



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
COMMUNITY INVESTMENT AND ECONOMIC REVITALIZATION
HISTORIC PRESERVATION OFFICE

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HPO Project # 20-0608-29

Doc ID HPO-E2025-284 PROD

May 29, 2025

Keith Kazmark, Administrator
Village of Ridgewood
131 North Maple Avenue
Ridgewood, NJ 07450

VIA EMAIL, kkazmark@ridgewoodnj.net

**RE: Bergen County, Village of Ridgewood
Park Development at the Zabriskie-Schedler Property
Application for Project Authorization
New Jersey Register of Historic Places Act Review
John A.L. Zabriskie House (SR 8/14/2019)**

Dear Mr. Kazmark,

The Historic Preservation Office (HPO) is in receipt of an application for project authorization (Application) under the New Jersey Register of Historic Places Act for the above-referenced proposed project. According to the Application, the Village of Ridgewood (Village) proposes to construct a multi-sport turf athletic field and associated amenities at the John A.L. Zabriskie House (referred to herein as the Zabriskie-Schedler House), which is listed on the New Jersey and National Registers of Historic Places.

Based upon a review of the submitted documentation, HPO staff has determined that, in accordance with N.J.A.C. 7:4-7.4(a)1, the proposed undertaking **constitutes an encroachment** upon the Zabriskie-Schedler House. The proposed park development involves the construction of a large turf field, parking areas, and associated amenities, which are incompatible with the size, scale, and materials of the historic property and therefore do not meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

HPO staff determined that the Application was technically and professionally complete and sufficient pursuant to N.J.A.C. 7:4-7.1(d), upon receipt on April 29, 2025, and the project has been placed on the June 19, 2025, agenda of the New Jersey Historic Sites Council (HSC). The HSC reviews projects of state, county, and municipal governments (and agencies thereof) which affect properties listed on the New Jersey Register of Historic Places, acting in an advisory capacity to

the Commissioner of the Department of Environmental Protection (DEP) for the State of New Jersey.

At the HSC meeting, the Village and/or their consultant(s) will be given an opportunity to present the Application, and interested members of the public will be provided with an opportunity to comment on the project. After receiving comments, the HSC will make a formal recommendation to the Commissioner of the DEP. The June 19th meeting of the HSC is scheduled to begin at 10:00 a.m. on a remote meeting platform.

In order to strengthen your application, I recommend that you provide the following additional information, either to HPO staff prior to the meeting or during your presentation to the HSC:

- Planting plan identifying the proposed plant species, particularly for the landscape screen between the house and the proposed athletic field;
- Plans/specifications and/or renderings of the proposed comfort station;
- Specifications for the proposed lighting, benches, bleachers, and other park furniture, as applicable.
- Supplemental alternatives analysis to address whether the park development plan dated July 29, 2022, which included a 50 yard x 75 yard grass field, meets the project need. This plan previously received a conceptual approval from HPO staff in August 2022 (HPO-H2022-202);
- Address the compatibility of a grass field versus a synthetic turf field within the historic property, which historically possessed an agricultural setting; and
- Analysis of the number of proposed parking spaces in proportion to the planned size of the new field and its proposed use.

Additionally, I recommend that you be prepared to address questions regarding the Village's plans for remediation of the site prior to construction. Please note, HPO staff may have additional questions for you and/or your consultants as we prepare for the HSC meeting.

A copy of the HSC meeting agenda and details regarding the remote meeting platform will be emailed separately. Please reference the HPO project number **20-0608** in any future calls, emails, or written correspondence to expedite our review and response. Thank you for your cooperation with this review. If you have any questions, please contact Jennifer Leynes of my staff at jennifer.leynes@dep.nj.gov.

Sincerely,



Katherine J. Marcopul
Administrator

Cc (via email): Kelly Ruffel
Paul Vagianos, Mayor, Ridgewood Village
Ridgewood Historical Society
Bergen County Historical Society
Elaine Gold, Bergen County Division of Cultural & Historic Affairs
Friends of Historic Zabriskie Schedler House
Capt. Abraham Godwin Chapter NJ Society, Sons of the American Revolution



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