

## East River Road Curb & Sidewalk Improvements – Phase 2

### Project FAQ

1. What company was awarded the construction contract?

Lancha Construction, of Jamesburg, NJ was the lowest, most responsive bidder out of six (6) submissions and was awarded the contract for construction. Lancha Construction was the contractor for Phase I of improvements on East River Road between Black Point Road and Ridge Road completed in 2017.

2. Will a representative of the Borough be present during construction?

The Borough has retained construction management services of T&M Associates to assist during construction. Throughout the project, our Superintendent of Public Works and Borough Engineer will periodically be on-site.

3. What is the project start date?

We anticipate construction starting the on/or about Monday, May 11, 2020.

4. What is the project duration?

The entirety of the project is contracted for four (4) months, but based on the anticipated schedule presented by the contractor, active construction should be approximately three (3) months. Please note that schedule is subject to inclement weather, unanticipated field conditions, or expansion of the project scope and additional time may be warranted.

5. What are the working hours?

The working hours for the project will be Monday to Friday, 7:00 am to 5:00 pm, with some exceptions due to unforeseen conditions. Lancha Construction may arrive to the job earlier than 7:00 am, but should not be operating equipment. If this is a frequent occurrence, please contact a T&M representative or [David Marks](#), Borough Engineer.

6. What is the proposed scope of work?

New concrete curbs, sidewalks, driveway aprons and ADA accessible curb ramps at intersections will be installed along East River Road from Black Point Road to Bingham Avenue. Restoration to driveways behind the sidewalk and the grass strip between the curb and sidewalk will typically be completed shortly after the concrete work in the immediate area is completed. Monmouth County has pledged to resurface East River Road within our project limits after the Borough's project is complete. The timing of the County's resurfacing has not yet been finalized.

7. Will the street be open during construction?

East River Road will be closed daily to through traffic in coordination with Monmouth County and the Rumson Police Department. A detour will be established at the intersections of East River Road with Bingham Avenue and with Ridge Road. Residential traffic and local business traffic (employees, deliveries, and patrons) will have access to properties along East River Road. Immediately within the work zone, some traffic delays, lane shifts, and/or detours are anticipated. For your safety and the safety of those working, please exercise extreme caution

and whenever possible please avoid the active work areas. Access to your home will generally be restored by the end of the work day. Emergency Personnel will always be granted access.

8. What do we do while work is being done on the side that allows parking?

Temporary no parking provisions will be enacted by the Police Department for the duration of construction. Some permanent no parking provisions will also be changed from the current configurations based on input by the Borough Engineer and Police Department.

9. What is the daily impact to my property?

The daily impact to your property should be minimal. While new curbs and sidewalks are being installed immediately in front of your home or the adjacent property, access will be temporarily restricted to allow for the work. Access to your driveway will be restricted for 3 to 5 days to allow for the concrete to fully cure. Please park in your driveway when possible or on the street outside of the work area limits.

10. My sprinklers were damaged, what should I do?

If your sprinkler system is damaged during the construction process, please either contact our representative from T&M Associates, or contact [David Marks](#), Borough Engineer. Per the contract, Lancha Construction is required to repair all damages at their expense. Please afford Lancha Construction the first opportunity to make the necessary repairs.

To reduce the extent of sprinkler damages, please mark your sprinkler heads if they are near the back of sidewalk or between the curb and sidewalk.

11. Will my driveway be impacted by the construction?

Yes, the end of your driveway that meets the back of sidewalk will be impacted by the construction of new sidewalks. Lancha Construction will repair the driveway with like materials and finishes to the greatest extent possible. We do not seal coat asphalt driveways. The extent of how far back a driveway is repaired is a function of driveway material type and grading to maintain positive drainage flow.

12. Is it my responsibility to restore my lawn behind the sidewalk or between the curb and sidewalk?

No, the contract with Lancha Construction includes the restoration of lawn behind the sidewalk and between the curb and sidewalk with topsoil and sod. We ask that you please water the sod regularly or as needed.

13. I would like my entire driveway replaced. Can Lancha Construction replace my driveway?

Yes, Lancha Construction can replace your driveway. That work would need to be contracted directly between you and Lancha Construction. The Borough should be made aware of the proposed work, but the property owner is fully responsible for payment to Lancha Construction.

14. Who should I contact with additional questions:

Keith Mueller  
T&M Associates  
[kmueller@tandmassociates.com](mailto:kmueller@tandmassociates.com)  
(732) 71-6400

Or

David Marks  
Rumson Borough Engineer  
732-842-3300  
[dmarks@rumsonnj.gov](mailto:dmarks@rumsonnj.gov)

15. Who should I contact at Lancha Construction

Please contact their office at  
732-257-7822

**16. In case of emergency, please contact Rumson Police Department at (732) 842-0500**