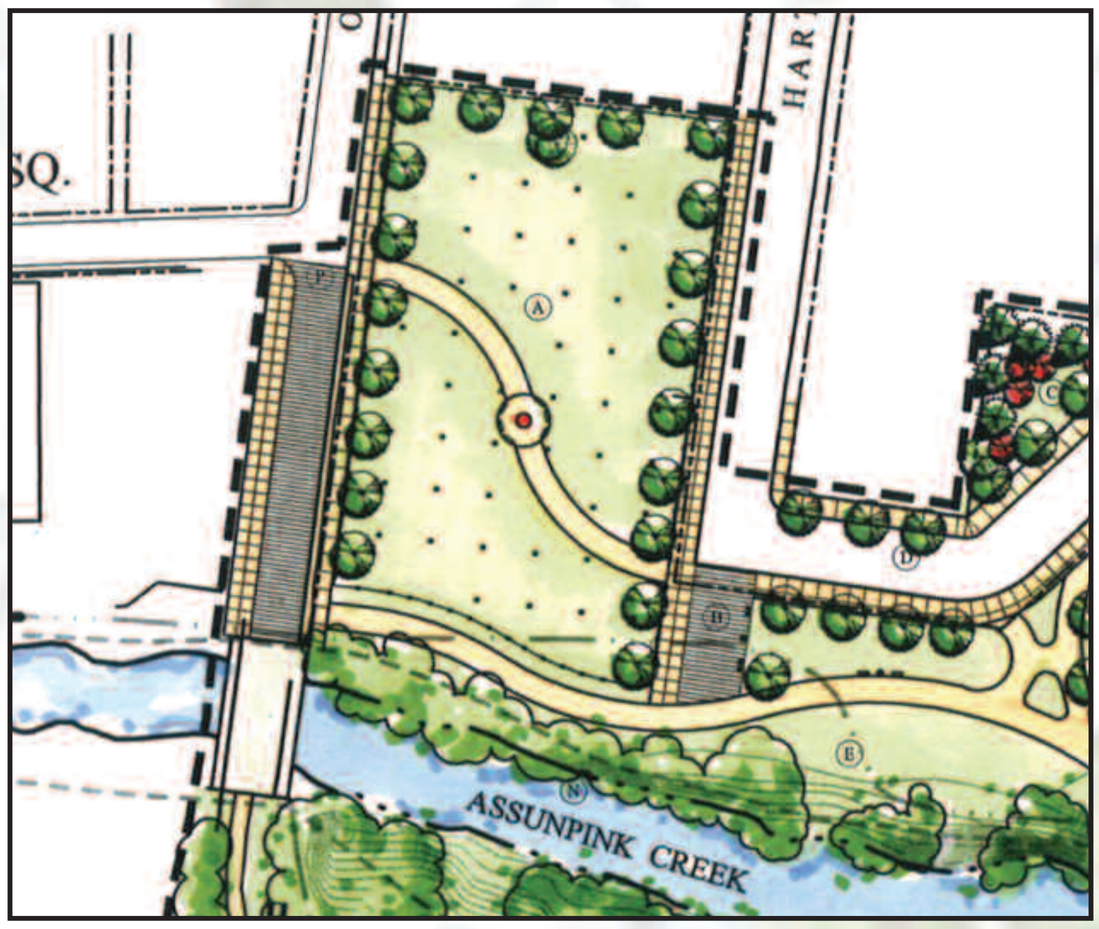
The Locust Hill Cemetery Site

Assunpink Creek Greenway Park Project

The City of Trenton is redeveloping the Locust Hill Cemetery site as part of the Assunpink Creek Greenway Park project, which will create open park space and provide public access to the stream. The site's location within the flood zone of the Creek; impacts from its history of industrial usage; the presence of the former industrial building, in dangerously deteriorated condition; and prior use of the property as an African-American cemetery of historical importance, each present challenges to the City in its redevelopment of the property. The City is performing environmental remediation of the site, under the guidance of archeological consultants, charged with ensuring the protection of historical assets on the property. The City has received funding support from the United States Environmental Protection Agency and the State of New Jersey for the project.

Archeological studies indicate that the site was a burial area known as the Locust Hill Cemetery. The cemetery came into existence in 1860 when the property was purchased by the Mount Zion African Methodist Episcopal Church for use as its burial ground. By the end of the first quarter of the 20th century, the cemetery had fallen out of use. No burial markers, plans, or maps of the cemetery have survived.

The property was subsequently developed and used for commercial and light industrial operations, including a motor freight station, a furniture warehouse, and a grocery store equipment refurbishing operation, from the mid-20th century through the early 1980s.



The Assunpink Greenway Park will encompass 99 acres along the Assunpink Creek and provide the community with varied park uses, including sports fields, tennis and basketball courts, playgrounds, picnic areas, and green space.

- The property has been vacant and unused since the mid-1980s. Its deteriorating warehouse building contributed to neighborhood blight and posed a public safety hazard to the East Trenton neighborhood.
- The City acquired the property by tax foreclosure in 2003.
- The industrial building on the property was razed, after asbestos materials in the building were removed or secured. Building materials were disposed or recycled offsite.
- The United States Environmental Protection Agency provided technical assistance to this site in the form of some assessment activities and the development of an investigation workplan by the Army Corps of Engineers.
- The State of New Jersey provided a $54,855 Hazardous Discharge Site Remediation Fund grant for the environmental investigation of the property.
- Four underground storage tanks, which had formerly contained petroleum and industrial chemicals, potential sources of ongoing contamination to the environment, were emptied, excavated, and disposed.
- Historic fill materials, used to re-grade the property at the time of its development, were found underlying a large portion of the site. The historic fill contains certain metals and other contaminants, which limit the available options for reuse of the property.
- Environmental remediation activities have been funded with $200,000 in United States Environmental Protection Agency Brownfields Cleanup Grant funds.
- Plans for further environmental remediation include: installation of a clean soil cap over the historic fill materials and implementation of institutional controls to prevent unacceptable use of site soil and groundwater.
- The remediation and restoration of the site will:
  - Abate a public safety hazard and eyesore by removing the dilapidated industrial building;
  - Restore an important historical landmark to Trenton;
  - Create conditions to provide safe public use of the site; and
  - Return 1.4 acres to use as open green space.

BRS Brownfield Redevelopment Solutions, Inc.

The Freightyards Area & Powerhouse Site

Assunpink Creek Greenway Park Project

The Freightyards area & Powerhouse site consists of approximately 36 acres situated in an area of Trenton between North Olden Avenue to the east, the Assunpink Creek to the north, and active Amtrak rail lines to the south. The area was historically used as a sprawling railroad freight depot, with numerous rail sidings, loading platforms, and other remnants of this former use. Railroad depot operations are no longer active, and the site is largely unused. The City of Trenton now owns a portion of the site, including the Powerhouse site.

The one acre Powerhouse site is located in the northeastern portion of the Freightyards area, adjacent to North Olden Avenue and the Assunpink Creek. There is a existing multi-story brick industrial building, which was used as the power plant for the Crescent Wire facility located across the street. The power plant building was built in 1940 and is currently vacant. The building is in deteriorated condition and attracts trespassing and illegal dumping of trash.

The City of Trenton is redeveloping the Freightyards area as part of the Assunpink Creek Greenway Park project, which will create open park space and provide public access to the stream. The City is currently working on remediation of the Powerhouse site. Technical and environmental challenges to the redevelopment of the Powerhouse site include: its location within the flood zone of the Creek; impacts from its history of industrial usage; and the City's desire to preserve the deteriorated building for an adaptive reuse.

The City has received funding support from the United States Environmental Protection Agency and the State of New Jersey for the project.

The Assunpink Greenway Park will encompass 99 acres along the Assunpink Creek and provide the community with varied park uses, including sports fields, tennis and basketball courts, playgrounds, picnic areas, and green space.

- The City acquired the property in 1989.
- The United States Environmental Protection Agency provided technical assistance to this area in the form of some assessment activities and the development of an investigation workplan by the Army Corps of Engineers.
- The State of New Jersey provided over $90,000 through a Hazardous Discharge Site Remediation Fund grant for the environmental investigation of the property.
- Environmental assessment of the property has been completed, with oversight by the New Jersey Department of Environmental Protection. The assessment identified contaminants, including industrial solvents and PCBs, in the soil in several locations in the Powerhouse site.
- Historic fill materials, used to re-grade the property at the time of its development, were found underlying a large portion of the site. The historic fill contains certain metals and other contaminants, which limit the available options for reuse of the property.
- Environmental remediation activities have been funded with $200,000 in United States Environmental Protection Agency Brownfields Cleanup Grant funds.
- The environmental remediation plans for the property include: a combination of excavation and removal of contaminated soil; installation of a clean soil cap over the remaining soil and historic fill materials; and implementation of institutional controls to prevent unacceptable use of site soil and groundwater.
- The remediation and restoration of the area will create conditions to provide safe public use of the area, and return the one acre Powerhouse site to a beneficial use.

BRS Brownfield Redevelopment Solutions, Inc.

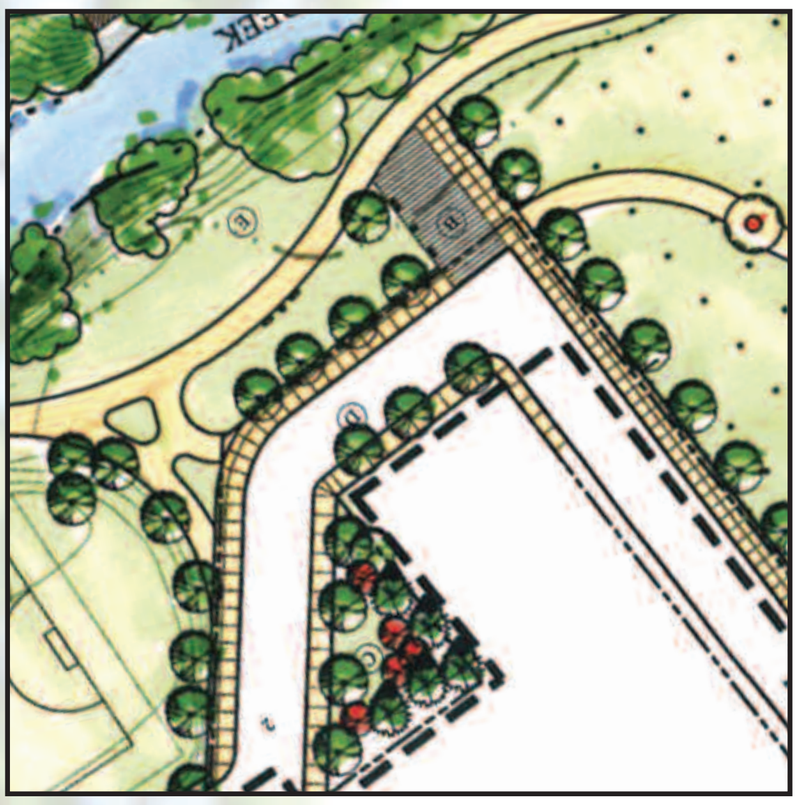
The Pukala Site

Assunpink Creek Greenway Park Project

The Pukala site, situated along the Assunpink Creek in East Trenton, has been a salvage yard and automobile repair facility for years. However, the property has been abandoned, unused, and in a progressively deteriorating condition for about ten years, which has attracted illegal dumping of trash and construction debris onto the site. Its deteriorating structures and waste piles contribute to neighborhood blight and are a public safety hazard to the East Trenton neighborhood.

The City of Trenton is redeveloping the Pukala site as part of the Assunpink Creek Greenway Park project, which will create open park space and provide public access to the creek. Technical and environmental challenges to the redevelopment of the site include: its location within the flood zone of the Creek; impacts from its history of industrial usage including automotive repairs and scrap storage; the presence of dilapidated structures as well as waste and debris scattered throughout the property.

The City is currently performing environmental remediation of the site. The City has received funding support from the United States Environmental Protection Agency and the State of New Jersey for the project.



The Assunpink Greenway Park will encompass 99 acres along the Assunpink Creek and provide the community with varied park uses, including sports fields, tennis and basketball courts, playgrounds, picnic areas, and green space.

- The City acquired the property by condemnation in 2004.
- The former industrial buildings and structures on the property have been razed. Building demolition debris, along with the assorted debris and waste on the property surface, were disposed offsite or sent to recycling facilities when possible.
- The United States Environmental Protection Agency provided technical assistance to this site in the form of some assessment activities and the development of an investigation workplan by the Army Corps of Engineers.
- The State of New Jersey provided a $94,554 Hazardous Discharge Site Remediation Fund grant for the environmental investigation of the property.
- Environmental assessment of the property has been completed, with oversight by the New Jersey Department of Environmental Protection. The assessment identified contaminants, including petroleum and PCBs, in the soil in several locations on the property.
- Historic fill materials, used to re-grade the property at the time of its development, were found underlying a large portion of the site. The historic fill contains certain metals and other contaminants, which limit the available options for reuse of the property.
- Environmental remediation activities have been funded with $200,000 in United States Environmental Protection Agency Brownfields Cleanup Grant funds.
- The environmental remediation plans for the property include: a combination of excavation and removal of contaminated soil; installation of a clean soil cap over the remaining soil and historic fill materials; and implementation of institutional controls to prevent unacceptable use of site soil and groundwater.
- The remediation and restoration of the site will:
  - Abate a public safety hazard and eyesore by removing the dilapidated industrial buildings;
  - Create conditions to provide safe public use of the site, and
  - Return 1.1 acres to use as open green space.

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