Recent Actions

in Codes and Legislation Affecting Architects in NJ
President’s Column

With the arrival of summer, my energies have shifted. Annually, I still anticipate that “summer break” of school days past. Although most of my daily routine and responsibilities continue through the entire year now, I do still view the break of the League in August as an acknowledgement of that delight from our childhood. But, before we reach August, we have two months of terrific events in store for you.

The Emerging Professionals Committee will be sponsoring our June 15th membership meeting. Starting your own Practice featuring AIA-NY President Mark Strauss, FAIA and his roundtable straight from LA’s National Convention. This meeting will be held at the Unitarian Society Hall in Ridgewood.

On Saturday, June 24th, please return to Ridgewood for a tour of the home and studio of Landscape Architect James Rose at 1:30.

In July, I hope to see you at the membership meeting on the 20th featuring Eric Herrenkohl presenting a program for you and your staff at Building a Winning Design Firm. Be sure to bring your project managers along to that meeting.

Our Annual Golf Outing will be held on Monday, July 24th. Even if you are not a golfer, a separate ticket is available for the wonderful dinner, where dozens of prizes are given away each year!

Past President Lynne Brady has presented us with an exciting invitation for Breakfast at Tiffany’s. Tiffany’s has recently unveiled a new Frank Gehry designed jewelery collection and would like us to be one of the first to view it at the Riverside Square store. Please join me in acknowledging the efforts of your colleagues during the second quarter of 2006 to increase the member benefit of AIA to you.

1. KIM VIERHEILIG — Fabulous Golf Clinic and planning for the upcoming Golf Outing on Monday, July 24th, 2006.
2. FAY LOGAN — Another outstanding Trade Show.
3. ANTHONY D’ANGELO — Continued positive progress on the website.
4. TERRY DURDEN — Great job offering a superb graphic design for our meeting announcements and golf clinic.
5. BOBBY KAPLAN — Planned a terrific tour of the Willow School. Great effort reporting on the PA conference calls and delegation of the Special Saturday Tours to new committee members. Plans for the Jersey City Walking Tour, scheduled for October 14, 2006, are really shaping up.
6. JOYCE RASPA-GORE — For hosting and attending press release training.
7. JOE SARRA — Keeping up with our many e-mail blasts.
8. TOM KIEREN — Great support of the Willow School Program and planning of the James Rose Center Tour on Saturday, June 24, 2006.
9. MICHAEL BUSCH, JR. — Making sense of all our reimbursables and efficiently managing our financing.

This year the League will be well represented at our AIA National Convention in Los Angeles. I know of 5 board members and at least 3 other members attending. I will be serving as the delegate for the League and voting for our new National Officers and policies on your behalf. Thank you for entrusting me with this responsibility.

Last week I had the sorrowful experience of attending the funeral services for our dear friend Ted Kessler, AIA. I was happy to see so many of you there. I have known Ted for all of the years I have been a member of the League, and he has always had one loud, distinct voice that I looked forward to hearing each month. I will miss his laugh and his making others laugh. I will miss all he has contributed to the League and the world around him.

While at the services, his son, Eric, spoke of a contribution to architecture by Ted that I was not aware of. During a time that Eric was hosting exchange students in the U.S., Ted designed a series of NYC architectural walking tours for the students to point out the architectural highlights and secrets of the city. I plan to contact Eric for more information on these tours and to discuss with him holding a Ted Kessler Memorial Walking Tour.

Sincerely,

Stacey Ruhle Kliesch, AIA
Recent Actions

in Codes and Legislation Affecting Architects in NJ

by Joyce Raspa-Gore, AIA, Esq.
10, 20 & 3Q Leagueline Editor, ALNNJ BOT and Legislative and Governmental Affairs Committee Member

PART 1: Relevance to NJ Architects

The following are active bills, its sponsor and their district, a summary, related bills, its history, and the AIA NJ position with regard to this bill:

- A2932: Van Drew (D1), Manzo (D31); Creates historic preservation tax credit pilot program for corporation business tax and gross income tax; A2344, 03/21/2006 – introduced and referred to Senate Environment and Solid Waste Committee.

- A3174: Caraballo (D29); Concerns the prompt payment of construction contracts; S1726, 06/01/2006 – introduced and referred to Senate Labor Committee; Amend.

The following Bills are all proposed by Assemblywoman Beck (R12) and were introduced and referred to the Assembly Housing and Local Government Committee on 06/01/2006:

- A2303: Establishes new home “lemon law”; S1890; Monitor.
- A2304: Extends Consumer Fraud Act to include new residential construction; S1891; Monitor.
- A2305: Revises definition of “major construction defect” in “New Home Warranty and Builders’ Registration Act”; S1892; Monitor.
- A2306: Increases duration of warranties under “New Home Warranty and Builders’ Registration Act”; S1893; Monitor.
- A2307: Requires Commissioner of Community Affairs to establish a new monitoring program for items of lot improvement; Monitor.
- A2308: Requires Bureau of Homeowner Protection to create a “New Home Buyer’s Bill of Rights”; S1895; Monitor.
- A2309: Requires certain actions by new homeowners without affecting status of new home warranty; S1896; Monitor.
- A2310: Requires builders of new homes to provide owners with building plans; S1897; Monitor.
- A2311: Requires builders registering under “New Home Warranty and Builders’ Registration Act” to provide Social Security and employer identification numbers; S1898; Monitor.
- A2312: Requires builders to register each time they employ a subcontractor; S1899; Monitor.
- A2313: Provides that owner is not foreclosed from lawsuit regarding new home defects if warranty claim made; S1900; Monitor.
- A2314: Establishes a Code of Ethics for licensed municipal code officials; S1906; Monitor.
- A2315: Requires Commissioner of Community Affairs to implement certain complaint procedures with respect to housing construction; S1907; Monitor.
- A2316: Establishes a Code of Ethics for licensed municipal code officials; S1908; Monitor.
- A2317: Requires Commissioner of Community Affairs to implement certain complaint procedures with respect to housing construction; S1909; Monitor.
- A2318: Provides for a hearing in the event of an alleged ethics violation by construction and手脚。官网class officials; S1910; Monitor.
- A2319: Makes construction code officials, licensed under “State Uniform Construction Code Act”, liable for negligence if inspection is conducted in reckless manner; S1911; Monitor.
- A2320: Requires local construction office to be adequately staffed; permits code officials to work part-time for more than one municipality; S1908; Monitor.
- A2321: Requires owner to retain construction superintendent as condition for issuance of construction permit; S1909; Monitor.
- A2322: Increases certain maximum fines under “State Uniform Construction Code Act”; S1910, Monitor.
- A2323: Clarifies DCA’s authority to suspend the license of a construction official; S1911, Monitor.
- A2324: Requires developer to provide building information to owners; S1912; Monitor.
- A2325: Requires developer to provide building information to owners; S1913; Monitor.
- A2326: Limits use of construction code enforcing agency fee revenue to fund municipal construction code enforcement office; S1913; Monitor.

The following are some of the Senate bills being monitored:

Bill: S1540
Sponsors: Karcher (D15); Rice (D28)
Summary: Requires municipality to post sign on property subject of development application.
History: 03/02/2006 – Introduced and referred to Senate Community and Urban Affairs Committee, 05/11/2006 – Combined with S-1428 (SCS). Position: Monitor

Bill: S1553
Sponsors: Inverso (R14)
Summary: Establishes special prosecutor to investigate and prosecute criminal law violations concerning awarding of public contracts to business entities that make political contributions to elected officials.
History: 03/02/2006 – Introduced and referred to Senate Judiciary Committee. Position: Monitor
Priority: FLAG

Bill: S1557
Sponsors: Turner (D15)
Summary: Requires State agencies to submit notice of request for proposals or other documents pertinent to privatization contracts to certain State employees.
History: 03/02/2006 – Introduced and referred to Senate State Government Committee. Position: Oppose
Bill: S1560
Sponsors: Doria (D31)
Summary: “Affordability, College Capacity, and Economic and Student Success (ACCESS) Bond Act of 2006,” authorizes bonds for $2,705,000,000 to finance the construction and renovation of higher education facilities and appropriates $5,000.00.
History: 03/02/2006 – Introduced and referred to Senate Education Committee; Monitor.
Position: Monitor
Priority: FLAG

S1568: Asselta (R1); Provides for monies from penalties assessed for construction delays to be awarded to affected businesses; 03/02/2006 – Introduced and referred to Senate Transportation Committee; Monitor.

S1649: Rice (D28); Revises law relating to title recordation; S1800; 03/20/2006 – Introduced and referred to Senate Community and Urban Affairs Committee; Monitor.

S1672: Cardinale (R39); Weinberg (D37); Appropriates $550,000 for New Bridge Landing Historical Site; A1098; 03/20/2006 – Introduced and referred to Senate Wageining, Tourism and Historic Preservation Committee; Monitor.

S1677: Inverso (R14); Authorizes the appointment of an independent counsel to investigate allegations concerning the New Jersey Schools Construction Corporation; 03/20/2006 – Introduced and referred to Senate Judiciary Committee; Monitor.

S1828: Rice (D28); Strengthens State construction code; A2807; 05/09/2006 – Introduced and referred to Senate Community and Urban Affairs Committee, Monitor.

S1708: Ciesla (R10); Concerns subcontracting agreements entered into by public school districts; 03/20/2006 – Introduced and referred to Senate Education Committee, Monitor.

S1940: Kean, T. (R21); Provides credit under corporation business tax and gross income tax for construction of buildings in accordance with certain energy and environmental performance standards; 05/18/2006 – Proposed for introduction; Monitor.

S1540; Karcher (D12); Rice (D28); Requires municipality to post sign on notice to affected property owners for proceeding pursuant to a redevelopment plan for the purpose of being transferred to a private entity for economical development; 03/01/2006 – Introduced and referred to Senate Community and Urban Affairs Committee; Monitor.

S1567: Connors, L. (R9); Ciesla (R10); Proposes constitutional amendment granting property assessment reductions for certain improvements to dwelling houses to provide living-quarters for senior citizen relatives; 01/10/2006 – Introduced and referred to Senate Community and Urban Affairs Committee; Monitor.

S1886, Palaia (R11), Requires increased property assessment reductions for certain improvements to dwelling houses to provide living-quarters for senior citizen relatives; 01/06/2006 – Introduced and referred to Senate Labor Committee, Monitor.

PART 2: “Eminent Domain”

Last year, the Supreme Court decision in the case of Kelo v. The City of New London focused on the meaning of ‘public use’ pursuant to the taking clause, and the balance of individual rights over the public good. A key question in the case was if condemnation violates individual rights when delegated to private developers for significant public economic development of a “blighted” area in New London, Connecticut. Public discussions continue regarding the scope of governmental condemnation power and the measure of “just compensation”. Although eminent domain takings are generally viewed by the public as an unfair misuse of power, historically, planning of this country could not have been achieved without the appropriate use of condemnation.

The New Jersey Legislature has proposed several bills limiting the use of eminent domain, and undoubtedly in reaction to this on-going and escalating nationwide debate. Assembly Bill 1220 is one such bill. It has two parts:

1. It requires DCA affirmative approval to designate areas in need of redevelopment, and
2. It requires a referendum before condemning land for private economic development.

Therefore, this bill proposes that before any property is subject to condemnation proceedings pursuant to a redevelopment plan for the purpose of being transferred to a private entity for economical development, the question of the condemnation must be approved by a majority of the voters at a general election occurring not less than 60 days following adoption of the redevelopment plan. In my opinion, this public approval requirement prior to condemnation assures that it is highly unlikely that any redevelopment plan seeking approval under this bill will ever be passed; not even in circumstances where there is for example a “blighted” redevelopment area.

Other related bills:

S1886, Palaia (R11), Requires increased notice to affected property owners for proposed redevelopment and rehabilitation areas.

S1540; Karcher (D12); Rice (D28); Requires municipality to post sign on property subject to development application; 03/02/2006 – Introduced and referred to Senate Community and Urban Affairs Committee, 05/11/2006 – Combined with S-1429 (SCS).

In conclusion, some see Architects’ opposition to such bills as self-serving, based on our position in the construction industry, while others support opposition to such limitations where there is benefit to the public good that condemnation and carefully planned redevelopment may allow. What do you think?

Contact: Joyce Raspa-Gore
joyceraspagore@yahoo.com

AIA-NJ Homeland Security
Proposed Model Code Changes

By Laurence E. Parisi, AIA
Chairman AIA-NJ Homeland Security Committee

As a member of the New Jersey Department of Community Affairs Best Practices for Construction Working Group, I attended a meeting on March 24, 2006 at the DCA in Trenton. Listed below are abbreviated captions of proposed code changes based on the National Institute of Standards and Technology NIST World Trade Center Investigation.

Issue A: Disproportionate collapse.
Disproportionate collapse shall be deemed to have occurred when the local failure of a primary structural component(s) leads to the collapse of the adjoining structural members, which then leads to additional collapse. There are proposed code changes to structural design loads so a building will not suffer collapse as the result of an accident or incident to an extent disproportionate to the cause. Buildings shall be designed for sufficient robustness to sustain a limited extent of damage or failure, depending on the class of the building, without collapse.

Issue B: Burnout - Structural performance.
Buildings having occupied floors greater than 420 feet above the lowest level of fire department vehicle access shall have sufficient structural stability to survive a complete burnout of building contents without collapse of any primary structural component. The burnout shall be based on a fuel load of 4 pounds per square foot of contents and shall be analyzed in accordance with the International Performance Code referenced in Chapter 35. For the purpose of applying this requirement, primary structural component shall include those members in a building that transfer gravity and lateral loads over the height of the building to the building foundation.

Issue C: Spray on Fireproofing.
Criteria, test method and standards of spray-applied fire resistive material. The issue of mandatory “special inspection” for fire proofing.

Issue D: Redundant Fire Protection.
The current code text contemplates an interruption of the water supply for high-rise buildings as a result of a seismic event. Experience has shown that catastrophic events other than seismic can occur that could interrupt the primary water supply. This level of redundancy is necessary for high-rise buildings greater than 420 feet in height regardless of the existence of a seismic hazard.
Issue E: Egress.
Items for recommendation based on buildings of 420 feet high are: stairway width and the use of elevators for building evacuation; remoteness and fire resistance of exits; full building evacuation; the counter flow issue – firemen going into building and people going out; NFPA widened the stair to 60 inches; provide an extra stair for firefighters.

Issue F: Fire Command Center.
Some new proposals to the code are:

911.2 Location. The fire command centers shall not be adjacent to or visible from any public lobby, loading dock, mailroom or storage area, and approved by the Fire Department.

911.3 Separation. The fire command center shall be separated from the remainder of the building by not less than a 2-hour fire-resistance-rated fire barrier. Fire command center enclosures, including but not limited to, connections and supporting members, shall be capable of resisting a uniform pressure of not less than 2 pounds per square inch (psi) applied perpendicular to both the interior and the exterior face of the enclosure.

911.4 Off-site or alternate fire command center and transmission. Fire command centers shall have the ability to transmit and communicate with the features of section 911.1, excluding #12 and #13, to an off-site facility or an alternate remote location within the building. The off-site facility shall not be located adjacent to the building that contains the fire command center.

Issue G: Fuel Oil Storage.
(new) 403.11.2. Fuel oil used in conjunction with the emergency power system shall be stored in accordance with 403.19.

(new) 403.19. Fuel oil used in conjunction with the emergency power system, the standby power system or the redundant power supply system in a high rise building may exceed the maximum allowable quantity as per Table 307.7(1) provided the storage is in compliance with 403.19.1.

403.19.1. Fuel oil storage systems installed inside buildings shall comply with the requirements of NFPA 31 and as amended below.

403.19.1.1. Fuel oil storage tanks with an aggregate capacity of 660 gallons or less may be installed above the lowest level of a building in accordance with 414.2.

403.19.1.2. The maximum quantity allowed in a building shall be permitted to be increased to 40,000 gal provided all of the following conditions are met:
The tank is located on the lowest floor level of the building.
The capacity of any one tank does not exceed 20,000 gallons.
The tank(s) is in a vault having walls, floor, and top having a fire resistance rating of not less than 3 hours.
The walls shall be bonded to the floor. The top and walls of the vault shall be independent of the building structure. An exterior building wall having a fire resistance rating of not less than 3 hours shall be permitted to serve as a wall of the vault; and

The vault is located in a room or area of the building that is cut off vertically and horizontally from other areas and floors of the building by assemblies having a fire resistance rating of not less than 2 hours.

403.19.1.3. Fuel oil tanks having a capacity of more than 660 gallons storage at the lowest level of a building shall have secondary containment equal to the two times the tank capacity.

403.19.1.4. Storage tanks and utilization equipment installed above the lowest floor of a building shall be filled by means of a transfer pump supplied from a primary storage tank located and installed in accordance with 403.19.1.2. A separate transfer pump and piping circuit shall be provided for each storage tank or equipment installed.

Contact Laurence E. Parisi, AIA LEPDESIGN@aol.com

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2006 Trade Show Thursday, May 11, 2006

The 2006 Trade Show at the Teaneck Glenpointe was another great success. The sale of exhibition booths was an overwhelming 100% sell out, and the variety of seminars were all very well attended and informative.

Fay William Logan, AIA Co-Chairperson – Trade Show

Willow School, Gladstone, NJ Saturday, May 5, 2006

Members visited the Willow School, in Gladstone, N.J. for a presentation and tour of this private school for students in K-8th grade. Speakers included co-founder of the school, Mark Biedron, and project architect Michael Farewell, FAIA, of Farewell, Mills, & Gatsch, Architects LLC. The Willow School has received the 2004 Design Day Merit Award and is the only school in the nation to receive the LEED Gold Rated facility award. The phase one education building of organic stone and heavy timber in a sustainable architecture is a working laboratory to give children an education system which offers them a foundation for an environmentally responsible lifestyle. The open land around the building is also being used for water filtration employing methods involving plant life. As a part of a master plan, future buildings are planned for the arts and athletics. Approximately 45 architect visitors participated in this exciting event. Bobby Kaplan, AIA was organizer of the Willow School event.

Fort Lee Library Thursday, April 20th

April ALNNJ Membership meeting at the Fort Lee Public Library with speaker Robert A. Potter presenting a program entitled Value Mining about business development.

What and How, we see...

Fellow League members, we are visual creatures. It is this characteristic which has led most of us to our avocation - Architecture. Images are often more vivid to us than others. When we travel or move about our own environment, certain things we see affect us in deep and lasting ways. We often sketch or photograph these images to hold onto them and in an attempt to share what we have seen with others. The 4Q issue of your Leagueline will feature these important/favorite images. Consider which one of your “primal” images which you have saved, you want to share with your colleagues. We ask you to take time from your schedules to select, describe and send this favorite image(s) to the Leagueline. It may be a building, a view, people, or anything meaningful of which you captured an image and want others to see as well.

Please email your high resolution jpegs to aiawork@sns-arch-eng.com Deadline, Friday August 18th.

Gentlepersons, start your imaginations.
New Members
The Architect's League is pleased to announce their newest members:
- Albert Arenobia, AIA
- Hab Azmig, AIA
- Allende Matos, AIA
- Richard Jan Garber, AIA
- Marco Alexandre Nunes, AIA
- Celeste Regal, Assoc. AIA
- Daniel Rozentvag, Assoc. AIA
- Stephen Joseph Straub, Assoc. AIA
- Linda DiProperzio, Assoc. AIA
- Do Robert Young Lee, Assoc. AIA
- Ali Reza Hassankhani, Assoc. AIA
- Ayvind Andrew Karlsen, Assoc. AIA
- Cesar A. Parra, Assoc. AIA
- Marcus Pisarchyk, Assoc. AIA
- Roberto F. Vila, Intl. Assoc. AIA

The League welcomes you and looks forward to your involvement and participation. Please make a point of introducing yourself at the League's next dinner meeting or event.

Contact: Bobby Kaplan at bobbykaplan@aol.com

Calendar of Events
Architects League of Northern New Jersey

July
27. The Sustainable Design Competition Global Green USA 2218 Main Street, 2nd Fl Santa Monica, CA, 90405 New to August 28, 2006
28. Independence Day
29. Workshop for the AIA Guidelines for Design and Construction of Health Care Facilities Hospital Authority, Chicago July 20 - 21
30. DesignDC '06: Experience Design Washington, DC July 19 - 21

August
27. ALNNJ Seventh Annual Golf Outing High Mountain Golf Club Franklin Lakes, NJ
28. SHHTS Zaha Hadid Guggenheim Museum New York, NY July 25
29. Architect's League Membership Meeting
30. Eric Herrenkohl presents Building a Winning Design Firm Closter Library

September
16. Grand Central / Dia Beacon Art Museums Tour 10:00am, $55
Starting with a guided tour of Grand Central Terminal provided by the Municipal Arts Society of New York, this trip includes a round trip train ticket on Metro North's scenic Hudson River Line to the Dia Art Museum in Beacon, New York. Dia/Beacon, one of the regions top contemporary art museums, is located in a 300,000 square foot renovated historic factory—guided tours of the collection will be provided.
Contact: Joe David at joe@kcg-arch.com

Save the Date...
Architects League of Northern New Jersey
Seventh Annual Golf Outing
Monday, July 24, 2006
High Mountain Golf Club, Franklin Lakes, NJ

7/24/06

Contact: Kim V. Vierheilig
Telephone: (201) 447-6400
Email: kv@lan-nj.com

MARK YOUR CALENDARS:
coming next quarter:
Saturday, October 14th
Jersey City Waterfront Walking Tour
Starting at 10 am on Saturday, October 14th, the tour will begin at City Hall, on to the High Rise downtown, the Historic District, and the Art & Warehouse District, will be guided by the Jersey City Director of Planning and conclude at a restaurant around 2 pm.
Advance registration for ALNNJ members is required. E-mail notices for pre-registration will be sent out in Early September. It is anticipated that four (4) HSW learning units will be given for attendance at this architecturally unique and exciting event. Contact: Bobby Kaplan at bobbykaplan@aol.com
To:

Dear readers:

As we strive to enhance your membership experience, it’s our goal to expand our communications with the membership through relevant articles, timely information and member news, as well as advertising that is beneficial to our industry.

**Editorial...** If you would like to submit a project or other story idea for publication in *Leagueline*, we welcome your contributions. Joyce Raspa-Gore, Editor joyceraspagore@yahoo.com

**Advertising...** If you would like to advertise in *Leagueline*, a great way to reach the northern New Jersey architectural community, at a very reasonable cost, please contact Paul S. Bryan, Advertising Coordinator, pb@lan-nj.com. We’ll be happy to send you a copy of *Leagueline* Advertising Rates and Specifications.

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