



Stockton Borough Park Master Plan

PREPARED BY

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November, 2021

PREPARED FOR

Stockton Borough

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I. Landscape Assessment

1. General

The site is located in Stockton Borough, Hunterdon County, New Jersey, a borough of 400 acres in size with a population of approximately 650 people.

The site consists of approximately 6 acres. The terrain rises approximately 9 feet from a low point next to the canal to a high point in the northeast corner of the site where the park becomes level with the D&R Canal Trail. The vegetation is primarily open lawn with a forested condition around much of the perimeter, as well as a scattering of mature individual trees. A wetland area has been delineated along the eastern border of the site, which is partially wooded. Structures on the site included a small restroom, an existing playground, and an asphalt basketball court.

2. Surrounding Land Use

The park is bordered to the north by land owned by the state of New Jersey as a part of the D&R Canal State Park. The parcel immediately adjacent to the park is managed by the Prallsville Mill Society and is used as an outdoor event site. The two parcels are connected by a fence with an open gate.

To the east, the park is bordered by the D&R Canal Trail. On the other side of the trail, there is a commercial area on Risler Street that consists of a restaurant, a gas station, and a hunting and fishing store. There is a parking lot across the street from the gas station used for additional restaurant parking. There is an informal path from this parking lot up to the D&R canal trail.

To the south, the park is bordered by a vacant lot. The lot is partially cleared with tall grass growing and partially wooded/covered by vegetation. It is visible when approaching the driveway into Stockton Borough Park.

To the west, the park is bordered by the D&R Canal.



View of the canal on the western edge of the site

3. Access

The park property is landlocked, with no street frontage. Thus, vehicular access is limited to an access drive on an easement through an adjacent residential lot, and the primary pedestrian access is from the D&R Canal Trail.

Vehicular

Roads

The park is located on Ferry Street, which can be accessed at the intersection of Risler Street, North Main Street, and Stockton Sergeantsville Road, as well as from North Railroad Ave, which connects Bridge Street and Ferry Street.

Access Easement Status

The access drive located at the end of Ferry Street occupies an easement across an adjacent residential lot, Tax Lot 14 Block 5. There is no signage on Ferry Road or at the entrance of the access drive indicating the presence of a park.

Driveway across Easement

The access driveway crosses a small creek over a concrete culvert. The crossing is uneven and the culvert is in poor condition. The culvert and head wall are located primarily in the residential parcel, although portions are on park property.



Vehicular entrance drive shared with residential lot

Parking

The existing gravel parking area can easily accommodate 20 cars.

Pedestrian/Bike

D&R Canal Trail

In addition to the park access drive on Ferry Street, pedestrians can access the park from three entry points along the D&R Canal Trail.

The first informal entry point is located just north of the creek, runs down the slope from the Trail, through a wetland area, and into the park. Wooden planks have been informally placed across the water to provide access here. This is the most direct access to the park from the center of town.

The second entry, near the center of the site, is a mown grass path through a thinner section of vegetation along the Canal Trail just past the edge of the wetlands. It roughly aligns with an informal trail on the opposite side of the Canal Trail connected to a parking area and several small businesses on Risler Street/Route 29.

The third and largest entrance to the park from the Trail is a 10' wide mown grass path at the northeast corner of the park. This access can accommodate vehicles if required and is desirable as a secondary or emergency access to the park; vehicles can access the entrance with a short drive down the D&R Trail and through a controlled entry gate near Prallsville Mill.

Trail on Canal Berm

There is no direct access from the park to the trail located on the berm on the opposite side of the canal. Additionally, this trail remains closed pending repairs to the flood damaged berm.

Prallsville Mill Society

Visitors to the grounds maintained by the Prallsville Mill Society may enter the park through a gate and then through a path mown through tall vegetation. This connection is informal, and a more defined connection may be desirable.

Visual

Visual access into the park is generally poor, and there is little or no signage to identify the park. The park is not visible from Ferry Street or from the entrance of the access drive. Views into the park from the D&R Canal Trail may reveal the large open mown lawn area—the intended use of which is not apparent—as well as the presence of playground equipment, the only indication that the space is for public use. It is not possible to see the canal from the D&R Canal Trail, or that this park space provides direct access to the water. Invasive vegetation has recently been removed from much of the



View from the frontage along the D&R Trail into the park

frontage along the D&R Trail, greatly improving visibility into the park, but it is still difficult to discern that the park is a public space with access to the canal.

4. Site Conditions

General Description

The site is 6 acres, oriented north-south. The park includes a densely vegetated edge on three sides with some breaks to the surrounding parcels and the D&R Canal Trail. The fourth side is bounded by the D&R canal. The most clear, direct access to the canal is on the northwest edge of the lawn, which goes directly up to the water. The water's edge can be accessed at other points intermittently down the length of the park.

Topography/Drainage

The site is primarily flat, with a slope up to the D&R Canal Trail and a slope down to the creek on the south side of the park. There is a wetland area running along a section of the eastern edge of the site, between the lawn and the Canal Trail. There is a muddy border around some portions of the wetland as the edge fluctuates with precipitation. Some portions of this edge have been mown and wetland plant species, such as rush, mown down. The wettest area of the site appears to be around the site of the first informal cut-through from the Canal Trail, where there is standing water and close proximity to the creek. The rest of the mown lawn is flat with some low spots that may be slightly muddy after significant rainfall. The edge of the land that abuts the canal drops off 2-3' to the water.



Existing mid-size specimen trees planted close to parking lot



View of edge condition vegetation, including many invasive species

Vegetation

General

The vegetation in the park consists primarily of medium to large native trees, dense invasive understory species, and lawn.

Specimen Trees

The largest tree is a Sycamore located in the southwest corner of the park behind the basketball court. There is a scattering of other individual trees in the southwest corner of the park, such as the “Liberty Tree”, a Red Oak, planted as landscape specimens. Unfortunately, several trees in this location are Ash and will succumb to the Emerald Ash Borer.

Invasives

Invasive species pervade the vegetated edges of the park and within the vegetation at the base of trees within the park.

Improvements

Courts

The asphalt court area was originally a tennis court, later used as a basketball courts. The asphalt is significantly cracked, and the metal poles from the tennis nets and basketball hoops remain in the middle and edges of the space. There are currently two moveable basketball hoops in the court area, one functional and the other broken/unusable.



Basketball court and restroom structure

Restrooms

The restrooms are located within a cinderblock structure with two doors on either end and boarded up windows. The condition of the interior is unknown. It is our understanding that both water and sewer lines servicing the restrooms were damaged.

Playground

The playground area is delineated by a wooden post and rail fence and accompanying 2x4 metal mesh fence. There are five broken bottom rails on the north side of the fence, and the metal mesh fence is warped in many places. There is one opening in the fence from the parking lot, with a stone paver path. The play area within the fenced space is define by a 1' tall plastic mulch-containment edge with a 4' opening that does not meet the stone path coming from the parking lot. The play area is not filled with wood chips; with a shallow or incomplete layer of wood chips, the current condition likely does not meet playground safety surface standards.. There is some grass growing in the less trafficked areas of the playground, but it is mostly dirt with very thin patches of grass and weeds. There are two broken picnic tables and three medium Sugar Maples inside the fenced area. The condition of the play equipment is usable but variable. The largest structure includes several slides, a rock wall, and metal climbing structures. There are also two swing sets and a set of monkey bars. A formal evaluation of the playground equipment should be conducted to determine the condition and compliance with current playground equipment safety standards.

Memorial

On the north side of the playground, there are three vegetated patches with one large Ash tree in each and three openings between them that lead to a central clearing. Within the clearing, there is a memorial bench, a memorial stone, and an unused flag pole. The clearing is mown grass with some ferns and possibly other intentionally planted perennials around the edge of the otherwise entirely invasive vegetation. The Ash trees appear to be dying.



Existing playground equipment, brick pathway, and plastic mulch-containment edge

Canal Edge

Along the edge of the canal, there is a mown grass strip between the water and a mass of vegetation that obscures the view of the canal from the other side. This grass strip varies in width, from about 5' to 10'. The bank of the canal is unevenly eroding. Beyond this vegetation, there is another opening from the open field to the canal, with a large flat rock under a Maple tree that may be used as seating.



Lawn mowed directly to edge of canal bank

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Baseball Field

A chainlink backstop and dugouts are located near the northeast corner of the park, in good condition. At present there are no bases or skinned infield.

II. Recommendations

1. Objectives

The park master plan seeks to achieve five main objectives for the site:

1. To provide defined and welcoming entrances to the park;
2. To provide new and improved opportunities for passive and active recreation, children's play, and gathering;
3. To establish access to the canal and usable park space with views to the canal;
4. To improve connectivity with the D&R Canal Trail and the Prallsville Mill and to create opportunities for walking loops;
5. To restore and improve ecological aspects of the site, including increasing habitat for native flora and fauna.

The park master plan illustrates the physical spaces designed to achieve these objectives: the main entrances to the park; the primary spaces for recreation and play, areas for gathering and picnicking; access points to the canal; circulation routes; and the reforestation of a riparian woodland and restoration of a meadow condition. The plan is for illustrative purposes only and exact placement of plantings, site furniture, play equipment, paths, etc. will be determined at a later phase of the project.

2. Access

Pedestrian

The site currently lacks defined and identifiable entrances to the park from the D&R Canal Trail, which is the primary pedestrian access into the park. New designed entrances will indicate the presence of a park as well as access to the canal. There are currently three informal openings in the understory separating the park from the Canal Trail that allow for limited accessibility and visibility of the park. We propose that two of these, the northern opening and the southern opening, become more formal entrances, with park signage and other landscape improvements that identify and welcome visitors into the park.

North Entrance

The entrance in the northeast corner of the park will be the primary entrance serving pedestrians and cyclists coming from the north on the D&R Canal Trail, or from the parking areas at the Prallsville Mill. This entrance will be indicated with signage and plantings. This will also be the start of the main 8' wide crushed stone pathway that serves as the primary loop trail through the park as well as an emergency access drive.

South Entrance

The entrance in the southeast corner, currently supported by a bridge made of wooden planks, would become the main park entrance for pedestrians walking to the park from the center of town. The treatment of this entrances would include slightly widening the opening in the understory, adding signage and plantings, creating steps, and replacing the bridge across the wetland area. This entrance is the start of a 5' wide crushed stone pathway that is the most direct connection from the Canal Trail and center of town to the playground, multi-use court, picnic area, and canal access.

Vehicular

The primary vehicular access to the park will remain as a gravel drive located on an easement crossing the adjacent property. The terms of the easement should be investigated to determine the limitations on possible improvements to the driveway, including new park signage at the end of the driveway and the possible reconstruction of the culvert.

3. Recreation and Gathering

Existing recreation amenities will be updated and expanded to accommodate a variety of sports and children's play areas, as well as seating and picnic areas for gathering. The main programmed areas for recreation and gathering will be centralized along a 5' wide path connecting the South Entrance on the D&R Canal Trail and the main canal access point. These areas include the Great Lawn, the playground, the multi-use court, the picnic grove and pavilion, and canal seating area and dock.

Great Lawn

The Great Lawn is a large open space in the center of the park, maintained as mown lawn similar to the existing condition. It is surrounded by perimeter meadow and woodland conditions. It accommodates a variety of sports and recreational uses, without delineating specific boundaries. It is large enough to accommodate a soccer game, other informal sports and activities, events, and a helicopter landing. It also incorporates the existing baseball backstop and would be useful for pick-up games.

Playground

The plans depict a conceptual playground scheme that will retain a similar size and footprint to the existing playground. This area is enhanced with planting beds, a covered pergola with seating at the entrance gate, picnic benches, and a fenced overlook with visual access to the canal. The plan suggests the re-use of existing playground equipment in good condition, plus equipment currently located at the Stockton School may be available to be reinstalled in the park.

Additional play environments could be constructed from natural elements; low-cost, short-term play solutions could be achieved by arranging tree stumps of varying heights like stepping stones, logs laid horizontally to walk on, and granite boulders that nod to the town's quarrying history. **(See Figures 1 and 2)** The boulders could be accompanied by a new play structure that suggests a quarry derrick like those used in the historic Raven Rock quarry.

Multi-use Court

The multi-use court would be located on the site of the current basketball court, with fencing around at least three sides. The asphalt would be restored, new basketball goals installed, and other moveable court equipment could be stored onsite. Half of the basketball court could be outfitted as a pickleball court.

Picnic Grove and Pavilion

The current park lacks opportunities for small or large groups to gather and picnic. The master plan proposes a covered pavilion and an adjacent shaded picnic grove.

The proposed pavilion structure would accommodate up to eight picnic tables, or 42 people. It would be positioned parallel to the water lengthwise to best resist the forces of water and debris in case of flooding.

Flowering trees would be planted in the open lawn area between the pavilion and the canal to provide privacy and shade for picnicking. An additional four to six picnic benches would be located throughout the grove. **(See Figure 3)**

Seating Areas

Formal and informal seating areas provide unique opportunities to gather or sit in a variety of locations throughout the park. The placement of new benches or large stones is strategic to enhance views or provide seclusion. Benches in a circular seating area near the parking lot provide an accessible resting place with views of the Great Lawn. A recessed seating area and other benches along the canal provide places to sit or gather by the water's edge.

4. Canal Access

Physical and visual access to the canal is a unique feature of the site, as it is one of the only public park locations along the canal that has this proximity to the water's edge. The proposed master plan suggests increased visual access to the canal in several locations as well as a dock for direct access for canoes and kayaks. Rather than maintaining lawn along the entire length of the canal, the plan suggests that access be focused on well defined and purpose-specific areas.

Main Seating Area and Dock

The main seating area by the canal is a semi-circular stone dust terrace recessed in the canal bank, creating a level area with visual access to the water surrounded by planted slopes. The seating area is accessed by a set of steps descending the slope. **(See Figure 5)** This is also the only location with direct access to the water, with a dock long enough to accommodate canoes and kayaks. It is accessible via the connection path from the parking lot.

Informal Seating Area

An informal seating area on the bank of the canal allows for a more secluded place to sit or gather by the water's edge.

Overlook

The overlook is a fenced platform connected to the playground by a short boardwalk, intended as a canal viewing area safe for small children. **(See Figure 4)**

Visual Access

The remainder of the canal frontage would be revegetated as meadow or other vegetation, which is desirable in terms of stabilization as well as improved habitat. Visual access to the canal will be supported throughout the site by maintaining meadow and shrub plantings along the water's edge.

5. Circulation

The proposed circulation routes through the park consist of one central path, several smaller connection pathways, and grass paths mown through the meadow. These paths work in concert to create connections between the D&R Canal Trail, the Prallsville Mill, the canal, the parking lot, and the recreation and gathering areas within the park. The proposed hierarchy of paths create different user experiences and limits hard surfaces to the central path.

Central Path

There will be one central path through the park, which will be 8' wide crushed stone. This will be the main walking loop that one make take through the park as a detour off of the D&R Canal Trail, on foot or on a bicycle. It is wide enough to be accessible by vehicles and provide emergency access through the park as well.

Connection Paths

Several additional short paths will be needed to connect the recreation and gathering areas and provide access to the canal. These will be 5' wide crushed stone. The proposed allee of trees along one of these paths provides visual structure and unity to various uses in the more developed southwest corner of the park.

Grass Paths

All other paths will simply be mown grass. These will provide unique walking trails through the meadow as well as help delineate the woodland's edge from the meadow.

Parking

Capacity of the existing gravel parking area could be increased by further defining the boundaries of the lot and installing curbs stops to designate individual parking stalls.

6. Ecological Improvements

Woodland Edge Reforestation

Native trees and shrubs will be planted to enhance and extend the existing wooded areas. Flowering trees and shrubs also provide an aesthetic amenity.

Meadows

Several large meadow areas will be seeded with native herbaceous plants and grasses. Once established, the meadow will be maintained by annual mowing, which is a reduced maintenance regime than what is currently required. Meadows provide habitat for native flora and fauna, including pollinators. **(See Figure 6)**

7. Precedent Photos



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6

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III. Phasing

The park will be completed in phases. The highest priorities are outlined below.

Priority 1

Planting

Planting—including meadow establishment, reforestation, invasive species removal, and ornamental planting—will have a significant impact on shaping the form and improving the appearance of the park as well as enhancing wildlife habitat. Planting can be implemented incrementally and with the use of smaller, less expensive plant material, can be installed with the help of a volunteer labor force.

The overall form of the landscape cover—lawn, reforestation, and meadow—can be established with a rough field layout and a change in mowing patterns.

Maintain the path and other open lawn areas by regular mowing and allow the meadow areas to grow, initially maintaining with mowing 2-3 times per year. These areas can then be implemented incrementally by meadow seeds and a reforestation planting, in manageable blocks or sections as time and budget permits.

Utilities

In order to assist in the establishment of new plantings, it would be very desirable to re-establish water service to the site, ideally with several secure frost-proof hydrants in several accessible locations in the park.

Park Signage

Simple park signage at the principle vehicular and pedestrian entrances to the park would reinforce the establishment of the park as a public space.

Priority 2

Central Path

The establishment of a central pedestrian path through the park would create an important walking loop and also provide a paved emergency access lane with two paths of egress.

Playground Improvements

The new fencing layout, as shown on the Master Plan, would permit other surrounding improvements such as nearby planting and pathways to be constructed. Specific improvements within the playground such as new or relocated equipment could be installed incrementally.

IV. Costs

The attached cost estimate outlines potential costs for various elements identified in the Master Plan. It should be noted that the active costs for certain elements could vary widely based upon the future design details and program.

Appendix

Context

Site Analysis

Master Plan

Master Plan Detail

Cost Estimate

Survey

CONTEXT

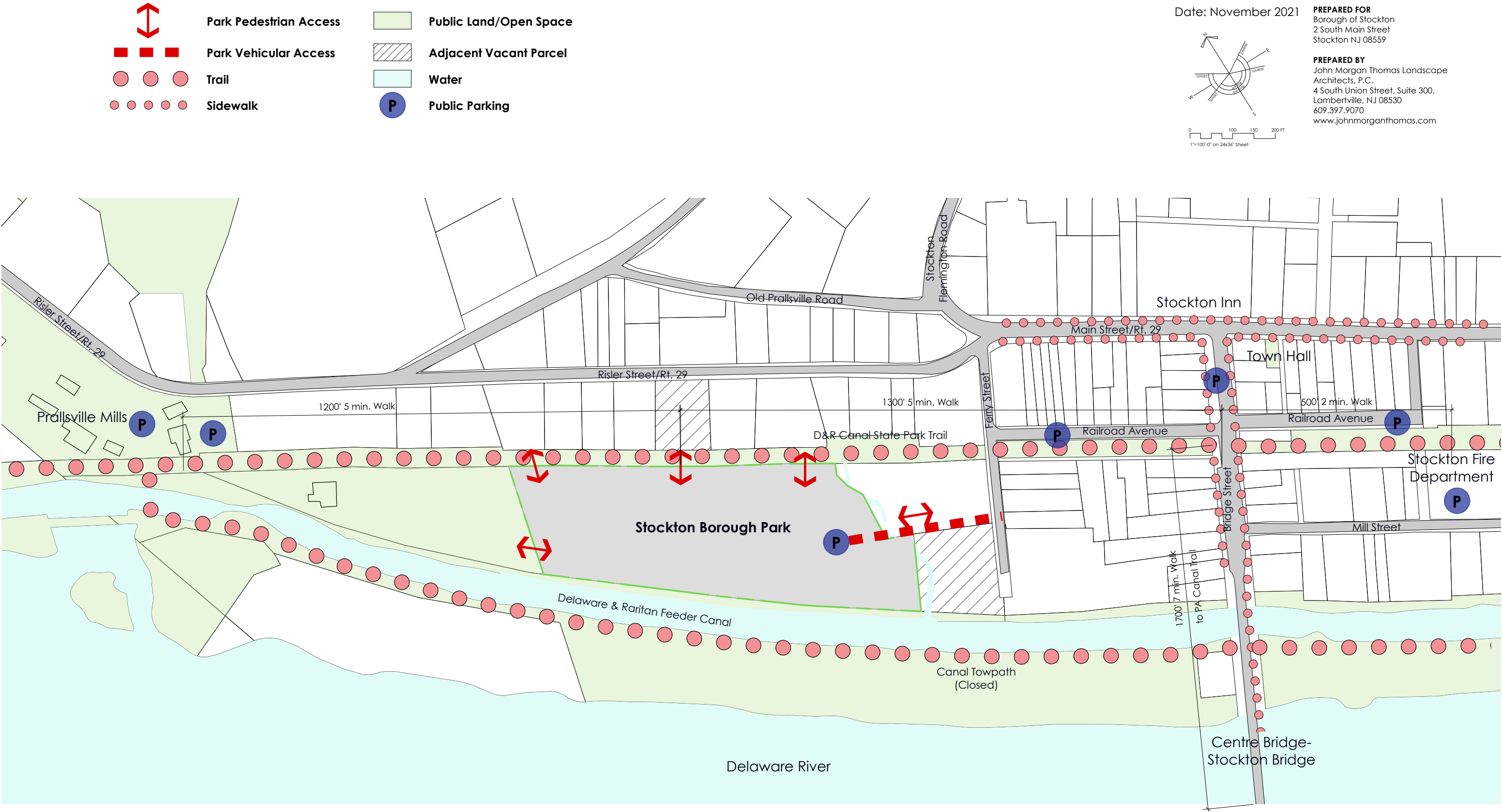
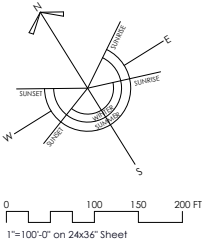
Stockton Borough Park

Stockton Borough, Hunterdon County, New Jersey

Date: November 2021

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SITE ANALYSIS

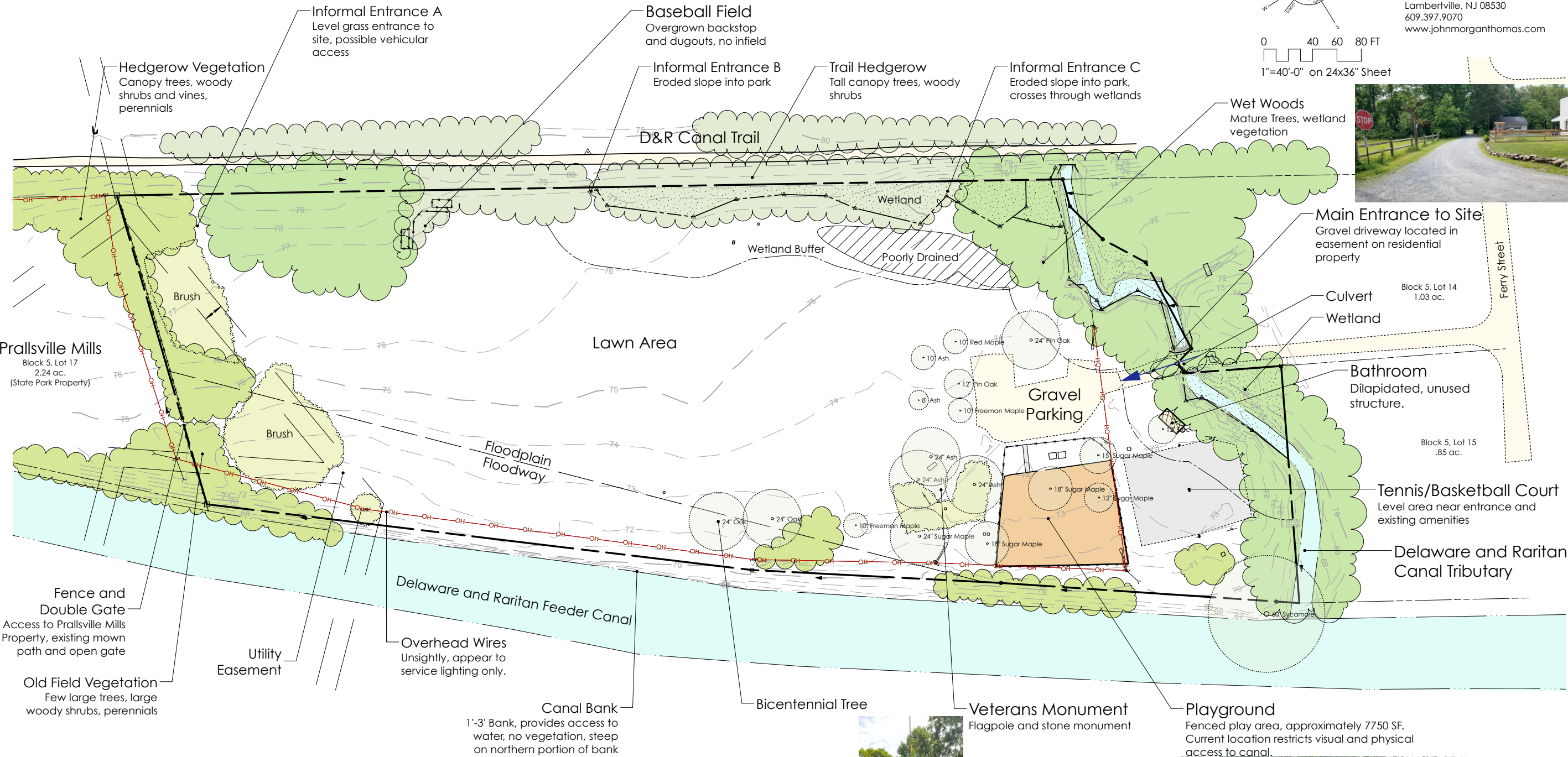
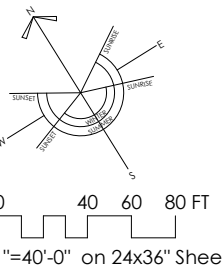
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Stockton Borough, Hunterdon County, New Jersey

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MASTER PLAN

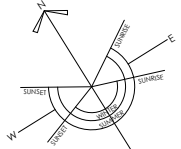
Stockton Borough Park

Stockton Borough, Hunterdon County, New Jersey

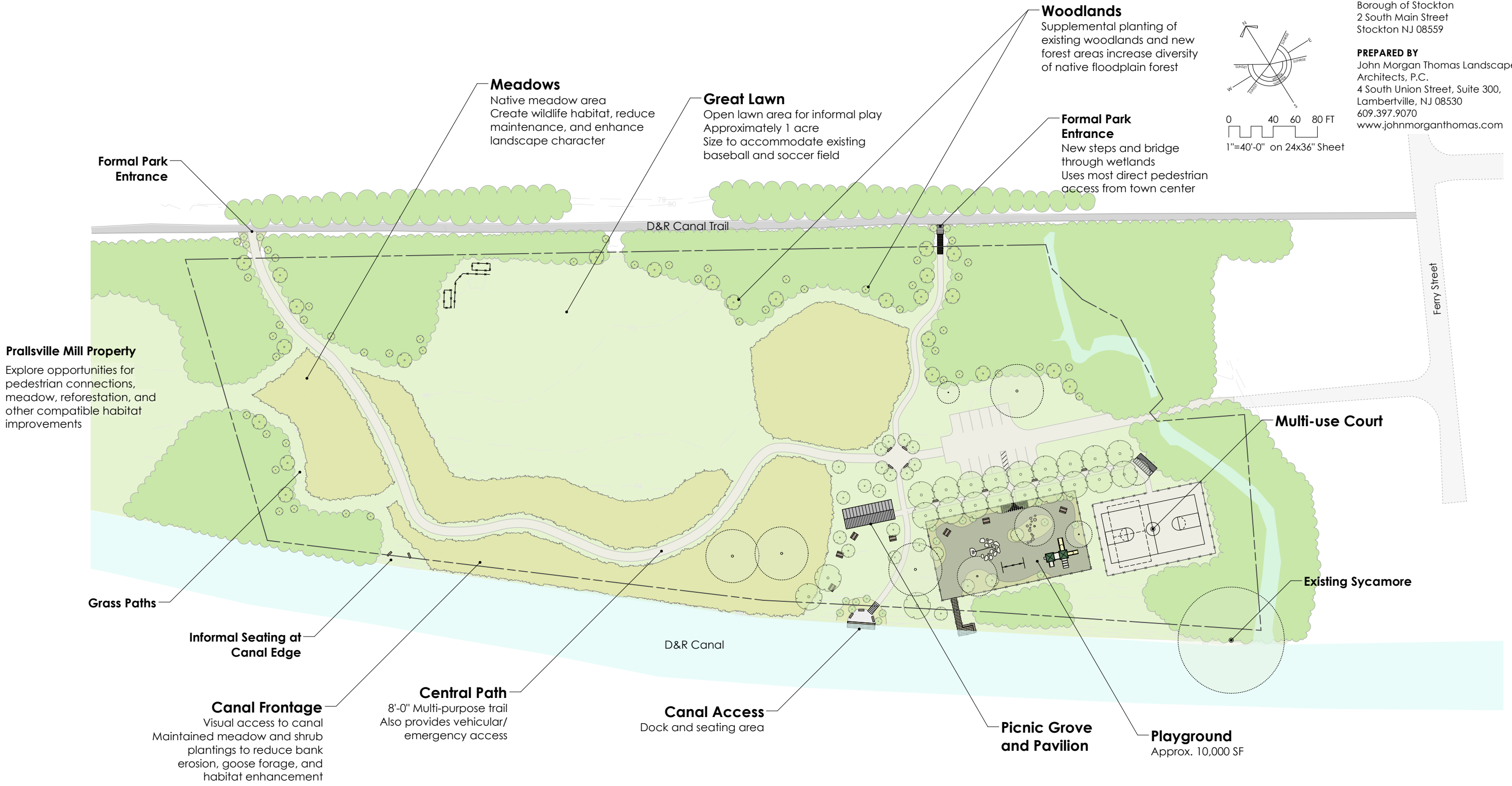
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MASTER PLAN DETAIL

Stockton Borough Park

Stockton Borough, Hunterdon County, New Jersey

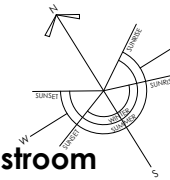
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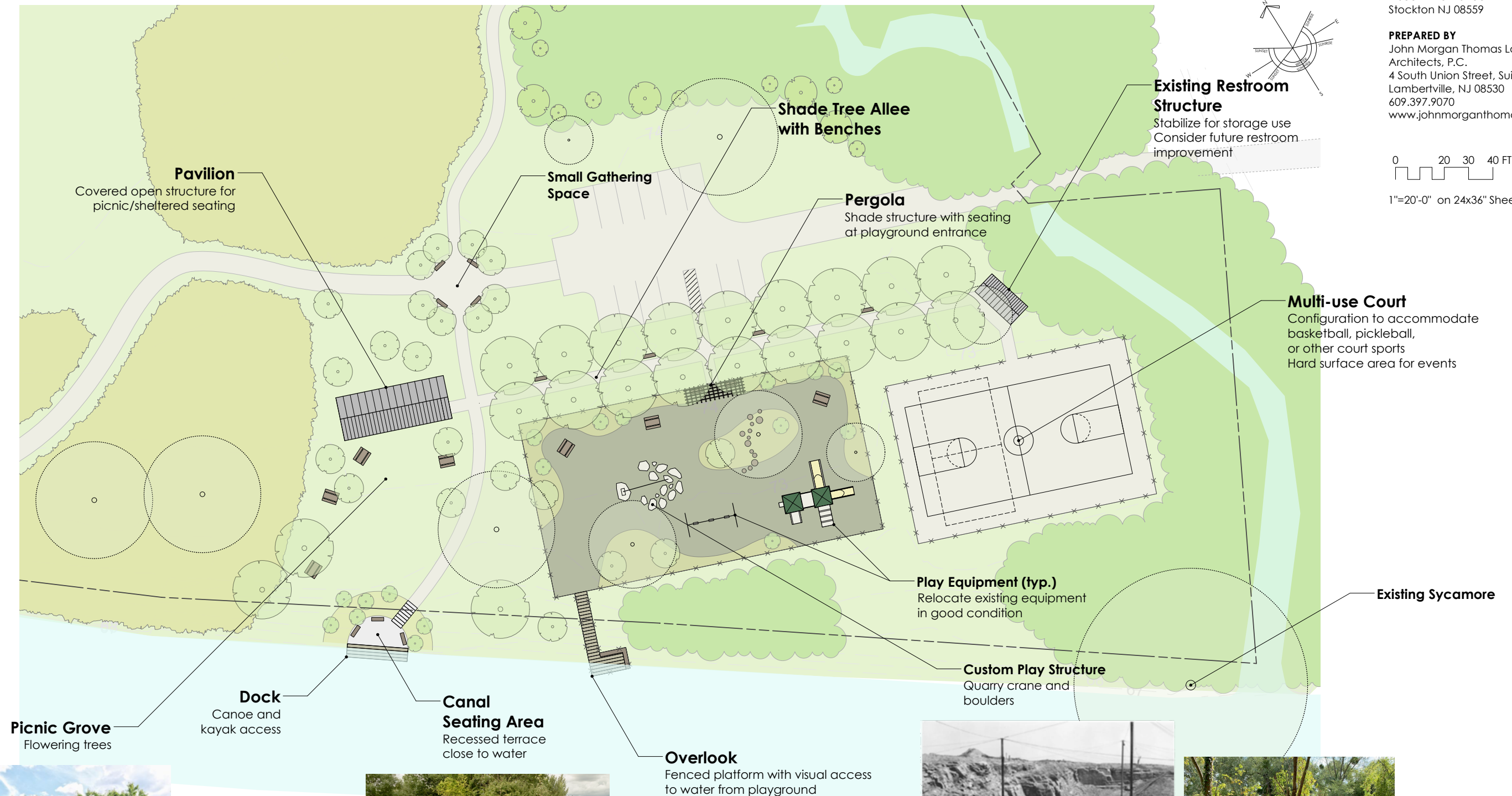


Figure 1. Raven Rock Quarry on May 19, 1932 as an active site (photo from NJGWS Archives).



COST ESTIMATE WORKSHEET



Project: Stockton Borough Park

Project #: 19-692

Date: 11/23/21

Reference Plan: Stockton Borough Park

Master Plan, November 2021

Prepared By: John Morgan Thomas

This estimate is for budget purposes only and is based upon the Landscape Architect's prior knowledge and experience.

	Description	Quantity	Unit	Installed Unit Cost	Total Cost
General Site Work					
1	Demolition	1	LS	\$10,000.00	\$10,000.00
2	Utility Demolition (Overhead Electric Service)	1	LS	\$7,500.00	\$7,500.00
3	Tree Removal (Hazard Trees)	1	LS	\$12,500.00	\$12,500.00
4	Brush and Invasive Removal	1	LS	\$7,500.00	\$7,500.00
5	Earthwork - Rough Grading	1	LS	\$15,000.00	\$15,000.00
6	Earthwork - Finish Grading and Topsoiling	1	LS	\$12,500.00	\$12,500.00
7	Gravel Parking and Driveway (Rehabilitation)	1,000	SY	\$20.00	\$20,000.00
8	Stream Crossing (Reconstruction)	1	LS	\$75,000.00	\$75,000.00
9	Drainage (Lawn Areas)	1	LS	\$10,000.00	\$10,000.00
10	Stone Dust Paths (8' Main Path + 5' Paths)	9,850	SF	\$3.50	\$34,475.00
11	Electrical Service	1	LS	\$50,000.00	\$50,000.00
12	Seating	6	Each	\$2,000.00	\$12,000.00
13	Lighting	8	Each	\$2,500.00	\$20,000.00
14	Water Service	1	LS	\$15,000.00	\$15,000.00
Sub Total (General Site Work):					\$301,475.00
Canal Related Features					
<u>Canal Seating Area and Dock</u>					
15	Launch/Dock structure	1	LS	\$25,000.00	\$25,000.00
16	Stonework	1	LS	\$25,000.00	\$25,000.00
17	Seating	3	Each	\$2,000.00	\$6,000.00
<u>Informal Seating/Access Area</u>					
18	Seating	2	Each	\$2,000.00	\$4,000.00
Sub Total (Canal Related Features):					\$60,000.00
Playground					
19	Safety Surfacing	5,000	SF	\$15.00	\$75,000.00

20	Fencing	500	LF	\$25.00	\$12,500.00
21	Custom Play Structure	1	LS	\$25,000.00	\$25,000.00
22	Relocate/Refurbish Existing Play Equipment	1	LS	\$5,000.00	\$5,000.00
23	Misc. New Equipment	1	LS	\$25,000.00	\$25,000.00
24	Overlook Structure (Deck, Railings, Seating)	1	LS	\$35,000.00	\$35,000.00
25	Pergola	1	LS	\$7,500.00	\$7,500.00
26	Seating	5	Each	\$2,000.00	\$10,000.00
27	Picnic Tables	3	Each	\$1,000.00	\$3,000.00
Sub Total (Playground):					\$198,000.00
Park Structures					
28	Park Pavillion	1	LS	\$40,000.00	\$40,000.00
29	Picnic Tables	9	Each	\$1,000.00	\$9,000.00
30	Restroom Renovation (inc. Sewer)	1	LS	\$85,000.00	\$85,000.00
31	Basketball/Multi-use Court (inc. Fence)	1	LS	\$40,000.00	\$40,000.00
Sub Total (Park Structures):					\$134,000.00
Entrance Improvements					
32	Park Entrance Signage	3	Each	\$1,500.00	\$4,500.00
33	Footbridge	1	LS	\$10,000.00	\$10,000.00
Sub Total (Entrance Improvements):					\$14,500.00
Planting					
34	Landscape Trees	50	Each	\$750.00	\$37,500.00
35	Landscape Shrubs	100	Each	\$175.00	\$17,500.00
36	Landscape Perennials	250	Each	\$16.00	\$4,000.00
37	Reforestation Trees	200	Each	\$150.00	\$30,000.00
38	Canal Bank Planting	1	LS	\$20,000.00	\$20,000.00
39	Lawn	80,000	SF	\$0.14	\$11,200.00
40	Meadow	62,000	SF	\$0.16	\$9,920.00
Sub Total (Planting):					\$130,120.00
Estimated Construction Cost:					\$957,595.00
Design, Engineering, Permits +15%:					\$143,639.25
Contingency +10%:					\$95,759.50
Project Total:					\$1,196,993.75

