

MATRIXNEWORLD
Engineering Progress

November 11, 2024

Re: **SCHEDLER PROPERTY**
460 WEST SADDLE RIVER ROAD
BLOCK 4704, LOT 9, 10, 11, & 12
VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY
SRP PI NO. 1062723

To Whom this May Concern:

On behalf of The Village of Ridgewood, this letter is being provided to inform you of ongoing remediation activities at the Schedler Property located at 460 West Saddle River Road in Ridgewood, New Jersey (Site). These activities are currently being conducted under the New Jersey Department of Environmental Protection (NJDEP) Contaminated Site Remediation and Redevelopment (CSR) program. Because contamination was identified and reported to the NJDEP, the Site has been entered into the NJDEP CSR program and is identified as Schedler Property, Program Interest (PI) #1062723.

This notification is provided as a component of a Public Outreach Plan developed for the Schedler Property. This letter is intended to inform tenants and owners of properties within 200 feet of the site about the identified contamination and investigation, planned remediation activities, and provide periodic updates as remediation of the Site progresses, as well as provide recipients information regarding how to contact the Village of Ridgewood (The Village) for additional details.

As part of redevelopment activities, soils were reportedly imported to the Site for the creation of a soil berm along the western side of the Site and general site filling. Based on correspondence between the Village of Ridgewood and the NJDEP's Bureau of Solid Waste Compliance & Enforcement (BSWC&E) in December 2023, the source and quality (i.e., alternative fill or clean fill) of the material was brought into question.

On May 3, 2024 Matrix performed a soil investigation on the berm portion of the Site. Several sample locations were identified with concentrations of benzo(a)anthracene, benzo(a)pyrene, lead, and mercury in soil exceeding an applicable NJDEP Soil Remediation Standard. Subsequently, a Site-Specific Migration to Groundwater Alternative Remediation Standard (MGWARS) was calculated for the benzo(a)anthracene, lead, and mercury. The concentrations of benzo(a)anthracene, lead, and mercury detected in the fill material were below their respective Site-Specific MGWARS. Matrix notified the NJDEP via the NJDEP's Spill Hotline on May 28, 2024 regarding the exceedances, and NJDEP assigned Case No. 24-05-28-1117-27 and Program Interest Number 1062723 to the Site. On June 26 and June 27, 2024 Matrix performed a soil investigation on the balance of the Site. The soil investigation identified benzo(a)pyrene, benzo(a)anthracene and mercury in soil above an applicable NJDEP Soil Remediation Standard.

Based on the results of the sampling completed at the site to date, future remediation activities are anticipated to include additional soil investigation to delineate the extent of contamination and excavation/removal of contaminated soils.

Website links to all Matrix reports, NJDEP correspondence, and postings by the Village can be accessed in the Document Repository located here: <https://www.ridgewoodnj.net/262/Zabriskie-Schedler-House-Property>.

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The Village is accepting questions and inquiries regarding the environmental conditions of the Schedler Property via email. Subsequently, the Village will provide a Response Summary (RS) addressing submitted questions/concerns that will be sent to all parties on the mailing list and be uploaded to the Document Repository. The public question and answer submission process will remain an on-going procedure throughout remediation activities conducted at the Site.

Should you not have access to a computer or internet access to view electronic files or submit a question regarding the Schedler Property, the following points of access may be utilized:

- Visit the Village of Ridgewood Public Library to access a computer;
- contact the Village Clerk's Office at (201) 670-5500 Ext. 2201 to request documents or record your question;
- submitting a written request in the form of an OPRA request to the Village Clerk's Office by mail;
- submitting a question in the form of a letter to the Village Clerk's office by mail;
- visiting the Village's Clerk's office during business hours; and
- contact the Site's LSRP, Chris Pittarese at (732) 515-4942.

If you have any questions, please submit them in writing to the Village of Ridgewood Village Manager, Keith Kazmark at kkazmark@ridgewoodnj.net.

Sincerely,



Melissa Feury
Project Manager



Chris Pittarese, LSRP
Senior Project Manager