



Ad Hoc Committee Presentation to Ridgewood Council for Schedler Property

December 2017

Agenda

- Background of Schedler property
- Schedler Ad Hoc Committee
- Process
- Clean Up Phase I Details
- Park Development Options
- **Recommendation**
- Neighborhood Concerns and Remediation Proposals
- Q & A

Background of Schedler Property

- Zabriskie-Schedler House is one of the last remaining 1820's Dutch wood frame houses in Bergen County
- In 2003, Ridgewood Open Space Committee submitted plan identifying Schedler property as a “first-priority” target for acquisition by Ridgewood
- In 2007, Village was informed that family would be selling Schedler property
- In 2008, Open Space Committee provided Council with report recommending that “the initial development [of Schedler property] consist of a parking lot, a baseball diamond and overlay multipurpose field (without lights or restrooms), with the remainder of property left as passive recreation space with wooded areas and a disabled-accessible (ADA compliant), senior-friendly paved walking path around the perimeter”



Background of Schedler Property (cont'd)

- In 2008, Open Space Committee urged Village to acquire Schedler property, warning that “if the property is acquired by a private developer, the Village will face the possibility of a ‘builder remedy’ suit forcing the Village to accept high-density multi-family residential development of the property including affordable housing units”
- In 2009, Village purchased Schedler property for \$2.7 million with grants from the Bergen County Open Space Trust Fund
- In 2013, Village purchased Shotmeyer property, a .358 acre parcel of land that was surrounded by the Schedler property, for approximately \$90,000.
- In 2015, Council passed resolution adopting Open Space Committee’s recommendation for passive and active park that included playground, walking path, 90 ft. baseball diamond, and a 120 x 75 yd. multi-purpose field. Resolution also provided road map for stabilization and possible restoration of Schedler house
- In 2017, the Council rescinded 2015 resolution, deciding instead to re-analyze the proposed plan for Schedler, and appointed this Ad Hoc Committee to propose a development plan.

Schedler Ad Hoc Committee Formed

- Members appointed by Council to reach consensus on future design and use of park on Schedler property
- Provide transparency in the process of feature selection for the park to all parties
- Appropriate representation of neighborhood and other interested parties on Committee
- Goals:
 - Agree on high level features of the design and present options to Council members by **December 2017**
- Members: Ramon Hache, Michael Sedon, Michael Winograd, Nancy Bigos, Matthew Cunningham, Dan Cramblitt, Tim Cronin, Manish Shrimali, Nick Whitney, Phil Dolce, Paul D'Arpa, Ellie Gruber

Process

- Inclusive, collaborative and transparent process
- Discussed background, goal of committee, and views and concerns of various groups
- Gathered relevant data and facts
 - Reviewed background, interests, reports and surveys
 - Walked property with park development expert
 - Invited input from and met with groups, including sports groups, neighborhood group and others
 - Reviewed expert studies and met with expert/consultant (traffic/safety, noise, environmental)
- Assessed needs (and factual basis thereof) for active and passive space
- Developed potential proposals balancing needs with resident interests
- Engaged Village Engineering Department to draw up potential proposals
- Discussed potential proposals with, and solicited input from, groups
- Achieved consensus on potential proposal for presentation to Council
- Agreed on Clean Up Phase 1 Scope with all parties involved
- Communicated details of proposed plan and clean up with groups
- Created presentation of proposal for Council

Schedler Clean Up Phase I Details

- Removal of garage, shed and capping of the well
- Removal of dead and diseased trees, unwanted shrubs
- Fixed price contract coming out of grant money and needed to be and was contracted by end of October
- Outside Arborist marked trees to be removed (complete)
- 3 days period for everyone to review the marked trees (complete)
- Work to be monitored by town Park and Rec officials

Meetings with Sports Groups

- Conclusion: There is a significant need for additional multi-purpose field space across all sports
- No sport is in danger of collapsing without additional space, but each sport is currently materially limited and operating under sub-optimal conditions due to field limits and field quality
- The majority of the participation in Ridgewood sports is pre-high school
- Participation in meetings from Ridgewood Lacrosse, Football, Baseball/Softball, Soccer, Hockey

Park Development Options Considered

- Multi purpose Field Sizes Reviewed
 - A. 60x40 yards
 - B. 75x50 yards
 - C. 80x60 yards
 - D. 120x75 yards
- Other features considered
 - Children's playground
 - Bathroom with overhang shelter
 - Parking lot
 - Walking trails
 - Berm with tree line across top
 - Fencing
 - Trees along street
 - Placement vis-a-vis house
 - Pickleball court

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.

Recommended Option A (75x50)

Not a blueprint



Recommended Option B (75x50)

Not a blueprint



Meetings with Neighbors

- Met with neighbors to document all key concerns
- Informed them of steps to be taken to address the concerns
- Heard their views on options being considered by committee
- Explained needs from different sports team and benefits for each option being considered
- Clarified their doubts and questions on Clean Up Phase
- Gave them opportunity to review property marked by external Arborist for clean up phase.
- Sent electronic and door to door communication about clean up phase and options being proposed to council by the ad hoc committee

Concerns and Remediation Proposals

- Size of field
 - 75x50 yard field optimizes benefit to sports groups, keeps desired active/passive balance, and addresses concerns of neighborhood
- Sound
 - 6 foot, tree lined berm proposed alongside Route 17
 - Tree line proposed along West Saddle River Road

Concerns and Remediation Proposals (cont'd)

- Preservation of History
 - Historic plaques along walking paths.
 - Renaming of park with potential consideration to historical background of property
 - Historical study of property ongoing
 - Care given in aesthetic design to placement of various features vis-a-vis location and restoration of house

Concerns and Remediation Proposals (cont'd)

□ Safety

- Entrance of Park is considered only where Terhune Rd and West Saddle River road meet. This allows for maximum slowing time for traffic exiting West Saddle River road exit from Route 17
- Collaborate with Ridgewood Police department to monitor the park and the neighborhood to prevent vandalism and criminal activity
- Crosswalk for neighborhood kids
- Fence along West Saddle River Road
- Low level parking safety lights

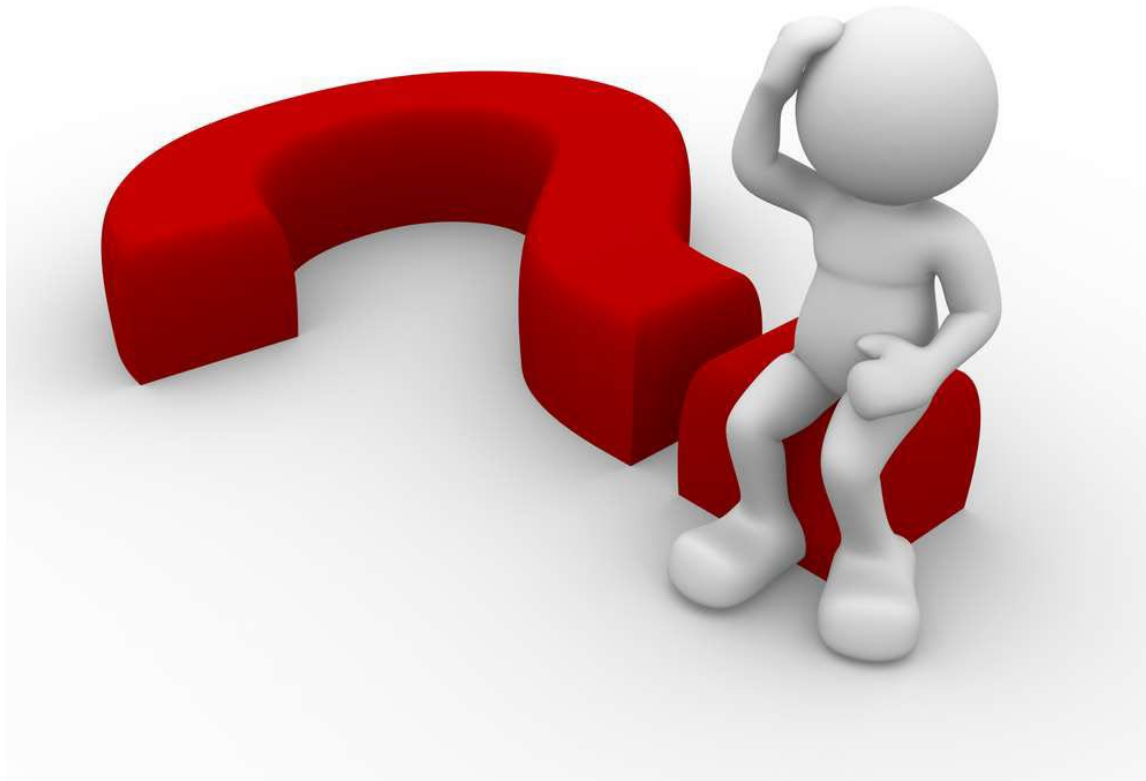
Concerns and Remediation Proposals (cont'd)

- Quality of Life
 - Prohibition of non-safety lights (both permanent and portable)
 - Prohibition of public address announcement system
 - Prohibition of permanent concession stand
 - Park hours from dawn to dusk

Concerns and Remediation Proposals (cont'd)

- Applicable studies conducted by Independent Experts
 - Traffic/Safety, Noise and Environmental studies have been or are to be performed by professionals contracted by Village of Ridgewood

Q & A



Reference

- Schedler property total area: 7.11 acres = 309,712 sq. ft.
- 75x50 yard field with the five yard boundary and fence along perimeter = 45,900 sq. ft.