



EXHIBIT I
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY
HISTORIC PRESERVATION COMMISSION

131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

September 15, 2023

Mayor and Village Council
Village of Ridgewood
131 North Maple Avenue
Ridgewood, NJ 07450

Attention: Keith Kazmark, Village Manager

Re: Zabriskie-Schedler Property
460 W. Saddle River Road

Honorable Mayor and Members of the Village Council,

At its September 14, 2023 meeting, the Historic Preservation Commission reviewed the plans titled "Zabriskie-Schedler Property Park Development Plan (Concept 24pp5)," revision dated "August 29, 2023, Historic Consultant Commission" and voted unanimously not to oppose the plan.

Thank you for providing the Commission with the opportunity to review the Plans.

Very truly yours,

Stacey Tsapatsaris
Historic Preservation Commission

Letter recommending development of Zabriskie-Schedler Property read into the record of the Ridgewood Village Council meeting on April 12, 2023.

I am reading a letter from the Parks, Recreation and Conservation Board, of which I serve as chair.

Dear Councilmembers,

The PRC Board is passionately dedicated to our village's recreational facilities and municipal parks, acting as stewards to ensure the maximum number of residents have the opportunity to utilize our beautiful open space and parks and thoroughly enjoy the outdoors in active and passive recreational pursuits.

At the PRC Board's March 28, 2023 meeting, we discussed the Schedler property and based upon the mission of the PRC Board, we would like to provide the Village Council with the Parks, Recreation, and Conservation Board's recommendations for how to make use of the Schedler property, so that it serves the greatest number of Village residents.

First, just as HealthBarn has done so much good for our community and is the cornerstone of Irene Habernickel Family Park, the PRC Board recommends finding a tenant for the Schedler house that will serve our community, honor its history, and attract visitors to the Schedler property.

Second, the Board fully supports having public restroom facilities on the property, as doing so will benefit the greatest number of visitors, especially families with young children, allowing many to thoroughly enjoy their time on the property without having to rush off or hastily cut their visit short.

Third, the PRC Board strongly supports having a playground or play structure for young children to enjoy, as it will bring families to the property and provide our youngest residents with an area where they can benefit from unstructured free play while engaging in physical activity.

Fourth, incorporating a walking path into the plans is a must have, as it will encourage the passive use of the park, and similar to Habernickel Park, the PRC Board foresees a significant number of residents using and benefiting from

walking or strolling on the property. This amenity encourages socialization and a greater sense of community.

Fifth, since we also promote the benefits of wildscapes, green space, natural habitats for pollinators and wildlife, we strongly recommend that the greatest number of trees either be saved or replaced, and that native pollinator-friendly vegetation be planted throughout the property, providing a green space that can be enjoyed by visitors to the property, and utilized by the nonhuman species that call the property home.

Finally, it is the Parks, Recreation, and Conservation Board's recommendation for the Village Council to incorporate a full-sized, multipurpose turf field into its plans for the property. This will ensure that the greatest number of residents are able to use the field. It is our experience that having an undersized field will severely limit its use, while a full-sized multipurpose turf field will be used by many age groups and serve the greatest diversity of athletes and the various sports that they play. Open play is always encouraged as well as group use requiring a larger space.

The PRC Board coordinates our community recreation programs, and in doing so works with the Village's Field Committee comprised of the Village's various sports leagues and Ridgewood Public Schools. We are acutely aware of the stress our current fields are suffering and we recognize the numerous benefits that a full-sized, multipurpose turf field at Schedler would bring to our community.

Village Councilmembers, we the members of the PRC Board meet each month with the sole purpose of doing what is best for all our Village's parks and recreational spaces. Our recommendations are based upon the PRC Board's primary knowledge of Ridgewood's active and passive recreational needs, and how the Schedler property could best meet these needs and serve the greatest number of residents now and into the future.

Respectfully submitted,

The Village of Ridgewood Parks, Recreation, and Conservation Board

Glenn F. Jorgensen
130 Foster Terrace
Ridgewood, NJ 07450

03 May 2023

Dear VOR Council Members,

Re: In Support of Schedler Park Resolution 23-148 (05-03-23)

In 2008, at behest of then councilman and Ex-Mayor, Pat Mancuso, may God rest his beautiful soul, I was asked to join the **"Schedler Committee"** with other field committee and community board members including, neighbors from the East Side of Route 17 that would be most impacted. Pat told me, this was last piece of real estate in Ridgewood, and he needed our help. It was incumbent upon us to purchase this land for future generations of the VOR community and if we don't, **"it will probably be bought by a developer and become a strip mall and a highway gas station"**

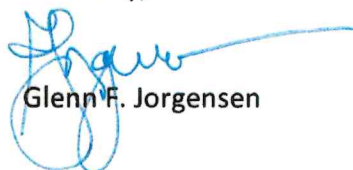
Again in 2008, I gave this talk to the Village Council: "We are now faced with enormous overflow on our parks and fields from a burgeoning school population. In fact, there are well over 3500 youth, and an additional 1200 high school participants in our combined sports programs. The National Recreation and Park Assoc. recommends at least 10.5 acres of parks and recreation area per 1,000 residents. Ridgewood currently has a shortfall of 20% below that recommendation. There are just not enough fields and space to schedule all the games and practices necessary for our children to play. When you passed by VETS field tonight, between junior football and youth soccer, there are well over 500 kids on one field. VETS has 3 multi-use fields comprising about 38,000 square feet --- That means, tonight, each child is getting about 76 square feet of space for practice (less than a 9 X 9 foot box) The Schedler property is just one of the answers to this problem.

In 2009, as the President of the now defunct Ridgewood Athletic Foundation we funded the NJDEP engineering study for Field Turf Football Fields at RHS on the Ho-Ho-Kus Brook. The next year in 2010, we formed another committee, hiring an Engineering Firm to examine field use and future needs between the VOR and BOE. The results of the Jointly funded VOR/ BOE study was the **"2010 Open Space Planning Report"** that highlighted open space preservation as an excellent investment for the Village including the following goals for open space preservation expanding the Village's active and passive recreational spaces and increase recreational opportunities through improvement of the Village's park system. This included the "Schedler Property".

Unlike the RHS and Maple Turf Field, Schedler Park is not on a stream bank prone to flooding and the recommended "Turf Field" should last well over 10-15 years until replacement is needed. Regarding purported carcinogens in the "fill", numerous Turf Field companies will dispute this with engineering and scientific evidence, recommending an environmentally safe solution.

I urge everyone in the VOR to come out and support the Council in funding and executing the new **"2023 Schedler Plan"**

Sincerely,



Glenn F. Jorgensen

[emailed Thursday, February 16, 9:20 am]

Dear Council Members Perron, Reynolds, Vagianos, Weitz, and Winograd:

This is Jin Lee, and I live at 561 Bennington Terrace. I'm unable to attend the next council work session, in-person or virtually, and wanted to share my thoughts about the Schedler property, which I pass every day as I walk and drive in and out of my neighborhood. If you need to read this letter at the meeting to enter in the record, please do.

As long as the village engineering office's rendition of the property with a full-size soccer/lax field does not displace the playground, I continue to support putting a full-size field at Schedler.

Each of my three children participated in sports: rec, travel, freshman, jv, varsity. When Ridgewood bought the Schedler property in 2009, I eagerly looked forward to enjoying a park there with them. Today, my oldest is in her third year of living and working in the city, and my youngest is a freshman in college.

Even when my children were playing, I remember the difficulty of getting field time for the older kids. I could share story after story about dangerous fields, "fields" crafted out of makeshift plots, and canceled practices.

I don't need to be convinced that our youth athletes need another full-sized field.

I also support a turf field. If we're going to build a field there, we should get as much use out of it as possible. When Hurricane Ida hit in September 2021, Vets field was flooded and damaged. I work near Vets, and I saw how long it took to get Vets back in shape. Vets was not ready for practice for the spring 2022 sports. We're talking months! The high school stadium was back in action in fall 2021. A few days of heavy rain leave grass fields unplayable for too long. And then overuse does the same. Ask anyone about Citizens.

I would also like to address an issue some residents have raised: noise from Route 17 making Schedler inhospitable to competitions. I attended a varsity baseball game at Morristown HS a few years ago, and only after the game did I realize that field sits right along Route 287. That's a major interstate during rush hour. I did not notice any traffic noise. My point is there are solutions to the problems we're talking about. I'm tired of the "we can't's, and am encouraged that our council seems to embrace "we can."

Thank you for taking the time to discuss the opportunity we have at Schedler. I ask that you move forward as quickly as possible, making smart choices that take into account the needs of the whole village and me and my neighbors who live right by Schedler.

Addendum: I fully support Resolution 23-148, a full-size turf field.

Respectfully yours,
Jin Lee
561 Bennington Terrace

EXHIBIT U

Ridgewood, NJ 07450

Re: Zabriskie-Schedler house property proposal on West Saddle River Road

October 16, 2023

To Whom It May Concern,

I would like to voice my endorsement for the proposed full sided multi-sports field complex slated for the Zabriskie-Schedler house property on West Saddle River Road.

Being a neighbor less than a block away with two daughters at Ridgewood High School I feel with my past history in youth sports in the village am in a position to strongly endorse it as being currently presented.

Receiving the key to the town Ridgewood by then mayor Jane Reilly for contributions made to youth sports by being a 5 year president of the Maroons Soccer Club, while coaching both MSC (from U9-U18) and RBA for over 10 years, I am more than aware how desperately Ridgewood needs this property developed.

I additionally feel it will be an asset increasing the value of all the homes in our east side neighborhood.

The recent rain storm damaged our 2 High School fields as well as Maple field forcing games to be either canceled or played at out of town fields such as Don Bosco & IHA. Something we are unfortunately getting used to.

This property's proposal will greatly help alleviate these issues.

As a result, this proposal has my highest recommendation and support.

Please to note my endorsement of this proposal is of my own and not necessarily that of my wife Mary Lou.

Sincerely,

Chuck Handy

Charles (Chuck) Handy, Jr.

Cynthia and Rurik Halaby
1, Franklin Avenue, Apt. #402
Ridgewood, NJ 07450

May 16, 2023

Hi, Paul and Siobhan:

I am writing you this on behalf of Cynthia and myself. As you may remember, Cynthia and I moved to Ridgewood in 1969, some 54 years ago. We are now retired here, and plan on enjoying Ridgewood for a long time to come. And as you also know, Cynthia has been an active volunteer in Village affairs for decades and I have followed Village politics for years.

We fully support the hard work you have put in on Schedler. This unfortunate project has lagged on for far too long and finally we see a solution to its many challenges. In particular, we support a full-sized playing field with artificial turf that can help alleviate the playing field shortage in Ridgewood, and that can be used more readily.

For the record, you have done an outstanding job encouraging and listening to Resident comments on Schedler from across the spectrum.

We support the fact the Village Council has passed Resolution 23-148.

Keep up the good work and thank you,



Rurik Halaby

rurik@halaby.net
+1.917.748.2445



RIDGEWOOD BASEBALL & SOFTBALL ASSOCIATION
P.O. Box 167 • Ridgewood, NJ 07451

September 11, 2023

Dear Ridgewood Village Council,

I am writing you as a 28-year Village of Ridgewood resident of 118 John St. and the President of the non-profit Ridgewood Baseball & Softball Association. With over 1,300 boys and girls participating in both recreational and travel baseball, softball, and kickball, we field over 150 teams throughout the season from early spring to late fall.

Historically, field availability has been a monumental problem in a town of Ridgewood's size. When the Ben Franklin Middle School's fields were converted to the high school track (approx. 2009), we lost a full-size (60x90) baseball field, a softball field and batting cages. These were promised to be replaced, but this never happened. Field use is so stressed for our organization that teams now rent out facilities: PBI (Ramsey), Teels (Hawthorne), Humdingers (Paramus), and the Waldwick Sports Dome to hold tryouts and practices at a major cost to the teams. We have even borrowed fields for practice time from our neighboring towns of Glen Rock and Ho Ho Kus. This is not to mention what happens to scheduling fields when the Ho Ho Kus Brook breaches it's banks and floods Maple, Veterans, Stevens, RHS, and Brookside fields. Our 100-year flood has happened 5 times in the last 2 years!

The families of the RBSA and it's 28 member RBSA Board of Trustees totally support Resolution 23-300 the development of the old Schedler property for a multi-purpose, full-size, turf field. Remember, the original intention of this Village purchase was to replace sports fields lost.

Sincerely,

Scott A. Muller, President
Ridgewood Baseball & Softball Association



Dear Members of the Ridgewood Town Council,

We, the board members of the Maroons Soccer Club, are writing to express our strong support for Resolution 23-148, the installation of a new turf field in our community. As one of the largest and most successful soccer clubs in the area, we are committed to providing our youth soccer players with the best possible facilities and resources to support their development as athletes and individuals.

The Maroons Soccer Club is a non-profit youth soccer organization that has a long and proud history of excellence on the field and commitment to our community. Founded in 1990, our club has grown from a small group of dedicated players to a thriving organization with over 600 boys and girls ranging from 4 to 19 years old (pre-K to high school). Our mission is to deliver an inspiring soccer learning experience that creates a culture of commitment, teamwork, and good citizenship while developing intelligent, skilled, and confident soccer players who play the beautiful game, beautifully. We operate by, and teach our players our five core values of passion, commitment, teamwork, sportsmanship, and citizenship.

Despite our success and growth over the years, we are facing significant challenges in securing adequate field space for our growing member base which is projected to eclipse 700 players in the Fall of 2023. We conduct an annual survey of our members and field availability and quality has been the number one complaint each year.

As the popularity of soccer continues to grow in our community, we are competing with other sports groups for access to limited field resources. This has resulted in a situation where our members are often forced to play on fields that are in poor condition or overused, which can impact their safety and performance. The overused fields pose a risk not only to our players but to the players from neighboring towns who visit to play against our teams.

In light of these challenges, we believe that the installation of a new turf field is an essential investment in the future of soccer in our community. Turf fields offer a number of advantages over traditional grass fields, including greater durability, easier maintenance, and a more consistent playing surface which provides consistent player development and safety. They are also more environmentally friendly than traditional grass fields, which require significant amounts of water, fertilizer, and other resources to maintain.

In addition to the benefits for our club and its members, we believe that a new turf field would also have significant positive impacts on our community as a whole. Soccer is a sport that is enjoyed by people of all ages and backgrounds, and a new turf field would provide a safe and accessible space for people to come together, engage in healthy physical activity, and build relationships across different groups and communities.



We understand that the installation of a new turf field requires significant resources and collaboration across multiple stakeholders, including the town council, local businesses, and community members. However, we believe that the benefits of this investment far outweigh the costs, both for our club and for our community as a whole and fully support Resolution 23-148.

Thank you for your time and consideration.

Sincerely,

The Board Members of the Maroons Soccer Club



CC: RJFA BOARD

info@ridgewoodjrfootball.com

SUPPORT FOR SCHEDLER FIELD DEVELOPMENT

May 11, 2023

Dear Mayor and City Council,

I am writing to you regarding the field at Schedler. I have lived in Ridgewood for over 10 years. I am a volunteer football coach and I have been the President of Ridgewood Junior Football for over 3 years. I know first-hand how dire our fields situation is in town. We are blessed to have very active sports programs in town. Sports programs provide many benefits to both the physical and mental growth and development of our youth. They also provide opportunities for parent coaches to teach life and organizational skills. Our active programs require heavy usage of our fields. Unfortunately, we simply do not have enough fields to meet the demands of our sports programs. The situation is particularly difficult during the fall when several of our fields get flooded and go offline for weeks at a time.

I fully support the development of the Village Council's current plan for an athletic field at the Schedler property. A new multipurpose field would provide much needed relief to our sports programs. I would also like to suggest that the field be artificial turf instead of natural grass. Most other towns have realized the benefits of turf. All of opponents' fields turf. Turf fields are more durable, easier and more economical to maintain. They are also less likely to cause ankle injuries since they do not have divots which go through the normal freeze and thaw process in late fall.

An investment in a new athletic field is an investment in the growth and development of our children. Please feel free to contact me should you have additional questions.

Zach Pace

President RJFA



EMAIL



TWITTER HANDLE



TELEPHONE



LINKEDIN URL



September 19th, 2023

Ridgewood Village Council
c/o Councilwoman Siobhan Winograd
131 North Maple Avenue #1
Ridgewood, NJ 07450

Sent via electronic mail

Councilwoman Winograd –

The Ridgewood Lacrosse Association “RLA”, on behalf of our approximately 700 players, would like to thank you and the other members of the Village Council who have worked so diligently to address the very real problem of a lack of sufficient full-sided field space within the Village of Ridgewood.

The RLA recognizes that not everyone in the Village supports the idea of more full-sided field space and that some of those who may support the idea do not support additional “turf” fields or do not support those fields being in a specific location. We know this issue has presented numerous challenges and we are grateful for the dedication the Council has shown to our players (really just the children of the Village) and all of Ridgewood’s residents.

As I know you are aware, the current number of full-sided fields in Ridgewood is simply not tenable. Our Village has a growing number of organizations looking to access our fields and during the week most practice times are limited to between 5 PM and 9 PM (assuming there are lights). Locations without lights are even more limited depending on where we are within the calendar year. This condensed time window, coupled with the already extreme demand placed on our three existing turf fields on weekends, creates a real shortage of reliable surfaces for our residents to practice/play/train or to simply exercise on.

Folks who extoll the virtues of only small sided fields or only grass fields (which rain can easily knock out for days on end and which are not open until late spring depending on the snow that season) should walk a mile in the shoes of their neighbors who, as volunteers, struggle to put together practice and game schedules for the number of youth athletes that Ridgewood is fortunate to have.

The RLA’s Board of Trustees is unanimously in favor of Resolution 23-300 as approved on September 13th, 2023.

Respectfully,

Ridgewood Lacrosse Association

Board of Trustees



Ridgewood Soccer Association

143 East Ridgewood Avenue

PO Box 117

Ridgewood Village, New Jersey

**Nancy Bigos
Keith Cook
Ridgewood Village Fields Committee**

June 27, 2023

Nancy and Keith,

The Ridgewood Soccer Association supports the development of any open space in Ridgewood for both active and passive recreational purposes. The potential development of any found or donated space should not be solely for use by the youth sports groups of Ridgewood but be openly available to the entire community of Ridgewood. The Ridgewood Village Department of Parks and Recreation is best suited to decide the most beneficial use to the community of any newly developed areas of recreation. Not every patch of grass has to be used for a sporting event to have purpose within the Village. There is a real need for additional open spaces in the Village for community activities as well as family events.

Sincerely,

**Thomas Hartigan
President
Ridgewood Soccer Association**