBRIDGE LANE
RIDGEWOOD, NJ 07450

KIM, JUNG P & HEA MEE %JAY KIM
44 MACINTYRE LN
ALLENDALE, NJ 07401

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501 W SADDLE RIVER ROAD
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657 RIDGEWOOD LLC %WASEEM PETROLEUM
11 DEAN ST
MADISON, NJ 07940

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DHARIA, ANKIT P & MUKTI ANKIT
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HENKE, DONALD F & JANICE
P.O. BOX 471
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CATJAM LLC NJ
57 WOODCREST DRIVE
WOODCLIFF LAKE, NJ 07677

LIVA BUILDING LLC
625 FRANKLIN TPKE
RIDGEWOOD, NJ 07450

APPENDIX 25

Tree Removal Plan and Tree Count

From: Keith Kazmark
To: Siobhan Winograd; peter primavera
Cc: Jovan Mehandzic; Chris Rutishauser; Nancy Bigos; Matthew Rogers
Subject: RE: Schedler Tree Survey
Date: Wednesday, September 13, 2023 1:29:45 PM
Attachments: image001.png

Can we please use these numbers directly from Declan as to what is there today:

I assessed the trees at the Schedler property this morning and the Species of trees are as follows :

96 Norway maples trees which are considered an invasive tree
25 Black cherry trees
8 Red maple trees
7 Sugar maple trees
21 Pin oak trees
25 Red oak trees
4 Beech trees which have Beech leaf disease (B.L.D)
4 Pig nut hickory trees
1 Black locust tree which is considered an invasive tree .

Declan Madden L.T.E

546

Best Regards,



Keith Kazmark
Village Manager
Village of Ridgewood
131 N. Maple Avenue
Ridgewood, NJ 07450
Office: 201-670-5500 ext. 2202
Fax: 201-652-2318
Cell: 201-819-7014
kkazmark@ridgewoodnj.net

From: Siobhan Winograd <swinograd@ridgewoodnj.net>
Sent: Wednesday, September 13, 2023 11:55 AM
To: peter primavera <petera.primavera@gmail.com>
Cc: Jovan Mehandzic <jmehandzic@ridgewoodnj.net>; Chris Rutishauser <crutishauser@ridgewoodnj.net>; Nancy Bigos <nbigos@ridgewoodnj.net>; Keith Kazmark <kkazmark@ridgewoodnj.net>; Matthew Rogers <msr@mrogerslaw.com>
Subject: Re: Schedler Tree Survey

Adding Matt in.

Additionally I counted from the new plan the following:

96 new shade trees
41 pine trees
182 green giants.

Can we confirm this none technical replant?

Siobhan

Sent from my iPhone

> On Sep 13, 2023, at 11:28 AM, peter primavera <petera.primavera@gmail.com> wrote:
>
> Evasive or Invasive?
>
> To me, the really magic and important number is how many trees we are planting, right. And many can be indigenous species!!! We are making this park better with more and better trees
>
> peter
>
> petera.primavera@gmail.com
> 908.499.2116 c

908.738.1027

po box 2938
westfield, NJ. 07090

peter primavera partners llc
national landmarks alliance
www.peterprimaverapartnersllc.com

On Wed, Sep 13, 2023, 11:19 AM Jovan Mehandzic <jmehandzic@ridgewoodnj.net> wrote:

> This map is a tree inventory map we prepared with the parks dept staff.
>
> 95 Norway Maple Evasive Removal Trees
> 127 Removals for the field, building, I didn't do playground
> 68 To Be Saved
> 50 +/- New Deciduous Trees
> 60 +/- New Conifers
>
> Jovan Mehandzic, CPWM
> *Assistant Engineer*
> Village of Ridgewood
> 131 North Maple Avenue
> Ridgewood, NJ 07450
> jmehandzic@ridgewoodnj.net
> (201) 670-5500x2235
>
> Notice: You are advised that copies of correspondence, including e-mail correspondence and attachments, between the public and the Village of Ridgewood are obtainable by any person filing a request under the Open Public Records Act (OPRA) unless subject to a specific OPRA exception. There should be no expectation that the content of emails exchanged between the public and municipal officials and employees will remain private.

LOTS 9, 10 & 11 BLOCK 4704

THE SCHEDLER PROPERTY

VILLAGE OF RIDGEWOOD — BERGEN COUNTY — NEW JERSEY

DATE: 10 SEPT. 2015

DANIEL M. DUNN
N.J. PROFESSIONAL LAND SURVEYOR 33098
N.Y. PROFESSIONAL LAND SURVEYOR 049918
N.J. PROFESSIONAL PLANNER 3986

DUNN SURVEYING & MAPPING P.A.
40 EAST PROSPECT STREET
WALDWICK, NEW JERSEY
201-652-9390
dunnsurveying@verizon.net

DRAWN BY:	CHECKED BY:	SCALE:	REVISED:	DRAWING NO.
D.M.D.			NJSPC 7-29-10 8-20-11	12842

REFERENCE NOTE:

1. **THIS PLAN SET REFERENCES THE SURVEY ENTITLED "THE SCHEDLER PROPERTY," PREPARED BY DANIEL M DUNN PLS, PP DATED SEPTEMBER 10, 2015.**

Color Selection Chart A-3127

CHROMIX® P Admixtures

for Color-Conditioned Concrete

Add beauty to both vertical and horizontal projects with CHROMIX® P Admixtures. The reliable, nonfading and consistent admixtures for cast-in-place and precast concrete have been proven to stand the test of time.

Available in three convenient forms:

- **CHROMIX G** (granular)
- **CHROMIX L** (liquid)
- **CHROMIX P** (powdered)

LITHOCHROME® Colorwax™ is available in matching colors.

Review Tech-Data Bulletins and SDS before use.

Visit www.scofield.com for the most current versions.

* *Shadow Slate is only available in CHROMIX P (powdered) form.*

Colors shown approximate the color of broom-finished concrete flatwork made with a medium-gray cement and cured with LITHOCHROME Colorwax in the matching color. Concrete not so cured will have less brilliance.

Concrete should be batched and placed in accordance with Tech-Data Bulletins.

Concrete color is altered by many factors, including cement and aggregate color, slump, finishing practices, and curing method. Using recommended concrete and construction techniques, representative samples should be cast for approval, especially when exact color matching is important.

C-25 Shadow Slate* · C-37 Sunbaked Clay · C-38 Burnt Red · C-17 Earth Stone

C-39 Landmarks Grey · C-16 Winter Beige · C-19 Gray Stone · C-15 Summer Beige

C-10 Cool Grey · C-20 Autumn Beige · C-36 Sorrento Red · C-14 Spring Beige

C-18 French Grey · C-30 Limestone · C-27 Westwood Brown · C-13 Coachella Sand

C-24 Charcoal · C-21 Sombrero Buff · C-28 Barcelona Brown · C-11 Desert Sand

C-26 Dark Gray · C-12 Mesa Beige · C-29 Brownstone · C-23 Adobe Tan

SIKA CORPORATION
SIKA SCOFIELD SALES OFFICE
4325 SCOFIELD ROAD
DOUGLASVILLE, GA 30134
PHONE: 800-800-9900

© Sika Corporation / Concrete / 11.1.999.3

SCOFIELD
A SIKA BRAND

GRAPHIC SCALE
30 0 15 30 60 120
1 inch = 30ft.
(IN FEET)

LOT 12
LANDS N/F SHEIBAN
DEED BOOK 6755 PAGE 130

NEW JERSEY STATE HIGHWAY ROUTE 17
(FILED MAP 2815)

ROUTE 17 SB
ROUTE 17 SB
ROUTE 17 SB
ROUTE 17 NB
ROUTE 17 NB
ROUTE 17 NB

LOT 14
LANDS N/F SHELL OIL

~BEARINGS VARY 1.455°~

PREVIOUSLY
CONSTRUCTED BERM AND PLANTINGS

PROPOSED
4" D.B.H. Shade Trees 45' O.C.

PROPOSED
Parking Lot Lighting 50' O.C.

PROPOSED
Bike Rack
Keystone Ridge Atlanta AT-103-S

PROPOSED *(1 Story, 26'x68')*
(2 Stall ADA Compliant) With Overhang Shelter For Lightening Protection (Structure To Have Natural Tones)

PROPOSED PLAYGROUND
(Natural Tones) with Safety Surface

SIDEWALK (typ.)
6' Wide, 7" Thick
Maximum Running Slope 5%
Exposed Aggregate Concrete

MULCH GROUND COVER

~UNDISTURBED WOODED AREA~
206,511 SQ. FT.
4.74 ACRES
(Including Roads)
309,502.3 SQ. FT.
7.10 ACRES
(Including Roads)

EXISTING
Thuja Green Giant (typ.)

LOT 13
LANDS N/F OF NORK
DEED BOOK 7929 P

~ PROPOSED ECO-FRIENDLY ~
~TURF PLAYING FIELD ~

330'
ECB 210
160'
LX 151

LOT 8
LANDS N/F OF MARY GREENE
DEED BOOK 7955 PAGE 661

PROPOSED
(15) 8' Tall White Spruce & Douglas Fir In Clusters 15' O.C.

NATURAL GRASS

BENCH W/ CONCRETE PAD *(typ.)*
4'x9'x7" Thick Exposed Aggregate Concrete w/ 6' Long Bench as Specified

SPLIT - 3 RAIL FENCE
With Mesh

PROPOSED
(14) 2" D.B.H. Hybrid Dogwood Alternating White / Pink Flower 25' O.C.

GATE

SITE SEPARATION PLANTINGS
8' Tall White Spruce & Douglas Fir In Clusters 10' O.C.

CONCRETE SIDEWALK
Various Widths Stamped Flag Stone with Tinted Light Grey

RAIN GARDEN (typ.)
Native Species, Zone 7, Drought Tolerant

~UNDISTURBED AREA~

PROPOSED RECESSED ISLAND
w/ Flush Curb
w/ Deciduous Trees (typ.)

~NO MOW MEADOW~

RAMP

EXISTING 1 STORY DWELLING #460

EXISTING SHED C.O.

SIDEWALK (typ.)
8' Wide, 7" Thick Exposed Aggregate Concrete with Tinted Tan/Brown Color

~UNDISTURBED AREA~

PROPOSED
(6) 2" D.B.H.
White Serviceberry
25' O.C.

SITE CLEARING
Clear Back 20' from Utility Wires. Replace with 4" Mulch and Prepare for Streets Trees

PARK ENTRANCE SIGN

CONCRETE APRON
Class B, White, Broom Finish

ADA RAMP
Class B, White, Broom Finish, Dark Red DWS (TYP.)

CONCRETE SIDEWALK
Class B, White, Broom Finish

BUMP-IN PARKING (typ.)
Curb Set Back 8'

PROP. DOUBLE-YELLOW CENTERLINE STRIPING

PROP. DOUBLE-YELLOW CENTERLINE STRIPING

SAN MH
RIM: 110.26
INV OUT: 100.67

SAN MH
RIM: 111.03

SAN MH
RIM: 111.22
INV IN: 102.32
INV OUT: 101.97

SAN MH
RIM: 110.56
INV OUT: 102.80

SAN MH
RIM: 110.49

TELE MH (DUCT BANK)
(5.5' TALL)
RIM: 109.21

TELE MH (DUCT BANK)
(5.5' TALL)
RIM: 110.23
TOP: 107.48
BOT: 101.98

WEST SADDLE RIVER ROAD

S:\Engineering\All Project Files\2023\23030 - Schedler Site and House\Plans (Conceptual for New Council)\Schedler Site Plan 2023 Concept 24pp.dwg Wed, Sep 13, 2023 - 11:05am

Christopher J. Rutishauser
Professional Engineer
New Jersey License No. 36373
Date

VILLAGE OF RIDGEWOOD
Department of Public Works
Division of Engineering
131 North Maple Avenue
Ridgewood, New Jersey 07450-3287
201-670-5500 x 2238

Date	By	Revision
8/29/23	JM	Historic Consultant Comments
12/19/22	JM	VOR Parks and Arborist Review
10/27/22	JM	Bid Set Plans
7/29/22	JM	Response to SHPO Comments
5/9/22	JM	SHPO Email Comments 5/5/2022
3/10/22	JM	Added Patio
2/26/22	JM	Per Village Council Comments

Issue Date: 10/27/22

Scales: 1"=30'

ZABRISKIE-SCHEDLER PROPERTY
~ CONCEPT 24pp5 ~
PARK DEVELOPMENT PLAN

File No.: 23030

Sheet No.: 1 OF 1

APPENDIX 26

Maresca, NJ HPO Analysis of Revolutionary War

FW: Preliminary Application, New Jersey and National Registers of Historic Places, John A.L. Zabriskie House; HPO Project No. 20-0608

Keith Kazmark <kkazmark@ridgewoodnj.net> Wed, Dec 6, 2023 at 9:48 AM

To: Paul Vagianos <pvagianos@ridgewoodnj.net>, Siobhan Winograd <swinograd@ridgewoodnj.net>, peter primavera <petera.primavera@gmail.com>, Heather Mailander <hmailander@ridgewoodnj.net>, Chris Rutishauser <crutishauser@ridgewoodnj.net>, Jovan Mehandzic <jmehandzic@ridgewoodnj.net>, "Matthew S. Rogers, Esq." <msr@mrogerslaw.com>

See below.

Best Regards,

Keith Kazmark

Village Manager
Village of Ridgewood
131 N. Maple Avenue
Ridgewood, NJ 07450
Office: 201-670-5500 ext. 2202
Fax: 201-652-2318
Cell: 201-819-7014
kkazmark@ridgewoodnj.net

From: Maresca, Vincent [DEP] <Vincent.Maresca@dep.nj.gov>
Sent: Wednesday, December 6, 2023 9:24 AM
To: George Wright <gwright@wright-associate.com>
Cc: Dzubaty, Catherine [DEP] <Catherine.Dzubaty@dep.nj.gov>; Tingey, Andrea [DEP] <Andrea.Tingey@dep.nj.gov>; Marcopul, Kate [DEP] <Kate.Marcopul@dep.nj.gov>; Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>; Keith Kazmark <kkazmark@ridgewoodnj.net>
Subject: Preliminary Application, New Jersey and National Registers of Historic Places, John A.L. Zabriskie House; HPO Project No. 20-0608

This e-mail serves as the official correspondence of the New Jersey Historic Preservation Office

HPO Project No. 20-0608-18

HPO-L2023-033

George W. Wright

1615 Hudson Park

Edgewater, New Jersey 07022

(*via email*)

Bergen County, Ridgewood Village, John A.L. Zabriskie House (Zabriskie-Schedler House), 460 West Saddle River Road (Block 4704, Lots 9, 10, 11 and 12), Preliminary Application, New Jersey and National Registers of Historic Places.

Dear Mr. Wright,

Thank you for providing the Historic Preservation Office (HPO) with the opportunity for review and comment on the potential for the above-referenced Preliminary Application to contain historic properties. The submitted documentation states you wish to expand the areas of significance for the John A.L. Zabriskie House (Zabriskie-Schedler House), currently listed on the New Jersey and National Registers of Historic Places under Criterion C, to also include Criteria A, B, and D as the property relates to the March 23, 1780, engagement at the Old Paramus Reformed Church and landscape element of the property. The HPO has reviewed the documentation you provided. Based upon the documentation submitted, it does not appear that the John A.L. Zabriskie House meets the National Park Service's requirements to expand the significance of the property to include these additional National Register criteria. We have provided a more detailed explanation of our evaluation of the documentation with regard to each criteria below.

Criterion C Significance

The Preliminary Application recommends that the *circa* 259-year-old sugar maple tree adjacent to the John A.L. Zabriskie House (Zabriskie-Schedler House) possesses significance to the historic property currently listed on the New Jersey and National Registers of Historic Places under Criterion C. The submittal acknowledges that the maple tree pre-dates both the 1780 battle and 1825 construction of the Zabriskie house. While the existing John A.L. Zabriskie House (Zabriskie-Schedler House) nomination does not provide any information on any designed landscape, the nomination does state: "The house exhibits several characteristics that are typical of a third-period [1750-1850] 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*" (emphasis added). Based on the current information and proximity of the maple tree to the Zabriskie dwelling, it appears the tree was present during the period of significance of the property. In such a context, the maple tree can be considered contributing to the agricultural setting as referenced in the John A.L. Zabriskie House (Zabriskie-Schedler House) nomination. However, this does not expand the significance of the property to add any new National Register criteria.

The National Register of Historic Places recognizes important buildings, structures, objects, sites, landscapes, and archaeological sites built and/or designed by humans. As such, additional consideration of the maple tree under the National Register of Historic Places criteria, beyond that which is described above, requires more information to

determine whether the tree was planted by humans, for what purpose, and/or if it was part of a designed landscape to understand whether it is significanct as an important human-built and/or modified, landscape feature.

Criterion A Significance

The comments below are largely informed by the guidance provided in the National Park Service's (NPS) National Register Bulletin: *Guidelines for Identifying, Evaluating, and Registering America's Historic Battlefields* (NRB_40_Battlefields) (NRB 40).

The Preliminary Application provides information on the military operations for the March 23, 1780, engagement around the Old Paramus Reformed Church but does not provide specific information as to why this engagement is significant at the local, state, and/or national levels as part of the American Revolution. Lacking information on why this engagement is significant at the local, state or national levels as well as a defensible battlefield boundary supported by analysis, it is not possible at this time to determine if any battlefield elements are located within the boundary of Block 4704, Lots 9, 10, 11 and 12 or that this engagement possesses significance under Criterion A.

The significance of an engagement is derived through evaluating its impacts within the area of local, state, and/or national significance as part of the American Revolution and/or resulting formative development of the village. This will require more detailed historic research and analysis for the role of this engagement as part of the larger campaign in New Jersey during this period. Please refer to the "Defining the Historic Context" section in NRB 40 and "Chapter V. How to Evaluate a Property within its Historic Context" in NPS' National Register Bulletin: *How to Apply the National Register Criteria for Evaluation* (NRB_15). All we can say right now is the battle happened, but why is it important? That must be answered to understand if a Criterion A significance is present.

In addition, the documentation submitted does not provide information about the integrity of the battlefield (see NRB 40 "Assessing Integrity: Applying the Qualities of Integrity"). NRB 40 defines the most important aspects for integrity of a battlefield as the integrity of location, settling, feeling and association. While the submittal provides general information on the battlespace, it does not provide any specific, defensible boundaries for the limits of the engagement.

The Old Paramus Reformed Church is the only landscape feature still present today that can be identified with high confidence regarding the location of this engagement. However, for example, the location of the stone wall referenced in your submitted information is less clear. The location of this stone wall is critically important for understanding the Continental positions during the battle and reconstructing the important topographic elements of the battlefield. Similarly, eighteenth-century road alignments seldom exactly follow today's road alignments, masking routes of troop movements. Therefore, additional primary research may provide important information on the topography and cultural landscape features present during the battle refining and defining the boundaries of the engagement. In addition to the contemporary resources submitted, areas of additional primary research material and information may include:

- Robert Erskine was General Washington's geographer and surveyor preparing military maps for the Continental Army. See Robert Erskine & Simeon DeWitt 1778-1783 Revolutionary War military maps housed at the New York Historical Society.
- New Jersey Road Returns housed within the New Jersey Archives may provide information regarding the location of early roadway alignment(s) and adjacent features, such as walls and property boundary marker features, during the early nineteenth century.
- NJDOT As-Builts have similar information from the early twentieth century now removed through dense mid-twentieth century urbanization.
- Historic chain of title deed runs defining contemporary property boundaries and possibly additional information on the topography including fords, roadways, structures, or other topographic landmarks or features.
- General Washington's General Orders for the day and/or any additional primary source information from any participants or contemporary documents.

While the content above is singularly focused on a nomination for an American battlefield, without a well-defined historic context, integrity analysis, and defined boundary limits, it is not possible to understand if any element of the battle took place within Block 4704, Lots 9, 10, 11 and/or 12. Understanding the boundaries of the component elements comprising the battlefield's battle space are critical for defining this engagement. This analysis involves integrating the known literature, KOCOA military terrain analysis (**K**ey Terrain/Decisive Terrain; **O**bservation and Fields of Fire; **C**oncealment and Cover; **O**bstacles; and **A**venues of Approach/Withdrawal), and any known archaeological data for providing a sound rationale for the topographic features representing the battlefield, confirming areas of troop movements, and defining the limits of the engagement. Once the boundary is defined, an assessment whether the battlefield's integrity of location, setting, feeling and association exists for conveying any importance of the battle.

Criterion B Significance

The Preliminary Application recommends that the John A.L. Zabriskie House (Zabriskie-Schedler House) possesses significance under Criterion B for individuals significant in our past with demonstrable importance under a local, state, or national historic context. However, no specific individual is specifically referenced in the submittal.

Please be aware, for a property to be significant under Criterion B, the individual must be significant in our past history while the property must be able to convey that significance and embody that significance during the period of their most productive work.

For more detailed information, please review "Criterion B: Person" under "Chapter VI. How to Identify the Type of Significance of a Property" within NRB-15 (link provided above).

Criterion D Significance

The Preliminary Application recommends that the John A.L. Zabriskie House (Zabriskie-Schedler House) possesses significance under Criterion D for containing important information in history, typically related to archaeological deposits. The submittal references and cites historic maps from Hunter Research's *Phase IA Archaeological Assessment, Zabriskie-Schedler House and Property, Village of Ridgewood, Bergen County, New Jersey* (2019) which concludes the property contains a high sensitivity for possible Revolutionary War and early nineteenth century archaeological deposits related to the Zabriskie's family's occupation on the property.

However, based on the lack of any formal archaeological subsurface investigations within Block 4704, Lots 9, 10, 11 and 12 by professional archaeologists, it is not possible at this time to recommend that the John A.L. Zabriskie House (Zabriskie-Schedler House) has significance under Criterion D at this time. It is my understanding that a Phase IB identification archaeological survey of the property will be forthcoming which will provide data for any Criterion D consideration related to the Zabriskie family's occupation of the property and/or other pre-nineteenth century occupation.

Consideration for any archaeological deposits related to Revolutionary War period activity typically requires a metal detecting survey component as part of any Phase IB archaeological survey. For an example on battlefield archaeology and methodology, I recommend reading Douglas Scott's book *Archaeological Perspectives on the Battle of the Little Bighorn* (2000). Such a survey by professional archaeologist may provide important information on unit locations, tactical deployments, movements, and battle lines not previously identified in documents or other sources holding important information in history under Criterion D.

Therefore, based on the lack of any formal archaeological subsurface investigations by professional archaeologists within Block 4704, Lots 9, 10, 11 and 12, no Criterion D significance can be recommended at this time.

Additional Comments

Thank you for providing the opportunity to review and comment on the Preliminary Application. Please be aware that the HPO does not prepare National Register of Historic Places nominations but provides technical review and assistance to preparers, staffs the New Jersey State Review Board responsible for reviewing nominations for inclusion on the New Jersey Register of Historic Places, and finally coordinates with the National Register Program in Washington D.C. Please reference HPO project number **20-0608** in any future calls, emails, submissions or written correspondence to help expedite your review. If you have any questions, please feel free to contact me at vincent.maresca@dep.nj.gov with questions regarding archaeology and battlefield studies or Andrea Tingey at andrea.tingey@dep.nj.gov with questions regarding the National Register nomination process and technical review.

Sincerely,

Vincent Maresca, M.A.| Program Specialist 3| Historic Preservation Office

Department of Environmental Protection| Mail Code 501-04B |PO Box 420|Trenton, NJ 08625-0420

P: (609) 633-2395 | F: (609) 984-
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APPENDIX 27

Description of How Secretary
of Interior Standards is Followed

ARTICLE

The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation

Rehabilitation as a Treatment

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
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.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings

- Introduction, Historical Overview, Preservation Standards & Guidelines, Rehabilitation Standards & Guidelines (pp.1-162, PDF) (https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf)
- Restoration Standards & Guidelines and Reconstruction Standards & Guidelines (pp.163-241, PDF) (https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part2-reconstruction-restoration.pdf)

☑ **Important Note about the Standards for Rehabilitation**

The **Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68, 1995)** consists of four treatment standards—Preservation (https://www.nps.gov/articles/000/treatment-standards-preservation.htm), Rehabilitation (https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm), Restoration (https://www.nps.gov/articles/000/treatment-standards-restoration.htm), and Reconstruction (https://www.nps.gov/articles/000/treatment-standards-reconstruction.htm)—and are regulatory for NPS Grants–in–Aid programs. The Secretary of the Interior's Standards for Rehabilitation (https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm) **(36 CFR Part 67, 1990)**, which are included in the Treatment Standards, are regulatory for the

Federal Historic Preservation Tax Incentives program (https://www.nps.gov/subjects/taxincentives/index.htm) and are the criteria used to determine if a project qualifies as “a certified rehabilitation.” The 1990 and the 1995 versions of the Rehabilitation Standards convey the same intent and provide the same guidance, although they are worded slightly differently, and “shall” replaces “will” in the 1995 version. **The Secretary of the Interior's Standards for the Treatment of Historic Properties**, in particular the Standards for Rehabilitation, are intended as general guidance for work on all historic properties, are widely used, and have been adopted at the Federal, State, and local levels.

Choosing Rehabilitation as a Treatment

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf) to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

The Guidelines for the Treatment of Historic Properties (https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf) illustrate the practical application of the Standards for Rehabilitation to historic properties.

History of the Standards

Read a History of The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. (https://www.nps.gov/articles/000/treatment-standards-history.htm)

Last updated: February 1, 2024

Choosing the most appropriate treatment for a building requires careful decision making about a building's historical significance, as well as taking into account a number of other considerations:

- **Level of Significance.** National Historic Landmarks, designated for their "exceptional significance in American history," and other properties important for their interpretive value may be candidates for Preservation or Restoration. Rehabilitation, however, is the most commonly used treatment for the majority of historic buildings Reconstruction has the most limited application because so few resources that are no longer extant can be documented to the degree necessary to accurately recreate the property in a manner that conveys its appearance at a particular point in history.

- **Physical condition.** Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or a new addition are necessary for a new use, then Rehabilitation is probably the most appropriate treatment.

- **Proposed use.** Many historic buildings can be adapted for a new use or updated for a continuing use without seriously impacting their historic character. However, it may be very difficult or impossible to convert some special-use properties for new uses without major alterations, resulting in loss of historic character and even integrity.

- **Code and other regulations.** Regardless of the treatment, regulatory requirements must be addressed. But without a sensitive design approach such work may damage a building's historic materials and negatively impact its character. Therefore, because the ultimate use of the building determines what requirements will have to be met, some potential uses of a historic building may not be appropriate if the necessary modifications would not preserve the building's historic character. This includes adaptations to address natural hazards as well as sustainability.

APPENDIX 28

Opposition Communications

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

We, the undersigned residents of Ridgewood, petition the Village Council not to reopen the Schedler Park plan (approved by Resolution 18-236) without:

(i) a full assessment of the impact that would result from any changes to the plan; and
(ii) a fact-based analysis of the comprehensive impact on the Village and the State of New Jersey made by the development of the Schedler property.

Any changes without a full assessment will ignore the following concerns.

- Due Process to which Residents of Ridgewood are Entitled. Changes to the approved plan require a comprehensive review process, transparent to all Village residents and consistent with other Village decisions (like the current Gold Star Memorial project), utilizing applicable subject-matter experts and independent studies.
- Health Implications to Children and Residents. Changes to the plan (including the introduction of a turf field and changes to the existing natural and mature tree barrier) do not consider the known health impact on children. Toxic pollutants from traffic, as well as noise pollution, will further harm park visitors and residents.
- Traffic patterns that will impact safety. Expansion of the field size will introduce increased traffic and buses. The prior traffic study was conducted in 2015 without considering buses. As Schedler is immediately adjacent to an exit from Route 17N, new studies must be conducted taking into consideration the safety of park visitors and residents with the change in traffic patterns and the introduction of buses.
- Wildlife and environmental preservation. Schedler (unlike many current fields) is the foraging grounds for NJ endangered species (Bald Eagles) and threatened species (Black-Crowned Night-Herons) and houses protected vegetation. A full assessment of the environmental impact is imperative.
- Accurate Assessment of Flooding Impact. A change in the approved plan expanding the field size should only be made as a result of new, public, flood studies and an assessment of an effective strategy (based on a full Village property assessment, taking into consideration County and State remediation discussions) to address flooding concerns.
- Preservation of Historic District. A 2019 independent archeological assessment commissioned by the Village found that the Historic Schedler property likely houses Revolutionary War artifacts and recommended that an archaeological survey of the property be completed if significant ground disturbance is planned.
- Accurate Assessment of Field Demand. A detailed explanation of the need for a full-size field (outlining numbers of teams/players, by age and current field use) versus the previously agreed 75 x 50 yard field is required before any changes should be considered.
- Clear and transparent budget for new plans. Before changes to the plan can be approved, the Council must present an itemized budget including design and maintenance fees. Private funding should never override public input and public safety.

These issues and others must be reviewed, and a detailed, fact-based plan should be presented to the residents of Ridgewood (in a public forum for discussion and debate) for the general welfare of the Village.

Name	Address	Signature
[illegible]	4 Betty Ct	[illegible]
[illegible]		

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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Clara I. Traina	481 West Saddle River Rd.	

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Name	*Address*	*Signature*
Kathleen Yeaw	484 Van Buren St Ridgewood, NJ 07450	Kathleen Yeaw

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Name Address Signature

Olivia Sakakihara - 172 W Glen Ave, Ridgewood NJ 9/6/2023

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Name Address Signature : NORKA SCHELL 520 WEST SADDLE RIVER RD., RIDGEWOOD, NJ

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Name	Address	Signature
Chris Given	265 Mountain Ave.	Chris Given

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ROBERT SAPORITO	668 W. SADDLE RIVER HO-HO-KUS	

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Peggy & Rex Ma	600 W Saddle River Rd	

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Name	Address	Signature
Adrian Gomez Perez	164 Terhune rd Ridgewood NJ 07450	

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Annalie Dalamas Morales 1640 Techume Rd
Ridgewood NJ 07450

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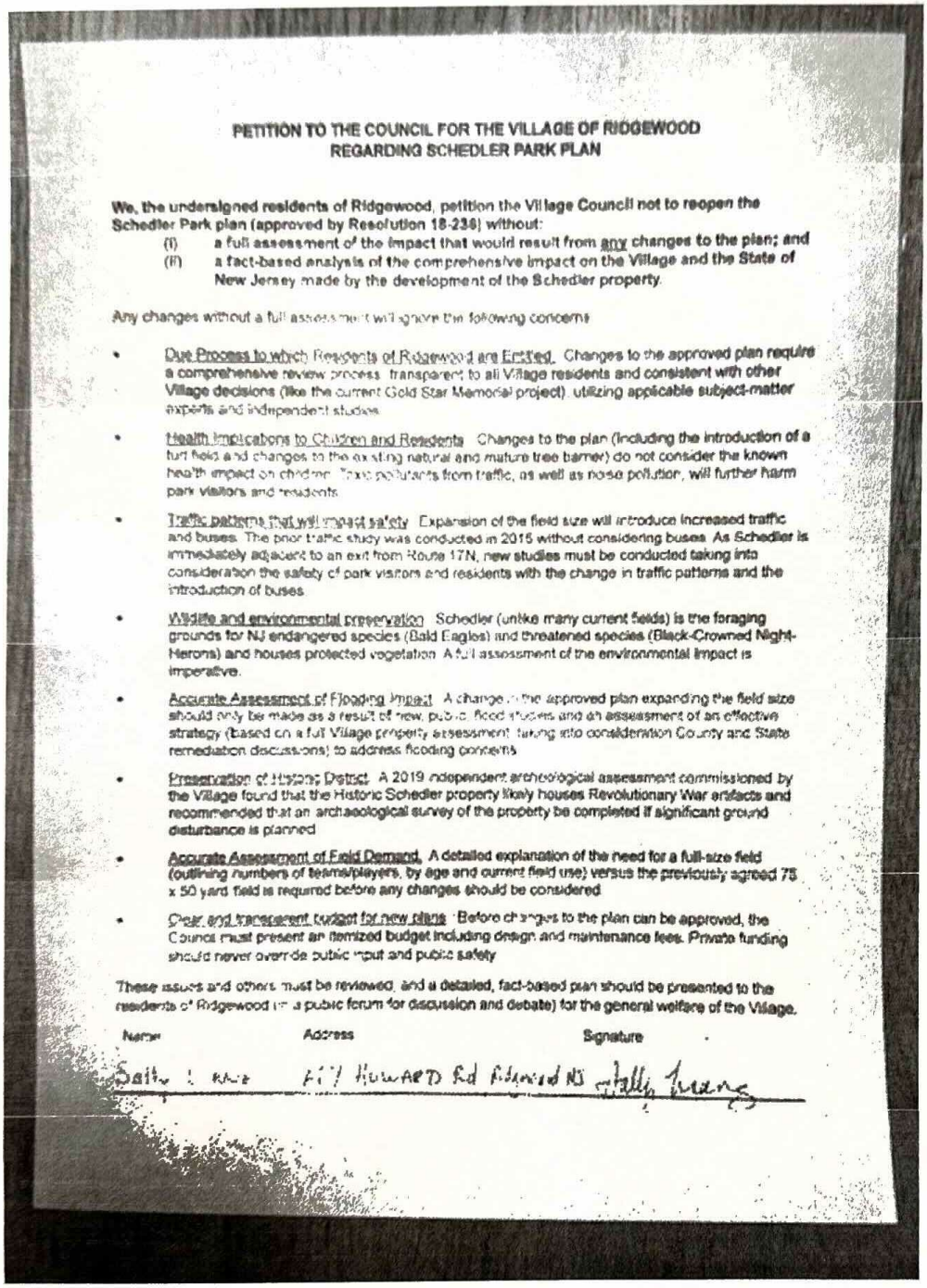
M Glynn

Melissa Glynn
558 Nagle Street
Ridgewood, NJ



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Name	Address	Signature
Sally [illegible]	[illegible] HOWARD Rd Ridgewood NJ	Sally [illegible]

IMG_9032.jpg

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Name	Address	Signature
[illegible]	667 Harcourt Rd. Ridgewood NJ 07450	[illegible]

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD REGARDING SCHEDLER PARK PLAN

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Name	Address	Signature
WILLIAM LIANG	667 HOWARD RD RIDGEWOOD, NJ 07450	[signature]

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Name Address Signature

Ankit Dharia. 471 W Saddle River rd, Ridgewood, NJ A P Dharia

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Name	Address	Signature
Euk Kwon	27 Theyken Place	

Euk Kwon 27 Theyken Place
Euk Kwon ON

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Wendy Lipkey	481 E Saddle River Rd Ridgewood	

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YoonHee Kim	451 Hunter Rd. Ridgewood NJ 07450	

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Name	Address	Signature
Kum Joo Park	305 S. Van Dien Ave. Ridgewood NJ 07450	Kum Park

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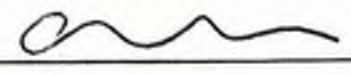
Name	Address	Signature
Andy Oh	321 Willow Ct. Ridgewood	

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Hne Wallace	947 East Glen Ave	

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Name	Address	Signature
Ara Ajemian	655 Terhune Rd, Ridgewood Nj 07450	

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Adriana Blauvelt 28 Leroy Place /RIDGEWOOD



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Name	Address	Signature
ANNA KIPINIAK	705 HOWARD ROAD RIDGEWOOD NJ 07450	Anna Kipiniak

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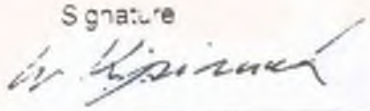
WALERIAN KIPINIAK	705 HOWARD ROAD RIDGEWOOD NJ 07450	

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AARON AND NATALIE Greenberg	570 W. Saddle River Rd. Ridgewood, NJ 07450	

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Jill Kay	821 Arrow Lane	Jill Kay

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AMIS A BHATTY	786 ARROW LANE	

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Nora Coffie	947 E. Glen Avenue Ridgewood, NJ 07450	

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Name	Address	Signature	
JOHN GRINCH	731 UPPER BLVD		Feb 22 2023

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SALLY GRINCH	731 Upper BLVD	Sally Grinch
		Feb. 22 2023

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Susan Nashel, 275 So Irving Pl. Ridgewood NJ 07450

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Sarah Han	235 Bogert Ave. Ridgewood	

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Yeon Seon Jung	625 Robert St, Ridgewood	

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REGARDING SCHEDLER PARK PLAN

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Eun Young	332 Jefferson St	

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April Kim	453 Stevens Ave.	

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Name	Address	Signature
MIN Kwon	667 Ellington rd, Ridgewood	

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KyoungA Park	480 Grove St.	

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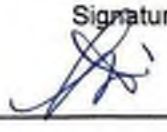
Sooky Kwon	412 Hunterkd	

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Juyeon Kim	495 Dorchester RD	

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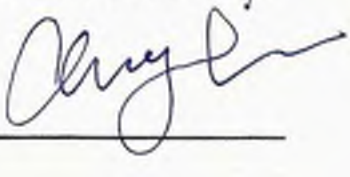
Chaeyong Kim	635 Bartell Pl. Ridgewood	

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Bohyeon Yun	612 Eastbrook	

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Hoonil Shin	378 Stevens ave	

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Tae Kim	427 Dorchester Rd	

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Haekyoung	125 S. Maple Ave	

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MARY LOU HANDY	695 Kingsbridge	

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Name	Address	Signature
BIRENDRA KUMAR	65 C Kenwood Road, Ridgewood	B Kumar 3/28/23

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Name	Address	Signature
Maya Kumar	656 Kenwood Rd	Maya Kumar
MAYA KUMAR	(201) 447-5264	

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Joe Luddy	527 West Saddle River Rd	Joe Luddy

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Ruth W. Coffie	947 E. Glen Avenue, Ridgewood NJ 07450	Ruth Coffie

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Maria Wyman	589 W Saddle River Rd Ho Ho Kus	

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Kathryn Kennedy	654 W Saddle River Rd.	K. Kennedy

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Name	Address	Signature
Filippo Rossignolo	589 W Saddle River Hohokus NJ	

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Jessica Furnari	531 Racetrack Road Ho Ho Kus, NJ 07423	

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Andrew Gasparatos	568 Racetrack Rd. Ridgewood	Andrew Gasparatos

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GASPARATO	568 RACETRACK RD. RIDGEWOOD, NJ 07450	D Gasparato

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Name	Address	Signature
Gabrielle H Brieger		

Gabrielle H Brieger 491 Racetrack Rd
Ho-Ho-Kus, NJ
07423 gabriellebrieger@gmail.com

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SHARON MILLAN	33 VALLEY LANE USF, NJ 07458	

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DONALD M. PROVOST 3/7/23

34 BROOKMERE ROAD
KINNELON NJ 07405

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William S Malloy	650 W. Saddle River Rd Ho Ho Kus	W S Malloy

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Patricia Dolce	625 Kingsbridge Lane Ridgewood, NJ	Patricia Dolce

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Jen Merowski	655 Kingsbridge	Jen M

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Name	Address	Signature
Andres D'Verney	615 Kenwood rd, Ridgewood NJ	

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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Daniel McKenney	615 Kenwood Rd. Ridgewood NJ	

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Muriel McNeely	615 Kenwood Rd. Ridgewood, NJ 07451	

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Name	Address	Signature
Jean Boyle	104 N. Pleasant Ave	Jean Boyle

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Cliff Matthews	625 Kenwood Rd	Clifford Matthews

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Marcia Matthews	625 Kenwood Rd	M Matthews

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Nancy Nowinski	2 Betty CT.	

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Charlie Nowinski	2 Betty Ct, Ridgewood	

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Patricia Infantino	6 Betty Ct	Patricia Infantino

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Betty Lew	409 Queens CT Ridgewood NJ.	

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James Molina	409 Queens Ct	James Molina

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Tara Mauriz	119 Somerville Rd. Ridgewood, NJ 07450	Tara E Mauriz

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Name	Address	Signature
Craig Mauzi	151 Somerville Rd Ridgewood NJ	

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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Johanna Rosen	237 S. Pleasant Ave	

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Carol Bracco Ghazey	500 Steven Ave	CARO/ BRACCO Ghazey

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Michael Rosen	237 E. Ridgewood Ave Ridgewood NJ	

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Rubens Mulla, 273 Mulberry Pl, R Mulla

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SALLY GRINCH	731 Upper BLVD	Sally Grinch	Feb. 22 2023

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JOHN GRINCH	731 UPPER BLVD		Feb 22 2023

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BRIAN ALTANO	656 Kings Brook Lane	

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Joann Loyka	685 Kingsbridge Lane	Joann Loyka

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Yanal Abdallah	369 Queens Ct	

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Dylan Ferguson	655 Kingsbridge	

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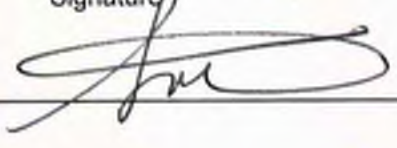
Sonia Aoun	339 Queens Ct	

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Bernard Khoury	339 Queens Ct, Ridgewood NJ	

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James Ruane	705 Kingsbridge Lane	James Ruane

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John Merowski	655 Knasbridge	

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Evelyn Meanousis	655 Knasbridge	E Meanousis

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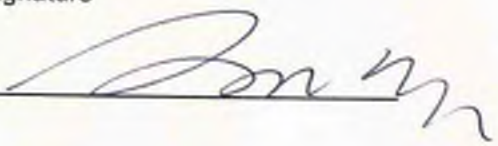
Seongho Wu	675 Kingsbridge Ln	

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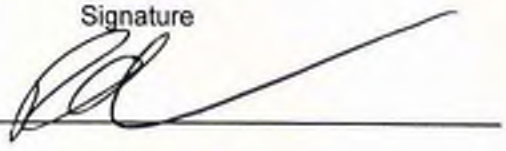
Ruben Centeno	379 Queen Ct	

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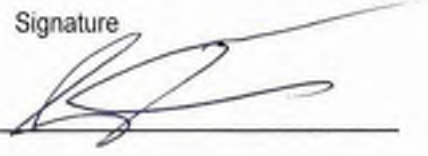
Joshua Sirvino	359 Queens Court	

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Kamila Castro	354 queens ct	Kamila Castro

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Virginia Migliorelli	348 Queens Ct Ridgewood NJ	

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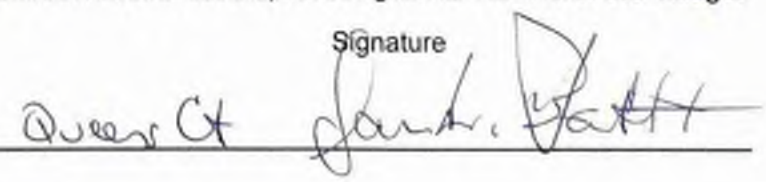
Sandra Bartlett	338 Queen Ct	

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Philip C Dolce	625 Kingsbridge Lane	Ph. C. Dolce

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Soyeon Hong	615 Kingsbridge Lane	

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ADITYA SINGH	182 MOUNTAIN AVE	

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MARIZELA McNERNEY	615 Kenwood	Marizela McNerney

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Alyssa Matthews	941 N Monroe St	

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LEO RUANE	705 Kingsbridge Ln	

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Rosemary Sullivan	625 Wyndemere Ave.07450	Rosemary Sullivan

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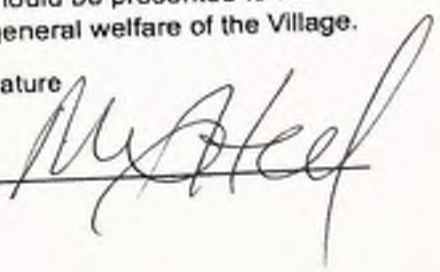
MARIAN HOWARD	218 N. Maple Ave. Ridgewood NJ	

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Lee Mchler 5 Betty Ct. Lee Mchler

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MARGAUX Howard	218 N. Maple Ave. Ridgewood NJ	

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Name	Address	Signature
Eleanore C. Stauhs Howard	218 North Maple Ave Ridgewood	Eleanore C Stauhs Howard 2/2/23

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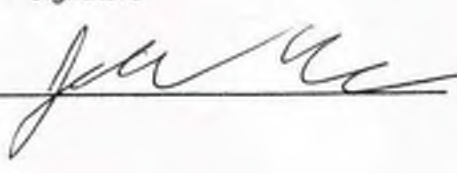
Justin McColl	219 N Maple Ave Ridgewood, NJ 07450	

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Marcia Ringel	250 Ferris Pl., Ridgewood, NJ	Marcia Ringel

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Andrea Mishler	5 Betty Ct	Andrea L Mish

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MARK J. ISIK	408 QUEENS COURT · RIDGEWOOD NJ 07450	

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STEPHAN LOYKA	685 KINGSBRIDGE LANE	

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Hyunhee Kim	675 Kingsbridge In	

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Teresa Isik	408 Queens Ct.	Teresa Isik

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Allison Chostak	399 Queen St	Allison Chostak

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REGARDING SCHEDLER PARK PLAN

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Lauren E. Lillo	375 Queens Ct Ridgewood NJ 07450.	Lauren E. Lillo
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Name	Address	Signature
Kathy A. Bourn	145 Kings Bridge Blvd	Kathy Bourn

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Name	Address	Signature
Rick Bourn	645 Kings bridge	[signature]

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Mina Burns	349 Prescott Ct Ridgewood, NJ	Mary Burns

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MARK MILIAN	530 W SADDLE RIVER RD	

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Kristina Milian	530 N. Saddle River Rd	Kristina Milian

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Michele Stalia	3 Betty Court	Michele Stalia

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Name	Address	Signature
[illegible]	3 Beth Ct.	[illegible]
ALAN DLUGASCH		

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Leonid Yaguda yev	32 Chelsea PL	

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Cynthia O'Keefe	542 W. Saddle River Road	Cynthia O'Keefe

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David P. Ward	542 W. Saddle River	David P. Ward

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Name	Address	Signature
Samuel Sin	704 Howard Road 07450	

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Suratsawadee Siu	704 Howard Rd Ridgewood, NJ 07450	

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Ellen McNamara	120 W Ridgewood Ave.	

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Name	Address	Signature
Seema Dutt	532 West Saddle River Road	
Seema Dutt		

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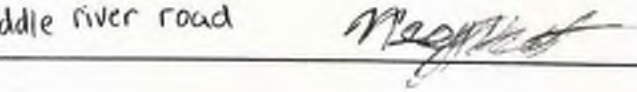
Megan Duth	532 W saddle river road	

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Anir Dutt	532 W Saddle River Rd	Anir Dutt

ANIR DUTT

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Gabriella de Silva	521 W Saddle River Rd, Ridgewood, NJ	G. de Silva

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ROHAN DE SILVA	521 W. SADDLE RIVER RD Ridgewood NJ 07450	

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Rohan de Silva II	521, West Saddle River rd.	Rohan de Silva

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Frattra M. deSilva	521 W Saddle River Rd Ridgewood, NJ	Frattra M. deSilva

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Elisha de Silva	521 W. Saddle River Rd, Ridgewood NJ, 07450	

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Maryse Karunaratne	521 W. Saddle River Rd. Ridgewood NJ 07450	

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Donald Henke	524 W. Saddle River Rd Ridgewood	

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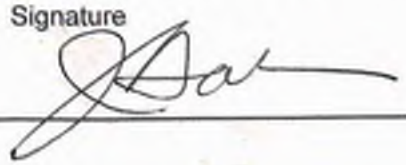
J. Henke	524 W Saddle River Rd Ridgewood	

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Dagga H. Glazer	61 Clinton Ave	

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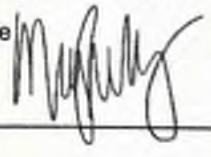
May Wang	690 spring ave Ridgewood NJ 07450	

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Anne Loving	342 S. Irving St Ridgewood	Anne L Loving

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Kate Gordon	251 Cottage Rd	

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DREWANN RODNEY	125 S Maple Ave Apt F Ridgewood	Drewann Rodney

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Name	Address	Signature
Kathryn Konsa-Schmidt	123 South Irving Street Ridgewood, N.J. 07450	Kathryn Konsa-Schmidt

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD REGARDING SCHEDLER PARK PLAN

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FATMIR FANDA	116 WOODSIDE AVE, RIDGEWOOD	

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Joseph Schmidt	123 S. Irving St., Ridgewood	

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Deborah R Clark	61 Clinton Ave Ridgewood NJ 07450	

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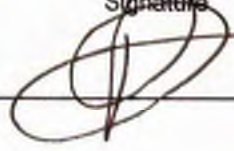
Name	Address	Signature
Mark Sapner	328 S Irving Street	[signature]



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Dick Scapler	3285 Irving Street	

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Naomi Freshwater	100 Walton St. Ridgewood	Naomi Freshwater

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Kathleen Killion	315 Willow Ct.	Kathleen Killion

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KEITH Killian	315 WILLOW CT RIDGEWOOD N.J	Keith Killian

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Name	Address	Signature
ELZBIETA JASTRZEBSKA	215 WALTON ST,	Elżbieta Jastrzebska

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Name	Address	Signature
Christopher I Perfect	217 Walker St Ridgewood NJ 07450	

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Brian Kwon	528 W. Saddle River Rd Ridgewood, NJ 07450	

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Name	Address	Signature
Matthew Weise	Stoney Tollgate Rd	Pipersville PA

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Name	Address	Signature
Kelly Hopkins Jones	1320 Oak Green Circle Southlake TX	Kelly Hopkins Jones

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Name	Address	Signature
Syndyse Abedin Panda	116 Woodside Ave	Syndyse Abedin

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Name	Address	Signature
JACQUELINE HONE	30 Carriage Lane	

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Name	Address	Signature
Nancy Brennan-Hill	136 Doremus Ave	Nancy Brennan-Hill

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Name	Address	Signature
Carmine Sciezo	354 Grandview Circle	Carolie Sciàfzo

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BRANDYNE LACKLAND	30 Carriage Lane	

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YoungJin Kim	278 Claremont Rd.	YoungJin Kim

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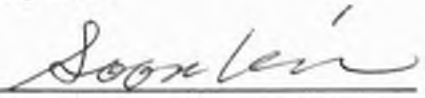
Soon Im Kim	278 Claremont Rd,	

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Name	Address	Signature
STEVE KIM	291 HIGHLAND AVE	

to you.

EMAIL: Fill and sign PDF using an e-signature or send a picture of your signed petition from your cell phone. Return the completed petition to schedlerfriends@gmail.com

FOR MORE INFORMATION

EMAIL schedlerfriends@gmail.com

CALL or TEXT 201-377-8556

IMPORTANT UPDATES

Sign up sending an EMAIL to schedlerfriends@gmail.com

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Name Address Patricia Carroll
Signature Patricia Carroll
611 Robert St
RIDGEWOOD NJ 07450

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3 Name Address Signature

George H. Ackerman 344 Jefferson St. Ridgewood N.J. 07450

(3)

NOTE: • THERE SHOULD BE NO CHANGES TO EXISTING PLAN.

• NO MORE MONEY AND TIME WASTED.

• WISH PETITION HAD STATED THE ABOVE.

George M. Aldcorn

2/21/23

201-944-6370

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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Douglas Kisley	725 Howard Rd	

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John + Irene Rojao	650 Kenwood Rd Ridgewood NJ	Irene Rojao

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Niki V. Diamond, 2344 Perot Street, Philadlephia, PA 19130

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Nicole Nolan	987 Jones St Berekely CA 94710	

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Name Address Signature

GLEN T. RYEN, 655 KENWOOD RD, RIDGEWOOD, NJ 07450 GTR

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Alaina Laszewski	22101 93rd Pl W Edmonds, WA 98020	

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JOHN MILIAN 33 VALLEY LN, U. SADDLE RIVER, NJ 07458

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Lisa Suriano	636 Kenwood Rd Ridgewood, NJ 07450	

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Name	Address	Signature
Dorothy Barthold	323 Stevens Ave, Ridgewood, NJ 07450	Dorothy L. Barthold

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Name Address Signature

Robert Weise 21 Windover Lane, Doylestown, PA 18901

ROBERT WEISE

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Name Address Signature

Barbara J Weise, 21 Windmen Lane, Doylestown, PA 18901
Barbara J. Weise

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD REGARDING SCHEDLER PARK PLAN

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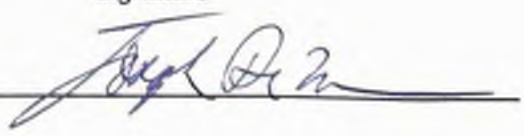
Joseph DeMarco	572 W. Saddle River Rd	

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Name	Address	Signature
Lori DeMarco		
Lori DeMarco	572 W. Saddle River Rd.	Lori DeMarco

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Name	Address	Signature
GIOVANNI REGINA	540 Bennington Terrace	

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Cristina Cobos-DaCruz	735 Howard Rd.	

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Name	Address	Signature
LESUE SIEGEL	35 Chelsea Place	Leslie Siegel
ANDREW SIEGEL		Andrew Siegel

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Matthew L Rossi	516 w Saddle River Rd	

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Name	Address	Signature
Olga Rossi	516 W. Saddle River Rd	Olga Rossi

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Name	Address	Signature	
		Susan M. Orlando	2-27-23
	88 Glenwood Rd Ridgewood, NJ 07450		

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Name	Address	Signature
	91 CHERRY LANE DOYLESTOWN, PA 18901	

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Jenna Weiss	91 Cherry Lane Doylestown, PA 18901	

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Name	Address	Signature
	105 Blossom Hill Lane, Chalfont, PA 18914	

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD REGARDING SCHEDLER PARK PLAN

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Name Address Signature

WILLIAM F. LEAHY 250 - S. VAN DIEN AVE. RIDGEWOOD, N.J. 07450

William F. Leahy

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ANN M. LEAHY 2505. VANDIEN AVE RIDGEWOOD NJ 07450

Ann M Leahy

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Adam McDonald

207 Gateway Rd

Ridgewood, NJ 07450

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Robert A. Briedis
890 East Glen Ave., Ridgewood, NJ 07450
2/23/2023

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Elena Luddy		Luddy

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Name Address Signature

Lynn Coromilas

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395 Manchester Road
Ridgewood

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Name	Address	Signature
James Coromilas	395 Manchester Road, Ridgewood 07450	James Coromilas

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Peter Emner

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Ildiko Enner 491 W. Saddle River Rd

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MARTIN GRUBER	229 S. IRVING	

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ELEANOR GRUBER	229 S. IRVING	Eleanor C. Gruber

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Virendra Sheth	501 W Saddle River Road Ridgewood	VSheth

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Name	Address	Signature
VAIDEHI VYAS	Vaidehi Vyas 501 W. Saddle River Rd. Ridgewood, NJ 07450	Vyas

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Claudia Allocco	724 Howard Rd. Ridgewood	Claudia Allocco

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Suphi Coban	388 Queens Ct. Queens Ct.	Suphi Coban

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Name	Address	Signature	
JAYESH JESALPURA,	30 RED ROCK CT., RIDGEWOOD, NJ		3/1/2023

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James A. Bombace, 686 Midwood Road Ridgewood, NJ 07450

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Yasmine Elashmawy	640 Kenwood Road Ridgewood	Yasmine Elashmawy

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Name	Address	Signature
Joseph Calaceto	645 Terhune Rd Ridgewood NJ	Joseph Calaceto

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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Lavinia Calaceto	645 Terhube Rd Ridgewood NJ	Lavinia Calaceto

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Robert Calaceto	645 Terhune Rd Ridgewood NJ	Robert Calaceto

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Name Address Signature

LINDA A. Ferraro 657 Howard Rd., Ridgewood

3/1/2023

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Linda & Mike Ferraro	657 Howard Rd, Ridgewood	

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Name	Address	Signature
Linda L. Martick	548 Route 17 N. AKA 512 W. Saddle River Rd. Ridgewood, N.J. 07450	Linda L. Martick

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Gladys DeCesare	116 Carriage Lane	Gladys DeCesare

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Don Flamm	12 Carriage Ln	

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Anita Lee	56 Carriage Ln.	Anita Lee

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Christy Hendie	646 Kenwood Rd Ridgewood NJ 07450	

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Pradeep Balasubramaniam	626 Kenwood Rd Ridgewood NJ	

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Sangeetha Pradeep	626 Kenwood rd Ridgewood, NJ	

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Parina Shah	635 Kenwood Rd	Parishah

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Victoria Martucek	512 W. Saddle River Rd. Ridgewood, NJ 07450	

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Vincent H. Martucci Jr.	512 W. Saddle River Rd. Ridgewood, NJ, 07450	Vincent Martucci Jr.

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Mukti Dharia, 471 W Saddle River Rd, Ridgewood, NJ Mukti Dharia

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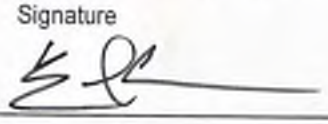
Eric Friedman	526 W. Saddle River Rd	

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530 Bennington Terr Sun Mi Kyle
Ridgewood, NJ

Pablo Kye

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Name	Address	Signature	
Undleeb Mahmood	520 Bennington Terrace Ridgewood, NJ 07450	Undleeb Mahmood	5/1/23

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Zhihong Wang	525 Bennington Ter. Ridgewood NJ 07450	

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Yong Shi	525 Bennington Ter. Ridgewood NJ 07450	

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Alissa Ott-Walsh	539 Bennington Ter Ridgewood NJ 07450	

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Ken Fine 560 Kensington Terrace Ridgewood NJ 07450

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Penny Fine 560 Pennington Terr. Ridgewood N.J. 07450

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Maida Gutkin	580 Bennington Terrace, Ridgewood, NJ, 07450	5/1/2023

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R Markarian	74 N Broad St	Paul Markarian

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Gary Lowenthal	463 Wastena Ter.	

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Laura Katz	446 Upper Blvd. Ridgewood	

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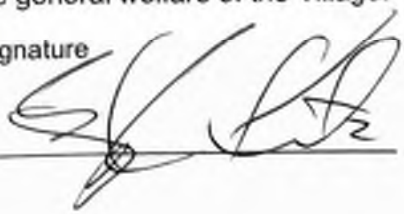
Stephen Katz	446 Upper Blvd. Ridgewood	

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Name Address Signature

Linda Tarzian LINDA TARZIAN 576 Highland Ave.

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Name	Address	Signature
Victoria Martucek	512 W. Saddle River Rd. Ridgewood, NJ 07450	

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Vincent H. Martucek Jr.	512 W. Saddle River Rd. Ridgewood, NJ, 07450	Vincent Martucek Jr.

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Name Address Signature

[redacted] 580 Bennington Terrace, Ridgewood, NJ, 07450

5/1/2023

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Name	Address	Signature
Lauren Lynch	150 Snakedenrd, Ridgewood, NJ 07456	Lauren Lynch

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Name	Address	Signature
Eugene I. Koret	645 Almon Rd Ridgewood NJ 07450 5306	E J Koret
eIKboxersme@gmx.com		

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Verena Piparo 28 LeRoy PL

VERENA PIPARO 1st FL UNIT

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Diane Paventa

Diane Paventa
9 Van Sant Pl
Fair Lawn, NJ 07410

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Jose Calderón / 239 S. Broad St. / Jose calderon
Ridgewood

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Name	Address	Signature
Lisa Glidewell	222 S. Broad St Ridgewood, NJ 07450	Lisa C. Glidewell

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Name	Address	Signature
Betty Thompson	222 S Broad St Ridgewood	Betty Thompson
Betty THOMPSON		

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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Name	Address	Signature
Myriam Ferretti	11 Dansfield Ct. Upper Saddle River N.J. 07458	Myriam Ferretti

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HENRY THAYER	209 S BROAD ST, RIDGEWOOD	

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Name Address Signature

NIKOLAS BLANVELT 28 LEROY PL Nikolas Blanvelt
RIDGEWOOD, N.J.
2ND FL UNIT

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Name	Address	Signature
Deedee Burnside	3 Cobek Ct Allendale 07401	Deedee Burnside

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Name	Address	Signature
Hamzeh Abdallah	369 Queens Ct, Ridgewood NJ 07450	

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Name	Address	Signature
Marina Gerber	385 Queen Ct Ridgewood	

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Yelda Coban	388 Queens Ct.	

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MONICA Cardoza	121 Sunset Ave	

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Lisette Ramos	357 Gilbert St.	Lisette Ramos

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Penny Fine 560 Pennington Terr. Ridgewood N.J. 07450

Penny Fine

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Ken Fine 560 Kensington Terrace Ridgewood NJ 07450

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Jake Gittlin	580 Bennington Terrace, Ridgewood, NJ, 07450	

5/1/2023

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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5/1/23 Mike Zuckerman	550 Bennington Terrace, Ridgewood	M Zuckerman

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Alissa Ott-Walsh	539 Bennington Ter Ridgewood NJ 07450	

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Name Address Signature

Debra A Zuckerman
550 Bennington Terr.
Ridgewood, NJ 07450
5/1/23

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Zhihong Wang	525 Bennington Ter. Ridgewood NJ 07450	

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Yong Shi	525 Bennington Ter. Ridgewood NJ 07450	

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Name Address Signature		
Undleeb Mahmood 520 Bennington Terrace Ridgewood, NJ 07450	Undleeb Mahmood	5/1/23

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530 Bennington Terr Sunmi Kyle Kyle

Pablo Kyle

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Maida Gerkin	580 Bennington Terrace, Ridgewood, NJ, 07450	
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Name	Address	Signature
Mary Robins	368 Travers Ct	Mary Robins

MARY CATHLEEN ROBINS

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John Robbins	368 Greens Court, Ridgewood, NJ 07450	

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Gillian Foley 432 Sterling Place, Ridgewood

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SARAH DAVI 390 REDGAD RD, RIDGEWOOD NJ, 07450 Sarah Davi

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Hayley Weber
235 South Irving Street
Ridgewood, NJ
07450

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Michael Portanova 843 East Saddle River Road, Ho-Ho-Kus, NJ Michael Portanova

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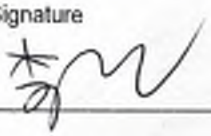
Goeun Lee	329 Queens Ct.	

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Name	Address	Signature
Sook Moon Kong	358 queens ct	

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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John Robbins	368 Queens Court, Ridgewood, NJ 07450	

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Name	Address	Signature
Mary Rodins	368 Queens Ct	Mary Rodins

MARY CATHLEEN RODINS

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Name	Address	Signature
Marina Gertsen	385 Queen Ct Ridgewood	

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Yelda Coban	388 Queens Ct.	

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Hamzeh Abdallah	369 Queens Ct, Ridgewood NJ 07450	

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Anthony DiMeglio, 560 Route 17 North Ridgewood, AD

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Niti Mistry	416 Colwell Ct. Ridgewood, NJ 07450	

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Lisette Ramos	357 Gilbert St. Ridgewood, NJ 07450	Lisette Ramos

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Name	Address	Signature
Monica Cardoza	121 Sunset Ave Ridgewood, NJ 07450	

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HENRY THAYER 209 S BROAD ST, RIDGEWOOD

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Lisa Glidewell	222 S. Broad St Ridgewood, NJ 07450	Lisa C. Glidewell

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Name	Address	Signature
Betty Thompson	222 S Broad St Ridgewood	Betty Thompson
Betty THOMPSON		

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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Name Address Signature

Jose Calderón / 239 S. Broad St. / Jose calderon
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NIKOLAS BEAUVELT	28 LeRoy PL Ridgewood, N.J. 2ND FL UNIT	Nikolas Beauvelt

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VERENA PIPARO	28 LeRoy PL 1st FL UNIT Ridgewood, NJ 07450	Verena Piparo

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JOSEPH PIPERO	28 LEROY PLACE RIDGEWOOD 1ST FL	Joseph Pipero

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Eugene T. Korst	645 Hamon Rd Ridgewood NJ 07450	E T Korst
ETKboxer@aol.com		

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Linda Takyan LINDA TAKYAN 576 Highland Ave. Ridgewood, NJ

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P Markarian	74 N Broad St Ridgewood, NJ	Paul Markarian

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Natalia Nehring, M.D. 174 Union St Apt 2A
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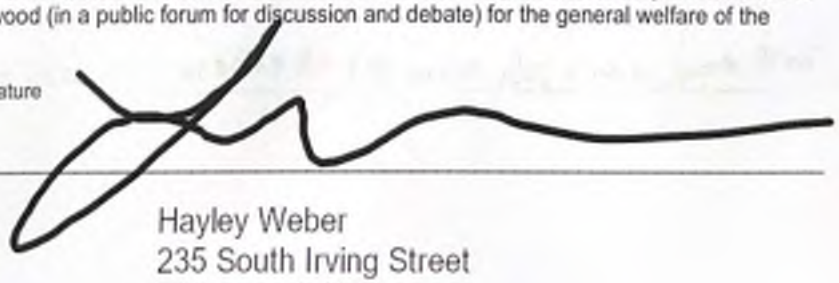

Hayley Weber
235 South Irving Street
Ridgewood, NJ
07450

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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SAURABH DAVE 39 REDGRAD RD, RIDGEWOOD NJ, 07450 Saurabh Dave

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Gillian Foley 432 Sterling Place, Ridgewood

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MADELINE CANZANI	506 Sterling Place, Ridgewood, New, Jersey	

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JOHN MORGAN 414 BOBBY AV, RIDGEWOOD

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Angela Morgan 414 Bogert Rd Ridgewood

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Leonora Reynolds Leonora Reynolds
427 Ponfield Pl
Ridgewood 07450

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Bruce Reynolds	427 Pontfield Place	Bruce Reynolds

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Margaret Rightmyer, 412 Ronfield Place, Ridgewood, NJ.

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Pete H Rightmyer 412 Ponfield Place, Ridgewood NJ.

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Raymond A. LaRosa	454 Bogart Ave.	

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Jeanette Lakowa	454 Bogert Ave	Jeanette Lakowa

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Name Address Signature

Laura LaRocco, 454 Bogert Ave, Ridgewood, Laura LaRocco

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD REGARDING SCHEDLER PARK PLAN

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Name Address Signature	
Henry Krumrei	Rossana Spatoro
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434 Bogert Ave Ridgewood	

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Name	Address	Signature
Deedee Burnside	3 Cobb Ct Allendale NJ 07401	Deedee Burnside

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Name Address Signature

Myriam Feeretti, 11 Dansfield Ct. Myriam Feeretti
Upper Saddle River
N.J. 07458

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Diane Raventa	9 Van Sant Pl Fair Lawn, NJ 07410	Diane Raventa

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Name	Address	Signature
Lauren Lynch	150 Snakedenrd, Ridgewood, NJ 07456	Lauren Lynch

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Michael Portanova	843 East Saddle River Road, Ho-Ho-Kus, NJ	Michael Portanova

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Name Address Signature

Marissa McCloskey, 721 Warren Avenue, Ho-Ho-Kus, NJ 07423

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Name Address Signature

Victoria Vasilcovsky

956 Washington Ave,
Ho-Ho-Kus, NJ
07423

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Name	Address	Signature
Jake Gitlin	580 Bennington Terrace, Ridgewood, NJ, 07450	

5/1/2023

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Alex Glutkin	580 Bennington Terrace, Ridgewood, NJ, 07450	[signature]
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Name Address Signature

Debra A Zuckerman
550 Bennington Terr.
Ridgewood, NJ 07450
5/1/23

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD REGARDING SCHEDLER PARK PLAN

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5/1/23 Mike Zuckerman	550 Bennington Terrace, Ridgewood	M Zuckerman

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SANDEEP JOSHI / 677 HOWARD RD

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KOKILA JAIN	677 HOWARD RD	

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Jaime Scelba 680 Howard Rd

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Randi Brown	734 Howard Rd	

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Andrew Pisano	687 Howard Road 07450	

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Mia Pisano	687 Hoyt Road Ridgewood, NJ 07450	

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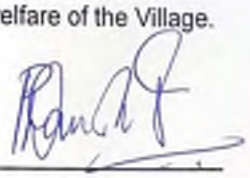
Poonam Pandit	684 Howard Road, Ridgewood, NJ	

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RISHI HERWADKAR	684 HOWARD RD RIDGEWOOD, NJ	R.M. Herwadkar

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Olivera Ojdanic	701 Howard Road	Olivera Ojdanic

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MANISH SHRIVASTAVA	625 TERHUNE RD RIDGEWOOD, NJ	Manish

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ANU SHRIMALI	625 TERHUNE RD RIDGEWOOD NJ.	

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Lorena Perez Solleo	635 Fernine Rd, Ridgewood	

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MATTEO LENA	635 TERHUNE ROAD, RIDGEWOOD	

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LAUREN ABUCAY	675 Terhune Rd	Lauren Abucay

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VICTOR RVD	696 Terhune Rd.	Vict Rvd

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Rushika Patel	306 Teshua Rd	

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Joseph Lee	31 Chelsea Pl Ridgewood, NJ 07450	

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LEO RUANE	705 Kingsbridge Ln	

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WESTON EGUCHI,	151 BELLAIR RD, RIDGEWOOD	

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Name	Address	Signature
Olga Burton	506 East Saddle River Rd Ridgewood, NJ 07450	Olga Burton

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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Name Address Signature Kit

KIT CHAN 36 CHELSEA PLACE, RIDGEWOOD NJ 07450

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Name	Address	Signature	8/10/2023
Scott. F. Fife	630 Shelton Rd	Scott F. Fife	

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DIANNE E. HARRISON	630 Shelton Rd.	D E Harrison	8/10/2023

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Name	Address	Signature
Ara Ajemian	655 Terhune Rd, Ridgewood NJ 07450	

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George H. Ackermann, 344 Jefferson St. Ridgewood N.J. 07450 8/10/23

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Gail Howard	052 Eastbrook Road Ridgewood, NJ 07450	Gail Howard

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Alan Dlugasch

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Suphi Coban	388 Queens Ct., Ridgewood	

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Name Address Signature

Gabrielle Brieger 491 Racetrack Rd
Ho-Ho-Kus, NJ 07423

Gabrielle Brieger 8/11/2023

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TATJANA ZIVKOVIC, 227 Steilen Ave, Ridgewood, NJ 07450

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Yelda Coban	388 Queens Ct., Ridgewood	

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REGARDING SCHEDLER PARK PLAN

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Joseph Hutnick	140 Bellair Rd Ridgewood NJ	Joseph Hutnick

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CELIA HUTNIK 140 BELLAIR Rd. Celia Hutnik
APT. R
RIDGEWOOD, N.J.

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Ms. Carol M. Hohauser
709 Newcomb Rd
Ridgewood, NJ 07450

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Name	Address	Signature
NANCY MALONE	499 E. Saddle Riv. Rd.	Nancy Malone 6-16-23

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Janet Reilly	487 Dorchester Rd.	

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PATRICIA Bonbace	427 Sheffield Rd	Patricia Bonbace

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Michelle Nolan	683 Midwood Rd	Michelle Nolan

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ANA COLANLY	34 CARRIAGE LN RIDGEWOOD	

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Madison Essex	564 Van Dyke Street Ridgewood, NJ 07450	Mn Essex

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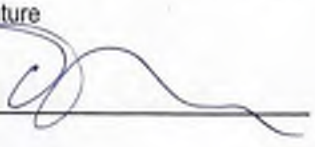
BRIAN ESSEX	564 VANDYKE ST, RIDGEWOOD, NJ	

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Laura Essex	364 Van Dyke St. Ridgewood, NJ	Laura Essex

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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Payton Esser	564 Van Dyke Street Ridgewood, NJ 07450	Payton Esser

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DONALD J RICK	340 FAIRWAY RD RIDGEWOOD NJ	

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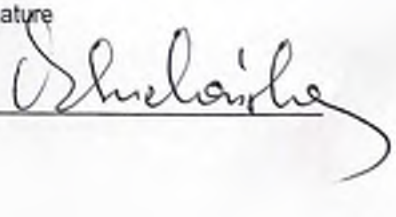
MALGOSIA SUCHANSKA	28 OAK ST #3 RIDGEWOOD NJ 07450	

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Melissa Freeman	685 Terhune Rd Ridgewood, NJ	Melissa Freeman

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JEFFREY C. FREEMAN	685 TERHUNE AD	

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Dana Millare	C 95 Terhune Rd. Ridgewood NJ 07431	

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Nestor Millare	695 Terhune Rd. Ridgewood	

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Jinhee Kim	656 Terhune Rd	

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SABRIN MIQBELL	665 TERHUNE RD	[signature]

Cynthia & Jackie
201
377-8558

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Theodore Costantino	676 Terhune Road	
Karen Costantino	Ridgewood, NJ. 07450	

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Karen Costantino	676 Terhune Rd.	Karen Costantino

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Name	Address	Signature
Eugenia A. Leemans	517 E. Saddle River Rd Ridgewood	Eug A Leem

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD
REGARDING SCHEDLER PARK PLAN

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Name	Address	Signature
NANCY MALONE	499 E. Saddle Riv. Rd.	Nancy Malone 6-16-23

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Name Address Signature

Tracy Matthews 366 Glenwood Rd Ridgewood

Tracy Matthews

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Name	Address	Signature
VICTOR CANZANI	506 Sterling Place Ridgewood, New Jersey	

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Name Address Signature

Joseph Schmidt — Joseph Schmidt

123 S. Irving St.
Ridgewood, NJ
07450

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Name	*Address*	*Signature*	
Kathryn Schmidt		Kathryn Schmidt	3/19/2023

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Melissa Suriano	1 Walter Barry Independence Court Hoboken NJ 07030	*Melissa Suriano*

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Name	Address	Signature
Kimberly Reis	714 Upper Blvd, Ridgewood NJ	Kimberly Reis

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Name	Address	Signature
Lisa P Beasley	425 Knollwood Rd Ridgewood	Lisa P Beasley

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Name Address Signature

Donna Maslak

Donna Maslak 176 Jeffer CT Ridgewood

https://mail.google.com/mail/u/2/#inbox?projector=1

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Name	Address	Signature
Margaret M Sullivan	264 Lotte Rd Ridgewood, NJ 07450	

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Name	Address	Signature
Christa Darakjy	388 Queens Court, Ridgewood NJ 07450	Christa Darakjy

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD REGARDING SCHEDLER PARK PLAN

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(i) a full assessment of the impact that would result from any changes to the plan; and

(ii) a fact-based analysis of the comprehensive impact on the Village and the State of New Jersey made by the development of the Schedler property.

Any changes without a full assessment will ignore the following concerns.

- Due Process to which Residents of Ridgewood are Entitled. Changes to the approved plan require a comprehensive review process, transparent to all Village residents and consistent with other Village decisions (like the current Gold Star Memorial project), utilizing applicable subject-matter experts and independent studies.
- Health Implications to Children and Residents. Changes to the plan (including the introduction of a turf field and changes to the existing natural and mature tree barrier) do not consider the known health impact on children. Toxic pollutants from traffic, as well as noise pollution, will further harm park visitors and residents.
- Traffic patterns that will impact safety. Expansion of the field size will introduce increased traffic and buses. The prior traffic study was conducted in 2015 without considering buses. As Schedler is immediately adjacent to an exit from Route 17N, new studies must be conducted taking into consideration the safety of park visitors and residents with the change in traffic patterns and the introduction of buses.
- Wildlife and environmental preservation. Schedler (unlike many current fields) is the foraging grounds for NJ endangered species (Bald Eagles) and threatened species (Black-Crowned Night Herons) and houses protected vegetation. A full assessment of the environmental impact is imperative.
- Accurate Assessment of Flooding Impact. A change in the approved plan expanding the field size should only be made as a result of new, public, flood studies and an assessment of an effective strategy (based on a full Village property assessment, taking into consideration County and State remediation discussions) to address flooding concerns.
- Preservation of Historic District. A 2019 independent archeological assessment commissioned by the Village found that the Historic Schedler property likely houses Revolutionary War artifacts and recommended that an archaeological survey of the property be completed if significant ground disturbance is planned.
- Accurate Assessment of Field Demand. A detailed explanation of the need for a full-size field (outlining numbers of teams/players, by age and current field use) versus the previously agreed 75 x 50 yard field is required before any changes should be considered.
- Clear and transparent budget for new plans. Before changes to the plan can be approved, the Council must present an itemized budget including design and maintenance fees. Private funding should never override public input and public safety.

These issues and others must be reviewed, and a detailed, fact-based plan should be presented to the residents of Ridgewood (in a public forum for discussion and debate) for the general welfare of the Village.

Name Address Signature

Matthew Zorowich, 102 S. Maple Ave. Ridgwood NJ 07450

Matt Zorowich

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Name	Address	Signature
Susan Merkl	190 Hillcrest Rd	

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Name	Address	Signature
Sally Ann Felsenstein	575 Fairway Rd Ridgewood NJ	Sally Ann Felsenstein

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Name Address Signature	
Guy Dow	**Guy Dowman 229 Bogert Ave, Ridgewood**

From: Rurik Halaby
To: Leynes, Jennifer [DEP]
Cc: swinograd@ridgewoodnj.net; Rurik Halaby
Subject: [EXTERNAL] RE: Schedler
Date: Wednesday, February 1, 2023 3:51:10 PM

Hi Jennifer:

Let me first thank you for your friendliness, professionalism, and responsiveness.

Thank you also for your explanation.

Is it possible obtaining a copy of the 2019 (?) application for a nomination to the National Register.

Thanks, again.

Cheers,

Rurik

Rurik Halaby

[redacted]

From: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
Sent: Wednesday, February 1, 2023 1:06 PM
To: Rurik Halaby <[redacted]>
Cc: swinograd@ridgewoodnj.net
Subject: RE: Schedler

Rurik,

Thank you for your email. The entire 7.08-acre property upon which the John A.L. Zabriskie House (aka Schedler House) is located was nominated to the New Jersey and National Registers of Historic Places because it represented the remaining land area that was historically associated with the house. To clarify, there was never an "extension" of the designation from the house to the entire property, as you suggest in your email. The property in its entirety was nominated to and listed on the New Jersey and National Registers in 2019 with the knowledge and support of the Village of Ridgewood as the property owner.

With the exception of buildings that have been moved from their original location, buildings are not nominated to the National Register without including the associated land. This is standard practice and consistent with the guidance set forth by the Keeper of the National Register.

Sincerely,
Jennifer

Jennifer B. Leynes
Historic Preservation Specialist 2
NJ Historic Preservation Office

From: Rurik Halaby <[redacted]>
Sent: Wednesday, February 1, 2023 12:09 PM
To: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
Cc: Rurik Halaby <[redacted]>; swinograd@ridgewoodnj.net
Subject: [EXTERNAL] Schedler

Good morning, Jennifer:

For the record, I write to you on my own as a long-time resident of Ridgewood but am copying to our newly minted Village Council Member and friend, Siobhan Winograd.

I would like to find out how and when the historical designation extended from just the Schedler house to the whole of the Schedler property. Any help you can provide me would be most appreciated.

Many thanks for your consideration.

Cheers,

Rurik

Rurik Halaby

[redacted]

From:	Leynes, Jennifer [DEP]
To:	Rurik Halaby; Siobhan Crann Winograd
Subject:	FW: Schedler Property, Ridgewood NJ
Date:	Wednesday, February 1, 2023 3:53:00 PM
Attachments:	BER_Ridgewood Village_John AL Zabriskie hse_2019-10-03_rev_WEB.pdf image001.png image002.png

Resending the nomination, which was previously provided by Andrea Tingey of our office in 2021.

Jennifer B. Leynes
Historic Preservation Specialist 2
NJ Historic Preservation Office

From: Tingey, Andrea <Andrea.Tingey@dep.nj.gov>
Sent: Thursday, February 11, 2021 11:00 AM
To: [redacted]
Cc: Marcopul, Kate <Kate.Marcopul@dep.nj.gov>; Leynes, Jennifer <Jennifer.Leynes@dep.nj.gov>
Subject: FW: Schedler Property, Ridgewood NJ

Dear Mr. Halaby,

Your question to the Historic Preservation Office has been referred to me for response. We thank you for your interest in NJ's irreplaceable historic resources.

The John A.L. Zabriskie House located at 460 West Saddle River Road in Ridgewood, Bergen County was listed in the New Jersey Register of Historic Places on 8/14/2019 and on the National Register of Historic Places on 11/22/2019. A pdf of the nomination form is attached for your information and use.

Should you have any additional questions, or require any clarifications, please do not hesitate contacting me.

Best,
Andrea Tingey

Andrea Tingey | Historic Preservation Specialist 3 | NJ Historic Preservation Office
Mail Code 501-04B | Department of Environmental Protection | P.O. Box 420 | Trenton, NJ 08625-0420
(p) 609-984-0539 | (f) 609-984-0578 | (e) Andrea.Tingey@dep.nj.gov
Website: http://www.nj.gov/dep/hpo

NJ HPO's cultural resources GIS data is available via LUCY Online Map Viewer





From: Rurik Halaby <[redacted]t>
Sent: Thursday, February 11, 2021 9:58 AM
To: Marcopul, Kate <Kate.Marcopul@dep.nj.gov>
Cc: Rurik Halaby <[redacted]>
Subject: [EXTERNAL] Schedler Property, Ridgewood NJ

Good Morning, Ms. Marcopul:

I write to you as a long-time resident of Ridgewood, NJ.

I would like to speak to you or one of your associates re the Schedler house which sits on 7 acres bought with the help of Green Acres funds in Ridgewood, NJ. I believe the house has or is being considered to be designated as a NJ State Historic Home.

The information being provided to the residents of Ridgewood is spotty and confusing. May I ask that I receive copies of whatever material NJ DEP SHIPO may have on the project?

With many thanks,

Rurik

Rurik Halaby
[redacted]

Sent from my iPad

Sent: [illegible]
To: [illegible]
Subject: [illegible]
Attachment: [illegible]

Mr. Lyman,

My apologies. Correction to my email below... The 2017 Zabriskie-Schedler plan, as approved and adopted by **resolution 18-236**, on 18-235.

Thank you.
Jacqueline Hoer

On Mar 1, 2025, at 6:40 AM, J H C-Jhoer2018@yahoo.com wrote:

Mr. Lyman,

For your review and assistance, we forward the email below, from the New Jersey Society-Sons of the American Revolution. We believe ground disturbance has occurred without proper oversight and an archaeological survey was never conducted.

Additionally, it was brought to our attention that the 2017 Zabriskie-Schedler plan, as approved and adopted by resolution 18-235 by the Ridgewood Village Council on July 18, 2018, was never presented to your office. The approved plan was a correct representation of the road and monumental space local residents expected and were told they would get. See attached.

Also attached, please see correspondence between you and Village of Ridgewood Engineer. The errors and omissions of the approved Village plan continue. Without public input or process, now there is a new proposed plan, a significantly larger tool field with permanent lights and concessions. The full-sized regulation field, currently on all historical diagrams and is a misrepresentation of the recreational needs of local residents and neighborhood. See attached.

Our group is seeking assistance to ensure our needs are properly represented and that the historic character of the property and district be received and preserved. Please, help us.

We remain available to any questions or additional information you need.

Respectfully,
Jacqueline Hoer

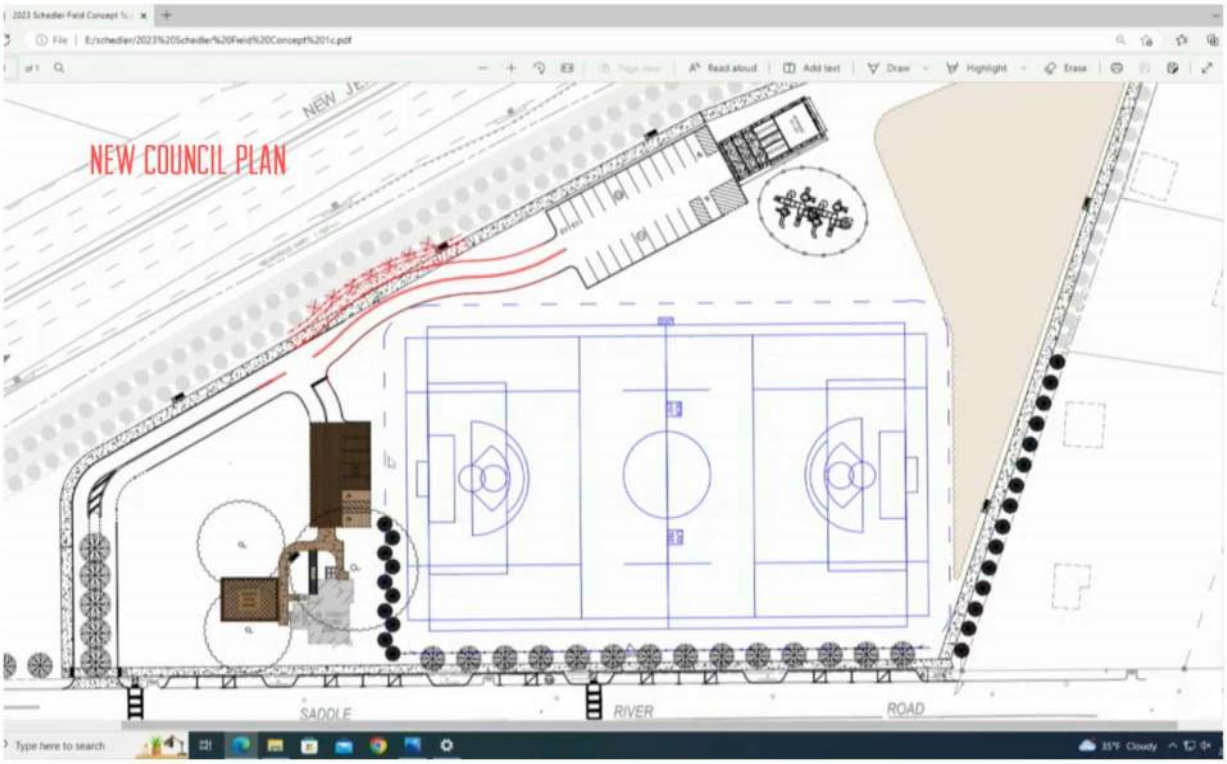
Friends of Schedler

2017 APPROVED PLAN VS. NEW COUNCIL PLAN

Not a blueprint

WHAT RESIDENTS WERE TOLD THEY WERE GETTING





To: pregnanoc@rjpreswhj.net, pgerrantri@rjpreswhj.net, lwyrobsdgk@rjpreswhj.net, ewalsdrl@rjpreswhj.net, ewlsgrsdgk@rjpreswhj.net.
Cc: Charles Morgan, ccmorgan@rjpreswhj.net, Paul Olsen, pgrsmorgan@rjpreswhj.net, Kristen Wilson, kbwilson@rjpreswhj.net, ewalsdrl@rjpreswhj.net, ewlsgrsdgk@rjpreswhj.net, Jackie Hoover, jhoover@rjpreswhj.net, Mark Tarsi, mark.tarsi@rjpreswhj.net, "Stolte, Marsha", "Stolte@rjpreswhj.net", Carol Kearns, carolsdrl@rjpreswhj.net
Subject: Zabriskie-Schuyler House Property Plan

Dear Mayor Vagianos, Deputy Dorsey, Councilmembers Reynolds, Weiss and Winnegrad,

It has come to our attention that in session today, you intend to review plans for a recreational area for the open space adjacent to the Zabriskie-Schuyler House. There are some concerns on the part of the Friends of the that this area may contain some historical artifacts and that in the conclusions of the 2019 report prepared by the venerable Hunter Research team, recommendations were made on page 6-4 that "An archaeological survey of the property is recommended if significant ground disturbance is planned."

The mission of the Sons of the American Revolution includes honoring those who served or assisted the colonies during the Revolutionary War. New Jersey is rich in Revolutionary War heritage. Our state is an open classroom. As we look toward the Americanism celebrations, we have a tremendous opportunity to spur heritage tourism.

To this end, the New Jersey Society, SAR has been working with our communities and historical societies to polish our cities to show our nation's citizens what happened here. We should be the largest Revolutionary War "Theme Park" in the country. We trust you have taken proper precautions and have satisfied all the HHPO requirements in caring for the historic resources. We ask that you consider the concerns of the Friends of the Zabriskie-Schuyler House. At the very least, work with the Friends and consider including historical markers that would help visitors to understand the significance of the land in this public open space. We would be interested in your reply to help to understand the steps you have taken to address these issues. Thank you.

Your most humble and Obt servants,

Charles Morgan, President, 609-448-8771
Roger Williams, State Historian Sons of the Pine Tree
New Jersey Society, Sons of the American Revolution
NJSSAR.org

Click here to copy this Sons Of the Pine Tree Society Revolutionary War Image Organization

Name: [illegible]
Tel: [illegible]
Email: [illegible]
Subject: [illegible]
Date: [illegible]
Attachment: [illegible]

Mr. James

Tar was reviewed additional, we forward the email below. From the New Jersey Society Jane of the American Foundation. We believe ground disturbance has occurred without proper oversight and an archeological survey was never conducted.

Additionally, it was brought to our attention that the 2017 Zebedee School explain an approved and adopted the resolution 18-2016 the Ridgewood Village Council on Nov 18, 2016, was never presented to your office. The approved dimensions correct representation of the land and constitutional space local residents expected and accepted their weekly gift. See attached.

Also attached, please see our approved Ordinance and Village of Ridgewood Pagnoni. The notice of the resolution of the approved Village Ordinance, Without public inspection, was therefore not proposed as an significant Ridgewood field with some work, figure and conclusions. The full and original Ordinance, Tax, conclusions are attached. Ridgewood is a re-interpretation of the rights and needs of local residents and neighbor need. See attached.

Our group is seeking assistance to ensure our needs are properly recognized and that the historic character of the property and can be retained and preserved. Please, Help us.

We remain available to any questions or additional information you need.

Respectfully,
Leonard Hill Moore

Terrence J. Schneider

2017 APPROVED PLAN VS. NEW COUNCIL PLAN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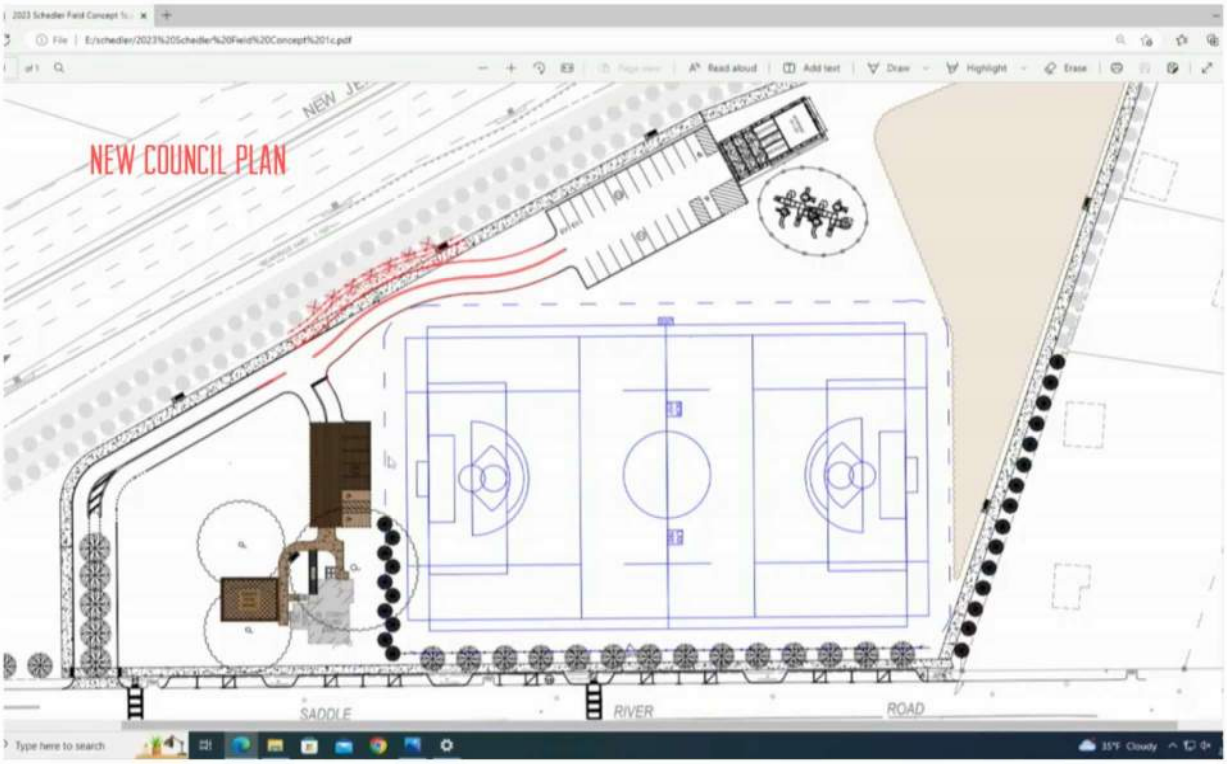

NEW COUNCIL PLAN

Subject: Zabriskie-Schaeffer Hoaus Property Plan

Dear Mayor Vagliarao, Deputy Perrun, Councilmen Ben Reynolds, Waltz and Winograd,

It has come to our attention that in session today, you intend to review plans for a recreational area for the open space adjacent to the Zabriskie-Schaeffer Home. There are some concerns on the part of the Friends of the that this area may contain some historical artifacts and that in the conclusions of the sure report prepared by the reasonable Hunter Research team, recommendations were made on page 4 - that "An archaeological survey of the property is recommended if significant ground disturbance is planned."

The mission of the Sons of the American Revolution and also honoring those who served or assisted the colonist during the Revolutionary War. New Jersey is rich in Revolutionary War heritage. Our state is an open classroom. As we look toward the Aeronautics celebrations, we have a tremendous opportunity to spot heritage tourism.

To this end, the New Jersey Society, SAR has been working with our communities and historical societies to publicize our state's rich and vast legacy. Hence, Mr. Ben Reynolds is the Legacy Revolutionary War "Theme Park" in the county. We trust you have taken proper presentation and have included all the SHIPO requirements in caring for the historic resources. We ask that you consider the concerns of the Friends of the Zabriskie-Schaeffer House. At the very least, work with the Friends and consider including historical markers that would help visitors to understand the significance of the land in this public open space. We would be interested in your reply to help we understand the steps you have taken to address these issues. Thank you.

Your most humble and Ob servants,

Charles Morgan, President, Sergeant-Pvt.
Roger Williams, Photo Historian Sergeant-Pvt.
New Jersey Society, Sons of the American Revolution
[NJSAR.org](http://www.nj.com/)

From:	Patty Infantino
To:	Leynes, Jennifer [DEP]
Cc:	Salvo Work
Subject:	[EXTERNAL] Zabriskie Schedler Historic House and Park
Date:	Monday, March 6, 2023 12:14:45 AM

Dear Ms Leynes,
As 40 year residents of the northeast corridor of Ridgewood, we are writing to request that the house which has been beautifully restored be kept on the historic property. This is the site of a Revolutionary War battle and many artifacts including a sword have been found and are exhibited at Ridgewood's Schoolhouse Museum.
The property does not lend itself to a sports field as it is too close to the highway (Rt 17 north). It is a well documented fact that high speed highways create "particulate" pollution. Children with a different physiology are more susceptible to respiratory, cardiovascular and neoplasias while exercising. Best to let the old growth trees stay as they are, filtering the pollution from the highway and the noise.
I have a paper from the Icahn School of Medicine at Mt Sinai, Children's Environmental Health Center
that states that artificial turf should not be used on fields and parks where children play as it can contribute to the development of many diseases. We
can forward it to you if you if you would like to see it. Also turf has been known to contribute to flooding , not absorbing the rain. It also prevents the absorption of CO2 by killing the earth's biome beneath. It leaves the particulates on the surface which agitated by the running children gets into the children's lungs. Thus, the best solution for the property would be to
plant grass around the historic house and to leave what is left of the old growth trees in the land parcel to mature.
Please stop the development of a sports field on this historic site.
We thank you.
Sincerely,
Salvatore Infantino, MD
Patricia Infantino, MSW
6 Betty Ct
Ridgewood, NJ07450

From: Andrea Mishler
To: Leynes, Jennifer [DEP]
Subject: [EXTERNAL] DO NOT DISHONOR THE HISTORIC SCHEDLER PROPERTY WITH A FULL SIZED TURF FIELD
Date: Sunday, March 5, 2023 12:50:25 PM

New Jersey State Historic Preservation Office
501 Station Plaza
Building 5-4th Floor
Trenton, New Jersey 08625-0420
Attention: Ms. Jennifer Leynes

Dear All:

I am writing to urge the Ridgewood Village Council and the New Jersey State Historic Preservation Office (SHPO) to honor the historic significance of the Schedler property in Ridgewood. Specifically, I am requesting that the Council refrain from placing a full-sized turf sports field on the property, which would encroach on the historic home. The addition of the full-sized turf field (that could be used for soccer, lacrosse, football and baseball), would introduce netting and other obstructions to the historic home, as well as the risk of balls damaging the house and property. Such a field would change the entire nature and character of the property.

Schedler is the location of Revolutionary War activities and is the home to one of the last remaining 1820s Dutch wood frame houses in Bergen County. This is an important part of our history and should not be dishonored with over-development by a full-sized turf field.

Sincerely,
Andrea and Lee Mishler
5 Betty Court
Ridgewood Nj 07450

Name: All
To: Jacqueline Hone [redacted]
Cc: [redacted] [redacted] [redacted] [redacted] [redacted] [redacted] [redacted] [redacted] [redacted]
Subject: Re: Follow up on my email below
Date: Wednesday, March 1, 2023 5:47 PM
Attachments: image001.jpg (1).png, image002.jpg (1).png

Ms. Lowrie,

I wanted to follow up on my email below. Your assistance is needed as matters have escalated again.

The recreational area for the open space adjacent to the Zabriskie-Schaible House is in jeopardy. This area may still contain historical artifacts and ground disturbance has occurred without proper oversight. See picture attached. In the 2019 report, prepared by the venerable Hunter Research [redacted], states an **archaeological survey of the property be completed if significant ground disturbance is planned as it likely houses Revolutionary War artifacts (page 6-5)**

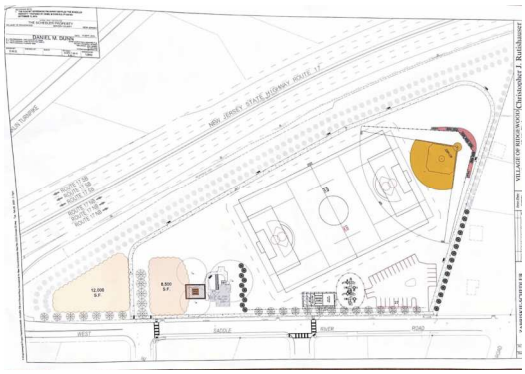
The new Village Council has ignored the recommendation of Hunter Research and has put forth another proposal for a larger, extended field that would further change the approved Schaible Park plan. No archeological study has been completed to-date. Last week, they presented drawings that would further destroy the historic property, and house. See picture of renderings presented on March 1 at Village Council Meeting.

We need proper oversight from an independent third party.

Regards,
Jacqueline Hone







On Mar 1, 2023, at 5:45 PM, Jacqueline Hone <jhone2011@yahoo.com> wrote:

Ms. Lowrie,

My apologies. Correction in my email below. . The 2017 Zabriskie-Schaible plan, as approved and adopted by **resolution 17-259**, not 17-25.

Thank you.
Jacqueline Hone

> On Mar 1, 2023, at 4:40 AM, J H <jhone2011@yahoo.com> wrote:
>
> Ms. Lowrie,
>
> For your review and assistance, we forward the email below, from the New Jersey Society●Sons of the American Revolution. We believe ground disturbance has occurred without proper oversight and an archeological survey was never conducted.
>
> Additionally, it was brought to our attention that the 2017 Zabriskie-Schaible plan, as approved and adopted by resolution 17-259 by the Ridgewood Village Council on July 19, 2018, was never presented to your office. The approved plan was a correct representation of the used and recreational space local residents expected and were told they would get. See attached.
>
> Also attached, please see correspondence between you and Village of Ridgewood Engineer. The errors and omission of the approved Village plan continue. Without public input or process, now there is a new proposed plan, a significantly larger artificial turf field with permanent light and concessions. The full sized regulation field, encroaches on all historical elements and is a misrepresentation of the recreational needs of local residents and neighborhood. See attached.
>
> Our group is seeking assistance to ensure our needs are properly represented and that the historic character of the property and district be retained and preserved. Please, help us.
>
> We remain available to any questions or additional information you need.
>
> Respectfully,
> Jacqueline Hone
>
> Friends of Schaible

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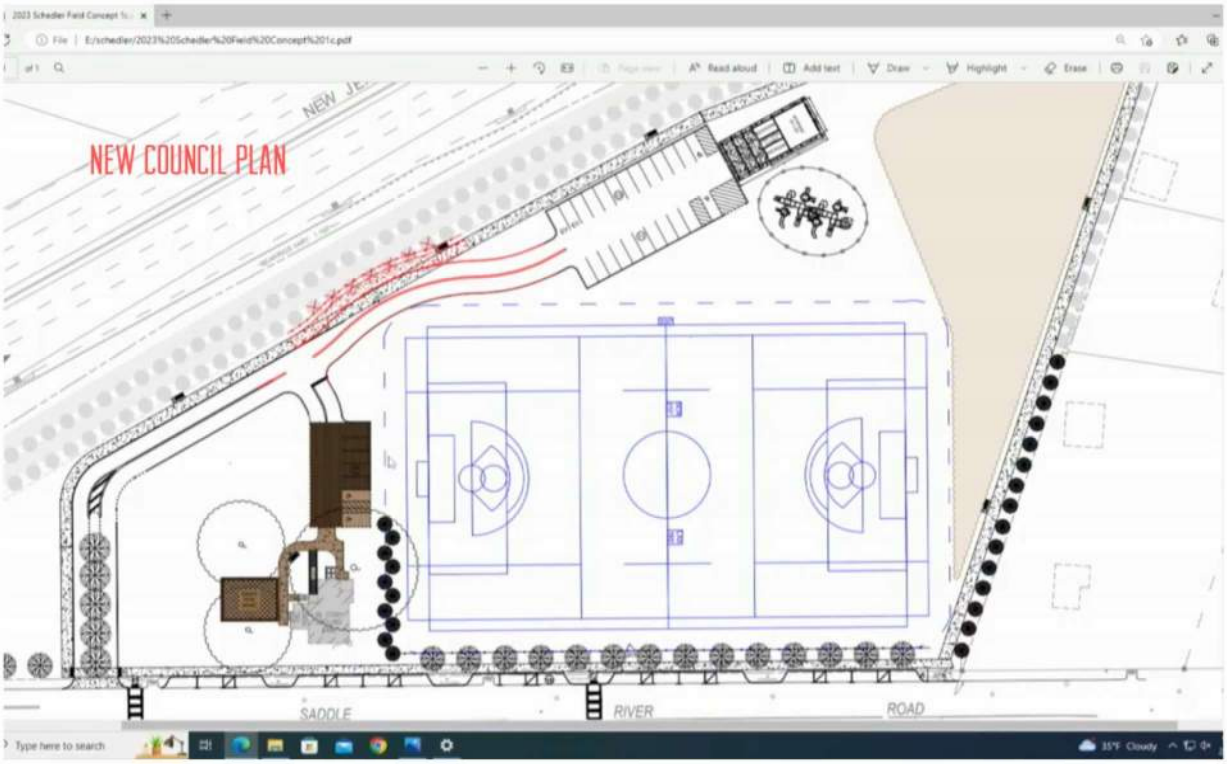
WHAT RESIDENTS WERE TOLD THEY WERE GETTING



NEW COUNCIL PLAN



To: pugliese@cliffwoodnj.net, gwenzel@cliffwoodnj.net, brycelaw@cliffwoodnj.net, ewalcott@cliffwoodnj.net, ewilmoth@cliffwoodnj.net
Cc: Charles Morgan - cmorgan1812@gmail.com - , Paul Hanna - pjhanna@gmail.com - , Kristin Weiss Miller - kwiss1812@gmail.com - , cmorgan1812@gmail.org, sonnenwyn@cliffwoodnj.org, Jackie Hoey - jhoey2812@yahoo.com - , Mark Tuttel - mtuttel2812@gmail.com - , "Bachs, Marsha" - bachs@cliffwoodnj.com - , Carol Rennie - carolrachel@cliffwoodnj.com, ggmaxwell@cliffwoodnj.org
Subject: Zabriskie-Schaeffer House Property Plan

Dear Mayor Vigilante, Deputy Perrot, Councilmembers Reynolds, Weiss and Winegrad,

It has come to our attention that in sessions today, you intend to review plans for a recreational area for the open space adjacent to the Zabriskie-Schaeffer House. There are some concerns on the part of the Friends of the first this area may contain some historical artifacts and that in the conclusion of the 2009 report required by the venerable Hunter Research team, recommendations were made on page 6-a that "An archaeological survey of the property is recommended if significant ground disturbance is planned."

The mission of the Sons of the American Revolution includes honoring those who served or assisted the colonies during the Revolutionary War. New Jersey is rich in Revolutionary War heritage. Our state is an open classroom. As we look toward the Americanigo celebration, we have a tremendous opportunity to spur heritage tourism.

To this end, the New Jersey Society, Sill Rue Sons working with our communities and historical societies is pleased to see plans to show our nation's citizens what happened here. We should be the Bergen Revolutionary War "Theme Park" in the country. We trust you have taken proper precautions and have satisfied all the SHIPO requirements in caring for the historic resources. We ask that you consider the concerns of the Friends of the Zabriskie-Schaeffer House. At the very least, work with the Friends and consider including historical markers that would help visitors to understand the significance of the land in this public open space. We would be interested in your reply to help us understand the steps you have taken to address these issues. Thank you.

Your most humble and Ole servants,

Charles Morgan, President, 6th-Sep-2011
Bergen Williams, Sons Historian 6th-Sep-2011
New Jersey Society, Sons of the American Revolution
NEWSJAR.org

[illegible]

From:	Brooke de Lench
To:	pvagianos@ridgewoodnj.net; pperron@ridgewoodnj.net; lreynolds@ridgewoodnj.net; eweitz@ridgewoodnj.net; swinograd@ridgewoodnj.net
Cc:	Leynes, Jennifer [DEP]; schedlerfriends@gmail.com
Subject:	[EXTERNAL] Playing Fields Near Busy Highways Pose Risks for Youth Athletes
Date:	Tuesday, March 7, 2023 4:46:40 PM
Attachments:	Reducing PM Exposure Fact Sheet.doc 66801003_Vehicular Air Pollution, Playgrounds, and Youth Athleti.pdf Cardiovascular Effects of Ambient Particulate Air Pollution Exposure.pdf

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Dear Mayor Paul Vagianos, Deputy Mayor Pamela Perron, Council Member Lorraine Reynolds,
Council Member Evan Weitz, and Council Member Siobhan Winograd,

By way of introduction, I am a youth sports risk management consultant, author and film maker working to protect young athletes from all types of injury and abuse. Years ago I began tracking asthma numbers at playing field across the nation. I am now acutely aware that fields near busy highways pose serious risks for youth athletes.

Because of two of my own triplet son's asthma I became interested in Particulate Matter Pollution (PMP) many years ago. I was wondering why Hunter and Taylor always had asthmatic attacks on certain playing fields, which were located next to a busy highway and never on the other well sheltered fields they played on. A highway with a traffic pattern much like the highways in close proximity to the proposed playing fields at the historic Schedler property.

In my profession I work with families who have lost children from sudden cardiac death and asthmatic events while playing sports; both types of death have been tied to particulate pollution. As parents become aware of these health risks, they will be reluctant to allow their children to play on the new fields and run the risk of developing chronic lung problems if they do.

I encourage you to work with a neutral party to conduct air quality testing. Yes, it would mean delaying even cancelling the project. But if, as proponents say, we've waited 30 to 40 years for these fields, what's one more year to evaluate their safety and make sure they're worth doing in this location before spending a few million dollars? I hope the selectmen and town manager don't proceed to sign a contract for the playing fields and then use a fact such as they are under a contract as an excuse for not doing the air quality studies.

Many towns have followed the **EPA National Air Quality Monitoring Requirements** and complete a comprehensive yearlong air quality analysis. In fact, the Harvard University School of Public Health Particulate Matter Center, funded by the EPA, is a likely candidate to conduct such a study. There is no way to mitigate the pollution on the fields. No berm or wall will solve the pollution.

I also recommend a thorough review of peer reviewed articles. I have attached a handful and

over the past decade dozens of new particulate matter studies have been published, including an article in Journal of Strength and Conditioning Research titled "**Ultrafine and Fine Particulate Matter Inhalation Decreases Exercise Performance in Healthy Subjects."** Another is: "Decreased Lung Function Through the Course Of a Soccer Season, Where Practice Field Is In Close Proximity To A Major Highway." Even low levels of traffic pollution tied to heart damage | Reuters is another good article to review.

Before your community decides to locate playing fields near a busy highway, you may want to consider these serious facts:

- The American Academy of Pediatrics concluded that "exposure to traffic-related pollution, such as exhaust emissions from cars and diesel exhaust from trucks and even school buses, increases a child's risk of respiratory complications as well as lifetime risk of cancer."

- A substantial and growing body of scientific evidence has linked airborne toxic pollution from motor vehicles, trains and aircraft to significant health problems, especially in children, including aggravated asthma, chronic bronchitis, reduced lung function, irregular heartbeat, heart attack and premature death in people with heart or lung disease.

- Recent studies warn that the developing lungs of children may be especially vulnerable to adverse consequences of particle inhalation and that exercise in high ambient particle conditions may increase the risk of lung and vascular damage.

- A 2006 study in the journal *Inhalation Toxicology* found that levels of ambient air pollution at athletic fields located adjacent to major highways were several fold higher than levels measured at fields located in more rural areas.

- The same study also found that the fields close to major highways exposed children to levels of ambient ozone above levels shown to cause airway inflammation, abnormal lung function, and asthma exacerbation, with the highest levels in the warmer afternoon hours when games and practices are held and traffic is at its peak.

- The Massachusetts Department of Environmental Protection (among others) recognizes that the fine particulates, which are more likely than larger particulates to pass through the throat and into the lungs, present the greatest health risk because they have "been more clearly linked to the most serious health problems and have been linked with illness and deaths from heart or lung disease."

- Exhaust from cars and diesel trucks contain high concentrations of the ultrafine particulate matter that have the greatest toxicity, with concentration directly related to traffic density.

Thank you for reading my letter,

Brooke de Lench

Brooke de Lench
Executive Director
MomsTeam Institute of Youth Sports Safety, Inc.
Project Director:
SmartTeams Play Safe ™

delench@MomsTeam.com

- Producer: The Smartest Team: Making High School Football Safer (PBS)
- Author: Home Team Advantage: The Critical Role of Mothers in Youth Sports (Harper Collins)
- HuffPost Contributor: Link to articles
- Medium Contributor: Link to articles
- Coalition Member: UNICEF International Safeguards of Children in Sports
- NCAA-DoD Mind Matters Grand Challenge (Concussion Education) winner
- CDC advisor: Heads Up awareness program

MomsTeam Institute MomsTeam.com SmartTeams
@BrookeDeLench @MomsTeam @SmartTeams

Watch the video from my IOC World Conference On Prevention of Injury and Illness in Sport Monte Carlo, Monaco presentation:
Reducing the Risk of Concussions in Young Athletes by Implementing Evidence-Based Principles: What Is the Winning Blueprint?

US MAIL ADDRESS:
60 Thoreau Street
STE 288
Concord, MA 01742

From:	Don Provost
To:	pvagianos@ridgewoodnj.net; pperron@ridgewoodnj.net; lreynolds@ridgewoodnj.net; eweitz@ridgewoodnj.net; swinograd@ridgewoodnj.net
Cc:	Leynes, Jennifer [DEP]; schedlerfriends@gmail.com; scarr@sonsoftherevolution.org
Subject:	[EXTERNAL] Ridgewood, NJ, Shedler Park changes
Date:	Thursday, March 9, 2023 8:40:58 PM

To the Ridgewood, NJ Mayor and Council members,

I am one of a number of members of the Sons of the Revolution
in the State of New York who have been alerted to your plans
to take a historical park, Shedler Park, and turn it into
an athletic field.

Your action is another intolerable trashing of history
that will long be regretted. It is a form of terrorism.

Before it is too late, put the trees back and leave it
as a park for visitors to walk their dogs and appreciate
being close to the history surrounding the Zabriski house.

What are you going to do next? Rezone it for a gas station?

Respectfully,
Donald Moore Provost
34 Brookvale Road
Kinnelon, NJ 07405
[redacted]

From:	Eleanor Gruber
To:	Leynes, Jennifer [DEP]
Cc:	Manish Shrimali; Eugenia Leemans; Alan Dlugasch; Philip Dolce
Subject:	[EXTERNAL] Ridgewood Schedler Property
Date:	Wednesday, March 8, 2023 7:51:23 AM

Dear Ms. Leynes,

I am President of the Friends of the Historic Zabriskie-Schedler House, a 501C3 organization that was formed in 2015 when a previous Manager and Assistant to the Manager attempted to tear down the house. Thanks to the incredible help of the State and County Historic Preservation Boards, the house was saved.

I am writing to you because once again there is an attempt not only to minimize the area around the house and remove more trees, but also to hire an attorney to try to reverse the Historic Designation of the Schedler property in order to build a large playing field, concession stand, lights and stands.

You are correct when you wrote that the East Side Schedler neighborhood is "underserved". This is the forgotten part of Ridgewood, separated by a highway where once there was a light and ability to cross to the "other" side of town; with no public school or community center, no playing fields so that the children always must either take a bus or be driven either across the highway or through the next town. The purpose of the house and the field is to rectify the inequity. I do not live on the East Side, but many of us who fought for historic designation are doing this because as neighbors we want equal treatment for all Ridgewood residents.

The entire property is protected from excessive building at this time . But there are residents and sports groups that will not rest until trees are clear cut, the house turned into a coach's building and equipment storage, a large field, concession stands and increased traffic on a narrow street.

We know that there have been several residents and newly elected council members who write to you, therefore we want you to hear from us who have long been involved with the house and property. We hope you will take our concerns seriously.

We understand a representative (s) from your office met at the property with Village staff, (hopefully it was you). The house has been beautifully restored and notwithstanding a delay by a contractor, should be completed soon. We understand you have no objection to a community garden next to the house, but this again will result in the loss of many trees, as each plot is approximately 16x20 and needs a shed for equipment plus fencing, etc.

Thank you for the opportunity for us to contact SHPO.

Sincerely,
Eleanor Gruber Pres. FOHZS
Manish Shrimali , VP and Treasurer
Angela Leemans, Secretary
Alan Dlugasch, Board member
Philip Dolce, Board member

--
Please consider the environment - do you really need to print this email?

From: Ashley Abruzzo
To: Ashley Abruzzo
Subject: [EXTERNAL] Zabriskie House letter of support
Date: Friday, March 10, 2023 3:46:51 PM
Attachments: Crossroads letter of support for Zabriskie House.pdf

---

Dear Ridgewood Village Council members,

Please find attached a letter of support from Crossroads of the American Revolution National Heritage Area for Friends of Schedler Park.

Warm regards,

Ashley

Ashley Abruzzo
Heritage Tourism Program Manager
Crossroads of the American Revolution
101 Barrack St. Trenton, NJ 08608
Office: 609-292-0170
aabruzzo@revolutionarynj.org

CROSSROADS of the AMERICAN REVOLUTION
★ NATIONAL HERITAGE AREA ★

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STAFF
Carrie Fellows
Executive Director

Roseann Butterfield
Office Administrator

Laura Foley
Program Manager

Ashley Abruzzo
Heritage Tourism Program Manager

101 Barrack Street, Trenton, New Jersey 08608
tel: 609-633-2060 **fax:** 609-292-0238
email: info@RevolutionaryNJ.org **web:** Revolutionary

March 10, 2023

Dear Ridgewood Village Council members,

Crossroads of the American Revolution Association, Inc., is the management entity for a National Heritage Area (NHA) encompassing some 2,155 square miles, including 213 municipalities in 14 New Jersey counties. We are mandated by Congress to assist communities, organizations, and citizens in preserving New Jersey's historic identity with the American Revolution.

The John A.L. Zabriskie House, built circa 1825 and expanded in 1840, is listed on the National Register of Historic Places. A 2019 report undertaken by Hunter Research, Inc., at the behest of Connolly & Hickey, preservation architects, noted that the site was part of the Paramus Reformed Church property from at least 1750 onward. The original 1735 church was located on the site of the present one, some 500 yards from the Zabriskie property. The Hunter report enumerates numerous events at the church property during the American Revolution, including:

- British forces camping there under General George Clinton in December, 1776;
- Washington's use of the church as his headquarters on several occasions, including the sessions of Gen. Charles Lee's court martial held there from July 11 to July 15, 1778;
- A skirmish between British and Continental forces in March, 1780;
- The camping of Continental forces on the church property during the march to Yorktown in 1781.

The report further notes the likelihood that some or all of this military occupation extended to what at the time was undeveloped agricultural land later occupied by Zabriskie. Hunter therefore recommends an archaeological survey of the property if "significant ground disturbance is planned."

At a time when multiple plans for a ballfield or a multi-purpose field have been advanced, revised or withdrawn, Crossroads of the American Revolution Association urges the Ridgewood Village Council to heed the advice and counsel of the New Jersey State Preservation Office (SHPO), which is mandated to safeguard historic sites listed on the National Register of Historic Places.

Sincerely,

Sally Lane

Sally Lane, Board Chair
Crossroads of the American Revolution Association, Inc.

Cc: Mayor Paul Vagianos (pvagianos@ridgewoodnj.net)
Deputy Mayor Pamela Perron (pperron@ridgewoodnj.net)
Council Member Lorraine Reynolds (lreynolds@ridgewoodnj.net)
Council Member Evan Weitz (eweitz@ridgewoodnj.net)
Council Member Siobhan Winograd (swinograd@ridgewoodnj.net)
Kate Marcopul (kate.marcopul@dep.nj.gov) New Jersey State Historic Preservation Office
Andrea Tingey (andrea.tingey@dep.nj.gov) New Jersey State Historic Preservation Office
Jennifer Leynes (jennifer.leynes@dep.nj.gov) New Jersey State Historic Preservation Office
Dorothy Guzzo (dorothy.guzzo@dca.nj.gov) New Jersey Historic Trust
Carrie Fellows (cfellows@revolutionarynj.org) Crossroads of the American Revolution
Friends of Schedler (schedlerfriends@gmail.com)

March 10, 2023

VIA EMAIL ONLY

Mr. Paul Vagianos
Mayor of The Village of Ridgewood
The Village of Ridgewood
131 N. Maple Avenue
Ridgewood, New Jersey 07450

Ms. Pamela Perron
Deputy Mayor
The Village of Ridgewood
131 N. Maple Avenue
Ridgewood, New Jersey 07450

Ms. Lorraine Reynolds
Council Member of The Village of Ridgewood
The Village of Ridgewood
131 N. Maple Avenue
Ridgewood, New Jersey 07450

Mr. Evam Weitz
Council Member
The Village of Ridgewood
131 N. Maple Avenue
Ridgewood, New Jersey 07450

Ms. Siobhan Winograd
Council Member of the Village of Ridgewood
The Village of Ridgewood
131 N. Maple Avenue
Ridgewood, New Jersey 07450

Mr. Jennifer Leynes
New Jersey State Historic
Preservation Office
501 Station Plaza, Preservation
Bldg. 5 - 4th Floor
Trenton, New Jersey 08625

Re: The Village of Ridgewood, New Jersey
Zabriskie-Schedler Property – Park Development

Dear Mayor Vagianos, Deputy Mayor Perron, Council Reynolds, Council Weitz, Council Winograd, and Senior Historic Preservation Specialist:

The undersigned resident of Ridgewood calls on Village of Ridgewood Representatives (Village of Ridgewood) and the Senior New Jersy Historic Preservation Specialist to refrain from placing a full-size turf sports field on the Zabriskie-Schedler Property. Given the location and size of the Zabriskie-Schedler Property, a historic site – which is located in a residential area of Ridgewood, adjacent to residential properties and to Route 17 North – a full-size turf sports field does not meet the Guidelines for Historic Preservation and it will be inconsistent with the policies of the New Jersey Department of Environmental Protection and Green Acres' rules and regulations. Moreover, few states can rival the breadth and depth of Revolution events that happened in New Jersey. New Jersey is the site of more

Revolutionary military than any other original colonies and has more historic sites directly related to the American Revolution than any other state. *See* RevolutionNJ-New Jersey's Commemoration of 250 years of the United States available at RevolutionNJ - New Jersey's commemoration of 250 years of the United States - Crossroads of the American Revolution (revolutionarynj.org). The Zabriskie-Schedler Property is considered the home of Revolutionary military activities and one of the last remaining 1820s Dutch wood frame houses in Bergen County. A full-size turf sports field on the Zabriskie-Schedler Property will change the historic site in the community and will deplete the natural resources values of the Zabriskie-Schedler Property.

In order to give a space on the Zabriskie-Schedler Property to a full-size turf sports field, most of the trees on the Zabriskie-Schedler Property would be removed. The trees removal process already started. *See* Zabriskie-Schedler Property's photos attached. It is important to know that trees play an essential role in the overall environmental quality of the Zabriskie-Schedler Property and its neighborhood. Conserving and protecting the existing trees and properly siting new trees on the Zabriskie-Schedler Property will protect the historic site and the landscape. It will reduce energy loads and the interior glare; will block potentially harsh winds (*see* Glare and Heat Gain Reduction); will serve as useful buffers and improve the air quality. Many of the Zabriskie-Schedler Property's neighbors have called on The Village of Ridgewood Representatives to do away with the full-size turf sports field.

I call on the Village of Ridgewood Representative and New Jersey Historic Preservation Office to preserve and to conserve the original characteristic of the Zabriskie-Schedler Property and put the resources devoted to keeping and to use property without changing its original characteristics. Please feel free to contact me if you would like to follow up.

Sincerely,

Norka M. Schell, Esq.

Enclosure.

NMS/sm
File
cc: Friends of Schedler (schedlerfriends@gmail.com)





From:	Kristina Weise
To:	Paul Vagianos; Pamela Perron; lreynolds@ridgewoodnj.net; Evan Weitz; Siobhan Winograd
Cc:	Leynes, Jennifer [DEP]; Tingey, Andrea [DEP]; SCHEDLER Friends
Subject:	[EXTERNAL] Please Review: Budget Issues, But Money for Peter Primavera
Date:	Wednesday, March 15, 2023 8:46:16 PM

Hi Ridgewood Village Councilmembers,

I am alarmed to hear about the current state of our budget and seek clarification on the inability to increase police personnel, and potential staff furloughs. Meanwhile, it has come to our attention that you are allocating resources to hire Peter Primavera, an individual with a poor reputation known for engaging in questionable practices within historic circles.

I want an explanation for this decision, particularly since you referred to Mr. Primavera as a lawyer (*in two public notices*), despite such status not being held. Did he tell you he was one? It is imperative that public officials reduce, rather than propagate misinformation.

In light of tonight's budget update and the future impact to hard working people who support our town, please let the taxpayers know:

- How much does Peter Primavera cost per hour? How much has his "consultation" cost to-date?
- How much will your extended field cost?
- How much money will the police need for overtime to keep our neighborhood, players and the historic house safe with your extended field hours?
- How much will it cost for acres of tree removal for your extended field?
- How much is the maintenance and upkeep for your extended field?
- How much are the lights for your extended field?
- How much money do you have for new drainage for your extended field?
- How much money do you have to follow Hunter Research's advice that an archeological study be done if there is significant ground disturbance planned for your extended field?
- How much will 60' netting cost so balls don't fly onto Route 17 and cost us more money in damages and potentially lives?

Thank you for reviewing. We look forward to hearing from you.

Best,
Kristina Milian

From: J H
To: Leynes, Jennifer [DEP]
Cc: SCHEDLER Friends; Phil Dolce; Kristina Millan
Subject: Re: [EXTERNAL] Fwd: Zabriskie-Schedler House Property Plan
Date: Monday, March 20, 2023 12:11:58 PM

Ms. Leynes,

Thank you for taking the time to speak with me today.

As discussed, the Village has significantly distributed the land without proper oversight or required Phase IB archaeological survey. Please see picture attached and previously submitted. This is a another example, not the first time, that the potential presence of Revolutionary War-Era artifacts and resources are being destroyed. The land grade is completely changed. Where is this soil now?

The first example, Berm application and approval, demonstrates that the a Village of Ridgewood is not acting in good faith, adhering to standards or archaeological survey requirements. As you stated, the berm application and approval was submitted AFTER the work was complete. The neighborhood can attest, and by the Village and State's own records and work orders, the berm disrupted and destroyed historic land without oversight or proper approval.

We requests a stop order, independent oversight and enforcement upon the Village of Ridgewood immediately.

Please help!

Thank you.

Respectfully,
Jacqueline Hone
Schedler Friends





On Mar 6, 2023, at 1:21 PM, Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov> wrote:

Ms. Hone,

Thank you for your email. For the past several years, the Historic Preservation Office (HPO) has provided technical assistance to the Village engineering office regarding the proposed park at the Zabriskie-Schedler House, with a goal of minimizing the project's impacts to the historic property. Because the property is municipally owned and listed on the NJ Register of Historic Places, the Village must receive prior authorization from our office for any undertaking that may affect the historic property pursuant to the NJ Register of Historic Places Act. In order to receive authorization, the Village must submit an application for project authorization. To date, we have not received a technically complete application with the proposed plans for review. Thus, we do not have an open application to review at this time.

Once the Village submits an application, HPO staff will review it for technical and professional completeness. HPO staff informed the Village during a site visit on February 23, 2023, that a Phase IB archaeological survey will be required as part of a technically complete application. The potential presence of Revolutionary War-era resources was discussed during our meeting.

Upon receipt of a technically and professionally complete application, HPO staff will determine whether the proposed park development meets the Secretary of the Interior's Standards for Rehabilitation. The Standards can be found on the National Park Service website:

https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm

Projects that meet the Standards are administratively approved by our office. Those that are determined to be encroachments are forwarded to the NJ Historic Sites Council for their review. The Council holds public meetings every other month to hear encroachment applications. During the meeting, the applicant presents their project, and members of the public have an opportunity to comment on the application. The Council is charged with weighing not only the encroachment on the historic property, but also:

- the public benefit of the project;
- whether or not feasible and prudent alternatives exist; and
- whether or not sufficient measures could be taken to avoid, reduce, or mitigate the encroachment.

The Council makes a recommendation to the Commissioner of the Department of Environmental Protection to approve, approve with conditions, temporarily deny, or deny the project. The Commissioner makes the final decision based on this recommendation and the information presented in the application. Additional information regarding the NJ Register of Historic Places Act review process can be found on our website:

https://www.nj.gov/dep/hpo/2protection/njrrevew.htm

I will add your emails to the project file and will add the Schedler Friends to the list of parties with an interest in historic preservation for this project. Should the project be determined an encroachment, the Historic Sites Council will be provided with a copy of all correspondence regarding the application for their review.

If you have any questions, please let me know.

Best regards,
Jennifer

Jennifer B. Leynes
Historic Preservation Specialist 2
NJ Historic Preservation Office

From: J H <jhone201@yahoo.com>
Sent: Wednesday, March 1, 2023 6:40 AM
To: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>

Cc: SCHEDLER Friends <schedlerfriends@gmail.com>; Phil Dolce <pdolce@bergen.edu>; Kristina Millan <kweise31@gmail.com>
Subject: [EXTERNAL] Fwd: Zabriskie-Schedler House Property Plan

Ms. Leynes,

For your review and assistance, we forward the email below, from the New Jersey Society-Sons of the American Revolution. We believe ground disturbance has occurred without proper oversight and an archeological survey was never conducted.

Additionally, it was brought to our attention that the 2017 Zabriskie-Schedler plan, as approved and adopted by resolution 18-235 by the Ridgewood Village Council on July 18, 2018, was never presented to your office. The approved plan was a correct representation of the need and recreational space local residents expected and were told they would get. See attached.

Also attached, please see correspondence between you and Village of Ridgewood Engineer. The errors and omission of the approved Village plan continue. Without public input or process, now there is a new proposed plan, a significantly larger turf field with permanent lights and concessions. The full sized regulation field, encroaches on all historical elements and is a misrepresentation of the recreational needs of local residents and neighborhood. See attached.

Our group is seeking assistance to ensure our needs are properly represented and that the historic character of the property and district be retained and preserved. Please, help us.

We remain available to any questions or additional information you need.

Respectfully,
Jacqueline Hone

Friends of Schedler

<image001.jpg>

Begin forwarded message:

> **From:** Roger Williams <roger@princetonsar.org>
> **Date:** March 1, 2023 at 12:01:07 AM EST
> **To:** pvagianos@ridgewoodnj.net, pperron@ridgewoodnj.net, lreynolds@ridgewoodnj.net, eweitz@ridgewoodnj.net, swinograd@ridgewoodnj.net
> **Cc:** Charles Morgan <cmorgan5054@msn.com>, Paul Ossou <p.ossou@gmail.com>, Kristina Weise Milian <kweise31@gmail.com>, asmdephillips@njleg.org, asmrooney@njleg.org, Jackie Hone <Jhone201@yahoo.com>, Mark Texel <mark.texel@dep.nj.gov>, "Stoltz, Marsha" <Stoltz@northjersey.com>, Carol Restivo <contactbchs@bergencountyhistory.org>
> **Subject: Zabriskie-Schedler House Property Plan**
>
> Dear Mayor Vagianos, Deputy Perron, Councilmembers Reynolds, Weitz and Winograd,
>
> It has come to our attention that in session today, you intend to review plans for a recreational area for the open space adjacent to the Zabriskie-Schedler House. There

are some concerns on the part of the Friends of the that this area may contain some historical artifacts and that in the conclusions of the 2019 report prepared by the venerable Hunter Research team, recommendations were made on page 6-1 that “An archaeological survey of the property is recommended if significant ground disturbance is planned.”

The mission of the Sons of the American Revolution includes honoring those who served or assisted the colonies during the Revolutionary War. New Jersey is rich in Revolutionary War heritage. Our state is an open classroom. As we look toward the America250 celebrations, we have a tremendous opportunity to spur heritage tourism.

To that end, the New Jersey Society, SAR has been working with our communities and historical societies to polish our sites to show our nation’s citizens what happened here. We should be the largest Revolutionary War "Theme Park" in the country. We trust you have taken proper precautions and have satisfied all the SHIPO requirements in caring for the historic resources. We ask that you consider the concerns of the Friends of the Zabriskie-Schedler House. At the very least, work with the Friends and consider including historical markers that would help visitors to understand the significance of the land in this public open space. We would be interested in your reply to help us understand the steps you have taken to address these issues. Thank you.

Your most humble and Obt servants,

Charles Morgan, President, 609-442-1871
Roger Williams, State Historian 609-389-5657
New Jersey Society, Sons of the American Revolution
NJSSAR.org
<~WRD0000.jpg>

**********Visit New Jersey…Where Something Revolutionary is Always Happening!!

<~WRD0000.jpg>

From:	Kathleen Michels
To:	pvagianos@ridgewoodnj.net; pperron@ridgewoodnj.net; lreynolds@ridgewoodnj.net; eweitz@ridgewoodnj.net; swinograd@ridgewoodnj.net
Cc:	Leynes, Jennifer [DEP]; schedlerfriends@gmail.com; Kristina Weise; hone20[redacted]; Diana Conway, Outlook
Subject:	[EXTERNAL] Safe Healthy Playing Fields information For Ridgewood NJ
Date:	Wednesday, March 22, 2023 3:43:44 AM
Attachments:	OPEN LETTER TO STAKEHOLDERS.docx

Dear Ridgewood NJ Council members,

Safe Healthy Playing Fields is a nation-wide non-profit dedicated to the health and safety of children and athletes on sports fields and playgrounds.
We urge you to make the right choice for human, fiscal and environmental health and just say NO to plastic grass carpeting (aka synthetic turf or synturf). These huge carpet systems are petroleum based, short lived, microplastic shedding and heat island producing. THey are also a huge PFAS contamination liability- PFAS chemicals added to the plastic fibers are what make the production of such huge carpets possible. Please see attached information and the information below.

We urge you to consult with Dr. Sarah Evans and others at the Mount Sinai Schools of Medicine Children's Environmental Health Center in NYC
Sarah Evans on 2022 Feb 22
https://www.greenstreetnews.org/post/toxic-turf-with-dr-sarah-evans

PFAS and other Hazards of Artificial Turf: Learn the Latest from Leading Experts
Norwalk Watershed Assn
Sarah Evans and Kyla Bennett
https://vimeo.com/803691477

Some other resources:
A good summary from the Healthy Building Network
https://greenkidsdoc.wordpress.com/2021/01/06/chemical-and-heat-hazards-of-artificial-turf-athletic-fields/
Webinar: Environmental Health Impacts of Synthetic Turf and Safer Alternatives
https://youtu.be/mel-tIUQImY

www.safehealthyplayingfields.org
https://www.healthyplayingsurfaces.org/
www.ehhi.org
www.synturf.org
www.sierraclub.org/maryland/synthetic-turf
https://peer.org/areas-of-work/public-health/artificial-turf/
Brochure/Fact sheet
https://www.safehealthyplayingfields.org/s/brochure-safe-healthy-playing-fields-3-6nmm.pdf

Diana Conway,
President
Safe Healthy Playing Fields inc

dianaconway@outlook.com
www.safehealthyplayingfields.org

Kathleen Michels, PhD
Scientific Advisor, Safe Healthy Playing Fields inc
shpfc.contact@gmail.com
301-922-3816
www.safehealthyplayingfields.org

From:	Kristina Weise
To:	Leynes, Jennifer [DEP]; Maresca, Vincent [DEP]
Cc:	SCHEDLER Friends; Jackie Hone
Subject:	[EXTERNAL] The Bergen Record (3/31/23) - Zabriskie-Schedler House
Date:	Saturday, April 1, 2023 1:43:18 PM
Attachments:	Bergen Record March 2023.pdf

Hi Ms. Leynes and Mr. Maresca,

I am writing to highlight a pull quote from The Bergen Record that hit yesterday online and in print (here) and attached to get past their paywall: "***The house's first-floor small-room interior does not lend itself to group meetings, and a second-floor bathroom has "disappeared," according to village emails on the project. So the bathrooms and lightning storm shelter needed for use during sporting events would have to be built separately."***

Are you aware of these emails by the Ridgewood Village Council referenced by the press outlet, the missing/disappearing bathroom and overall decisions that alter the house?

Thank you for reviewing.

Best,
Kristina Milian

From:	Kristina Weise
To:	Leynes, Jennifer [DEP]; Maresca, Vincent [DEP]
Cc:	SCHEDLER Friends
Subject:	[EXTERNAL] For Review: Ridgewood Village Council 4/3 meeting
Date:	Tuesday, April 4, 2023 11:23:42 AM

Hi Ms. Leynes and Mr. Maresca,

I wanted to circulate the recording from last night's Ridgewood Village Council meeting. Mr. Peter Primavera mentions your organization multiple times throughout the discussion. Timestamp below, but the entire on-the-record interview is worth watching. You don't need to reply back. I just wanted to bring this to your attention.

Thank you for reviewing.

Best,
Kristina

Peter's talk begins here: https://youtu.be/r1TrUTtwzVY?t=6849

Timestamp -- pull quote is paraphrased

"SHPO will tell you that the last thing that NJ needs is another historic house museum. Houses are not funded and they're not used. They'll tell you to get creative. And they'll give you some leniency if you turn it into an art center or sports. SHPO knows that municipalities do a terrible job of taking care of historic house museums. They're underfunded and underused." - Mr. Primavera (timestamp)

From:	J H
To:	Leynes, Jennifer [DEP]
Cc:	Maresca, Vincent [DEP]; Reynolds Lorraine; SCHEDLER Friends; Eicher, Thomas (LPS); Marcopul, Kate [DEP]; Dragon, Elizabeth [DEP]; Cecil, John [DEP]; Perry, Kandyce [DEP]; dave.golden@dep.nj.gov; gregosborn@me.com; Sytko, Anthony [DOT]
Subject:	[EXTERNAL] URGENT-TIME SENSITIVE
Date:	Thursday, April 6, 2023 4:14:39 PM
Attachments:	H2021-059.pdf J2021-030.pdf

RE: VILLAGE OF RIDGEWOOD NJ
State and National Historical Site
460 West Saddle River Road and Route 17N
DESTRUCTION, HEALTH, SAFETY AND WATER CONTAMINATION

Ms. Leynes,

I'm following up on my email below and the concerns previously submitted. We left off that you were looking into the matter, which has now escalated. As such, I would like to file a formal complaint and request immediate intervention and stop order against the Village of Ridgewood (VOR). Once again, as with the construction of the berm and irrigation system, the Village is moving to construct a large turf field **without** completion of studies/survey or prior SHPO authorization. The Village of Ridgewood Council majority plans to see this through next week. Please see video https://youtube.com/clip/UgkxnNMxRAnVGt887EeuqEkVtc39BWVGSeOG

As you pointed out and records show, VOR constructed the berm and irrigation system without studies, oversight or State mandated pre-approvals. In backwards order, the VOR completed the project and then filed an application with your office. Contrary to process, without completed studies/surveys, the State granted authorization-retroactively- after the work was completed. At tax payers expense and well-being, this negligent pattern is becoming a normal practice within the Village or Ridgewood.

In addition to the destruction of historical elements, the construction of this larger field will further compromise water wells, and the health and safety of residents in the immediate area. Please see second video https://youtu.be/HZ3NFn0xvmM?t=5194

Village Officials are also ignoring State Threatened and Endangered Wildlife within the development and Federal Migratory Act. Also, it is our understanding that the NJ Department of Transportation has not yet been consulted with the Council's new plans. West Saddle River Road is a two-way street leading to an on/off ramp on NJ Rt. 17-N, which is a very quick transition and has speeds that double our road. The historic Schedler property rests right at this speed transition where children will be playing, and families and friends congregating — and crossing the street.

PLEASE HELP, anyone on this email thread, before citizens suffer more loss and damages. <u>We implore impact studies and surveys be mandated and completed before any more work is done.</u>

Regards,
Jacqueline Hone
Schedler Friends

Begin forwarded message:

> **From:** "Leynes, Jennifer [DEP]" <Jennifer.Leynes@dep.nj.gov>
> **Date:** March 20, 2023 at 1:11:27 PM EDT
> **To:** J H <[redacted]>
> **Cc:** SCHEDLER Friends <schedlerfriends@gmail.com>, Phil Dolce <pdolce@bergen.edu>, Kristina Millan <[redacted]>, "Maresca, Vincent [DEP]" <Vincent.Maresca@dep.nj.gov>
> **Subject: RE: [EXTERNAL] Fwd: Zabriskie-Schedler House Property Plan**

Ms. Hone,

Thank you for your email. As we discussed, attached please find the authorization letter for the construction of the berm (HPO-H2021-059) and the irrigation system (HPO-J2021-030).

I'm looking into the other issues that we discussed and will follow up as I am able. Please note that I have shared your email with Vincent Maresca, the archaeologist reviewing this project, and copied him on this email.

Best,
Jennifer

Jennifer B. Leynes
Historic Preservation Specialist 2
NJ Historic Preservation Office

From: J H <[redacted]m>
Sent: Monday, March 20, 2023 12:12 PM
To: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
Cc: SCHEDLER Friends <schedlerfriends@gmail.com>; Phil Dolce <pdolce@bergen.edu>; Kristina Millan <[redacted]>
Subject: Re: [EXTERNAL] Fwd: Zabriskie-Schedler House Property Plan

Ms. Leynes,

Thank you for taking the time to speak with me today.

As discussed, the Village has significantly distributed the land without proper oversight or required Phase IB archaeological survey. Please see picture attached and previously submitted. This is a another example, not the first time, that the potential presence of Revolutionary War-Era artifacts and resources are being destroyed. The land grade is completely changed. Where is this soil now?

The first example, Berm application and approval, demonstrates that the a Village of Ridgewood is not acting in good faith, adhering to standards or archaeological survey requirements. As you stated, the berm application and approval was submitted AFTER the work was complete. The neighborhood can attest, and by the Village and State's own records and work orders, the berm disrupted and destroyed historic land without oversight or proper approval.

We requests a stop order, independent oversight and enforcement upon the Village of Ridgewood immediately.

Please help!

Thank you.

Respectfully,
Jacqueline Hone
Schedler Friends





On Mar 6, 2023, at 1:21 PM, Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov> wrote:

Ms. Hone,

Thank you for your email. For the past several years, the Historic Preservation Office (HPO) has provided technical assistance to the Village engineering office regarding the proposed park at the Zabriskie-Schedler House, with a goal of minimizing the project's impacts to the historic property. Because the property is municipally owned and listed on the NJ Register of Historic Places, the Village must receive prior authorization from our office for any undertaking that may affect the historic property pursuant to the NJ Register of Historic Places Act. In order to receive authorization, the Village must submit an application for project authorization. To date, we have not received a technically complete application with the proposed plans for review. Thus, we do not have an open application to review at this time.

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Upon receipt of a technically and professionally complete application, HPO staff will determine whether the proposed park development meets the Secretary of the Interior's Standards for Rehabilitation. The Standards can be found on the National Park Service website:

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Projects that meet the Standards are administratively approved by our office. Those that are determined to be encroachments are forwarded to the NJ Historic Sites Council for their review. The Council holds public meetings every other month to hear encroachment applications. During the meeting, the applicant presents their project, and members of the public have an opportunity to comment on the application. The Council is charged with weighing not only the encroachment on the historic property, but also:

1. the public benefit of the project;
2. whether or not feasible and prudent alternatives exist; and
3. whether or not sufficient measures could be taken to avoid, reduce, or mitigate the encroachment.

The Council makes a recommendation to the Commissioner of the Department of Environmental Protection to approve, approve with conditions, temporarily deny, or deny the project. The Commissioner makes the final decision based on this recommendation and the information presented in the application. Additional information regarding the NJ Register of Historic Places Act review process can be found on our website:

https://www.nj.gov/dep/hpo/2protection/njrrevew.htm

I will add your emails to the project file and will add the Schedler Friends to the list of parties with an interest in historic preservation for this project. Should the project be determined an encroachment, the Historic Sites Council will be provided with a copy of all correspondence regarding the application for their review.

If you have any questions, please let me know.

Best regards,
Jennifer

Jennifer B. Leynes
Historic Preservation Specialist 2

NJ Historic Preservation Office

From: J H <[redacted]>
Sent: Wednesday, March 1, 2023 6:40 AM
To: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
Cc: SCHEDLER Friends <schedlerfriends@gmail.com>; Phil Dolce <pdolce@bergen.edu>; Kristina Millan <[redacted]>
Subject: [EXTERNAL] Fwd: Zabriskie-Schedler House Property Plan

Ms. Leynes,

For your review and assistance, we forward the email below, from the New Jersey Society-Sons of the American Revolution. We believe ground disturbance has occurred without proper oversight and an archeological survey was never conducted.

Additionally, it was brought to our attention that the 2017 Zabriskie-Schedler plan, as approved and adopted by resolution 18-235 by the Ridgewood Village Council on July 18, 2018, was never presented to your office. The approved plan was a correct representation of the need and recreational space local residents expected and were told they would get. See attached.

Also attached, please see correspondence between you and Village of Ridgewood Engineer. The errors and omission of the approved Village plan continue. Without public input or process, now there is a new proposed plan, a significantly larger turf field with permanent lights and concessions. The full sized regulation field, encroaches on all historical elements and is a misrepresentation of the recreational needs of local residents and neighborhood. See attached.

Our group is seeking assistance to ensure our needs are properly represented and that the historic character of the property and district be retained and preserved. Please, help us.

We remain available to any questions or additional information you need.

Respectfully,
Jacqueline Hone

Friends of Schedler

<image001.jpg>

Begin forwarded message:

> **From:** Roger Williams <roger@princetonsar.org>
> **Date:** March 1, 2023 at 12:01:07 AM EST
> **To:** pvagianos@ridgewoodnj.net, pperron@ridgewoodnj.net, lreynolds@ridgewoodnj.net, eweitz@ridgewoodnj.net, swinograd@ridgewoodnj.net
> **Cc:** Charles Morgan <[redacted]>, Paul Ossou <[redacted]>, Kristina Weise Milian <[redacted]>, asmdephillips@njleg.org, asmrooney@njleg.org, Jackie Hone

<[redacted]>, Mark Texel <mark.texel@dep.nj.gov>, "Stoltz, Marsha" <Stoltz@northjersey.com>, Carol Restivo <contactbchs@bergencountyhistory.org>

Subject: Zabriskie-Schedler House Property Plan

Dear Mayor Vagianos, Deputy Perron, Councilmembers Reynolds, Weitz and Winograd,

It has come to our attention that in session today, you intend to review plans for a recreational area for the open space adjacent to the Zabriskie-Schedler House. There are some concerns on the part of the Friends of the that this area may contain some historical artifacts and that in the conclusions of the 2019 report prepared by the venerable Hunter Research team, recommendations were made on page 6-1 that "An archaeological survey of the property is recommended if significant ground disturbance is planned."

The mission of the Sons of the American Revolution includes honoring those who served or assisted the colonies during the Revolutionary War. New Jersey is rich in Revolutionary War heritage. Our state is an open classroom. As we look toward the America250 celebrations, we have a tremendous opportunity to spur heritage tourism.

To that end, the New Jersey Society, SAR has been working with our communities and historical societies to polish our sites to show our nation's citizens what happened here. We should be the largest Revolutionary War "Theme Park" in the country. We trust you have taken proper precautions and have satisfied all the SHIPO requirements in caring for the historic resources. We ask that you consider the concerns of the Friends of the Zabriskie-Schedler House. At the very least, work with the Friends and consider including historical markers that would help visitors to understand the significance of the land in this public open space. We would be interested in your reply to help us understand the steps you have taken to address these issues. Thank you.

Your most humble and Obt servants,

Charles Morgan, President, 609-442-1871
Roger Williams, State Historian 609-389-5657
New Jersey Society, Sons of the American Revolution
NJSSAR.org
<~***WRDoooo.jpg***>
**********Visit New Jersey...Where Something Revolutionary is Always Happening!!

<~WRD0000.jpg>

From:	Greg Osborn
To:	J H
Cc:	Leynes, Jennifer [DEP]; Maresca, Vincent [DEP]; Reynolds Lorraine; SCHEDLER Friends; Eicher, Thomas (LPS); Marcopul, Kate [DEP]; Dragon, Elizabeth [DEP]; Cecil, John [DEP]; Perry, Kandyce [DEP]; dave.golden@dep.nj.gov; Sytko, Anthony [DOT]
Subject:	[EXTERNAL] Re: URGENT-TIME SENSITIVE
Date:	Friday, April 7, 2023 2:28:13 AM
Attachments:	General-Waterkeeper-Alliance-Logo-2.png H2021-059.pdf J2021-030.pdf

All,

I am speaking solely as a resident of Ridgewood NJ.I do not speak in behalf of anyone else here.
I have lost two parents and countless neighbors to cancer in which we hold Ridgewood Water and its PFA polluted water accountable. We are grateful that the EPA and CDC officially confirmed the correlation of FPA's and cancers and other disease states last June, this resulting in the slue of law suits for camp Lajuan. I assure there are and will be many more coming. Including ours to come.

As Chairman of the Development Committee of the Waterkeeper Alliance, I applaud the Shedler Friend's incredible efforts to protect its water, environment and residents by preventing the development of yet another PFA polluting field.



Greg Osborn
waterkeeper.org

I am even more dumbfounded at your lack of response.

The Waterkeeper Alliances commitment is to preserving water for safe swimming, fishing and drinking for the next generation. This Village Of Ridgewood plan is a complete violation of our mandate and its counsel's responsibilities to its residents, all in the effort to satisfy an grouo of entitled sports community parents with yet another polluting turf field. Many of whom (parents) will be long gone after their children graduate, leaving the clean up and dangers for the future residents.

All because the town counsel is concerned about their position and unwilling to do the right thing. The Ridgewood towncounsel continually seems more interested in its cosmetics via zoning vs the long term safety of it community, citizens, environment and wildlife.
Your responses, or lack there of make you compliant to these atrocities. You too should be held accountable. It is actually sickening, as this is your job, even if you haven't a moral compass.

I will be announcing the launch of a new Water Technology company in the weeks ahead. My partners include Robert Bowcock, Bill Brennon, Erin Brackovich and the Waterkeeper Alliance. As you probably know, our Waterkeeper Alliance founder RFKJr is the leading environmental litigator, and my dear friend.
Hence, I have the deepest not for profit environmental attorneys at my beck and call. I will not hesitate in using this contacts and this case as a showcase for other towns thru out America. In which you will all be named accomplices. It is time we all protected our waterways and our residents from known toxins. Yet, you sit idle! Wow!!!!

This amazing, well written letter should incite you to act. If not, it is excellent fodder for the law suit that will certainly follow. A law suit that will include the recipients of this email and the towns counsel. You, and they will be held accountable for your violation of community trust, job responsibility and general immoral behavior.
This is not a threat. It is a realty. It is what I and we do. Protect our water and our people.
I am confident you have seen President Biden's announcement last week regarding outlawing Turf Fields for the very reasons discussed in this letter. Yet, you do nothing.

I hope that you will do the right thing now for your tax payers, your environment and your children.

Regards

Greg

Please excuse typo's. Sent on mobile device.

Gregory J. Osborn
C [redacted]

Twitter: @Gregosborn
LinkedIn:
https://www.linkedin.com/in/gregoryjosborn

"Enthusiasm is one of the most powerful engines of success. When you do a thing, do it with all your might. Put your whole soul into it. Stamp it with your own personality. Be active, be energetic, be enthusiastic and faithful, and you will accomplish your object. Nothing great was ever achieved without enthusiasm."
— Ralph Waldo Emerson

On Apr 6, 2023, at 4:13 PM, J H <jhone201@yahoo.com> wrote:

RE: VILLAGE OF RIDGEWOOD NJ
State and National Historical Site
460 West Saddle River Road and Route 17N
DESTRUCTION, HEALTH, SAFETY AND WATER CONTAMINATION

Ms. Leynes,

I'm following up on my email below and the concerns previously submitted. We left off that you were looking into the matter, which has now escalated. As such, I would like to file a formal complaint and request immediate intervention and stop order against the Village of Ridgewood (VOR). Once again, as with the construction of the berm and irrigation system, the Village is moving to construct a large turf field **without** completion of studies/survey or prior SHPO authorization. The Village of Ridgewood Council majority plans to see this through next week. Please see video https://youtube.com/clip/UgkxnNMxRAnVGt887EeuqEkVtc39BWVGSeOG

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PLEASE HELP, anyone on this email thread, before citizens suffer more loss and damages. We implore impact studies and surveys be mandated and completed before any more work is done.

Regards,
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Schedler Friends

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Date: March 20, 2023 at 1:11:27 PM EDT
To: J H <[redacted]>
Cc: SCHEDLER Friends <schedlerfriends@gmail.com>, Phil Dolce <pdolce@bergen.edu>, Kristina Millan <[redacted]>, "Maresca, Vincent [DEP]" <Vincent.Maresca@dep.nj.gov>
Subject: RE: [EXTERNAL] Fwd: Zabriskie-Schedler House Property Plan

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Vincent Maresca, the archaeologist reviewing this project, and copied him on this email.

Best,
Jennifer

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Historic Preservation Specialist 2
NJ Historic Preservation Office

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Please help!

Thank you.

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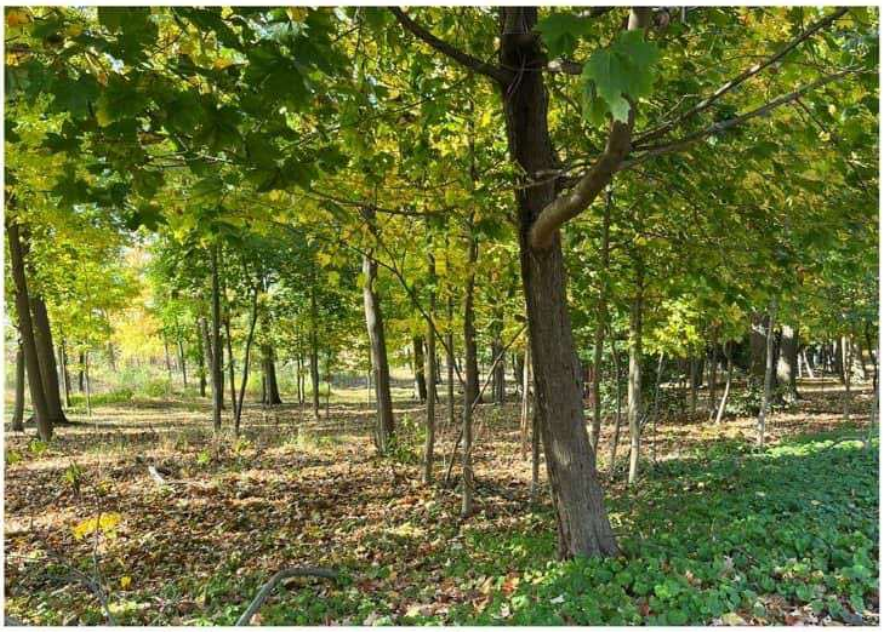



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Jennifer B. Leynes
Historic Preservation Specialist 2
NJ Historic Preservation Office

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To: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
Cc: SCHEDLER Friends <schedlerfriends@gmail.com>; Phil Dolce <pdolce@bergen.edu>; Kristina Millan <[redacted]>
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> **Cc:** Charles Morgan <[redacted]>, Paul Ossou <[redacted]>, Kristina Weise Milian <[redacted]>, asmdephillips@njleg.org, asmrooney@njleg.org, Jackie Hone <[redacted]>, Mark Texel <mark.texel@dep.nj.gov>, "Stoltz, Marsha" <Stoltz@northjersey.com>, Carol Restivo <contactbchs@bergencountyhistory.org>
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Dear Mayor Vagianos, Deputy Perron, Councilmembers Reynolds, Weitz and Winograd,

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The mission of the Sons of the American Revolution includes honoring those who served or assisted the colonies during the Revolutionary War. New Jersey is rich in Revolutionary War heritage. Our state is an open classroom. As we look toward the America250 celebrations, we have a tremendous opportunity to spur heritage tourism.

To that end, the New Jersey Society, SAR has been working with our communities and historical societies to polish our sites to show our nation's citizens what happened here. We should be the largest Revolutionary War "Theme Park" in the country. We trust you have taken proper precautions and have satisfied all the SHIPO requirements in caring for the historic resources. We ask that you consider the concerns of the Friends of the Zabriskie-Schedler House. At the very least, work with the Friends and consider including historical markers that would help visitors to understand the significance of the land in this public open space. We would be interested in your reply to help us understand the steps you have taken to address these issues. Thank you.

Your most humble and Obt servants,

Charles Morgan, President, 609-442-1871
Roger Williams, State Historian 609-389-5657
New Jersey Society, Sons of the American Revolution
NJSSAR.org
<~WRDoooo.jpg>
**********Visit New Jersey…Where Something Revolutionary is Always Happening!!

<~WRD0000.jpg>

From:	Greg Osborn
To:	J H
Cc:	Leynes, Jennifer [DEP]; Maresca, Vincent [DEP]; Reynolds Lorraine; SCHEDLER Friends; Eicher, Thomas (LPS); Marcopul, Kate [DEP]; Dragon, Elizabeth [DEP]; Cecil, John [DEP]; Perry, Kandyce [DEP]; dave.golden@dep.nj.gov; Sytko, Anthony [DOT]
Subject:	[EXTERNAL] Re: URGENT-TIME SENSITIVE
Date:	Friday, April 7, 2023 2:28:13 AM
Attachments:	General-Waterkeeper-Alliance-Logo-2.png H2021-059.pdf J2021-030.pdf

All,

I am speaking solely as a resident of Ridgewood NJ.I do not speak in behalf of anyone else here.
I have lost two parents and countless neighbors to cancer in which we hold Ridgewood Water and its PFA polluted water accountable. We are grateful that the EPA and CDC officially confirmed the correlation of FPA's and cancers and other disease states last June, this resulting in the slue of law suits for camp Lajuan. I assure there are and will be many more coming. Including ours to come.

As Chairman of the Development Committee of the Waterkeeper Alliance, I applaud the Shedler Friend's incredible efforts to protect its water, environment and residents by preventing the development of yet another PFA polluting field.



Greg Osborn
waterkeeper.org

I am even more dumbfounded at your lack of response.

The Waterkeeper Alliances commitment is to preserving water for safe swimming, fishing and drinking for the next generation. This Village Of Ridgewood plan is a complete violation of our mandate and its counsel's responsibilities to its residents, all in the effort to satisfy an grouo of entitled sports community parents with yet another polluting turf field. Many of whom (parents) will be long gone after their children graduate, leaving the clean up and dangers for the future residents.

All because the town counsel is concerned about their position and unwilling to do the right thing. The Ridgewood towncounsel continually seems more interested in its cosmetics via zoning vs the long term safety of it community, citizens, environment and wildlife.
Your responses, or lack there of make you compliant to these atrocities. You too should be held accountable. It is actually sickening, as this is your job, even if you haven't a moral compass.

I will be announcing the launch of a new Water Technology company in the weeks ahead. My partners include Robert Bowcock, Bill Brennon, Erin Brackovich and the Waterkeeper Alliance. As you probably know, our Waterkeeper Alliance founder RFKJr is the leading environmental litigator, and my dear friend.
Hence, I have the deepest not for profit environmental attorneys at my beck and call. I will not hesitate in using this contacts and this case as a showcase for other towns thru out America. In which you will all be named accomplices. It is time we all protected our waterways and our residents from known toxins. Yet, you sit idle! Wow!!!!

This amazing, well written letter should incite you to act. If not, it is excellent fodder for the law suit that will certainly follow. A law suit that will include the recipients of this email and the towns counsel. You, and they will be held accountable for your violation of community trust, job responsibility and general immoral behavior.
This is not a threat. It is a realty. It is what I and we do. Protect our water and our people.
I am confident you have seen President Biden's announcement last week regarding outlawing Turf Fields for the very reasons discussed in this letter. Yet, you do nothing.

I hope that you will do the right thing now for your tax payers, your environment and your children.

Regards

Greg

Please excuse typo's. Sent on mobile device.

Gregory J. Osborn
C [redacted]

Twitter: @Gregosborn
LinkedIn:
https://www.linkedin.com/in/gregoryjosborn

"Enthusiasm is one of the most powerful engines of success. When you do a thing, do it with all your might. Put your whole soul into it. Stamp it with your own personality. Be active, be energetic, be enthusiastic and faithful, and you will accomplish your object. Nothing great was ever achieved without enthusiasm."
— Ralph Waldo Emerson

On Apr 6, 2023, at 4:13 PM, J H <jhone201@yahoo.com> wrote:

RE: VILLAGE OF RIDGEWOOD NJ
State and National Historical Site
460 West Saddle River Road and Route 17N
DESTRUCTION, HEALTH, SAFETY AND WATER CONTAMINATION

Ms. Leynes,

I'm following up on my email below and the concerns previously submitted. We left off that you were looking into the matter, which has now escalated. As such, I would like to file a formal complaint and request immediate intervention and stop order against the Village of Ridgewood (VOR). Once again, as with the construction of the berm and irrigation system, the Village is moving to construct a large turf field **without** completion of studies/survey or prior SHPO authorization. The Village of Ridgewood Council majority plans to see this through next week. Please see video https://youtube.com/clip/UgkxnNMxRAnVGt887EeuqEkVtc39BWVGSeOG

As you pointed out and records show, VOR constructed the berm and irrigation system without studies, oversight or State mandated pre-approvals. In backwards order, the VOR completed the project and then filed an application with your office. Contrary to process, without completed studies/surveys, the State granted authorization-retroactively- after the work was completed. At tax payers expense and well-being, this negligent pattern is becoming a normal practice within the Village or Ridgewood.

In addition to the destruction of historical elements, the construction of this larger field will further compromise water wells, and the health and safety of residents in the immediate area. Please see second video https://youtu.be/HZ3NFn0xvmM?t=5194

Village Officials are also ignoring State Threatened and Endangered Wildlife within the development and Federal Migratory Act. Also, it is our understanding that the NJ Department of Transportation has not yet been consulted with the Council's new plans. West Saddle River Road is a two-way street leading to an on/off ramp on NJ Rt. 17-N, which is a very quick transition and has speeds that double our road. The historic Schedler property rests right at this speed transition where children will be playing, and families and friends congregating — and crossing the street.

PLEASE HELP, anyone on this email thread, before citizens suffer more loss and damages. We implore impact studies and surveys be mandated and completed before any more work is done.

Regards,
Jacqueline Hone
Schedler Friends

Begin forwarded message:

From: "Leynes, Jennifer [DEP]" <Jennifer.Leynes@dep.nj.gov>
Date: March 20, 2023 at 1:11:27 PM EDT
To: J H <[redacted]>
Cc: SCHEDLER Friends <schedlerfriends@gmail.com>, Phil Dolce <pdolce@bergen.edu>, Kristina Millan <[redacted]>, "Maresca, Vincent [DEP]" <Vincent.Maresca@dep.nj.gov>
Subject: RE: [EXTERNAL] Fwd: Zabriskie-Schedler House Property Plan

Ms. Hone,

Thank you for your email. As we discussed, attached please find the authorization letter for the construction of the berm (HPO-H2021-059) and the irrigation system (HPO-J2021-030).

I'm looking into the other issues that we discussed and will follow up as I am able. Please note that I have shared your email with

Vincent Maresca, the archaeologist reviewing this project, and copied him on this email.

Best,
Jennifer

Jennifer B. Leynes
Historic Preservation Specialist 2
NJ Historic Preservation Office

From: J H <[redacted]>
Sent: Monday, March 20, 2023 12:12 PM
To: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
Cc: SCHEDLER Friends <schedlerfriends@gmail.com>; Phil Dolce <pdolce@bergen.edu>; Kristina Millan <[redacted]>
Subject: Re: [EXTERNAL] Fwd: Zabriskie-Schedler House Property Plan

Ms. Leynes,

Thank you for taking the time to speak with me today.

As discussed, the Village has significantly distributed the land without proper oversight or required Phase IB archaeological survey. Please see picture attached and previously submitted. This is a another example, not the first time, that the potential presence of Revolutionary War-Era artifacts and resources are being destroyed. The land grade is completely changed. Where is this soil now?

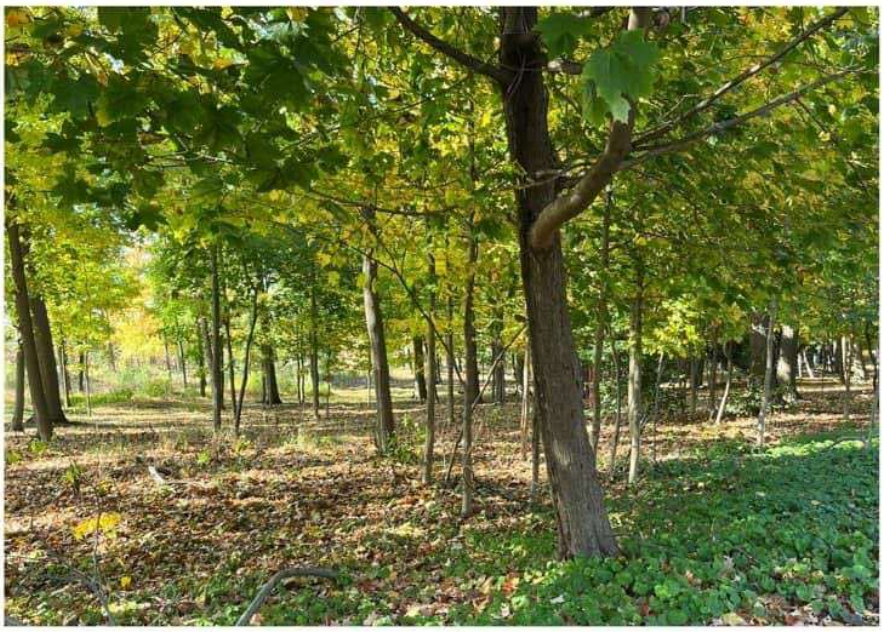
The first example, Berm application and approval, demonstrates that the a Village of Ridgewood is not acting in good faith, adhering to standards or archaeological survey requirements. As you stated, the berm application and approval was submitted AFTER the work was complete. The neighborhood can attest, and by the Village and State's own records and work orders, the berm disrupted and destroyed historic land without oversight or proper approval.

We requests a stop order, independent oversight and enforcement upon the Village of Ridgewood immediately.

Please help!

Thank you.

Respectfully,
Jacqueline Hone
Schedler Friends





On Mar 6, 2023, at 1:21 PM, Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov> wrote:

Ms. Hone,

Thank you for your email. For the past several years, the Historic Preservation Office (HPO) has provided technical assistance to the Village engineering office regarding the proposed park at the Zabriskie-Schedler House, with a goal of minimizing the project's impacts to the historic property. Because the property is municipally owned and listed on the NJ Register of Historic Places, the Village must receive prior authorization from our office for any undertaking that may affect the historic property pursuant to the NJ Register of Historic Places Act. In order to receive authorization, the Village must submit an application for project authorization. To date, we have not received a technically complete application with the proposed plans for review. Thus, we do not have an open application to review at this time.

Once the Village submits an application, HPO staff will review it for technical and professional completeness. HPO staff informed the Village during a site visit on February 23, 2023, that a Phase IB archaeological survey will be required as part of a technically complete application. The potential presence of Revolutionary War-era resources was discussed during our meeting.

Upon receipt of a technically and professionally complete application, HPO staff will determine whether the proposed park development meets the Secretary of the Interior's Standards for Rehabilitation. The Standards can be found on the National Park Service website:

https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm

Projects that meet the Standards are administratively approved by our office. Those that are determined to be encroachments are forwarded to the NJ Historic Sites Council for their review. The Council holds public meetings every other month to hear encroachment applications. During the meeting, the applicant presents their project, and members of the public have an opportunity to comment on the application. The Council is charged with weighing not only the encroachment on the historic property, but also:

1. the public benefit of the project;
2. whether or not feasible and prudent alternatives exist; and
3. whether or not sufficient measures could be taken to avoid, reduce, or mitigate the encroachment.

The Council makes a recommendation to the Commissioner of the Department of Environmental Protection to approve, approve with conditions, temporarily deny, or deny the project. The Commissioner makes the final decision based on this recommendation and the information presented in the application. Additional information regarding the NJ Register of Historic Places Act review process can be found on our website:

https://www.nj.gov/dep/hpo/2protection/njrrevew.htm

I will add your emails to the project file and will add the Schedler Friends to the list of parties with an interest in historic preservation for this project. Should the project be determined an encroachment, the Historic Sites Council will be provided with a copy of all correspondence regarding the application for their review.

If you have any questions, please let me know.

Best regards,
Jennifer

Jennifer B. Leynes
Historic Preservation Specialist 2
NJ Historic Preservation Office

From: J H <[redacted]>
Sent: Wednesday, March 1, 2023 6:40 AM
To: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
Cc: SCHEDLER Friends <schedlerfriends@gmail.com>; Phil Dolce <pdolce@bergen.edu>; Kristina Millan <[redacted]>
Subject: [EXTERNAL] Fwd: Zabriskie-Schedler House Property Plan

Ms. Leynes,

For your review and assistance, we forward the email below, from the New Jersey Society-Sons of the American Revolution. We believe ground disturbance has occurred without proper oversight and an archeological survey was never conducted.

Additionally, it was brought to our attention that the 2017 Zabriskie-Schedler plan, as approved and adopted by resolution 18-235 by the Ridgewood Village Council on July 18, 2018, was never presented to your office. The approved plan was a correct representation of the need and recreational space local residents expected and were told they would get. See attached.

Also attached, please see correspondence between you and Village of Ridgewood Engineer. The errors and omission of the approved Village plan continue. Without public input or process, now there is a new proposed plan, a significantly larger turf field with permanent lights and concessions. The full sized regulation field, encroaches on all historical elements and is a misrepresentation of the recreational needs of local residents and neighborhood. See attached.

Our group is seeking assistance to ensure our needs are properly represented and that the historic character of the property and district be retained and preserved. Please, help us.

We remain available to any questions or additional information you need.

Respectfully,
Jacqueline Hone

Friends of Schedler

<image001.jpg>

Begin forwarded message:

> **From:** Roger Williams <roger@princetonsar.org>
> **Date:** March 1, 2023 at 12:01:07 AM EST
> **To:** pvagianos@ridgewoodnj.net, pperron@ridgewoodnj.net, lreynolds@ridgewoodnj.net, eweitz@ridgewoodnj.net, swinograd@ridgewoodnj.net
> **Cc:** Charles Morgan <[redacted]>, Paul Ossou <[redacted]>, Kristina Weise Milian <[redacted]>, asmdephillips@njleg.org, asmrooney@njleg.org, Jackie Hone <[redacted]>, Mark Texel <mark.texel@dep.nj.gov>, "Stoltz, Marsha" <Stoltz@northjersey.com>, Carol Restivo <contactbchs@bergencountyhistory.org>
> **Subject: Zabriskie-Schedler House Property Plan**

Dear Mayor Vagianos, Deputy Perron, Councilmembers Reynolds, Weitz and Winograd,

It has come to our attention that in session today, you intend to review plans for a recreational area for the open space adjacent to the Zabriskie-Schedler House. There are some concerns on the part of the Friends of the that this area may contain some historical artifacts and that in the conclusions of the 2019 report prepared by the venerable Hunter Research team, recommendations were made on page 6-1 that "An archaeological survey of the property is recommended if significant ground disturbance is planned."

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Roger Williams, State Historian 609-389-5657
New Jersey Society, Sons of the American Revolution
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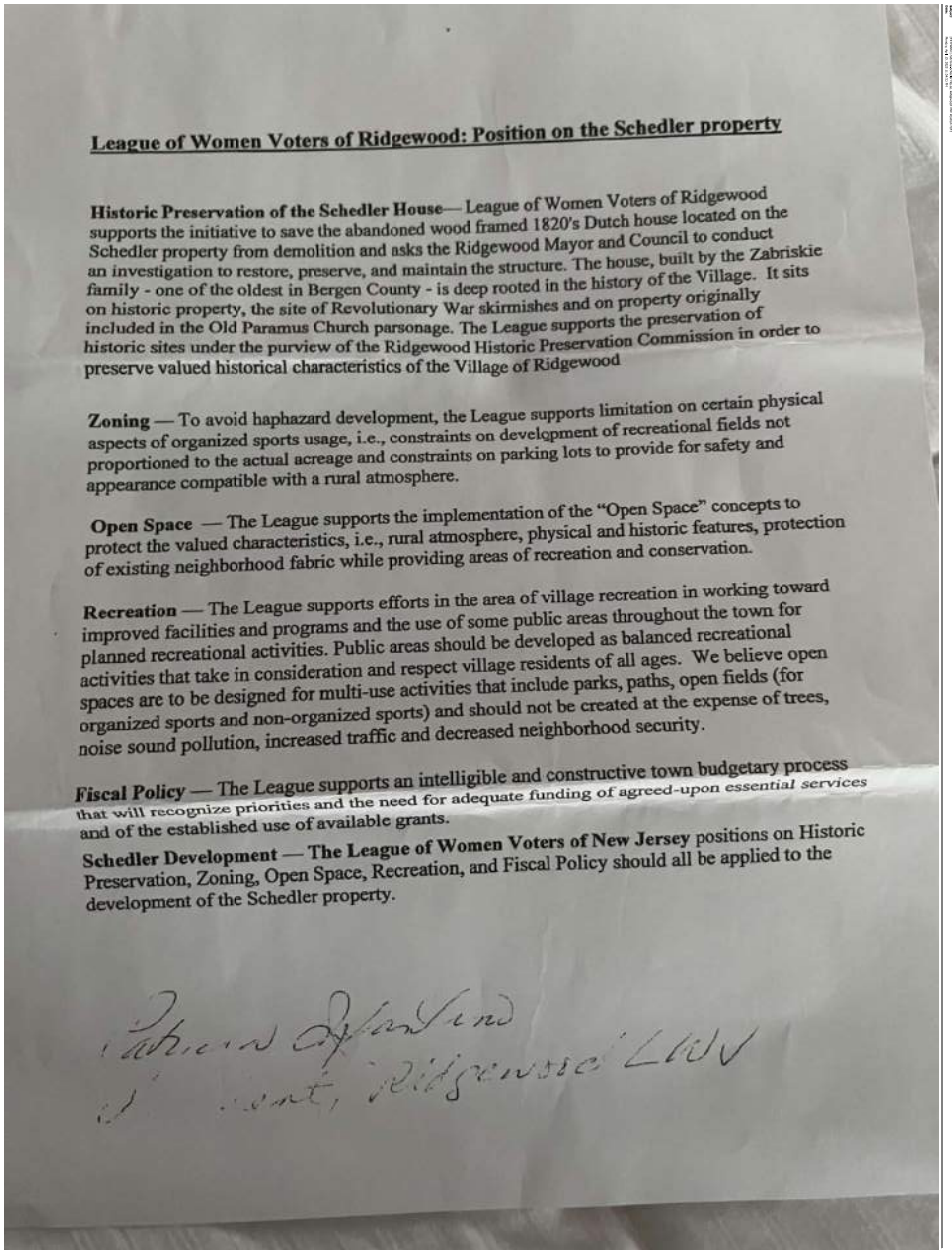

League of Women Voters of Ridgewood: Position on the Schedler property

Historic Preservation of the Schedler House— League of Women Voters of Ridgewood supports the initiative to save the abandoned wood framed 1820's Dutch house located on the Schedler property from demolition and asks the Ridgewood Mayor and Council to conduct an investigation to restore, preserve, and maintain the structure. The house, built by the Zabriskie family - one of the oldest in Bergen County - is deep rooted in the history of the Village. It sits on historic property, the site of Revolutionary War skirmishes and on property originally included in the Old Paramus Church parsonage. The League supports the preservation of historic sites under the purview of the Ridgewood Historic Preservation Commission in order to preserve valued historical characteristics of the Village of Ridgewood

Zoning — To avoid haphazard development, the League supports limitation on certain physical aspects of organized sports usage, i.e., constraints on development of recreational fields not proportioned to the actual acreage and constraints on parking lots to provide for safety and appearance compatible with a rural atmosphere.

Open Space — The League supports the implementation of the "Open Space" concepts to protect the valued characteristics, i.e., rural atmosphere, physical and historic features, protection of existing neighborhood fabric while providing areas of recreation and conservation.

Recreation — The League supports efforts in the area of village recreation in working toward improved facilities and programs and the use of some public areas throughout the town for planned recreational activities. Public areas should be developed as balanced recreational activities that take in consideration and respect village residents of all ages. We believe open spaces are to be designed for multi-use activities that include parks, paths, open fields (for organized sports and non-organized sports) and should not be created at the expense of trees, noise sound pollution, increased traffic and decreased neighborhood security.

Fiscal Policy — The League supports an intelligible and constructive town budgetary process that will recognize priorities and the need for adequate funding of agreed-upon essential services and of the established use of available grants.

Schedler Development — **The League of Women Voters of New Jersey** positions on Historic Preservation, Zoning, Open Space, Recreation, and Fiscal Policy should all be applied to the development of the Schedler property.

DELAWARE RIVERKEEPER NETWORK

April 12, 2023

Mayor Paul Vagianos (pvagianos@ridgewoodnj.net) Electronic only for all
Deputy Mayor Pamela Perron (pperron@ridgewoodnj.net)
Council Member Lorraine Reynolds (lreynolds@ridgewoodnj.net)
Council Member Evan Weitz (eweitz@ridgewoodnj.net)
Council Member Siobhan Winograd (swinograd@ridgewoodnj.net)

Subject: Ridgewood Village Council and The Green Amendment

Dear Mayor Paul Vagianos, et al,

The Delaware Riverkeeper Network is writing to express our concerns regarding the recent decision of The Village of Ridgewood to sign the Green Amendment while also planning to remove acres of trees at the historic Schedler property for a turf sports field. This decision is in direct opposition to the principles outlined in the amendment, and we urge you to reconsider.

As you know, it is the Delaware Riverkeeper Network, under the leadership of Maya van Rossum, the Delaware Riverkeeper, that literally wrote the book about the need to adopt the Green Amendment. It is critical that governments at all levels support this initiative in its entirety and not selectively.

The forest clearing and the installation of artificial turf has known and measurable negative impacts on groundwater, localized flooding, air quality and habitat destruction and fragmentation. The potential risks to the health and well-being of the community and environment cannot be ignored. We implore you to prioritize the safety and health of the community and explore alternative options that are more environmentally friendly and sustainable.

We find it hypocritical that the council would sign the Green Amendment, which declares the need that clean air and water and a healthy environment is every Ridgewood resident's inalienable right, while simultaneously planning to undertake such substantially damaging environmentally action. We hope that you will take our concerns into consideration and take action to protect the environment and community.

Sincerely,

Mr. Fred Stine, Community Action Coordinator
CC: Ms. Jennifer Leynes (Jennifer.leynes@dep.nj.gov)
Friends of Schedler (schedlerfriends@gmail.com)

DELAWARE RIVERKEEPER NETWORK
925 Canal Street, Suite 3701
Bristol, PA 19007
Office: (215) 369-1188
fax: (215)369-1181
drn@delawareriverkeeper.org
www.delawareriverkeeper.org

Nancy Dowd Friedman
526 West Saddle River Road
Ridgewood, NJ 07450
[redacted]

April 12, 2023

Re: the proposed development of the Zabriskie-Schedler property.

I am an 18-year Ridgewood resident, and a resident of the Zabriskie- Schedler neighborhood for the last ten years. I was encouraged by the work put in by a group of neighbors originally led by Isabella Altano, which culminated in recognition of the house on the New Jersey Register of Historic Places and National Register of Historic Places. Through cooperative efforts with the Village of Ridgewood, a plan was agreed upon in 2017 to both restore the home and develop the parkland surrounding it to become a real treasure for the community for both active and passive recreation.

I need to tell you I'm disappointed in the Village overall. Between mistakes made in submitting plans that didn't represent the agreed upon plan to individual residents contacting the SHPO office directly, the Schedler project has been mishandled repeatedly. Councilwoman Winograd says she changed her mind after learning more about the field needs and incremental costs, but while running said she supported the 2017 agreed upon plan, even stating that her husband was part of the ad hoc committee only to see she told other groups they could "cherry pick" what they wanted from the plan.

The Village has had plans on file since 1987, drawn up by Village engineers for development of the Schedler property, even though the purchase didn't come for decades. The Open Space Committee earmarked the abutting properties for purchase, and the development plans included some of the grandfathered farm stand properties to the north of Schedler. However, when the Village was asked directly in 2013 they denied any development plans existed.

The Village has failed to enforce zoning laws already in existence with regard to some of the grandfathered property that residents repeatedly requested assistance with.

In recent months I've attended zoning board meetings to oppose the proposed digital billboard for route 17. I observed plans that infringed upon current zoning rules by inches get denied, even with their entire neighborhood there in support of the proposed projects. I wonder where that concern is in regard to the Schedler property.

I'm in favor of developing Schedler into a multi-use park as agreed upon in 2017. It is a balanced plan that involved compromises from all sides. And I'm in favor of the baseball team getting the field they were promised when their field at BF was taken away (e.g., at Stevens where the master plan called for it (OPRA request also revealed it has not been identified as a flood zone); at Vets by moving the bandshell to Graydon's property). I'm against the idea of clear cutting the only natural barrier to route 17 and exposing our households to increased noise, dirt and pollutants. I would welcome walking paths and park space that would allow for passive exercise of some residents, a smaller field to relieve some of the burden on field space and a place to expand a sense of community. I'm against the idea of a turf field that would put more PFOAs into the environment and compromise the wells of neighboring residents and hope that the Village will adopt a more progressive view on these fields in general.

At times, voicing ones opinion on this feels like shouting into the wind. I hope that Village council will make the responsible choice of honoring the already much debated 2017 plan that resolved a variety of needs and concerns and represented a balanced compromise.

With hope that reason and decency will prevail,
Nancy Dowd-Friedman

From:	Nancy Dowd Friedman
To:	lreynolds@ridgewoodnj.net; eweitz@ridgewoodnj.net; pperron@ridgewoodnj.net; pvagianos@ridgewoodnj.net; swinograd@ridgewoodnj.net; Leynes, Jennifer [DEP]; Marcopul, Kate [DEP]; Dragon, Elizabeth [DEP]
Cc:	dhglaze[redacted]
Subject:	[EXTERNAL] Zabriskie-Schedler development
Date:	Wednesday, April 12, 2023 12:34:08 PM
Attachments:	Zabriskie-Schedler 4.12.2023.pdf

I am an 18-year Ridgewood resident, and a resident of the Zabriskie- Schedler neighborhood for the last ten years. I was encouraged by the work put in by a group of neighbors originally led by Isabella Altano, which culminated in recognition of the house on the New Jersey Register of Historic Places and National Register of Historic Places. Through cooperative efforts with the Village of Ridgewood, a plan was agreed upon in 2017 to both restore the home and develop the parkland surrounding it to become a real treasure for the community for both active and passive recreation.

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With hope that reason and decency will prevail,
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From:	Jacqueline Hone
To:	Siobhan Winograd
Cc:	Leynes, Jennifer [DEP]; Dragon, Elizabeth [DEP]; Eicher, Thomas (LPS); Tingey, Andrea [DEP]; Maresca, Vincent [DEP]; Bergen Society; Snyder, Maude [DEP]; etimsack@co.bergen.nj.us; tconnolly@co.bergen.nj.us; LiSanti, Daniel [DOT]; SCHEDLER Friends; dverello@cbs.com; jay@pix11.com; Gold, Elaine; maya@forthegenerations.org; fred@delawareriverkeeper.org; ebenson@cleanwater.org; Marcopul, Kate [DEP]; Cecil, John [DEP]; Perry, Kandyce [DEP]; Sytko, Anthony [DOT]; Heather Mailander; msr@mrogerslaw.com; randallt@ho-ho-kusboro.com
Subject:	[EXTERNAL] NOTICE Upon SIOBHAN WINOGRAD-TIME SENSITIVE
Date:	Wednesday, April 12, 2023 12:02:35 PM

NOTICE Upon SIOBHAN WINOGRAD as person and Village of Ridgewood Council Member
RE: Schedler Project- 460 West Saddle River Road, Ridgewood, NJ - Block 4704 Lots 9, 10, 11 and 12

On numerous occasions, the adverse effects of the proposed project were identified and provided to you. To date, you have not addressed nor provided a response to the **taxpayers** of Ridgewood. As a result, citizens are being stripped of their rights and continue to suffer loss and damages. Therefore,

POSTPONE VOTE OF RESOLUTION 23-148 Approve Plan for Schedler Park. Approving a plan before determining and mitigating these impacts is gross and intentional negligence.

The Schedler Project identifies environmental conditions and critical impact areas such as topography, geology, soils, water resources, vegetation, wildlife, and air quality. In addition, anthropogenic conditions were also identified such as land use, noise, demography, health, safety, welfare, history and archaeological resources. Furthermore, County and State requirements and approvals for the proposed project were dismissed and the Village of Ridgewood is in violation of standards. Additionally, donations to fund the project were received without resolution or proper adoption.

We, 200+ petitioners (presented here), directly impacted by the project, hereby reiterate the adverse impacts and demand a reply and impact statement, within 7 business days, addressing the following:

Site Location

N.J. Route 17 runs from south southeast to north northwest along the western border of the property and West Saddle River Road runs south to north along the eastern edge of the property (here). The property lies within the Saddle River drainage basin, which lies approximately 1,000 feet to the east southeast on the ridge that separates the Saddle River valley from the Hohokus Brook valley to the west.

Groundwater Resources

Underlying groundwater sources are known. Community water supply wells are located within 500 feet. Project presents potential groundwater contamination to sources and existing water wells. Approving a plan before determining and mitigating this impact is gross and intentional negligence.

Air Quality

Site is located directly along a major transportation corridor. Epidemiological evidence **shows** athletic fields and playgrounds near high traffic roadways present safety and long-term health risks for park users, especially exercising children and young adults. The link between air pollution and adverse respiratory and cardiovascular health is substantial.

It is imperative that our Village Council work with the EPA to investigate and assess emissions, air quality, to carry out investigations and studies on noise and its effect on the public health and welfare, health and environmental effects, as well as methods to mitigate these impacts.

Approving a plan before determining and mitigating this impact is gross and intentional negligence. **Brooke de Lench, Executive Director at MomsTeam Institute of Youth Sports Safety and Dr. Kathleen Michels of Safe Healthy Playing Fields both wrote to The Council offering resources and help that were ignored (1, 2.). Additional studies that were provided to you by these experts (1, 2, 3).**

Noise Levels

Studies have shown that there are direct links between noise and health. Problems related to noise include stress related

illnesses, high blood pressure, speech interference, hearing loss, sleep disruption, and lost productivity. Research has shown that exposure to constant or high levels of noise can cause countless adverse health **effects**.

The site plan calls for clear cutting of the seven acre parcel. It is imperative that our Village Council work with the EPA to carry out investigations and studies to assess noise levels and exposures, health effects, as well as methods to mitigate these impacts.

Approving a plan before determining and mitigating this impact is gross and intentional negligence.

PFAS-TURF FIELD

Despite the impact on human health and the environment, this 7 acre green space (land that is completely covered with grass, trees, shrubs, and other vegetation) will be clear cut and covered almost entirely by artificial turf fields and concrete.

A recent **EPA study** identified perfluoroalkyl chemicals (PFAS), a class of chemicals linked to numerous health problems including cancer, nervous system toxicity, immune dysfunction, thyroid, and cardiovascular disease in the plastic grass blades and backing used on artificial turf fields. PFAS are persistent pollutants that have been shown to contaminate soil and drinking water. These findings raise concerns about PFAS groundwater contamination.

Analysis conducted by Mount Sinai and the **Toxics** Use Reduction Institute (TURI) found the presence of known carcinogens and neurotoxins including polycyclic aromatic hydrocarbons (PAHs), lead, zinc, and black carbon in almost all alternative infill materials examined.

ABSOLUTELY NO TURF! Community water supply wells are located within 500 feet. See video here.

Ridgewood Water is spending millions of **taxpayer** dollars to mitigate PFAS. Approving a plan to include turf is an act against the public and gross and intentional negligence.

Historical Resources

According to the New Jersey Historic Preservation and National Register, the entire site and structure is registered and deemed historical. Additionally, archeological resources **are** present onsite. An archaeological survey of the property, excavation, including a Ground-Penetrating-Radar (GPR) survey and/or a metal-detecting survey before any ground disturbance is required. Ground disturbance has occurred during Phase 1-Clean Up, Clearing for Berm, Berm Construction, Soil Removal, Installation of Irrigation System, Sewer, Fire Hydrants and cut outs. Projects were completed without oversight or prior approval from New Jersey Historic Preservation.

Complaint to Secretary of the Interior, U.S. and NJ Environmental Protection Agency to conduct investigations and impose sanctions. Village Staff disciplinary actions.

The Site and immediately surrounding area is known to contain documented historic features or resources. Destruction and degradation of historic features is anticipated to occur as a result of the proposed plan. The scope of the plan and enlarged field fits squarely **in the definition** of encroachment of historic house and elements.

Approving a plan before determining and mitigating this impact is gross and intentional negligence. Experts that have written to you to express concerns on this project: NJ Society of the Sons of the American Revolution, Crossroads of the American Revolution and National Parks Conservation Alliance.

Wildlife Habitat

The Site is mostly undisturbed and contains significant areas of forest and vegetative communities. Presence of wildlife habitat – deciduous forest is identified and present. 2+ acres of forest was cleared and wildlife is being impacted and displaced. Additionally, Violation of Federal Migratory Act. Work was completed without proper oversight or State approvals.

Complaint to Secretary of the Interior, U.S. and NJ Environmental Protection Agency to conduct investigations and impose sanctions. Village Staff disciplinary actions.

Approving a plan before determining and mitigating this impact is gross and intentional negligence. The scope of **the project**, including 60ft high netting will gravely impact species.

Threatened & Endangered Species

According to the NJDEP Landscape Project Maps, threatened and endangered species have been noted onsite. These

areas are located within an open space easement, which the development proposes to destroy. 2+ acres of forest was cleared and wildlife is being impacted and displaced. Additionally, Violation of Federal Migratory Act. Work was completed without proper oversight or State approvals.

Complaint to Secretary of the Interior, U.S. and NJ Environmental Protection Agency to conduct investigations and impose sanctions. Village Staff disciplinary actions.

Approving a plan before determining and mitigating this impact is gross and intentional negligence. The scope of **the project**, including 60ft high netting will gravely impact species.

Traffic Patterns

N.J. Route 17 runs from south southeast to north northwest along the western border of the property and West Saddle River Road runs south to north along the eastern edge of the property, NJ State and Bergen County roadways. Expansion of the field size will introduce increased traffic and pose safety risks to the public. Ingress/Egress, in a high speed area, along a major highway, in an area without sidewalks, poses a major safety **risk** to the general public.

It is imperative that the Village of Ridgewood work with NJ DOT and County to assess traffic, conduct expert studies, as well as methods to mitigate these impacts.

Approving a plan before determining and mitigating this impact is gross and intentional negligence.

Due Process

Resident Demands: Public Involvement in the Planning Process beyond minimum requirement of a public hearing. Public Hearing conducted on proposed project before approval by resolution.

Clear and transparent budget for new plans. Before changes to the plan can be approved, the Council must present an itemized budget including design and maintenance fees. Private funding should never override public input and public safety.

These issues and others must be reviewed, and a detailed, fact-based plan should be presented to the residents of Ridgewood (in a public forum for discussion and debate) for the general welfare of the Village.

From:	J H
To:	pperron@ridgewoodnj.net
Cc:	Siobhan Winograd; Reynolds Lorraine; eweitz@ridgewoodnj.net; Heather Mailander; Leynes, Jennifer [DEP]; Gold, Elaine; Maresca, Vincent [DEP]; Tingey, Andrea [DEP]; Eicher, Thomas (LPS); SCHEDLER Friends
Subject:	[EXTERNAL] URGENT-Peter Primavera per your request
Date:	Wednesday, April 12, 2023 4:49:25 PM

Dear Deputy Mayor:

As you instructed and requested, below, the residents provide incriminating evidence pertaining to Peter Primavera. Additionally, please find questionable involvement of Mayor Paul Vagianos related to the same (here).

Peter Primavera presented to the Council and public, false and misleading statements and claims, with the intent to gain a contract/financial award.

Enclosed in this email are correspondences from notable, credible experts that were referenced during the April 3 public session that run counter to his public claims and background. These materials include:

- **Jordan E. Tannenbaum, Chief Development Officer of the U.S. Holocaust Memorial Museum:** did not vouch for Peter's "ability to do this work." He was not provided the scope of work nor any details about the project. He was very clear that his comments about Mr. Primavera's qualifications related to work he did with him over two decades ago and recommended that the Village might want to contact the NJ State Historic Preservation Officer for more current information (his email is here) and he confirmed he's not on Peter's National Landmarks Alliance board despite Peter listing him as a board member.
- **Dr. Flavia Alaya is also listed on the board of the National Landmarks Alliance.** Dr. Alaya said, "[...] the page is certainly suspect, if not fictional." Her email is here.
- Additional **correspondence from expert historical organizations** that dispute Peter's narrative here.
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- **Middlesex County Prosecutor's Office Summons** and additional materials on Peter Primavera here.

Additionally, it appears Peter Primavera has arrest and warrant records within 10 New Jersey Jurisdictions, multiple in some jurisdictions.

- Green Brook
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- Atlantic Highlands
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- Somerset County Sheriff's Office
- Middlesex County Prosecutor's Office

There are also numerous discrepancies of his education and more of his experience. Peter Primavera was NOT properly vetted by Village of Ridgewood, there was no RFP process and hiring practice/protocol was not followed. At this point, the burden of proof should no longer be imposed upon residents, the Village of Ridgewood HR Dept. should assume this role.

As such, Resolution 23-149 Award Contract Cultural Resource Management and Historic Preservation Specialist should be removed from the agenda. Proper hiring practices, and Request for Proposal (RFP), before awarding a contract of such an important Historical matter is imperative. It is also understood to be a requirement by the State and US Secretary of the Interior for professionals working on historic registry listed projects.

Thank you for your immediate attention to both matters.

Sent from my iPhone

From:	Roger Williams
To:	J H
Cc:	pperron@ridgewoodnj.net; Siobhan Winograd; Reynolds Lorraine; eweitz@ridgewoodnj.net; Heather Mailander; Leynes, Jennifer [DEP]; Gold, Elaine; Maresca, Vincent [DEP]; Tingey, Andrea [DEP]; Eicher, Thomas (LPS); SCHEDLER Friends
Subject:	[EXTERNAL] Re: URGENT-Peter Primavera per your request
Date:	Wednesday, April 12, 2023 10:59:50 PM

Thank you for the opportunity to speak with you this evening. What follows is the long form of my comments. Bottom line…You need to do your due diligence on Mr. Primavera's claims.

Apr. 3, 2023 – at 9:04, regarding the debate, Councilman Evan Weitz stated, "…on the history piece, candidly, I've not found this one particularly persuasive." So…despite having a fully realized report from Hunter Research, a highly respected archeological research firm, which has been endorsed by the Chair of New Jersey's Crossroads of the American Revolution National Heritage Area and other respected historical organizations, Councilman Weitz says of a site that is listed on the New Jersey and National Registers of Historic Places, that he is unilaterally better qualified to determine the history of this parcel of land.

Mr. Weitz then claims to have done his homework. Then he commented, "…it's not like British troops actually crossed Route 17 through Schedler on their way to Paramus Church." You don't know that to be true…neither do I. But, Mr. Weitz, British troops, and local loyalists DID, in fact, cross what today is Route. 17…constantly. That is exactly the point. Battles and skirmishes were fought in our backyards, and where we built our schools, our businesses, and our towns.

Mr. Weitz then dismissively tosses out the platitude that it is important that we respect the past," and then emphasizes that it is "…equally important to respect and plan for the future." Indeed, Mr. Weitz, but without understanding our past, our future is in question. Mr. Weitz then assumes that "…I don't think that the brave men and women that fought in the revolution would not want that land to sit fallow." Indeed, Mr. Weitz, they would not. That is why our ancestors fought. But if you really did your homework, you would know that from their letters and diaries, we also know they did wonder, how, or even if, they would be remembered for their sacrifice. With what land we have left, Mr. Weitz, we should take advantage of these open classrooms in our communities. Honor their sacrifice. Not with a soccer ball but with a peaceful commemorative park for the children.

I can appreciate that the village residents want sports fields. But before you tear up the place, abide by the recommendations of a reputable firm respected by New Jersey's History Community that has already studied that property. I repeat…a reputable firm respected by New Jersey's History Community. Mr. Weitz, you also stated there is "…no win-win", but Mr. Weitz, there actually is a win-win here. It is evident to those of us on this side of the dais, that the majority of you are appealing to a minority of constituents at the expense of the majority of neighborhood residents of the property in question. These citizens in the neighborhood have been saying there **is** a win-win. The original plan was a win-win. A wonderful park for families while respecting the historical significance of the grounds. Ms. Milian used the term "Practical Preservation." That is the compromise. And the point you are missing here is that by respecting the property, you can offer a place for all families, not only in Ridgewood, but throughout the region to bring their children and come and learn about Ridgewood's place in the founding of our nation, and yes, eat in Ridgewood's restaurants, shop in Ridgewood's stores. Mr. Weitz, you may have done some homework, but your these constituents are explaining to you that your homework is incomplete.

Now, to the reason why I am here. I thought it curious that the council has completely ignored the recommendations of Hunter Research, a reputable firm that is respected by New Jersey's History Community. And, when the Friends of the Zabriskie Schedler House informed me that the Peter Primavera had been recommended to the Council, I became quite curious.

Permit me to shed some perspective. My father was a Charter member of the National Trust for Historic Preservation – A Rutgers Land Use Professor, and author of books on Historic Preservation and Land Use Law. I grew up in Princeton, New Jersey, where my father counseled the Princeton Battlefield Preservation Society since it's inception. I am the President of the Princeton Chapter of the Sons of the American Revolution, a former board member of the Princeton Battlefield Preservation Society, and advisor to the American Battlefield Trust's "Save Princeton Battlefield Project.

At 10:12 PM in your last meeting, Mr. Primavera stated, "I worked on the Princeton Battlefield seven times…since the early 80's" He explained, "…We did MASSIVE historical research, and MASSIVE amounts of archeological

research." Then, I couldn't stop laughing when he stated that "up to that point, no one had really reconstructed the battle of Princeton." Then he claimed that "Princeton hired us on numerous other occasions…" and "I've been involved in that for thirty years." My only experience with Mr. Primavera had been his rather notorious reputation in the New Jersey History community, but in all my years at Princeton, and with all the work that has been accomplished by reputable firms that are respected by New Jersey's Certified Archeologists and the Historic Preservation Community, Mr. Primavera's name came up only once when he contacted the Princeton Battlefield Society attorney offering to write a letter in support of the battlefield society for the work they had already done.

That said, I decided to do my own homework on Mr. Primavera's claims in his performance. Last week. I reached out to members of reputable firms that are respected by New Jersey's Certified Archeologists and the Historic Preservation Community. I relayed Mr. Primavera's recorded claims about his work. I hope this council does even one-half of the due diligence I did to verify Mr. Primavera's reputation and his claims. I spoke directly with the Certified Archeologists who worked directly with the State Historic Preservation Office, the NJ Department of Environmental Protection, the Princeton Battlefield Society, and the Institute for Advance Study.

At 10:22, Mr. Weitz stated that he would like to learn more about the history and the SHPO process. You should do that. The Ridgewood Town Council already hired Hunter Research to tell you about the history. I spoke to Richard Hunter. I am sure he will explain his report to you. You would like to learn more about the SHPO process. For no fees or remuneration of any kind whatsoever, I am in a position to introduce you to reputable firms that are respected by New Jersey's Certified Archeologists and the Historic Preservation Community, who would be happy to talk to you, just as they have talked to me.

Respectfully submitted,

~ Roger

~~~~~~~~~~~~~~~~~~~~~~

Roger S. Williams 609-389-5657
National Society, Sons of the American Revolution *#207598, Vice-Chair, History Committee , and ABT Liaison. Committee Member; Education, America250 SAR, SAR Education Center & Museum SAR Foundation, Inc. George Washington Fellow*

State Historian, New Jersey Society, Sons of the American Revolution *#7778, Chair: America250 , Education, Member: Color Guard - www.njssar.org, President, Princeton Chapter PrincetonSAR.org*
Sons of the Revolution, New Jersey Society *#42318 - Daniel Morgan Chapter*
Recipient: **2022 Princeton Battlefield Society Mercer Oak Award *2022 Historic Preservation Medal, National Society, Daughters of the American Revolution *2022 Patriot Medal, New Jersey Society, SAR*
~~~~~~~~~~~~~~~~~~~~~~

Co-founder: ***TenCrucialDays.org*** *"Dedicated to promoting the sites and venues of the Ten Crucial Days Historic Area", a 501C3 non-profit organization. Support Historic Education. Tax-Deductible Donations greatly appreciated, click here.*
Lead Project Consultant: *The Crossing and the Ten Crucial Days*
Host: *HistoryAuthorTalks.com HAT YouTube Channel (Click here)*
Organizer: *Jacob Francis Commemoration, June 25, 2023, Click here.*
Member: **American Battlefield Trust *Company of Military Historians *Descendants of the Green Mountain Boys *Friends of Washington Crossing Historic Park *National Council on Public History *National Trust for Historic Preservation *Organization of American Historians *Old Barracks Museum *Order of First Families of Vermont *Organization of American Historians *Congress of American Revolutionary War Roundtables*Princeton Battlefield Society *Society for Historians of The Early American Republic *Society of Military History*
Click here to visit my Bookshop

**************Visit New Jersey...Where Something Revolutionary is Always Happening!!*

On Wed, Apr 12, 2023 at 4:49 PM J H <[redacted]> wrote:

> Dear Deputy Mayor:
>
> As you instructed and requested, below, the residents provide incriminating evidence pertaining to Peter Primavera. Additionally, please find questionable involvement of Mayor Paul Vagianos related to the same (here).
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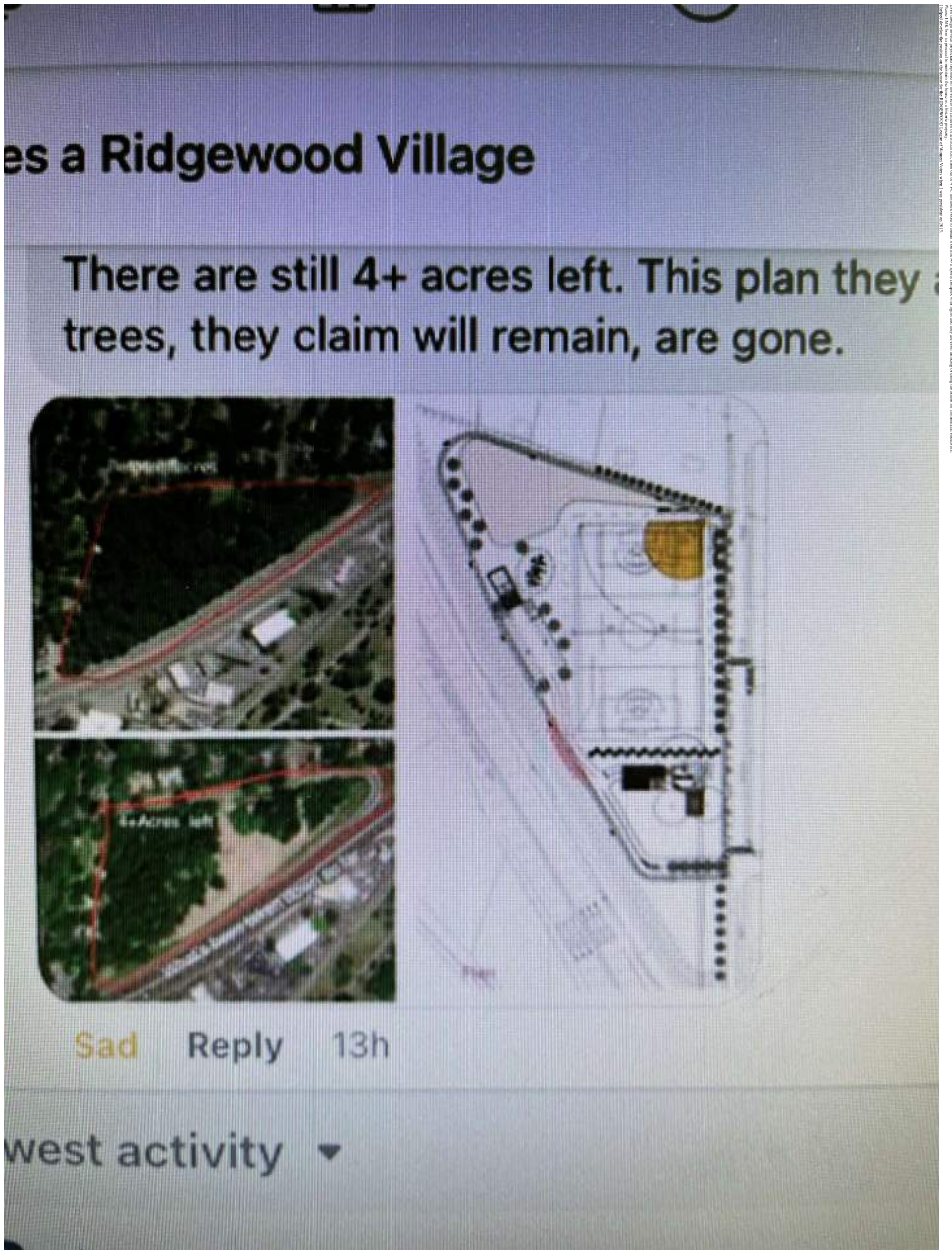
Thank you for your immediate attention to both matters.

Sent from my iPhone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Sad
Reply
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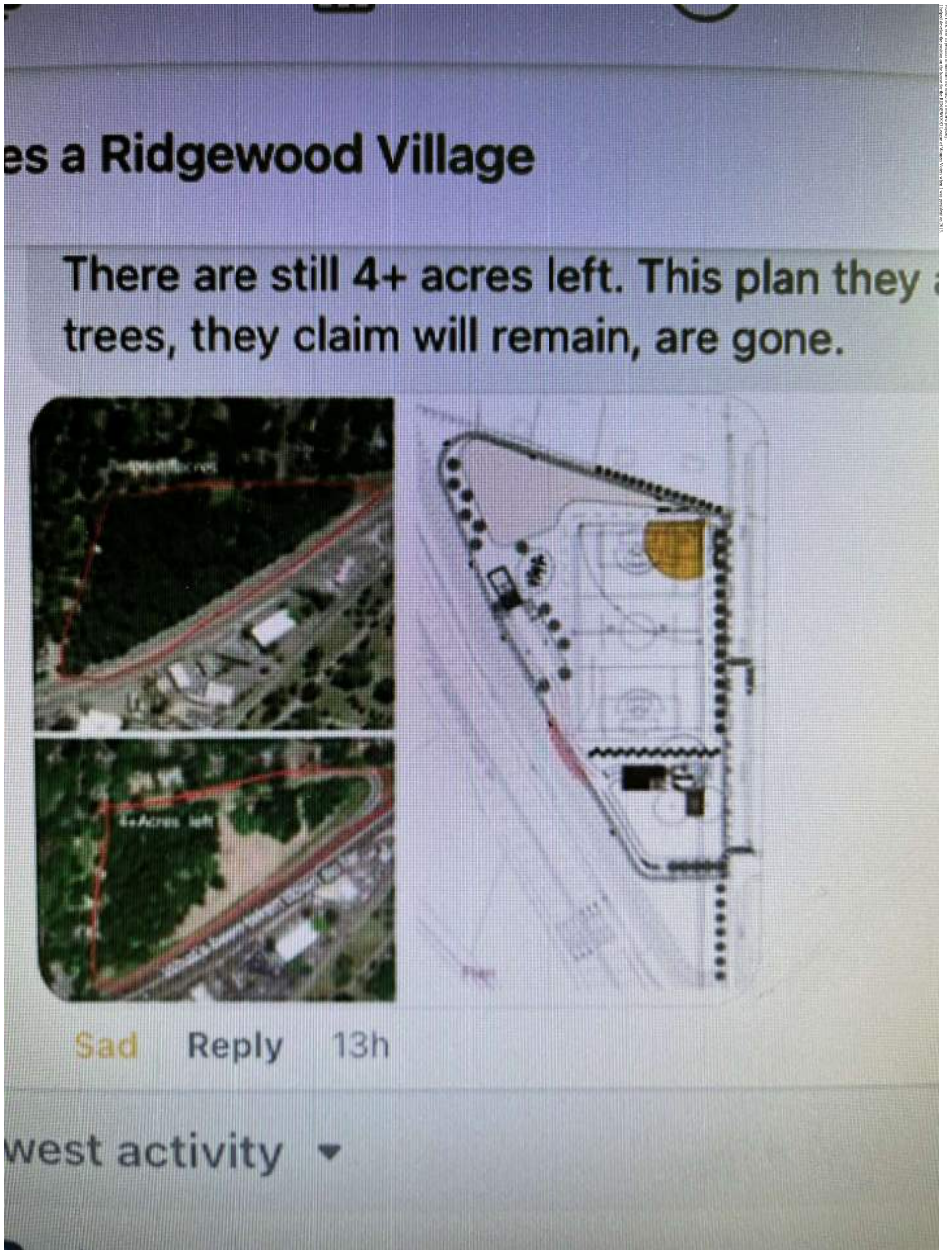
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Reply
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From: Salvatore Infantino
To: Leynes, Jennifer [DEP]
Subject: [EXTERNAL] Re: Zabriskie-Schedler Hpusr & Property
Date: Sunday, April 16, 2023 10:53:02 AM

Hi Jennifer
I incorrectly stated 4 out of 5 council people voted for this plan . The vote was 3/2. Mayor Vagianos, Evan Weitz, & Siobhan Winograd for the sports complex
And Lorraine Reynolds and Deputy Mayor Pamela Perron against.
Fir me the best way to honor this historic property would be to leave it alone.. if it had to contractually have a recreational aspect can't we say it is passive park ?
LMK
Patty Infantino. .MSW
> OnApr 15, 2023, at 11:08 AM, Salvatore Infantino <[redacted]> wrote:
>
> Sincerely, Patricia
> Hi Jennifer
> The RIDGEWOOD Village Council has no regard for the historic revolutionary war property and house. They have hired Peter Primavera to try to take the historic designation away. He had a history of perjuty charges against him and presents himself as something he is not.
> Even though several physicians reported on the effects on children of artificial turf, three out of 4 VC members voted to install it on this 90 ft sports complex with lights and they are even thinking of using the house for commercial endeavors!
> Please LMK how to proceed to maintain the house as a historic property.
> I helped develop the position on the house for the RIDGEWOOD League of Women Voters when I was president on 2013.
> <IMG_0075.jpg>
>

From: Salvatore Infantino
To: Leynes, Jennifer [DEP]
Subject: Re: [EXTERNAL] Zabriskie-Schedler Hpusr & Property
Date: Sunday, April 23, 2023 5:36:18 PM

Hi Jennifer
Thank you for your timely response. Please inform me when RIDGEWOOD Village does submit a project application.
Thank you.
Sincerely
Patty Infantino

> On Apr 21, 2023, at 3:05 PM, Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov> wrote:
>
> Patricia,
> Thank you for your email. Because the Zabriskie-Schedler House is municipally owned and listed on the NJ Register of Historic Places, the Village must receive prior authorization from the Historic Preservation Office (HPO) for any undertaking that may affect the historic property pursuant to the NJ Register of Historic Places Act. In order to receive authorization, the Village must submit an application for project authorization to our office. The NJ Register review process is described on our website:
> https://www.nj.gov/dep/hpo/2protection/njrrevew.htm
> To date, the HPO has not received a technically complete application with the proposed plans for review. We will add your correspondence to the project file for future reference.
> Thank you for your interest in preserving New Jersey's historic properties. If you have any questions, please let me know.
> Sincerely,
>
> Jennifer B. Leynes
> Historic Preservation Specialist 2
> NJ Historic Preservation Office
>
> ---
>
> **From:** Salvatore Infantino <[redacted]>
> **Sent:** Saturday, April 15, 2023 11:09 AM
> **To:** Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
> **Subject:** [EXTERNAL] Zabriskie-Schedler Hpusr & Property
>
> Sincerely, Patricia
> Hi Jennifer
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I helped develop the position on the house for the RIDGEWOOD League of Women Voters when I was president on 2013.
<image001.jpg>

From: SCHEDLER Friends
To: SCHEDLER Friends
Subject: [EXTERNAL] Important Schedler Update
Date: Sunday, April 23, 2023 10:54:42 PM

Hi Schedler Friends,

The Ridgewood Village Council voted to approve a large, extended, artificial turf field at the historic Schedler property. We wanted to update you on next steps and to surface dates where your help is critical.

WHAT HAPPENED
Resolution 23-148 passed by a vote of 3-2 with Deputy Mayor Pamela Perron and Councilmember Lorraine Reynolds voting against approving the plan. This means that acres of healthy trees and wildlife will be removed to make room for the extended park plan and artificial turf (*see Schedler Plan 24*).

WHAT NOW

1. Resolution 23-148: The extended plan needs to go in front of the State Historical Preservation Office (SHPO) for approvals. The scope of what is being proposed, including artificial turf, is not favored and considered an encroachment by the State.

Those that are determined to be encroachments are forwarded to the NJ Historic Sites Council for their review. The Council holds public meetings every other month to hear encroachment applications. During the meeting, the applicant presents their project, and **members of the public have an opportunity to comment** on the application. The Council is charged with weighing not only the encroachment on the historic property, but also:

- the public benefit of the project; impact studies
- whether or not feasible and prudent alternatives exist; and
- whether or not sufficient measures could be taken to avoid, reduce, or mitigate the encroachment.

The Council makes a recommendation to the Commissioner of the Department of Environmental Protection to approve, approve with conditions, temporarily deny, or deny the project. No date has been set.

2. In the meantime, the Council majority hired a consultant (Resolution 23-149) to undo the historic nature so they can bypass SHPO (point #1) and proceed with a large field, no longer park. This will eliminate public processes and no professional impact studies; expert traffic, safety, health, environmental, water, noise, etc.

3. Additionally, The Council is moving forward with purchasing the 510 W Saddle River Road property (corner of Kenwood Road) for what will most likely become a parking lot. This should be alarming to everyone who lives in and near the area.

WHAT YOU CAN DO/IMMEDIATE IMPACT

We need your physical presence at meetings. This includes upcoming meetings focused on Schedler. **Save-the-dates:**

- **<u>THIS Tuesday, April 25, Parks and Recs and Open Space is holding a meeting at Village Hall at 7:30 pm</u>. Schedler is all over the agenda (*see here*).**
- **<u>THIS Wednesday, April 26</u>, Ridgewood Village Council Meeting, Village Hall, 7:30pm.**

- **<u>On Sunday, May 7th at 11 am</u>**, The Ridgewood Wildscape Association is holding a walk and talk at Schedler (blog) for the community to see the house and property for themselves. Please show up to introduce people to our neighborhood. We plan to host an open house / meet and greet.
- We need more people to volunteer to take on work streams - PLEASE SIGN UP by emailing us - we have *lots to do and time is of the essence.*

SchedlerPark.com

From:	Eva Sharma
To:	pvagianos@ridgewoodnj.net; pperron@ridgewoodnj.net; lreynolds@ridgewoodnj.net; eweitz@ridgewoodnj.net; swinograd@ridgewoodnj.net
Cc:	Nj.climate.policy@gmail.com; Leynes, Jennifer [DEP]; schedlerfriends@gmail.com; jaydenju[redacted]
Subject:	[EXTERNAL] Ridgewood Village Council Tree Removal
Date:	Sunday, April 30, 2023 7:17:41 PM

Dear Mayor Paul Vagianos, et al,

We are writing on behalf of the New Jersey Student Climate Advocates to express our concerns over the decision of the Ridgewood Village Council to remove trees at the Schedler property for the building of a turf field. It directly contradicts the fundamentals of the recently passed Green Amendment, as it jeopardizes the conservation and maintenance of Ridgewood's public natural resources.

Citizens of Ridgewood have reached out to us to express their worries about the direct environmental impact on their lives by the removal of the green canopy. The artificial sports field does not serve the needs or wants of the community, and instead directly endangers their environment. By removing the trees surrounding the Schedler property, the drinking water, noise pollution, and air quality of Ridgewood will be drastically impacted. Not only will residents living in surrounding neighborhoods lose protection from highway NJ Route 17, but the frequent fly-over zone for airplanes in and out of Newark will have less of a barrier to air pollution.

The Green Amendment prioritizes every person's "right to a clean and healthy environment, including pure water, clean air, and ecologically healthy habitats, and to the preservation of the natural, scenic, historic, and esthetic qualities of the environment." This amendment will be directly violated by moving forward with these plans. Council members have even shared the same sentiment: at a recent council meeting it was said that "I love this amendment, I think we should do it, but this is completely contradictory to what we're going to do at Schedler."

The Zabriskie-Schedler property is an important historical property and an environmentally necessary natural barrier. As one of the last remaining wood frame houses in Bergen County, tearing it down means artifacts and history are permanently lost, and citizens' quality of life is endangered for an unwanted sports field.

As a coalition of high school, college, and graduate students who wish to ensure the security of our future, we share the concerns of the many students and community members of Ridgewood. We hope that you will consider the health of the environment and the wellbeing of your citizens, and evaluate more sustainable courses of action.

Sincerely,
Eva Sharma, Jayden Junaid - Community Action Team

From: Pierce-Lima, Denise
To: Leynes, Jennifer [DEP]
Cc: Baratta, Meghan [DEP]
Subject: [EXTERNAL] RE: John A.L. Zabriskie House, Ridgewood
Date: Monday, April 17, 2023 1:54:20 PM
Attachments: image001.png

Hey Jennifer,

Thank you for the quick reply. I would like to ask some additional effective challenging questions via email, but maybe easier to chat on the phone if easier for you, just let me know.

1. Page 2 – surprised the property and not just the house aren't identified. Maybe "site" should have been selected and not just building?
2. Page 3 – A property is not checked off? I was told the property has revolutionary war significance and appears the application was submitted with some justification sited on page 11

However, one of the last notes of the application indicates "These lots are now owned by the Village of Ridgewood, and lots 9, 10, and 11 protected by a conservation easement". Does that mean in addition to the historic registration they have additional conservation protections? Is this from SHPO or the county?

Last, what are the requirements from SHPO regarding how to maintain it's historic designation both from a house restoration as well as property maintenance. Does the town need to meet with SHPO to provide a plan? If there are rules/requirements that I can read, please send me a link.

Thanks, Denise
973 255 7346 if easier

From: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
Sent: Monday, April 17, 2023 10:11 AM
To: Pierce-Lima, Denise <Denise.PierceLima@firstcitizens.com>
Cc: Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>
Subject: [EXTERNAL] John A.L. Zabriskie House, Ridgewood

NOTICE: External Sender. Please exercise caution when opening attachments or clicking links.

Denise,

Elizabeth Dragon forwarded your email regarding the referenced historic property. The John A.L. Zabriskie House (also known as the Zabriskie-Schedler House) was listed on the New Jersey Register of Historic Places on August 14, 2019, and on the National Register of Historic Places on November 22, 2019. In accordance with the National Register's guidelines for establishing historic property boundaries, the entire parcel upon which the building is located was included, as well as three adjacent lots, which were what remained of the historic property at the time of its listing (see National Register Bulletin - Boundaries (nps.gov)). I have attached a copy of the nomination for your reference; the boundary is

described and a justification provided in Section 10 (page 21 of the PDF).

If you have any questions, please let me know.

Best,

Jennifer B. Leynes, M.H.P.
Historic Preservation Specialist 2
Pronouns: she/her
Historic Preservation Office
Department of Environmental Protection
Mail Code 501-04B
PO Box 420
Trenton, NJ 08625-0420
P: (609) 984-6016



NOTE: This E-mail is protected by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2521. This E-Mail and its contents, may be Privileged & Confidential due to the Attorney-Client Privilege, Attorney Work Product, and Deliberative Process or under the New Jersey Open Public Records Act. If you are not the intended recipient of this e-mail, please notify the sender, delete it and do not read, act upon, print, disclose, copy, retain or redistribute it.

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From:	Eleanor Gruber
To:	Leynes, Jennifer [DEP]; Gold, Elaine
Cc:	Manish Shrimali; Eugenia Leemans; Philip Dolce; Alan Dlugasch
Subject:	[EXTERNAL] Ridgewood Council letter of intent for Schedler property?
Date:	Tuesday, May 9, 2023 2:45:33 PM

Dear Ms. Leynes,

It has been a while since we corresponded, and we appreciated your earlier response.

Our main qustion:Has the Village sent a "letter of intent" to you? Have they submitted new drawings?

As you know, the Village has hired Peter Primavera to attempt to remove part/all of the historic designation for the Z-S House (listed on yours and National Register).in order to put an artificial or regular grass 90' baseball field which would encroach on the house .
We are terribly concerned that the majority of the Council is attempting an "end run", going through Bergen County Commission, in order to circumvent the designation. We are in touch with Elaine Gold, above, who has been a staunch advocate for historic status.

Thank you,
Ellie Gruber, President Friends of the Historic Zabriskie-Schedler House (FOHZS)
Manish Shrimali, VP
Angela Leemans
Philip Dolce
Alan Dlugasch

--
Please consider the environment - do you really need to print this email?

From:	Kristina Weise
To:	Leynes, Jennifer [DEP]; Maresca, Vincent [DEP]
Cc:	Jackie Hone; cyndi ok; SCHEDLER Friends; Rohan & Frettra DeSilva; Susan Ruane
Subject:	[EXTERNAL] Please Review: Parking on historic property (Schedler, 460 W Saddle River Road)
Date:	Wednesday, May 31, 2023 9:53:32 AM

Hi Ms. Leynes and Mr. Maresca,

Hope this email finds you both well. I am writing to you today with concerns on how The Ridgewood Village Council and their contractors are using the historic Zabriskie-Schedler property as their own personal parking lot.

You can see from the photos I took below, they're driving far beyond the house to now park. How do we know that this is not causing destruction to the property with their vehicles? As Hunter Research's findings recommended, an archaeological study should be done if major ground disturbance is planned. Is it possible to please block off parking so we don't have our elected officials driving out to the berm? Who knows what history they're driving over and destroying.

Please confirm receipt of this email. And let us know if this is feasible. Or maybe ban parking on the property all together until we know the best next steps to protect history?

Thank you,
Kristina Milian
530 W Saddle River Rd, Ridgewood, NJ 07450


United
United


DUMPING



From: Nancy Brennan-Hill
To: Leynes, Jennifer [DEP]
Subject: [EXTERNAL] Schedler in Ridgewood
Date: Saturday, June 17, 2023 7:02:33 PM

Please protect the destruction of the Schedler property. The proposed plastic field would be the end of scores of trees and the destruction of a valuable ecosystem.

Nancy Brennan Hill
136 Doremus Ave
Ridgewood N J
[redacted]
Sent from my iPhone

From: Kristina Weise
To: Leynes, Jennifer [DEP]; Maresca, Vincent [DEP]
Cc: Jackie Hone; Rohan & Frettra DeSilva; SCHEDLER Friends; Susan Ruane; cyndi ok
Subject: [EXTERNAL] Re: Please Review: Parking on historic property (Schedler, 460 W Saddle River Road)
Date: Thursday, June 1, 2023 7:52:03 AM

Morning,

A quick follow up to the below, this morning a person drove right up next to the house with his vehicle. This is beyond the fence parameters.

I don't know if this is a contractor or not since the car is unmarked and Ridgewood Village Council has not provided the courtesy of letting neighbors know the worker's schedule.

Is this allowed?

Please advise next steps.

Thanks,
Kristina



On Wed, May 31, 2023 at 9:53 AM Kristina Weise <[redacted]> wrote:

Hi Ms. Leynes and Mr. Maresca,

Hope this email finds you both well. I am writing to you today with concerns on how The Ridgewood Village Council and their contractors are using the historic Zabriskie-Schedler property as their own personal parking lot.

You can see from the photos I took below, they're driving far beyond the house to now park. How do we know that this is not causing destruction to the property with their vehicles? As Hunter Research's findings recommended, an archaeological study should be done if major ground disturbance is planned. Is it possible to please block off parking so we don't have our elected officials driving out to the berm? Who knows what history they're driving over and destroying.

Please confirm receipt of this email. And let us know if this is feasible. Or maybe ban parking on the property all together until we know the best next steps to protect history?

Thank you,
Kristina Milian
530 W Saddle River Rd, Ridgewood, NJ 07450

From: Patty Infantino
To: Leynes, Jennifer [DEP]
Subject: Re: [EXTERNAL] Zabriskie-Schedler House, Ridgewood LWV Position 2013
Date: Wednesday, June 28, 2023 10:10:04 AM

Dear Jennifer
It has come to my attention that Peter Primavera has been hired by Ridgewood to help overturn the historic preservation designation of the house and land. Because of the Village Council's desire to Build a 90
Foot multipurpose field with artificial turf to which the local villagers are opposed.
Has the Village asked for authorization to make changes to the property?
At least 1/3 of the old growth trees - mainly along the highway Route 17 North have already been eliminated by previous Village Council.
Looking forward to your response.
Sincerely,
Patricia Infantino

> On Apr 13, 2023, at 4:06 PM, Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov> wrote:
>
> Thank you for your correspondence. Because the Zabriskie-Schedler House is municipally owned and listed on the NJ Register of Historic Places, the Village must receive prior authorization from the Historic Preservation Office (HPO) for any undertaking that may affect the historic property pursuant to the NJ Register of Historic Places Act. In order to receive authorization, the Village must submit an application for project authorization to our office. The NJ Register review process is described on our website:
> https://www.nj.gov/dep/hpo/2protection/njrrevew.htm
> To date, the HPO has not received a technically complete application with the proposed plans for review. We will add your correspondence to the project file for future reference.
> Thank you for your interest in preserving New Jersey's historic properties. If you have any questions, please let me know.
> Sincerely,
>
> Jennifer B. Leynes
> Historic Preservation Specialist 2
> NJ Historic Preservation Office
>
> ---
>
> **From:** Patty <[redacted]>
> **Sent:** Monday, April 10, 2023 11:54 PM
> **To:** Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
> **Subject:** [EXTERNAL] Zabriskie-Schedler House, Ridgewood LWV Position 2013
>
> <image001.jpg>

From: Patty Infantino
To: Leynes, Jennifer [DEP]
Subject: Re: [EXTERNAL] Zabriskie-Schedler House, Ridgewood LWV Position 2013
Date: Wednesday, July 19, 2023 4:24:01 AM

Thank you.
The town is actually thinking of moving the house to 510 West Saddle River Rd!
Best
Patricia

> On Jul 18, 2023, at 10:39 PM, Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov> wrote:
>
> Patricia,
>
> The Historic Preservation Office (HPO) has not received an application for project authorization for the construction of an athletic field on the property.
>
> Best,
> Jennifer
>
> Jennifer B. Leynes
> Program Specialist 2
> NJ Historic Preservation Office
>
> ---
>
> **From:** Patty Infantino <[redacted]>
> **Sent:** Wednesday, June 28, 2023 10:10 AM
> **To:** Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
> **Subject:** Re: [EXTERNAL] Zabriskie-Schedler House, Ridgewood LWV Position 2013
>
> Dear Jennifer
> It has come to my attention that Peter Primavera has been hired by Ridgewood to help overturn the historic preservation designation of the house and land. Because of the Village Council's desire to Build a 90
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Sincerely,

Jennifer B. Leynes
Historic Preservation Specialist 2
NJ Historic Preservation Office

From: Patty <[redacted]>
Sent: Monday, April 10, 2023 11:54 PM
To: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
Subject: [EXTERNAL] Zabriskie-Schedler House, Ridgewood LWV Position 2013

<image001.jpg>

George W. Wright
One Hudson Park
Edgewater, NJ 07020
gwright@wright-associate.com

July 19, 2023

stoltz@northjersey.com,
Ms. Marsha A. Stolz

Re: Zabriskie-Schedler Property

Dear Ms. Stolz:

I write regarding your July 13 article on the Ridgewood Village Council's July 12, 2023 meeting.

The Council's recently-hired historic preservation consultant contends he cannot determine why the Zabriskie-Schedler property received its own national and state landmark designation. He opined at the meeting and in his July 10, 2023 report to the Council that the property has no intrinsic historic value apart from the house built there in 1825. He also maintains there is no documented Revolutionary War activity on the property.

The Council and its new consultant disregard the Schedler property's proven Revolutionary heritage and the work of the Council's previous historic preservation consultant. Just a few years ago, the Council hired Hunter Research, Inc. to evaluate the property's potential for Revolutionary War archaeology. Hunter's February, 2019 Report to the Council gives a documented narrative of the 1780 battle between British and Continental forces at the nearby Paramus Reformed Church. The Hunter Report concludes: "Given the proximity of the church and crossroads to the subject [Schedler] property, and that the property was apparently an undeveloped part of the church's land, it is considered ***likely that some of these wartime activities extended on to the Zabriskie-Schedler property.*** An archaeological survey of the property is recommended if significant ground disturbance is planned (emphasis added).

For the reasons discussed below, Hunter Research's conclusion that the Schedler property is likely to have been the scene of Revolutionary War activity is right on the mark. Yet, despite Hunter's reputable, well-researched findings, the Council has turned a deaf ear to countless requests from many residents to perform the recommended archaeological metal-detection survey of the property to preserve any historical artifacts buried there. Similarly, the Council seems uninterested in the factual basis for its new consultant's July 10 report, or why he conspicuously omits citing any original or scholarly sources to support his opinion that nothing happened on the property. At the very least, the Council has a duty to our nation's founding generation, Ridgewood's residents and posterity to consider the historical authorities relied on by the Hunter Report for which the Council paid tax dollars.

One of the many authoritative works cited by Hunter Research is Adrian C. Leiby's classic, "The Revolutionary War in the Hackensack Valley." Leiby's book (pp. 239-243) documents in detail the assault on the Paramus Reformed Church by a British light infantry battalion led by Lt. Col. John Howard on March 23, 1780. Howard's after-action report to his commander, Brig. Gen. Edward Mathew, and Leiby's battle site map (p. 242) record the locations and movements of American and British forces that day.

After a grueling all-night march from Manhattan meant to achieve surprise, Lt. Col. Howard's troops crossed the Saddle River upstream from the Church and approached it from the north on West Saddle River Road. Howard was coordinating his march along the west road with a company led by Lt. Col. Charles Stuart moving parallel to Howard along East Saddle River Road. Howard reported to Mathew (p. 240) "taking with me [190] men on the road [on] the west side of Saddle River..." for the final leg of his march to the Church. The East and West Saddle River Roads were in the same locations then as now. Howard further reported "ordering our men to form and attack" (Id.). Where on West Saddle River Road did Howard marshal his troops to attack the Americans waiting for them in the Church?

The answer begins with the fact that the Schedler property is bounded on its east side by West Saddle River Road for a distance of about 150 to 550 yards north of the Church. For several reasons, an experienced combat officer like Lt. Col. Howard would have chosen a spot along that stretch of the west road, 400 or more yards from the Church, to halt and deploy his men. From that distance, Howard could watch American activity around the Church to make any last-minute adjustments in his plans. At the northern end of the Schedler property 400 to 550 yards from the Church, the exhausted British troops could rest up for a while, safely beyond the reach of any Continental sharpshooters armed with rifle-barreled muskets. The recent British defeat at Saratoga, largely caused by the loss of key officers from a single sniper, made Howard well aware that American long rifles could accurately hit targets up to 300 yards away.

Based on Leiby's meticulous account of the battle drawn from original sources, it is highly probable that Lt. Col. Howard formed his troops on the Schedler property and launched his attack from there. The 190 officers and enlisted men under his command made up four companies, each with 45 to 50 officers and enlisted men. Following 18th century European military protocol, to prepare for the attack Howard most likely placed himself on West Saddle River Road at a midpoint in his battalion's formation where his officers could best hear his orders when the shooting started. Howard dressed his troops shoulder-to-shoulder in three or four columns with two companies each to his left and right.

It made sense for Lt. Col. Howard to use West Saddle River Road as a visible axis on which to align his columns as they extended across both sides of the west road during their final move on the Church. A straight-on attack down West River Road against the north side of the Church also avoided exposing his men to enfilading fire from the Continentals. Had Howard taken his battalion off the west road into the killing zone at an oblique angle east of the Church along the Saddle River, or west of present-day Route 17, the Americans could have fired along the length of the British columns causing greater casualties with each round hitting multiple soldiers. An officer of Howard's caliber and experience would not make that mistake.

To safely distance his soldiers and himself from American fire as long as possible before ordering the charge, Lt. Col. Howard formed his men in battle array on West Saddle River Road about 400 to 600 yards north of the Church, that is, on and adjacent to the Schedler property. As a reference point, the 1825 Schedler house stands a few yards off West Saddle River Road and 400 yards north of the Church. By the time Howard and his four companies, marching abreast on both sides of West Saddle River Road, reached the southern end of the Schedler property, they were only 500 feet from the Church within the Americans' firing range. When he got closer to his objective, Howard ordered his companies on the left and right sides of West Saddle River Road split to the front and back of the Church, respectively, surrounding it and forcing the Continentals to retreat.

There can be no reasonable doubt that the Schedler property is a central part of the 1780 battlefield. Whatever information was considered or overlooked when the Schedler house and property were registered, the documented historical record strongly justifies protecting this land as the last undeveloped section of a Revolutionary War battlefield where 600 men on both sides met in a deadly contest. None of the property's registered acreage should be reduced and there is no justification for moving the 1825 Schedler house off this sacred ground where it has stood for 200 years.

Thank you for your attention and reporting on this important issue.

Very truly yours,



George W. Wright
President, Capt. Abraham Godwin
Chapter, New Jersey Society
Sons of the American Revolution

Ccs:
Ms. Kate Marcopul (Kate.Marcopul@dep.nj.gov)
Ms. Jennifer Leynes (Jennifer.leynes@dep.nj.gov)
Mr. Vincent Maresca (Vincent.Maresca@dep.nj.gov)
Ms. Meghan Barratta (Meghan.Barrata@dep.nj.gov)
Ms. Keiona Miller (Keiona.Miller@dep.nj.gov)
Ms. Elaine Kiernan Gold (Egold@co.bergen.nj.us
Friends of the Schedler House (schedlerfriends@gmail.com)
Mayor Paul Vagianos (pvagianos@ridgewoodnj.net)
Deputy Mayor Pamela R. Perron (pperron@ridgewoodnj.net)
Councilmember Lorraine Reynolds (lreynolds@ridgewoodnj.net)
Councilmember Evan Weitz (eweitz@ridgewoodnj.net)
Councilmember Siobhan Winograd (swinograd@ridgewoodnj.net)
Mr. Keith Kazmark (kkazmark@ridgewoodnj.com)

From:	Jacqueline Hone
To:	pperron@ridgewoodnj.net; Keith Kazmark
Cc:	Reynolds Lorraine; Leynes, Jennifer [DEP]; Gold, Elaine; Maresca, Vincent [DEP]; Tingey, Andrea [DEP]; Eicher, Thomas (LPS); SCHEDLER Friends; Marcopul, Kate [DEP]; DLGS [DCA]
Subject:	[EXTERNAL] Fwd: URGENT-Peter Primavera per your request
Date:	Wednesday, July 26, 2023 11:03:34 PM

RE: Bergen County, Ridgewood Village
Zabriskie-Schedler House Park Development
NEGLECT OF DUTY

Village of Ridgewood Deputy Mayor:

The Village Manager, Mr. Kazmark, is included in this email to draw attention to the following for scrutiny:

1) The Council Majority and former Village Manager disregarded the information provided in the email/links below. Ultimately ignoring pertinent information, without an RFP or equal hiring, a contract was awarded to Peter Primavera Partners LLC. In addition to the discrepancies below, there is new alarming development.

2) Documents obtained through an OPRA request (6 days ago), and direct verification with the Department of Treasury and IRS, show the Business Registration Certificate and W9 submitted by Peter Primavera for Peter Primavera Partners LLC are inconsistent and/or nonexistent with State and Federal records.

As a result, it appears the Village of Ridgewood entered into a contract with inaccurate information and without proper verification.

1. EIN# listed/provided is NOT registered to Peter Primavera Partners LLC.
2. W9: Address is misspelled neither registered to business
3. Business Registration provided does not match the EIN provided

3) Now the so-called “work” is complete, payment is due, and the Village of Ridgewood is proposing to enter into a second contract with this entity. From an accounting/audit perspective and lawful tax practices, how is the Village of Ridgewood issuing payment to this entity and under what EIN number?

Timeline: Contract was signed 6/28/23. Attempt to award second contract 7/12/23-Resolution 23-248 (two weeks later). Via OPRA, I was told there are no documents responsive to invoices submitted or paid related to this contract. We know the services aren’t pro-bono, so what exactly is going on here?

4) Also, residents were never given an explanation as to why the hiring of Peter Primavera Partners LLC was initially kept from the public, as a closed session matter, under the guise that he was an Attorney. Was the title and credentials of Attorney given by Mr. Primavera or a Village of Ridgewood officer? Taxpayer funds were misused to publish public notices with this misinformation.

5) Does the hiring of this contractor need approval, or at the very least consultation with Bergen County and NJ State Historic Preservation Office to validate credentials and assess effects of what is being proposed on this Historic Site?

Mr. Kazmark, please carefully review the information and links provided. Why is the Village of Ridgewood giving the appearance to be aiding and abetting Peter Primavera Partners LLC? What disciplinary actions will be taken to rectify this wrong?

Please end both the malfeasance and misfeasance eroding the public trust in Village governance. Residents are available to further explain the information and links provided.

Regards,
Jackie Hone

Begin forwarded message:

From: J H <[redacted]>
Date: April 12, 2023 at 4:49:04 PM EDT
To: pperron@ridgewoodnj.net
Cc: Siobhan Winograd <swinograd@ridgewoodnj.net>, Reynolds Lorraine <lreynolds@ridgewoodnj.net>, eweitz@ridgewoodnj.net, Heather Mailander <hmailander@ridgewoodnj.net>, jennifer.leynes@dep.nj.gov, egold@co.bergen.nj.us, Vincent.Maresca@dep.nj.gov, andrea.tingey@dep.nj.gov, Thomas.Eicher@njoag.gov, SCHEDLER Friends <schedlerfriends@gmail.com>
Subject: URGENT-Peter Primavera per your request

Dear Deputy Mayor:

As you instructed and requested, below, the residents provide incriminating evidence pertaining to Peter Primavera. Additionally, please find questionable involvement of Mayor Paul Vagianos related to the same (here).

Peter Primavera presented to the Council and public, false and misleading statements and claims, with the intent to gain a contract/financial award.

Enclosed in this email are correspondences from notable, credible experts that were referenced during the April 3 public session that run counter to his public claims and background. These materials include:

- **Jordan E. Tannenbaum, Chief Development Officer of the U.S. Holocaust Memorial Museum:** did not vouch for Peter's "ability to do this work." He was not provided the scope of work nor any details about the project. He was very clear that his comments about Mr. Primavera's

qualifications related to work he did with him over two decades ago and recommended that the Village might want to contact the NJ State Historic Preservation Officer for more current information (his email is here) and he confirmed he's not on Peter's National Landmarks Alliance board despite Peter listing him as a board member.

- **Dr. Flavia Alaya is also listed on the board of the National Landmarks Alliance.** Dr. Alaya said, "[...] the page is certainly suspect, if not fictional." Her email is here.
- Additional **correspondence from expert historical organizations** that dispute Peter's narrative here.
- A **2021 lawsuit against Peter Primavera's work** is here.
- **Middlesex County Prosecutor's Office Summons** and additional materials on Peter Primavera here.

Additionally, it appears Peter Primavera has arrest and warrant records within 10 New Jersey Jurisdictions, multiple in some jurisdictions.

- Green Brook
- Fanwood
- Branchburg
- Watchung
- Atlantic Highlands
- Clark
- East Orange
- Newark
- Somerset County Sheriff's Office
- Middlesex County Prosecutor's Office

There are also numerous discrepancies of his education and more of his experience. Peter Primavera was NOT properly vetted by Village of Ridgewood, there was no RFP process and hiring practice/protocol was not followed. At this point, the burden of proof should no longer be imposed upon residents, the Village of Ridgewood HR Dept. should assume this role.

As such, Resolution 23-149 Award Contract Cultural Resource Management and Historic Preservation Specialist should be removed from the agenda. Proper hiring practices, and Request for Proposal (RFP), before awarding a contract of such an important Historical matter is imperative. It is also understood to be a requirement by the State and US Secretary of the Interior for professionals working on historic registry listed projects.

Thank you for your immediate attention to both matters.

From:	Keith Kazmark
To:	"Jacqueline Hone"; Pamela Perron
Cc:	Lorraine Reynolds; Leynes, Jennifer [DEP]; Gold, Elaine; Maresca, Vincent [DEP]; Tingey, Andrea [DEP]; Eicher, Thomas (LPS); SCHEDLER Friends; Marcopul, Kate [DEP]; DLGS [DCA]; "Matthew S. Rogers, Esq."
Subject:	[EXTERNAL] RE: URGENT-Peter Primavera per your request
Date:	Friday, July 28, 2023 1:48:08 PM
Attachments:	image001.png

I have forwarded to Matt Rogers for his review.

Best Regards,

Keith Kazmark
Village Manager
Village of Ridgewood
131 N. Maple Avenue
Ridgewood, NJ 07450
Office: 201-670-5500 ext. 2202
Fax: 201-652-2318
Cell: [redacted]
kkazmark@ridgewoodnj.net

From: Jacqueline Hone <[redacted]>
Sent: Wednesday, July 26, 2023 11:03 PM
To: Pamela Perron <pperron@ridgewoodnj.net>; Keith Kazmark <kkazmark@ridgewoodnj.net>
Cc: Lorraine Reynolds <lreynolds@ridgewoodnj.net>; jennifer.leynes@dep.nj.gov; egold@co.bergen.nj.us; Vincent.Maresca@dep.nj.gov; andrea.tingey@dep.nj.gov; Thomas.Eicher@njoag.gov; SCHEDLER Friends <schedlerfriends@gmail.com>; kate.marcopul@dep.nj.gov; dlgs@dca.nj.gov
Subject: Fwd: URGENT-Peter Primavera per your request

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Regards,
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> **Date:** April 12, 2023 at 4:49:04 PM EDT
> **To:** pperron@ridgewoodnj.net
> **Cc:** Siobhan Winograd <swinograd@ridgewoodnj.net>, Reynolds Lorraine <lreynolds@ridgewoodnj.net>, eweitz@ridgewoodnj.net, Heather Mailander <hmailander@ridgewoodnj.net>, jennifer.leynes@dep.nj.gov, egold@co.bergen.nj.us, Vincent.Maresca@dep.nj.gov, andrea.tingey@dep.nj.gov, Thomas.Eicher@njoag.gov, SCHEDLER Friends <schedlerfriends@gmail.com>
> **Subject: URGENT-Peter Primavera per your request**
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> Peter Primavera presented to the Council and public, false and misleading statements and claims, with the intent to gain a contract/financial award.
>
> Enclosed in this email are correspondences from notable, credible experts that were referenced during the April 3 public session that run counter to his public claims and background. These materials include:
>
> - **Jordan E. Tannenbaum, Chief Development Officer of the U.S. Holocaust Memorial Museum:** did not vouch for Peter's "ability to do this work." He was not provided the scope of work nor any details about the project. He was very clear that his comments about Mr. Primavera's qualifications related to work he did with him over two decades ago and recommended that the Village might want to contact the NJ State Historic Preservation Officer for more current information (his email is here) and he confirmed he's not on Peter's National Landmarks Alliance board despite Peter listing him as a board member.
> - **Dr. Flavia Alaya is also listed on the board of the National Landmarks Alliance.** Dr. Alaya said, "[...] the page is certainly suspect, if not fictional." Her email is here.
> - Additional **correspondence from expert historical organizations** that dispute Peter's narrative here.
> - A **2021 lawsuit against Peter Primavera's work** is here.
> - **Middlesex County Prosecutor's Office Summons** and additional

materials on Peter Primavera here.

Additionally, it appears Peter Primavera has arrest and warrant records within 10 New Jersey Jurisdictions, multiple in some jurisdictions.

- Green Brook
- Fanwood
- Branchburg
- Watchung
- Atlantic Highlands
- Clark
- East Orange
- Newark
- Somerset County Sheriff's Office
- Middlesex County Prosecutor's Office

There are also numerous discrepancies of his education and more of his experience. Peter Primavera was NOT properly vetted by Village of Ridgewood, there was no RFP process and hiring practice/protocol was not followed. At this point, the burden of proof should no longer be imposed upon residents, the Village of Ridgewood HR Dept. should assume this role.

As such, Resolution 23-149 Award Contract Cultural Resource Management and Historic Preservation Specialist should be removed from the agenda. Proper hiring practices, and Request for Proposal (RFP), before awarding a contract of such an important Historical matter is imperative. It is also understood to be a requirement by the State and US Secretary of the Interior for professionals working on historic registry listed projects.

Thank you for your immediate attention to both matters.

Notice: You are advised that copies of correspondence, including e-mail correspondence and attachments, between the public and the Village of Ridgewood are obtainable by any person filing a request under the Open Public Records Act (OPRA) unless subject to a specific OPRA exception. There should be no expectation that the content of emails exchanged between the public and municipal officials and employees will remain private.

From: Kristina Weise
To: Gold, Elaine; Leynes, Jennifer [DEP]
Subject: [EXTERNAL] Fwd: Zabrsikie Schedler House
Date: Tuesday, August 1, 2023 7:45:44 PM

Wanted to make sure you had the below correspondence from Ridgewood's historic committee to the Ridgewood Village Council.

Thank you.

---------- Forwarded message ---------
From: **Eleanor Gruber** <mandegruber@gmail.com>
Date: Tue, Aug 1, 2023 at 7:39 PM
Subject: Fwd: Zabrsikie Schedler House
To: Manish Shrimali <[redacted]>, Angela Leemans <[redacted]>, Philip Dolce <pdolce@bergen.edu>, Alan Dlugasch <[redacted]>, Jacqueline Hone <[redacted]>, Anne LaGrange Loving <[redacted]>, Cynthia Okeefe <[redacted]>, Kristina Milian <[redacted]>, Boyd A. Loving <[redacted]>, Frettra <[redacted]>

Bless them!

Sent from my iPhone

Begin forwarded message:

> **From:** Peggy Norris <[redacted]>
> **Date:** August 1, 2023 at 7:00:56 PM EDT
> **To:** pvagianos@ridgewoodnj.net, "Perron, Pamela (USANJ)" <pperron@ridgewoodnj.net>, lreynolds@ridgewoodnj.net, eweitz@ridgewoodnj.net, swinograd@ridgewoodnj.net, kkazmark@ridgewoodnj.net
> **Cc:** Denise <[redacted]>, Joseph Suplicki <[redacted]>, Eleanor Gruber <mandegruber@gmail.com>, Rhs <museum@ridgewoodhistoricalsociety.org>, ridgewoodnews@northjersey.com
> **Subject: Zabrsikie Schedler House**
>
> This letter was hand-delivered in print to the Mayor and Council and the Village Manager on Monday, July 31.
>
> Open Letter to the Mayor and Council of Ridgewood
> 131 North Maple Avenue
> Ridgewood, NJ 07450

Past officials of Ridgewood, duly elected by the residents of Ridgewood, chose to seek State and National Register status for the Zabriskie-Schedler House. Due to the history of the house, the property, and the construction of the house that status was granted. Regardless of what you personally feel about the wisdom of the decision, it is a done deal involving the County and the State as well as the people of Ridgewood. Throughout its history major decisions of the Council, including the purchase of the present Village Hall, have met with controversy and even lawsuits. However, elected officials have made decisions that benefit Ridgewood in the long run. That's how democracy works.

Instead of looking for drastic and expensive "solutions" that would negate the actions of previously elected officials, it would make more sense to accept the compromise worked out with all parties previously to develop the park with a smaller field. The preservation specialist that you hired gave you the answer you wanted to hear, but not a reasonable one. Joe and I are your appointed municipal historians and we have not been consulted by any of the parties involved. The historic significance of the property is outlined in the nomination form. Regarding the property itself there is abundant documentary evidence that 150 British soldiers marched down what is now West Saddle River Road in 1780 to engage in battle at the site of the Old Paramus Reformed Church. It's hard to imagine that that did not involve the property now occupied by the Zabriskie-Schedler house.

As a Village we need sports, we need passive recreation, we need trees, and we need to protect our historic resources. We urge you to look at development of the property with all of those things in mind. If you have questions about the historic nature of the house or property, please contact us.

Sincerely,

Peggy W. Norris
Joe Suplicki
Municipal Historians for the Village of Ridgewood

From:	Kristina Weise
To:	Leynes, Jennifer [DEP]; Cobb, Jessica [DEP]; Gold, Elaine
Cc:	SCHEDLER Friends
Subject:	[EXTERNAL] Please Review: Past Footage of Unauthorized Development on Zabriskie-Schedler Property - Seeking Escalation and Next Steps
Date:	Thursday, August 3, 2023 2:35:37 PM

Hi Ms. Leynes, Ms. Cobb, Ms. Gold,

Regarding the historic Zabriskie-Schedler property on 460 West Saddle River Road in Ridgewood, NJ:

I recently found a July 2019 online video from the Bergen Record showing unauthorized berm development through soil dumping and tree removal at the historic Schedler property (dropbox link). This video serves as further evidence of destruction on historic land without SHPO approvals and permits. And without NJDEP wetlands and land management oversight as residents continue to raise our concerns about potential wetlands on the property.

The date of the footage also raises red flags regarding the Federal Bird Migration Act. The Bergen County's Audubon Society informed the previous Council (the majority who still serve on the Council today) about the need to restrict tree clearing from March 15 to July 31 to avoid violating the Migratory Bird Treaty Act. Residents also raised this point in public meetings, but have been ignored.

I am seeking guidance on how to escalate a NJDEP onsite review of the historic property for wetlands, given the online evidence of destruction and tampering. I am also enclosing recent shots of the property, which will hopefully now show you the before vs. after thanks to this video. Is there an online escalation document available to report this issue (I have the hotline # - but unclear if that's the best path given what is provided in this email)? **Please advise on the next best steps**.

Ms. Leynes, I trust you'll make sure Dr. Marcopul is made aware of this documentation.

Finally, please let me know if you need another format other than Dropbox to view it.

Best,
Kristina Milian

From: Sharon Sigethy
To: Leynes, Jennifer [DEP]
Cc: schedlerfriends@gmail.com
Subject: [EXTERNAL] concern about overdevelopment in NJ
Date: Monday, August 28, 2023 12:20:34 PM

Ms Leynes,

i am writing because of my concern with overdevelopment in NJ.

this is of great concern for a number of reasons:

1. increase in traffic - a safety and an air pollution issue

2. creation of impervious surfaces and stormwater runoff - paving over surfaces will kill any small organisms living underground (or even hibernating mice, voles, turtles), and allow stormwater to flood neighborhoods and roads

3. the need to plan for mitigating effects of climate change - climate change will bring stronger storms with extreme wind and water, and more severe heatwaves. we need to set aside tracts of land to mitigate heat and absorb extreme rain events. we need to save mature trees, which are excellent at cooling surrounding temperatures and absorbing stormwater runoff.

4. scientists (including the renowned biologist, E. O. Wilson) tell us that we must conserve 30 - 50% of land to prevent ecosystem collapse and extinctions. we need to conserve land so that wildlife can migrate, as needed, to different areas as the climate changes. there are organizations currently working to connect habitat, such as CHANJ. we need to preserve parcels of land for pollinators, large wildlife such as bear, deer, and bobcat, and smaller wildlife such as frogs, turtles, and species that live in the soil.

5. we should be saving NJ's prime farmland. NJ has long been known for producing vegetables and fruits, due to our moderate climate and good soils. increasingly, we. are told we should buy locally grown produce. we need to save farms in order to continue to benefit from locally grown food.

many sites with current proposals for development are documented to have historic resources, wetlands, steep slopes, and even the presence of threatened and endangered species, such as the eastern box turtle, indiana bat, bobcat, and bald eagle.

in particular i am thinking of three sites:

244 old tappan road, old tappan, nj - which has wetlands, steep slopes, 150 year old trees, and a historic home built in 1751, which is on the national and state historic sites list. box turtle found crossing driveway of adjacent property.

schedler park, ridgewood, nj - which has a revolutionary war site on the state and national lists, and documented sightings of bald eagles and black crowned night herons

montville, nj - 29 acres along (narrow, windy) route 202 - undisturbed woods with a stream, wetlands, photo documentation of coyotes and bobcats on site, and a revolutionary war tavern

can NJ DEP please protect these sites now?

many environmentally concerned citizens in NJ are hoping to work with other public officials towards 1. future funding of purchasing these sites for the public good, 2. requiring sellers to offer properties to towns, the county, or the state, before offering to private entities, and 3. listening to valid resident concerns and respecting the advice scientists are giving to us

we need to make better choices in land use and think about future consequences. we need to protect our open spaces and the wildlife that depend upon these sites as habitat. we need to preserve our historic sites for future generations.

please help us to stop the overdevelopment of environmentally sensitive sites, historic sites, horse farms, fruit and vegetable farms, and open space, in general. please work with us. we have many good ideas to share.

thank you very much.

sharon sigethy-coughlin

tel: 973-335-0641
cell: [redacted]

From:	George Wright
To:	Marcopul, Kate [DEP]
Cc:	Leynes, Jennifer [DEP]; Maresca, Vincent [DEP]; Miller, Keiona [DEP]
Subject:	[EXTERNAL] Zabriskie-Schedler Property (Ridgewood, NJ)---NR Ref. # 83001481 (11/22/19) & SG ID # 100004648 (8/14/19)
Date:	Tuesday, August 29, 2023 1:16:36 PM

Dear Ms. Marcopul,

I write concerning the Zabriskie-Schedler site in Ridgewood, NJ.

On behalf of the Bergen County chapter of the New Jersey Society, Sons of the American Revolution, I would like to submit historical materials to supplement the site's original nomination.

The purpose of the proposed materials is to document that the property is part of the 1780 Revolutionary War battlefield site that involved American and British forces at the nearby Old Paramus Reformed Church. The battle predated the 1825 house located on the site and gives the property historical significance of its own.

Please let me know if the HPO has a preferred format for submitting supplemental materials and if it requires filing any standard form with such a submission.

Lastly, kindly advise how I may obtain a copy of the HPO's listed property file for the Zabriskie-Schedler site and any reproduction costs for the file.

Thank you for your attention and assistance.

Best regards,

George W. Wright

President, Capt. Abraham Godwin Chapter New Jersey Society, Sons of the American Revolution

From: denisealim[redacted]
To: Leynes, Jennifer [DEP]
Subject: [EXTERNAL] FW: Zabriskie-Schedler House
Date: Friday, September 1, 2023 3:51:58 PM
Attachments: image001.png

From: denisealim[redacted] <[redacted]>
Sent: Friday, September 1, 2023 3:50 PM
To: kate.marcopul@dep.nj.gov
Cc: jennifer.leyes@dep.nj.gov
Subject: FW: Zabriskie-Schedler House

Kate,

Thank you very much for helping the Ridgewood residents and local historians in Bergen County to preserve what is left of the history at this important intersection, Paramus Point.

A few years ago I had the pleasure of meeting Shelia Oliver (god rest her sole) at the Old Paramus Church across the street from the Zabriskie Schedler property for a League of Women's luncheon. We discussed in detail, the history regarding the numerous Revolutionary Generals and their 40,000 troops that marched and camped here. There were only 3 roads in this area back in the 1700's and one of them is the road the Zabriskie house is on. Shelia's passion about history was infectious and I can hear it in your messages as well.

I personally lost a battle with a developer allowing an 1830 house next to mine deteriorate in order to demolish it. We just lost the Saddle River Foundry and Hardware store to developers this week, another early 1800's establishment. And soon the Zabriskie house in Paramus will be torn down as well.

Please continue to help us fight the good fight and would love to attend the meeting you suggested below.

Cheers, Denise Lima
Resident, past Trustee of RW Historical Society

---------- Forwarded message ---------
From: **Marcopul, Kate [DEP]** <Kate.Marcopul@dep.nj.gov>
Date: Fri, Sep 1, 2023 at 3:14 PM
Subject: Zabriskie-Schedler House
To: PVagianos@ridgewoodnj.net <pvagianos@ridgewoodnj.net>
Cc: kkazmark@ridgewoodnj.net <kkazmark@ridgewoodnj.net>, crutishauser@ridgewoodnj.net <crutishauser@ridgewoodnj.net>, Heather Mailander <hmailander@ridgewoodnj.net>, Gold, Elaine <egold@co.bergen.nj.us>, nbigos@ridgewoodnj.net <nbigos@ridgewoodnj.net>, Kristina Millan <[redacted]>, Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>, Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>, Maresca, Vincent [DEP] <Vincent.Maresca@dep.nj.gov>

This e-mail serves as the official correspondence of the New Jersey Historic Preservation Office.

HPO Project #20-0608-17
HPO-H2023-263

Mayor Paul Vagianos

Ridgewood Village

via email, *pvagianos@ridgewoodnj.net*

RE: Bergen County, Ridgewood Village
Zabriskie-Schedler House Park Development
New Jersey Register of Historic Places Act Review
John A.L. Zabriskie House (SR 8/14/2019)

Dear Mayor Vagianos,

The Historic Preservation Office (HPO) has been contacted by local citizens who are concerned that municipal activities are being undertaken at the John A.L. Zabriskie House (Zabriskie-Schedler House) without prior authorization pursuant to the New Jersey Register of Historic Places Act. In particular, the citizens have reported that employees from the Village's Shade Tree Division are excavating soil around tree roots and possibly removing deceased trees from the property. They have also raised concerns regarding the use of construction vehicles on the site.

The HPO requests clarification regarding the activities currently taking place at the Zabriskie-Schedler House in order to determine whether review under the New Jersey Register of Historic Places Act is required. As you are aware, the property was listed on the New Jersey Register of Historic Places on August 14, 2019, and on the National Register of Historic Places on August 21, 2012, and, as such, is subject to the New Jersey Register of Historic Places Act. The New Jersey Register of Historic Places Act, Chapter 268, Laws of 1970, requires prior written authorization from the Commissioner of the Department of Environmental Protection for any state, county, or municipal (or any agency thereof) undertaking which may affect properties listed on the New Jersey Register of Historic Places.

In order to initiate review under the New Jersey Register of Historic Places Act and request authorization, the Village of Ridgewood must submit an application for project authorization to the HPO prior to any construction activities. A copy of the application is attached to this email for your reference and use. Information about the New Jersey Register of Historic Places Act is available on the HPO website at: http://www.state.nj.us/dep/hpo/ 2protection/njrrevew.htm.

The intent of the New Jersey Register Law is to ensure that New Jersey Register-listed properties and districts are protected from potentially harmful public actions. To that end, projects which affect New Jersey Register-listed properties and districts are reviewed against the Secretary of the Interior's Standards for Rehabilitation. For more information about these standards please visit the following website: http://www.nps.gov/tps/standards/rehabilitation.htm.

The New Jersey Register of Historic Places Act applies to municipal projects affecting any of the Village's New Jersey Register-listed properties, including but not limited to the Beech Street School and the Ridgewood Railroad Station. A complete list of historic properties in the Village can be found on our website (https://www.nj.gov/dep/hpo/1identify/nrsr_lists/BERGEN.pdf) or using our

GIS Online Map Viewer, LUCY (https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=44ce3eb3c53349639040fe205d69bb79). Activities subject to review under the New Jersey Register of Historic Places Act include, but are not limited to, the acquisition, sale or lease of publicly-owned properties; the exterior and interior rehabilitation of historic buildings; installation of handicap ramps and other accessibility improvements; streetscape improvements; and landscaping activities.

Additionally, if project activities require any federal funding, licensing, or permitting, Freshwater Wetlands permits, CAFRA permits, Waterfront Development permits, and/or Upland Development permits issued by the State of New Jersey's Division of Land Resource Protection, Highland Preservation Area Approval Permits, as well as environmental assessments under Executive Order 215, further consultation with the HPO will be necessary to assess effects of the proposed project on the New Jersey and National Registers of Historic Places-listed John A.L. Zabriskie House.

Given the considerable public interest in this historic property and the Village's plans for its future development, HPO staff would welcome an opportunity to meet with you and/or Village Manager Kevin Kazmark, as well as members of your project team. If you would like to schedule a meeting, please contact Jennifer Leynes of my staff at 609-984-6016, or Jennifer.Leynes@dep.nj.gov. Thank you for your attention in this matter.

Sincerely,

Katherine J. Marcopul, Ph.D., CPM
Administrator and
Deputy State Historic Preservation Officer
Historic Preservation Office
NJ Department of Environmental Protection
501 East State Street, Trenton, NJ 08625
kate.marcopul@dep.nj.gov
T 609-940-4312 | F (609) 984-0578

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

KJM/MMB/JBL

From: denisealim[redacted]
To: Marcopul, Kate [DEP]
Cc: Leynes, Jennifer [DEP]
Subject: [EXTERNAL] RE: Zabriskie-Schedler House
Date: Thursday, September 7, 2023 12:46:12 PM
Attachments: image001.png

Hello,

I am not sure if you listened to the Ridgewood Village Council meeting last night a video can be found at this link, just click HERE to watch it on YouTube. There was a presentation regarding the ZS property.

When I think about the 1700s and 1800's and what this property looked like and how it was utilized, this has now transpired into an open wide landscape where the sound and fumes of cars will now infiltrate the area. It will not be used for any enjoyment and I'm not sure who would visit the historic property. And we need the archelogy review of the land do be done and with oversight. They hired a friend of a friend to do the work, and at this point we don't trust them. Will you send someone here to manage?

- 38:26 time stamp for when the Zabriskie Schedler development starts. They introduced the following:
    - Maximum Sports Complex field for soccer and baseball [is there a precedence for this somewhere else in NJ on historical land?]
    - Less than 10 feet from the House
    - Passive walking trail now butts against the noise of the field and RT 17, not very calming
    - Playground is minimal, at best, not attractive for local residents
    - Concession stands and bathrooms
    - 186 trees will need to be cut (time stamp on the video 47:58); large sugar 100-year-old tree remains.
    - Parking: 7 spots near the house, 27 near the field. [There is no walkway only the road to get from the parking to the house]
    - Protection between the field and the house – there are no fences recommended [therefore the risk is high especially if it's a lacrosse ball}
    - Artificial Turf is being recommended. Utilization of Turf that has PFAS, is an environmental issue. Ridgewood is currently suing Dupont for contaminating our waters with PFAS, but is suddenly not concerned that local residents private wells will be exposed. The company they want to use, is already in a lawsuit in NJ and again, where is the precedence for this in NJ ?
        - NJ.COM 8/11/2023 Federal Judge OK's Carteret Lawsuit Against Turf-Maker; CARTERET, NJ
          A federal court judge says Carteret and 15 other nationwide plaintiffs, including Hudson County and the Newark Board of Education, can move ahead with a class action lawsuit against a synthetic turf manufacturers they claim wronged them. U.S. District Court Judge Michael A. Shipp, in Newark, ruled that aggrieved plaintiffs from municipalities and school districts in New Jersey, New York,

Pennsylvania and California sufficiently meet criteria for a class action against Montreal-based FieldTurf USA, a synthetic turf manufacturer. Mayor Daniel J. Reiman said he appreciated the judge's decision. "FieldTurf USA appears to have known that its artificial turf was defective but sold it to us and the other plaintiffs anyway," Reiman said in a prepared statement.

- The Storm runoff is completely on the other side of this complex and away from the field.

Thank you for your support –
Denise Lima
[redacted]

From: denisealim[redacted] <denisealim[redacted]>
Sent: Friday, September 1, 2023 3:50 PM
To: 'kate.marcopul@dep.nj.gov' <kate.marcopul@dep.nj.gov>
Cc: 'jennifer.leyes@dep.nj.gov' <jennifer.leyes@dep.nj.gov>
Subject: FW: Zabriskie-Schedler House

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Resident, past Trustee of RW Historical Society

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Cc: kkazmark@ridgewoodnj.net <kkazmark@ridgewoodnj.net>, crutishauser@ridgewoodnj.net <crutishauser@ridgewoodnj.net>, Heather Mailander <hmailander@ridgewoodnj.net>, Gold, Elaine <egold@co.bergen.nj.us>, nbigos@ridgewoodnj.net <nbigos@ridgewoodnj.net>, Kristina Millan

<[redacted]>, Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>, Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>, Maresca, Vincent [DEP] <Vincent.Maresca@dep.nj.gov>

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HPO Project #20-0608-17
HPO-H2023-263

Mayor Paul Vagianos

Ridgewood Village

via email, pvagianos@ridgewoodnj.net

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Zabriskie-Schedler House Park Development
New Jersey Register of Historic Places Act Review
John A.L. Zabriskie House (SR 8/14/2019)

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and districts are protected from potentially harmful public actions. To that end, projects which affect New Jersey Register-listed properties and districts are reviewed against the Secretary of the Interior's Standards for Rehabilitation. For more information about these standards please visit the following website: http://www.nps.gov/tps/standards/rehabilitation.htm.

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Sincerely,

Katherine J. Marcopul, Ph.D., CPM
Administrator and
Deputy State Historic Preservation Officer
Historic Preservation Office
NJ Department of Environmental Protection
501 East State Street, Trenton, NJ 08625
kate.marcopul@dep.nj.gov
T 609-940-4312 | F (609) 984-0578



KJM/MMB/JBL

From:	Cynthia Okeefe
To:	Leynes, Jennifer [DEP]; Marcopul, Kate [DEP]; Dragon, Elizabeth [DEP]; Baratta, Meghan [DEP]; Maresca, Vincent [DEP]
Cc:	Gold, Elaine; Eleanor Gruber
Subject:	[EXTERNAL] Urgent-Zabriskie Schedler Property-Please Read
Date:	Friday, September 8, 2023 3:07:25 PM

Dear NJDEP Historic Preservation Members:

I write to you as a private citizen who has been living in Ridgewood, New Jersey for over 10 years. I live next to the historic Zabriskie-Schedler property located at 460 West Saddle River Road and my address is 542 West Saddle River Road. As you are already aware, the majority block of our Ridgewood Village Council has made it their primary mission to create a giant multi-purpose sports field on the Schedler property within close proximity to the historic house.

In April of this year, our current council majority block, which consists of our Mayor, Paul Vagianos and 3 other council members (Pam Perron who is Deputy Mayor, Evan Weitz and Siobahn Winograd) voted to approve a resolution for a conceptual plan created by the Village Engineer, representing some elements of their plans for "Schedler Park" with a giant sports field with artificial turf. On the evening of the April 12th vote, the council members personally and proudly invited the sports community of Ridgewood, which included members from all of the Village's various sports affiliations such as Baseball, Soccer, Lacrosse and adults and children dressed in their uniforms and packed the room. The sports community, knowing of health risks to residents in the Schedler neighborhood told people they did not care and just wanted their field. They stated that there are 16 fields in Ridgewood, they are not properly maintained (easy to fix) and that turf fields flood (easy to fix and Ridgewood's Fields Committee reported only minor puddling for all of 2023 despite heavy rains and flash flooding). Alternatively, residents living within the Schedler neighborhood also attended and represented the opposing view and communicated their strong feelings that their neighborhood, by way of this proposed irresponsible over development of the Schedler property, would put them at a serious disadvantage in terms of safety, health and environmental issues of living right on Route 17. We advised the council and other residents about the private wells and that turf is irresponsible and hazardous. Residents urged the council to find an alternate location for a large field.

For background context, the Schedler neighbors met with the current council starting in January 2023 in the hope that a previous plan consisting of a small park and playground, adopted into record in 2017 would be strongly considered. The earlier plan consisted of a small grass field, playscape and walking paths and would ensure that many of the beautiful mature trees could be saved and that a small park that would benefit residents in throughout the Village with both passive and active recreation and that the house would be used responsibly would be the best compromise and would make everyone happy and would not devastate the neighbors living on West Saddle River Road and other East side residents (all of the many Cul-de-Sacs exit onto West Saddle River Road).

Unfortunately, the majority council with the exception of one council person (Lorraine Reynolds) were not in agreement with Schedler neighbors who asked for a fair and reasonable compromise in utilizing the property and they continue to insist both publicly and privately that a giant artificial turf field is necessary to make the sports community happy and have pushed hard to make this a reality, even hiring a historic consultant by the name of Peter Primavera, who has assured them that his main mission is to gain approval from the Historic Sites Council and SHPO in order to make the field a reality. They even went so far as to try to move the house and also proposed taken away the historic significance for a significant portion of the property to ensure that encroachment on the house was not an issue and the giant field can take shape.

The past Wednesday, September 6th, a new schematic materialized at the council workshop, outlining the giant multi-purpose field with turf, large parking lot with fixed permanent lighting, public bathrooms, lightning shelter, children's playground, 8-foot-wide walking path, etc. It was announced that at a minimum, 186 mature trees will be cut down in order to make way for the sports complex and that permanent lighting would be installed in the parking lot. They plan to conduct a final vote next Wednesday and then submit their plan to SHPO for approval. The council stated that they need to get moving to break ground as quickly as possible.

The reason I write to you today, is to outline for you the reasons why this final plan that the council plans to push through shortly is going to absolutely devastate our beautiful neighborhood. It is not in any way that we are "anti-sports" in fact just the opposite, a small grass field would have been welcomed with open arms but with this council that was not good enough. By writing to you formally, I hope to inform and educate on the serious issues that neighbors have tried to get our council to take into consideration but that unfortunately has fallen on deaf ears, as they feel our opinions do not hold the validity required for any modifications to their desired outcome.

To start with, West Saddle River Road is a quiet street that runs from Ridgewood at the base of the Schedler property and over through Ho-Ho-Kus. It is a fairly narrow road and just barely accommodates two cars going in opposite directions. Cars come off of the highway where they are driving at 50+ miles per hour and are supposed to deaccelerate to 25 and on most days, this does not happen. Families walk on West Saddle after dinner with pets and children, people are out on their bicycles and children oftentimes ride their bikes to and from their play dates. Having a huge influx of traffic, with busses and hundreds of cars (yes, hundreds as we have been told by the head of Ridgewood Baseball that no one carpools and to expect hundreds of visitors) delivering people to and from games all day and probably up to evening, will seriously impact the safety of this neighborhood and beyond. We even did a test scenario whereby neighbors parked cars on either side of the street and there is only 11 and a half feet of available space in between cars with doors closed, which then limits first responders to gain access to our neighbors in the event of a fire or medical emergency. Also, the driveway into the park on the final plan is next to the house, which would be dangerous to people trying to exit off of Route 17 onto West Saddle River Road. The Village intends to create on street parking spots further limiting easy ability to navigate this street.

Next, the beautiful mature trees on the historic Schedler property are a true gem. These trees protect the neighbors living on West Saddle River Road and act as a natural green canopy from the harsh elements of Route 17 where toxic particulates come off of the highway, they are beneficial to our environment, minimize the noise pollution coming from the highway as well. The Village plans to cut down a minimum of 186 trees, if not more, in line with their new plan and have even spoken on one or more occasion, about the fact that the giant Sugar Maple tree next to the historic home, may also have to be removed and that other trees may also be compromised during development. The Sugar Maple is one of Bergen County's oldest trees and it would be such a shame to lose it for a ballfield.

Another major concern or literally life and death importance to our neighborhood is toxic turf near our private wells. We have implored this council since January to strongly consider that many of us utilize private wells as our primary source of water. This council is steadfast in their belief that only artificial turf will allow for better play and are basically do not seemed concerned that hazardous chemicals will get into the groundwater and then into the private wells or the Saddle River which flows throughout Bergen County. In our household for example, one block away from Schedler, we have 2 private wells that we use for drinking, bathing, washing etc. Our house is not hooked up to Ridgewood Water and this is our only source of water. With the planned installation of artificial turf, we are worried about the impact that the forever chemicals knows as PFOAS will leach into our water thereby putting us in harm's way and will create the potential of negative, toxic and hazardous consequences to our health and well-being.

Last but not least and interesting to note, Founders of the Green Amendment wrote to our mayor and council about leveling the trees and putting turf near private wells. Historians like the Sons and Daughters of the American Revolution and other organizations wrote impassioned pleas to preserve the historical significance of the house and property and many concerned residents have signed petitions. In fact, there are 400 signed petitions today that reflect opposition to the over development of the historic property and not to turn it into a giant sports complex that will ruin this neighborhood. I spoke at the most recent meeting this week and told our council that they are stripping these neighbors of everything we hold dear and that by taking away clear air (by removing all of the trees) and taking away clean water (using artificial toxic turf) they are stripping us of what the Green Amendment that Ridgewood passed on April 12th and thereby marginalizing the Schedler neighbors.

I thank you in advance for reading this very lengthy letter and I truly value your time, attention and consideration regarding this very important matter that literally changes the safety, health and environment within our neighborhood and for the many residents living on the East side of Ridgewood.

Sincerely,

Cynthia O'Keefe

Link to Ridgewood Village Council Meeting: Sep 06, 2023 Village Council Public Workshop (swagit.com)

From:	Nancy Brennan-Hill
To:	Leynes, Jennifer [DEP]; Marcopul, Kate [DEP]; Dragon, Elizabeth [DEP]; Baratta, Meghan [DEP]; Maresca, Vincent [DEP]
Cc:	Cynthia Okeefe; Eleanor Gruber
Subject:	[EXTERNAL] Zabriskie Schedler
Date:	Saturday, September 9, 2023 9:26:24 AM

I am writing regarding the proposal by the Village of Ridgewood to essentially turn the historic Zabriskie Schedler Property into a huge synthetic playing field.

I have lived in Ridgewood almost eight decades (My grandparents moved to Ridgewood in 1929.) and I strenuously oppose this plan because it:

•destroys scores of trees
•exposes the residents of the area to noise and pollution from route 17
•has the potential to pollute local wells with PFAS
•is detrimental to a historic property

I live way on the other side of Ridgewood, but I firmly support the people of the Schedler neighborhood in their opposition to this proposed plan.

Nancy Brennan Hill
136 Doremus Avenue
Ridgewood, N J 07450

Sent from my iPhone

From:	Linda Marticek
To:	Leynes, Jennifer [DEP]; Marcopul, Kate [DEP]; Dragon, Elizabeth [DEP]; Baratta, Meghan [DEP]; Maresca, Vincent [DEP]
Cc:	Gold, Elaine; Eleanor Gruber
Subject:	[EXTERNAL] Urgent-Zabriskie Schedler Property-Please Read
Date:	Monday, September 11, 2023 1:17:51 PM

Dear NJDEP Historic Preservation Members:

I am writing to you because my property will suffer the greatest hardship,if the Village of Ridgewood continues their plans to construct this HUGE sports field . Because it will be mere feet away from my home and property. But I am not diminishing the devastation of what the rest of the surrounding neighborhood has and will be affected as well.. It's just my property directly abuts Schedler's property and Route 17, and from what I can see from Ridgewood's latest plans, a huge portion of this sports field, public bathrooms, and parking will be right in my backyard! Plus, from the councils' own words:" There will be HUNDREDS of people attending games and using the fields"..Both day and night. Which means, I and my family will be subjected to constant noise, lights, sirens. Possible trespassers,litter and worst case scenario, vandalism.Or perhaps break-ins.

The blatant disregard the mayor and most of the council members have shown the residents directly affected by the building of needless and unwanted sports fields is appalling! All hiding under the pretense of calling this abomination a "park". It is a sports stadium! Nothing more.Not to mention we already have 16 sports fields in our Village already.Isn't that enough?? Wouldn't it be more practical and more cost effective to upgrade one of these existing fields than to continue to destroy our beautiful neighborhood further? Not to mention our private wells could be compromised by the harmful and dangerous chemicals contained in the artificial turf they will use, if this construction goes forward!Other residents, who are obviously part of the sports communitie,that do not live anywhere near Schedler's property are really pushing hard for these fields to be built.Proclaiming loudly at council meetings" they just don't care about us or our concerns! Just get it built!!" I have read Ms. OKeefe" letter to you.Where she lives that property also abuts mine.And she wrote that we(the affected neighborhood) are not against sports. But I will tell you, that I am.I have seen our tax dollars, time and time again. being used for any and all sports related needs.And it is quite obvious that, one way or another, Ridgewood will go forward with the further destruction of this once beautiful and peaceful 7 acre wood, to appease the sports people. There will be no compromise..Not unless someone steps in and we all can agree to a suitable arrangement. I am 76 years old and have lived on my property all of my life, Four generations in fact have lived here.And what I hold dear is my love for preserving our history and nature. So I can't even begin to tell you how my heart broke each time an existing tree was cut down and countless animals have lost their habitats.And some their lives.And another 186 trees will be cut down!! That is what remains of this woods!! All because of others being short sighted and selfious.. I do hope your group will meet with us who are speaking out against this madness. And those who are wiser and more knowledgeable than myself will enlighten you further...

With my deepest regards, Linda L Marticek 548 Route 17 N.Ridgewood, NJ 0745

From:	Cynthia Okeefe
To:	Leynes, Jennifer [DEP]
Cc:	Gold, Elaine; Eleanor Gruber; Marcopul, Kate [DEP]; Baratta, Meghan [DEP]; Dragon, Elizabeth [DEP]; Maresca, Vincent [DEP]
Subject:	Re: [EXTERNAL] Urgent-Zabriskie Schedler Property-Please Read
Date:	Tuesday, September 19, 2023 3:57:38 PM

Good Afternoon, Ms. Leynes,

First, I would like to thank you for your quick response to my letter and for providing context on the process. I greatly appreciate your responsiveness and as I conveyed, the residents in this community are living on the edge of their seats in terms of what gets decided as it will literally change the way we live our lives on so many levels. As I mentioned, 400 residents have signed a petition to try to prevent our council on voting in a large sports complex, to no avail.

We understand that your office is currently awaiting receipt of Ridgewood Village's Schedler property application to be submitted by the Village of Ridgewood and that your office will then make a determination based on review of that documentation and schematic plan and will evaluate whether encroachment exists.

There are just a few points that I wanted to make for your further consideration. First, the giant multi-purpose sports field that the Village of Ridgewood is proposing and has voted on would take up a great deal of space on the historic property and would be made available to baseball, lacrosse, soccer and any other sports teams wishing to use it for games (adults and children). I believe, but cannot confirm, that 60-foot-high netting would need to be erected around the perimeter of the sports field in order to ensure that balls would not go flying over to the house and also would not go flying onto Route 17 where heavy traffic is a constant 24/7. There is also a neighbor living at 548 Route 17 North who might also be affected by flying balls. The reason that I raise this issue is because I own a condominium in Hoboken, New Jersey where there is an identical sports field and balls literally go flying over the very same 60-foot netting that is being proposed by Ridgewood and these balls land on cars driving to and from Hoboken's entrance, so it is very dangerous, and these nets do not guarantee that accidents won't occur. I could see the very same thing happening with balls flying over near the historic Zabriskie-Schedler house or patrons near the house and this netting is not a 100% guarantee to protect, people, places and things.

Next, The Village of Ridgewood has not in any way, cared for or taken action to water the trees that currently line the berm, in fact, the berm is now filled with mostly dead trees, the ones that are still alive have not grown more than 1 inch since they were planted, and the berm is completed filled with weeds. The Village continually states that the proudly own this property, yet maintenance of this property is severely lacking. The proposed schematic that the Village plans to submit has proposed planting trees between the giant sports field and the historic house. What guarantee will there be that those are properly maintained. The Village believes that these trees create the much-needed buffer between the house and the field, as advised by the historic consultant, Peter Primavera, and that this tree buffer would minimize encroachment. The Village has stated on numerous occasions that they can barely

take care of the properties they have in terms mowing and maintenance and basic upkeep on many properties throughout the village is lacking so I am not sure what confidence we should put into believing that they will properly maintain this buffer of trees to ensure the house is protected when other properties are being neglected.

Last but not least, the large sugar maple tree next to the historic house is the largest Sugar Maple reported in Bergen County and the 5th largest reported in the state of New Jersey out of 9 listed. This tree has enough size and aesthetics to be included in the official New Jersey Big and Heritage Tree Registry. The Registry has been kept since the 1930's
and helps document big, heritage, and noteworthy trees in the state as well as provides information regarding the change of the big tree resource over almost a century of time. The information on this tree (statistics, photographs, and location into the state database) will soon by posted and officially registered. I raise concerns over this tree as Peter Primavera stated during a testimony on his finding related to the property, that he was told the tree must come down. Per the NJDEP: This tree is classified as a Signature Tree and trees of this caliber are rare and should be maintained and protected as often as needed. Trees of this size are mega resources and perform 600 times the environmental benefits of typical trees.

I am not sure if your office would consider a meeting with a small subset of residents and if so, we could arrange the logistics at a time and date of your convenience. However, if this is not feasible, would it be possible for your offices to include Elaine Gold from Bergen County (cc'd on this email) to participate in your discussions. I realize that Elaine Gold may not have any direct jurisdiction in the decision-making process, however she is extremely knowledgeable about the specifics relating to the historic Zabriskie Schedler property, has tracked progress of the project and has visited the property only a few short months ago and has first-hand insight that could be valuable to ensure completeness in your final determination.

We thank you again for your valuable time and consideration in this matter.

Regards,

Cynthia O'Keefe

On Tuesday, September 19, 2023 at 10:27:47 AM EDT, Leynes, Jennifer [DEP] <jennifer.leynes@dep.nj.gov> wrote:

Ms. O'Keefe,

Thank you for your correspondence. Because the Zabriskie-Schedler House is municipally owned and listed on the NJ Register of Historic Places, the Village must receive prior authorization from the Historic Preservation Office (HPO) for any undertaking that may affect the historic property pursuant to the NJ Register of Historic Places Act (NJRHPA). In order to receive authorization, the Village must submit an application for project authorization to our office.

Undertakings with the potential to affect properties listed on the NJ Register of Historic Places are evaluated in accordance with the *Secretary of the Interior's Standards for Rehabilitation* (*Standards*). Pursuant to N.J.A.C. 7:4-7.4(a), projects that do not meet the *Standards* are encroachments under the NJRHPA and are referred to the New Jersey Historic Sites Council (Council) for their review and approval. The Council's meetings are open to the public. An explanation of the New Jersey Register review process can be found on our website: https://www.nj.gov/dep/hpo/2protection/njrrevew.htm.

To date, the HPO has not received a technically complete application with the proposed plans for review. We will add your correspondence to the project file for future reference.

Thank you for your interest in preserving New Jersey's historic properties. If you have any questions, please let me know.

Sincerely,

Jennifer B. Leynes, M.H.P.

Program Specialist 2

NJ Historic Preservation Office

****NOTICE TO FEDERAL HISTORIC REHABILITATION TAX CREDIT PROGRAM APPLICANTS:** The National Park Service is no longer accepting paper submissions. **INSTRUCTIONS FOR SUBMITTING ELECTRONIC APPLICATIONS TO THE NJHPO ARE AVAILABLE ON OUR WEBSITE: https://nj.gov/dep/hpo/3preserve/itc.htm.****

From: Cynthia Okeefe <[redacted]>
Sent: Friday, September 8, 2023 3:07 PM
To: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>; Marcopul, Kate [DEP] <Kate.Marcopul@dep.nj.gov>; Dragon, Elizabeth [DEP] <Elizabeth.Dragon@dep.nj.gov>; Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>; Maresca, Vincent [DEP] <Vincent.Maresca@dep.nj.gov>
Cc: Gold, Elaine <egold@co.bergen.nj.us>; Eleanor Gruber <mandegruber@gmail.com>
Subject: [EXTERNAL] Urgent-Zabriskie Schedler Property-Please Read

Dear NJDEP Historic Preservation Members:

I write to you as a private citizen who has been living in Ridgewood, New Jersey for over 10 years. I live next to the historic Zabriskie-Schedler property located at 460 West Saddle River Road and my address is 542 West Saddle River Road. As you are already aware, the majority block of our Ridgewood Village Council has made it their primary mission to create a giant multi-purpose sports field on the Schedler property within close proximity to the historic house.

In April of this year, our current council majority block, which consists of our Mayor, Paul Vagianos and 3 other council members (Pam Perron who is Deputy Mayor, Evan Weitz and Siobahn Winograd) voted to approve a resolution for a conceptual plan created by the Village Engineer, representing some elements of their plans for "Schedler Park" with a giant sports field with artificial turf. On the evening of the April 12th vote, the council members personally and proudly invited the sports community of Ridgewood, which included members from all of the Village's various sports affiliations such as Baseball, Soccer, Lacrosse and adults and children dressed in their uniforms and packed the room. The sports community, knowing of health risks to residents in the Schedler neighborhood told people they did not care and just wanted their field. They stated that there are 16 fields in Ridgewood, they are not properly maintained (easy to fix) and that turf fields flood (easy to fix and Ridgewood's Fields Committee reported only minor puddling for all of 2023 despite heavy rains and flash flooding). Alternatively, residents living within the Schedler neighborhood also attended and represented the opposing view and communicated their strong feelings that their neighborhood, by way of this proposed irresponsible over development of the Schedler property, would put them at a serious disadvantage in terms of safety, health and environmental issues of living right on Route 17. We advised the council and other residents about the private wells and that turf is irresponsible and hazardous. Residents urged the council to find an alternate location for a large field.

For background context, the Schedler neighbors met with the current council starting in January 2023 in the hope that a previous plan consisting of a small park and playground, adopted into record in 2017 would be strongly considered. The earlier plan consisted of a small grass field, playscape and walking paths and would ensure that many of the beautiful mature trees could be saved and that a small park that would benefit residents in throughout the Village with both passive and active recreation and that the house would be used responsibly would be the best compromise and would make everyone happy and would not devastate the neighbors living on West Saddle River Road and other East side residents (all of the many Cul-de-Sacs exit onto West Saddle River Road).

Unfortunately, the majority council with the exception of one council person (Lorraine Reynolds) were not in agreement with Schedler neighbors who asked for a fair and reasonable compromise in utilizing the property and they continue to insist both publicly and privately that a giant artificial turf field is necessary to make the sports community happy and have pushed hard to make this a reality, even hiring a historic consultant by the name of Peter Primavera, who has assured them that his main mission is to gain approval from the Historic Sites Council and SHPO in order to make the field a reality. They even went so far as to try to move the house and also proposed taken away the historic significance for a significant portion of the property to ensure that encroachment on the house was not an issue and the giant field can take shape.

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To start with, West Saddle River Road is a quiet street that runs from Ridgewood at the base of the Schedler property and over through Ho-Ho-Kus. It is a fairly narrow road and just barely accommodates two cars going in opposite directions. Cars come off of the highway where they are driving at 50+ miles per hour and are supposed to deaccelerate to 25 and on most days, this does not happen. Families walk on West Saddle after dinner with pets and children, people are out on their bicycles and children oftentimes ride their bikes to and from their play dates. Having a huge influx of traffic, with busses and hundreds of cars (yes, hundreds as we have been told by the head of Ridgewood Baseball that no one carpools and to expect hundreds of visitors) delivering people to and from games all day and probably up to evening, will seriously impact the safety of this neighborhood and beyond. We even did a test scenario whereby neighbors parked cars on either side of the street and there is only 11 and a half feet of available space in between cars with doors closed, which then limits first responders to gain access to our neighbors in the event of a fire or medical emergency. Also, the driveway into the park on the final plan is next to the house, which would be dangerous to people trying to exit off of Route 17 onto West Saddle River Road. The Village intends to create on street parking spots further limiting easy ability to navigate this street.

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home, may also have to be removed and that other trees may also be compromised during development. The Sugar Maple is one of Bergen County's oldest trees and it would be such a shame to lose it for a ballfield.

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I thank you in advance for reading this very lengthy letter and I truly value your time, attention and consideration regarding this very important matter that literally changes the safety, health and environment within our neighborhood and for the many residents living on the East side of Ridgewood.

Sincerely,

Cynthia O'Keefe

Link to Ridgewood Village Council Meeting: Sep 06, 2023 Village Council Public Workshop (swagit.com)

From:	Cynthia Okeefe
To:	Leynes, Jennifer [DEP]
Cc:	Gold, Elaine; Eleanor Gruber; Marcopul, Kate [DEP]; Baratta, Meghan [DEP]; Dragon, Elizabeth [DEP]; Maresca, Vincent [DEP]
Subject:	Re: [EXTERNAL] Urgent-Zabriskie Schedler Property-Please Read
Date:	Wednesday, September 20, 2023 8:53:59 AM
Attachments:	FILE_9715 (1) NJDEP TREE.pdf

Good Morning,

I realized that I had not attached the NJDEP documentation on the large Sugar Maple (for your files).

Thank you and have a wonderful day.

Regards,

Cynthia O'Keefe

On Tuesday, September 19, 2023 at 03:56:28 PM EDT, Cynthia Okeefe <[redacted]> wrote:

Good Afternoon, Ms. Leynes,

First, I would like to thank you for your quick response to my letter and for providing context on the process. I greatly appreciate your responsiveness and as I conveyed, the residents in this community are living on the edge of their seats in terms of what gets decided as it will literally change the way we live our lives on so many levels. As I mentioned, 400 residents have signed a petition to try to prevent our council on voting in a large sports complex, to no avail.

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and helps document big, heritage, and noteworthy trees in the state as well as provides information regarding the change of the big tree resource over almost a century of time. The information on this tree (statistics, photographs, and location into the state database) will soon by posted and officially registered. I raise concerns over this tree as Peter Primavera stated during a testimony on his finding related to the property, that he was told the tree must come down. Per the NJDEP: This tree is classified as a Signature Tree and trees of this caliber are rare and should be maintained and protected as often as needed. Trees of this size are mega resources and perform 600 times the environmental benefits of typical trees.

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We thank you again for your valuable time and consideration in this matter.

Regards,

Cynthia O'Keefe

On Tuesday, September 19, 2023 at 10:27:47 AM EDT, Leynes, Jennifer [DEP] <jennifer.leynes@dep.nj.gov> wrote:

Ms. O'Keefe,

Thank you for your correspondence. Because the Zabriskie-Schedler House is municipally owned and listed on the NJ Register of Historic Places, the Village must receive prior authorization from the Historic Preservation Office (HPO) for any undertaking that may affect the historic property pursuant to the NJ Register of Historic Places Act (NJRHPA). In order to receive authorization, the Village must submit an application for project authorization to our office.

Undertakings with the potential to affect properties listed on the NJ Register of Historic Places are evaluated in accordance with the *Secretary of the Interior's Standards for Rehabilitation* (*Standards*). Pursuant to N.J.A.C. 7:4-7.4(a), projects that do not meet the *Standards* are encroachments under the NJRHPA and are referred to the New Jersey Historic Sites Council (Council) for their review and approval. The Council's meetings are open to the public. An explanation of the New Jersey Register review process can be found on our website: https://www.nj.gov/dep/hpo/2protection/njrrevew.htm.

To date, the HPO has not received a technically complete application with the proposed plans for review. We will add your correspondence to the project file for future reference.

Thank you for your interest in preserving New Jersey's historic properties. If you have any questions, please let me know.

Sincerely,

Jennifer B. Leynes, M.H.P.

Program Specialist 2

NJ Historic Preservation Office

****NOTICE TO FEDERAL HISTORIC REHABILITATION TAX CREDIT PROGRAM APPLICANTS:** The National Park Service is no longer accepting paper submissions. **INSTRUCTIONS FOR SUBMITTING ELECTRONIC APPLICATIONS TO THE NJHPO ARE AVAILABLE ON OUR WEBSITE: https://nj.gov/dep/hpo/3preserve/itc.htm.****

From: Cynthia Okeefe <[redacted]>
Sent: Friday, September 8, 2023 3:07 PM
To: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>; Marcopul, Kate [DEP] <Kate.Marcopul@dep.nj.gov>; Dragon, Elizabeth [DEP] <Elizabeth.Dragon@dep.nj.gov>; Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>; Maresca, Vincent [DEP] <Vincent.Maresca@dep.nj.gov>
Cc: Gold, Elaine <egold@co.bergen.nj.us>; Eleanor Gruber <mandegruber@gmail.com>

Subject: [EXTERNAL] Urgent-Zabriskie Schedler Property-Please Read

Dear NJDEP Historic Preservation Members:

I write to you as a private citizen who has been living in Ridgewood, New Jersey for over 10 years. I live next to the historic Zabriskie-Schedler property located at 460 West Saddle River Road and my address is 542 West Saddle River Road. As you are already aware, the majority block of our Ridgewood Village Council has made it their primary mission to create a giant multi-purpose sports field on the Schedler property within close proximity to the historic house.

In April of this year, our current council majority block, which consists of our Mayor, Paul Vagianos and 3 other council members (Pam Perron who is Deputy Mayor, Evan Weitz and Siobahn Winograd) voted to approve a resolution for a conceptual plan created by the Village Engineer, representing some elements of their plans for "Schedler Park" with a giant sports field with artificial turf. On the evening of the April 12th vote, the council members personally and proudly invited the sports community of Ridgewood, which included members from all of the Village's various sports affiliations such as Baseball, Soccer, Lacrosse and adults and children dressed in their uniforms and packed the room. The sports community, knowing of health risks to residents in the Schedler neighborhood told people they did not care and just wanted their field. They stated that there are 16 fields in Ridgewood, they are not properly maintained (easy to fix) and that turf fields flood (easy to fix and Ridgewood's Fields Committee reported only minor puddling for all of 2023 despite heavy rains and flash flooding). Alternatively, residents living within the Schedler neighborhood also attended and represented the opposing view and communicated their strong feelings that their neighborhood, by way of this proposed irresponsible over development of the Schedler property, would put them at a serious disadvantage in terms of safety, health and environmental issues of living right on Route 17. We advised the council and other residents about the private wells and that turf is irresponsible and hazardous. Residents urged the council to find an alternate location for a large field.

For background context, the Schedler neighbors met with the current council starting in January 2023 in the hope that a previous plan consisting of a small park and playground, adopted into record in 2017 would be strongly considered. The earlier plan consisted of a small grass field, playscape and walking paths and would ensure that many of the beautiful mature trees could be saved and that a small park that would benefit residents in throughout the Village with both passive and active recreation and that the house would be used responsibly would be the best compromise and would make everyone happy and would not devastate the neighbors living on West Saddle River Road and other East side residents (all of the many Cul-de-Sacs exit onto West Saddle River Road).

Unfortunately, the majority council with the exception of one council person (Lorraine Reynolds) were not in agreement with Schedler neighbors who asked for a fair and

reasonable compromise in utilizing the property and they continue to insist both publicly and privately that a giant artificial turf field is necessary to make the sports community happy and have pushed hard to make this a reality, even hiring a historic consultant by the name of Peter Primavera, who has assured them that his main mission is to gain approval from the Historic Sites Council and SHPO in order to make the field a reality. They even went so far as to try to move the house and also proposed taken away the historic significance for a significant portion of the property to ensure that encroachment on the house was not an issue and the giant field can take shape.

The past Wednesday, September 6th, a new schematic materialized at the council workshop, outlining the giant multi-purpose field with turf, large parking lot with fixed permanent lighting, public bathrooms, lightning shelter, children's playground, 8-foot-wide walking path, etc. It was announced that at a minimum, 186 mature trees will be cut down in order to make way for the sports complex and that permanent lighting would be installed in the parking lot. They plan to conduct a final vote next Wednesday and then submit their plan to SHPO for approval. The council stated that they need to get moving to break ground as quickly as possible.

The reason I write to you today, is to outline for you the reasons why this final plan that the council plans to push through shortly is going to absolutely devastate our beautiful neighborhood. It is not in any way that we are "anti-sports" in fact just the opposite, a small grass field would have been welcomed with open arms but with this council that was not good enough. By writing to you formally, I hope to inform and educate on the serious issues that neighbors have tried to get our council to take into consideration but that unfortunately has fallen on deaf ears, as they feel our opinions do not hold the validity required for any modifications to their desired outcome.

To start with, West Saddle River Road is a quiet street that runs from Ridgewood at the base of the Schedler property and over through Ho-Ho-Kus. It is a fairly narrow road and just barely accommodates two cars going in opposite directions. Cars come off of the highway where they are driving at 50+ miles per hour and are supposed to deaccelerate to 25 and on most days, this does not happen. Families walk on West Saddle after dinner with pets and children, people are out on their bicycles and children oftentimes ride their bikes to and from their play dates. Having a huge influx of traffic, with busses and hundreds of cars (yes, hundreds as we have been told by the head of Ridgewood Baseball that no one carpools and to expect hundreds of visitors) delivering people to and from games all day and probably up to evening, will seriously impact the safety of this neighborhood and beyond. We even did a test scenario whereby neighbors parked cars on either side of the street and there is only 11 and a half feet of available space in between cars with doors closed, which then limits first responders to gain access to our neighbors in the event of a fire or medical emergency. Also, the driveway into the park on the final plan is next to the house, which would be dangerous to people trying to exit off of Route 17 onto West Saddle River Road. The Village intends to create on street parking spots further limiting easy ability to navigate this street.

Next, the beautiful mature trees on the historic Schedler property are a true gem. These trees protect the neighbors living on West Saddle River Road and act as a

natural green canopy from the harsh elements of Route 17 where toxic particulates come off of the highway, they are beneficial to our environment, minimize the noise pollution coming from the highway as well. The Village plans to cut down a minimum of 186 trees, if not more, in line with their new plan and have even spoken on one or more occasion, about the fact that the giant Sugar Maple tree next to the historic home, may also have to be removed and that other trees may also be compromised during development. The Sugar Maple is one of Bergen County's oldest trees and it would be such a shame to lose it for a ballfield.

Another major concern or literally life and death importance to our neighborhood is toxic turf near our private wells. We have implored this council since January to strongly consider that many of us utilize private wells as our primary source of water. This council is steadfast in their belief that only artificial turf will allow for better play and are basically do not seemed concerned that hazardous chemicals will get into the groundwater and then into the private wells or the Saddle River which flows throughout Bergen County. In our household for example, one block away from Schedler, we have 2 private wells that we use for drinking, bathing, washing etc. Our house is not hooked up to Ridgewood Water and this is our only source of water. With the planned installation of artificial turf, we are worried about the impact that the forever chemicals knows as PFOAS will leach into our water thereby putting us in harm's way and will create the potential of negative, toxic and hazardous consequences to our health and well-being.

Last but not least and interesting to note, Founders of the Green Amendment wrote to our mayor and council about leveling the trees and putting turf near private wells. Historians like the Sons and Daughters of the American Revolution and other organizations wrote impassioned pleas to preserve the historical significance of the house and property and many concerned residents have signed petitions. In fact, there are 400 signed petitions today that reflect opposition to the over development of the historic property and not to turn it into a giant sports complex that will ruin this neighborhood. I spoke at the most recent meeting this week and told our council that they are stripping these neighbors of everything we hold dear and that by taking away clear air (by removing all of the trees) and taking away clean water (using artificial toxic turf) they are stripping us of what the Green Amendment that Ridgewood passed on April 12th and thereby marginalizing the Schedler neighbors.

I thank you in advance for reading this very lengthy letter and I truly value your time, attention and consideration regarding this very important matter that literally changes the safety, health and environment within our neighborhood and for the many residents living on the East side of Ridgewood.

Sincerely,

Cynthia O'Keefe

Link to Ridgewood Village Council Meeting: Sep 06, 2023 Village Council Public Workshop (swagit.com)

From: james rojao
To: Leynes, Jennifer [DEP]
Subject: [EXTERNAL] SCHEDLER PLANS
Date: Wednesday, September 20, 2023 6:01:38 PM

I oppose to this work being done in our community it doesn't even make sense as to why you even want to do this. Please stop

From: JRC
To: Leynes, Jennifer [DEP]
Cc: Marcopul, Kate [DEP]; Baratta, Meghan [DEP]
Subject: [EXTERNAL] Schedler Property in Ridgewood NJ
Date: Wednesday, September 20, 2023 6:26:20 PM

Dear Ms Leynes:

I am a concerned resident living at 645 Terhune Rd in Ridgewood NJ. I recently attended the Ridgewood council meeting where the Schedler property was discussed. I am concerned that the current plans for this property have been expanded without concern for the health and well-being of the local community as well as for the children who will ultimately utilize this space. It is clear that the historic value of this property and surrounding area which will be disturbed by a large playing field which will minimize room for other areas that could be used by younger children and residents that are not directly involved with soccer, baseball or other sports. In addition, the proposed use of artificial turf is a hazard not only to the environment and the surrounding property, but also endangers the children that will utilize this field. Recently professional sports authorities have banned the use of artificial turf as being unsafe and dangerous to the athletes that utilize these fields. High profile athletes have also spoken stating their concerns and adding support for replacing such fields with natural turf based on their personal experiences.

The Ridgewood council suggests that they need more fields since the other fields with real turf are not being maintained. Why are they not being maintained? They are spending and have already spent millions of dollars toward the Schedler plans. If that money would have been better managed those “unmaintained” fields would be in better condition and “the need” for yet another field might not be necessary. I am vehemently opposed to using artificial turf in any field where children and the community at large can be exposed to toxins and the dangers of an unsafe playing surface for our children who utilize this field.

I am hoping that further review will allow at least a compromise where our history can be preserved and a smaller safer field can be built.

Thank you

Joseph Calaceto

From: Brianna Rojao
To: Leynes, Jennifer [DEP]
Subject: [EXTERNAL] Schedler plans
Date: Thursday, September 21, 2023 12:23:38 PM

Good afternoon Jennifer,

This is Brianna Rojao, a resident in Ridgewood New Jersey and I am contacting you to let you know that I object the Schedler Plans.

Thank you for your time.

Get Outlook for iOS

From: Marcopul, Kate [DEP]
To: Leynes, Jennifer [DEP]
Cc: Baratta, Meghan [DEP]
Subject: FW: [EXTERNAL] Schedler sport complex - village of Ridgewood proposed plans
Date: Monday, September 25, 2023 8:55:26 AM

Hi Jennifer,

Would you please include this email in the project file?

Thank you,
Kate

-----Original Message-----
From: bettylew[redacted] <[redacted]>
Sent: Saturday, September 23, 2023 8:50 PM
To: Marcopul, Kate [DEP] <Kate.Marcopul@dep.nj.gov>
Subject: [EXTERNAL] Schedler sport complex - village of Ridgewood proposed plans

I'm writing to you to voice my opposition to the large multi purpose sports field that the Ridgewood council is proposing to build on the Schedler property. The proposal will eliminate most of the trees and take up a large portion of the land parcel which was originally designated as a community park with a walking path and nature walk. The expanded sports field will eliminate much of the natural park like features and will also be dangerously close to the historic Schedler house and the possible cutting of a 236 year old sugar maple that is near the house (deemed the largest sugar maple in Bergen county)

The proposal also includes Astro turf for the sports field which many health organizations have voicalized health concerns for chemical runoffs and possible health and safety hazards. I'm also concerned about water runoffs during heavy rains as Astro turf and clear cutting of trees would make the land vulnerable to flooding. Astro turf will not have the same absorption and may cause homes in the area to flood more.

The large field will draw much more activity and traffic congestion in our narrow streets of west saddle river road destroying the sanctuary of the historic house.

Please consider that the historic house should have surroundings that match the importance of this house and that preserving the nature around the building is as important as preserving the house in this historic property.

I hope you will consider my opinion and reject the proposed plans.

Best regards
Betty Lew

Sent from my iPhone

From: Jill Dandorph
To: Leynes, Jennifer [DEP]
Subject: [EXTERNAL] Shedler sports complex- Village of Ridgewood proposed plan
Date: Monday, September 25, 2023 2:47:47 PM

Dear Jennifer,

I am writing today to add my voice to the opposition of a large, multi purpose sports field being proposed by the Ridgewood Village Council. It is to be built on the property that abuts the historic Shedler house and includes the destruction of many of the areas natural
surroundings, as well as the sanctuary of the historic home. This expanded sports field was not originally proposed, and would eliminate not only the natural park-like features that encompass the house, but call for the possible cutting of most of the trees on the surrounding land parcel, to include a 236 year old sugar maple that is near the house (deemed the largest sugar maple in Bergen County). The proposal also includes installation of Astro turf for the sports field, which many health organizations voice concerns for chemical runoffs and possible health and safety hazards. It might very well cause water runoffs during heavy rains, as Astro turf and clear cutting of trees would make the land more vulnerable to flooding.

In addition, the large field will draw much more activity and traffic congestion in our very narrow streets- very different than the originally designated community park with a walking path and nature walk- a welcome park for the neighborhood surrounding the historic Shedler House.

It is our hope that the historic Shedler house has surroundings that match its importance and that preserving the nature around the building is as important as preserving the house in this historic property.

Please consider my opinion and reject the proposed plan for this extended field and destruction of this beautiful property.

Regards,
Jill Dandorph
Ridgewood Resident

From: Betyt Lew
To: Leynes, Jennifer [DEP]
Subject: Re: [EXTERNAL] Schedler sports complex - village of Ridgewood proposed plan
Date: Monday, September 25, 2023 11:27:51 AM

Dear Ms Leynes,

Thank you for your consideration and for the link to additional information on the ongoing process.
I'm hoping that once the completed application is submitted, it will be evident that the proposed full size field with artificial turf will not be in the best interest of this historic property.

Best regards;
Betty Lew

> On Sep 25, 2023, at 9:18 AM, Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov> wrote:
>
> Ms. Lew,
>
> Thank you for your correspondence. Because the Zabriskie-Schedler House is municipally owned and listed on the NJ Register of Historic Places, the Village must receive prior authorization from the Historic Preservation Office (HPO) for any undertaking that may affect the historic property pursuant to the NJ Register of Historic Places Act (NJRHPA). In order to receive authorization, the Village must submit an application for project authorization to our office. The HPO has been in communication with the Village, and they are aware of the need to submit an application to our office for the proposed park development.
>
> Undertakings with the potential to affect properties listed on the NJ Register of Historic Places are evaluated in accordance with the Secretary of the Interior's Standards for Rehabilitation (Standards). Pursuant to N.J.A.C. 7:4-7.4(a), projects that do not meet the Standards are encroachments under the NJRHPA and are referred to the New Jersey Historic Sites Council (Council) for their review and approval. The Council's meetings are open to the public. An explanation of the New Jersey Register review process can be found on our website:
>
> https://www.nj.gov/dep/hpo/2protection/njrrevew.htm.
>
> To date, the HPO has not received a technically complete application with the proposed plans for review. We will add your correspondence to the project file for future reference.
>
> Thank you for your interest in preserving New Jersey's historic properties.
>
> Sincerely,
>
> Jennifer B. Leynes, M.H.P.
> Program Specialist 2
> NJ Historic Preservation Office
>
> **NOTICE TO FEDERAL HISTORIC REHABILITATION TAX CREDIT PROGRAM APPLICANTS: The National Park Service is no longer accepting paper submissions. INSTRUCTIONS FOR SUBMITTING ELECTRONIC APPLICATIONS TO THE NJHPO ARE AVAILABLE ON OUR WEBSITE: https://nj.gov/dep/hpo/3preserve/itc.htm.**
>
>
> -----Original Message-----
> From: bettylew [redacted] <[redacted]>
> Sent: Saturday, September 23, 2023 8:49 PM

> To: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>
> Subject: [EXTERNAL] Schedler sports complex - village of Ridgewood proposed plan
>
> Dear Jennifer,
>
> I'm writing to you to voice my opposition to the large multi purpose sports field that the Ridgewood council is proposing to build on the Schedler property. The proposal will eliminate most of the trees and take up a large portion of the land parcel which was originally designated as a community park with a walking path and nature walk. The expanded sports field will eliminate much of the natural park like features and will also be dangerously close to the historic Schedler house and the possible cutting of a 236 year old sugar maple that is near the house (deemed the largest sugar maple in Bergen county)
>
> The proposal also includes Astro turf for the sports field which many health organizations have voicalized health concerns for chemical runoffs and possible health and safety hazards. I'm also concerned about water runoffs during heavy rains as Astro turf and clear cutting of trees would make the land vulnerable to flooding. Astro turf will not have the same absorption and may cause homes in the area to flood more.
>
> The large field will draw much more activity and traffic congestion in our narrow streets of west saddle river road destroying the sanctuary of the historic house.
>
> Please consider that the historic house should have surroundings that match the importance of this house and that preserving the nature around the building is as important as preserving the house in this historic property.
>
> I hope you will consider my opinion and reject the proposed plans.
>
> Best regards
> Betty Lew
> Ridgewood resident
> Sent from my iPhone

From:	Jacqueline Hone
To:	pperron@ridgewoodnj.net; Keith Kazmark
Cc:	Reynolds Lorraine; Leynes, Jennifer [DEP]; Gold, Elaine; Maresca, Vincent [DEP]; Tingey, Andrea [DEP]; Eicher, Thomas (LPS); SCHEDLER Friends; Marcopul, Kate [DEP]; DLGS [DCA]
Subject:	[EXTERNAL] Fwd: URGENT-Peter Primavera per your request
Date:	Wednesday, July 26, 2023 11:03:39 PM

RE: Bergen County, Ridgewood Village
Zabriskie-Schedler House Park Development
NEGLECT OF DUTY

Village of Ridgewood Deputy Mayor:
The Village Manager, Mr. Kazmark, is included in this email to draw attention to the following for scrutiny:
1) The Council Majority and former Village Manager disregarded the information provided in the email/links below. Ultimately ignoring pertinent information, without an RFP or equal hiring, a contract was awarded to Peter Primavera Partners LLC. In addition to the discrepancies below, there is new alarming development.

2) Documents obtained through an OPRA request (6 days ago), and direct verification with the Department of Treasury and IRS, show the Business Registration Certificate and W9 submitted by Peter Primavera for Peter Primavera Partners LLC are inconsistent and/or nonexistent with State and Federal records.
As a result, it appears the Village of Ridgewood entered into a contract with inaccurate information and without proper verification.

1. EIN# listed/provided is NOT registered to Peter Primavera Partners LLC.
2. W9: Address is misspelled neither registered to business
3. Business Registration provided does not match the EIN provided

3) Now the so-called “work” is complete, payment is due, and the Village of Ridgewood is proposing to enter into a second contract with this entity. From an accounting/audit perspective and lawful tax practices, how is the Village of Ridgewood issuing payment to this entity and under what EIN number?

Timeline: Contract was signed 6/28/23. Attempt to award second contract 7/12/23-Resolution 23-248 (two weeks later). Via OPRA, I was told there are no documents responsive to invoices submitted or paid related to this contract. We know the services aren’t pro-bono, so what exactly is going on here?

4) Also, residents were never given an explanation as to why the hiring of Peter Primavera Partners LLC was initially kept from the public, as a closed session matter, under the guise that he was an Attorney. Was the title and credentials of Attorney given by Mr. Primavera or a Village of Ridgewood officer? Taxpayer funds were misused to publish public notices with this misinformation.

5) Does the hiring of this contractor need approval, or at the very least consultation with

Bergen County and NJ State Historic Preservation Office to validate credentials and assess effects of what is being proposed on this Historic Site?

Mr. Kazmark, please carefully review the information and links provided. Why is the Village of Ridgewood giving the appearance to be aiding and abetting Peter Primavera Partners LLC? What disciplinary actions will be taken to rectify this wrong?

Please end both the malfeasance and misfeasance eroding the public trust in Village governance. Residents are available to further explain the information and links provided.

Regards,
Jackie Hone

Begin forwarded message:

From: J H <[redacted]>
Date: April 12, 2023 at 4:49:04 PM EDT
To: pperron@ridgewoodnj.net
Cc: Siobhan Winograd <swinograd@ridgewoodnj.net>, Reynolds Lorraine <lreynolds@ridgewoodnj.net>, eweitz@ridgewoodnj.net, Heather Mailander <hmailander@ridgewoodnj.net>, jennifer.leynes@dep.nj.gov, egold@co.bergen.nj.us, Vincent.Maresca@dep.nj.gov, andrea.tingey@dep.nj.gov, Thomas.Eicher@njoag.gov, SCHEDLER Friends <schedlerfriends@gmail.com>
Subject: URGENT-Peter Primavera per your request

Dear Deputy Mayor:

As you instructed and requested, below, the residents provide incriminating evidence pertaining to Peter Primavera. Additionally, please find questionable involvement of Mayor Paul Vagianos related to the same (here).

Peter Primavera presented to the Council and public, false and misleading statements and claims, with the intent to gain a contract/financial award.

Enclosed in this email are correspondences from notable, credible experts that were referenced during the April 3 public session that run counter to his public claims and background. These materials include:

- **Jordan E. Tannenbaum, Chief Development Officer of the U.S. Holocaust Memorial Museum:** did not vouch for Peter's "ability to do this work." He was not provided the scope of work nor any details about the project. He was very clear that his comments about Mr. Primavera's qualifications related to work he did with him over two decades ago and recommended that the Village might want to contact the NJ State

Historic Preservation Officer for more current information (his email is here) and he confirmed he's not on Peter's National Landmarks Alliance board despite Peter listing him as a board member.

- **Dr. Flavia Alaya is also listed on the board of the National Landmarks Alliance.** Dr. Alaya said, "[...] the page is certainly suspect, if not fictional." Her email is here.
- Additional **correspondence from expert historical organizations** that dispute Peter's narrative here.
- A **2021 lawsuit against Peter Primavera's work** is here.
- **Middlesex County Prosecutor's Office Summons** and additional materials on Peter Primavera here.

Additionally, it appears Peter Primavera has arrest and warrant records within 10 New Jersey Jurisdictions, multiple in some jurisdictions.

- Green Brook
- Fanwood
- Branchburg
- Watchung
- Atlantic Highlands
- Clark
- East Orange
- Newark
- Somerset County Sheriff's Office
- Middlesex County Prosecutor's Office

There are also numerous discrepancies of his education and more of his experience. Peter Primavera was NOT properly vetted by Village of Ridgewood, there was no RFP process and hiring practice/protocol was not followed. At this point, the burden of proof should no longer be imposed upon residents, the Village of Ridgewood HR Dept. should assume this role.

As such, Resolution 23-149 Award Contract Cultural Resource Management and Historic Preservation Specialist should be removed from the agenda. Proper hiring practices, and Request for Proposal (RFP), before awarding a contract of such an important Historical matter is imperative. It is also understood to be a requirement by the State and US Secretary of the Interior for professionals working on historic registry listed projects.

Thank you for your immediate attention to both matters.

From:	Kristina Weise
To:	Leynes, Jennifer [DEP]; Baratta, Meghan [DEP]; Maresca, Vincent [DEP]; Gold, Elaine
Cc:	Keith Kazmark; SCHEDLER Friends; Eleanor Gruber
Subject:	[EXTERNAL] Please Review: Richard Grubb & Associates at Schedler today (10.10.23 @ 1:45 pm)
Date:	Tuesday, October 10, 2023 2:20:29 PM

Hi Ms. Leynes, Ms. Baratta, Mr. Maresca, Ms. Gold,

I have Keith on copy for visibility.

Today at 1:45 pm ET, after hearing from concerned neighbors, a few residents visited Schedler and spoke with two employees from Richard Grubb & Associates, who mentioned an archaeological survey was being conducted "just around the house" today. When asked for more specifics, they said their task is 20 meters from the house.

Is there a scope for this project? Can someone confirm that the historic property will get an archeological survey and not just the land 20 meters from the house? I assume both the Village and SHPO (and NJDEP's other departments) are in lockstep together and provide courtesy heads up on this, and all activity, but residents would like confirmation.

Richard Grubb & Associates seemed to be examining soil on the driveway when we stopped by. And residents remain anxious and worried about any soil disruption given the potential soil contamination issues that still remain unresolved as of today.

Thank you for your time and efforts to provide information to concerned residents.

Best,
Kristina Milian

[West Saddle River Rd]

March __5__, 2023

The Village of Ridgewood
131 N Maple Avenue
Ridgewood, New Jersey 07450
Attention:
Mayor Paul Vagianos (pvagianos@ridgewoodnj.net)
Deputy Mayor Pamela Perron (pperron@ridgewoodnj.net)
Council Member Lorraine Reynolds (lreynolds@ridgewoodnj.net)
Council Member Evan Weitz (eweitz@ridgewoodnj.net)
Council Member Siobhan Winograd (swinograd@ridgewoodnj.net)

New Jersey State Historic Preservation Office
501 Station Plaza
Building 5-4th Floor
Trenton, New Jersey 08625-0420
Attention: Ms. Jennifer Leynes (Jennifer.leynes@dep.nj.gov)

cc: Friends of Schedler (schedlerfriends@gmail.com)

RE: **DO NOT DISHONOR THE HISTORIC SCHEDLER PROPERTY WITH A FULL SIZED TURF FIELD**

Dear All:

I am writing to urge the Ridgewood Village Council and the New Jersey State Historic Preservation Office (SHPO) to honor the historic significance of the Schedler property in Ridgewood.

A full-sized turf sports field on the property would encroach on the historic home and change the entire nature and character of the property. The addition of the full-sized turf field (that could be used for soccer, lacrosse, football and baseball), would introduce netting and other obstructions to the historic home, as well as the risk of balls damaging the house and property.

Please give this property the dignity it deserves as the home of Revolutionary War activities and one of the last remaining 1820s Dutch wood frame houses in Bergen County.

I urge you to save our history! Do not be dishonored Schedler's historic value with over-development by a full-sized turf field.

Sincerely,

__Elena Luddy_____
[Type Name]

[West Saddle River Rd]

March _5___, 2023

The Village of Ridgewood
131 N Maple Avenue
Ridgewood, New Jersey 07450
Attention:
Mayor Paul Vagianos (pvagianos@ridgewoodnj.net)
Deputy Mayor Pamela Perron (pperron@ridgewoodnj.net)
Council Member Lorraine Reynolds (lreynolds@ridgewoodnj.net)
Council Member Evan Weitz (eweitz@ridgewoodnj.net)
Council Member Siobhan Winograd (swinograd@ridgewoodnj.net)

New Jersey State Historic Preservation Office
501 Station Plaza
Building 5-4th Floor
Trenton, New Jersey 08625-0420
Attention: Ms. Jennifer Leynes (Jennifer.leynes@dep.nj.gov)

cc: Friends of Schedler (schedlerfriends@gmail.com)

RE: **DO NOT DISHONOR THE HISTORIC SCHEDLER PROPERTY WITH A FULL SIZED TURF FIELD**

Dear All:

I am writing to urge the Ridgewood Village Council and the New Jersey State Historic Preservation Office (SHPO) to honor the historic significance of the Schedler property in Ridgewood. Specifically, I am requesting that the Council refrain from placing a full-sized turf sports field on the property, which would encroach on the historic home. The addition of the full-sized turf field (that could be used for soccer, lacrosse, football and baseball), would introduce netting and other obstructions to the historic home, as well as the risk of balls damaging the house and property. Such a field would change the entire nature and character of the property.

Schedler is the location of Revolutionary War activities and is the home to one of the last remaining 1820s Dutch wood frame houses in Bergen County. This is an important part of our history and should not be dishonored with over-development by a full-sized turf field.

Sincerely,

___Joe Luddy_____
[Type Name]

Renitsky, David [DEP]

From: Jacqueline Hone <[redacted]>
Sent: Wednesday, July 26, 2023 11:03 PM
To: pperron@ridgewoodnj.net; Keith Kazmark
Cc: Reynolds Lorraine; Leynes, Jennifer [DEP]; Gold, Elaine; Maresca, Vincent [DEP]; Tingey, Andrea [DEP]; Eicher, Thomas (LPS); SCHEDLER Friends; Marcopul, Kate [DEP]; DLGS [DCA]
Subject: [EXTERNAL] Fwd: URGENT-Peter Primavera per your request

RE: Bergen County, Ridgewood Village
Zabriskie-Schedler House Park Development
NEGLECT OF DUTY

Village of Ridgewood Deputy Mayor:
The Village Manager, Mr. Kazmark, is included in this email to draw attention to the following for scrutiny:
1) The Council Majority and former Village Manager disregarded the information provided in the email/links below. Ultimately ignoring pertinent information, without an RFP or equal hiring, a contract was awarded to Peter Primavera Partners LLC. In addition to the discrepancies below, there is new alarming development.

2) Documents obtained through an OPRA request (6 days ago), and direct verification with the Department of Treasury and IRS, show the Business Registration Certificate and W9 submitted by Peter Primavera for Peter Primavera Partners LLC are inconsistent and/or nonexistent with State and Federal records.
As a result, it appears the Village of Ridgewood entered into a contract with inaccurate information and without proper verification.

1. EIN# listed/provided is NOT registered to Peter Primavera Partners LLC.
2. W9: Address is misspelled neither registered to business
3. Business Registration provided does not match the EIN provided

3) Now the so-called "work" is complete, payment is due, and the Village of Ridgewood is proposing to enter into a second contract with this entity. From an accounting/audit perspective and lawful tax practices, how is the Village of Ridgewood issuing payment to this entity and under what EIN number?

Timeline: Contract was signed 6/28/23. Attempt to award second contract 7/12/23-Resolution 23-248 (two weeks later). Via OPRA, I was told there are no documents responsive to invoices submitted or paid related to this contract. We know the services aren't pro-bono, so what exactly is going on here?
4) Also, residents were never given an explanation as to why the hiring of Peter Primavera Partners LLC was initially kept from the public, as a closed session matter, under the guise that he was an Attorney. Was the title and credentials of Attorney given by Mr. Primavera or a Village of Ridgewood officer? Taxpayer funds were misused to publish public notices with this misinformation.

5) Does the hiring of this contractor need approval, or at the very least consultation with Bergen County and NJ State Historic Preservation Office to validate credentials and assess effects of what is being proposed on this Historic Site?

Mr. Kazmark, please carefully review the information and links provided. Why is the Village of Ridgewood giving the appearance to be aiding and abetting Peter Primavera Partners LLC? What disciplinary actions will be taken to rectify this wrong?

Please end both the malfeasance and misfeasance eroding the public trust in Village governance. Residents are available to further explain the information and links provided.

Regards,
Jackie Hone

Begin forwarded message:

From: J H <[redacted]>
Date: April 12, 2023 at 4:49:04 PM EDT
To: pperron@ridgewoodnj.net
Cc: Siobhan Winograd <swinograd@ridgewoodnj.net>, Reynolds Lorraine <lreynolds@ridgewoodnj.net>, eweitz@ridgewoodnj.net, Heather Mailander <hmailander@ridgewoodnj.net>, jennifer.leynes@dep.nj.gov, egold@co.bergen.nj.us, Vincent.Maresca@dep.nj.gov, andrea.tingey@dep.nj.gov, Thomas.Eicher@njoag.gov, SCHEDLER Friends <schedlerfriends@gmail.com>
Subject: URGENT-Peter Primavera per your request

Dear Deputy Mayor:

As you instructed and requested, below, the residents provide incriminating evidence pertaining to Peter Primavera. Additionally, please find questionable involvement of Mayor Paul Vagianos related to the same (here).

Peter Primavera presented to the Council and public, false and misleading statements and claims, with the intent to gain a contract/financial award.

Enclosed in this email are correspondences from notable, credible experts that were referenced during the April 3 public session that run counter to his public claims and background. These materials include:

- **Jordan E. Tannenbaum, Chief Development Officer of the U.S. Holocaust Memorial Museum:** did not vouch for Peter's "ability to do this work." He was not provided the scope of work nor any details about the project. He was very clear that his comments about Mr. Primavera's qualifications related to work he did with him over two decades ago and recommended that the Village might want to contact the NJ State Historic Preservation Officer for more current information (his email is here) and he confirmed he's not on Peter's National Landmarks Alliance board despite Peter listing him as a board member.
- **Dr. Flavia Alaya is also listed on the board of the National Landmarks Alliance.** Dr. Alaya said, "[...] the page is certainly suspect, if not fictional." Her email is here.
- Additional **correspondence from expert historical organizations** that dispute Peter's narrative here.
- A **2021 lawsuit against Peter Primavera's work** is here.
- **Middlesex County Prosecutor's Office Summons** and additional materials on Peter Primavera here.

Additionally, it appears Peter Primavera has arrest and warrant records within 10 New Jersey Jurisdictions, multiple in some jurisdictions.

- Green Brook

- Fanwood
- Branchburg
- Watchung
- Atlantic Highlands
- Clark
- East Orange
- Newark
- Somerset County Sheriff's Office
- Middlesex County Prosecutor's Office

There are also numerous discrepancies of his education and more of his experience. Peter Primavera was NOT properly vetted by Village of Ridgewood, there was no RFP process and hiring practice/protocol was not followed. At this point, the burden of proof should no longer be imposed upon residents, the Village of Ridgewood HR Dept. should assume this role.

As such, Resolution 23-149 Award Contract Cultural Resource Management and Historic Preservation Specialist should be removed from the agenda. Proper hiring practices, and Request for Proposal (RFP), before awarding a contract of such an important Historical matter is imperative. It is also understood to be a requirement by the State and US Secretary of the Interior for professionals working on historic registry listed projects.

Thank you for your immediate attention to both matters.

Renitsky, David [DEP]

From: Kristina Weise <[redacted]>
Sent: Tuesday, October 10, 2023 2:20 PM
To: Leynes, Jennifer [DEP]; Baratta, Meghan [DEP]; Maresca, Vincent [DEP]; Gold, Elaine
Cc: Keith Kazmark; SCHEDLER Friends; Eleanor Gruber
Subject: [EXTERNAL] Please Review: Richard Grubb & Associates at Schedler today (10.10.23 @ 1:45 pm)

Hi Ms. Leynes, Ms. Baratta, Mr. Maresca, Ms. Gold,

I have Keith on copy for visibility.

Today at 1:45 pm ET, after hearing from concerned neighbors, a few residents visited Schedler and spoke with two employees from Richard Grubb & Associates, who mentioned an archaeological survey was being conducted "just around the house" today. When asked for more specifics, they said their task is 20 meters from the house.

Is there a scope for this project? Can someone confirm that the historic property will get an archeological survey and not just the land 20 meters from the house? I assume both the Village and SHPO (and NJDEP's other departments) are in lockstep together and provide courtesy heads up on this, and all activity, but residents would like confirmation.

Richard Grubb & Associates seemed to be examining soil on the driveway when we stopped by. And residents remain anxious and worried about any soil disruption given the potential soil contamination issues that still remain unresolved as of today.

Thank you for your time and efforts to provide information to concerned residents.

Best,
Kristina Milian

Renitsky, David [DEP]

From: Kristina Weise <[redacted]>
Sent: Tuesday, October 10, 2023 2:58 PM
To: Keith Kazmark
Cc: Baratta, Meghan [DEP]; Eleanor Gruber; Gold, Elaine; Leynes, Jennifer [DEP]; Maresca, Vincent [DEP]; SCHEDLER Friends
Subject: [EXTERNAL] Re: Please Review: Richard Grubb & Associates at Schedler today (10.10.23 @ 1:45 pm)

Thank you. Residents are aware of the contract and will OPRA for more details.

But you mentioned below an "archeological study on the property." Today, the associates from this firm confirmed they were only looking at the 20 meters from the house, which excludes acres of historic land.

Can you or SHPO clarify the scope of this project?

On Tue, Oct 10, 2023 at 2:50 PM Keith Kazmark <kkazmark@ridgewoodnj.net> wrote:

> Richard Grubb & Associates, a full-service cultural research management firm, based out of Cranbury, NJ, was awarded a contract by the Ridgewood Village Council at the September 13, 2023 Council meeting, to perform an archeological study on the property, which was requested by many residents in the neighborhood and would accompany a future SHPO application.
>
> Should any member of the public wish to review the proposal from Richard Grubb & Associates they are free to OPRA request the document through the Village Clerk's Office.
>
> I hope this clarifies the matter.
>
> Best Regards,
>
> Keith
>
> **Keith Kazmark**
>
> **Village Manager**
>
> Village of Ridgewood

131 N. Maple Avenue

Ridgewood, NJ 07450

Office: 201-670-5500 ext. 2202

Fax: 201-652-2318

Cell: [redacted]

kkazmark@ridgewoodnj.net

From: Kristina Weise <[redacted]>
Sent: Tuesday, October 10, 2023 2:20 PM
To: Leynes, Jennifer [DEP] <Jennifer.leynes@dep.nj.gov>; Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>; Maresca, Vincent [DEP] <Vincent.Maresca@dep.nj.gov>; Gold, Elaine <Egold@co.bergen.nj.us>
Cc: Keith Kazmark <kkazmark@ridgewoodnj.net>; SCHEDLER Friends <schedlerfriends@gmail.com>; Eleanor Gruber <mandegruber@gmail.com>
Subject: Please Review: Richard Grubb & Associates at Schedler today (10.10.23 @ 1:45 pm)

Hi Ms. Leynes, Ms. Baratta, Mr. Maresca, Ms. Gold,

I have Keith on copy for visibility.

Today at 1:45 pm ET, after hearing from concerned neighbors, a few residents visited Schedler and spoke with two employees from Richard Grubb & Associates, who mentioned an archaeological survey was being conducted "just around the house" today. When asked for more specifics, they said their task is 20 meters from the house.

Is there a scope for this project? Can someone confirm that the historic property will get an archeological survey and not just the land 20 meters from the house? I assume both the Village and SHPO (and NJDEP's other departments) are in lockstep together and provide courtesy heads up on this, and all activity, but residents would like confirmation.

Richard Grubb & Associates seemed to be examining soil on the driveway when we stopped by. And residents remain anxious and worried about any soil disruption given the potential soil contamination issues that still remain unresolved as of today.

Thank you for your time and efforts to provide information to concerned residents.

Best,

Kristina Milian

Notice: You are advised that copies of correspondence, including e-mail correspondence and attachments, between the public and the Village of Ridgewood are obtainable by any person filing a request under the Open Public Records Act (OPRA) unless subject to a specific OPRA exception. There should be no expectation that the content of emails exchanged between the public and municipal officials and employees will remain private.

Renitsky, David [DEP]

From: Farrell, Thomas [DEP] <Thomas.Farrell@dep.nj.gov>
Sent: Tuesday, October 10, 2023 2:56 PM
To: Kristina Weise; Lugo, Gina [DEP]; Ongaro, David [DEP]; Hastry, Mike [DEP]; Marcopul, Kate [DEP]; Gomez, Robert [DEP]; Sanchez, Martin [DEP]; Hanley-Tagliaferri, Paula [DEP]
Cc: Leynes, Jennifer [DEP]; Maresca, Vincent [DEP]; Baratta, Meghan [DEP]
Subject: RE: [EXTERNAL] Fwd: Please Review: Richard Grubb & Associates at Schedler today (10.10.23 @ 1:45 pm)

Good Afternoon Ms. Weise,

An archaeological survey is necessary in order to apply to the Historic Preservation Office for prospective development. Having served on such surveys in the past, I am aware that extreme care is necessary to ensure that only native materials are being carefully and methodically screened for artifacts in a manner that allows the precise locations where any artifacts were found to be determined. The Bureau of Solid Waste Compliance & Enforcement has already completed a field visit and collected various photographs documenting the conditions of the site prior to the archaeological survey.

As previously communicated, my office is in the midst of investigating the alleged solid waste violations at this site. The findings of such investigation will be available to the public once completed.

Regards,

Tom Farrell, Chief,
Bureau of Solid Waste Compliance & Enforcement

From: Kristina Weise <[redacted]>
Sent: Tuesday, October 10, 2023 2:27 PM
To: Farrell, Thomas [DEP] <Thomas.Farrell@dep.nj.gov>; Lugo, Gina [DEP] <Gina.Lugo@dep.nj.gov>; Ongaro, David [DEP] <David.Ongaro@dep.nj.gov>; Hastry, Mike [DEP] <Mike.Hastry@dep.nj.gov>; Marcopul, Kate [DEP] <Kate.Marcopul@dep.nj.gov>; Gomez, Robert [DEP] <Robert.Gomez@dep.nj.gov>; Sanchez, Martin [DEP] <Martin.Sanchez@dep.nj.gov>; Hanley-Tagliaferri, Paula [DEP] <Paula.Hanley-Tagliaferri@dep.nj.gov>
Cc: Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>; Maresca, Vincent [DEP] <Vincent.Maresca@dep.nj.gov>; Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>
Subject: [EXTERNAL] Fwd: Please Review: Richard Grubb & Associates at Schedler today (10.10.23 @ 1:45 pm)

Hi Mr. Farrell,

Please see below.

Is your office in contact with the Ridgewood Village Manager on the archaeological survey that is currently being conducted today at Schedler? I am hoping yes, but concerned residents would like confirmation please.

Thank you for your assistance.

Best,
Kristina

---------- Forwarded message ---------
From: **Kristina Weise** <[redacted]>
Date: Tue, Oct 10, 2023 at 2:20 PM
Subject: Please Review: Richard Grubb & Associates at Schedler today (10.10.23 @ 1:45 pm)
To: Leynes, Jennifer [DEP] <Jennifer.leynes@dep.nj.gov>, Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>, Maresca, Vincent [DEP] <Vincent.Maresca@dep.nj.gov>, Gold, Elaine <Egold@co.bergen.nj.us>
Cc: Keith Kazmark <kkazmark@ridgewoodnj.net>, SCHEDLER Friends <schedlerfriends@gmail.com>, Eleanor Gruber <mandegruber@gmail.com>

Hi Ms. Leynes, Ms. Baratta, Mr. Maresca, Ms. Gold,

I have Keith on copy for visibility.

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Richard Grubb & Associates seemed to be examining soil on the driveway when we stopped by. And residents remain anxious and worried about any soil disruption given the potential soil contamination issues that still remain unresolved as of today.

Thank you for your time and efforts to provide information to concerned residents.

Best,
Kristina Milian

Renitsky, David [DEP]

From: Kristina Weise <[redacted]>
Sent: Wednesday, October 4, 2023 11:19 AM
To: Baratta, Meghan [DEP]; Maresca, Vincent [DEP]
Cc: Leynes, Jennifer [DEP]; Rohan & Frettra DeSilva; Jackie Hone; cyndi ok
Subject: [EXTERNAL] For Review - Schedler in Ridgewood Fwd: Allegations of receipt of questionable fill materials - 460 W. Saddle River Rd. Ridgewood

Hi Ms. Baratta, Mr. Maresca,

Thank you for your time yesterday. Ms. Leynes is on the original email chain with Ridgewood Village Manager regarding the potential soil dumping at the historic Schedler property so hoping she forwarded you it (or if for some reason you cannot forward emails internally, I am happy to do so). We wanted you to have the email from Mr. Thomas Farrell concerning the "free soil" claims in Ridgewood's public records regarding the soil that is now sitting throughout the historic Schedler property.

As discussed, if you could please make sure this is included in any Schedler files and/or future SHPO resolutions that would be greatly appreciated. And if you could also flag the below to your Office of Permanent Coordination (I believe that is what was mentioned yesterday by Vincent, but I apologize if I have the name wrong) that would be extremely helpful and reassuring to residents that everyone at NJDEP is aligned on this project.

Would you please confirm receipt of this email at your earliest convenience? Thank you again.

Best,
Kristina

---------- Forwarded message ---------
From: **Farrell, Thomas [DEP]** <Thomas.Farrell@dep.nj.gov>
Date: Wed, Sep 20, 2023 at 5:25 PM
Subject: Allegations of receipt of questionable fill materials - 460 W. Saddle River Rd. Ridgewood
To: kweise[redacted] <[redacted]>
Cc: Lugo, Gina [DEP] <Gina.Lugo@dep.nj.gov>, Ongaro, David [DEP] <David.Ongaro@dep.nj.gov>, Hastry, Mike [DEP] <Mike.Hastry@dep.nj.gov>, Marcopul, Kate [DEP] <Kate.Marcopul@dep.nj.gov>, Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>, Gomez, Robert [DEP] <Robert.Gomez@dep.nj.gov>, Sanchez, Martin [DEP] <Martin.Sanchez@dep.nj.gov>, Hanley-Tagliaferri, Paula [DEP] <Paula.Hanley-Tagliaferri@dep.nj.gov>

Good Afternoon Ms. Milian,

Your email from this morning was forwarded to my attention this afternoon as my email address was not correctly noted. I have left a voice mail and sent an email late this afternoon to the Ridgewood Village Manager regarding the allegations stated in your email. After I have received further information, my office will conduct an investigation and respond to wherever the facts take us. Once our investigation is completed, I will advise you when public records on same will be available.

Regards,

Tom Farrell, Chief

Bureau of Solid Waste Compliance and Enforcement

thomas.farrell@dep.nj.gov

Renitsky, David [DEP]

From: Kristina Weise <[redacted]>
Sent: Wednesday, October 4, 2023 2:33 PM
To: Leynes, Jennifer [DEP]; Maresca, Vincent [DEP]; Baratta, Meghan [DEP]; Gold, Elaine
Cc: Jackie Hone; cyndi ok; Rohan & Frettra DeSilva
Subject: [EXTERNAL] For Review: 2006 Village of Ridgewood Parks, Fields, Facilities and Recreation Master Plan
Attachments: VoR Parks and Facilities 2006-2008 report (1).pdf

Hi Ms. Leynes, SHPO Team, and Ms. Gold,

Attached please find the 2006 Village of Ridgewood Parks, Fields, Facilities and Recreation Master Plan. This was recently discussed on October 2, 2023, during the Ridgewood Board of Education Meeting. The timestamp to hear this discussion where this 17-year old report is referenced is here.

Please review and add the attachment and video to the Schedler file. Regrettably, our town seems to have been flying blindly for years on field needs, usage and overall demand. We need new, updated data for ground truth backed by an outside independent expert.

If I should upload to a Sharepoint drive, please let me know.

Best,
Kristina

Renitsky, David [DEP]

From: Kristina Weise <[redacted]>
Sent: Wednesday, October 4, 2023 11:19 AM
To: Baratta, Meghan [DEP]; Maresca, Vincent [DEP]
Cc: Leynes, Jennifer [DEP]; Rohan & Frettra DeSilva; Jackie Hone; cyndi ok
Subject: [EXTERNAL] For Review - Schedler in Ridgewood Fwd: Allegations of receipt of questionable fill materials - 460 W. Saddle River Rd. Ridgewood

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Date: Wed, Sep 20, 2023 at 5:25 PM
Subject: Allegations of receipt of questionable fill materials - 460 W. Saddle River Rd. Ridgewood
To: kweise31@gmail.com <[redacted]>
Cc: Lugo, Gina [DEP] <Gina.Lugo@dep.nj.gov>, Ongaro, David [DEP] <David.Ongaro@dep.nj.gov>, Hastry, Mike [DEP] <Mike.Hastry@dep.nj.gov>, Marcopul, Kate [DEP] <Kate.Marcopul@dep.nj.gov>, Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>, Gomez, Robert [DEP] <Robert.Gomez@dep.nj.gov>, Sanchez, Martin [DEP] <Martin.Sanchez@dep.nj.gov>, Hanley-Tagliaferri, Paula [DEP] <Paula.Hanley-Tagliaferri@dep.nj.gov>

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Regards,

Tom Farrell, Chief

Bureau of Solid Waste Compliance and Enforcement

thomas.farrell@dep.nj.gov

Patch

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This post was contributed by a community member. The views expressed here are the author's own.

Ridgewood-Glen Rock, NJ | Local News Tip | 1h

Kristina Milian, Neighbor

New Jersey Towns Need to Embrace America250: A Call to Preserve Heritage in the State

As the country prepares for America250, a significant milestone in our nation's history, Ridgewood, New Jersey, stands at a crossroads in its historical preservation efforts. The question arises: Are municipalities in the state embracing this momentous occasion or hoping to ignore it? This weighs heavily on my mind, especially as I witness a travesty unfolding a few houses down from where I reside – at the historic Zabriskie-Schedler house and property.

The Zabriskie-Schedler house is one of the last remaining 1820 Dutch wood frame houses in Bergen County, and it was part of the underdeveloped property of Paramus Reformed Church where General George Washington established his headquarters at various times. The property's undeniable Revolutionary War heritage, supported by meticulous analysis from Hunter Research and historical accounts, calls for its protection as a central part of the 1780 battlefield.

I am deeply concerned and filled with patriotic outrage as Ridgewood's Village Council hires a consultant to attempt to undo the historical declaration of our cherished and historic Schedler property, replacing it with a large artificial turf sports field.

The timing of this plan is particularly startling, especially when juxtaposed with Governor Phil Murphy's recent announcement of a $25 million investment towards New Jersey's Revolutionary War historic sites in preparation for America's Semiquincentennial anniversary. In 2026, we will mark the 250th year of our nation's birth, commemorating the signing of the Declaration of Independence. As we celebrate this important event, it becomes even more critical for us to embrace our history and preserve our heritage

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Governor Murphy rightly highlights New Jersey's contribution to our nation's independence is undeniable. From the hallowed battlefields where the tide of the American Revolution turned to numerous other sites that forged our nation's identity, our state played a crucial role in securing independence. As we welcome hundreds of thousands of visitors from around the world to witness these historic sites during America250, we must ensure that our own local treasures, like the Schedler property, are treated with the respect they deserve.

Countless individuals work tirelessly to preserve their town's history, and their efforts are truly commendable. However, their work cannot be in vain. We must safeguard our legacy and protect the integrity of our community and America's history. We must defend the rich heritage that shapes our communities in New Jersey. Let us unite in preserving our history and embracing America250 with pride and reverence. The future of Ridgewood's historic Schedler property, and the essence of our town's identity, depends on our collective determination to preserve our past for the generations to come. New Jersey should serve as an open classroom for everyone to learn about our state's history.



Thank Reply Share

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Ridgewood-Glen Rock, NJ | Neighbor Post | 4d | Edited

George Witte, Neighbor

New Jersey Monthly features Ridgewood author who writes on New Jersey Transit

ADVERTISEMENT

March 22, 2023

Ridgewood Village Council
131 N Maple Avenue
Ridgewood, NJ 07450

Dear Members of the Ridgewood Village Council,

I am writing in an effort to protect the historical and cultural heritage of Ridgewood, NJ, specifically regarding the historic Zabriskie-Schedler House and property. This site contains one of the last remaining 1820 Dutch wood frame houses in Bergen County and it was part of the underdeveloped property of Paramus Reformed Church, one of New Jersey's unique historic sites where General George Washington established his headquarters during the Revolutionary War.

The Zabriskie-Schedler House, including Block 4704, Lot 10 in its entirety, is listed on the NJ and National Registers of Historic Places (SR 8/14/2019; NR 11/22/2019). Ridgewood is lucky to have such a rare piece of history in the community, a location primed for education about our nation's history and culture. It is this national significance that brought about its inclusion on the National Register and why our organization is moved to speak regarding the site's protection. It is our understanding that any undertaking by the State, county, or municipality that may affect the property requires authorization from the HPO prior to construction under the NJ Register of Historic Places Act (NJRHPA). It has come to our attention that the current Ridgewood Village Council proposals will encroach upon the historic building and property and that destruction to the historic property may already be happening without proper oversight by the council and State. We worry that any future effort to undo the historic declaration of the property so that there might no longer be a requirement for review of these proposals by the State Historic Preservation Office would set a dangerous precedent.

We are concerned about the potential loss of significant historical artifacts at this site and urge the council to reconsider its expanded development plans. In light of the upcoming America250 Anniversary, RevolutionNJ and Governor Phil Murphy's $25 million dollar investment in Revolutionary War history, our hope is that the council can take a more measured and practical approach to development -- like the originally approved plan demonstrated -- that will preserve the town's history for future generations.

We also strongly urge the Ridgewood Village Council to take into consideration the report from Hunter Research that communicates their recommendation for an archaeological survey of the property.

We believe there is room to work together with community members to have a meaningful impact on the future of Ridgewood, NJ, and ensure that its unique history is preserved for generations to come in addition to providing for adequate park space and athletic facilities for Ridgewood's families and residents.

Sincerely,

Timothy D. Leonard
Northeast Program Manager
National Parks Conservation Association

[West Saddle River Rd]

March __5__, 2023

The Village of Ridgewood
131 N Maple Avenue
Ridgewood, New Jersey 07450
Attention:
Mayor Paul Vagianos (pvagianos@ridgewoodnj.net)
Deputy Mayor Pamela Perron (pperron@ridgewoodnj.net)
Council Member Lorraine Reynolds (lreynolds@ridgewoodnj.net)
Council Member Evan Weitz (eweitz@ridgewoodnj.net)
Council Member Siobhan Winograd (swinograd@ridgewoodnj.net)

New Jersey State Historic Preservation Office
501 Station Plaza
Building 5-4th Floor
Trenton, New Jersey 08625-0420
Attention: Ms. Jennifer Leynes (Jennifer.leynes@dep.nj.gov)

cc: Friends of Schedler (schedlerfriends@gmail.com)

RE: **DO NOT DISHONOR THE HISTORIC SCHEDLER PROPERTY WITH A FULL SIZED TURF FIELD**

Dear All:

The Schedler property is a historic property. The dignity of this historic property should not be destroyed by the addition of a full-sized turf field.

After much debate, the Village came to a compromise to add a small (75 x50) field, which would still allow ample space for trees and passive recreation on the property. This type of park would not overshadow or put at risk the historic home.

The addition of the full-sized turf field (that could be used for soccer, lacrosse, football and baseball), would introduce netting and other obstructions to the historic home, as well as the risk of balls damaging the house and property.

Please do not dishonor this significant piece of the history of Ridgewood and New Jersey. Over-development and specifically the addition of a full-sized turf field would encroach on the house and change the Schedler park to simply another recreational field, with the home as an inconvenient distraction to sports activities.

Please save this portion of our history!

Sincerely,

__Valentina Muzicico_____
[Type Name]

APPENDIX 29

Site Topographic Map with 1-foot Contours

NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. A WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
3. NO ATTEMPT SHOULD BE MADE TO PHYSICALLY ESTABLISH THE LOCATION OF BOUNDARY LINES FOR THE PURPOSE OF CONSTRUCTION OF PERMANENT IMPROVEMENTS BY USING OFFSETS OR SCALED DISTANCES HEREON.
4. SURVEY REFERENCE:
   DEED BOOK V-328 PAGE 1574, DEED BOOK V-1017 PAGE 641, DEED BOOK V-1588 PAGE 2242, DEED BOOK 1697 PAGE 482.
5. ONLY COPIES BEARING THE SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TRUE AND VALID COPIES. THE UNAUTHORIZED COPYING AND DISTRIBUTION OF SURVEYS AND MAPS IS A VIOLATION OF FEDERAL COPYRIGHT LAW.
6. ELEVATIONS BASED ON NAVD'88 USING THE NATIONAL GEODEDIC SURVEY ONLINE POSITIONING USER SERVICE OPUS AND OPUS-RS.

N.J.S.P.C.S.

NEW JERSEY STATE HIGHWAY ROUTE 17

FRANKLIN TURNPIKE

WEST SADDLE RIVER ROAD

KINGSBRIDGE LANE (50' WIDE)

TERHUNE ROAD (50' WIDE)

KENWOOD ROAD (50' WIDE)

LOT 9
LANDS N/F AK REALTY LLC
DEED BOOK V-2416 PAGE 1844

LOT 10
LANDS N/F CATJAM LLC
DEED BOOK V-5572 PAGE 603

LOT 11
LANDS N/F 490 RIDGEWOOD LLC
DEED BOOK V-5710 PAGE 1804

LOT 12
LANDS N/F LIVA BUILDING LLC
DEED BOOK V-1482 PAGE 823

LOT 13
LANDS N/F 490 SOUTH ASSOCIATES
DEED BOOK V-2754 PAGE 753

LOT 14
LANDS N/F 657 RIDGEWOOD LLC
DEED BOOK V-1093 PAGE 1067

LOT 15
LANDS N/F MARTICEK
DEED BOOK 8469 PAGE 964

LOT 14
LANDS N/F MARATHE
DEED BOOK V-7623 PAGE 61

LOT 13
LANDS N/F DA SILVA
DEED BOOK 7829 PAGE 792

LOT 8
LANDS N/F GREENE
DEED BOOK 7955 PAGE 661

LOT 12
BLOCK 4704
TAX MAP

LOT 11
BLOCK 4704
TAX MAP

LOT 10
BLOCK 4704
TAX MAP

LOT 9
BLOCK 4704
TAX MAP

296,221.2 SQ. FT.
6.800 ACRES
(EXCLUDING ROADS)

N.J. GEODETIC SURVEY CONTROL MONUMENT
N:784,858.05'
E:604,364.30'
N.J.S.P.C.S. (NAD 83)
U.S. SURVEY FEET

EXISTING PK NAIL
0.4' NW
0.4' NE

N.J. GEODETIC SURVEY CONTROL MONUMENT FND.

EXISTING CAPPED IRON ROD

EXISTING CAPPED IRON ROD

FORMER LOCATION OF IRON PIPE REMOVED BY ADJOINING PROPERTY OWNER

EXISTING CAPPED IRON ROD

FORMER LOCATION OF IRON PIPE REMOVED BY ADJOINING PROPERTY OWNER

R=2864.93'
L=1306.51'

R=2804.93'
L=424.18'
Δ=8°39'53"

CATCH BASIN

CONCRETE CURB (VARIES WIDTH)

GUIDE RAIL

SPLIT RAIL FENCE

GATE

CENTERLINE

(FILED MAP 28 (5))

N 75°37'52" W
12.44'

R=2705.93'
L=211.21'
Δ=3°35'31"

R=10069.16'
L=109.59'
Δ=0°37'23"

N 75°00'49" E
N 76°00'49" E

N 36°11'26" W
4.62'

N 32°18'18" W
105.40'

EDGE OF PAVEMENT

CONTROL BOX

HYDRANT

N 36°31'22" W
347.30'

R=5544.83'
L=645.57'

CURB

CATCH BASIN

R=34.00'
L=87.83'
Δ=148°00'30"
T=118.60'

POLARIS (REF.)
N 71°49'52" W

SHED

ENC. PORCH

A/C UNITS

2½ STORY BUILDING #460

BRICK

FRAME

AREA OF GRANT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF NEW JERSEY FROM CENTERLINE OF WEST SADDLE RIVER ROAD TO SIDELINE OF WEST SADDLE RIVER ROAD (DEED BOOK 1697 PAGE 482)

S 75°37'52" E
417.47'

S 75°37'52" E
11.46'

EXISTING CONCRETE MONUMENT

EXISTING CONCRETE MONUMENT

EXISTING CONCRETE MONUMENT

EXISTING CONCRETE MONUMENT

EXISTING CONCRETE MONUMENT

EXISTING CONCRETE MONUMENT

EXISTING CONCRETE MONUMENT

MAGNAIL SET IN CURB
N:785,348.86'
E:604,569.29'
N.J.S.P.C.S. (NAD 83)
U.S. SURVEY FEET

N:784,907.98'
E:604,613.78'
N.J.S.P.C.S. (NAD 83)
U.S. SURVEY FEET

P.O.B.

S 85°28'08" W
8.50'

475.02'

808.01'

S 04°31'52" E
802.36'

153.35'

32.80'

221.05'

50' WIDE RIGHT OF WAY EASEMENT

REFERENCE

TEL. CO. MH

SAN MH

CATCH BASIN

CURB

SIDEWALK

DRIVEWAY

MAP OF KINGS - GRANT
FILED IN THE BERGEN COUNTY CLERK'S OFFICE AS MAP NUMBER 5937

MAP OF KINGS - GRANT
FILED IN THE BERGEN COUNTY CLERK'S OFFICE AS MAP NUMBER 5937

MAP OF BROOKFIELDS
FILED IN THE BERGEN COUNTY CLERK'S OFFICE AS MAP NUMBER 3962

MAP OF BROOKFIELDS
FILED IN THE BERGEN COUNTY CLERK'S OFFICE AS MAP NUMBER 3962

0' 50' 100' 150'

TOPOGRAPHIC SURVEY LOTS 9, 10, 11 & 12 BLOCK 4704 TAX MAP

PROPERTY OF
VILLAGE OF RIDGEWOOD

VILLAGE OF RIDGEWOOD | BERGEN COUNTY | NEW JERSEY

DATE: 14 NOV. 2023

DANIEL M. DUNN
N.J. PROFESSIONAL LAND SURVEYOR 33098
N.Y. PROFESSIONAL LAND SURVEYOR 049918
N.J. PROFESSIONAL PLANNER 3986

DUNN SURVEYING & MAPPING P.A.
40 EAST PROSPECT STREET
WALDWICK, NEW JERSEY

DRAWN BY:	CHECKED BY:	SCALE:	REVISED:	DRAWING NO.
D.M.D.		1"= 50'		12842

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APPENDIX 30

List of Turf Fields in Union County Parks

Municipality	Football	Soccer	Small-Sided Soccer	Baseball	Softball	Field Hockey	Men's Lacrosse	Women's Lacrosse	Unified Lacrosse	Rugby	Year Constructed	Union County Park
Scotch Plains												Ashbrook Reservation
Kenilworth												Blackbrook Park
Summit												Briant Park
Plainfield/South Plainfield	✓	11v11							✓		2019	Cedar Brook Park (Big Field)
Plainfield/South Plainfield		9v9	✓								2019	Cedar Brook Park (Small Field)
Mountainside/Westfield												Echo Lake Park
												Elizabeth River Parkway
Hillside/Union												Chatfield (Zimmerman)
Hillside/Union												Lightning Brook
Elizabeth												Pruden (Pearl Oval)
Hillside/Union												Salem (Rutgers & Liberty)
Elizabeth/Hillside/Union												Ursino
Hillside/Union												Woodruff (Conant Street)
Clark												Esposito Park
Plainfield/North Plainfield												Green Brook Park
Springfield/Summit												Hidden Valley Park
Springfield												Houdaille Quarry
Union												Kawameeh Park
Cranford/Kenilworth/Westfield												Lenape Park
Rahway		11v11, 9v9							✓	✓	2020	Madison Avenue Park (North)
Rahway		11v11, 9v9							✓	✓	2020	Madison Avenue Park (South)
Elizabeth												Mattano Park
Cranford												Nomahegan Park
Clark/Edison		11v11					✓	✓				Oak Ridge Park
Berkeley Heights/New Providence/Summit												Passaic River Parkway
Berkeley Heights												Snyder Avenue Boat Launch
Summit												Stanley Avenue Park
Union/Elizabeth	✓	11v11							✓		2022	Phil Rizzuto Park
Scotch Plains	✓	11v11							✓		2019	Ponderosa (North Field)
Scotch Plains		11v11, 9v9	✓			✓	✓				2019	Ponderosa (South Field)
Rahway												Rahway River Park
Springfield/Cranford/Clark/Rahway												Rahway River Parkway
Rahway												Michael S. Bezega Park
Clark												Bloodgood's Pond
Clark												Jackson's Pond
Cranford												McConnell Park
Springfield	✓	11v11							✓		2018	Meisel Avenue
Clark/Rahway												Milton Lake Park
Cranford												Mohawk Dr. & Sperry Pond
Clark/Linden												Osceola
Cranford												Sperry Park
Rahway												Squires Island
Springfield												Washington Avenue
Berkeley Heights	✓	11v11					✓	✓			2019	Snyder Avenue Park (Field 1)
Berkeley Heights				✓	✓						2021	Snyder Avenue Park (Field 2)
Cranford/Garwood/Westfield												Unami Park
Elizabeth/Roselle												Warinanco Park
Berkeley Heights/Mountainside/Summit												Watchung Reservation
Summit		11v11, 9v9					✓	✓			2017	Glenside (Big Field)
Summit		7v7	✓								2017	Glenside (Small Field)
Linden		11v11, 7v7									2022	Wheeler Park

---------- Forwarded message ---------
From: **Daniel Bernier** <dbernier@ucnj.org>
Date: Fri, Oct 6, 2023 at 9:27 AM
Subject: FW: Turf fields in Union Co.?
To: petera.primavera@gmail.com <petera.primavera@gmail.com>

Peter,

See the email below and attachment.

Dan

Daniel J. Bernier, Director

Division of Park Environmental Services

Union County Department of Parks & Recreation

2325 South Avenue

Scotch Plains, NJ 07076

Office - (908) 789-3682

Fax - (908) 789-3674

e-mail - dbernier@ucnj.org



Before printing this e-mail ask yourself if it is necessary:)

From: Alex Chappotin
Sent: Friday, October 6, 2023 7:53 AM
To: Daniel Bernier <dbernier@ucnj.org>
Subject: RE: Turf fields in Union Co.?

Dan - We have 13 turf fields please see attachment

From: Daniel Bernier <dbernier@ucnj.org>
Sent: Thursday, October 5, 2023 3:13 PM
To: Alex Chappotin <achappotin@ucnj.org>
Subject: FW: Turf fields in Union Co.?

Alex,

Can you answer this question?

Dan

From: peter primavera [mailto:petera.primavera@gmail.com]
Sent: Monday, October 2, 2023 6:50 PM
To: Daniel Bernier <dbernier@ucnj.org>
Subject: Turf fields in Union Co.?

***** CAUTION *****

This message came from an EXTERNAL address. DO NOT click on links or attachments unless you know the sender and the content is safe. If suspicious forward the message to pcsupport@ucnj.org

Dan

Hope all is well

How many of the county parks have artificial turf fields?

Doing research for another county.

peter

Peter Primavera Partners
petera.primavera@gmail.com
908.499.2116
908.738.1027 c

po box 2938
westfield, NJ. 07090

peter primavera partners llc
national landmarks alliance
www.peterprimaverapartnersllc.com

APPENDIX 31

Village of Ridgewood Boys Lacrosse Booster Board
Letter regarding Field Usability

From: Elizabeth Frers <elizfrers@gmail.com>
Sent: Friday, February 2, 2024 4:19 PM
To: Mschwarz@ridgewood.k12.nj.us; Lucy Papamichael <Lpapamichael@ridgewood.k12.nj.us>; Sbrogan@ridgewood.k12.nj.us; Mmahmoud@ridgewood.k12.nj.us; Hkwak@ridgewood.k12.nj.us; Sdani@ridgewood.k12.nj.us; Mmicale@ridgewood.k12.nj.us; Paul Vagianos <pvagianos@ridgewoodnj.net>; Pamela Perron <pperron@ridgewoodnj.net>; Siobhan Winograd <swinograd@ridgewoodnj.net>; Evan Weitz <eweitz@ridgewoodnj.net>; Lorraine Reynolds <lreynolds@ridgewoodnj.net>
Cc: Kate Yates <kmyates@optonline.net>
Subject: Field Usability by March 14

Hello Members of the Ridgewood BOE and Village Council,

We are writing on behalf of the Ridgewood Boys Lacrosse Booster Board to state our concern the Spring sports teams will not have viable practice space for the start of their seasons. Three of the Spring teams are reigning State Champions (truly an amazing feat!) and we feel that in Ridgewood's "Tradition of Excellence" the only way to continue the tradition and offer the champions hope for a repeat performance, is to provide adequate practice facilities.

It is not possible for the boys varsity lacrosse team to conduct a full practice on Brookside, Somerville or Hawes:
• Brookside is in terrible shape and athletes are on record of spraining their ankles in the holes in the field
• Somerville & Hawes do not provide adequate space for a full practice including shooting on net since the homes, playground and after school programs are in close proximity to the field and put people using these adjacent spaces in danger (the boys are shooting at 90 miles and hour, which is dangerous and requires proper netting and space)

Our focus is to ensure the facilities we have—Stadium Field, Stevens and Vets—are all repaired and cleaned within the next 5 weeks so that high school sports & color guard practices can begin, gym classes can be conducted outside and local youth sports teams can play as well. All of these activities are vital to the community and promote thousands of Ridgewood's youth with a positive outlet and social/emotional wellbeing.

We ask that in this time of emergency, the BOE bypasses the bid process and utilizes LandTek, the company who installed the turf, to make necessary repairs and clean up to assure timely completion.

We also ask that there is a viable contingency plan to be put into effect when the flooding occurs again, prior to the execution of a long-term solution:
•An established agreement for adequate practice space for the varsity teams. Perhaps utilizing local fields such as Pulis Field, Glen Rock fields, Revolutionary Park in Hawthorne or Hinchliffe Stadium
•Providing busing to the location
•Having a solid plan ready to go so that should there be an emergency, the plan can be executed quickly

Thank you for hearing our concern. We look forward to seeing progress on the amazing community spaces of Ridgewood and appreciate all of the effort it takes to upkeep them.

Sincerely,
Elizabeth Frers
347-429-4212

Kate Yates

201-410-8834

Notice: You are advised that copies of correspondence, including e-mail correspondence and attachments, between the public and the Village of Ridgewood are obtainable by any person filing a request under the Open Public Records Act (OPRA) unless subject to a specific OPRA exception. There should be no expectation that the content of emails exchanged between the public and municipal officials and employees will remain private.

APPENDIX 32

2008 Adopted Concept Plan

N.T.S.

ROUTE 17 STATE HIGHWAY

FRANKLIN TPK.

BLOCK 4704
LOT 12
0.45 ACRES

BLOCK 4704
LOT 9
3.64 ACRES

BLOCK 4704
LOT 10
1.75 ACRES

BLOCK 4704
LOT 11
1.34 ACRES

WEST SADDLE RIVER ROAD

KINGSBRIDGE

TERHUNE

KENWOOD

PROPOSED MEANDERING TRACK

EXISTING TREE LINE

C.F. 350 FT.

EX. DWELLING TO BE SAVED FOR STORAGE AND BATHROOMS

26

9

16

19

26

WEST SADDLE RIVER ROAD

VILLAGE OF RIDGEWOOD
Department of Public Works
Division of Engineering
131 North Maple Avenue
Ridgewood, New Jersey 07450-3287
201-670-5515

Issue Date: July10,1997

Scales: 1"=40'

By	Revision	Date
JM	Concept Plan B2	10/13/08
JM	Concept Plan	9/8/08

LOT ALLOCATION FOR MULTI-PURPOSE ATHLETIC FIELD

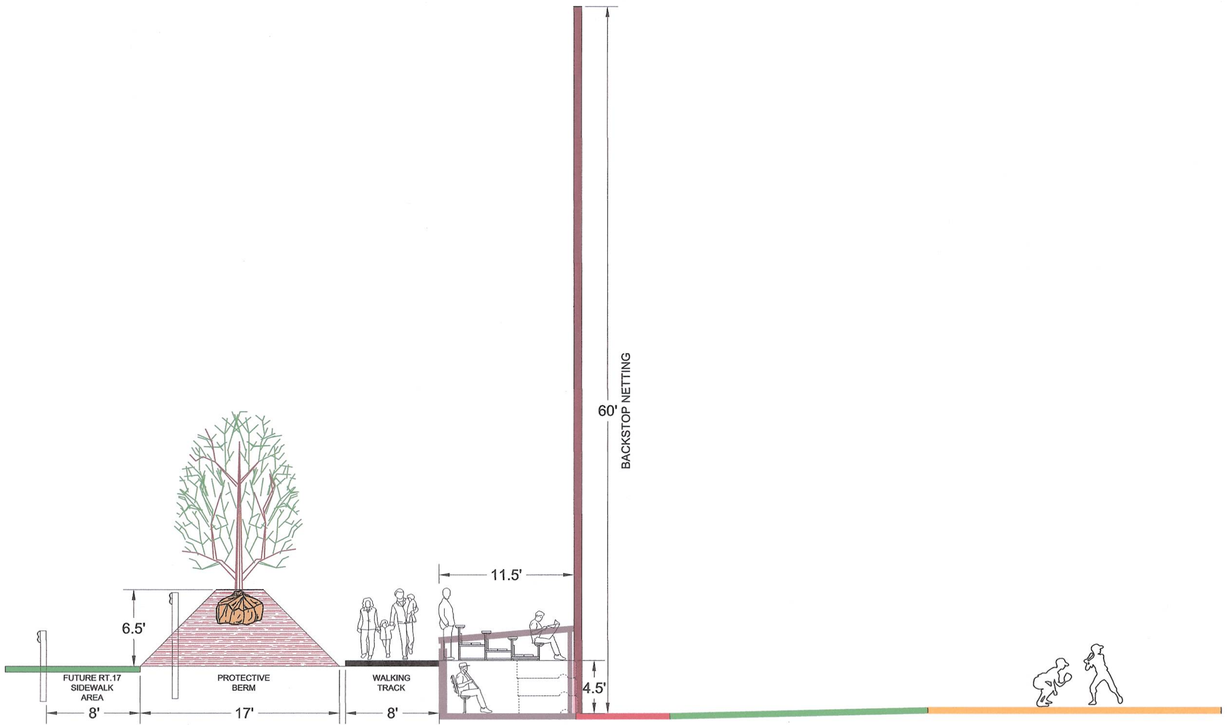
CONCEPT PLAN

File No.: 97023

Sheet No.: PAGE 1

APPENDIX 33

2015 Adopted Concept Plan



CROSS SECTION A

N.T.S

NOTES:

PASSIVE / ACTIVE AREAS

Total area = 7.11 Acres
Passive Areas = 3.37 Acres or 52.3%
Active Areas = 3.07 Acres or 47.7%
Parking Lot = 0.67 Acres (Not included in above percentages)

DESIGN FEATURES

-Entire Site Design Incorporates Open Space Committees Recommendations.
-Walking Loop = 0.37 miles. Walking path extension towards NJDOT pedestrian bridge.
-90 foot Baseball Diamond
-Multipurpose Out Field (360'x225'). Soccer, Lacrosse, Football
-Playground / Concession Stand, Rain Garden Creates Buffer Keeping Errant Children from the Street.
-Landscape Berm Along Highway Creates Safety Buffer.
-Underground utilities to include Ridgewood dark fiber for security and automated lock controls for bathrooms.
-Proposed left turn lane with chicane.
-Extended walking path to NJDOT pedestrian walking bridge.

GREEN INITIATIVES

-Porous asphalt system with two rain garden stormwater retention systems for the parking lot.
-Seperate Rain Garden System for the Playground and Concession Building.
-Rain garden system for field house and play ground area also creates buffer between playground and street.
-Solar panels on field house and dugouts.
-Trees cleared for field installation will be processed on-site to create "double ground" bed mulch material for final landscaping.
-LED lighting for the parking lot and walking path.

LEGEND:

Existing Trees to Remain. (Tree inventory will be completed after selective tree removal).

Proposed Shade Tree.

Proposed Conifer Tree.



LOTS 9, 10, 11& 12 BLOCK 4704

THE SCHEDLER PROPERTY

VILLAGE OF RIDGEWOOD — BERGEN COUNTY — NEW JERSEY

DATE: 31 JULY 2009

DANIEL M. DUNN
N.J. PROFESSIONAL LAND SURVEYOR 33098
N.Y. PROFESSIONAL LAND SURVEYOR 049918
N.J. PROFESSIONAL PLANNER 3986
DUNN SURVEYING & MAPPING P.A.
40 EAST PROSPECT STREET
WALDWICK, NEW JERSEY
201-652-9260
dunnsurveying@verizon.net

DRAWN BY:	CHECKED BY:	SCALE:	REVISED:	DRAWING NO.
D.M.D.		1" = 50'	NJSPC 7-29-10 8-20-11	12842

Christopher J. Rutishauser
Professional Engineer
New Jersey License No. 36373
Date

VILLAGE OF RIDGEWOOD
Department of Public Works
Division of Engineering
131 North Maple Avenue
Ridgewood, New Jersey 07450-3287
201-670-5500 x 238

Date	Revision	By
10/6/15	Revised Grading	JM
8/27/15	Move Playground / Grant Application	JM
8/10/15	Move Concession Stand / Playground	JM
2/11/15	Chestnut Tree Biodiversity Restoration	JM
2/26/13	Roundabout	JM
10/17/12	Committee Update September 2012	JM

Issue Date: 9/27/2012

Scales: 1" = 40'

SCHEDLER PARK
~
MUTLI-PURPOSE FIELD
460 WEST SADDLE RIVER ROAD

File No.: 12030

Sheet No.: 1 OF 1

L:\Engineering\All Project Files\2015\15030 - Schedler House and Site\Site Plan\Schedler Proposal 2015 Rev 8 (109 Elev).dwg Thu, Oct 08, 2015 - 12:07pm

APPENDIX 34

2017 Adopted Concept Plan

L:\Engineering\All Project Files\2017\17030 - Schedler\Plans\17030 Schedler Park Committee v Oct 20 2017 B.dwg Fri, Oct 20, 2017 - 4:00pm



SCHEDLER PROPERTY
~
COMMITTEE REVIEW
NEEDS STUDY

10/20/17	Option B	JM
9/20/17	Remove Lacrosse Sidelines	JM
9/19/17	Hache Concept	JM
9/11/17	Burm, Parking, Lacrosse	JM
Date	Revision	By

Issue Date: 9/8/2017

Scales: 1" = 40'

VILLAGE OF RIDGEWOOD
Department of Public Works
Division of Engineering
131 North Maple Avenue
Ridgewood, New Jersey 07450-3287
201-670-5500 x 238

Christopher J. Rutishauser
Professional Engineer
New Jersey License No. 36373

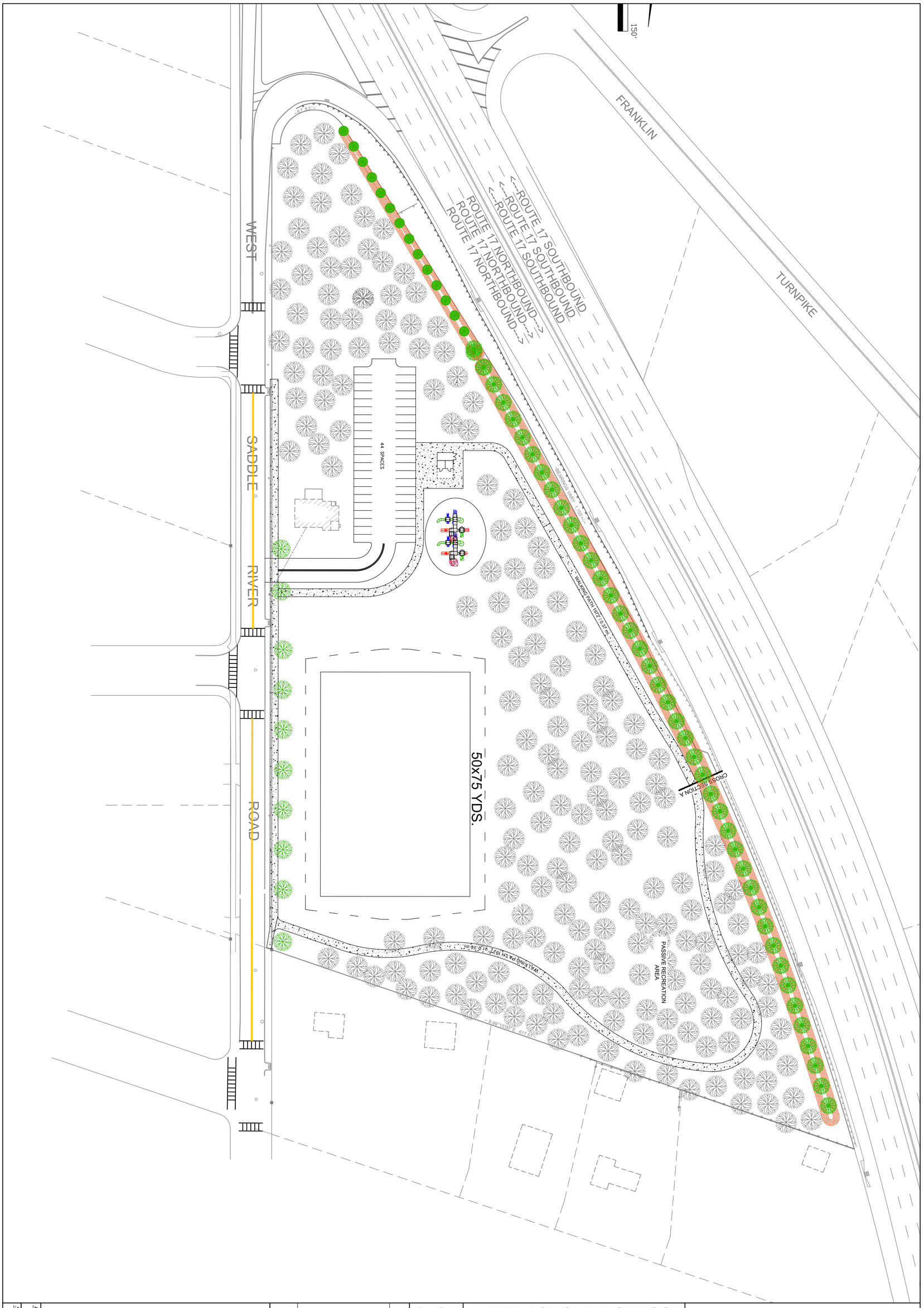
PRELIMINARY

Date

File No.: 17030

Sheet No.: 1 OF 1

L:\Engineering\All Project Files\2017\17030 - Schedler\Plans\17030 Schedler Park Committee v Oct 20 2017 C.dwg Fri, Dec 01, 2017 - 2:03pm



Sheet No.: 1 OF 1	File No.: 17030	SCHEDLER PROPERTY ~ COMMITTEE REVIEW NEEDS STUDY	

12/1/17	50 x 75 Field Only	JM
10/20/17	Option C	JM
9/20/17	Remove Lacrosse Sidelines	JM
9/19/17	Hache Concept	JM
9/11/17	Burm, Parking, Lacrosse	JM
Date	Revision	By

Issue Date: 9/8/2017

Scales: 1" = 40'

VILLAGE OF RIDGEWOOD
Department of Public Works
Division of Engineering
131 North Maple Avenue
Ridgewood, New Jersey 07450-3287
201-670-5500 x 238

Christopher J. Rutishauser
Professional Engineer
New Jersey License No. 36373

PRELIMINARY

Date

APPENDIX 35

Letter from Kyle + McManus Associates regarding Affordable Housing Analysis

KMA
KYLE+MCMANUS ASSOCIATES
POLICY
PLANNING
DESIGN

P.O. Box 236
2 East Broad Street, 2nd Floor
Hopewell, NJ 08525
609-257-6705 (v)
609-374-9939 (f)
info@kylemcmanus.com

Heather A. Mailander, RMC
Village Clerk
Village of Ridgewood
131 North Maple Avenue
Ridgewood, NJ 07450

April 25, 2024

Re: Block 4704, Lots 9, 10, 11 and 12

Dear Heather,

As the Affordable Housing Planner for the Village of Ridgewood in Bergen County, I prepared the 2020 Housing Element and Fair Share Plan for the Village. As part of the plan, I performed a vacant land analysis (VLA) from which the Village sought and was approved by the Superior Court, with the support of Fair Share Housing Center. The VLA reflects the absence of adequate amounts of vacant land within the Village for meeting the total affordable housing obligation. Block 4704, Lots 9, 10, 11 and 12 are not zoned or otherwise used for affordable housing in the Village's Housing Element and Fair Share Plan.

Please let me know if you have any questions or are in need of additional information.

Take care,

Elizabeth McManus, PP, AICP

APPENDIX 36

Published Articles regarding Sports Field Management and Biography

Management of Natural Turf Sports Fields

Bulletin E354





Cooperative Extension

Bradley S. Park, Sports Turf Research and Education Coordinator

James A. Murphy, Extension Specialist in Turfgrass Management

Key Points

- Maintaining a dense turf cover with enough vigor to outgrow damage from play should be the primary focus of a sports field management program.
- Damage from overuse of natural turf fields is a common challenge. Programs to control traffic (permitting of field use and rotating and closing of fields) are needed to prevent severe loss of natural turf from year-long, unregulated play.
- Soil cultivation (aerification) and overseeding practices in addition to mowing, fertilization, and irrigation are essential to the health and vigor of natural turf sports fields receiving intense play.
- Partitioning school and municipal grounds into management zones with specific pest thresholds is an effective Integrated Pest Management (IPM) technique to minimize pesticide use and identify areas where pesticides may not be needed.

An attractive natural turf sports field appeals to spectators and enhances community pride. Of greater importance, however, is the stable, resilient turf surface that provides the footing needed for athletic play and the cushion to protect athletes against injury. Overused sports fields often lose turf cover and degrade to a bare soil surface within the high play zones of fields. Bare soil on a sports field becomes very hard and dusty when dry, and muddy and slippery when wet.

Properly managed natural turf can withstand a significant amount of play without wearing out and losing its turf cover. Abuse, however, can cause permanent damage that cannot be overcome by even the best maintenance program. For example, the use of fields when the turf and soil are extremely wet is likely to result in severe damage that will require costly procedures to repair. Field conditions will steadily degrade if the repair is not properly timed or not performed at all.

Maintaining a dense cover of turfgrass with vigorous growth is essential to producing high-quality playing surfaces on intensively used sports fields. Unfortunately, there is not an exact answer to the question of how many events a sports field can tolerate per year. This question is difficult to answer because of the numerous factors that affect the ability of natural turf to tolerate traffic including the sport, age of athletes, season, duration of play, wetness during play, soil type, construction design, variety of turfgrass, weather during recovery, and regime of maintenance practices.

This bulletin describes the concepts employed in the proper management of natural turf sports fields.

Control Traffic/Play

A traffic control program should regulate field use and allow field maintenance programs to keep pace with damage from play. One common approach is the designation of game and practice fields. Game fields are

RUTGERS
New Jersey Agricultural Experiment Station

Rutgers, The State University of New Jersey
88 Lipman Drive, New Brunswick, NJ 08901-8525
Phone: 848.932.5000

obviously the most important fields and are provided the most protection and greatest use restrictions compared to practice fields. Accordingly, practice fields may actually have the greatest need for maintenance inputs and repair.

Field use permitting is another approach to control traffic to sustainable levels. Develop a use permit system that only allows fields to be used a specific number of times at a specific time(s) of the year. Schedule time for routine maintenance as well as rest periods to allow the field to reestablish turf cover and density by way of recovery or repair efforts. Field use permitting also provides a structure to collect user fees for those situations where it is appropriate/necessary.

Signage, fencing, and flagging are very useful for educating and alerting users that fields are either open or closed to play. The most effective signs are easy to understand yet informative to users. Informed users are more likely to abide with field use restrictions if they understand the program. Signs should inform users about why fields are closed and what to expect when fields re-open. Fencing and flagging can be used to reinforce signage that fields are open or closed. If feasible, establish at least one alternate field that is always open to users when other fields are periodically closed. Not unexpectedly, "always open" fields will not have ideal conditions but it provides users an option when the higher priority fields are closed.

In communities where the demand for sports fields is great, many grounds managers have found that installation of a synthetic turf field helps to manage traffic on natural turf sports fields. Synthetic fields are durable over a wide range of weather conditions and better withstand intense, prolonged use scheduling over a short time span. Natural turf fields can be protected by scheduling sporting events that require frequent day and night (lighted fields) play onto a synthetic field. This type of field rotation is especially helpful during early spring and late fall when natural turf fields have low vigor (growth) during cold weather. Synthetic turf fields have high installation costs and require routine maintenance during their lifespan. Long-term budgeting needs to include costs for removal, disposal (or perhaps recycling) and surface replacement of worn out synthetic surfaces. Recognize that some community members may be opposed to development of synthetic fields as replacement of, or supplement to, a more natural landscape.



Unregulated access/traffic to a recreational area that has destroyed the turf cover.



Signage, fencing and flagging system that is a highly effective method of controlling field activity and preventing unsustainable use/traffic.



Periodic assessment of soil conditions with profiling tools is effective at identifying hidden problems.

Maintenance Practices

Investments in the establishment, renovation, or reconstruction of sports fields can be wasted unless an appropriate maintenance program is implemented. A sound maintenance program requires a well-thought out budget to properly allocate materials, equipment, and personnel as well as a conscientious and knowledgeable grounds manager being available to implement and oversee the program. In cases where natural turf maintenance tasks are outsourced to contractors, the owner (school district, town, etc.) should retain at least one employee with a thorough knowledge of sports field management to authorize appropriate bid specifications and provide oversight of contractor performance.

The primary goal of a maintenance program is to produce conditions favorable to the growth and development of a vigorous healthy turf.



Movable goals are effective traffic management tools for highly used natural turf sports fields.

All natural turf fields do not require exactly the same maintenance practices, however, any maintenance program should include attention to the following cultural practices: mowing, fertilization, irrigation, overseeding, and soil cultivation.

Mowing

Mowing once or twice per week is an acceptable frequency for many sports fields that are cut at a height of 2.0 to 2.5 inches. Mowing as often as three times per week may be necessary during periods of rapid growth (for example, after spring fertilization and rain) or when the sport requires mowing below 2.0 inches.

Natural turf fields used for sports such as field hockey, soccer and baseball are often mowed lower than 1.5 inches and require the most frequent mowing. Reel mowers are the best type of equipment for mowing at low cutting heights. Rotary mowers set below 2 inches can scalp (damage) turf rather than mow it, especially if the field has an uneven surface.

Mow sports field as often as needed so that no more than 1/3rd the height of the turf is cut off in a single mowing. This will allow return of leaf clippings without interfering with play. Returning clippings to the turf also recycles fertilizer nutrients to the turf (reducing fertilizer needs) and eliminates clipping disposal issues.

Regular sharpening and adjustment of mower blades, reels, and bedknives ensures that mowers will cut cleanly rather than tear and bruise leaf blades. Mowers that are operated every day will probably need weekly sharpening of the cutting edges. Similarly, mowers cutting turf grown on sandy soil will need more routine sharpening of dulled blades, reels, and bedknives than turf grown on loamy soils.

Employees should be thoroughly trained on the proper operation of mowing equipment and the ability to recognize the need for mower adjustments.

Fertilization

Soil test results are needed to optimize a fertilization program for a sports field. Sample the soil once every 3 years and send to a soil testing laboratory for analysis of soil acidity, nutrient status, organic matter content, and soil texture. For more information about soil testing visit the Rutgers Soil Testing Laboratory web site njaes.rutgers.edu/soiltestinglab or a commercial laboratory.

Lime. Properly managed soil does not require annual liming. Apply limestone only when soil test results indicate it is necessary (high acidity, i.e. low pH). Lime is applied to neutralize excess soil acidity and adjust the soil pH into a range of 6.0 to 6.7, which renders many essential nutrients more available to plant roots. Do not guess at the need for liming; excess liming can harm plant growth by tying up essential plant nutrients such as phosphate, manganese, iron, and others. Soil test results are used to determine whether calcitic or dolomitic limestone is needed and the amount of limestone that needs to be applied. Greater amounts of lime will be needed in soil containing more organic matter and clay, which can be assessed in a soil test. Liming is more effective after it is incorporated into the soil, so it useful to apply before any soil cultivation, especially during late summer and fall. Details on liming during the establishment of natural turf sports fields can be found in the Rutgers Cooperative Extension Bulletin E300 Turfgrass Establishment Procedures for Sports Fields njaes.rutgers.edu/pubs/publication.asp?pid=E300.

Nitrogen (N). Nitrogen is the nutrient that has the greatest impact on turf vigor and growth. Unfortunately, N recommendations cannot be developed solely from soil test results. Other important factors need to be considered including the age and vigor (health) of the turf, soil organic matter content, mowing (clipping removal), and availability of irrigation. For example, older turfs growing on high-quality soil will not require as much

Table 1. Sample nitrogen (N) fertilization program based on the intensity of play (damage to the turf) and maintenance on a sports field.

Intensity of Play & Maintenance	Approximate Timing of Nitrogen (N) Fertilization[a]				Annual
	March-April	May-June	August-September	October-November	
	pounds of N per 1000 square feet[b]				
Low	0.5	0.5	0.5	0.5	2.0
Moderate	0.8[c]	0.8	0.8	0.8	3.2
High	1.0	1.0	1.0	1.0	4.0

[a]Time the application of N fertilization to increase turf vigor immediately before and recovery immediately after intense periods of play (damage). Uptake of N fertilizers by turfgrass is most efficient when soil temperatures are warm and light-to-moderate rain or irrigation occurs soon after application. New Jersey law prohibits application of N (and P) fertilizer after December 1st and before March 1st.

[b]Adjust the amount (rate) of N to increase or decrease turf vigor based on the expected amount of damage or need for more or less recovery of turf cover and density. Multiply by 44 to convert number to pounds per acre.

[c]Use fertilizer containing slow release N at application rates greater than 0.7 pounds of N per 1000 square feet (required by law).

N fertilization as a new field constructed of poor soil. Additionally, more N is needed as the playing intensity (damage) increases on a field. Nitrogen application guidelines outlined in Table 1 can be used to develop a bimonthly N fertilization program based on the intensity of play (damage to the turf) and maintenance on a sports field.

Deviations from the suggestions in the table should be based on the condition of the turf and soil and quality expectations of the playing field. The following are some generalized relationships between N fertilization and sports field management and use expectations.

For low maintenance sports fields, older turfgrass stands, and/or sports fields subjected to minimal traffic intensity, apply N fertilizer one to two times per year at an N rate of 1 pound per 1000 square feet per application. Use a fertilizer with at least 30% slow-release-N. For spring sports such as baseball, applications during early spring followed by a mid- to late spring application are generally appropriate.

For sports fields that have intense traffic events and receive regular overseeding, apply the maximum amount of N (4.25 pounds per 1,000 square feet or 185 pounds per acre) allowed by New Jersey law. Nitrogen fertilization should be timed to mirror those periods of intense field use and overseeding. Greater fertilization is needed when recuperation of turf and development of new seedlings (from overseeding) is expected. For example, sports fields used for fall sports should have N applied several weeks before (late summer) the start of season. Make the first N fertilizer application in mid- to late-August followed by a second application in September or October to encourage turf recovery during the season as well as after fall play. Apply N at a rate of 0.5 to 1 pound per 1,000 square feet. Additional N fertilizer should be applied in early spring if the turf has not completely recovered from the damage incurred during the previous fall play. Apply N at a rate of 0.5 to 1 pound per 1,000 square feet. If there is adequate recovery of turf, spring fertilization can be delayed until the turf shows signs of reduced growth and vigor in mid- to late spring.

Fields with intense use during summer (June, July, and August) will need some N fertilization during the summer to maintain turf vigor and encourage recovery from damage. Irrigation will often be required as well. Apply N at rates between 0.3 and 0.7 pounds per 1,000 square feet as-needed to maintain turf vigor and density during summer play. Time the application to precede rain or irrigation which will enhance turf response to the fertilization. Avoid excessive applications of N fertilizer (> 0.7 pounds per 1,000 square feet) during summer which can have detrimental effects on turf and may encourage diseases such as brown patch and Pythium blight.

This discussion of N fertilization is intended to provide a reference from which to design a fertilization program. Modifications will be necessary to accommodate the varying site and environmental conditions encountered at individual facilities.

Phosphate and Potassium (K). Soil test results should be used to determine the necessity and quantity of phosphate and K applied to sports fields. Per New Jersey Law, phosphate may not be applied as maintenance fertilization without justification of need provided by soil testing. Phosphate may be applied in lieu of soil testing if turf is being established for the first time or being repaired.

Soil test recommendations for phosphate, potash and other nutrients are used to calculate the nutrient ratio needed to select a fertilizer grade that will apply the correct proportions of recommended nutrients. For more information on selecting a fertilizer grade visit profact.rutgers.edu/Pages/training_module.aspx?CID=62.

Organic Fertilizers. Organic fertilizers are fertilizers that are permissible for use in organic production systems per United States Department of Agriculture (USDA) National Organic Program (NOP) standards. Synthetic fertilizers and fertilizers that contain sewage sludge (biosolids) should not be used where a claim of organic management is being made.

Organic fertilizers typically contain a small percentage of N compared to synthetic counterparts. Thus, organic fertilizers need to be applied in large quantities of product to apply a modest amount of N. Also, organic fertilizers often contain phosphate and use of these fertilizers may result in the application of phosphate – even if it is unnecessary per soil test results. New Jersey Law allows up to a 0.25 pound of P_2O_5 per 1,000 square feet to be applied in lieu of soil testing if the fertilizer source is derived from a natural organic source.

Organic Matter Additions. A soil test for organic matter content is the primary criterion for determining whether organic matter should be added to a soil. The Rutgers Soil Testing Laboratory can determine percent organic matter for submitted samples and subsequently characterize the organic matter level (e.g. very low, low, medium, high, and very high) relative to soil texture.

Ideally, organic matter (e.g. peat moss or high quality composts) should be incorporated into soils during the sports field construction process. Composts can be applied to the surface (topdressed) of established sports fields, however, repeated applications are needed over time to avoid the development of an excessive layer at the surface. Light applications of compost applied as topdressing (~1/8-inch) followed by core cultivation (aerification) will assist in compost incorporation and minimize layering potential.

Rutgers Cooperative Extension publication E327 provides more information on best management practices for nutrient management of turf in New Jersey njaes.rutgers.edu/pubs/publication.asp?pid=E327. Visit www.ProFACT.rutgers.edu for more information on the New Jersey law for N and phosphate fertilization of turf (New Jersey Act, P.L. 2010, c. 112).

Irrigation

Where an irrigation system is available, apply water as infrequently as necessary to maintain proper growth and avoid drought-stress of the turf.

Soil texture and degree of compaction will control how much water can infiltrate and be stored in the soil, affecting the quantity and rate at which water can be applied through irrigation.

For example, turf grown on sandy soil needs to be watered more often than turf grown on loamy or clayey soils. However, sandy soils hold less water and require smaller amounts of water applied per irrigation event. In contrast, turf growing on a loamy or clayey soil should be irrigated less often but with larger quantities of water per irrigation event.

Excess irrigation wastes water to evaporation, runoff and leaching. Excess irrigation can also increase the amount of weeds that will invade a sports turf. As a general rule, thorough watering once or twice a week during drought periods is often preferable to light daily sprinkling. The exception is very sandy soil which may need irrigation three times per week during hot dry conditions. Apply sufficient water in a single irrigation event to wet the entire root zone.

Do not apply irrigation too rapidly, otherwise water may runoff and collect in small depressions (pond) on the field. If this occurs, adjust the irrigation so that only the amount of water that does not cause ponding is applied. Move the sprinkler or switch to another station (on automatic controllers) before water starts to pond. If this is not enough water to completely wet the root zone, allow the applied water to soak into the soil before apply the remaining portion of water. Repeat this cycling of irrigation and soaking until all the water is applied.

Use a soil probe to assess the need for irrigation as well as how deeply the root zone needs to be wetted. Place small rain gauges or tin cans on the turf to catch and measure the amount of water applied during irrigation. Quantify the amount (inches) of water applied during a specific time to calculate a precipitation rate (inches per hour) for the irrigation system. This information is needed to know how long an irrigation system should run to deliver the required amount of water. Under moderate temperatures, sports turf will need about one-inch of water per week to maintain growth. Thus, when it rains less than one-inch in a week, subtract the amount of rain that occurred from one-inch to estimate how much should be applied. Use the soil probe to confirm that the root zone has been adequately wetted after irrigation.

Keep in mind that irrigation is of little or no value if liming, fertilizing, mowing and other practices are neglected or done improperly.

Overseeding

Turf cover in goal creases, field centers, and penalty kick areas will inevitably thin out at some point during an intense playing season. It is essential to preemptively overseed those areas of fields that will thin out from play and potentially lose turf cover. Initiate overseeding prior to the beginning of the playing season and repeat overseeding wherever thinning of the turf is observed during the playing season. It is far more difficult to recover or repair natural turf fields with overseeding if high-wear areas have completely lost turf cover.

Overseeding is easily done with a rotary spreader before and during the playing season (before games and practices). Seed-to-soil contact is achieved by athletes' shoes "cleating-in" the seed during play. Repeated scattering of seed with a rotary spreader is preferred over a slit-seeder. The vertical blades on a slit-seeder will cause too much injury to the existing turf as well as the new seedlings from previous overseeding.

Choosing the appropriate seed for an overseeding program is critical. Perennial ryegrass seed is the best choice for routine overseeding of the high traffic zones of sports fields. Perennial ryegrass seed will germinate faster and at cooler soil temperatures than Kentucky bluegrass and tall fescue making it the best choice for overseeding during fall and early spring. Seed blends (that is, two or more varieties) of perennial ryegrass that have good tolerance to gray leaf spot disease are recommended. See the RCE publication FS1048 at njaes.rutgers.edu/pubs/publication.asp?pid=FS1048 for more information on this disease problem. There are numerous suppliers specializing in turfgrass seed for the sports turf market.

Be cautious with seed mixtures marketed as "sports turf mixtures". Many of these mixtures contain Kentucky bluegrass and tall fescue and are better suited for new establishment where there is ample time to fully establish a turf.

Applying a sufficient quantity of seed is important for overseeding to be successful. As an example, apply a perennial ryegrass blend at 6 pounds per 1,000 square feet to the area between the hash marks of a football field before every home game. The area between the hash marks on a football field is 16,000 square feet, which

will require 96 pounds (two 50-lb bags) of seed. Take notice of the high play areas after several games, if new seedlings are not keeping up with damage and turf cover is diminishing, increase the overseeding rate by one or more 50-lb bags of seed.

Soil Cultivation (Aerification)

Regular cultivation of the turf and soil is necessary on sports fields subjected to intense traffic, especially when the soil is very susceptible to compaction. Spring and fall are typically the best time for cultivation. At minimum, the high traffic areas of a sports field should be cultivated (aerated) at the end of each playing season.

Core cultivation or coring refers to equipment capable of extracting 0.5 to 1 inch diameter cores of soil to a depth of 2 or more inches (hollow tine). Objections to the soil cores brought to the turf surface after coring can be avoided by either removing the soil cores or working the cores back into the turf. Soil cores can be broken-up and returned to the turf through verticutting (vertical cutting) or drag-matting the cores. Soil cores dried to the proper water content (slightly moist but soil is not sticky) will be easier to break up and work back into the turf.

Cultivation can also be performed using a machine that creates similar-sized holes with a solid tine (does not remove a core), which enables cultivation during the playing season. Some machines use solid tines to horizontally shatter the soil and can be equipped with a seeding box so that cultivation and seeding can be done simultaneously.

Soil that is deeply compacted should be first cultivated with a deep (up to 15 inches) tine and/or rotary decompaction machines. Treatment with deep cultivation equipment has sufficiently improved many older sports turfs and, as a result, helped avoid the high costs of reconstruction. It should be noted that deep cultivation will not solve compaction problems associated with improper construction practices (that is, severely compacted subgrades that limit subsurface drainage of water).

There are numerous contractors capable of providing these services if the cost of purchasing cultivation equipment is deemed too expensive.

Frequency of cultivation is determined by the intensity of field use and severity of compaction. High-priority fields that receive intensive play will benefit from two or more cultivation treatments per season. Targeting cultivation to only the high-traffic zones of a field(s) rather than treating the entire field will allow you to treat problem areas more frequently (focusing your time and resources where they are needed most).

Core cultivation can be used in conjunction with overseeding and fertilization to repair badly damaged turf on fields or areas of a field using the following steps:

1. Core cultivate to a 2-inch depth or more in late summer (needed for loosening of the soil and enabling a slit-seeder to cut into the soil – step 3);
2. Break-up and re-incorporate the cores using a tow-behind drag mat;
3. Seed with a blend of two-to-five perennial ryegrass varieties using a slit-seeder in two directions at a minimum of 5 pounds of seed per 1,000 square feet per direction (10 pounds total). If a slit-seeder is not available, a rotary spreader can be used. However, it would be best to apply seed prior to core cultivation (aerification) to achieve better seed-to-soil contact;
4. Apply a starter fertilizer; and
5. Irrigate to maintain a moist seedbed.

Integrated Pest Management

Integrated Pest Management (IPM) is a management system that helps grounds managers anticipate and prevent pest problems from reaching damaging levels by using a wide range of control tactics. IPM strategies use control measures only when necessary, which saves time, minimizes costs, conserves energy resources, and results in the judicious use of pesticides that minimizes any adverse effects on the function and quality of landscapes.

Growing a healthy, dense, and vigorous turf is one of the best methods for reducing potential pest problems. Implementing the management practices discussed above will help maintain healthy turf and reduce pest activity on sports fields. Unfortunately, even the best implementation of management practices can sometimes fail to suppress pest activity below levels (thresholds) that negatively affect the playability and safety of sports fields.

Pest control products may be needed whenever other actions fail to adequately manage weed, insect, and disease problems. Pesticide applications on New Jersey school grounds must be made in accordance with the New Jersey School Integrated Pest Management (IPM) Law (N.J.A.C 7:30-13).

A major emphasis in an IPM program is determining (scouting) where action is needed to reduce pest problems, which can be daunting for a multi-acre facility with numerous natural turf sports field and grounds with varying uses and varying tolerances to pest problems. Examples of different uses for turf include sports fields, practice fields, physical education, school recess, passive recreation, lawns, and other general common areas. Each of these uses typically has a unique management level and threshold for pest activity. A threshold defines the point at which pest-specific actions are taken.

Management Zones

Subdividing a multi-acre facility into management zones based on turf use and threshold for pest activity helps grounds managers to prioritize scouting, actions, and allocation of resources. For example, management zones can be defined as:

A. Grounds that have the lowest threshold for pest activity and highest expectations for use such as safe footing and cushion for play or high aesthetic quality;

B. Turfs and grounds that have a moderate threshold for pest activity and moderate expectations for use such as a persistent ground cover or moderate aesthetic quality; and

C. Grounds that have the primary function of soil stabilization (no wind or soil erosion), greatest threshold for pest activity, and minimal expectations for aesthetic quality.

Examples of Zone A grounds include sports and practice fields, particularly those used by high school-aged athletes and older. Relatively low thresholds (levels) of weed, disease and insect activity can adversely affect the ability of these turfs to provide safe footing and cushion for play as well as a reliable surface for ball bounce and roll. Very good to excellent turf cover from cool-season perennial turfgrass is demanded. Another example includes high-value ornamental lawn and garden landscapes.

Examples of Zone B grounds include sports fields, passive recreation areas, and lawns where stakeholders have moderate expectation levels for playing surfaces and aesthetic quality of landscape plants. A greater threshold for weeds, diseases, and insect activity can be tolerated as the nature of the recreational activity, age of athletes, or aesthetic importance dictates. High-visibility lawns and landscape grounds and sports fields used by middle school-aged athletes may fall under this category.

Examples of Zone C grounds might include sports fields primarily used by elementary school-aged athletes, "alternate fields" that are always open to users when high value fields are closed, and naturalized landscapes. These uses typically have very high thresholds for pest activity and low expectations for aesthetic quality. Soil stabilization is the primary management concern for these grounds.

Weed Control

Grassy weeds (crabgrass, goosegrass, annual bluegrass, etc.) and broadleaf weeds (dandelion, white clover, prostrate knotweed, etc.) are highly opportunistic plants that can invade sports fields after play has reduced turfgrass cover and exposed bare soil. Midfields, goal creases, and other high traffic areas are very susceptible to the encroachment of these weeds. Practices that control traffic and maintain a dense turfgrass cover, as described previously, will significantly reduce the encroachment of weeds.

When broadleaf weed infestations exceed a threshold for a specific management zone, selective herbicides (active ingredients: 2,4-D, dicamba, MCPA, MCPP, triclopyr, clopryalid, fluroxypyr, etc.) can be used to reduce weed populations below the threshold. Fall and spring are the most appropriate times to apply herbicides for broadleaf weeds. For those sports fields receiving regular overseeding, new seedlings should be mowed 2 to 4 times before applying a broadleaf herbicide. Always carefully read and follow pesticide labels.

Sports fields and grounds with a history of crabgrass or goosegrass indicate there is a problem with maintaining adequate turf density and cover during the spring. A management program review should be performed to determine if adjustments can be made to improve turf cover. Preemergence herbicides (pendimethalin, dithiopyr, and prodiamine) can be applied to control crabgrass and goosegrass before these weeds germinate in the spring (before mid-April). Corn gluten meal is a by-product of corn milling and is generally considered to be an organic product with preemergence herbicidal activity that can be applied in a manner similar to conventional preemergence herbicides. Corn gluten meal will be more effective under low weed pressure; expect only suppression of crabgrass and goosegrass when weed pressure is great.

Preemergence herbicides (including corn gluten meal) should not be used in early spring on a sports field where large areas of turf cover have been lost (bare soil). Instead, improve turfgrass cover using either seed or sod. If applied, conventional preemergence herbicides and corn gluten meal will damage or kill new seedlings and sod and greatly limit your ability to restore turfgrass cover on bare soil. Postemergence herbicides can be used to control crabgrass (quinclorac and fenoxaprop) and goosegrass (fenoxaprop) if these weeds threaten to ruin a spring seeding.

A number of nonselective weed control products contain active ingredients defined as "low impact pesticides" by the NJ School IPM Law. These active ingredients include citric acid, clove oil, eugenol, lauryl sulfate, 2-phenethyl propionate, and sodium lauryl sulfate. These materials can be used for nonselective control of young (small) weed seedlings. Potential uses include "trimming" along fences lines and turf border edges. These products are most effective if used in spring when the weeds are small and are not recommended for the control of large, mature perennial weeds. Use of these active ingredients for spot treatment of weeds in turf will cause unac-

ceptable injury/discoloration (albeit temporary) to the established turfgrass unless care is taken to only treat the undesirable vegetation (weed). This is especially important in newly seeded turfgrass; immature turfgrass seedlings have limited potential to recover from damage by these materials.

Insect Control

White grubs are the insect pest of greatest concern for sports turf in New Jersey. White grubs are soil inhabiting pests that feed on plant roots during summer, fall and spring. Root system damage on a sports turf greatly compromises the footing needed for athletic play. Furthermore, secondary damage from raccoon, skunk and other vertebrate predators foraging on grubs will destroy the turf and render a sports field unplayable. As a result, fields used for late summer and fall play have a very low threshold for white grub populations.

Preventative applications of insecticides are typically used to avoid serious damage to sports field turfs with a low threshold for white grub damage. Curative applications of insecticides are possible but have risks. Timing of curative applications is less flexible and will overlap with play on late summer and fall sports increasing exposure risk for athletes. Soil insecticide applications never work overnight so white grub and predator foraging damage will continue for some time after the application.

Products containing insect parasitic nematode species or milky disease-causing bacteria provide biological control (low impact pesticide) options for white grubs but these products have limitations. The level of control will depend on the white grub species (4 major species), availability of water, air and soil temperature, and the method used to apply the nematodes. These products may be expensive compared to conventional insecticides and need to be used soon after delivery (living organism with limited shelf life). Nematodes tend to work better against larvae of the Japanese beetle than the other species. And the product based on milky disease-causing bacteria only affects Japanese beetle larvae. Yet, the most common white grub species in New Jersey is the oriental beetle.

For more information on white grub control, refer to Rutgers-New Jersey Agricultural Experiment Station fact sheet FS1009 An Integrated Approach to Insect Management in Turfgrass: White Grubs njaes.rutgers.edu/pubs/fs1009.

Turfgrass seed that contains endophytes will produce turf more or less resistant to billbugs, chinch bugs, sod webworms and some other leaf and crown feeding insects. Endophytes are beneficial (non-pathogenic) fungi growing within a turfgrass plant, which provides the turf with biological control of many foliar feeding insects. The seed of many new varieties of perennial ryegrass, tall fescue, and fine fescues contain endophytes. These varieties are strongly recommended for the establishment or overseeding of turf. Seed containing endophytes should be stored under cool dry conditions because the endophytes in seed are lost (killed) when stored under hot, humid conditions for an extended period of time (several months).

Disease Control

Selecting turfgrass species and varieties with improved tolerance to important diseases is an effective approach to managing disease pests. Always consider this when selecting grass seed for a new seeding or overseeding. Important examples of this approach include the use of seed blends (two or more varieties) of perennial ryegrass that have good tolerance to gray leaf spot or Kentucky bluegrass with enhanced resistance to summer patch.

Turf diseases are often present in sports turf but the levels frequently do not warrant treatment, especially when a sound management plan is practiced. Due to cost of fungicides, many facilities can only justify limited curative applications at a relatively high disease threshold. Fungicide use is reserved for diseases outbreaks that threaten loss of turf cover. See Rutgers-NJAES publication FS814 Plant Disease Control: Managing Diseases of Landscape Turf njaes.rutgers.edu/pubs/publication.asp?pid=fs814 for more information. Fungicides are most effective and can often be used at reduced rates when turf is maintained using best management practices.

Several biological disease control products, often referred to as microbial inoculants, are registered for use in turf (Table 2). These products contain microorganisms (typically beneficial bacterial or fungi) that suppress the populations of disease causing microorganisms. They are most effective when used on a preventive basis in areas with a history of disease and when disease activity is low to moderate. Efficacy of these products is usually poor when used on a curative basis or where disease pressure is high. To be effective over long periods, biocontrols products usually need to be reapplied periodically to maintain populations of the beneficial microbes at disease suppressive levels.

The term “compost tea” refers to a liquid derived from steeping compost in water. Compost teas should not be viewed as fungicides, but are more accurately described as soil or foliar inoculants intended to promote soil and plant health. Although compost teas have been shown to occasionally reduce the severity of foliar diseases in the field, research has not shown them to consistently prevent or control turfgrass diseases.

Table 2. Biological products with turfgrass disease suppressive activity.

Product name	Organism	Diseases suppressed
Companion® Biological Fungicide	*Bacillus subtilis* GB03 strain	Summer patch, brown patch
EcoGuard ®	*Bacillus licheniformis* SB3086 strain	Dollar spot
Prestop ® Biofungicide	*Gliocladium catenulatum* J1446 strain	Foliar diseases
Rhapsody ®	*Bacillus subtilis* QST 713 strain	Summer patch, brown patch
Organic Materials Review Institute (OMRI) Listed		
Actinovate® SP	*Streptomyces lydicus* WYEC 108 strain	Soilborne diseases
Regalia ® PTO Biofungicide	*Reynoutria sachalinensis*	Anthracnose, brown patch, dollar spot
TurfShield ® PLUS	*Trichoderma harzianum*	Brown patch, dollar spot

Conclusions

This bulletin describes sports field management strategies meant to produce favorable conditions for the development and growth of a vigorous healthy turf. All too often, however, only certain aspects of turf management receive attention due to budget limitations or personnel unable to identify the best practices needed to manage a specific field(s).

The implementation of a suitable sports field maintenance program requires a trained sports field manager who has the ability to both anticipate future problems and provide solutions to existing problems. Furthermore, the program must be done within a budget that supports the necessary materials, equipment, and additional trained personnel.

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The correlation between poor playing surface conditions and the absence of experienced sports field management staff is prevalent at the school and municipal level. Playing surface quality expectations should be lowered in the absence of an experienced, trained sports turf manager.

THE IMPORTANCE OF SPORTS TURF MANAGERS FOR SCHOOLS & MUNICIPALITIES

// By BRAD PARK

Trade magazine articles and educational presentations frequently address solutions to agronomic and skin surface management problems faced by sports turf managers. An infrequently addressed problem involves the lack of trained sports field managers at the school and municipal level – sectors of the turf industry that comprise the vast majority of sports field acreage and are used by athletes of all ages and skill levels. General grounds, including common areas and lawns, planting beds, and even trees and shrubs are routinely within the purview of personnel working at schools and other public sector entities. While the job title "sports turf manager" will be used throughout the remainder of this article, "sports turf and grounds manager" is likely a more accurate description of the position.

I frequently perform site visits to sports fields in a University Extension capacity and have made the following anecdotal observation concerning schools and municipalities with high quality sports fields: These institutions have personnel that include a sports turf manager with a high level of autonomy and significant decision-making authority (including purchasing) and a crew whose primary responsibility is the management of **outdoor** assets. This position may exist as a Foreman or Parks Superintendent and report to a Supervisor of Buildings and Grounds, Public Works Manager, or Recreation Department Administrator.

Among the most challenging visits are those where there are high expectation levels for sports field quality but limited investment in personnel and resources to meet those standards. Playing surface quality expectations should be lowered in the absence of an experienced, trained sports turf manager. Administrators, coaches, and athletes are often uncomfortable with the concept of having to accept less-than-ideal field conditions; however, sub-par playing surface conditions are a nothing less than a reality where field use is high and trained personnel and adequate resources are not present.

The correlation between poor playing surface conditions and the absence of experience sports field management staff

is so prevalent at the school and municipal level that I will frequently incorporate the following verbiage (or similar) into my follow-up report writing:

"Athletic Directors, coaches, athletes and others with a vested interest in playing surface quality must understand that the delivery of such a surface will be most likely achieved by an experienced sports field and grounds manager who is onsite on a daily basis and can react and adjust to changes in the surface as they occur. As such, expectations for playing surface quality must take into account the current turf management model that does not involve such a position."

Sports turf managers can play many roles within municipal and school organizational structures; the entirety of roles are too numerous for the scope of this article. The objective of this article is to highlight several key roles played by sports turf managers to illustrate the importance of this position.



A sports turf manager is likely to anticipate and address the inevitable loss of turf by budgeting for and executing end-of-season re-sodding of high traffic locations such as goal creases.

Communicating field conditions and managing high traffic surfaces

The proliferation of synthetic turf at schools and municipalities has provided administrators/event schedulers significant latitude in moving events from natural turf fields to synthetic surfaces when natural turf conditions necessitate such a move. Few public entities will ever have the resources to have a 100% synthetic sports field inventory; natural turf surfaces will always be part of the equation and require active management, including the implementation of time-sensitive cultural practices and traffic management.

Among the most high profile sports fields in any school system is the varsity football "game" field. North American football is played late into autumn, a time of the year turfgrasses in many regions of the United States are highly susceptible to damage caused by traffic. Bare soil (i.e. muddy surface when wet; hard surface when frozen or dry) is the end-of-season norm for those school systems that do not invest in quality sports field management personnel or do not value the judgment of their existing experienced staff. A sports turf manager is likely to anticipate field damage and proactively overseed prior-to and in-season to offset the inevitable loss of turf. He/she is better able to anticipate the need for end-of-season re-sodding or strategic core cultivation, seeding, and covering with a winter turf cover compared to a passive or nonexistent grounds department.

While a coach or administrator may ask the question, "How many events can be held on a natural turf sports field?" and the answer is never black-and-white, an experienced sports turf manager is the principal authority on the durability of his/her field(s). Coaches and administrators should view a sports turf manager with a track record of providing quality playing surfaces as a valuable resource on the question of field durability; that manager is in a prime position to communicate the "costs" associated with holding an event on a field when weather/field conditions could adversely affect playing surface integrity. His/her attempt to negotiate moving an event to a lower priority field in order to protect the higher priority field or perhaps advocate for pushing back a game time to allow surface conditions to improve should be viewed as an act of due

diligence in the eyes of those with field scheduling authority.

Managing contracted services

For many municipalities and school systems, contracted sports field and grounds services involves little more than a public bidding paperwork exercise. There is typically little understanding on the part of municipal or school administrators concerning fertilizers and pesticides, particularly as it relates to what is being applied, why it is being applied, and at what rate. Complicated applicator licensing requirements, confusing state-level regulations, product storage issues, expensive application equipment, and insufficient in-house technical knowledge are frequently cited reasons for outsourcing pesticide and fertilizer applications to a contractor.



Sports turf managers who regularly attend STMA Chapter-affiliated field days tend to have higher quality sports fields and a more extensive network of fellow turf managers, University personnel, and vendors to call upon for assistance compared to disengaged grounds departments.

In many instances, the application of one-size-fits-all fertilizer and pesticide programs to institutional sports field and grounds properties may be the only source of turf nutrition and necessary weed and insect control these surfaces ever receive; elimination of these services could result in the deterioration of sports fields and grounds over time. Other routinely contracted services include custom cultivation (e.g. deep tining and slicing), and field renovation projects that may involve surface milling, laser grading, and seeding and sodding.

A sports turf manager can play a key role in the school/municipality-contractor dynamic by establishing relationships with contractors such that the contractor becomes a contractor-partner. The end result is better matching of facility needs with contractor services.

The hiring of a sports turf manager, and performing more tasks in-house, can provide greater facility-level control of functions otherwise outsourced. For example, performing fertilization in-house can give schools and towns greater control over product selection (e.g. nitrogen source; nutrients and lime relative to soil test results, etc.), rate, and application timing relative to rainfall and field use. In instances where fertilizer applications are outsourced and taking the operation in-house is simply not an option, a qualified sports turf manager is routinely in a much better position compared to a business administrator to communicate the needs of the property to a contractor-partner and guide or author site specific application specifications.

It is recognized that broadcast liquid pesticide applications are not feasible for many schools and towns to complete in-house. A sports turf manager with appropriate pesticide licensing is capable of using a backpack sprayer to perform spot spay applications and/or chemically trim using nonselective herbicides. In many states, a pesticide applicator is required to obtain continuing education credits to maintain his/her license; the ongoing credit accumulation process requires license holders to remain up-to-date on new and existing herbicides, fungicides, and insecticides and how/when to appropriate apply these materials within the scope of applied, practical sports field and grounds management.

A sports turf manager with an active pesticide applicator license is a valuable resource even for those schools and municipalities that outsource all pesticide applications. A manager can work with his/her pesticide contractor-partner to adjust application programs such that appropriate control materials are applied to specific sites when pest thresholds are exceeded. This is a fundamental Integrated Pest Management (IPM) strategy that can ultimately reduce school/municipality-wide pesticide use.

Where to find help

An additional anecdotal observation entails those sports turf managers who regularly attend Sports Turf Managers Association (STMA) Chapter-affiliated events and/or state level University-partnered turfgrass association field days and conferences: These managers have higher quality sports fields compared to disengaged grounds departments. Industry-engaged sports field managers have an extensive network of fellow turf managers, University personnel, and vendors to call upon for assistance. The network expands even further for those sports turf managers who serve on the board of directors for state or regional STMA Chapters, regularly attend the STMA Annual Conference and Exhibition, or have achieved Certified Sports Field Manager (CSFM) accreditation.

It is critical that administrators and supervisors support the continuing education and industry involvement of their sports field and grounds staff by providing the resources and paid-time away from the workplace to attend conferences and meetings and acknowledge that this engagement ultimately enhances sports field and grounds quality.

While sports field management priorities differ widely among individual schools and municipal cultures, where playing surface expectations are high and a qualified sports field manager is not present, a resourceful administrator (e.g. Athletic Director, Business Administrator, Mayor, Councilperson, etc.) is the most probable person within an organizational structure to recognize the importance of a sports turf manager and potentially making the position a reality.

Among the many resources available on the STMA website are sample job descriptions for the role of Sports Turf Manager and Assistant Sports Turf Manager. These documents can serve as templates for the hiring of a new position or re-titling/restructuring of a position vacated by someone who has retired or moved on to a different role. **/ST/**

Brad Park is Sports Turf Research and Education Coordinator, Rutgers University; a member of the Sports Field Managers Association of New Jersey (SFMANJ) Board of Directors; and 2016 recipient of the New Jersey Turfgrass Association Recognition Award.

R.H. Hurley, PhD

is the bentgrassdoctor™ offering Horticultural Services.

Turfgrass Specialist: Golf and Sports Turf.

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Richard Hurley is the bentgrassdoctor™ offering horticultural services.

Richard Hurley, PhD, CPAg, is a turfgrass specialist with over 50 years' experience in the turfgrass industry: turfgrass breeding, selecting the most desirable grasses for use, best turf management practices and procedures, and use of grasses on golf courses, sports fields, home lawns, and landscaping.

Dr. Hurley is one of only a few agronomists in the world who has been awarded a PhD degree (1983) in turfgrass breeding. Most importantly, he studied under the direction of Dr. C. Reed Funk, the world renown cool season turfgrass breeder, while attending Rutgers University.



Photo: Rutgers Univeristy Hort Farm II turf research farm. 30+ acres devoted exclusively to turfgrass science activities. A major part of the farm is devoted to putting green, fairway / tee variety evaluations -- 10 acres of putting greens.



Photo: July 2021 summer fine turf field day at Rutgers Hort Farm II. Over 350 fine turf managers attended to hear the talks and presentations.

It was 38 years ago, when Dr. Hurley asked Dr. Funk to join him in initiating a creeping bentgrass breeding program designed to improve the qualities of bentgrasses for golf course use.

Subsequently, after 10 years of germplasm collection, parental evaluations, putting green turf trials, and hybridization, it was time to develop the first varieties from this bentgrass breeding program. It was the early 1990's, when Dr. Hurley, working in cojunction with Dr. Funk and Dr. Virginia Lehman, developed the very successful *L-93* creeping bentgrass variety. The "93" in the name *L-93* was selected to indicate the year (1993) the variety became fully commercially available.

Dr. Hurley utilized the year (2007) in the naming of his, Rutgers bred, creeping bentgrass variety known as *007*. At this time, *007* bent is widely accepted by golf course superintendents, with seed demands skyrocketing.



Photo above: 007 greens at the Kasumigaseki CC for the 2021 Olympic Games in Tokyo.

In 2017, Dr. Hurley working with Dr. Stacy Bonos at Rutgers released the variety known as 777 (Triple Seven). The 777 bentgrass has shown to provide excellent heat tolerance while producing a putting surface that is fine and dense while tolerating a close height of cut.



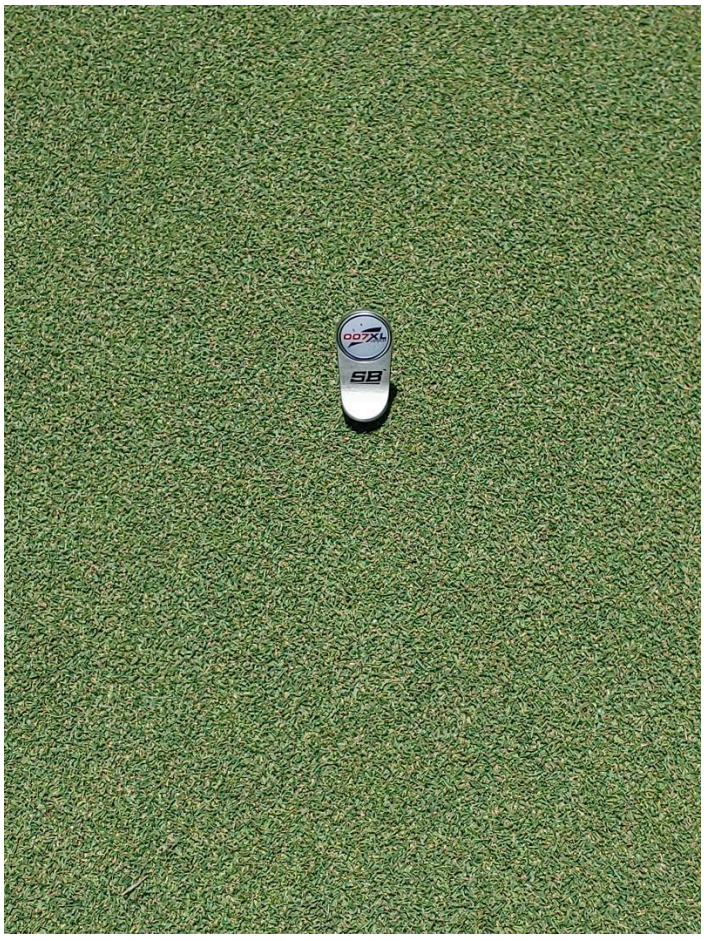
Photo above: 007 / 777 bentgrasses featured at Oakland Hills Country Club, South Course, near Detriot, MI -- total renovation 2020.



Photo above: 777 Triple Seven bentgrass seeded on the new greens at the Shady Oaks Country Club, Fort Worth, TX -- total renovation 2020.

Most recently, Dr. Hurley, again, working in conjunction with Dr. Stacy Bonos at Rutgers have deleloped a totally unique variety named 007XL. This is not just an improved 007 but a distinct and highly refined bentgrass variety.

Commercially released in the fall of 2021 / spring of 2022 the 007XL variety sets a new standarf for performance -- as 007XL is the most advanced of the "Super Bent" class of varieties.



The 007XL is a 5th generation bentgrass variety that was bred to tolerate a mowing height of cut down to .100 of an inch (2.54 mm). The 007XL was developed using enhanced breeding techniques best adapted for closely

mown greens and for use on fairways and tees, allowng for a more disease resistant turf.



Photos above: 007XL bentgrass seeded on a bentgrass greens nursery at the Colonial Country Club, Fort Worth, TX -- September 2021.

With a reputation for practical and easy to follow recommendations designed to solve your turf problems, Dr. Hurley responds to troubleshooting on golf course renovations, shade issues, weed control, water quality, fertilization, diseases, and insects. He is also an excellent source for developing long-range plans and efficiency audits.

- Project history includes sites in the U.S., Canada, United Kingdom, Ireland, Europe, Russia, Japan, China, Australia and South Africa.
- Consultations by arrangement -- yearly retainer with scheduled site visits; or individual full- or half-day site visits.

Photo: Richard Hurley, PhD



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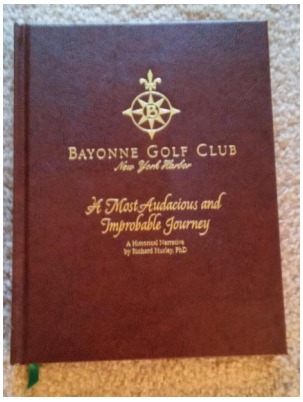

The Bayonne Golf Club

"A Most Audacious and Improbable Journey"

A Historical Narrative by Richard Hurley, PhD

Books are available for sale -- only in the Pro Shop at the BGC.





A significant part of creating a links type golf course is how to use the most appropriate grasses, bushes, and shrubs on and around the course. Dr. Hurley was involved in selecting the grasses and over 55,000 plants established on the Bayonne Golf Course.



Contact Me!

Please contact me anytime!

I look forward to hearing from you.

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APPENDIX 37

Independent Assessment of Existing Fields and Project Needs

INDEPENDENT ASSESSMENT OF ZABRISKIE-SCHEDLER PROPERTY PARK DEVELOPMENT PROJECT NEEDS

ZABRISKIE-SCHEDLER PROPERTY PARK CONCEPT DEVELOPMENT

VILLAGE OF RIDGEWOOD, COUNTY OF BERGEN, STATE OF NEW JERSEY

Prepared For: **Village of Ridgewood**
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Ridgewood, New Jersey 07450

Prepared By: **SUBURBAN CONSULTING ENGINEERS, INC.**
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File No.: **SCE-R13881.012**

MAY 2024

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1.0 INTRODUCTION AND BACKGROUND

1.1 Purpose of Assessment

The Village of Ridgewood (Village), County of Bergen, State of New Jersey is seeking to develop the Zabriskie-Schedler property with an active, passive and historical recreational park. As part of the planning process, the Village engaged Suburban Consulting Engineers, Inc. (SCE) to conduct an independent assessment to evaluate its existing inventory of sports field facilities to determine whether the proposed project is warranted.

1.2 Information and Data

The information and data gathered and relied upon to complete this assessment includes, but is not limited to, physical characteristics and usage patterns of each existing field, local demographics and recreational trends in recent years. Community needs and interests, including both public petitions to the Council favoring and opposing the development of the Zabriskie-Schedler property, were also considered. The data analyzed primarily focused on the following list of stakeholders who have been identified in playing a significant role in the utilization of facilities throughout the Village within the last year:

- Ridgewood Board of Education (BOE) & Athletic Department
- Ridgewood Baseball/Softball Association (RBSA)
- Ridgewood Jr. Football Association (RJFA)
- Ridgewood Lacrosse Association (RLA)
- Ridgewood Soccer Association (RSA)
- Maroons Soccer Club (MSC)
- Village-sponsored Programs & Events

1.3 Background

Ridgewood is a suburban community located along the western boundary of Bergen County, northeast region of New Jersey and within the New York Metropolitan area. Approximately six square miles in size, the Village is nearly entirely developed with one and two family residences, centralized commercial downtown district with mixed-use and higher-density developments and ten schools. Three waterways traverse the Village. The western and eastern boundaries are bound by Goffle Brook and Saddle River, while Ho-Ho-Kus Brook flows through the center and eventually converges with Saddle River in the southeastern corner of the Village. There are seventeen municipal parks and recreational areas of varying sizes that include sports fields, courts, trails and natural areas.

1.4 Applicable Document Review

The Village has conducted several comprehensive studies and master planning efforts over the years to assess its outdoor recreation space. These efforts have considered a variety of methodologies and data sources including land use standards, population-based calculations and community input, resulting in recommendations to expand its inventory of open space.

1.4.1 Village Recreational and Open Space Studies

In 2003, the Village Open Space Committee issued a Recreation and Open Space Plan that outlined the need for active recreational space using state and national benchmarks, such as the NJ Balanced Land Use Standards (SCORP) and Green Acres Population Method. Both calculations identified a large deficit in available recreation acreage. The report also noted the recent construction of numerous substantial residential developments reducing the amount of open space to approximately 30 acres within the Village. Recommendations to address this issue were the augmentation of open space and recreational lands through acquisition of privately owned land by way of the recently passed supplementary real estate tax, to build an acquisition fund, in November 2001. A review of properties was performed to identify potential opportunities for the addition of recreational space. Four priority sites were identified; the first, now known as Habernickel Family Park, was purchased in 2004 and developed into an active and passive recreational park. The second property listed was the Zabriskie-Schedler property, purchased by the Village in 2009 (planned for both active and passive recreation). The other two properties listed were smaller in size and either located adjacent to Ho-Ho-Kus Brook and within the floodplain, or landlocked between residential properties. These properties are still privately owned.

Similarly, a 2007 Comprehensive Parks, Fields, Facilities, and Recreation Master Plan report evaluated the current and future needs in order to provide adequate facilities for its residents. The method used to determine the adequate amount of recreational area was the National Recreation and Park Association (NRPA) Core System Standard. This method compared the acreage of parkland to population, which identified a shortage of approximately 50 acres. The report also explored potential solutions, such as acquiring privately owned land and shared space with outside organizations. These options were found to be nonexistent at the time or did not address the need for active recreation space. Recommended improvements prioritized the rehabilitation of existing facilities and the construction of new facilities. A number of these recommendations have been implemented to date, including the conversion of Stevens Field from a multipurpose grass field to synthetic turf and the construction of a track and field at Benjamin Franklin Middle School.

The Recreation and Open Space Plan was updated in 2010 and outlined the purchase of two of the largest parcels of open space remaining in the Village, Habernickel Family Park and Zabriskie-Schedler property, while also completing an expansion of Citizens Park with assistance from the Trust for Public Land. While these additions were critical, the need for additional open space still remained. An adjusted SCORP calculation based on population was used, which indicated a deficit in active recreational space of approximately 14.5 acres. Sites were again reviewed, and it was determined that there were no available options for active recreational space.

The Adopted 2022 Master Plan provides information on a variety of topics including Village demographics, current and future environmental threats including the increase/extremity of temperatures, storm events and frequency of flooding due to a number of waterways traversing the Village, and updates

to the Open Space Plan. The Master Plan recognized the challenges of providing adequate field space to accommodate the various programs resulting in efforts to identify suitable properties for additional parkland. In particular, the study focused on properties adjacent to municipal parks or schools, undeveloped land adjacent to rights-of-way or used for private recreation. All of the noted potential sites may satisfy the acquisition of open space however, many were located within the floodplain, removed existing dwellings or small in stature.

1.4.2 Village Field Policy

The Field Policy adopted in 2018 provides formal procedures for field use and allocation for both Village-owned and Board of Education facilities. The primary use of municipal recreation facilities is for public recreation. The use of school recreation facilities is exclusively for the school during school hours and for school and public recreation use during non-school hours and on non-school days. User priorities are categorized into several groups in the document:

- Category I
  - BOE public school activities
  - Parks and Recreation sponsored activities
- Category II
  - Recognized Athletic Organizations
  - RHS Sports Alumni, RHS & Other BOE Club programs
- Category III
  - Ridgewood Teams in Established Leagues with seventy-five percent (75%) residency or employment rate and approved by the Parks and Recreation Department
- Category IV
  - Private Group Field Requests for citizens or businesses in the Village with seventy-five percent (75%) residency or employment rate and approved by the Parks and Recreation Department
  - Privately Operated Programs will not be made available for organizations, entities, individuals or groups for the purpose of providing recreational services to youth or adults if the event to be operated is on a for-profit basis

The document also contains policies for field closings due to inclement weather including required closures if injury or damage may result to participants or playing surfaces that will affect its current and future use.

1.5 Village Demographics and Trends

Demographics play a key role in assessing recreational needs. As stated in the above-referenced reports, this is a determining factor in estimating the amount of recreational space for a municipality in order to provide adequate recreational facilities for its

residents. As of the 2020 US Census, Ridgewood has a population of 25,979. The American Community Survey 5-year estimates that the school-age population makes up over 25% of the population, approximately 1.5 times the New Jersey rate. This coincides with the Village operating the largest school system in Bergen County. The next largest group is between 40-49 years, making up about 16% of the population, roughly 25% higher than the New Jersey rate. These numbers make up a large majority of youth and adult sports programs.

Age Characteristics of Ridgewood		
Age in 2020 Census	% of Population	% in NJ
Under 9	13.7%	11.6%
Age 10 to 19	18.3%	12.7%
Age 20 to 29	7.8%	12.5%
Age 30 to 39	9.4%	13.1%
Age 40 to 49	15.9%	12.9%
Age 50 to 59	16.4%	14.0%
Age 60 to 69	9.4%	11.9%
Age 70 to 79	4.8%	7.2%
Age 80 and Older	4.4%	4.1%

(American Community Survey)

It can be concluded from this data that the Ridgewood population contains a significant portion in the active age range and therefore, active recreation amenities are in high demand.

2.0 EXISTING SPORTS FIELDS INVENTORY OVERVIEW

Sports fields are a critical component of the Village's recreation facilities. The fields provide designated space for organized team sports, ranging from high school athletic programs to youth and adult sports programs, and serve as open green space for other activities such as school recess and community events.

2.1 Existing Sports Fields Inventory

The Village currently owns a total of seventeen parks, five of which are equipped with sports fields[1]. Two of the Village-owned parks with playing fields are located in the center of the Village in Maple Park Field and Veterans Memorial Park, while the other two, Habernickel Family Park and Citizens Park, are located in the northwest corner and southwest region, respectively. The fifth site, Pleasant Park, is adjacent to Hawes Elementary School, located in the southeast corner of the Village. Additionally, the BOE offers 12 additional locations with sports fields[2]. The school properties are generally distributed in a well-planned pattern geographically across the Village.

All sports fields are natural grass with the exception of Maple Field Park, Ridgewood High School's Stadium Field and Stevens Field, which are synthetic turf. These three turf fields are located along the Ho-Ho-Kus Brook and are situated within the floodway.

The natural grass fields range from small or irregularly sized grass spaces that support recess, practices, or recreational level programs to standard sized fields that support high school competitive level sports.

All of these fields, while different in character, value, and quality, are important to the different user groups for their intended recreational use. The following table and map provide an overview of the existing sports fields within the Village, including the field size and playing surface.

[1] Village-owned sites include Maple Park, Veterans Memorial Park, Habernickel Family Park, Citizens Park, Hawes Elementary/Pleasant Park.

[2] Board of Education sites include Benjamin Franklin Middle School, Brookside Park, George Washington Middle School, Glen School, Kenilworth School, Orchard Elementary School, Ridge Elementary School, Ridgewood High School, Somerville Elementary School, Stevens Field, Travell Elementary School and Willard Elementary School.

Existing Parks Inventory – Sports Fields			
Village-Owned Facilities	**Field Dimensions**	**Field Surface**	**Lighting**
Citizens Park *			
Upper – Baseball	40/60	Grass	N
Lower – Multipurpose Field: Baseball / Soccer	46/60 120' x 180'	Grass	Y
Habernickel Family Park			
Multipurpose Field: Baseball / Soccer	50/70 150' x 230'	Grass	N
Maple Park Field			
Multipurpose Field: Baseball / Football / Lacrosse / (3) Soccer / Softball	46/60 160' x 300' 180' x 330' 210' x 330' 135' x 210' 135' x 210' 40/60	Turf	Y
Veterans Memorial Park			
Multipurpose Field: (2) Baseball / (3) Soccer / (2) Softball	60/90 46/60 182' x 300'	Grass	Y

Existing Parks Inventory – Sports Fields			
	148' x 240'		
	148' x 240'		
	43/60		
	40/60		
Hawes Elementary School / Pleasant Park			
Baseball Field	46/60	Grass	N
Multipurpose Field: Baseball / Soccer	50/70, 60/90	Grass	N
	183' x 270'		
Village Board of Education Facilities			
Benjamin Franklin Middle School			
Multipurpose Field: Lacrosse / Soccer	165' x 300'	Grass	N
	165' x 300'		
Brookside Park **			
Multipurpose Field: Lacrosse ***	175' x 325'	Grass	N
George Washington Middle School			
Softball ***	40/60	Grass	N
Glen School			
Multipurpose Field: Baseball / Soccer / Softball	46/60	Grass	N
	150' x 180'		
	40/60		
	183' x 270'		
Kenilworth Field			
Multipurpose Field: Football /Lacrosse (Half) / (2) Soccer / (2) Softball ***	160' x 270'	Grass	N
	170' x 180'		
	75' x 120'		
	75' x 120'		
	40/60		
	40/60		
Orchard Elementary School			
Soccer	130' x 180'	Grass	N
Ridge Elementary School			
Softball ***	40/46		
Ridgewood High School – Stadium Field			
Multipurpose Field: Football / (2) Lacrosse / Soccer	160' x 300'	Turf	Y
	180' x 330'		
	195' x 360'		
	209' x 330'		
Somerville Elementary School			
Multipurpose Field: (2) Baseball / Soccer	60/90	Grass	N
	46/60		
	190' x 285'		
Stevens Field			
Multipurpose Field: Baseball / Football / Lacrosse / (3) Soccer / Softball	46/60	Turf	Y
	160' x 300'		
	180' x 330'		
	180' x 360'		
	135' x 180'		
	135' x 180'		
	43/60		
Travell Elementary School			
Multipurpose Field: (2) Softball / Soccer ***	43/60	Grass	N
	40/60		
	120' x 150'		
Willard Elementary School			
Multipurpose Field: (2) Softball ***	43/60	Grass	N
	40/60		

* Adjacent to George Washington Middle School. Use is limited to school use during school hours on school days.
** Closed due to safety reasons. Reopened 3/25/24 for small-sided lacrosse play (50' x 85').
*** Field does not meet regulation dimensions

Total Number of Sports Fields:

Type of Field	Total Number of Village-Owned Fields	Total Number of BOE Fields	Total Number of Fields
Baseball	2	-	2
Soccer	-	1	1
Softball	-	2	2
Multipurpose: Baseball, Football, Lacrosse, Soccer & Softball	5	9	14
Total:	7	12	19

A majority of these fields are multipurpose and offer the ability to play various sports, which often leads to a misperception regarding the number of sports fields available for use. Additionally, five of these fields fall short of regulation dimensions due to inadequate space.

2.2 Seasons of Play

The Village's sports and recreational programs run for approximately nine months of the year, from mid-March to the end of November. Numerous programs now play in multiple seasons, adding to the overall usage of fields.

Season	Start	Finish	Duration
Fall	Mid-August	November	16 weeks
Winter	December	Mid-March	14 weeks
Spring & Summer	Mid-March	Mid-August	22 weeks

2.3 Primary Village Field Users

The below table lists the recognized groups that utilize outdoor sports facilities in the Village and includes the age range, approximate number of participants and teams from the 2023 playing season. The number of participants has remained steady over the last couple of years, with the exception of the Junior Football program. The number of participants in the recently incepted girls' flag football program has increased by roughly four times since 2021.

Program	**Age Group**	**Approximate # of Participants**	**# of Teams**	**Playing Seasons**
BOE – Football	HS	100+	2	Fall
BOE – Boys Soccer	HS	80+	3	Fall
BOE – Girls Soccer	HS	80+	3	Fall
Junior Football (RJFA)	K-8	900+	95	Fall
Soccer (RSA)	K-HS	1,200+	81	Fall
Baseball & Softball (RBSA)	3-15+	1,450+	110	Spring thru Fall
Maroons Soccer Club (MSC)	4-19	1,000+	60	Spring thru Fall

Program	Age Group	Approximate # of Participants	# of Teams	Playing Seasons
BOE – Baseball	HS	65+	3	Spring
BOE – Softball	HS	40+	3	Spring
BOE – Boys Lacrosse	HS	85+	3	Spring
BOE – Girls Lacrosse	HS	40+	2	Spring
BOE – Flag Football	HS	18	1	Spring
Lacrosse (RLA)	K-8	700+	40	Spring
Adult Sports League Baseball Soccer	 35+ 40+	 18 68	 2 4	 Spring Fall

OVERALL MAP DEPICTING VILLAGE AND BOARD OF EDUCATION PARKS AND FACILITIES

Village of Ridgewood and Board of Education Parks and Facilities

- Village of Ridgewood
- Village Park/Parkland
- Board of Education Facility
- Wetland

Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

Steep Slope
- Gently steep (11° - 15°)
- Moderately Steep (16° - 20°)
- Steep (21° - 30°)
- Very steep (31° - 90°)

SUBURBAN CONSULTING ENGINEERS, INC.

0 ½ 1 2
Miles

Date Exported: Thursday, May 9, 2024

3.0 SPORTS FIELD NEEDS ANALYSIS

As with many communities of this size and region, the increased need for active recreational space and fields far outpaces the available acreage that remains for open space design. This leads to intense usage pressure on park facilities. The following section provides an analysis of benchmarks, playing surface assessment and evaluation of existing fields and the proposed project site.

3.1 Recognized Benchmarks for Active Recreational Space

3.1.1 NJ Balanced Land Use Standard

The Balanced Land Use Standard established by the New Jersey Green Acres 2018-2022 Statewide Comprehensive Outdoor Recreation Plan for open space, parks, and recreation areas specifies that a minimum of 3% of a municipality's developed or developable land should be set aside for active recreation use. Developable lands exclude areas with slopes greater than 15%, wetlands, federal, state and county-owned parklands, and other environmentally sensitive land that is not appropriate for development. For the purposes of this calculation, the entire Village area of approximately 3,840 acres, was used.

Category	Acres	Deficiency/Surplus
Total Developed & Developed Area	3,840	
3% of Developed / Developable Land Area	115.2	
Existing Active Recreational Area	51.5	-63.7 AC

3.1.2 National Recreation & Park Association (NRPA) Peer Population per Acre Benchmark

The NRPA produces an annual report, the NRPA Agency Performance Review, that provides parks and recreation departments with comparable benchmarks to help guide the management and planning of facilities. The 2023 report found that municipalities ranging in population from 20,000 – 49,999 range have 11.3 acres of parkland per 1,000 residents and 2,014 residents per park. Using the population from the 2020 US Census, the number of parks meets this metric, however, the total acreage does not. Due to the varying sizes of parks, the benchmark for number of parks has been determined as not applicable in determining the needs of active recreational space. Based on the acres of park space per number of residents, the Village should have a total of 293 acres, a deficit of over 100 acres.

Benchmark Ratio	Benchmark Standard	Village Comparison	Deficiency/Surplus
1 park / 2,014 residents	13 Facilities	17 Facilities	+4 Facilities
11.3 acres / 1,000 residents	293.5 AC	188.6 AC	-104.9 AC

The recognized state and national benchmarks cited above indicates a large deficiency in active recreational space to meet the needs of the residents.

3.2 Natural Grass Field Usage

The continued reliance on natural grass fields will continue to be problematic due to the current over-usage of the Village's sports fields and lack of available time to adequately rest fields and perform proper seasonal maintenance. The Village has not intentionally rested fields since the 1980s, nor does the Village have the availability of space to reorient fields, both of which are techniques that natural grass field owners implement to optimize good playing conditions. This was evident in Spring 2022 as all Village-owned natural grass fields were closed for a majority of the season due to poor playing conditions and required time for the grass to regenerate.

The climate in New Jersey limits early spring playability on natural grass fields when roots and shoots of grass are coming out of winter dormancy. If fields are used before they are ready to support play, the Village runs a potential risk of causing significant damage and inhibiting the quality and vigor of grass for the balance of the year. Natural grass provides excellent play surfaces when in top condition, but it is not designed to take continuous play throughout the seasons, especially during early spring, late fall, and during and after significant rain events. The Village's fields are highly programmed and expected to support continuous use, which often results in less than favorable playing conditions. The use of natural grass fields is challenging in the context of the local climate as the ideal grass-growing temperature range is 65°-75° F, which historically occurs later in the spring sports season.

Synthetic turf fields allow for early spring and late fall play, while also allowing continuous use during and after rain events. They are designed to withstand extended and intense use, without a need for downtime to recover. The subsurface of these fields is typically made up of a layer of crushed stone and piping to allow the system to store, absorb, infiltrate, and transport far greater amounts of precipitation, compared to a natural grass field. Synthetic turf fields are used to increase hours of play, extend seasons of play and provide a consistent playing experience across the entire field, in varying climatic conditions. These types of fields are reliable in helping meet the demands of the community.

Based on the Village's field reservation system and program schedules from last year (2023), the average spring-to-fall usage of all multipurpose natural grass athletic fields in the Village is near or exceeding 1,000 hours. This does not include non-organized program usage or community events. The hours of use expected to be provided by the Village's fields exceed industry standards for maintaining good or fair turf quality condition (see table below).

Expected Grass Field Condition	Field Use (Hours per Year)
Sustained Good Field Conditions	200 Hours or less
Good Field Conditions with Some Thinning of Grass and Localized Wear Areas	400 to 600 Hours
Fair Field Conditions - Expect Significant Thinning and Wearing	800 to 1,000 Hours
Significant Grass Loss, Field Surface Damage, Increased Potential for Athlete Injury	More than 1,000 Hours

(Maximizing the Durability of Athletic Fields, Grady L. Miller, North Carolina Cooperative Extension; Publication AG-726-W 01/2010 BS)

Village-Owned Sports Fields	Approx. Number of Hours per Year
Citizens Park – Upper *	900+ Hours
Citizens Park – Lower *	1,500+ Hours
Hawes Elementary School / Pleasant Park – Upper **	750+ Hours
Hawes Elementary School / Pleasant Park – Lower **	1,100+ Hours
Habernickel Family Park	950+ Hours
Veterans Memorial Park – Northern ***	1,950+ Hours
Veterans Memorial Park – Southern ***	1,900+ Hours
Maple Park Field ****	1,500+ Hours

Additional Hours not Included in the Above Calculation:
* Utilized by George Washington Middle School for school use during school hours on school days. 3 additional hours of daily weekday use for PE/recess/extended day programs (spring/fall). Approximately 360 hours.
** Utilized by Hawes Elementary School for school use during school hours on school days. 2 additional hours of daily weekday use for PE/recess/extended day programs (spring/fall). Approximately 240 hours.
*** Kasschau Memorial Shell: 11 scheduled events throughout summer for 2 hours. Additional events from July to August for 1.5 hours. Approximately 30 hours.
**** Indicates synthetic turf field

In addition to the usage from Village athletic programs, school facilities and the community utilize these fields for various reasons, including recess/PE, practice and tournaments from non-recognized groups, and community events such as fundraisers and live performances. Not all of the users have tracked hours and thus, are not included in the total numbers. Additionally, requests that were denied or cancelled are also not included in this total. Nevertheless, the total number of hours indicates that these fields are overused and in suboptimal condition.

Board of Education Sports Fields	Approx. Number of Hours per Year
Benjamin Franklin Middle School *	1,000+ Hours
Brookside Park ***	600+ Hours
George Washington Middle School	950+ Hours
Glen School *	1,150+ Hours
Kenilworth Field	1,100+ Hours
Orchard Elementary School ***	600+ Hours
Ridge Elementary School *	1,000+ Hours
Ridgewood High School (RHS) Stadium Field **	950+ Hours
Somerville Elementary School *	1,500+ Hours
Stevens Field **	1,000+ Hours
Travell Elementary School *	820+ Hours
Willard Elementary School *	1,000+ Hours

Additional Hours not Included in the Above Calculation:
* Utilized for school use during school hours on school days. 3 additional hours of daily weekday use for PE/recess/extended day programs (spring/fall). Approximately 360 hours.
** Indicates synthetic turf field
*** Closed – does not reflect full usage over a year

Most of the Board of Education sites are used for recess/PE. Requests that were denied or cancelled are not included in this total. The Village also does not have the authority to require the Board of Education to construct its facilities. Furthermore, the following section evaluates each of the existing fields and its suitability for the proposed project.

3.3 Evaluation of Physical Characteristics at Existing Sports Field Facilities

SCE reviewed the existing sports field facilities owned by the Village and Board of Education. These properties were reviewed first to identify if it contained open space appropriate for the proposed project without compromising existing fields. If appropriate space was identified, the properties were further reviewed for the presence of environmentally sensitive areas within the open space. The use of state and federal databases and additional provided publications and data were utilized in this file review. The results of this review are as follows:

Citizens Park

Village of Ridgewood
NW Corner of Godwin Avenue & S. Monroe Street

The site has been developed to the maximum extent and does not contain open space appropriate for the proposed project without compromising existing fields.

Hawes Elementary School / Pleasant Park

Village of Ridgewood
531 Stevens Avenue

The site contains a large, undeveloped area appropriately sized for the proposed project, however, it is located within the floodplain, as Ho-Ho-Kus Brook runs along the southern edge of the site. The area also contains wetlands and critical wildlife habitat, per state mappings.

Habernickel Family Park

Village of Ridgewood
1037 Hillcrest Road

This park was purchased and developed with a multipurpose athletic facility as recommended in previous open space reports. The site has been developed to the maximum extent and does not contain open space appropriate for the proposed project, without compromising existing fields.

Maple Park Field

Village of Ridgewood
SW Corner of Meadowbrook Avenue & Northern Parkway

One of three synthetic turf fields within the Village. Ho-Ho-Kus Brook runs along the southern edge of the site and is within the floodway per state mappings. Severe floodings of the field and area have been recorded, causing field closures and significant expenditures in maintenance and repair. The site does not contain open space appropriate for the proposed project.

Veterans Memorial Park

Village of Ridgewood
SE Corner of Linwood Avenue & N. Maple Avenue

The largest natural grass multipurpose facility operated by the Village. The site has been developed to the maximum extent and does not contain open space appropriate for the proposed project, without compromising existing fields. Ho-Ho-Kus Brook runs along the eastern edge of the site and is entirely within the floodway, per state mappings. Severe floodings of the field and area have been recorded.

Benjamin Franklin Middle School

Ridgewood Board of Education
335 N. Van Dien Avenue

The site has been developed to the maximum extent and does not contain open space appropriate for the proposed project without compromising existing fields or the running track which was recently constructed as a recommendation of the Comprehensive Parks, Fields, Facilities, and Recreation Master Plan report.

Brookside Park

Ridgewood Board of Education
End of Southern Parkway

The facility features a large open space, however, is not adequately sized for the proposed project. Ho-Ho-Kus Brook runs along the eastern edge of the site and is within the floodway, per state mappings. Severe floodings of the field and area have been recorded, causing field closures and significant expenditures in maintenance and repair.

George Washington Middle School

Ridgewood Board of Education
155 Washington Place

The site has been developed to the maximum extent and does not contain open space appropriate for the proposed project. The softball field located at this facility does not meet regulation field dimensions as the outfield distance measures approximately 135 feet.

Glen School

Ridgewood Board of Education
865 E. Glen Avenue

The site has been developed to the maximum extent and does not contain open space appropriate for the proposed project, without compromising existing fields.

Kenilworth Fields

Ridgewood Board of Education
44 S. Pleasant Avenue

The site has been developed to the maximum extent and does not contain open space appropriate for the proposed project, without compromising existing fields. The lacrosse field is currently small-sided and does not meet regulation field dimensions.

Orchard Elementary School

Ridgewood Board of Education
230 Demarest Avenue

While an open space exists towards the front of the site, it is not adequately sized for the proposed project. The portion of the site is also located within the flood hazard area per state mappings. Additionally, the field has been closed for approximately four years due to known soil contamination and field conditions deemed unplayable from numerous injuries. Remediation has been completed; however, the field remains closed to this day, due to restoration.

Ridge Elementary School

Ridgewood Board of Education
325 W. Ridgewood Avenue

The site has been developed to the maximum extent and does not contain open space appropriate for the proposed project, without compromising existing fields. The existing ballfield does not meet regulation field dimensions as the outfield distance measures approximately 105 feet.

Ridgewood High School – Stadium Field

Ridgewood Board of Education
627 E. Ridgewood Avenue

One of three synthetic turf fields within the Village. The facility has been developed to the maximum extent possible. Ho-Ho-Kus Brook runs along the western edge of the site and is within the floodway, per state mappings. Severe floodings of the field and area have been recorded, causing field closures and significant expenditures in maintenance and repair.

Somerville Elementary School

Ridgewood Board of Education
45 S. Pleasant Avenue

The site has been developed to the maximum extent and does not contain open space appropriate for the proposed project, without compromising existing fields.

Stevens Field

Ridgewood Board of Education
SE Corner of Overbrook Road and N. Irving Street

One of three synthetic turf fields within the Village. The facility has been developed to the maximum extent possible. Ho-Ho-Kus Brook runs along the eastern edge of the site and is within the floodway, per state mappings. Severe floodings of the field and area have been recorded, causing field closures and significant expenditures in maintenance and repair.

Travell Elementary School

Ridgewood Board of Education
340 Bogert Avenue

The site has been developed to the maximum extent and does not contain open space appropriate for the proposed project. The multipurpose field does not allow for both ballfields to be used simultaneously. Additionally, neither softball field meets regulated field dimensions as the outfield distances measure approximately 160 feet and 130 feet, respectively.

Willard Elementary School

Ridgewood Board of Education
601 Morningside Road

The site has been developed to the maximum extent and does not contain open space appropriate for the proposed project. Additionally, neither softball field meets regulated field dimensions as the outfield distances measure approximately 135 feet and 100 feet, respectively.

As such, it has been determined that there is no available or appropriate open space at existing sports field facilities to propose this project.

3.4 Zabriskie-Schedler Property Site Evaluation

The Zabriskie-Schedler property, identified as 460 West Saddle River Road, is approximately 7-acres in size and is generally bound by NJ State Highway Route 17 to the west, West Saddle River Road to the east, the intersection of NJ State Highway Route 17 and West Saddle River Road to the south, and residential properties to the north. The lot is owned by the Village of Ridgewood and the property was acquired in 2009. The property contains a structure, the Zabriskie-Schedler House, which is on the State and National Registers of Historic Places. Beyond the structure, the property is generally undeveloped.

SCE performed a general review of the physical features of the site to determine if the property could support the proposed project. The property is not within any flood hazard areas, contains no freshwater wetlands nor critical wildlife habitats, based on state mapping. The property is adequately sized to support the proposed project without modification to the historic structure. The property does not contain steep slopes per a topographic survey completed in 2023. According to the soil survey, the property contains well-drained sandy loams and urban soils representing disturbed land, likely due to the proximity to the adjacent highway. Therefore, there are no physical restrictions based on our analysis in regard to this property and it is physically suitable for the development of this project.

3.5 Zabriskie-Schedler Property Anticipated Use

The Zabriskie-Schedler property is intended to serve both Village-owned and Board of Education sports programs from youth to adult, including soccer, lacrosse, baseball and softball. Additionally, the flag football program, which currently does not have a home field, will be able to utilize the field. It has the potential to log over 1,500 hours of play time over the course of the year, which would relieve some of the pressure off the existing sports fields.

3.6 Frequency of Storm Events and Severity of Flooding

Flooding events have been well documented in recent months as they have caused significant damage not only to the fields, but also to the residential homes in the Village. As previously mentioned, there are several fields within the Ho-Ho-Kus Brook floodplain including Maple Field Park, Ridgewood High School's Stadium Field, Stevens Field, Veterans Memorial Field and Brookside Park. These fields accommodate a majority of the high school level sports programs in the Village. Three of the aforementioned fields are turf, and while they are typically resilient and are able to be utilized after rain events, flooding has cost the Village tens of thousands of dollars in repair and cleanup, and the fields have been taken out of service for periods of time. In one recent case, a December 18, 2023, storm event resulted in major flooding throughout the Village, including the fields along Ho-Ho-Kus Brook. By reviewing rainfall data issued by the National Oceanic and Atmospheric Administration (NOAA) and the National Weather Service (NWS), it was determined that this storm was between a five-year and ten-year storm event, according to the NOAA Atlas 14 Precipitation Frequency Data Server (PFDS). Per the latest version of the New Jersey Stormwater Management Rule (N.J.A.C. 7:8) precipitation depths for storm events are anticipated to increase in the coming

years, and a 1.23 future precipitation change factor should be applied to the NOAA Atlas 14 PFDS ten-year storm event to determine a more accurate future precipitation depth. Applying this factor would classify the December 18, 2023, storm as only between a two-year and five-year storm event in the near future. This indicates that storms of this magnitude are anticipated to occur more frequently. As such, it can be concluded that the fields along the floodplain will be affected more frequently, resulting in more repair and cleanup costs, and more time with fields out of service.

4.0 CONCLUSION

This assessment reviewed the Village of Ridgewood's existing sports field inventory, sports programs, local demographics and trends, previous open space reports and master plans to determine the need for the Zabriskie-Schedler property project. It is evident from the state and national benchmarks and needs analysis that the Village has, and continues to experience, a deficit in active recreational space. A majority of the community's population is within the school-age and middle-aged groups and are both over the average state percentage, signifying the heightened demand of users. Due to this high demand and usage of facilities, coupled with five fields, including the largest and most used Village-owned sports field facility and the three existing synthetic turf fields, located within the floodplain, the result is constant stress on these fields to maintain playable conditions and scheduling between the Village and Board of Education. The Village does not have the flexibility to reorient or place fields offline to allow for the regeneration of fields due to lack of space and demands from the programs. Furthermore, many of the fields are significantly undersized or non-conforming and do not meet industry standards for field size. No Village-owned or Board of Education property provides adequate space without compromising its existing facilities or planning within environmentally sensitive areas to accommodate a full-sized playing field. The Zabriskie-Schedler site does not present any physical restrictions to the park development as proposed. Therefore, the proposed project at the Zabriskie-Schedler property is suitable and will provide essential amenities to alleviate some of the active recreational deficit and needs of the Village, providing a significant public benefit.