



# State of New Jersey

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

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HPO Project # 20-0608-31

Doc ID HPO- F2025-138

June 16, 2025

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

VIA EMAIL, [kkazmark@ridgewoodnj.net](mailto: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) previously determined that, in accordance with N.J.A.C. 7:4-7.4(a)1, the above-referenced proposed project would result in an encroachment upon the John A.L. Zabriskie House (referred to herein as the Zabriskie-Schedler House) (HPO-E2025-284 PROD). The proposed project involves construction of a multi-sport turf athletic field and associated amenities at the historic property 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*. As a result, the project was placed on the agenda for the June 19, 2025, meeting of the New Jersey Historic Sites Council (HSC).

As you are aware, the June 19<sup>th</sup> meeting of the HSC was cancelled, and the meeting has been rescheduled for July 21, 2025. Your application for project authorization (Application) will be heard at this meeting. 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 July 21<sup>st</sup> 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](mailto: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  
Preservation New Jersey  
Ridgewood Historic Preservation Commission  
Ellie Gruber  
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Cynthia O'Keefe  
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George Wright  
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