

# Leagueline

# 3Q 2023

AIA Architects League of  
Northern New Jersey

# HOUSING FOR ALL:

Responses to Affordability  
are Shaping New Jersey's Future



## PRESIDENT'S COLUMN



Hello to all!  
Hard to believe the year is flying by so fast. I see a growing sense of normalcy in the Section's activities and

that must be reassuring to all of us and our families.

The Chapter moved into the spring season with the annual FLOW (Franklin Lakes, Oakland & Wyckoff) film festival, featuring movies about passive architecture. This excellent presentation, hosted by JR Frank, featured an excellent film and a lively discussion about the possibilities of passive solar design.

May 4th's Trade show was a great event as well. A wide range of representatives from different companies presented their latest catalogs, samples and technical specifications and demonstrated their products. In addition, companies such as Andersen Windows, Pella Windows, Weyerhaeuser and Azek conducted

CEU seminars bringing professional participants up to date on the latest technical information and design trends for the field. As always good food was served by the Marriott and the professional and personal energy was a great sign for the future.

On May 13th a group of professionals took a great tour of the renovated Hinchcliffe Stadium in Paterson, NJ. Mike Hanrahan of Clarke, Caton, Hintz, the architect of record for the stadium, lead the tour and outlined the challenges of upgrading an aging, largely abandoned urban stadium into a modern, multi-use facility. The project was a long slog, but the challenges were met well. Our thanks to Mike for his insight and sharing.

The Paterson Falls were running with their true natural power. It was this power which Alexander Hamilton understood and allowed Paterson to become the first USA Industrial City. The following Paterson Museum timeline walkthrough with Mohamed Kahilil - Paterson Art Commissioner, was informative.

Finally, just to prove we can have fun AALNJ held our first mini-golf tournament in Wayne on June 5th. The sponsors came out in force and a great fun time was had by everyone. As soon as MIT is finished calculating my score, I will be glad to post it.

Summertime will bring a slow schedule, but we have scheduled a fundraising sail on the Clearwater sloop in September. Please follow the schedule on our website and don't hesitate to contact us with any questions. On a personal note, I'd like to thank a colleague of mine, Brian Altman, AIA for his past contributions to the Leagueline publication. Brian assisted in the current format of our Leagueline that is more graphically interesting and easy to read and follow. Thanks to all League members who have offered their talents, time and work to our common good.

Hope to see all of you soon and have a great summer.

**Chris Dougherty, AIA**  
ALNNJ President 2023



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## ALNNJ National Conference on Architecture

*William J. Martin AIA Architects League member for Public Awareness*

The annual AIA, A'23 Conference on Architecture was held this year in a cool and crisp San Francisco, California. A city filled with significant architecture, Architect League members thoroughly enjoyed the sights, the sounds, and the social engagement in this amazing, world class city.

We attended keynote speeches, workshops, business meetings, Tri-state and Large States events, as well as participating, learning, and obtaining our continuing education. A wide variety of socially relevant and technically significant courses were among the many offerings.

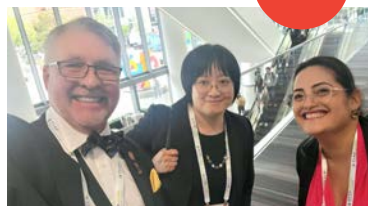
Attendees met up with colleagues and friends from around the country at lunches and evening social events. The culture shared by architects was a common topic of discussion. Conversations comparing regional differences, social changes, and a changing climate, floated over many events like the fog rolling into San Francisco Bay. AIA New Jersey President, Ron Weston AIA, led a memorial tribute to our late Executive Director Joe Simonetta. Joe's many years of service to AIA NJ were remembered and praised with respect and gratitude.

The Expo floor was one of the largest I can remember, with vendors of all types Explaining the value of their architectural products. The Expo floor provided additional valuable information to inform us and make us better architects.

#FlatArchitect was active with posts to Instagram and Joe David provided many beautiful photos for our social media activities.

The smartphone app provided by AIA National worked beautifully to track scheduling and the maps provided were excellent wayfinding around the Expo floor.

We are all looking forward to next year's A'24 Conference in Washington DC. See you there!



## Leagueline

Leagueline is also available online:  
[www.alnnj.org](http://www.alnnj.org)

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# HOUSING FOR ALL:

## Responses to Affordability are Shaping New Jersey's Future



Leagueline 3Q 2023  
Todd Hause, AIA  
Editor

Across New Jersey, cities and towns are playing host to a seemingly endless series of new housing projects, each larger than the one before, and each one promising to help deliver more affordable housing to our communities. As with the rest of the nation, New Jersey needs more affordable housing. The effects of the Covid pandemic have certainly played a large part recently in taking this issue to crisis levels, but it seems that we have been building up to this for a long time. The very structure of our society, with built-in preferences for certain types of developments and high property taxes is running head-on into low inventories, lack of additional space on which to build, and increasing material and labor costs.

Because of the complexity of the issue, there is probably no single solution. Across the country including here in New Jersey, cities and states are trying non-traditional strategies, such as lifting zoning restrictions requiring single-family houses and a similar measure to allow accessory dwelling units (ADUs) to be added to single-family houses or lots. The willingness to try such measures, once widely considered off limits because of community and political opposition, shows just how serious and pervasive the issue of housing affordability has become. As shapers of our built environment, these potentially huge changes to what and where may be built, are of real interest to us, and we can use our expertise to add to the continuing development of our communities.

Todd Hause, AIA



# New Jersey Needs More “Missing Middle” Housing

By Tim Evans, *New Jersey Future*

- *New Jersey’s housing costs are among the highest in the country. The state ranks seventh in median home value and fourth in median rent.*
- *The state is losing younger households to other states, and evidence points to high housing costs as one of the reasons.*
- *To create more of the kinds of homes that younger households are looking for—in the neighborhoods they want to live in—New Jersey should consider revising the zoning and parking requirements that determine what kind of housing gets built and where.*

A recent poll showed New Jerseyans are worried about the cost of housing in the state, with more than half considering it a “very serious” problem. They are not wrong to worry—New Jersey is an expensive state. As of the 2019 one-year American Community Survey, New Jersey’s median gross rent is the fourth-highest in the nation. And on median home value, it ranks seventh. To a certain extent, this is a

function of New Jersey’s status as a high-income state—our median household income is the third-highest in the country.

## LIVING WITH PARENTS

For younger New Jerseyans on the lower end of the income ladder, however, high home prices and rents can present a significant barrier to forming their own households and staying in New Jersey when they do move out on their own. New Jersey has the highest incidence among the 50 states of people ages 18 to 34 living with their parents. When faced with an expensive housing market, many younger New Jerseyans choose to delay getting their own place.

## PAYING MORE THAN YOU CAN AFFORD

An extended post-graduation stay with parents is one way to save on rent or to save up to buy a house. But not everyone finds this option feasible or desirable. Some will just bite the bullet and spend more on housing than they can realistically afford. Indeed, New

Jersey has the fourth-highest rate among the 50 states of households paying more than 30% of their gross income on housing costs (such households are considered “housing-cost burdened”). The percentage is unsurprisingly higher among renters than homeowners, as is true elsewhere—nationally, 48.4% of renter households are cost-burdened, compared to only 21.3% of homeowner households. But New Jersey actually only ranks 12th-highest when looking exclusively at the rate of housing cost burden among renters—its rate of 49.0% is only slightly higher than the national rate.

Where New Jersey stands out is in its cost-burdened rate among households that own their homes, which, at 28.9%, is the third-highest rate in the country. This is likely due—in part—to New Jersey’s notoriously high property taxes. New Jersey’s median real estate tax bill of \$8,432 is the highest in the country by a wide margin. In New Jersey, homeownership is not necessarily a reliable hedge against rising housing costs, because of the potential to face rising property tax bills.

## MOVING OUT OF STATE

Given New Jersey’s high housing costs, some younger people seeking to form their own households, simply choose to leave the state entirely. In 2017, New Jersey Future found that 22-to-34-year-olds were moving to compact, walkable towns (consistent with the national media narrative at the time), but that Millennials also appeared to be leaving the state in large numbers. A subsequent

2018 analysis confirmed that Millennials were indeed underrepresented in New Jersey’s population, compared to their share of the population nationwide, raising the question of where New Jersey’s “missing Millennials” had gone. Further research into the destinations of New Jersey’s out-migrating Millennials suggested that many of them were relocating to other parts of the country where they could find the walkable, mixed-use neighborhoods they were looking for, but where they could actually afford to buy or rent a home.

## CONSTRAINTS ON SUPPLY AND INDUCED DEMAND

What can New Jersey do to bring down the costs of housing so that young people can afford to live near where they grew up if they so desire? A seemingly obvious solution is to increase the supply of the kinds of housing younger households are looking for, in the kinds of places where they want to live. But this is easier said than done; housing markets are constrained both by a finite supply of land and by government regulation in the form of local zoning. Additionally, many markets in New Jersey have such high demand that increasing supply will not realistically reduce housing prices, and in some cases will actually induce further demand. Would-be suppliers (i.e., residential developers) may have a sense of what kind of housing the market wants, but they may not be able to build it fast enough or build it in the right places, because local zoning





prevents them from doing so. And when they are able to build it, induced demand can simply push prices higher.

Building new homes in the right places is an important part of the solution. Today's young adults don't want the suburban tract home at the end of the cul-de-sac that characterized their parents' generation. They want walkable neighborhoods and traditional downtowns where they don't need to drive 3 miles every time they leave the house. And they want other housing options besides a single-family detached home on a big lot, like townhouses, duplexes, small apartment buildings, apartments above stores, and smaller single-family homes—options that were once common but are now sometimes referred to as the “missing middle” between single-family detached homes and large apartment complexes. Even older Millennials who may have lived in the “city” when they were younger but are now looking for a bit more space, are not moving to the same kinds of “suburbs” as previous generations and are instead gravitating toward smaller centers.

## REMOVING BARRIERS AND BUILDING IN AFFORDABILITY

The good news is that New Jersey already contains many smaller cities, walkable suburban downtowns, and transit-adjacent neighborhoods that offer the live-work-shop-play balance that many younger households (and aspiring future households) are seeking. Oftentimes these places do not contain an adequate supply of smaller

units that are relatively more affordable than their larger counterparts. The question is how to start producing more housing in these places of the sizes and types that prospective buyers and renters want. This generally means removing barriers to the production of these housing types so that suppliers are free to try to catch up with demand while simultaneously looking to build in more permanent affordability for lower income residents.

Steps New Jersey can pursue (and which some other states, counties, and cities are already pursuing) include:

- **Accessory dwelling units:** Allow the creation of accessory dwelling units (ADUs) (e.g., in-law suites, above-garage apartments, etc.) on single-family lots as-of-right. Los Angeles County offers an example, having recently modified its ordinances to make the creation of ADUs much easier. AARP has developed a model ordinance for state and local governments that are interested in pursuing this option. ADUs would also help older residents remain in their communities as they age.

- **Zoning reform:** Increase the production of “missing middle” housing types by curtailing municipalities' ability to zone for nothing but single-family detached housing. Removing restrictions on other housing types would free up markets to expand housing options. The city of Minneapolis abolished single-family zoning citywide in 2018, and other cities are considering similar moves; the website Strong Towns provides

a good recent review of where this movement is enjoying some success, including a few cities in California. Oregon even took the bold state-level step of passing a law in 2019 that requires all cities with populations of at least 25,000 to allow two-, three-, and four-unit structures, as well as townhouses, in any



neighborhood previously zoned only for single-family detached homes. Oregon thus offers a model for state-level action that does not wait for individual cities and towns to loosen zoning on their own.

- **Reduce or eliminate parking minimums:** One way to make room for more housing is to devote more space to homes and less to car storage. Parking takes up space—and costs money—that could otherwise be devoted to producing more housing units. Reducing parking requirements would likely reduce builders' construction costs per unit, pulling prices downward. In 2017, Buffalo became the first city to eliminate minimum parking requirements for all new development citywide, which has led to more shared parking and fewer new

parking spaces in the densest parts of the city and has allowed some new projects to proceed that might not have been financially viable under the old requirements. The smaller city of Fayetteville, Arkansas actually beat Buffalo to the punch by two years, although it eliminated parking requirements only for

commercial development. A bill is working its way through the California legislature that would eliminate parking minimums for new projects located in neighborhoods served by transit. Berkeley has not waited for the state, doing away with parking minimums in almost all residential neighborhoods citywide. Existing surface parking lots also serve as a sort of urban land bank for built-out areas, offering opportunities for infill development and higher-density housing. In New Jersey, Metuchen built the Woodmont Metro at Metuchen Station project on a former commuter surface parking lot, creating new housing options in a town that had been dominated by single-family detached homes and improving its downtown walkability in the process.



# It's Time to End the Reign of Single-Family House Zoning

By Mark Alan Hewitt

Reprint from AIA NJ

Practicing architects live and die by zoning regulations. We begin routine projects by reading ordinances and calling local officials to reassure clients that their desired outcomes will be possible under current land-use laws. If we're lucky, the project will be built without troublesome variances and hearings before stony-faced zoning boards. Increasingly, however, what seemed straightforward and responsible 15 years ago is today considered controversial enough to merit a public hearing, and perhaps the assistance of high-priced attorneys. Often, the issue is protecting the "rights" of nearby homeowners, who see their property values threatened by any new development. Most urban areas in the U.S.

are surrounded by belts of "edge city" development that cluster housing, industry, retail, and office space around a transportation nexus like a highway interchange or rail hub. The land-use standards governing these exurban areas are generally different, and less intensive, than those in central cities. A large percentage of the working population lives in or near edge cities, dealing with commuting headaches and rising taxes.

For most of the last century, large areas of the country developed according to models of edge-city sprawl that few planners and urban designers believed would be sustainable. Density, especially in housing units per acre, was possible only in central cities. But the American dream of

a single-family house on a sizable lot prevailed, despite warnings from planners and environmentalists about potential housing shortages and climate change challenges.

Recently the *New York Times* ran an article that chronicles a seismic shift in attitudes toward single-family zoning in the western half of the United States. Minneapolis, Portland, Seattle, and San Francisco are "upzoning" significant portions of built-up areas, increasing density and often proscribing single-family development. These moves would have been impossible a decade ago and seem politically adventurous to those living in more conservative states in the east and south. Yet apparently city councils were virtually unanimous in taking

steps to increase density, not just downtown, but in outlying areas.

From an environmental standpoint, the advantages to density are obvious: more land can be left for open space, recreation, and sustainable agriculture. Infrastructure can be built and distributed efficiently. Environmentalists and regional planning organizations argue that widely affordable housing near center cities must be built in areas that are now zoned for single family or low-density development. In the Bay Area, income disparity and scarce land have driven housing costs beyond the reach of middle-income families, let alone working-class and immigrant groups who provide the labor necessary to sustaining the Silicon Valley





technology bubble. California Governor Gavin Newsome views the shortage as a crisis, and he is not alone among leaders of western states in calling for a new approach to land-use planning in the region. Even in Arizona and New Mexico, longtime proponents of sprawl are changing their minds about responsible development.

History ensures that the coming discussion about the merits of greater density in American cities and suburbs will still be tainted by complaints about property rights and maximum return on land investment. It's essential that architects, planners, and environmentalists insist on Americans' right to clean, decent, affordable housing near their families and workplaces. We must bring political leaders with us in promoting medium density, walkability, safe streets, mass transit, and adaptive reuse for energy conservation in all cities and states. The principles of the Charter for the New Urbanism, the Urban Land Institute, the Regional Plan Association, the Nature Conservancy, and other advocacy organizations already provide standards for reform in zoning and land use, but they are often ignored by politicians. Only as cities like Minneapolis and San Francisco show the way in debunking the myth of single-family ownership as a "right" will average Americans understand the necessity for providing quality housing on land previously zoned for McMansions.

Preservationists have long argued that conserving historic neighborhoods for the "common good" benefits all residents

of a city and promotes civic pride. Repurposing downtown buildings for affordable housing has not been a significant trend following the repeal of the 1986 tax incentives for historic building renovation, but the Green New Deal calls for such strategies in its preliminary recommendations. San Francisco now has a law allowing "accessory dwelling units" on single-family lots, and a healthy market is developing for their construction. Portland has encouraged not just "Tiny House" lot-sharing on large properties, but also new, medium-density housing in historic neighborhoods. There are signs that city leaders are waking up to the need for innovative strategies in providing new housing units. It's a pity that New York, Boston, and Washington, D.C., seem behind the curve on this issue—and it's not because affordable housing is plentiful in any of these places. It won't be long before upzoning occurs in the Northeast.

Architects should be jumping for joy at the news that affordable housing will finally get on the radar screens of city leaders in their own backyards. Many of us were trained in the 1960s and 1970s to design mass housing, only to find that no one would pay us to do so. If we regain our altruism, proclaiming the right of citizens to live in affordable, beautiful, energy-efficient multifamily housing, we may very well get our mojo back, and start walking like winners because we're doing good—good for the common folk. Wouldn't that be something?







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# Events

## April FLOW Film

On Thursday April 27th at the Wyckoff Public Library, the Architects League returned to the FLOW Green Film Festival, an annual event sponsored by the Environmental Commissions of Franklin Lakes, Oakland and Wyckoff. The League has been participating in this event since 2018, and attendees include both League members and members of the public. This year we screened "Passive House Revolution," directed by Faith Morgan Eugene and Pat Murphy, a film that discussed Passive House projects in the United States. Following the film a lively panel discussion took place focusing on Passive Design and the 2021 IRC Energy Code. The panel was led by Hillary Padgett RA and Matt Kaplan. Hillary Padgett, RA is a partner at Phdesign, an architectural firm focusing on the design of sustainable buildings incorporating passive design standards, and Matt Kaplan, is the Cofounder and CEO of ReVireo, an energy efficiency and green building services company. This event has become a League tradition, and we look forward to seeing everyone again at next year's event in Spring 2024.



## Annual ALNNJ/Newark & Suburban Trade Show

On Thursday, May 4, the League joined forces with Newark and Suburban to host our 33rd annual tradeshow at the Glenpointe Marriott in Teaneck. As usual, our exhibitors offered a great selection of information, seminars and prizes, while our venue continued to offer a great buffet dinner.

We continue to strive to make this an interesting and worthwhile event for our members as well as an important opportunity for our exhibitors to meet us. We welcome any input that you have to offer!

*Please support our loyal suppliers. Check the ALNNJ website for 2024 date.*



## ALNNJ Mini-Golf Outing

On Monday June 5, ALNNJ members, sponsors and friends gathered at the Willowbrook Golf Center in Wayne for the first annual Mini Golf Outing. Attendees played the two – Bear & Tiger 18 hole courses, getting to know each other, enjoying the great food provided by Mel's Butcher Box and an occasional wine or beer at the nearby Ah' Pizza. Lowest and Highest Strokes were awarded cash prizes. The proceeds from this event support the ALNNJ scholarship program.

## Hinchliff Stadium

On Saturday, May 13, members of the League traveled to Paterson, NJ to take a tour of the newly renovated Hinchliffe Stadium. The tour was led by Michael Hanrahan, AIA, of the firm Clarke Caton Hintz, who worked diligently for many years to bring the renovation to fruition.

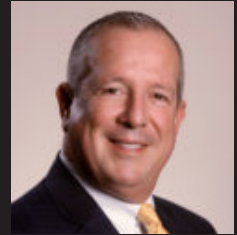
Hinchliffe, built in 1932, is one of the few remaining Negro League stadiums in the country, serving as the home of the New York Black Yankees, the New York Cubans, and at times, the Newark Eagles.

Following the tour of the stadium, the group stopped at Paterson's Great Falls National Park for a picnic lunch at a tour of the falls, and surrounding waterways built to provide waterpower to downtown factories per Alexander Hamilton's vision of a prosperous new nation.

The group then made a final stop at the Paterson Museum for a private tour led by the City's Art Commissioner and native son Mohamed Kahlil, who had many stories of his Paterson childhood to share.



## IN MEMORIAM



**Joseph A. Simonetta, Hon AIA, CAE**  
1954-2023

On March 10, 2023, Joseph A. Simonetta, Hon AIA, CAE, passed away unexpectedly while recovering from a long health battle. Joseph had worked with AIA NJ as a political advocate since 1987 and served as its Executive Director since 1995. In that time, Joseph helped to shape many pieces of legislation, such as the Building Design Services Act, A-32, that impact the AEC community.

In 2018, AIA NJ nominated and AIA National recognized Joseph for Honorary AIA Membership, conferred upon individuals who have made notable contributions to the advancement of the architecture profession but are not otherwise eligible for AIA membership.

## New Members

Anubha Agrawal, Assoc. AIA  
Sebastian Aguiar Giraldo, Assoc. AIA  
Monica Girgis, Assoc. AIA  
Jivian Halaseh, Assoc. AIA  
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Maria Vako, Assoc. AIA  
Karla Vasquez, Assoc. AIA  
Trushita Yadav, Assoc. AIA  
Edward Yim, Assoc. AIA

The Architects League looks forward to your involvement and participation. Please introduce yourself at the next live meeting or event.



# Calendar

3Q July, August, September 2023



**Storm King Art Center**  
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Ongoing  
New Windsor, NY  
[stormking.org](http://stormking.org)



**Architectural Legacy of Paul Revere Williams**  
Contemporary photography of Janna Ireland  
July 13 - October 31  
Center for Architecture  
[centerforarchitecture.org](http://centerforarchitecture.org)



**Look Here**  
Architect Suchi Reddy  
Opening Saturday, July 1  
National Building Museum  
[nbm.org](http://nbm.org)



**ALNNJ Bowling Night**  
TBA  
Montvale Lanes  
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**Architecture Now: New York, New Publics**  
12 projects for public-facing spaces across NYC's 5 boroughs  
thru Saturday, July 29  
MoMa  
[moma.org](http://moma.org)



**Fanciful Visions**  
Real and Imagined Engineered Worlds  
thru Sunday, September 17  
Morris Museum  
[morrismuseum.org](http://morrismuseum.org)



**Carl Kemm Loven: Designer of Dreams**  
Brochure that traces the life and work of this noted architect.  
Ongoing  
Glen Rock Historical Society  
[glenrockhistory.org](http://glenrockhistory.org)



**Van Gogh's Cypresses**  
The first exhibition to focus on Van Gogh's obsession with the trees  
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Metropolitan Museum of Art  
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**Sand and Sea**  
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Morris Museum  
[morrismuseum.org](http://morrismuseum.org)



**Multi-Association Summer Business Social**  
Meet new contacts  
Thursday, July 13 at 5:30pm  
Reno's Appliance in Paterson  
RSVP by July 1



**Skysmarks/Landmarks**  
Landmarks that are Skyscrapers  
Ongoing  
Skyscraper Museum  
[skyscraper.org](http://skyscraper.org)



**Georgia O'Keeffe**  
To See Takes Time  
thru August 12, 2023  
MoMa  
[moma.org](http://moma.org)



**Jaune Quick-To-See Smith**  
Memory Map  
thru August 13th, 2023  
Whitney Museum of American Art  
[whitney.org](http://whitney.org)



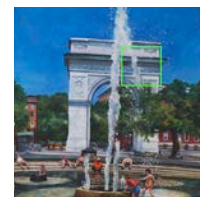
**Signals**  
How Video Changed the World  
thru July 8, 2023  
MoMa  
[moma.org](http://moma.org)



**Alan Karchmer**  
The Architect's Photographer  
thru August 14, 2023  
National Building Museum  
[nbm.org](http://nbm.org)



**ALNNJ Clearwater Sunset/Cocktail Sail**  
September 23, 2023  
Hudson River  
Visit [alnnj.org](http://alnnj.org)  
for up-to-date information



## Community Artist

**W. Bryan Collins**  
W. Bryan Collins was born in Englewood, New Jersey and currently residing in Tenafly, NJ. He was raised in a creative environment – his parents encouraged his artistic endeavors since early childhood.

Collins graduated Cum Laude from Pratt Institute with a BFA. He fulfilled a lifelong dream, to study and be a teaching assistant at The Art Students League.

He enriched his professional practice with an Artist Residency at Cooper Union and study in the sculpture department of The New York Studio School. Bryan's work can be viewed at [www.fineartamerica.com](http://www.fineartamerica.com)



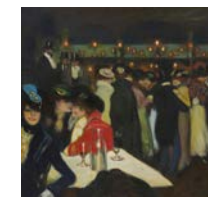
**Armory Show**  
International & Contemporary Modern Art Galleries  
September 8-10, 2023  
Javits Center  
[thearmoryshow.com](http://thearmoryshow.com)



**Art of Ezra Tucker**  
Traveling Museum Exhibition  
July 1 thru August 31, 2023  
Blauvelt Art Museum  
[blauveltartmuseum.com](http://blauveltartmuseum.com)



**Black Box PAC**  
Classics on the Lawn  
8 Weds.; July 5 thru August 23  
Englewood Public Library  
[blackboxpac.com](http://blackboxpac.com)



**Young Picasso in Paris**  
Explores a critical juncture in his artistic development  
May 12 thru August 6th  
Guggenheim Museum  
[guggenheimmuseum.org](http://guggenheimmuseum.org)



## Leagueline

The Architects League  
of Northern New Jersey  
P.O. Box 152  
Paramus, NJ 07653-0152

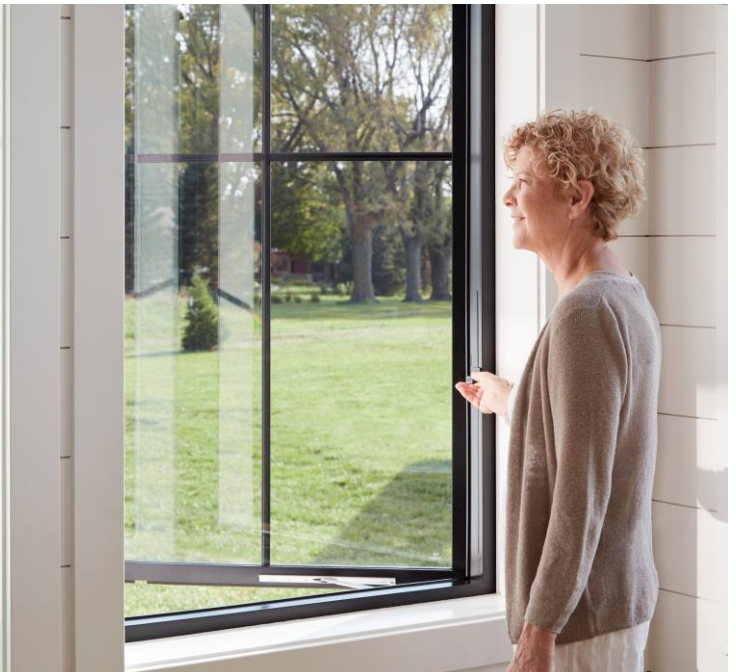
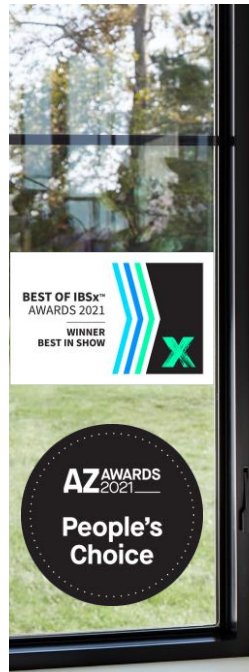


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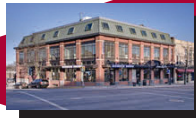


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