

PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD  
REGARDING SCHEDLER PARK PLAN

We, the undersigned, 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.

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Name Address Signature

Lisa Glidewell Lisa Glidewell  
222 S. Broad St  
Ridgewood, NJ 07450



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Name Address Signature

Betty Thompson  
Betty Thompson

2225 Broad St  
Ridgewood



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Name Address Signature

Jose Calderon / 239 S. Broad St. / Jose Calderon  
Ridgewood



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Name Address Signature

NIKOLAS BLAUVET 28 LEROY PL Nikolai Blauvelt  
Ridge Wood, N.J.  
2ND FL UNIT



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Name Address Signature

VERENA PIPARO

28 LeRoy PL  
1st FL UNIT  
Ridgewood, NJ  
07450



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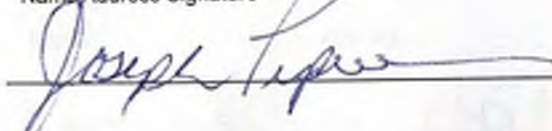
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JOSEPH FIPEO

28 LeROY PLACE  
RIDGEWOOD  
1st FL



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Name

Address

Signature

Eugene T. Kest 645 Almon Rd

E. Kest

ETKboxer@me@

Ridgewood NJ

07053

qmx.com



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Linda Tanzian LINDA TANZIAN 576 Highland Ave.  
Ridgewood, NJ



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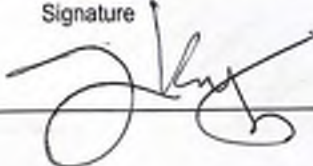
Address

Signature

Laura Katz

446 Upper Blvd.

Ridgewood





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| Stephen Katz | 446 Upper Blvd. Ridgewood |  |



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P. Markarian 71 Broad St Paul Markarian  
Ridgewood, NJ



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Name Address Signature

Natalia Nehring M.D. 174 Union St Apt 2A  
Ridgewood, NJ  
*Nehring*



PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD

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REGARDING SCHEDLER PARK PLAN

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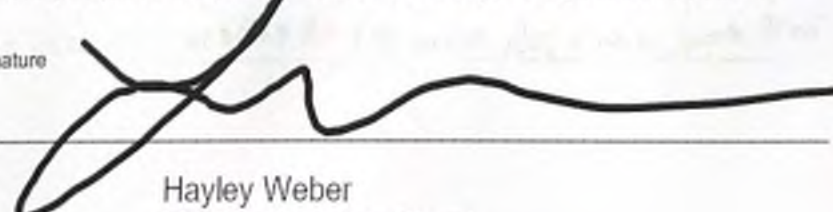
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Name Address Signature



Hayley Weber  
235 South Irving Street  
Ridgewood, NJ  
07450



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Name Address Signature

SAURABH DASI 39 REDGAD RD, RIDGEWOOD NJ, 07430 *Saurabh Dasi*



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Name Address Signature

Gillian Foley 432 Sterling Place, Ridgewood



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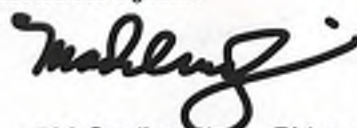
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MADLINE CANZANI

506 Sterling Place, Ridgewood, New, Jersey



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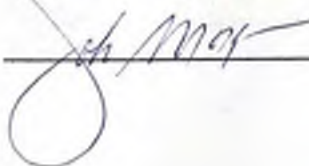
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Angie W. Morgan 414 Bogert Ave Ridgewood



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Leonora Reynolds Leonora Reynolds  
427 Portland Pl  
Ridgewood 07450



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Bruce Reynolds 427 Potfield Place  
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Margaret Rightmyer, 412 Bonfield Place, Ridgewood, NJ.



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Patricia H. Rydzynski 412 Penfold Place, Ridgewood NJ



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Name Address Signature

Ryanne A. LaRosa 454 Bogart Ave. [Signature]



PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD  
REGARDING SCHEDLER PARK PLAN

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Name Address Signature

Jeanette Lakow 454 Bogert Ave ~~JEANETTE~~  
Jeanette Lakow



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Name Address Signature

Laura LaRocco, 454 Bogert Ave, Ridgewood, Laura LaRocco



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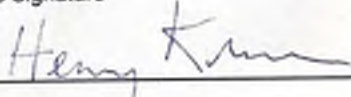
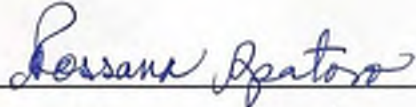
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|   |  |
|---|--|
|  |  |
| Henry Krumrei   | Rossana Satoru   |
| 434 Bogart Ave  | Ridgewood  |



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Name

Address

Signature

Deedee Burnside 3 Cedar Ct

Deedee Burnside

Attendees  
07481



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Name Address Signature

Myriam Feereth, 11 Dansfield Ct. Myriam Feereth  
Upper Saddle River  
N.J. 07458



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Name Address Signature



Diane Paventa

9 Van Sam Pl

Fair Lawn, NJ 07410



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Name

Address

Signature

Lauren Lynch

150 Snakeclan Rd, Ridgewood, NJ  
07456

Lauren Lynch



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Name Address Signature

Michael Portanova 843 East Saddle River Road, Ho-Ho-Kus, NJ

*Michael Portanova*



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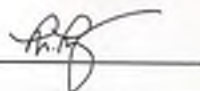
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Name Address Signature

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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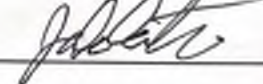
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Name Address Signature

JaKe Girt/Kin 580 Bennington Terrace, Ridgewood, NJ, 07450 

5/1/2013



PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD  
REGARDING SCHEDLER PARK PLAN

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Name Address Signature



580 Brimington Terrace, Ridgewood, NJ, 07450

5/1/2023

Alex Gutkin



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Name Address Signature

Debra A. Zuckerman  
550 Bennington Terr.  
Ridgewood, NJ 07450  
5/1/23



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Name Address Signature

5/1/23 Mike Zuckerman 550 Bennington Terrace, Ridgewood  
M Zuckerman



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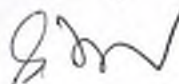
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SANDEEP JOSHI / 677 HOWARD RD





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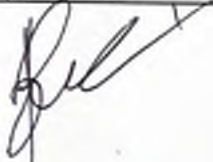
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KOKIL JAIN 677 HOWARD RD





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Jaime Scher 680 Howard Rd



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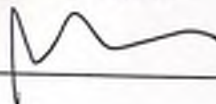
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Name

Andrew Pisano

Address

687 Howard Road 07450

Signature





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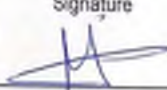
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MIA PISANO

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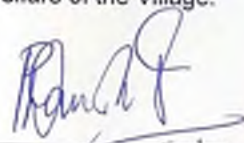
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Boonam Pandit

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RISHI HERWADKAR

684 HOWARD RD  
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R.M. Herwadkar



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Name

Address

Signature

Olivera Ojdanic 701 Howard Road Olivera Ojdanic



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MANISH 625 TERHUNE RD Manish  
SHRINATH RIDGEWOOD, NJ



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ANU SHRINANI 625 TERHUNE RD  
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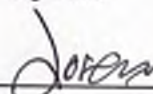
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LORENA PEREZ SOLEN 635 TERNHUE RD, RIDGEWOOD





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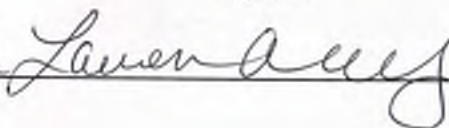
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LAUREN ADUCAY

675 Terhune Rd





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VICTOR RVP

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Rushika Patel



Job Teshme Patel



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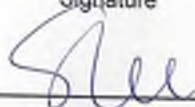
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Sophia Lee  
31 Chelsea Pl.  
Ridgewood, NJ





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Joseph Lee 31 Chelsea Pl  
Ridgewood, NJ 07450



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Name

Address

Signature

LEO RUANE 705 Kingsbridge Ln





PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD  
REGARDING SCHEDLER PARK PLAN

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Name Address Signature

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



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Name Address Signature

  
KIT CHAN 36 CHELSEA PLACE, RIDGEWOOD NJ 07450



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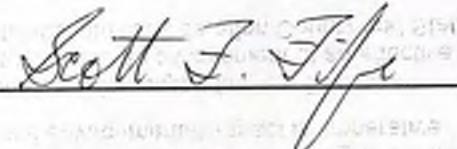
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Name Address Signature 8/10/2023

Scott F. Fife - 630 Shelton Rd - 



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8/10/2023  
DIANNE E. HARRISON - 630 Shelton Rd. J. Harrison



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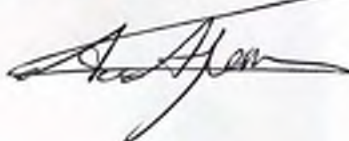
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Ara Ajemian 655 Terhune Rd, Ridgewood NJ 07450





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Name Address Signature

George H. Ackerman, 344 Jefferson St. Ridgewood, N.Y. 10750  
8/10/23



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Name Address Signature

Paul Howard 652 Eastbrook Road

Ridgewood, NJ

07450

Paul Howard



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Name Address Signature

Gabrielle Brieger 491 Racetrack Rd  
Ho-Ho-Kus, NJ 07423

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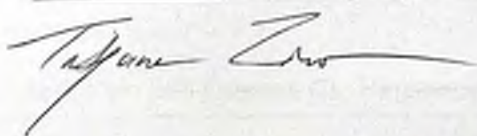
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Name Address Signature

TATJANA ZIVKOVIC, 227 Steilen Ave, Ridgewood, NJ 07450





PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD  
REGARDING SCHEDLER PARK PLAN

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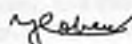
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Yelda Coban 388 Queens Ct., Ridgewood





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Joseph Hutnick 140 Bellair Rd  
Ridgewood NJ



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CELIA HUTNIK 140 BELLAIR Rd.

Celia Hutnik

APT. R

RIDGEWOOD, N.J.



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Ms. Carol M. Holsauser  
709 Newcomb Rd  
Ridgewood, NJ 07450



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NANCY MALONE 499 E. Saddle Riv. Rd.

Nancy Malone 6-16-23



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PATRICIA BOMBACE 427 Shoffield Rd

Patricia Bombace



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Michelle Nolan 683 Midwood Rd 



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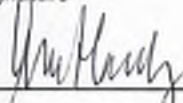
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34 CARRIAGE LN RIDGEWOOD





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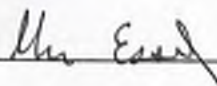
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Madison Essex

564 Van Dyke Street  
Ridgewood, NJ 07450





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Name

Address

Signature

BRIAN ESSEX

564 VANDYKE ST, RIDGEWOOD, NJ





PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD  
REGARDING SCHEDLER PARK PLAN

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Laura ESsey      564 Van Dyke St.      Laura ESsey  
Ridgewood, NJ



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REGARDING SCHEDLER PARK PLAN

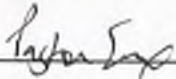
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| Name         | Address                                    | Signature  |
|--------------|--|--|
| Payton Essex | 564 Van Dyke Street<br>Ridgewood, NJ 07450 |  |



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DONALD J. R. II

340 FAIRWAY RD  
RIDGEWOOD NJ





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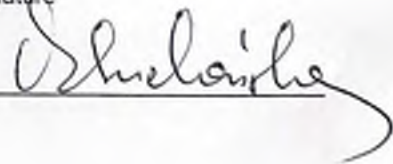
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MALGOSIA 28 OAK ST #3  
SUCHANSKA RIDGEWOOD NJ 07450





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Melissa Freeman

685 Terhune Rd  
Ridgewood, NJ

Melissa Freeman



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JEREMY C. FREEMAN 685 TERHUNT RD





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Name

Address

Signature

DANIEL MILLANE

695 Terhune Rd.

Ridgewood NJ 07431





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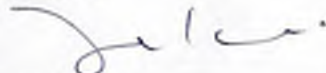
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Jinhee Kim

656 Terhune Rd





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SABIN MIBEL

665 TIAHORE RD



MIBEL



Guthrie & Jackie  
201  
377-8556

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Name

Address

Signature

Theodore Costantino 676 Terhune Road  
Karen Costantino Ridgewood, NJ 07450



PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD  
REGARDING SCHEDLER PARK PLAN

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Name

Address

Signature

Karen Castaneda 676 Terhune Rd. Karen Castaneda



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Name

Address

Signature

Eugenia A. Leemans

517 E.  
Saddle River Rd  
Ridgewood

Eug A Leemans



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  
Thm Matthews



PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD  
REGARDING SCHEDLER PARK PLAN

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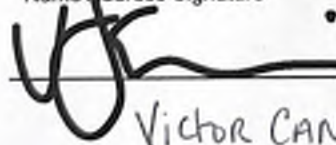
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Name Address Signature

  
VICTOR CANZANI

506 Sterling Place  
Ridgewood, New Jersey



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Name Address Signature

Joseph Schmidt  
123 S. Irving St.  
Ridgewood, NJ  
07450





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Name Address Signature

Kathryn Schmidt Anthony Linceo Schmidt 3/19/2023



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Name Address Signature

Kimberly Reis  
714 Upper Blvd, Ridgewood NJ

Kimberly Reis



# PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD REGARDING SCHEDLER PARK PLAN

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Name Address Signature

LISA P BESLITZ 425 KNOLLWOOD RD RIDGEWOOD

*Lisa P Beslitz*



**PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD  
REGARDING SCHIEDLER PARK PLAN**

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Name Address Signature

Donna Maslak 176 Jeffrey CT  
Ridgewood



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Name Address Signature

Margaret M. Sullivan 264 Little Rd Ridgewood, NJ 07450



PETITION TO THE COUNCIL FOR THE VILLAGE OF RIDGEWOOD  
REGARDING SCHEDLER PARK PLAN

We, the undersigned, petition the Village Council not to reopen the Schedler Park plan (approved by Resolution 18-236) without:

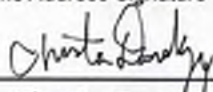
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Name Address Signature

  
Christa Darakjy

388 Queens Court, Ridgewood NJ 07450



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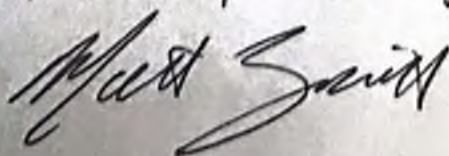
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Name Address Signature

Matthew Zorovich, 102 S. Maple Ave. Ridgewood NJ 07450





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Name Address Signature

Susan Mankel 120 Hillwood Rd



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Sally Ann Felsenstein Sally Ann Felsenstein  
575 Fairway Rd Ridgewood NJ



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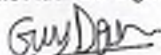
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Name Address Signature



Guy Dowman 229 Bogert Ave, Ridgewood



**From:** [Rurik Halaby](#)  
**To:** [Leynes, Jennifer \[DEP\]](#)  
**Cc:** [swinograd@ridgewoodnj.net](mailto: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



---

**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](mailto: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](mailto:Jennifer.Leynes@dep.nj.gov)>  
**Cc:** Rurik Halaby <[REDACTED]>; [swinograd@ridgewoodnj.net](mailto: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](#)

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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](mailto: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](#)





New Jersey  
**DEPARTMENT of  
ENVIRONMENTAL  
PROTECTION**

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**From:** Rurik Halaby <[REDACTED]t>  
**Sent:** Thursday, February 11, 2021 9:58 AM  
**To:** Marcopul, Kate <[Kate.Marcopul@dep.nj.gov](mailto: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



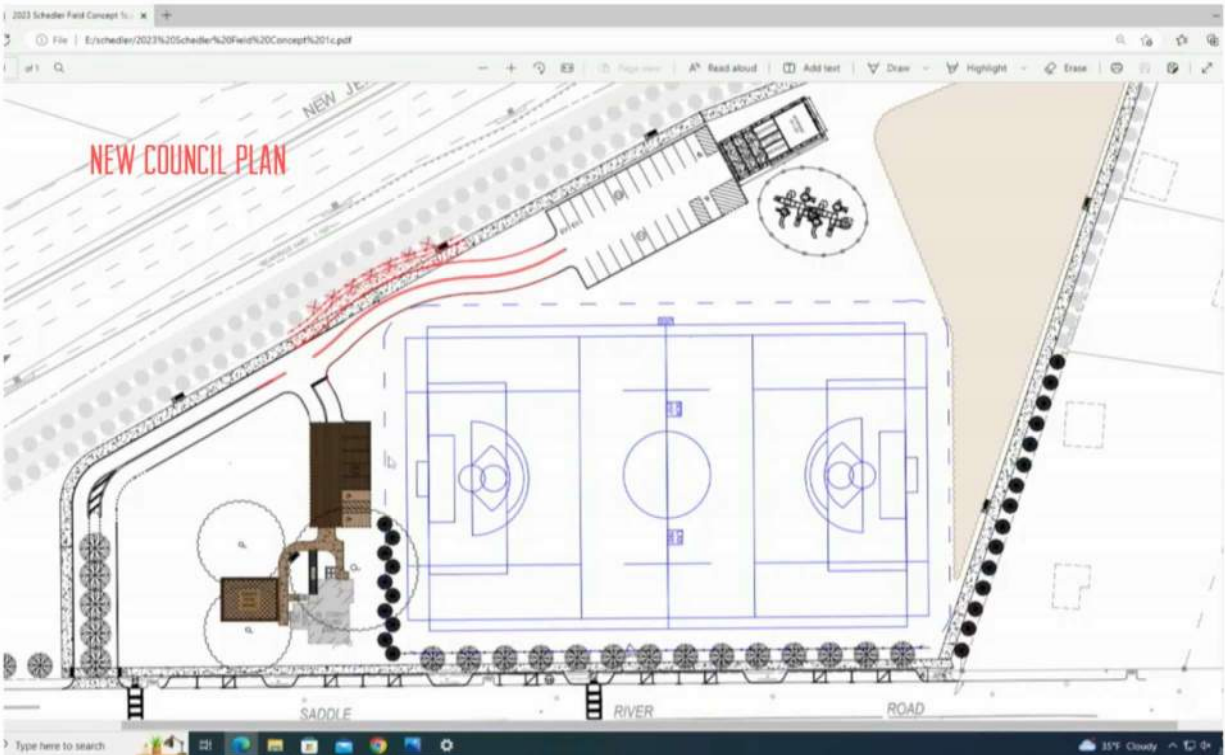




## 2017 APPROVED PLAN VS. NEW COUNCIL PLAN

Not a blueprint

WHAT RESIDENTS WERE TOLD THEY WERE GETTING





[illegible]

Dear Mayor Vigilante, Deputy Deans, Councilmembers Reynolds, Wells and Winegrad

The mission of the Sons of the American Revolution includes honoring those who served or aided the colonies during the Revolutionary War. New Jersey is rich in Revolutionary War history. Our state is an open classroom. As we look toward the American Bicentennial, we have a tremendous opportunity to open because we are

To find out, the New Jersey State, SJSJ has been working with our criminal law and historical medicine to publish our story to show our nation's citizens what happened here. We should be helping themselves. What "Thane Park" is the country. We trust you have taken proper precautions and have attended all the COVID-19 requirements in caring for the historic resources. We ask that you consider the measures of the Friends of the Salisbury-Walsh House. If the very least, work with the Friends and consider including visitors' names that would help others to understand the significance of the last in this public open space. We would be honored to see you help in maintaining the steps you have taken to help these houses. Thank you.

Your most humble and Obedient servants,

Charles Morgan, President, Gen-1200-0175  
Finger Williams, State Historian 800-975-0175  
New Army Society, Sons of the American Revolution

[SPSA.org](http://www.spsa.org)  
  
[www.spsa.org](http://www.spsa.org)



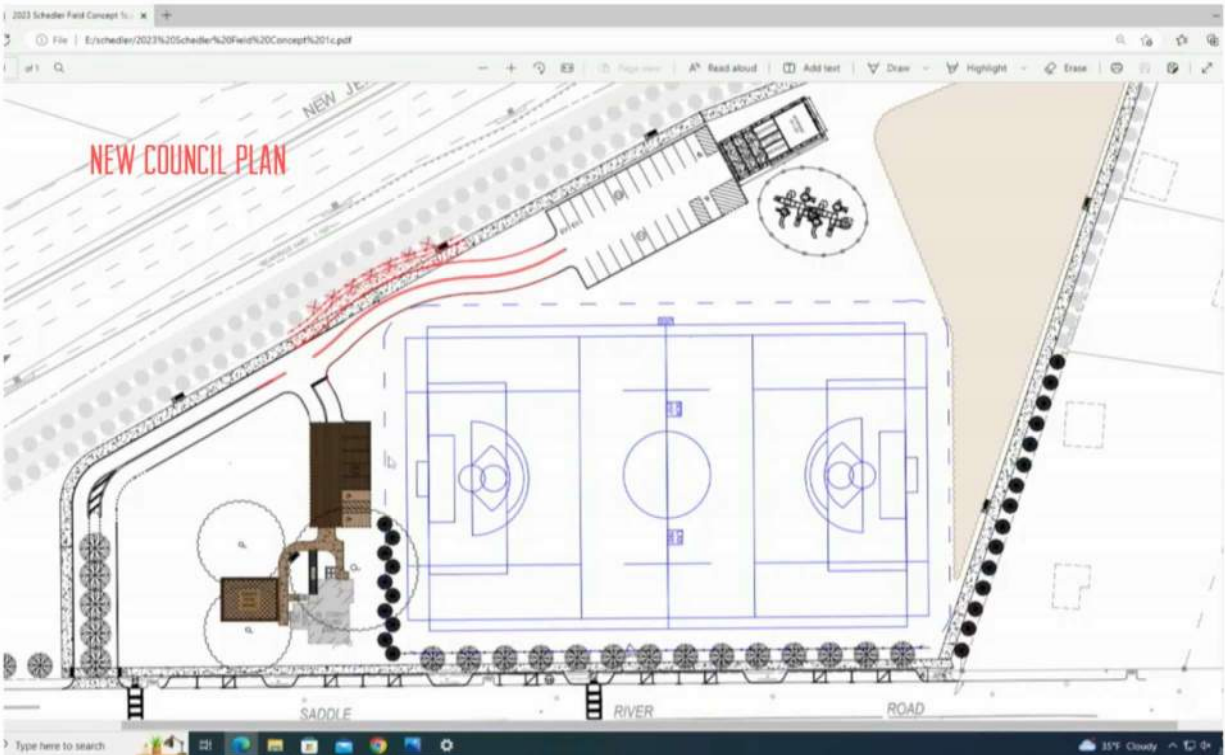




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**Subject:** Catherine Schneider House Property Plan

Four Myer Yagalon, Dugesi Perera, Coauthors: Ben Reynolds, Walter and Winagad,

It has come to our attention that the location being proposed is intended to serve plans for a recreational area for the open space adjacent to the Zalkind-Schiffman House. There are some concerns on the part of the Friends of the House that the area may contain some historical artifacts and that in the conditions of the site report prepared by the responsible Planner, recommendations were made on page C-16 that "an archaeological survey of the property is recommended if significant ground disturbances are planned."

The mission of the Sons of the American Revolution includes honoring those who served as soldiers for 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 American Revolution's bicentennial, we have a tremendous opportunity to share heritage tourism.

1. And not all. The Swiss Justice Service, SJZ, has been working with our commission and I believe would like to join our efforts to share our nation's history with the world. It has happened there. We should be the largest Revolutionary War "Themed Park" in the country. We trust you have seen proper presentation and have included all the SHPO requirements in meeting the historic resources. We ask that you consider the concerns of the Friends of the Zabriskie-Goodrich House. In the very least, work with the Friends and consider installing historical markers that would fully share the significance of the land and the public square. We should be interested in a jointly held historical site that you can share with these friends. Thank you.

Your most humble and Obedient servant,

Charles Morgan, President, 609-944-0871  
Roger Williams, State Historian 609-682-0112  
New Jersey Society, Sons of the American Revolution  
[NJNAR.com](http://NJNAR.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

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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

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New Jersey State Historic Preservation Office  
501 Station Plaza  
Building 5-4<sup>th</sup> 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



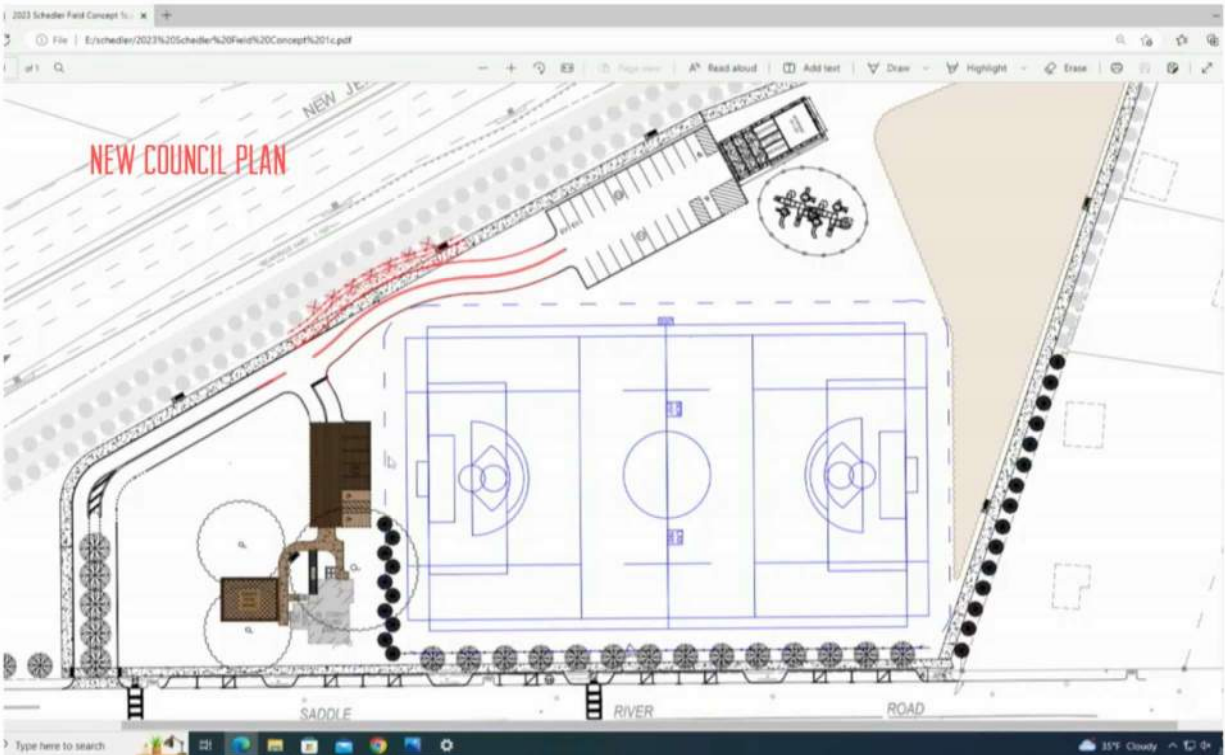




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[Get Your Answer: When Something Extraordinary is Always Happening!](#)



**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](mailto: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

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To the Ridgewood, NJ Mayor and Council members,

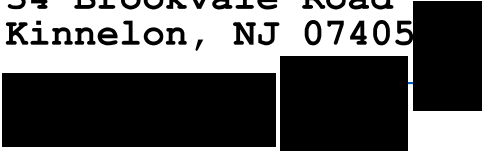
I am one of a number of members of the Sons of the Revolution in the State of New York who have been alerted to your plans to take a historical park, Shedler Park, and turn it into an athletic field.

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





**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

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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](mailto:aabruzzo@revolutionarynj.org)



March 10, 2023

**BOARD OF TRUSTEES**

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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](mailto:info@RevolutionaryNJ.org) web: [RevolutionaryNJ.org](http://RevolutionaryNJ.org)

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.

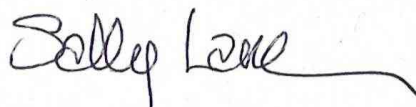
The John A.L. Zabriskie House, built circa 1825 and expanded in 1840, is listed on the National Register of Historic Places. A 2019 report undertaken by Hunter Research, Inc., at the behest of Connolly & Hickey, preservation architects, noted that the site was part of the Paramus Reformed Church property 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, 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 - 4<sup>th</sup> 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:

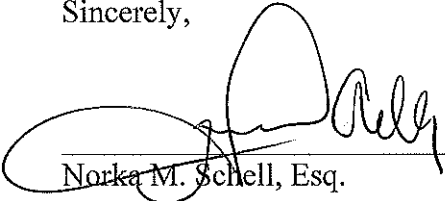
The undersigned resident of Ridgewood calls on Village of Ridgewood Representatives (Village of Ridgewood) and the Senior New Jersey Historic Preservation Specialist to refrain from placing a full-size turf sports field on the Zabriskie-Schedler Property. Given the location and size of the Zabriskie-Schedler 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 \(revolutionarynj.org\)](http://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](mailto:schedlerfriends@gmail.com))





**From:** [Kristina Weise](#)  
**To:** [Paul Vagianos](#); [Pamela Perron](#); [Ireynolds@ridgewoodnj.net](mailto:Ireynolds@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

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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

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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/njrreview.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](http://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](http://www.safehealthyplayingfields.org)

<https://www.healthyplayingsurfaces.org/>

[www.ehhi.org](http://www.ehhi.org)

[www.synturf.org](http://www.synturf.org)

[www.sierraclub.org/maryland/synthetic-turf](http://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](mailto:dianaconway@outlook.com)

[www.safehealthyplayingfields.org](http://www.safehealthyplayingfields.org)

Kathleen Michels, PhD

Scientific Advisor, Safe Healthy Playing Fields inc

[shpfc.contact@gmail.com](mailto:shpfc.contact@gmail.com)

301-922-3816

[www.safehealthyplayingfields.org](http://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](#)

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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](mailto:dave.golden@dep.nj.gov); [gregosborn@me.com](mailto: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 of 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]>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](mailto: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/njrreview.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

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**From:** J H <[REDACTED]>  
**Sent:** Wednesday, March 1, 2023 6:40 AM  
**To:** Leynes, Jennifer [DEP] <[Jennifer.Leynes@dep.nj.gov](mailto:Jennifer.Leynes@dep.nj.gov)>  
**Cc:** SCHEDLER Friends <[schedlerfriends@gmail.com](mailto:schedlerfriends@gmail.com)>; Phil Dolce <[pdolce@bergen.edu](mailto: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](mailto:roger@princetonsar.org)>  
**Date:** March 1, 2023 at 12:01:07 AM EST  
**To:** [pvagianos@ridgewoodnj.net](mailto:pvagianos@ridgewoodnj.net), [pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net), [lreynolds@ridgewoodnj.net](mailto:lreynolds@ridgewoodnj.net), [eweitz@ridgewoodnj.net](mailto:eweitz@ridgewoodnj.net), [swinograd@ridgewoodnj.net](mailto:swinograd@ridgewoodnj.net)  
**Cc:** Charles Morgan <[REDACTED]>, Paul Ossou <[REDACTED]>, Kristina Weise Milian <[REDACTED]>, [asmdephillips@njleg.org](mailto:asmdephillips@njleg.org), [asmrooney@njleg.org](mailto:asmrooney@njleg.org), Jackie Hone



<[REDACTED]>, Mark Texel <[mark.texel@dep.nj.gov](mailto:mark.texel@dep.nj.gov)>, "Stoltz,  
Marsha" <[Stoltz@northjersey.com](mailto:Stoltz@northjersey.com)>, Carol Restivo  
<[contactbchs@bergencountyhistory.org](mailto: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](http://NJSSAR.org)

<~WRDoooo.jpg>

\*\*\*\*\*[Visit New Jersey...Where Something Revolutionary is  
Always Happening!!](#)

<~WRD0000.jpg>

**From:** [Greg Osborn](#)  
**To:** JH  
**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](#)

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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 PFA'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](http://waterkeeper.org)

I am even more dumbfounded at your lack of response.

The Waterkeeper Alliance's 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 group 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 town counsel continually seems more interested in its cosmetics via zoning vs the long term safety of its community, citizens, environment and wildlife. Your responses, or lack thereof, 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 RFK Jr 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 reality. 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/UgkxnNMxRAnVGt887EcuqEkVtc39BWVGSeOG>

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,

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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]>  
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Ms. Leynes,

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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](mailto:Jennifer.Leynes@dep.nj.gov)> wrote:

Ms. Hone,

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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/njrreview.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](mailto:Jennifer.Leynes@dep.nj.gov)>  
**Cc:** SCHEDLER Friends <[schedlerfriends@gmail.com](mailto:schedlerfriends@gmail.com)>; Phil Dolce <[pdolce@bergen.edu](mailto:pdolce@bergen.edu)>; Kristina Millan <[REDACTED]>  
**Subject:** [EXTERNAL] Fwd: Zabriskie-Schedler House Property Plan

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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.

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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](mailto:roger@princetonsar.org)>  
**Date:** March 1, 2023 at 12:01:07 AM EST  
**To:** [pvagianos@ridgewoodnj.net](mailto:pvagianos@ridgewoodnj.net), [pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net), [lreynolds@ridgewoodnj.net](mailto:lreynolds@ridgewoodnj.net), [eweitz@ridgewoodnj.net](mailto:eweitz@ridgewoodnj.net), [swinograd@ridgewoodnj.net](mailto:swinograd@ridgewoodnj.net)  
**Cc:** Charles Morgan <[REDACTED]>, Paul Ossou <[REDACTED]>, Kristina Weise Milian <[REDACTED]>, [asmdephillips@njleg.org](mailto:asmdephillips@njleg.org), [asmrooney@njleg.org](mailto:asmrooney@njleg.org), Jackie Hone <[REDACTED]>, Mark Texel <[mark.texel@dep.nj.gov](mailto:mark.texel@dep.nj.gov)>, "Stoltz, Marsha" <[Stoltz@northjersey.com](mailto:Stoltz@northjersey.com)>, Carol Restivo <[contactbchs@bergencountyhistory.org](mailto: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](http://NJSSAR.org)

<~WRDoooo.jpg>

\*\*\*\*\*[Visit New Jersey...Where Something Revolutionary is Always Happening!!](#)

<~WRD0000.jpg>

**From:** [Greg Osborn](#)  
**To:** JH  
**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](#)

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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 PFA'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](http://waterkeeper.org)

I am even more dumbfounded at your lack of response.

The Waterkeeper Alliance's 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 group 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 town counsel continually seems more interested in its cosmetics via zoning vs the long term safety of its community, citizens, environment and wildlife. Your responses, or lack thereof, make you complicit in 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 RFK Jr 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 reality. 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/UgkxnNMxRAnVGt887EcuqEkVtc39BWVGSeOG>

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](mailto: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/njrreview.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](mailto:Jennifer.Leynes@dep.nj.gov)>  
**Cc:** SCHEDLER Friends <[schedlerfriends@gmail.com](mailto:schedlerfriends@gmail.com)>; Phil Dolce <[pdolce@bergen.edu](mailto: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](mailto:roger@princetonsar.org)>  
**Date:** March 1, 2023 at 12:01:07 AM EST  
**To:** [pvagianos@ridgewoodnj.net](mailto:pvagianos@ridgewoodnj.net), [pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net), [lreynolds@ridgewoodnj.net](mailto:lreynolds@ridgewoodnj.net), [eweitz@ridgewoodnj.net](mailto:eweitz@ridgewoodnj.net), [swinograd@ridgewoodnj.net](mailto:swinograd@ridgewoodnj.net)  
**Cc:** Charles Morgan <[REDACTED]>, Paul Ossou <[REDACTED]>, Kristina Weise Milian <[REDACTED]>, [asmdephillips@njleg.org](mailto:asmdephillips@njleg.org), [asmrooney@njleg.org](mailto:asmrooney@njleg.org), Jackie Hone <[REDACTED]>, Mark Texel <[mark.texel@dep.nj.gov](mailto:mark.texel@dep.nj.gov)>, "Stoltz, Marsha" <[Stoltz@northjersey.com](mailto:Stoltz@northjersey.com)>, Carol Restivo <[contactbchs@bergencountyhistory.org](mailto: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](http://NJSSAR.org)

<~WRDoooo.jpg>

\*\*\*\*\*[Visit New Jersey...Where Something Revolutionary is Always Happening!!](#)

<~WRD0000.jpg>

### 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 Zabriske 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.

*John and Sylvia  
of the League of Women Voters  
of the Village of Ridgewood*





April 12, 2023

Mayor Paul Vagianos ([pvagianos@ridgewoodnj.net](mailto:pvagianos@ridgewoodnj.net))  
Deputy Mayor Pamela Perron ([pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net))  
Council Member Lorraine Reynolds ([lreynolds@ridgewoodnj.net](mailto:lreynolds@ridgewoodnj.net))  
Council Member Evan Weitz ([eweitz@ridgewoodnj.net](mailto:eweitz@ridgewoodnj.net))  
Council Member Siobhan Winograd ([swinograd@ridgewoodnj.net](mailto:swinograd@ridgewoodnj.net))

Electronic only for all

**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,

A handwritten signature in blue ink that reads "Fred Stine".

Mr. Fred Stine, Community Action Coordinator

**CC:** Ms. Jennifer Leynes ([Jennifer.leynes@dep.nj.gov](mailto:Jennifer.leynes@dep.nj.gov))  
Friends of Schedler ([schedlerfriends@gmail.com](mailto:schedlerfriends@gmail.com))

DELAWARE RIVERKEEPER NETWORK  
925 Canal Street, Suite 3701  
Bristol, PA 19007  
Office: (215) 369-1188  
fax: (215) 369-1181  
[drm@delawareriverkeeper.org](mailto:drm@delawareriverkeeper.org)  
[www.delawareriverkeeper.org](http://www.delawareriverkeeper.org)

**Nancy Dowd Friedman**  
526 West Saddle River Road  
Ridgewood, NJ 07450



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](mailto:lreynolds@ridgewoodnj.net); [eweitz@ridgewoodnj.net](mailto:eweitz@ridgewoodnj.net); [pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net); [pvagianos@ridgewoodnj.net](mailto:pvagianos@ridgewoodnj.net); [swinograd@ridgewoodnj.net](mailto: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](#)

---

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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 one's 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:** [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@forthe generations.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

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**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](#).
- 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.

Sent from my iPhone

**From:** [Roger Williams](#)  
**To:** [J H](#)  
**Cc:** [pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net); [Siobhan Winograd](#); [Reynolds Lorraine](#); [eweitz@ridgewoodnj.net](mailto: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

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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](http://www.njssar.org), President, Princeton Chapter [PrincetonSAR.org](http://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](http://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](http://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](#)).

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:

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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





## es a Ridgewood Village

There are still 4+ acres left. This plan they  
trees, they claim will remain, are gone.



**Sad** Reply 13h

west activity ▼



**From:** [Salvatore Infantino](#)  
**To:** [Leynes, Jennifer \[DEP\]](#)  
**Subject:** [EXTERNAL] Re: Zabriskie-Schedler Hpusr & Property  
**Date:** Sunday, April 16, 2023 10:53:02 AM

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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 perjury 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/njrreview.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

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 perjury 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.

<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:**



- **THIS Tuesday, April 25, Parks and Recs and Open Space is holding a meeting at Village Hall at 7:30 pm. Schedler is all over the agenda (see [here](#)).**
- **THIS Wednesday, April 26, Ridgewood Village Council Meeting, Village Hall, 7:30pm.**
- **On Sunday, May 7th at 11 am, [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](mailto:pvagianos@ridgewoodnj.net); [pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net); [lreynolds@ridgewoodnj.net](mailto:lreynolds@ridgewoodnj.net); [eweitz@ridgewoodnj.net](mailto:eweitz@ridgewoodnj.net); [swinograd@ridgewoodnj.net](mailto:swinograd@ridgewoodnj.net)  
**Cc:** [Nj.climate.policy@gmail.com](mailto:Nj.climate.policy@gmail.com); [Leynes, Jennifer \[DEP\]](#); [schedlerfriends@gmail.com](mailto: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



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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 question: 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















**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



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/njrreview.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](mailto: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](mailto: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 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](mailto:Jennifer.Leynes@dep.nj.gov)> wrote:



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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](mailto: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 18<sup>th</sup> 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.

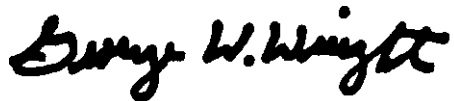
It made sense for Lt. Col. Howard to use West Saddle River Road as a visible axis on which to align his columns as they extended across both sides of the west road during their final move on the Church. A straight-on attack down West River Road against the north side of the Church also avoided exposing 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](mailto:Kate.Marcopul@dep.nj.gov))  
Ms. Jennifer Leynes ([Jennifer.leynes@dep.nj.gov](mailto:Jennifer.leynes@dep.nj.gov))  
Mr. Vincent Maresca ([Vincent.Maresca@dep.nj.gov](mailto:Vincent.Maresca@dep.nj.gov))  
Ms. Meghan Barratta ([Meghan.Barrata@dep.nj.gov](mailto:Meghan.Barrata@dep.nj.gov))  
Ms. Keiona Miller ([Keiona.Miller@dep.nj.gov](mailto:Keiona.Miller@dep.nj.gov))  
Ms. Elaine Kiernan Gold ([Egold@co.bergen.nj.us](mailto:Egold@co.bergen.nj.us))  
Friends of the Schedler House ([schedlerfriends@gmail.com](mailto:schedlerfriends@gmail.com))  
Mayor Paul Vagianos ([pvagianos@ridgewoodnj.net](mailto:pvagianos@ridgewoodnj.net))  
Deputy Mayor Pamela R. Perron ([pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net))  
Councilmember Lorraine Reynolds ([lreynolds@ridgewoodnj.net](mailto:lreynolds@ridgewoodnj.net))  
Councilmember Evan Weitz ([eweitz@ridgewoodnj.net](mailto:eweitz@ridgewoodnj.net))  
Councilmember Siobhan Winograd ([swinograd@ridgewoodnj.net](mailto:swinograd@ridgewoodnj.net))  
Mr. Keith Kazmark ([kkazmark@ridgewoodnj.com](mailto:kkazmark@ridgewoodnj.com))



**From:** [Jacqueline Hone](#)  
**To:** [pperron@ridgewoodnj.net](mailto: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

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***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](mailto: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



***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](mailto:pperron@ridgewoodnj.net)  
**Cc:** Siobhan Winograd <[swinograd@ridgewoodnj.net](mailto:swinograd@ridgewoodnj.net)>, Reynolds Lorraine <[lreynolds@ridgewoodnj.net](mailto:lreynolds@ridgewoodnj.net)>, eweitz@ridgewoodnj.net, Heather Mailander <[hmailander@ridgewoodnj.net](mailto:hmailander@ridgewoodnj.net)>, [jennifer.leynes@dep.nj.gov](mailto:jennifer.leynes@dep.nj.gov), [egold@co.bergen.nj.us](mailto:egold@co.bergen.nj.us), [Vincent.Maresca@dep.nj.gov](mailto:Vincent.Maresca@dep.nj.gov), [andrea.tingey@dep.nj.gov](mailto:andrea.tingey@dep.nj.gov), [Thomas.Eicher@njoag.gov](mailto:Thomas.Eicher@njoag.gov), SCHEDLER Friends <[schedlerfriends@gmail.com](mailto: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](#).
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- Somerset County Sheriff's Office
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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

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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](mailto: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](mailto: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](mailto:pvagianos@ridgewoodnj.net), "Perron, Pamela (USANJ)"  
<[pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net)>, [lreynolds@ridgewoodnj.net](mailto:lreynolds@ridgewoodnj.net),  
[eweitz@ridgewoodnj.net](mailto:eweitz@ridgewoodnj.net), [swinograd@ridgewoodnj.net](mailto:swinograd@ridgewoodnj.net),  
[kkazmark@ridgewoodnj.net](mailto:kkazmark@ridgewoodnj.net)  
**Cc:** Denise <[REDACTED]>, Joseph Suplicki  
<[REDACTED]>, Eleanor Gruber <[mandegruber@gmail.com](mailto:mandegruber@gmail.com)>, Rhs  
<[museum@ridgewoodhistoricalsociety.org](mailto:museum@ridgewoodhistoricalsociety.org)>, [ridgewoodnews@northjersey.com](mailto: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](mailto:schedlerfriends@gmail.com)  
**Subject:** [EXTERNAL] concern about overdevelopment in NJ  
**Date:** Monday, August 28, 2023 12:20:34 PM

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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

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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](#)

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**From:** denisealim [REDACTED] <[REDACTED]>  
**Sent:** Friday, September 1, 2023 3:50 PM  
**To:** [kate.marcopul@dep.nj.gov](mailto:kate.marcopul@dep.nj.gov)  
**Cc:** [jennifer.leyes@dep.nj.gov](mailto: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](mailto:Kate.Marcopul@dep.nj.gov)>  
**Date:** Fri, Sep 1, 2023 at 3:14 PM  
**Subject:** Zabriskie-Schedler House  
**To:** [PVagianos@ridgewoodnj.net](mailto:PVagianos@ridgewoodnj.net) <[pvagianos@ridgewoodnj.net](mailto:pvagianos@ridgewoodnj.net)>  
**Cc:** [kkazmark@ridgewoodnj.net](mailto:kkazmark@ridgewoodnj.net) <[kkazmark@ridgewoodnj.net](mailto:kkazmark@ridgewoodnj.net)>, [crutishauser@ridgewoodnj.net](mailto:crutishauser@ridgewoodnj.net) <[crutishauser@ridgewoodnj.net](mailto:crutishauser@ridgewoodnj.net)>, Heather Mailander <[hmailander@ridgewoodnj.net](mailto:hmailander@ridgewoodnj.net)>, Gold, Elaine <[egold@co.bergen.nj.us](mailto:egold@co.bergen.nj.us)>, [nbigos@ridgewoodnj.net](mailto:nbigos@ridgewoodnj.net) <[nbigos@ridgewoodnj.net](mailto:nbigos@ridgewoodnj.net)>, Kristina Millan <[REDACTED]>, Baratta, Meghan [DEP] <[Meghan.Baratta@dep.nj.gov](mailto:Meghan.Baratta@dep.nj.gov)>, Leynes, Jennifer [DEP] <[Jennifer.Leynes@dep.nj.gov](mailto:Jennifer.Leynes@dep.nj.gov)>, Maresca, Vincent [DEP] <[Vincent.Maresca@dep.nj.gov](mailto: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](mailto: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/njrreview.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](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](mailto: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](mailto:kate.marcopul@dep.nj.gov)  
T 609-940-4312 | F (609) 984-0578



**NEW JERSEY  
DEPARTMENT OF  
ENVIRONMENTAL  
PROTECTION**







**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](#)

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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]

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**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

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](mailto:Kate.Marcopul@dep.nj.gov)>  
Date: Fri, Sep 1, 2023 at 3:14 PM  
Subject: Zabriskie-Schedler House  
To: [PVagianos@ridgewoodnj.net](mailto:PVagianos@ridgewoodnj.net) <[pvagianos@ridgewoodnj.net](mailto:pvagianos@ridgewoodnj.net)>  
Cc: [kkazmark@ridgewoodnj.net](mailto:kkazmark@ridgewoodnj.net) <[kkazmark@ridgewoodnj.net](mailto:kkazmark@ridgewoodnj.net)>, [crutishauser@ridgewoodnj.net](mailto:crutishauser@ridgewoodnj.net) <[crutishauser@ridgewoodnj.net](mailto:crutishauser@ridgewoodnj.net)>, Heather Mailander <[hmailander@ridgewoodnj.net](mailto:hmailander@ridgewoodnj.net)>, Gold, Elaine <[egold@co.bergen.nj.us](mailto:egold@co.bergen.nj.us)>, [nbigos@ridgewoodnj.net](mailto:nbigos@ridgewoodnj.net) <[nbigos@ridgewoodnj.net](mailto:nbigos@ridgewoodnj.net)>, Kristina Millan

<[REDACTED]>, Baratta, Meghan [DEP] <[Meghan.Baratta@dep.nj.gov](mailto: Meghan.Baratta@dep.nj.gov)>, Leynes, Jennifer [DEP] <[Jennifer.Leynes@dep.nj.gov](mailto: Jennifer.Leynes@dep.nj.gov)>, Maresca, Vincent [DEP] <[Vincent.Maresca@dep.nj.gov](mailto: 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](mailto: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/njrreview.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](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=44ce3eb3e53349639040fe205d69bb79>). 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](mailto: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](mailto:kate.marcopul@dep.nj.gov)  
T 609-940-4312 | F (609) 984-0578

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**NEW JERSEY  
DEPARTMENT OF  
ENVIRONMENTAL  
PROTECTION**



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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

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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

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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

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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 community, 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's 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 selfish.. 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

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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 completely filled with weeds. The Village continually states that they 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 be 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/njrreview.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>.\*\*

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**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 decelerate 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:** [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](#)

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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.

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 completely filled with weeds. The Village continually states that they 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 be 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/njrreview.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>.\*\*

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**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:

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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.

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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

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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

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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

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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 vocalized 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

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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

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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/njrreview.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 vocalized 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](mailto: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](mailto:pvagianos@ridgewoodnj.net))  
Deputy Mayor Pamela Perron ([pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net))  
Council Member Lorraine Reynolds ([lreynolds@ridgewoodnj.net](mailto:lreynolds@ridgewoodnj.net))  
Council Member Evan Weitz ([eweitz@ridgewoodnj.net](mailto:eweitz@ridgewoodnj.net))  
Council Member Siobhan Winograd ([swinograd@ridgewoodnj.net](mailto:swinograd@ridgewoodnj.net))

New Jersey State Historic Preservation Office

501 Station Plaza

Building 5-4<sup>th</sup> Floor

Trenton, New Jersey 08625-0420

Attention: Ms. Jennifer Leynes ([Jennifer.leynes@dep.nj.gov](mailto:Jennifer.leynes@dep.nj.gov))

cc: Friends of Schedler ([schedlerfriends@gmail.com](mailto: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](mailto:pvagianos@ridgewoodnj.net))  
Deputy Mayor Pamela Perron ([pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net))  
Council Member Lorraine Reynolds ([lreynolds@ridgewoodnj.net](mailto:lreynolds@ridgewoodnj.net))  
Council Member Evan Weitz ([eweitz@ridgewoodnj.net](mailto:eweitz@ridgewoodnj.net))  
Council Member Siobhan Winograd ([swinograd@ridgewoodnj.net](mailto:swinograd@ridgewoodnj.net))

New Jersey State Historic Preservation Office

501 Station Plaza

Building 5-4<sup>th</sup> Floor

Trenton, New Jersey 08625-0420

Attention: Ms. Jennifer Leynes ([Jennifer.leynes@dep.nj.gov](mailto:Jennifer.leynes@dep.nj.gov))

cc: Friends of Schedler ([schedlerfriends@gmail.com](mailto: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?

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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

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- Fanwood
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- Atlantic Highlands
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- East Orange
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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](mailto: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 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](mailto:kkazmark@ridgewoodnj.net)



**From:** Kristina Weise <[REDACTED]>

**Sent:** Tuesday, October 10, 2023 2:20 PM

**To:** Leynes, Jennifer [DEP] <[Jennifer.leynes@dep.nj.gov](mailto:Jennifer.leynes@dep.nj.gov)>; Baratta, Meghan [DEP] <[Meghan.Baratta@dep.nj.gov](mailto:Meghan.Baratta@dep.nj.gov)>; Maresca, Vincent [DEP] <[Vincent.Maresca@dep.nj.gov](mailto:Vincent.Maresca@dep.nj.gov)>; Gold, Elaine <[Egold@co.bergen.nj.us](mailto:Egold@co.bergen.nj.us)>

**Cc:** Keith Kazmark <[kkazmark@ridgewoodnj.net](mailto:kkazmark@ridgewoodnj.net)>; SCHEDLER Friends <[schedlerfriends@gmail.com](mailto:schedlerfriends@gmail.com)>; Eleanor Gruber <[mandegruber@gmail.com](mailto: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,

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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

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](mailto:Jennifer.leynes@dep.nj.gov)>, Baratta, Meghan [DEP] <[Meghan.Baratta@dep.nj.gov](mailto:Meghan.Baratta@dep.nj.gov)>, Maresca, Vincent [DEP] <[Vincent.Maresca@dep.nj.gov](mailto:Vincent.Maresca@dep.nj.gov)>, Gold, Elaine <[Egold@co.bergen.nj.us](mailto:Egold@co.bergen.nj.us)>

Cc: Keith Kazmark <[kkazmark@ridgewoodnj.net](mailto:kkazmark@ridgewoodnj.net)>, SCHEDLER Friends <[schedlerfriends@gmail.com](mailto:schedlerfriends@gmail.com)>, Eleanor Gruber <[mandegruber@gmail.com](mailto:mandegruber@gmail.com)>

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:** 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](mailto: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@dep.nj.gov](mailto:kweise@dep.nj.gov) <[REDACTED]>  
**Cc:** Lugo, Gina [DEP] <[Gina.Lugo@dep.nj.gov](mailto:Gina.Lugo@dep.nj.gov)>, Ongaro, David [DEP] <[David.Ongaro@dep.nj.gov](mailto:David.Ongaro@dep.nj.gov)>, Hastry, Mike [DEP] <[Mike.Hastry@dep.nj.gov](mailto:Mike.Hastry@dep.nj.gov)>, Marcopul, Kate [DEP] <[Kate.Marcopul@dep.nj.gov](mailto:Kate.Marcopul@dep.nj.gov)>, Leynes, Jennifer [DEP] <[Jennifer.Leynes@dep.nj.gov](mailto:Jennifer.Leynes@dep.nj.gov)>, Gomez, Robert [DEP] <[Robert.Gomez@dep.nj.gov](mailto:Robert.Gomez@dep.nj.gov)>, Sanchez, Martin [DEP] <[Martin.Sanchez@dep.nj.gov](mailto:Martin.Sanchez@dep.nj.gov)>, Hanley-Tagliaferri, Paula [DEP] <[Paula.Hanley-Tagliaferri@dep.nj.gov](mailto: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](mailto: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  
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Kristina

----- Forwarded message -----

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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](mailto:kweise31@gmail.com) <[REDACTED]>  
**Cc:** Lugo, Gina [DEP] <[Gina.Lugo@dep.nj.gov](mailto:Gina.Lugo@dep.nj.gov)>, Ongaro, David [DEP] <[David.Ongaro@dep.nj.gov](mailto:David.Ongaro@dep.nj.gov)>, Hastry, Mike [DEP] <[Mike.Hastry@dep.nj.gov](mailto:Mike.Hastry@dep.nj.gov)>, Marcopul, Kate [DEP] <[Kate.Marcopul@dep.nj.gov](mailto:Kate.Marcopul@dep.nj.gov)>, Leynes, Jennifer [DEP] <[Jennifer.Leynes@dep.nj.gov](mailto:Jennifer.Leynes@dep.nj.gov)>, Gomez, Robert [DEP] <[Robert.Gomez@dep.nj.gov](mailto:Robert.Gomez@dep.nj.gov)>, Sanchez, Martin [DEP] <[Martin.Sanchez@dep.nj.gov](mailto:Martin.Sanchez@dep.nj.gov)>, Hanley-Tagliaferri, Paula [DEP] <[Paula.Hanley-Tagliaferri@dep.nj.gov](mailto: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](mailto:thomas.farrell@dep.nj.gov)

## Ridgewood-Glen Rock, NJ

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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

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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](mailto:pvagianos@ridgewoodnj.net))  
Deputy Mayor Pamela Perron ([pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net))  
Council Member Lorraine Reynolds ([lreynolds@ridgewoodnj.net](mailto:lreynolds@ridgewoodnj.net))  
Council Member Evan Weitz ([eweitz@ridgewoodnj.net](mailto:eweitz@ridgewoodnj.net))  
Council Member Siobhan Winograd ([swinograd@ridgewoodnj.net](mailto:swinograd@ridgewoodnj.net))

New Jersey State Historic Preservation Office  
501 Station Plaza  
Building 5-4<sup>th</sup> Floor  
Trenton, New Jersey 08625-0420

Attention: Ms. Jennifer Leynes ([Jennifer.leynes@dep.nj.gov](mailto:Jennifer.leynes@dep.nj.gov))

cc: Friends of Schedler ([schedlerfriends@gmail.com](mailto: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]

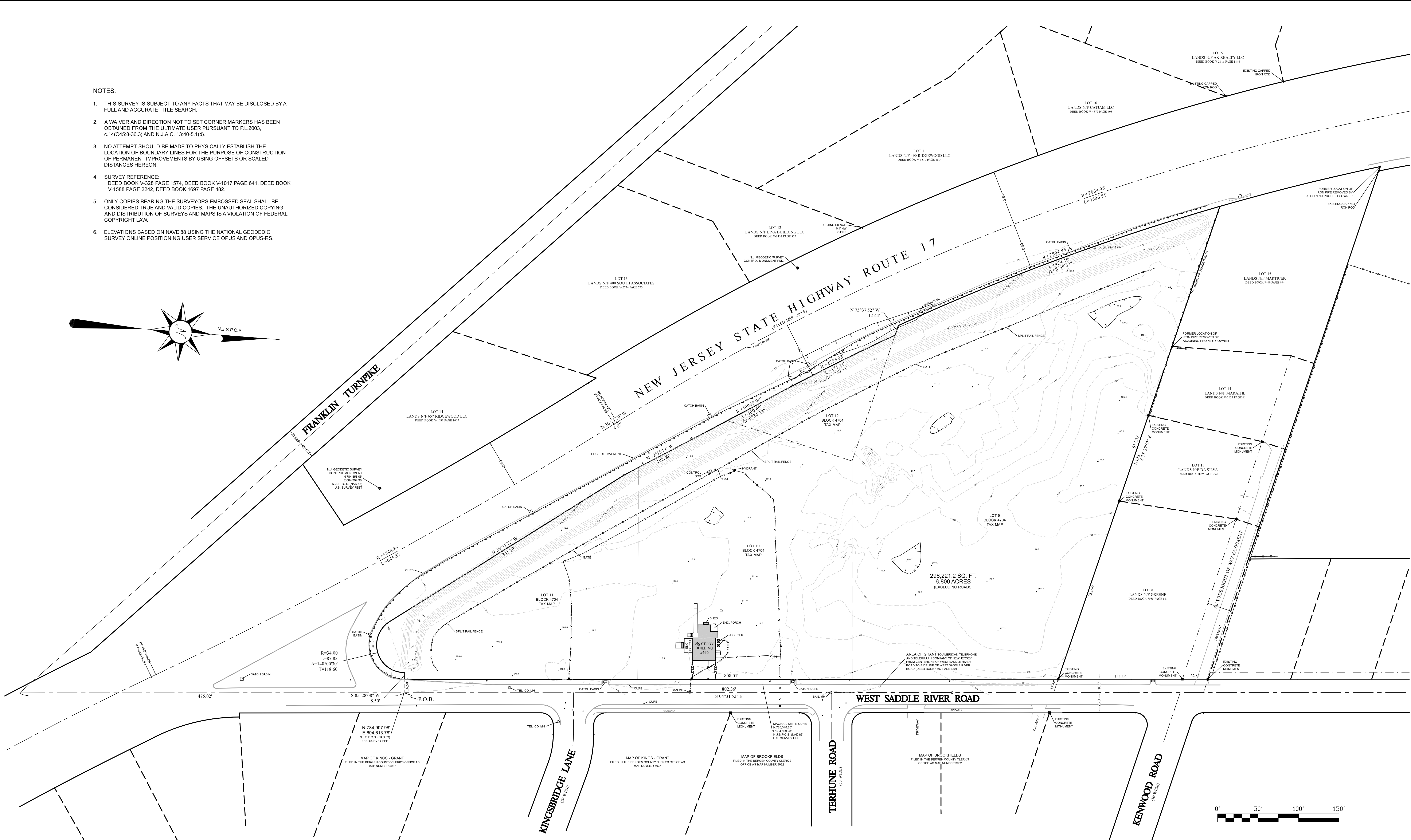
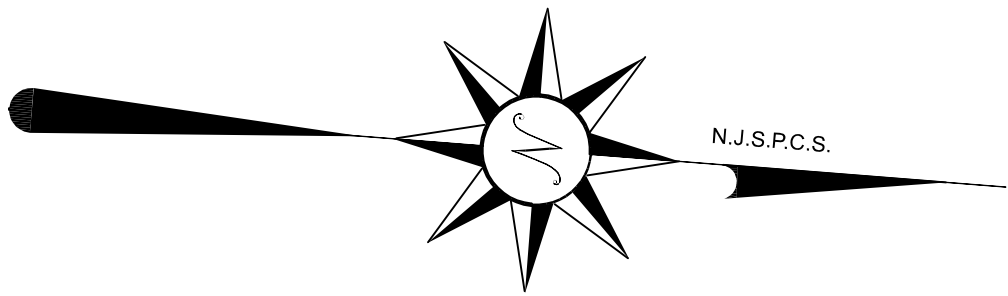


## **APPENDIX 29**

Site Topographic Map with 1-foot Contours

NOTES:

- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- A WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL.2003, c.14(C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
- 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.
- 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.
- ONLY COPIES BEARING THE SURVEYOR'S 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.
- ELEVATIONS BASED ON NAVD'88 USING THE NATIONAL GEODESIC SURVEY ONLINE POSITIONING USER SERVICE OPUS AND OPUS-RS.




| TOPOGRAPHIC SURVEY LOTS 9, 10, 11 & 12 BLOCK 4704 TAX MAP |             |         |          |             |
|-----------------------------------------------------------|-------------|---------|----------|-------------|
| PROPERTY OF                                               |             |         |          |             |
| 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 32885                           |             |         |          |             |
| DUNN SURVEYING & MAPPING P.A.                             |             |         |          |             |
| 40 EAST PROSPECT STREET                                   |             |         |          |             |
| WALDICK, NEW JERSEY                                       |             |         |          |             |
| DRAWN BY:                                                 | CHECKED BY: | SCALE:  | REVISED: | DRAWING NO. |
| D.M.D.                                                    |             | 1"= 50' |          | 12842       |

## **APPENDIX 30**

### List of Turf Fields in Union County Parks



|  | Municipality                           |          |            |                    |          |          |              |                |                  |                  |       |  | Year Constructed | Union County Park              |
|----------------------------------------------------------------------------------|----------------------------------------|----------|------------|--------------------|----------|----------|--------------|----------------|------------------|------------------|-------|--|------------------|--------------------------------|
|                                                                                  |                                        | Football | Soccer     | Small-Sided Soccer | Baseball | Softball | Field Hockey | Men's Lacrosse | Women's Lacrosse | Unified Lacrosse | Rugby |  |                  |                                |
| Ashbrook Reservation                                                             | Scotch Plains                          |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Ashbrook Reservation           |
| Blackbrook Park                                                                  | Kenilworth                             |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Blackbrook Park                |
| Briant Park                                                                      | Summit                                 |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Briant Park                    |
| Cedar Brook Park (Big Field)                                                     | Plainfield/South Plainfield            | ✓        | 11v11      |                    |          |          |              |                |                  | ✓                |       |  | 2019             | Cedar Brook Park (Big Field)   |
| Cedar Brook Park (Small Field)                                                   | Plainfield/South Plainfield            |          | 9v9        | ✓                  |          |          |              |                |                  |                  |       |  | 2019             | Cedar Brook Park (Small Field) |
| Echo Lake Park                                                                   | Mountainside/Westfield                 |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Echo Lake Park                 |
| Elizabeth River Parkway                                                          |                                        |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Elizabeth River Parkway        |
| Chatfield (Zimmerman)                                                            | Hillside/Union                         |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Chatfield (Zimmerman)          |
| Lightning Brook                                                                  | Hillside/Union                         |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Lightning Brook                |
| Pruden (Pearl Oval)                                                              | Elizabeth                              |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Pruden (Pearl Oval)            |
| Salem (Rutgers & Liberty)                                                        | Hillside/Union                         |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Salem (Rutgers & Liberty)      |
| Ursino                                                                           | Elizabeth/Hillside/Union               |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Ursino                         |
| Woodruff (Conant Street)                                                         | Hillside/Union                         |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Woodruff (Conant Street)       |
| Esposito Park                                                                    | Clark                                  |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Esposito Park                  |
| Green Brook Park                                                                 | Plainfield/North Plainfield            |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Green Brook Park               |
| Hidden Valley Park                                                               | Springfield/Summit                     |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Hidden Valley Park             |
| Houdaille Quarry                                                                 | Springfield                            |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Houdaille Quarry               |
| Kawameeh Park                                                                    | Union                                  |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Kawameeh Park                  |
| Lenape Park                                                                      | Cranford/Kenilworth/Westfield          |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Lenape Park                    |
| Madison Avenue Park (North)                                                      | Rahway                                 |          | 11v11, 9v9 |                    |          |          |              |                |                  | ✓                | ✓     |  | 2020             | Madison Avenue Park (North)    |
| Madison Avenue Park (South)                                                      | Rahway                                 |          | 11v11, 9v9 |                    |          |          |              |                |                  | ✓                | ✓     |  | 2020             | Madison Avenue Park (South)    |
| Mattano Park                                                                     | Elizabeth                              |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Mattano Park                   |
| Nomahegan Park                                                                   | Cranford                               |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Nomahegan Park                 |
| Oak Ridge Park                                                                   | Clark/Edison                           |          | 11v11      |                    |          |          |              |                | ✓                | ✓                |       |  |                  | Oak Ridge Park                 |
| Passaic River Parkway                                                            | Berkeley Heights/New Providence/Summit |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Passaic River Parkway          |
| Snyder Avenue Boat Launch                                                        | Berkeley Heights                       |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Snyder Avenue Boat Launch      |
| Stanley Avenue Park                                                              | Summit                                 |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Stanley Avenue Park            |
| Phil Rizzuto Park                                                                | Union/Elizabeth                        | ✓        | 11v11      |                    |          |          |              |                |                  | ✓                |       |  | 2022             | Phil Rizzuto Park              |
| Ponderosa (North Field)                                                          | Scotch Plains                          | ✓        | 11v11      |                    |          |          |              |                |                  | ✓                |       |  | 2019             | Ponderosa (North Field)        |
| Ponderosa (South Field)                                                          | Scotch Plains                          |          | 11v11, 9v9 | ✓                  |          |          |              | ✓              | ✓                |                  |       |  | 2019             | Ponderosa (South Field)        |
| Rahway River Park                                                                | Rahway                                 |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Rahway River Park              |
| Rahway River Parkway                                                             | Springfield/Cranford/Clark/Rahway      |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Rahway River Parkway           |
| Michael S. Bezega Park                                                           | Rahway                                 |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Michael S. Bezega Park         |
| Bloodgood's Pond                                                                 | Clark                                  |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Bloodgood's Pond               |
| Jackson's Pond                                                                   | Clark                                  |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Jackson's Pond                 |
| McConnell Park                                                                   | Cranford                               |          |            |                    |          |          |              |                |                  |                  |       |  |                  | McConnell Park                 |
| Meisel Avenue                                                                    | Springfield                            | ✓        | 11v11      |                    |          |          |              |                |                  | ✓                |       |  | 2018             | Meisel Avenue                  |
| Milton Lake Park                                                                 | Clark/Rahway                           |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Milton Lake Park               |
| Mohawk Dr. & Sperry Pond                                                         | Cranford                               |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Mohawk Dr. & Sperry Pond       |
| Osceola                                                                          | Clark/Linden                           |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Osceola                        |
| Sperry Park                                                                      | Cranford                               |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Sperry Park                    |
| Squires Island                                                                   | Rahway                                 |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Squires Island                 |
| Washington Avenue                                                                | Springfield                            |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Washington Avenue              |
| Snyder Avenue Park (Field 1)                                                     | Berkeley Heights                       | ✓        | 11v11      |                    |          |          |              |                | ✓                | ✓                |       |  | 2019             | Snyder Avenue Park (Field 1)   |
| Snyder Avenue Park (Field 2)                                                     | Berkeley Heights                       |          |            |                    | ✓        | ✓        |              |                |                  |                  |       |  | 2021             | Snyder Avenue Park (Field 2)   |
| Unami Park                                                                       | Cranford/Garwood/Westfield             |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Unami Park                     |
| Warinanco Park                                                                   | Elizabeth/Roselle                      |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Warinanco Park                 |
| Watchung Reservation                                                             | Berkeley Heights/Mountainside/Summit   |          |            |                    |          |          |              |                |                  |                  |       |  |                  | Watchung Reservation           |
| Glenside (Big Field)                                                             | Summit                                 |          | 11v11, 9v9 |                    |          |          |              |                | ✓                | ✓                |       |  | 2017             | Glenside (Big Field)           |
| Glenside (Small Field)                                                           | Summit                                 |          | 7v7        | ✓                  |          |          |              |                |                  |                  |       |  | 2017             | Glenside (Small Field)         |
| Wheeler Park                                                                     | Linden                                 |          | 11v11, 7v7 |                    |          |          |              |                |                  |                  |       |  | 2022             | Wheeler Park                   |

----- Forwarded message -----

From: **Daniel Bernier** <[dbernier@ucnj.org](mailto:dbernier@ucnj.org)>

Date: Fri, Oct 6, 2023 at 9:27 AM

Subject: FW: Turf fields in Union Co.?

To: [petera.primavera@gmail.com](mailto:petera.primavera@gmail.com) <[petera.primavera@gmail.com](mailto: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](mailto: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](mailto: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](mailto:dbernier@ucnj.org)>  
**Sent:** Thursday, October 5, 2023 3:13 PM  
**To:** Alex Chappotin <[achappotin@ucnj.org](mailto: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](mailto: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](mailto: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](mailto: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](http://www.peterprimaverapartnersllc.com)

## **APPENDIX 31**

Village of Ridgewood Boys Lacrosse Booster Board  
Letter regarding Field Usability

**From:** Elizabeth Frers <[elizfrers@gmail.com](mailto:elizfrers@gmail.com)>

**Sent:** Friday, February 2, 2024 4:19 PM

**To:** [Mschwarz@ridgewood.k12.nj.us](mailto:Mschwarz@ridgewood.k12.nj.us); Lucy Papamichael <[Lpapamichael@ridgewood.k12.nj.us](mailto:Lpapamichael@ridgewood.k12.nj.us)>; [Sbrogan@ridgewood.k12.nj.us](mailto:Sbrogan@ridgewood.k12.nj.us); [Mmahmoud@ridgewood.k12.nj.us](mailto:Mmahmoud@ridgewood.k12.nj.us); [Hkwak@ridgewood.k12.nj.us](mailto:Hkwak@ridgewood.k12.nj.us); [Sdani@ridgewood.k12.nj.us](mailto:Sdani@ridgewood.k12.nj.us); [Mmicale@ridgewood.k12.nj.us](mailto:Mmicale@ridgewood.k12.nj.us); Paul Vagianos <[pvagianos@ridgewoodnj.net](mailto:pvagianos@ridgewoodnj.net)>; Pamela Perron <[pperron@ridgewoodnj.net](mailto:pperron@ridgewoodnj.net)>; Siobhan Winograd <[swinograd@ridgewoodnj.net](mailto:swinograd@ridgewoodnj.net)>; Evan Weitz <[eweitz@ridgewoodnj.net](mailto:eweitz@ridgewoodnj.net)>; Lorraine Reynolds <[lreynolds@ridgewoodnj.net](mailto:lreynolds@ridgewoodnj.net)>

**Cc:** Kate Yates <[kmyates@optonline.net](mailto: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

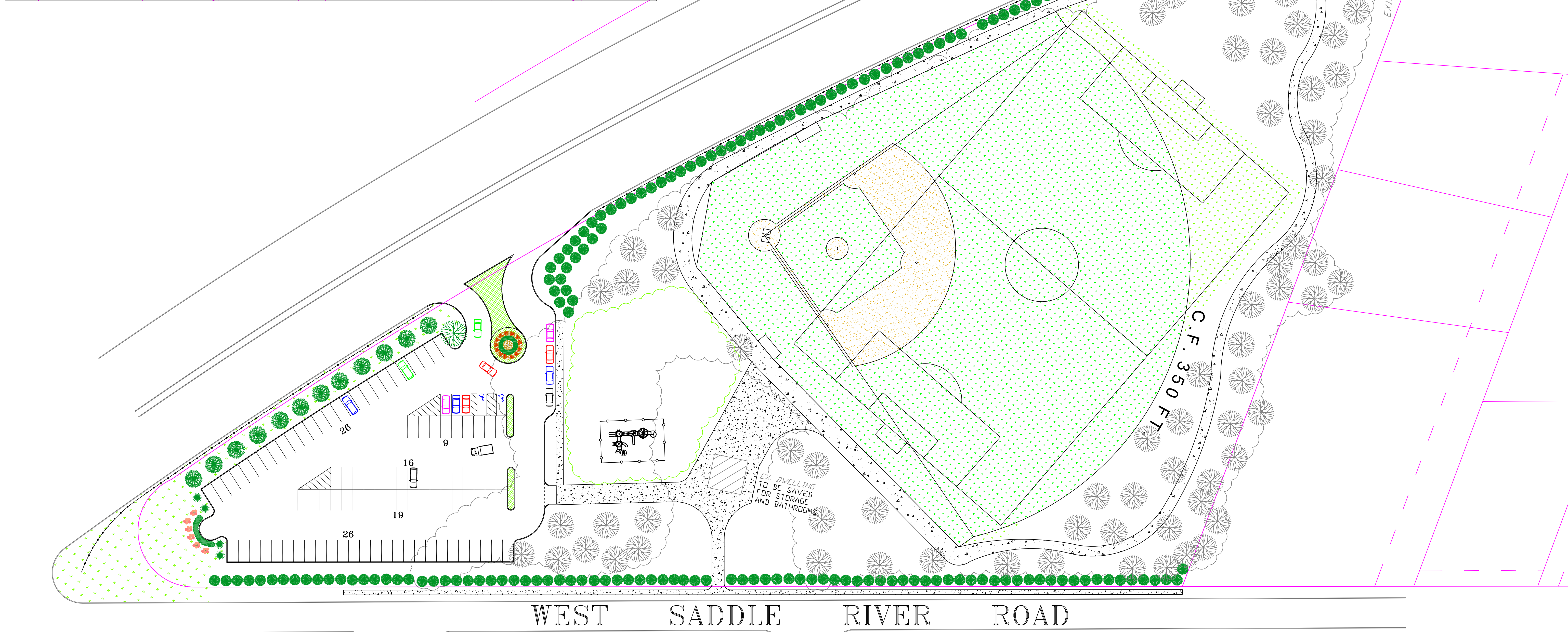


Notice: You are advised that copies of correspondence, including e-mail correspondence and attachments, between the public and the Village of Ridgewood are obtainable by any person filing a request under the Open Public Records Act (OPRA) unless subject to a specific OPRA exception. There should be no expectation that the content of emails exchanged between the public and municipal officials and employees will remain private.

## **APPENDIX 32**

2008 Adopted Concept Plan





|                      |
|----------------------|
| File No.: 97023      |
| Sheet No.:<br>PAGE 1 |



## **APPENDIX 33**

2015 Adopted Concept Plan



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



**SCHEDLER PARK**  
**MUTLI-PURPOSE FIELD**  
**460 WEST SADDLE RIVER ROAD**

**THE SCHEDLER PROPERTY**  
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 3099  
DUNN SURVEYING & MAPPING P.A.  
40 EAST PROSPECT STREET  
WALDWICK, NEW JERSEY  
201-652-3050  
dunn@surveying.com

**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 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 5932

**MAP OF BROOKFIELDS**  
FILED IN THE BERGEN COUNTY CLERK'S OFFICE AS  
MAP NUMBER 5932

**SUBDIVISION MAP PROPERTY OF**  
RAMBLING BROOK ESTATES  
FILED IN THE BERGEN COUNTY CLERK'S  
OFFICE AS MAP NUMBER 5055

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

**VILLAGE OF RIDGEWOOD**  
Department of Public Works  
Division of Engineering  
131 North Maple Avenue  
Ridgewood, New Jersey 07450-3287  
201-670-5500 x 238

**Issue Date:**  
9/27/2012

**Scales:**  
1" = 40'

| File No. | Sheet No. |
|----------|-----------|
| 12030    | 1 OF 1    |

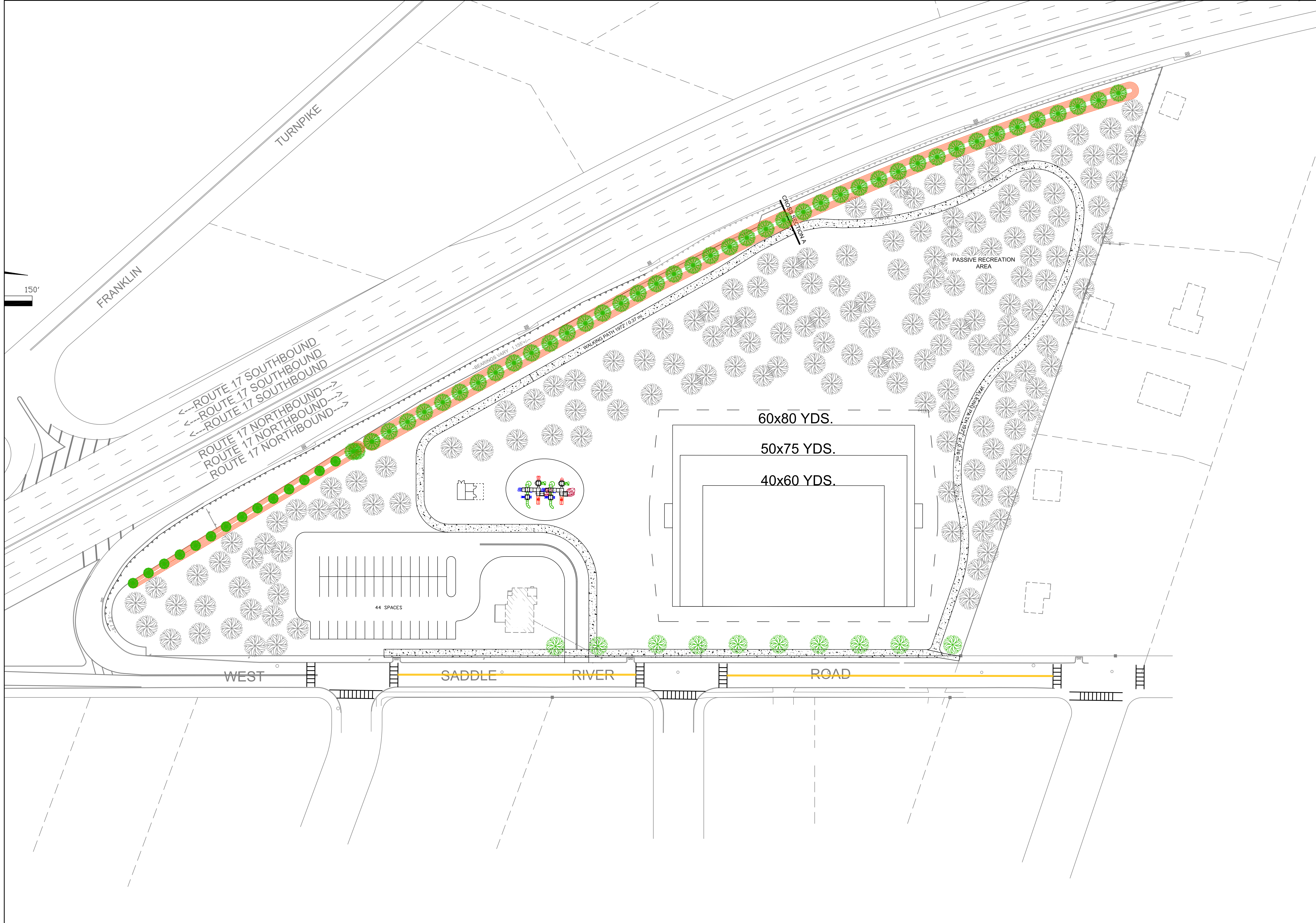


## **APPENDIX 34**

2017 Adopted Concept Plan



I:\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

| Date     | Revision                  | By |
|----------|---------------------------|----|
| 10/20/17 | Option B                  | JM |
| 9/20/17  | Remove Lacrosse Sidelines | JM |
| 9/19/17  | Hatch Concept             | JM |
| 9/11/17  | Burn, Parking, Lacrosse   | JM |

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. 34173  
**PRELIMINARY**  
Date







## **APPENDIX 35**

Letter from Kyle + McManus Associates regarding  
Affordable Housing Analysis





P.O. Box 236  
2 East Broad Street, 2<sup>nd</sup> 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



## 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



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.

## 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.



*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.*



*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 1/3<sup>rd</sup> 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](http://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](http://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 <sup>a</sup> |          |                  |                  | Annual |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|----------|------------------|------------------|--------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                               | March-April                                                   | May-June | August-September | October-November |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                               | pounds of N per 1000 square feet <sup>b</sup>                 |          |                  |                  |        |
| Low                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.5                                                           | 0.5      | 0.5              | 0.5              | 2.0    |
| Moderate                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.8 <sup>c</sup>                                              | 0.8      | 0.8              | 0.8              | 3.2    |
| High                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1.0                                                           | 1.0      | 1.0              | 1.0              | 4.0    |
| <sup>a</sup> 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 1 <sup>st</sup> and before March 1 <sup>st</sup> . |                                                               |          |                  |                  |        |
| <sup>b</sup> 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.                                                                                                                                                                                                                        |                                                               |          |                  |                  |        |
| <sup>c</sup> 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](http://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](http://njaes.rutgers.edu/pubs/publication.asp?pid=E327). Visit [www.ProFACT.rutgers.edu](http://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](http://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 de-compaction 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, clopyralid, 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](https://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](https://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                         | <i>Bacillus subtilis</i> GB03 strain        | Summer patch, brown patch              |
| EcoGuard®                                               | <i>Bacillus licheniformis</i> SB3086 strain | Dollar spot                            |
| Prestop® Biofungicide                                   | <i>Gliocladium catenulatum</i> J1446 strain | Foliar diseases                        |
| Rhapsody®                                               | <i>Bacillus subtilis</i> QST 713 strain     | Summer patch, brown patch              |
| <u>Organic Materials Review Institute (OMRI) Listed</u> |                                             |                                        |
| Actinovate® SP                                          | <i>Streptomyces lydicus</i> WYEC 108 strain | Soilborne diseases                     |
| Regalia® PTO Biofungicide                               | <i>Reynoutria sachalinensis</i>             | Anthrachnose, brown patch, dollar spot |
| TurfShield® PLUS                                        | <i>Trichoderma harzianum</i>                | 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.

## 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



*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.*

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.

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



*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.*

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 spray 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 appropriately 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.*

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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 conjunction 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 Detroit, 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 developed 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 standard 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, allowing 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



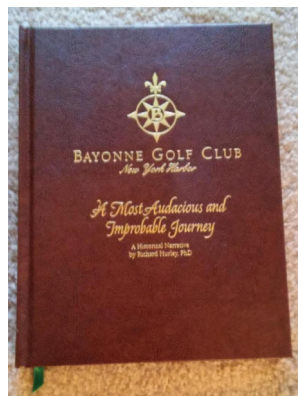
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**Bayonne Golf Club, New Jersey**

**[www.bayonnegolfclub.com](http://www.bayonnegolfclub.com)**



**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**