



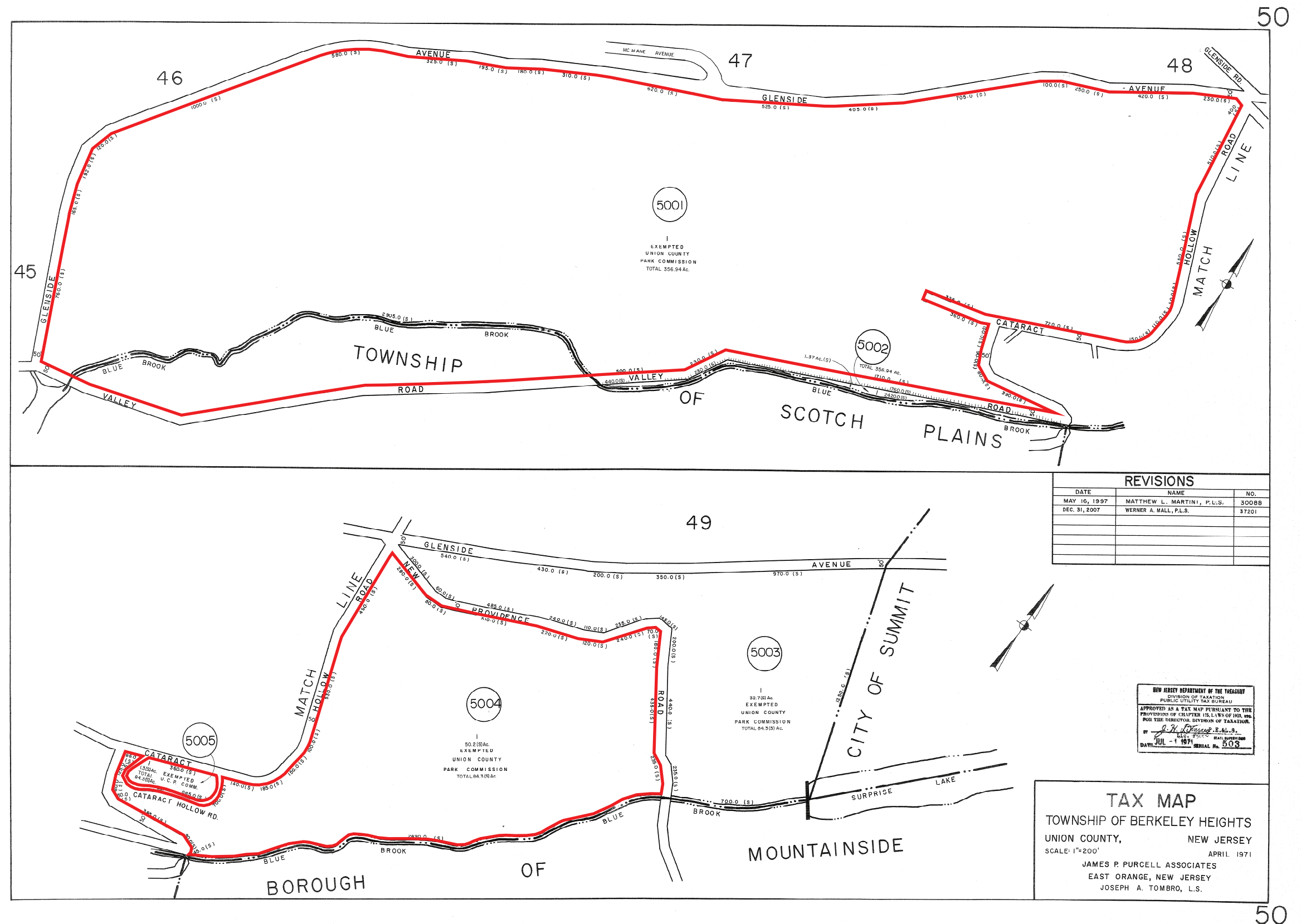
Union County Board of County Commissioners

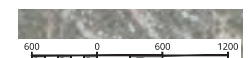
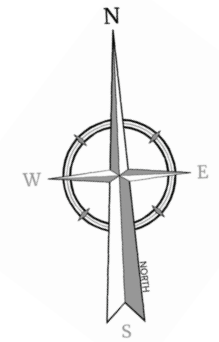
Deserted Village of Feltville

Union County, New Jersey

2025 NJDEP Green Acres Program Funding Application
Stewardship Grant Concept Package









Existing Imagery

Existing Photos & Conditions

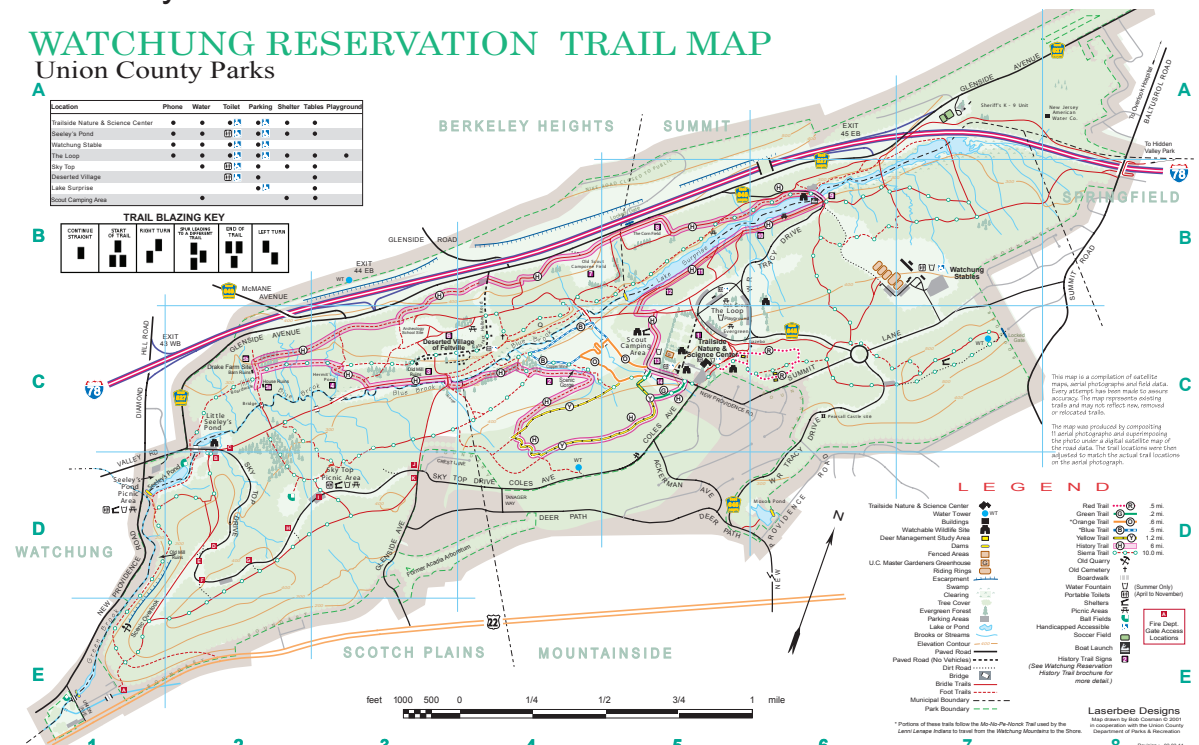
Deserted Village of Feltville at The Watchung Reservation

Watchung Reservation is a 2,000-acre county park located in Union County, New Jersey, offering a mix of natural beauty and historical sites. The Reservation features dense woodlands, streams, three lakes and hiking trails, making it a popular destination for outdoor activities such as hiking, birdwatching, and horseback riding. Included in the Watchung Reservation are a Trailside Nature and Science Center, Watchung Stables as well as the Deserted Village of Feltville.

Over the course of three centuries, the Deserted Village has been a farming community, a quasi-utopian mill town, a deserted village and a summer resort.

Contained within the 130 acre Deserted Village there are several areas where Stewardship Grant funds will be used to rehabilitate and improve a visitor's experience.

These areas include Meadow Restoration within The Clay Pits, Historic Landscape Restoration along Cataract Hollow Road and Sierra Trail, and Historic Landscape Restoration within the Old Feltville Cemetery.



Watchung Reservation Park Map

Proposed Improvement Area

Clay Pits Meadow Restoration - Existing Conditions

There is an 8-acre area within the Feltville Historic District, known colloquially as the Clay Pits. This area was cleared of trees in the 1700's for lumber. The Willcocks family, who established a sawmill on the Blue Brook around 1736, used much of the cleared land for farming.

The 600 acres of cleared land was used for farming to feed the 175 residents of the mill town of Feltville.

When the property was developed into the summer resort of Glenside Park, portions of the open land were converted to a golf course, tennis court and baseball field. The Union County Park Commission acquired the property in the 1920's for inclusion in their new Watchung Reservation and the open space was able to revert to a natural state.

In the 1960's and 1970's, the Park Commission stripped the topsoil from an 8-acre area that was still open and piled the soil around the perimeter. They then mined the clay subsoil to be used on baseball and softball infields. After the clay removal ceased, natural forces started to revegetate the area, but the lack of topsoil stifled any quick or lush growth. The low native shrubs and ground cover attracted many species of birds and the Clay Pits became known as one of the best bird-watching areas in Union County.



Existing Conditions





Aerial of Meadow Areas

100 0 100 200
SCALE: 1" = 100'

Clay Pits Meadow Restoration

Project Goals:

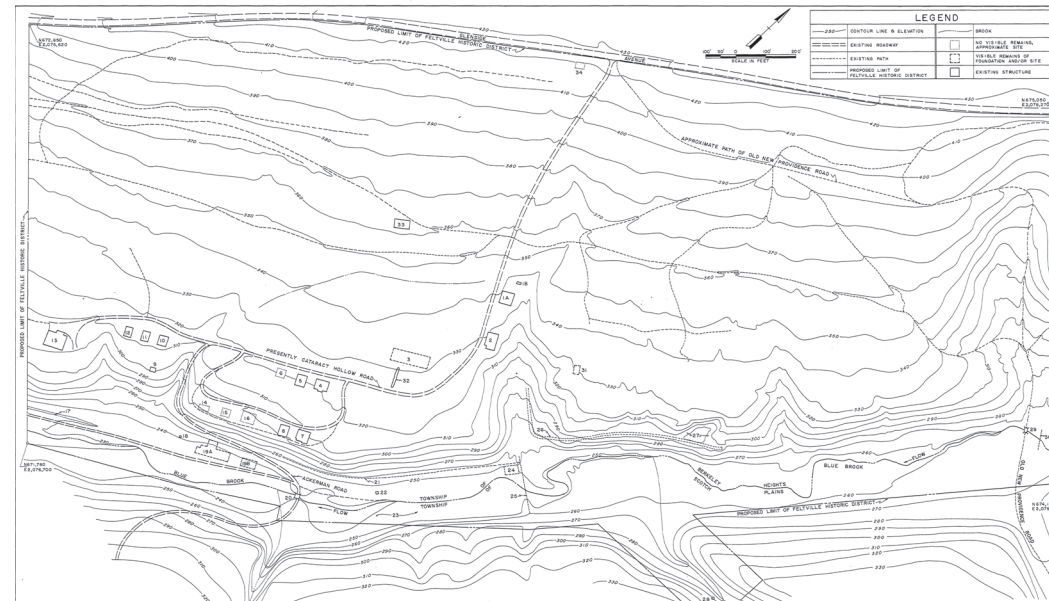
- Remove invasive trees (particularly ailanthus), invasive shrubs (particularly multiflora rose and Japanese barberry), and other invasive plants (particularly mugwort and porcelain berry).
- Establish native vegetation through the introduction of meadow seed, whips and shrubs that provide resources and habitat for wildlife.
- Provide easy access for wildlife observation from the new parking area at Masker's Barn that will sit on the lower edge of this meadow.



Precedent Imagery

Historic Landscape Restoration

When David Felt built his mill town of Feltville, he planted sugar maple and elm trees along the roads that connected his two dozen buildings. The elm trees succumbed in the early 1900's to Dutch Elm Disease. The sugar maples have mostly been lost to age, though some of their offspring survive.



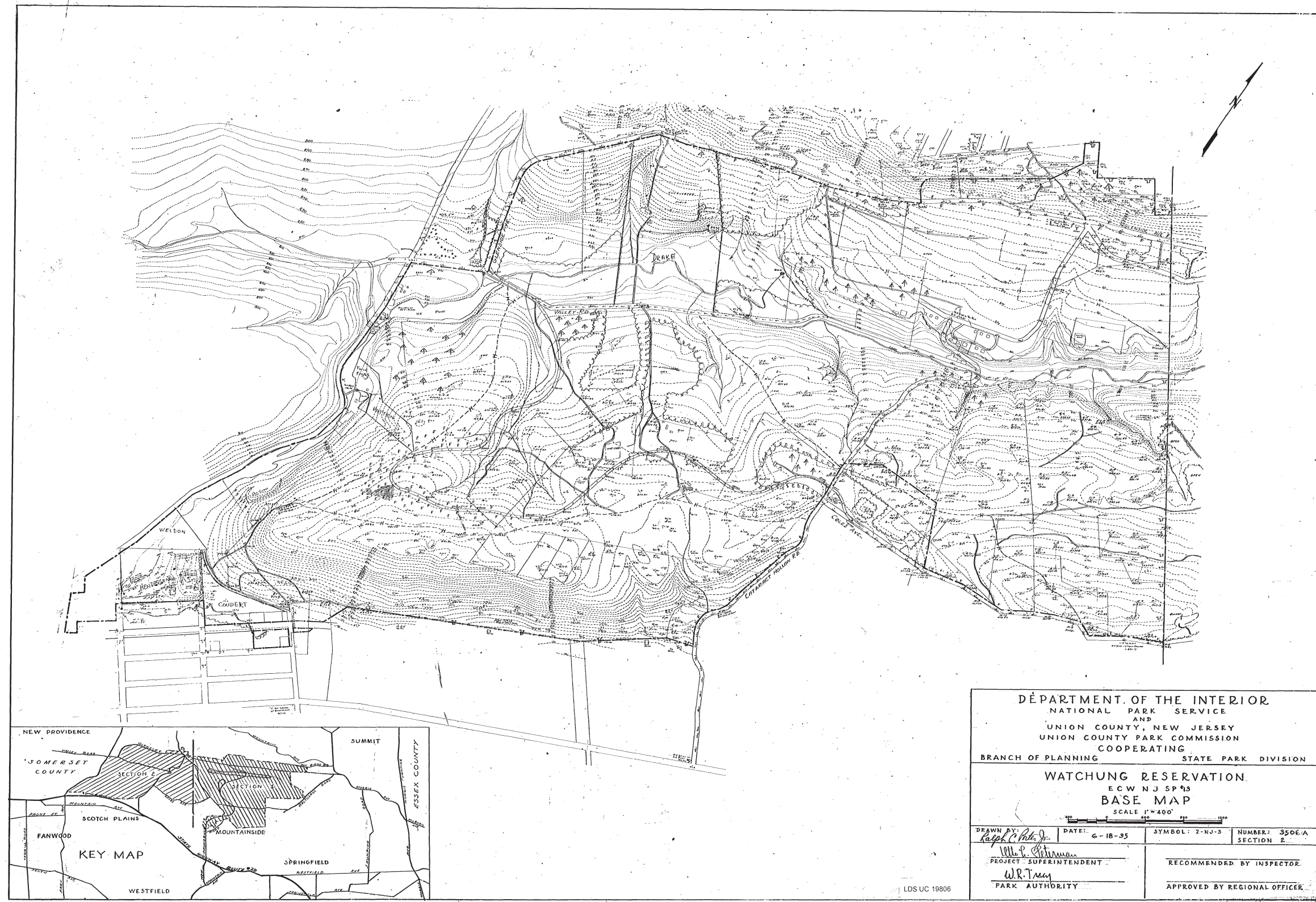
Historic Map of Feltville



Olmsted Sketch



Existing Conditions

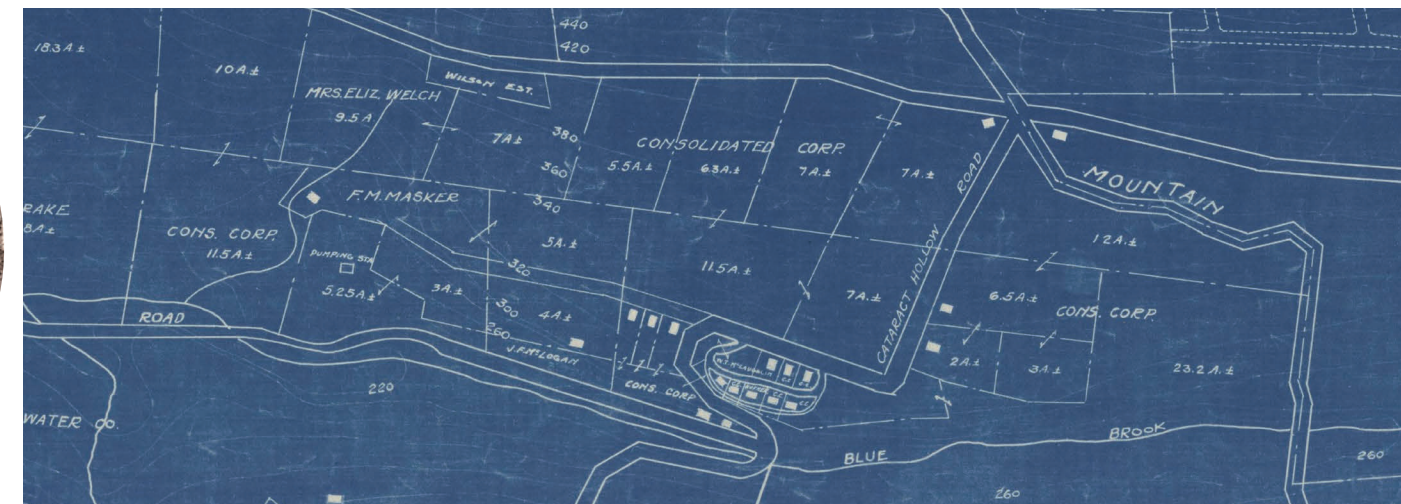


National Park Service Map - 1935

Historic Landscape Restoration

Project Goals:

- Remove dead or dying trees (particularly EAB infected ash trees) along Cataract Hollow Road to make room for new trees. As this aspect of the project moves ahead tree surveys will be performed within the areas of work to identify tree locations and trees slated for removal.
- Install Sugar Maple and disease-resistant Elms as shade trees along Cataract Hollow Road.
- Remove invasive Ailanthus trees from throughout the Feltville Historic District, as they are invasive, brittle and prone to breaking, and serve as hosts for the invasive Spotted Lantern Fly.
- Remove invasive plants (especially Japanese barberry, Japanese knotweed, multiflora rosa, mugwort and microstegium) from the areas surrounding the historic homes.
- Install wildflowers, herbs and shrubs in the yards and open/forested areas surrounding the homes which will attract wildlife and lend beauty to the site. An inventory of existing historic plants and photographs of gardens from the 1880's will be used as precedent imagery to restore the plantings around the buildings.



Cataract Hollow Road Improvement Areas

Historical Imagery

Olmsted Map of Cataract Hollow Road

Feltville Historic Cemetery - Existing Conditions

The Willcocks family established a cemetery for family members on the edge of their property in the 1700's. Two dozen members of the Willcocks and Badgley families (including 3 Revolutionary War veterans) are believed to be buried there along with at least two residents of Feltville. Over time, all headstones except one have been lost or stolen and the location of the cemetery became unclear.

Of the five headstones seen in this cemetery today, only one is original. The others were placed in the 1960s to replace missing stones.

Historical research and non-invasive archaeological investigations in early 2024 revealed the cemetery's actual location.



Existing Conditions

Tree Removal & Historic Landscape Restoration in Feltville Historic Cemetery

Project Goals:

- Remove roughly two dozen mature trees from the 100' x 175' cemetery area to protect the graves and restore the cemetery to an open grassed area. As this work moves forward a tree survey will be performed to identify the existing trees and trees proposed to be removed within the work area.
- Plant native dogwood trees to recreate the dogwood grove that stood outside of the cemetery 100 years ago.
- Improvements to the natural path leading to the cemetery to make this historic site more accessible.



Precedent Imagery



Aerial of Cemetery



2025 NJDEP Green Acres Stewardship Grant Funding Application The Deserted Village of Feltville Union County, NJ CED PROJECT NO. 24012642A January 14, 2025					
Engineer's Estimate					
CONCEPT PLAN FOR STEWARDSHIP IMPROVEMENTS					
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	ITEM TOTAL
	CLAY PITS - Meadow Establishment & Invasive Removal				
1	MOBILIZATION	LS	1	\$4,000.00	\$4,000.00
2	SOIL EROSION AND SEDIMENT CONTROL MEASURES	LS	1	\$3,000.00	\$3,000.00
3	INVASIVE REMOVAL (TREE-OF-HEAVEN, BARBERRY, KNOTWEED, ETC.)	SY	1,500	\$40.00	\$60,000.00
4	TREE REMOVAL	UN	5	\$2,000.00	\$10,000.00
5	NATIVE SHRUB PLANTINGS	UN	50	\$100.00	\$5,000.00
6	MEADOW SEEDING	SY	4,200	\$10.00	\$42,000.00
	HISTORIC LANDSCAPE RESTORATION - Cataract Hollow Road				
13	MOBILIZATION	LS	1	\$4,000.00	\$4,000.00
14	SOIL EROSION AND SEDIMENT CONTROL MEASURES	LS	1	\$4,000.00	\$4,000.00
15	INVASIVE REMOVAL (TREE-OF-HEAVEN, BARBERRY, KNOTWEED, ETC.)	SY	1,500	\$40.00	\$60,000.00
16	TREE REMOVAL	UN	15	\$2,000.00	\$30,000.00
17	SHADE TREE PLANTING - MAPLE AND RESISTANT ELM	UN	27	\$2,000.00	\$54,000.00
18	NATIVE SHRUB PLANTINGS	UN	50	\$100.00	\$5,000.00
19	WILDFLOWER SEEDING	SY	2,350	\$10.00	\$23,500.00
	HISTORIC LANDSCAPE RESTORATION - Cemetery				
20	CLEARING SITE	LS	1	\$6,500.00	\$6,500.00
21	MOBILIZATION	LS	1	\$3,000.00	\$3,000.00
22	SOIL EROSION AND SEDIMENT CONTROL MEASURES	LS	1	\$3,000.00	\$3,000.00
23	TREE REMOVAL	UN	24	\$2,000.00	\$48,000.00
24	TREE PLANTING - CEMETERY DOGWOODS	UN	24	\$1,000.00	\$24,000.00
25	TOPSOILING, 4" THICK	SY	1,000	\$6.00	\$6,000.00
26	LAWN FERTILIZING AND SEEDING	SY	1,000	\$4.00	\$4,000.00
27	STRAW MULCHING	SY	1,000	\$1.00	\$1,000.00
SUBTOTAL					\$400,000.00
PROFESSIONAL SERVICE FEES (~13%)					\$52,000.00
CONTINGENCY (~10%)					\$40,000.00
INCIDENTAL COSTS (~2%)					\$8,000.00
CONCEPT PLAN FOR STEWARDSHIP IMPROVEMENTS TOTAL					\$500,000.00
TOTAL FUNDING REQUEST					\$250,000.00
COUNTY MATCH (50%)					\$250,000.00

Christopher Gammons, LLA, ASLA
Discipline Leader | Landscape Architect

January 14, 2025
Date



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