



PAUL VAGIANOS
MAYOR

VILLAGE OF RIDGEWOOD

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November 2, 2023

NJDEP

Office of Local Government Assistance

ATTN: Keiona Miller

401 East State Street, 4th Floor

Mail Code 401-04

PO Box 420

Trenton, NJ 08625

Re: Questions Raised Regarding the Schedler Property

Dear Ms. Miller:

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

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

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

ADMINISTRATIVE HISTORY OF THE SCHEDLER PROPERTY

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

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

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

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

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

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

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

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

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

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

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

ALLEGATION: REVOLUTIONARY WAR SITE

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

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

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

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

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

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

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

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

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

ALLEGATION: CONTAMINATED SOIL

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

ALLEGATION: WETLANDS

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

ALLEGATION: DESTRUCTION OF TREES

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

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

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

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

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

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

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

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

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

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

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

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

FLOODING IMPACT

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

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

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

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

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

UNAUTHORIZED HERITAGE TREE NOMINATION TO THE DEP

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

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

CONCLUSIONS

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

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

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

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

And Jin Lee, of 561 Bennington Terrace, writes:

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

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

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

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Paul Vagianos". The signature is fluid and cursive, with the first name "Paul" being more prominent than the last name "Vagianos".

Paul Vagianos
Mayor
Village of Ridgewood

APPENDIX

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

EXHIBIT A

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

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

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

In addition, in order to provide a dedicated source of funding to repay the debt incurred in the Schedler acquisition, as well as to fund other improvements in the Village's open spaces, the Schedler Committee recommends that the Village seek an increase in the municipal open space tax through public referendum at the earliest feasible date. The Schedler Committee and its supporters are committed to actively campaign for increase in the open space tax and to assist the Village in every way possible to assure passing of the referendum. An increase of $\frac{1}{2}\%$ of one cent for \$100 of assessed valuation, the tax is currently $\frac{1}{4}\%$ of one cent per \$100, would cost the average homeowner in the Village an additional \$20 per year based on the average Village assessed value of \$800,000. Such an increase would generate additional revenue to the Village of approximately \$168,000 per year. Although the members of the Schedler Committee believe, the primary objective at this time, is the preservation of the property as open space. They have also discussed in detail and approved the conceptual plan for the improvement of the property, which includes a baseball diamond, an overlay multi-purpose field, an ADA compliant walking trail, a wooded area, and a parking lot, and the potential sources of funding for those improvements. The Schedler Committee and the

EXHIBIT B

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

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

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

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

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

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

EXHIBIT C



9/8/08

THE SCHENKER PROPERTY

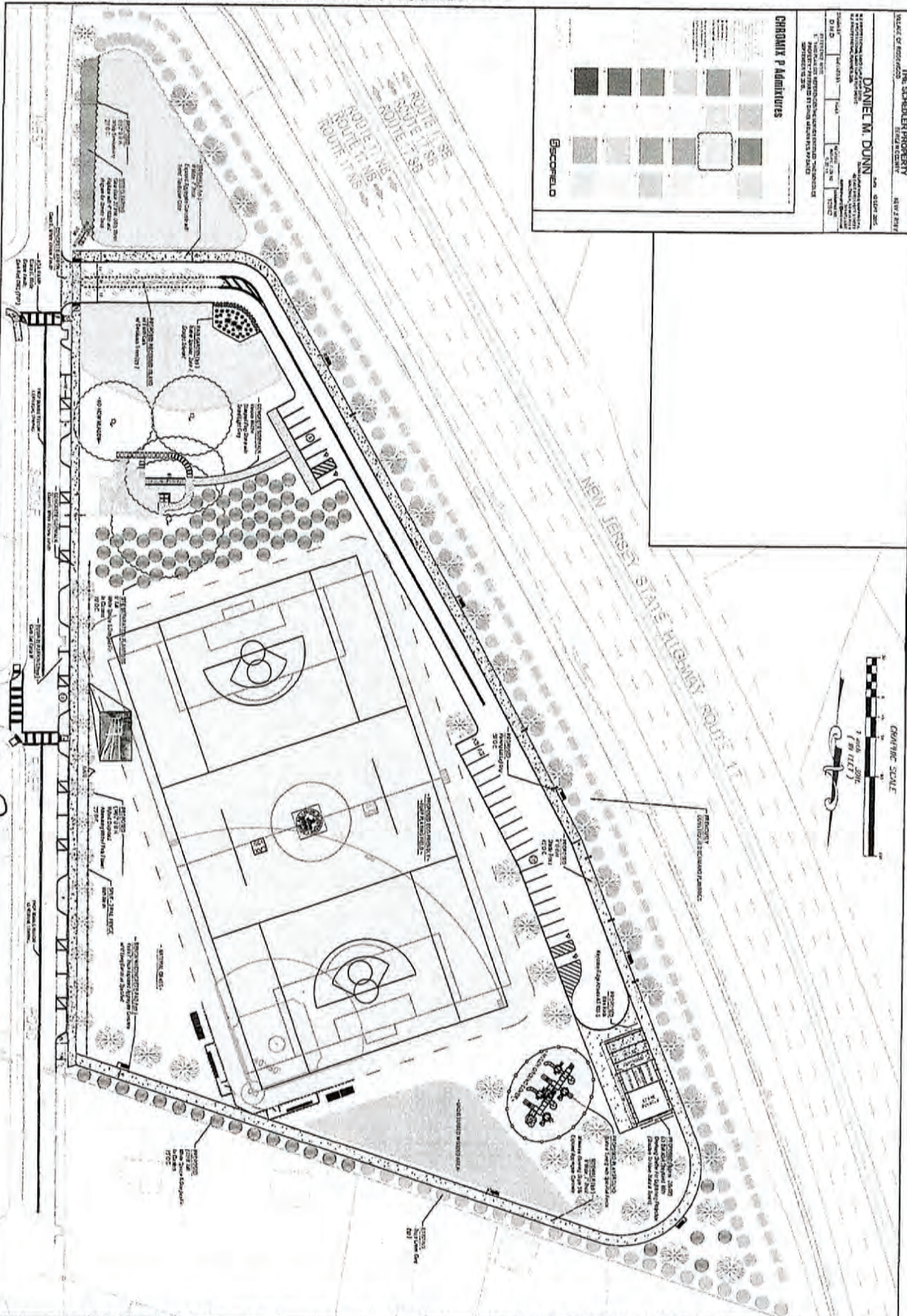
DANIEL M. DUNN

CHRONIX P. ADAMITORES
111 HIGHLAND ST. RIDGEWOOD, NJ 07070
201-750-1234
www.chronixp.com

Background



Approved Plan
9/23



ZABRISKIE-SCHEDLER
PROPERTY
PARK DEVELOPMENT PLAN
~ CONCEPT 24pp5 ~

Rev	Description	Date
1	Initial Concept	10/27/22
2	Revised Concept	11/15/22
3	Final Concept	12/15/22
4	Final Concept	12/15/22
5	Final Concept	12/15/22
6	Final Concept	12/15/22
7	Final Concept	12/15/22
8	Final Concept	12/15/22
9	Final Concept	12/15/22
10	Final Concept	12/15/22

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

VILLAGE OF RIDGEWOOD
Department of Public Works
Division of Engineering
131 North Maple Avenue
Ridgewood, New Jersey 07450-3287
201-670-5500 x 2138

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

Sheet No.
1 OF 1
20030

EXHIBIT E

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



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

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

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

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

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

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

a. ESTIMATE OF COSTS FOR SCULPTURE PROJECT

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

RESOLUTION NO. 15-257

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

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

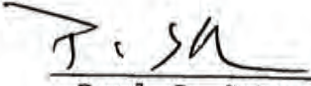
WHEREAS, in a September 2008 report to the Village Council, the Open Space Committee recommended further for the Schedler property "that the initial development consist of a parking lot, a baseball diamond and overlay multi-purpose field (without lights or restrooms), with the remainder of the property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

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

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

Moved Second Ayes Nays Absent Abstain

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


Paul S. Aronsohn
Mayor

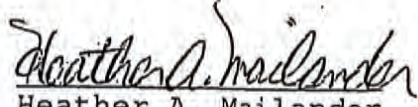

Heather A. Mailander
Village Clerk

EXHIBIT G

John A. L. Zabriskie House
Name of Property

Bergen County, NJ
County and State

8 Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

ca. 1825-ca. 1924

Significant Dates

ca. 1825, ca. 1840, ca. 1924

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Criteria considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data

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

Name of repository: _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

John A.L. Zabriskie House

Name of Property

Bergen County, NJ

County and State

Name of multiple listing (if applicable)

Section number 8 Page 1

Statement of Significance

Summary Paragraph

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

Historical Background

Village of Ridgewood

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

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

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

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

John A.L. Zabriskie House

Name of Property

Bergen County, NJ

County and State

Name of multiple listing (if applicable)

Section number 8 Page 6

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

Significance under Criterion C - Architecture

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

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

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

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

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

⁴² Brown and Warmflash, 47-48.

RESOLUTION NO. 23-306

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

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

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

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

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

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

Approved By: R. Rooney

Date: 9/13/23

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

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

Paul Vagianos
Mayor

Heather A. Mailander
Heather A. Mailander
Village Clerk

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

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



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

131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

September 15, 2023

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

Attention: Keith Kazmark, Village Manager

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

Honorable Mayor and Members of the Village Council,

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

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

Very truly yours,

Stacey Tsapatsaris
Historic Preservation Commission

EXHIBIT J





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

3 RAIL,
4'-6" WOOD FENCE

8.0'

PROPOSED
SIDEWALK

Recommend mulch

6' TALL
BLUE SPRUCE

MULCH

17"
12"

PREVIOUSLY
13'

10.0'

LANDSCAPE BERM
W/ BOULDER WALL

28' MIN.

Recommend mulch

6' TALL
BLUE
SPRUCE

PROPERTY LINE
VARIES
6-15'

8'



EXHIBIT K



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

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

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October 8, 2019

Village of Ridgewood
131 North Maple Avenue
Ridgewood, NJ 07450

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

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

Supplied approximately
500 CY

Dear Mr. Rutishauser,

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

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

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

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

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

Sincerely,
ANS CONSULTANTS, INC.


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

File: ANS-5326. TAL-TCL.01

October 18, 2018

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

Via Email to scottl@gardenhomes.com

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

*Supplied approximately
4,200 CY material*

Dear Mr. Loventhal:

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

PROJECT BACKGROUND

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

Soil Characterization Sampling

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

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

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

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

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



Results and Conclusions

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

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

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

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

Sincerely,
Peak Environmental LLC

A handwritten signature in black ink, appearing to read "R. Edgar".

Robert M. Edgar, Partner

A handwritten signature in black ink, appearing to read "Joe Romeo".

Joseph Romeo
Senior Project Manager

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



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

Tel: (800) 545-ATUL
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May 19, 2021

DJR Renovations LLC
340 Fairway Road
Ridgewood, NJ 07450

Attn: Mr. Don Rick

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

Supplied approximately
280 CY material

Dear Mr. Rick,

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

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

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

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

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

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

Sincerely,
ANS CONSULTANTS, INC.

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

File: ANS-5727 TAL-TCL.01



Lancaster Laboratories
Environmental

Analysis Report

2425 New Holland Pike, Lancaster, PA 17601 • 717-650-2300 • Fax: 717-650-2081 • www.LancasterLabs.com

ANALYTICAL RESULTS

Prepared by:

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

Prepared for:

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

Report Date: December 22, 2016

Project: L6065481

Submittal Date: 11/30/2016

Group Number: 1739018

SDG: EDR01

PO Number: L6065481

State of Sample Origin: NJ

Client Sample Description

L6065481-1 Grab Soil

Lancaster Labs

(LL) #

8721669

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

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

Electronic Copy To Eurofins QC Laboratories

Attn: Nicki Smith

Respectfully Submitted,

Bonnie Gingras
Bonnie Gingras
Manager

(201) 729-1907

*Supplied approximately
200 CY
of material*



AQUA PRO-TECH LABORATORIES
Certified Environmental Testing



Supplied approximately
1,700 CY material

ANALYTICAL RESULTS

STANDARD DELIVERABLES FORMAT

APL WORK ORDER NUMBER: 0090585

Project: Water Main Replacement Jefferson & Salem

Brian Wood
Laboratory Director

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

Report Date: Sep 22, 2020

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

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





AQUA PROTECT LABORATORIES
Certified Environmental Testing

Analytical Results Summary
Conquest Contracting Engineers
0090585-01 (Soil)
Williams St

Collected
09/14/2020 08:50

Received
09/14/2020 16:05

Contact

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

EPH Category 2 Extractable Petroleum Hydrocarbons Category 2

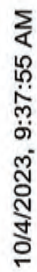
Total EPH	NJDEP-EPH-CAT2	09/16/20 15:55	09/21/20 11:45	36.4		11.0	22.0	mg/kg dry
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BNA+25 Semivolatile Organics - GC/MS

FootNotes

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

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



Parcels Data (Block and Lot)

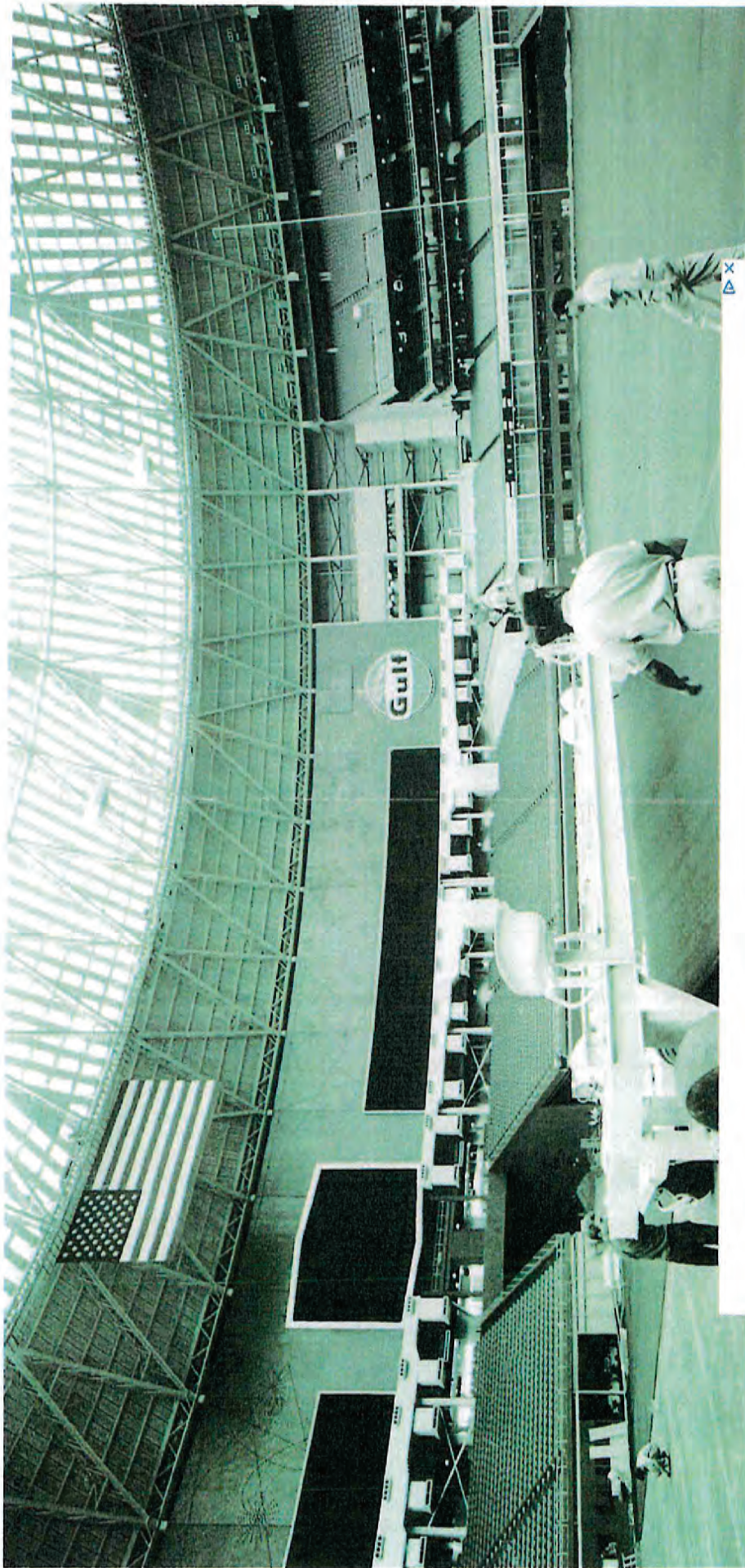
A vertical scale bar with tick marks at 0, 0.03, 0.06, and 0.11 mi.

0 0.04 0.09 0.18 km

Esri Community Maps Contributors, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | NUDEP | NJ Department of Co.
new Jersey Department of En

SPORTS

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



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

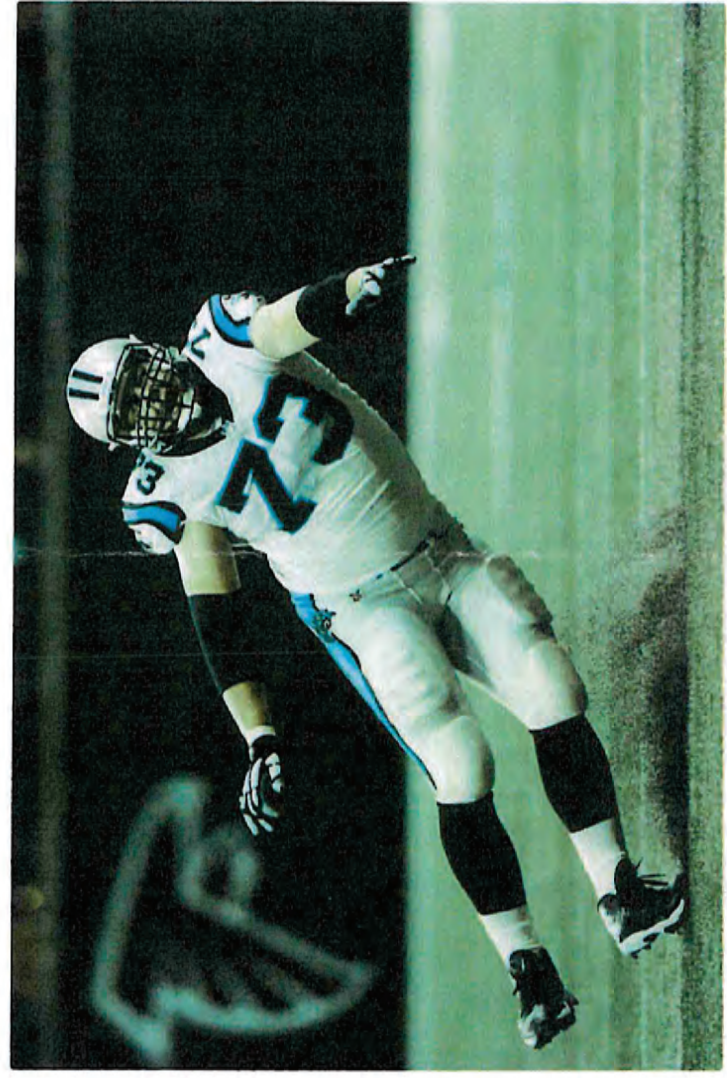
These days, the soft plastic grass surfaces often look and feel like the real thing. The quality has advanced so much that many stadiums used by professional and college football teams have decided it is the better option.

ADVE 101 (SI 101)

10/17/23, 12:44 PM

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

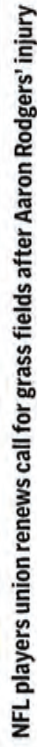
MORE COVERAGE



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



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



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

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

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

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

WHY USE IT?

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

AP NEWS



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

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

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

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

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

AP NEWS



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

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

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

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



ARE THERE DOWNSIDES?

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

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

ADVERTISEMENT

Ad Hoc Committee Presentation to Ridgewood Council for Schedler Property

December 2017

Recommendation

Committee recommends building a **75 x 50 Yard** field
Field will be multipurpose and will benefit multiple Village sports groups, primarily at the pre-high school age groups with aggregate total of participation of approximately 1,000

Ridgewood youth

Other features

- Children's playground
- 2 stall ADA compliant Bathroom with overhang shelter
- 44 spot Parking lot (between house and Rt. 17)
- Walking trails
- Berm with tree line across top
- Fencing
- Trees along street

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

National Flood Hazard Layer FIRMette



74°55'W 40°59'34"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

	Without Base Flood Elevation (BFE) Zone A, V, AE9
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

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

OTHER AREAS GENERAL STRUCTURES

	Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES

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

MAP PANELS

	Digital Data Available
	No Digital Data Available
	Unmapped

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

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

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

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

EXHIBIT P





EXHIBIT Q



NEW JERSEY BIG TREE
NOMINATION FORM



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

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

Tree Name THE RIDGEWOOD LIBERTY TREE
Tree Location 460 WEST SAADDLE ROAD, RIDGEWOOD, NJ 07450
County BERGEN

Tree Statistics
• Circumference (feet and inches) 10 FEET - 5 INCHES
• Approximate height (feet) 100 FEET • Approximate average crown width (feet) 124 FEET
Condition ☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Other

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

Tree Owner VILLAGE OF RIDGEWOOD
Owner Address 131 NORTH MAPLE AVE.
City RIDGEWOOD State NJ Zipcode 07450
Telephone Home [REDACTED] Work 201-760-5500
E-mail KKAZMARK@RIDGEWOODNJ.COM County BERGEN

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

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



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



Certificate of Recognition

Presented to

Ridgewood Village

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

Major Thomas Lambert Byles Heritage Tree

On This Day 13 *of* October 2023

Joseph C. Bennett
Joseph C. Bennett
ASSISTANT REGIONAL FORESTER

Todd Wyckoff
Todd Wyckoff
STATE FORESTER

Rank: 5

Points: 280

Circumference: 12'-5"

Height: 100'

Average Crown: 124'

Location: Ridgewood Village, NJ



MATTHEW S. ROGERS
ATTORNEY AT
LAW

123 PROSPECT STREET
RIDGEWOOD, NEW
JERSEY 07450

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

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

October 17, 2023

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

Re: Village of Ridgewood, New Jersey
Heritage Tree Designation

Dear Mr. Bennett,

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

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

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

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

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

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

Attached to this email are the following additional documents:

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

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

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

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

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

LAW OFFICES OF MATTHEW S. ROGERS, LLC

A handwritten signature in cursive script, appearing to read "Matthew S. Rogers", written in black ink.

By: _____
Matthew S. Rogers. Esq.

cc. Village Manager
Village Council

EXHIBIT T



State of New Jersey

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

PHILIP D. MURPHY
Governor

SHAWN M. LATOURETTE
Commissioner

TAHESHA L. WAY
Lt. Governor

October 17, 2023

Dear Matthew S. Rogers, Esq.,

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

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

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

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

Sincerely,

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

Joseph C. Bennett
Assistant Regional Forester

EXHIBIT U

Ridgewood, NJ 07450

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

October 16, 2023

To Whom It May Concern,

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

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

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

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

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

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

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

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

Sincerely,



Charles (Chuck) Handy, Jr.

EXHIBIT V

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

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

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

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

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

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

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

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

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

Respectfully yours,
Jin Lee
561 Bennington Terrace