



Mayor Dr. Renée Baskerville and Township Council  
Deputy Mayor and Councilor-at-Large Susan Shin Andersen

1st Ward Councilor Erik D'Amato • 2nd Ward Councilor Dr. Eileen Birmingham • 3rd Ward Councilor Rahum Williams • 4th Ward Councilor Aminah Toler

Dear Resident:

We are pleased to provide the information in the Curbing Notice below as part of our continued commitment to infrastructure repair, replacement, and improvement.

We apologize for the inconvenience but are pleased to complete yet another township street.

Thank you.

Mayor & Council

Township of Montclair

## CURBING NOTICE

**RESIDENTS, PARKING PERMIT HOLDERS & TOWNSHIP EMPLOYEES  
(205 CLAREMONT AVENUE)**

The Township of Montclair has contracted with Cifelli & Son General Contracting, Inc for the construction of street improvements at 205 Claremont Avenue. **Work is scheduled to commence on or about Saturday, October 4th, 2025, weather permitting.** During this construction we ask that all cars be removed out of the townhall parking lot. We are asking all parking permit holders to park in the old bank parking lot or surrounding streets from Friday, October 3<sup>rd</sup>, 2025 (after 6pm) until Saturday, October 4<sup>th</sup>, 2025 (6pm).

**Please note work will continue as the weather permits.**

Improvements will include the reconstruction of existing curb ramps and select curb and sidewalk reconstruction. Paving will be performed later and a separate notice will be issued to affected residents prior to the start of paving.

No parking will be allowed on the street during the day while construction is in progress. The street may also be closed to traffic at various times during the day. If you must use your vehicle(s) during the day, it should be removed from your driveway and parked on a side street or old bank parking lot by 7:00pm the night before. Access to your driveway may also be restricted for several days (and nights) if a curb is being installed in front of your property and while the concrete driveway apron is curing. Additional information regarding the construction is on the reverse side of this notice.

Utilities – gas, electric, water will be marked out by the appropriate utility company prior to the start of construction work. **Please mark out any private underground sprinklers, invisible fences, heating elements within your driveway or other privately installed items with fluorescent color prior to construction to avoid damage. Also, notify us of other issues such as retaining walls, drainage pipes and/or any other private installations within the Township's right of way which is approximately 10 feet behind the curb.**

The supervisor for this project is Michael Lynch. If the supervisor is not on-site, we ask that you do not approach the contractor but immediately call the Department of Community Services at 973-509-5711. The supervisor will contact you by phone and/or return to the job site within a short time.

**Please obey all signs and take caution when driving or walking in this area.**

**What is included in the project?** The Township will be reconstructing curb ramps and may perform select reconstruction of granite block curb (also known as Belgian Block) and concrete sidewalk. As a result, your driveway apron (the area between the sidewalk and the street) may also be replaced if curb is installed at your property. Sidewalk is not included except to repair damage from curb construction or other construction-related activities.

Please note the strip between the sidewalk and curb (approximately four feet from the edge of roadway where there is no curb) will be dug up for the installation any granite block curb. If you have other plantings in this area, you should relocate them until the construction is completed. **Also, if you have sprinklers in this area, please mark them out with Florescent color prior to construction starting.**

**How long will the work take?** The construction time will vary depending on the street length; however, you can expect curb and ADA curb construction to last approximately 2-3 days. Please note all estimates for the length of construction are only estimates, which may be affected by inclement weather, material supply problems, etc.

**What are construction hours?** Work hours are typically 7:00 a.m. to 5:00 p.m., Monday through Friday. Special exceptions (Weekends between 7am-6pm)

**Will the street be closed?** The street may be closed to traffic at various times during construction. These closings will not extend beyond the workday. In fact, it is preferable to close the street both for the safety of motorists and the contractor's personnel. Parking on the street is prohibited during construction activities but is allowed when the contractor is not working, i.e. evenings and weekends. You can expect delays getting in and out due to construction activity. If you require immediate access to your vehicle(s) during the day, we recommend parking your vehicle(s) elsewhere before 7:00 a.m. on construction days.

**Will access to my driveway be blocked and if so, for how long?** If a curb is installed in front of your property, the driveway apron may need to be broken and generally, you will not be able to use your driveway until a few days after the new concrete is poured. You should then move any vehicle(s) you need to use onto the street before 7:00 a.m. on that day. After concrete is poured, you should not drive over it for at least two days while the concrete cures. The entire process will take four to seven days, depending on weather conditions.

**Will I be able to park on the street at night?** Generally, yes. We work with the Montclair Police Department to monitor construction areas to prevent residents in those areas from being ticketed when parked on the street at night. However, this does not mean you may park in violation of traffic laws (no parking within 10 ft. of a hydrant, 25 ft. of an intersection or crosswalk, etc.).

**What should I do if there's a problem?** The Township assigns a supervisor to each project, and you can always speak to him or her at the job site. The supervisor for this project is Rob Bianco. If the supervisor is not on-site, we ask that you do not approach the contractor but immediately call the Department of Community Services at 973-509-5711. The supervisor will contact you by phone and/or return to the job site within a short time.