

LeagueLine

4Q 2024

WHAT WE DO: 8



Paramus Public Library ▲

The Library engaged our firm to design an addition to their existing children's room. The project involves the creation of a 1,958 sq. ft addition to the existing library building to expand the children's area to allow for additional events, programs, and reading space. This dedicated flexible event space for children and young adult programming will provide the Library with the opportunity to expand its abilities to serve as a public space and community center. The design features a bright, adaptable area with movable partitions, energy-efficient systems, and eco-friendly materials.

Arcari + Iovino Architects: Dariusz Bona, RA, NCARB - Partner in Charge, Anthony Iovino, AIA, Todd Hause, AIA, Melike Yildirim, Chris Santos



Atlas

Atlas is a new mixed-use 24-story residential tower that has become an iconic landmark signaling the gateway to Bergen-Lafayette in Jersey City. The east facade is pulled back featuring an open grillwork of residential balconies with magnificent views of Jersey City and Manhattan skylines. At grade, the building transitions from the scale and rhythm of the adjacent two-story masonry townhomes to 24 stories encompassing 169 residential units, roughly 9,000 sf of commercial space, 10 parking spaces, and an impressive panoramic pool deck.

MHS Architecture's Atlas Team:

Dean Marchetto, FAIA - Founding Principal, Michael Higgins, AIA - Managing Principal
Bruce Stieve, AIA - Principal, Juan Rodriguez, RA - Design Architect, Daniel Nowak, AIA - Project Manager, Kristine Manzi - Project Coordinator

PRESIDENT'S COLUMN



Dear Architects League Members,

As I write my final President's column of the year, I'm both humbled and proud to reflect

on the remarkable journey the Architects League has undertaken. This year has been one of progress, collaboration, and meaningful achievements, and I feel honored by what we've accomplished together. I believe our collective efforts have not only strengthened our section but also laid a solid foundation for continued success in the years ahead.

Since the last issue, we've celebrated several key events. In June, we gathered at the Ridgewood Country Club, where the Architects League, along with the Scholarships Committee chaired by Joseph David, AIA, awarded scholarships to four promising college and high school students. September brought us an educational walking tour of the historic Radburn community, a pioneering model for urban planning. Additionally, our member meeting that month featured an inspiring presentation by landscape architect Joe Melillo on designing multifunctional rooftop environments, a topic of growing relevance in modern architecture.

The year has flown by, and I am proud of the progress we've made. Our Board of

Trustees worked diligently to meet many of the goals we set, and we've built a strong foundation for the initiatives still in progress, ensuring their momentum carries into next year. I'd like to extend special thanks to President-elect Chris Brand, AIA, for his support in making all of this possible.

At the start of this year, we set three major milestones, two of which have already been achieved or have had their foundations firmly established: welcoming Robert Epstein as Section Manager, a role that once seemed impossible to fill, and completing a long-overdue upgrade to our website. This upgrade was more than just a redesign—it modernized our digital presence and transitioned us to a new chapter management platform, greatly improving our operations and enhancing member experiences.

The third milestone, currently in progress, is the reorganization of the Board of Trustees. We've made substantial progress with a thorough review of our board structure and bylaws. Under the leadership of Joseph David, AIA, a special committee and the board spent several months evaluating the composition of both the Executive Board and the Board of Trustees to ensure it aligns with our evolving priorities. As a result, the Board has voted to adopt a leaner structure, and bylaw amendments are under review, which will be shared with members before being finalized in the coming months.

These changes will enhance member services and streamline operations for the future.

Looking ahead, one of our primary goals is to enhance our social media presence. By revamping our strategy, we aim to engage more meaningfully with our members, attract new ones, and encourage greater involvement from those interested in participating in the board and our committees.

With just a few months left in the year, I want to express my deepest gratitude for the opportunity to serve as your President. It has been an incredible honor. I am immensely thankful to the entire Board of Trustees and our committee members for their dedication and hard work, which has been instrumental to our success. I also want to extend my heartfelt thanks to all of you, our members, for your continued support and trust.

We still have some exciting events planned before the year comes to a close, including the October Member & EPIC Meeting and the Fundraiser Bowling Event. In November, we'll host the esteemed 15th Annual Ted Kessler Walking Tour and the Arthur Davis Lecture. I look forward to seeing many of you as we wrap up another successful year.

Warmest regards,

Sean J. Van, AIA
2024 President



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Leagueline is also available online:
www.alnnj.org

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What We Do: 8



Leagueline 4Q 2024
Fay Logan, AIA
Editor

It's been 3 years since we last looked at the League member's work. These 3 years have continued our profession's re-build after the COVID-19 suppression of construction and development of new work. Many offices have reported as being "crazy busy". That being said, we wanted to see what some of that work is.

Some of the work is just now "on the boards" – a quaint description of what is most likely on a number of screens, in construction (who hasn't noticed that almost every undeveloped site now has a condo in some stage of completion) or "shiny new" and occupied. Most areas of northern New Jersey have many new buildings: new homes in every neighborhood, new in-fill street commercial spaces with apartments above to the local floor/height limits in the boro centers, and conversions of office buildings into condos in almost every suburban park.

We once again thank our colleagues who have taken the time and opportunity to share their work with us and others who can view our Leaguelines on the ALNNJ.org website. Why wouldn't any architect/office want this exposure and free advertisement?

Enjoy the fine work to follow!

Then...



Nabisco - Fair Lawn, NJ

We like to think we build for the ages..." but we have witnessed that even important structures designed by master architects can be lost due to a number of reasons. When we lose a piece of history - even if not considered by most a thing of beauty, we can feel that loss.

Case in point – Nabisco Manufacturing, Fair Lawn, NJ. For decades, the stacks at that major facility spewed steam and great aromas, seemingly 24/7. Anyone living in northern Bergen County or traveling from east to west on Rte 208, passed this facility and enjoyed the smell of baking, if not the sight. The lights went out years ago and with them those "cookie" smells. We knew "it" was over, but only the recent demolition has driven home so soundly, the loss of this piece of local history.

Ralph Rosenberg, AIA

& Now





NOAM ▲

NOAM, Yeshivat Noam in Paramus, NJ is an approved project that connects the elementary school with the middle school with a physical bridge that also provides cover for kids arriving, and picking up and for gathering under cover. The expansion is meant to create a STEAM environment.

Axis Architectural Group Ilc.: Piero Gabucci - Principal in Charge, Designer, Robert Romaine - Associate, Lisa Collins - Associate, Brian Borntrager - Associate



▲ Adaptive Reuse-Residential ▼

Conversion of existing underused office building with 1 floor addition to create 48 spacious units with extensive roof top amenities serving the converted building as well as the new 4 story residential addition with 45 unit for a total of 93 units. The buildings are connected via a pedestrian bridge that provides all units access to a passive and active roof top garden activities. The architectural character builds off the existing brick character of the older office building.

Status: Planning board application

Martin Santini Architects: Martin Santini, FAIA and Sung Park, K.R.A.



▲ Proposed Multi-Family Housing Development

We are in the early planning stages of a 40-unit multi-family housing project in Clifton NJ. The project is being designed jointly with George Held, AIA. What is unusual is that the building is nestled into a hill side and contains two levels of parking that are not connected. Using the natural grade to access the upper level of parking allows us to provide more than the required amount of parking. The building to the right is an existing senior citizen center.

Ives Architecture Studio: Joel Ives, AIA, George Held, AIA



Lake George, Bolton Landing, NY ▲

At the southern terminus of Lake George, this contemporary residence harmonizes with the serene lakeside setting. Cantilevered balconies frame panoramic views, creating a sense of openness and connection to the natural environment.

The five bedroom, four and a half bath home incorporates sustainable elements such as high-efficiency HVAC systems and superior insulation to minimize energy consumption. Additionally, a well-designed water conservation system further reduces the home's environmental footprint.

WJM Architect: Bill Martin, AIA



Spark Car Wash ►

New state of the art, high end car wash company founded in 2020. We developed and maintained the prototype design and oversee all aspects of the design and construction process.

gk+a Architects, PC: Gary Kliesch, AIA, CID, NCARB



The Hedges at Hawthorne ▶

Studio 5 Partnership designed a 118 unit, Multi-Family Residential rental building located in Hawthorne, New Jersey for The Bedrin Group. The 4-story exterior reflects elements from both the residential and industrial neighborhoods on either side, using a mix of materials such as vertical and horizontal siding along with brick, black framed windows and metal roofs with deep overhangs to articulate the elevations. The project offers a mix of Studio, 1, 2 and 3 bedroom units and 5 "live/work" units. The amenity spaces include fitness studio, tasting room and wine storage lockers, kitchen for gatherings and a coffee bar. The lounge opens to an outdoor patio and a rooftop terrace provides extra space for tenants to gather and enjoy the outdoor views of the area.

Studio 5 Partnership: Architect of Record: Linda Kreczkowski AIA ASID, Design Architect: Gary Snyder AIA, Project Manager & Designer: Julianne Everett Spec Writer: Agnes Gould, AIA, LEED AP BD+C Arch Intern/CAD Specialist: Andrew Fodor



Toyota of Hackensack ▶

New 35,000 sf state of the art service facility with 40 bays and 3 indoor service drives. Design is based on Toyota's latest AI technology and green awareness efforts to service materials that are environmentally sustainable. The demo of the older service building provides more on-site customer parking accessible from river street with convenient access to new EV charging stations. **Status:** planning board application

Martin Santini Architects: Martin Santini, FAIA and Sung Park, K.R.A.



In-Construction: Residential Project ▼

A Japanese-inspired modern home located in Bergen County, NJ. This unique home is approximately 14,000 square feet of living space across the first and second floors, providing ample room for comfort and luxury. Designed with a focus on meditative styles, the home aims to offer an oasis of tranquility and peace on a distinctive corner lot. A key feature of this home is the seamless integration of exterior and interior materials, creating a harmonious flow that blurs the boundaries between indoor and outdoor spaces.

Plan Architecture: Architect/Designer: Dan D'Agostino, Project Manager: Jesse DeRosa, Architectural Construction Drawing: Wil Gumucio



Virginia Dare Production Facility ▶

Carteret, NJ - The project was the second phase of a corporate relocation from Brooklyn to New Jersey. New corporate offices, customer interaction and support spaces and research and development laboratories were constructed alongside the production facilities, which were relocated to NJ in 2017-2019 as the first phase. The corporate offices and customer interaction spaces include tasting labs and sensory booths, encompassing 23,900 square feet, helping to create a revitalized image for the company. The research and development labs, including a pilot plant encompass 9,800 square feet, and provide a crucial link between product creation and full scale production. Careful attention to detailing of the work ensured that the spaces met the stringent requirements for an FDA certified facility.

Arcari + Iovino Architects: Edward Arcari, AIA, PP, CID, Todd Hause, AIA, Christina Kavanagh, Melike Yildirim



Most Blessed Sacrament ▼

In December 2019 Most Blessed Sacrament Church in Franklin Lakes, New Jersey, was set ablaze, leaving the beloved building in ruin. LAN Associates was hired to work in conjunction with Foresight Architects to design the rebuild. The new church will be built to match the original church layout and include a patterned circular design. The new church will include a daily chapel that can seat 80-100 people and a community gathering space. The church will have a traditional design and will be built using a variety of materials including stone, slate, wood, and glass to achieve a warm and inviting atmosphere. The historic bells from the surviving bell tower will be integrated into the design of the new building.

LAN Associates: Kenneth Karle, AIA, Matthew Wolfe, AIA, James Chen, AIA, Matthew Fink, AIA, Collin Erickson, Clara de Freitas



Four Twenty Five Summit ▲

Avenue in Journal Square is a new high-rise mixed-use multifamily development. MHS worked with the developer, Spitzer Enterprises, to create an elegant context-sensitive design for the landmark site. The project includes 390 residential units, 4,450 SF of ground floor retail space on Sip Avenue, 13,460 SF of indoor amenity spaces, an outdoor rooftop amenity deck, and a green roof. The views of Manhattan are spectacular for this transit-oriented project which is only steps away from the Journal Square Transportation Center.

MHS Architects: Dean Marchetto, FAIA - Founding Principal, Michael Higgins, AIA - Managing Principal, Bruce Stieve, AIA - Principal, Juan Rodriguez, RA - Design Architect, Daniel Nowak, AIA - Project Manager, Kristine Manzi - Project Coordinator



▲ Confidential Global Advisory and Investment Firm ▼

New York, NY - Ware Malcomb's NYC team recently completed a 3-floor, 19,700 SF tenant improvement and renovation of an existing tenant space. The workplace design, overlooking St. Patrick's Cathedral and 5th Avenue, focuses on creating an open, sophisticated, and timeless feel. Neutral tones and glass office fronts provide ample light and views. Accent walls of Venetian plaster help achieve an executive yet minimalist aesthetic.

Ware Malcomb: Damian Melo, AIA, Vincent Sorge, Roland Reyes, Kelly Lavazoli, Michael Bassen



Long Beach Island Private Residence ▶

This Long Beach Island project created a family enclave for three generations to share recreation and relaxation on Barnegat Bay.

Stacey Ruhle Kliesch, Architect, LLC:
Stacey Ruhle Kliesch, AIA, CID, LEED AP



UPSTATE, NY ▼

This new house is perched on a hill overlooking the Ashokan Reservoir. Designed as an ultimate weekend vacation house, the client's desire for a minimalist expression led to a design of exposed concrete, steel, wood and glass. The house nestles into the hillside while giving full elevated views of the lake below.

Axis Architectural Group Ilc.: Piero Gabucci - Principal in Charge, Designer, Robert Romaine - Associate, Lisa Collins - Associate, Brian Borntrager - Associate



Fair Lawn, Memorial Pool Complex

A new municipal pool complex designed to withstand a 100-year storm event and 5 feet of Passaic River water on the site. Moveable storm panels will secure the building which contains locker rooms, offices, first aid spaces and a food concession.

Ives Architecture Studio: Joel Ives, AIA



LEGOLAND New York Minifigure Skyflyer

Seeking a way to aid guests in traversing the terrain of the LEGOLAND New York Resort in Goshen, NY - LAN Associates designed a new Minifigure Skyflyer, modeled after a Leitner POMa Gondola ski lift. The new attraction zooms guests from one side of the park to another, climbing over 80 feet vertically and almost 1000 feet horizontally in less than two minutes. The themed exterior queue stretches over the pedestrian walkway, guiding guests to the point of takeoff - the gondola cabins and a party in the sky.

LAN Associates: Matthew Fink, AIA, Michael McGovern, AIA, John Ambrose





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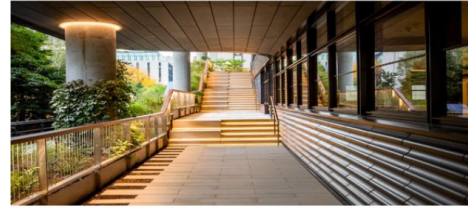
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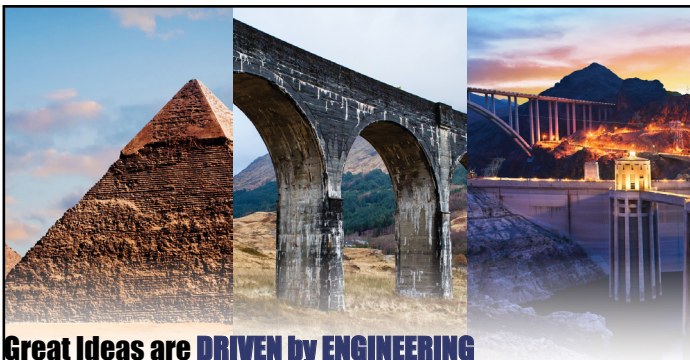
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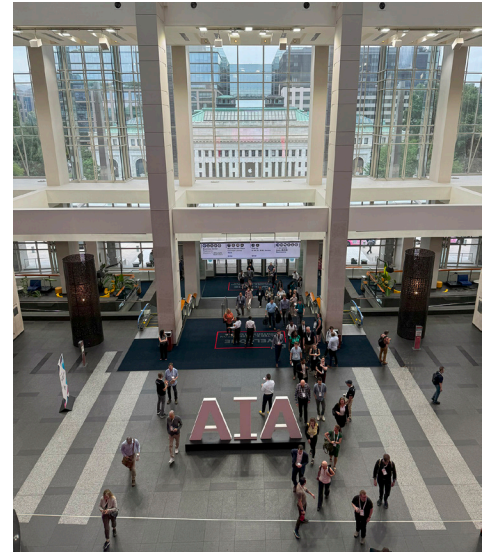
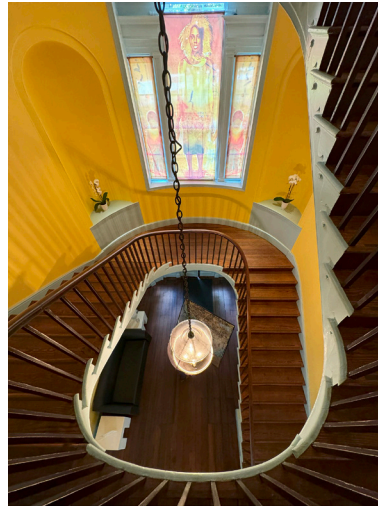
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Events

2024 AIA Conference

June 2024

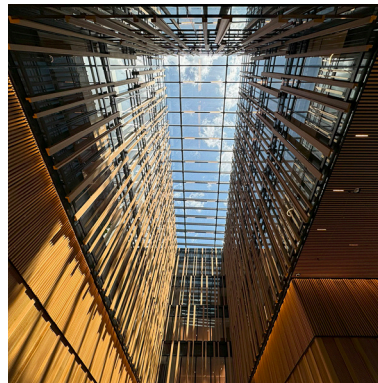
The 2024 AIA Conference on Architecture and Design was held in June at the Walter E Washington Convention Center in Washington, DC. In addition to keynote presentations, continuing education seminars and the trade show floor, tours included the brand new Australian Embassy by Bates Smart and KCCT, the Octagon at the AIA Headquarters Campus and a boat tour of the Anacostia and Potomac Rivers. The next AIA Conference on Architecture and Design will be held in Boston in June 2025.



East Coast Green Conference

Thursday, September 12, 2024 and Friday, September 20, 2024

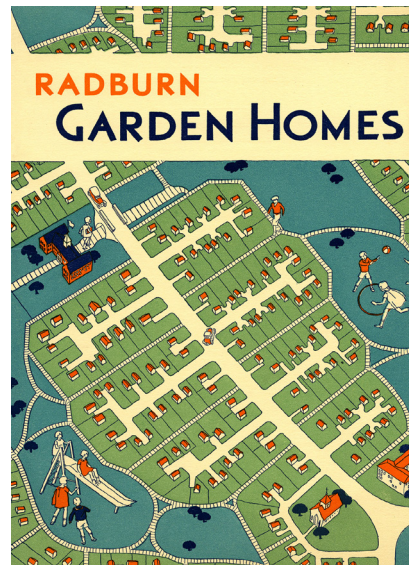
This year's East Coast Green 2024 conference, held on September 12 and 20, underscored the pivotal role architects play in sustainable design. The conference emphasized the need for innovation, collaboration, and a commitment to sustainable design, offering up to 9 LU/ HSW and 4 LU credits for attendees.



Radburn Tour

Thursday, September 5, 2024

On September 5th, a beautiful summer night, members of the Architects League enjoyed a walking tour through the HISTORIC RADBURN DISTRICT in Fair Lawn NJ. It was a new concept for a planned community designed in the 1920's by planners and architects Clarence Stein and Henry Wright with landscape architect Marjorie Sewell Cautley. Based on the tenets of Europe's garden city movement, It was dubbed "the town for the motor age," which emphasized safe green open spaces for the residents and children away from the perceived dangers of growing automobile traffic. It was designated a National Historic Landmark in 2005. The very informative tour was given by residents Rick Hampson and Stephen Taylor and ended with refreshments and a light dinner at the home of our members Suzanne and Lou DiGeronimo. A memorable evening for all.



New Members

- Santiago Rada, Assoc. AIA
- Hiba Abojabara, Assoc. AIA
- Rajat Dilip Gandhi, Assoc. AIA
- Earl S. Bell, Assoc. AIA
- Scott Murphy, Assoc. AIA
- Satia Arnad, Assoc. AIA
- Anyisel Rodriguez, Assoc. AIA
- Douglas Ladzinski, AIA
- Dongni Lu, AIA
- Haolan Luo, Assoc. AIA
- Keith Soltis, AIA
- Tracey Katchen, AIA
- Haidy Kela Said, Assoc. AIA
- Laura Lwaisy, Assoc. AIA
- Jennifer Falconi, Assoc. AIA
- Iman Messado, Assoc. AIA
- Evan Buckley, Assoc. AIA
- William Burns, Assoc. AIA

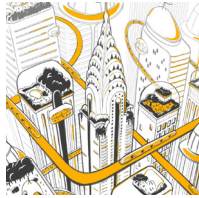
The Architects League looks forward to your involvement and participation. Please introduce yourself at the next live meeting or event.

Calendar

4Q October, November, December 2024



Built by New York
Celebrates the work of architects, designers, and affiliated professionals in the New York City design community.
October 1, 2024
Center for Architecture
centerforarchitecture.org



Archtober
Tours, lectures, workshops, panels, exhibitions, and more that are accessible to all.
October 1-31, 2024
New York City, NY
archtober.org



A Presentation & Conversation with Alan M. Hantman, FAIA
10th Architect of the Capitol at 7pm. Members will get 1.5 CEUs.
October 10, 2024
The Barrymore Film Center
Fort Lee, NJ
barrymorefilmcenter.com



Open House New York
22nd annual festival across the five boroughs for behind-the-scenes tours and special access at skyscrapers, power plants, artist studios, etc.
October 18-20, 2024
New York, NY
ohny.org



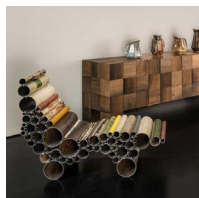
Take a Seat: Understanding the Modern Chair
Explore innovative modern chairs from the Museum's permanent collection of design.
thru October 20, 2024
Philadelphia Museum of Art
philamuseum.org



Walton Ford: Birds and Beasts of the Studio
Watercolor paintings of wild animals inspired by true or legendary stories of dramatic encounters between humankind and nature.
thru October 20, 2024
The Morgan Library & Museum
themorgan.org



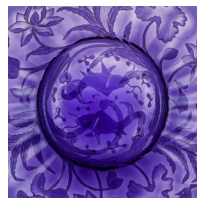
Inspired By Family & Community
Takes works submitted by Studio Montclair members and MAM staff and instructors which explore concepts of family and community.
thru October 20, 2024
Montclair Art Museum
montclairartmuseum.org



Masterworks
At The Future Perfect. Showcases pieces from the 40-year career of Piet Hein Eek.
thru October 25, 2024
St. Luke's Place
archpaper.com



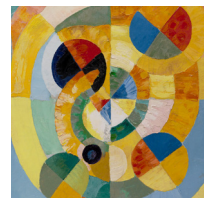
Paul Rudolph's Pharmaceutical Fortress
Tour of Endo Laboratories in Garden City, Long Island.
thru October 26, 2024
Long Island, NY
docomomo-nytri.org



Fragile Beauty: Treasures from the Corning Museum of Glass
Glassmakers combined sand, chemicals, minerals, heat, & air to create functional & decorative objects.
thru October 27, 2024
The Clark
clarkart.edu



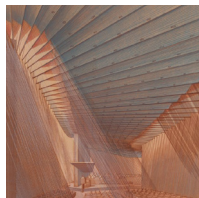
15th Kessler Walking Tour
Crosstown 34th Street, Murray Hill and Hudson Yards at 11am.
November 2, 2024
Visit alnnj.org
for up-to-date information



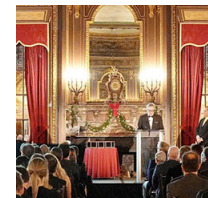
Harmony and Dissonance: Orphism in Paris, 1910-1930
Vibrant abstract art of Orphism.
November 8, 2024
Guggenheim
guggenheim.org



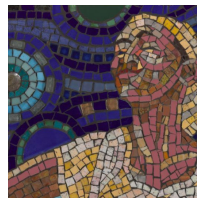
Arthur L. Davis Lecture
Michael A. Manfredi, FAIA
"Drifting Symmetries"
November 14, 2024
NJIT - Hillier College
design.njit.edu



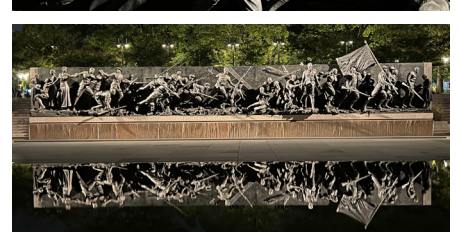
Materialized Space: The Architecture of Paul Rudolph
Private exhibition tour with curator Abraham Thomas.
November 20, 2024
The Metropolitan Museum of Art
docomomo-nytri.org



The 2024 McKim, Mead & White Awards
Celebrating Excellence in Classical and New Traditional Design in the New York Region.
December 4, 2024
The Metropolitan Club of New York
classicist.org



Byzantine Bombé: New York by Manny Vega
Mosaics and murals adorn street walls, subway stations, cultural centers, and business facades throughout East Harlem.
thru December 8, 2024
Museum of the City of New York
mcony.org



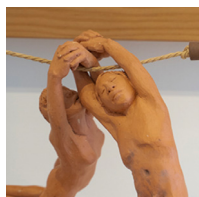
Community Artist

Sabin Howard
The classical sculptor Sabin Howard's spectacular masterwork, "A Soldier's Journey", installed in the Washington DC WWI Memorial Park was illuminated on September 13. The 58' long bronze frieze, 4.5 years in creation, was sculpted in Sabin's studio in Englewood, NJ. Sabin wants everyone to know that it is "a monument to healing and humanity itself."

The Architects League of Northern New Jersey was fortunate to have Sabin as our 2021 Arthur L. Davis Lecture presenter when the description of his life's journey in the pursuit of his art and this amazing project inspired the attending membership.



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