



COUNTY OF BERGEN

OFFICE OF THE COUNTY EXECUTIVE

One Bergen County Plaza, Room 580, Hackensack, NJ 07601-7076

(201) 336-7300 Fax: (201) 336-7304

countyexecutive@bergencountynj.gov

James J. Tedesco III

County Executive

Thomas J. Duch, Esq.

County Administrator/County Counsel

April 30, 2025

Via Email: kkazmark@ridgewoodnj.net

Keith Kazmark, Village Manager
Village of Ridgewood
131 N. Maple Avenue
Ridgewood, NJ 07450

Re: Schedler House Property /
Bergen County Open Space Trust Funding

Dear Mr. Kazmark:

Thank you for your inquiry regarding the conservation easement on the Schedler property. I am pleased to provide clarification on this matter in support of your application to the State Historic Preservation Office and I can confirm the following:

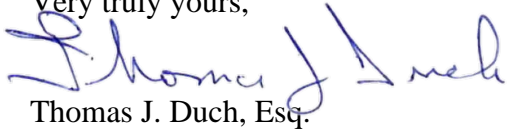
The Village's original grant application back in 2008 for the Schedler property clearly indicated the intention to develop recreation facilities. The conceptual design submitted with the application demonstrated this purpose, which was approved as part of the grant funding process. The Deed of Conservation Easement explicitly permits both active and passive recreation uses on properties acquired through our Open Space Trust Fund. This language was specifically included to allow municipalities flexibility in meeting their community's recreational needs.

Throughout the 25-year history of the Open Space Trust Fund, the fund has consistently interpreted "recreation" to encompass a wide variety of outdoor facilities, including athletic fields with natural or synthetic surfaces. This interpretation has been applied in every instance across all funded projects. Many Bergen County municipalities have successfully used the grants from the Bergen County Open Space Trust Fund to acquire land and subsequently develop various types of recreational facilities, including fields, playgrounds, walking paths, and other amenities that serve their communities.

The conservation easement on the Schedler property, as on all Trust Fund acquisition funded projects, was established to prevent non-conservation and non-recreation development or activities on a property, not to prohibit the development of public recreational facilities. While the property is protected, the Village retains the right to develop it for public recreation.

If you need any additional documentation or have further questions, please do not hesitate to contact our office.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Thomas J. Duch". The signature is fluid and cursive, with the first name "Thomas" being the most prominent part.

Thomas J. Duch, Esq.
County Administrator/County Counsel

cc: *Mayor Paul Vagianos, Via Email*
Ken Aloisio, Director, Bergen County Open Space Trust, Via Email