



November 12, 2025

**Via Electronic Mail** (kkazmark@ridgewoodnj.net)

Village of Ridgewood  
131 N Maple Avenue  
Ridgewood, New Jersey 07450

Attn: Keith Kazmark  
Village Manager

Re.: Village of Ridgewood, County of Bergen, State of New Jersey  
Zabriskie – Schedler Property Park  
460 West Saddle River Road, Block 4704, Lots 9, 10, 11 & 12  
**Wetlands Clarification Letter**  
File No.: SCE-R13881.022

Dear Mr. Kazmark:

The Village of Ridgewood has requested a letter clarifying the isolated wetland identified by the New Jersey Department of Environmental Protection (NJDEP) on the property located at Block 4704, Lots 9, 10, 11 and 12 within the Village of Ridgewood, Bergen County, New Jersey.

The initial application submitted by our Permitting Department to the NJDEP was for a Presence/Absence Letter Of Interpretation (LOI) covering the entire Zabriskie-Schedler property.

As defined under **N.J.A.C. 7:7A-4.3**, a Presence/Absence LOI determines whether any freshwater wetlands, State open waters, or transition areas exist on a site (or within a proposed disturbance area) and assigns a resource value classification to any wetlands identified.

During NJDEP's field review, the Department identified a single small, isolated wetland feature on the property. This feature was not assessed as a regulated wetland during SCE's field assessment due to its size, location and disturbed condition within existing mulch. The location was next to an existing parking area and within an area of a known previous watermain break. Specifically, the depression is assessed as less than 0.01 acre in area, appears to have formed as a result of prior disturbance or the known watermain break, and is situated on the portion of the property associated with the existing residence. It is not within the designated park area.

Due to that feature's de minimis and isolated nature, no members of the Ridgewood Village Council or the Town Manager were informed of its presence while SCE corresponded with the NJDEP to question the findings and determine next steps forward. Given the small overall size and isolated nature of this feature, the NJDEP advised that the project would qualify under General Permit 6 (Non-Tributary Wetlands), which authorizes filling of isolated wetlands that do not provide significant ecological functions or services. SCE anticipates proceeding in accordance with this guidance.

Under **N.J.A.C. 7:7A-7.6**, a General Permit 6 for the filling of isolated wetlands may be issued for wetlands that meet the following criteria:

- The wetland has no hydrologic connection (overland or via pipe) to any State open water or other wetland, confirming that it is isolated and non-tributary. A water service pipe is not considered a hydrologic connection.



- The wetland is less than one acre in size.
- The wetland is not classified as an exceptional resource value wetland, a State open water, a USEPA priority wetland, or part of a special aquatic site.
- According to the NJDEP Landscape Project, Version 3.4, No State-listed threatened or endangered species or their habitats are known to exist on the property.

Based on these conditions, the feature meets the criteria for authorization to fill in under **General Permit 6**. The NJDEP is currently awaiting SCE's formal determination to proceed with this general permit. This decision rests, however, with the Village now that SCE has informed the administration as to the status of wetlands at the Zabriskie-Schedler Property.

Suburban Consulting Engineering remains committed to maintaining transparency and open communication throughout this process and welcome any questions or concerns you may have.

If you have additional questions or concerns, please do not hesitate to contact our office.

Very truly yours,

**SUBURBAN CONSULTING ENGINEERS, INC.**

A handwritten signature in black ink that reads "Robert Gregoria". The signature is written in a cursive, flowing style.

Robert Gregoria, PE, LEED Green Associate  
Associate/Parks & Recreation Department Manager

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