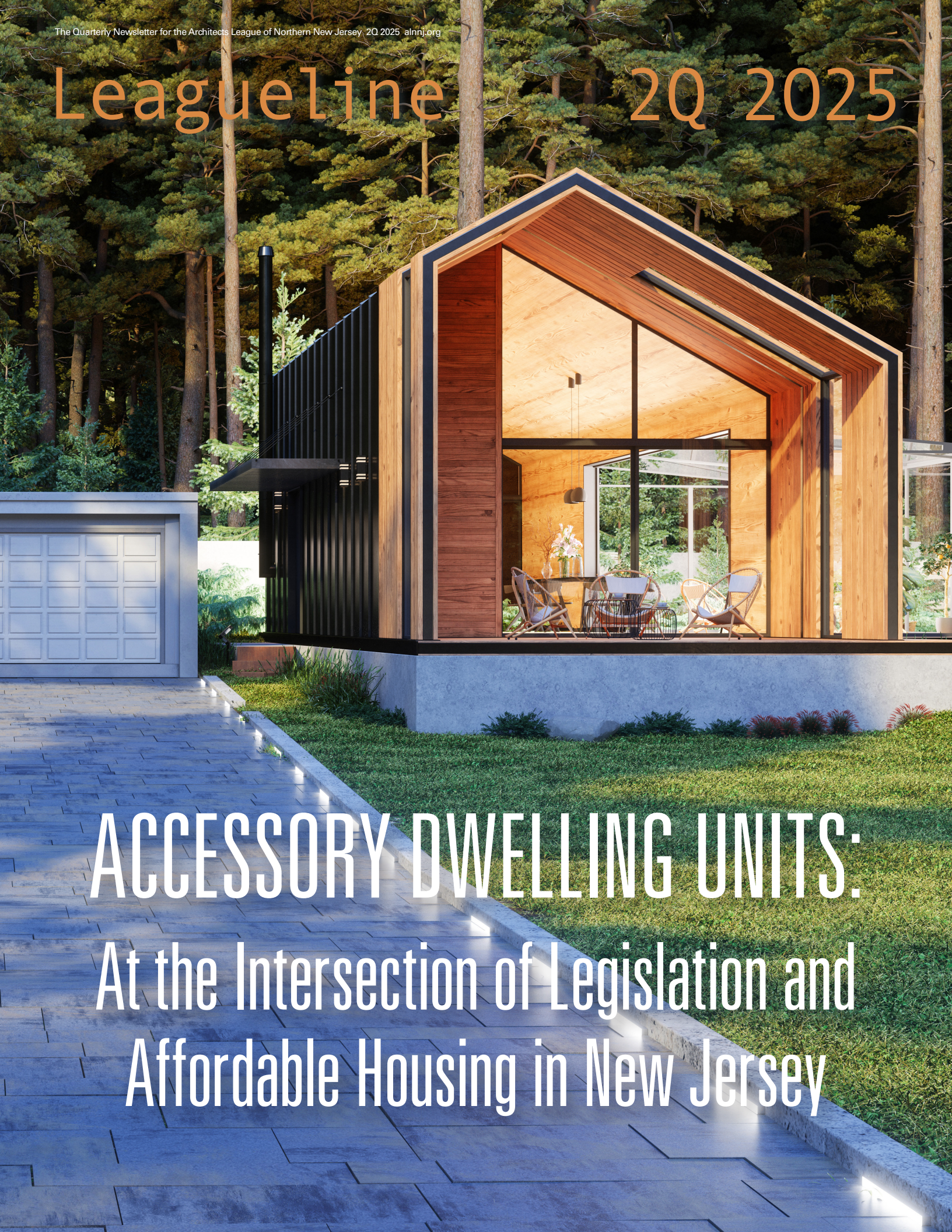


Leagueline 2Q 2025



ACCESSORY DWELLING UNITS: At the Intersection of Legislation and Affordable Housing in New Jersey

PRESIDENT'S COLUMN



I want to open by saying I am thrilled that we started the year with such a great event—one that celebrated years of League special events, recognized a dedicated member, and had outstanding attendance. I am talking about this year's opening general meeting, Fifteen Stories from Fifteen Kessler Tours, presented by Joseph E. David, AIA. Ninety members attended to hear about the past 15 years of Kessler Walking Tours, which have highlighted iconic landmarks, hidden gems, historic structures, and visionary projects. It was wonderful to relive those tours, celebrate their success, honor Joe, and catch up with all the League members who attended. I look forward to joining you all at our upcoming events.

Following the opening event, President-Elect Eric Lam, AIA, Vice President Cheryl Fothergill, AIA, and I attended this year's AIA Leadership Summit. Connecting with other leaders, I was reminded and reinvigorated by the AIA members across the country who are spearheading initiatives, engaging their communities, and championing the profession of architecture. Eric, Cheryl, and I shared the successes of the Architects League of Northern New

Jersey, advocated to our senators and congressional representatives, and brought back valuable insights to strengthen our section for years to come.

Before closing, I want to highlight the recipients of the League's Community Service Award and Anton Vegliante Award, recognized during the Installation Dinner on January 18, 2025, at Portobello:

Abigail Benjamin, AIA received the Community Service Award for her public outreach and initiatives, Young Architect pursuits, and dedication to the AIA. Thank you, Abigail, for your service throughout the years.

Matthew Fink, AIA was awarded the League's highest honor, the Anton Vegliante Award, for his service and dedication to the Architects League of Northern New Jersey, as well as his contributions to and advancement of the architecture profession. He joins the ranks of members who inspire us all to strive for excellence. Thank you, Matt.

I am looking forward to our upcoming events, including networking happy hours, the Flow Film Festival, and so much more. I hope to see you there.

Chris Brand, AIA
2025 President



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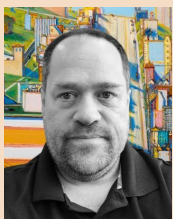
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The ALNNJ would like to thank Joe David...

for all of his hard work, especially the Ted Kessler walking tours, and the wonderful presentation of the tours that he made at the February meeting.

Accessory Dwelling Units: At the Intersection of Legislation and Affordable Housing in New Jersey



Leagueline 20 2025
Todd Hause, AIA
Editor

In 2023, the 3Q issue looked at potential responses to the need for affordable housing, including Accessory Dwelling Units (ADUs) and re-zoning to allow higher densities. Two years on, New Jersey, along with many other parts of the US, is still facing a shortage of affordable housing.

An increasing number of states, including California, Oregon, and Massachusetts, have explored the use of ADUs, and the increase in density which their construction creates, to help increase the availability of affordable housing. New Jersey is poised to follow suit with a measure passed by the state senate, and the state assembly working towards passing a corresponding bill. These bills propose in various measure; to limit locally imposed legal restrictions on ADUs; to allow ADUs to count towards local affordable housing obligations; and to provide funding to municipalities that provide easier access to affordable housing.

Meanwhile, at the local level, an increasing number of municipalities across New Jersey have written ADUs into their zoning ordinances, including Princeton, Montclair, Jersey City, Passaic, and Palisades Park. Others, including Teaneck, are currently considering doing the same.

The effects of the legislation are already showing; Princeton for example, has seen the construction of over 30 ADUs since their legislation passed. In this issue, we offer information on this increasingly popular building trend, and its potential to affect affordable housing in New Jersey.

Todd M Hause, AIA

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Are ADUs NJ's Affordable Housing Solution?

Crafted by Gabe Bailer, PP, AICP

There's been considerable discussion lately about Accessory Dwelling Units (ADUs) and their potential to address the critical need for affordable housing in New Jersey. Let's explore this topic and analyze whether ADUs can indeed be a viable solution for affordable housing in the state.

What exactly is an ADU? According to the American Planning Association, an ADU is a smaller, independent residential dwelling unit situated on the same lot as a primary residential structure, typically a single-family home. An ADU must have its own entrance and kitchen, separate from the existing residential structure. These units are known by various names, including accessory apartments, secondary suites, and granny flats. ADUs can take several forms, such as an addition to the existing home, a standalone accessory structure, or a conversion of a garage.

What exactly do ADUs offer?



Primarily, ADUs provide new housing opportunities through infill development. Due to their smaller size, the rent or purchase price for ADUs is generally lower, creating more affordable housing options. According to a NorthJersey.com article, New Jersey is short by 210,000 units of affordable housing and ranks as the seventh most expensive state for renting a modest

one-bedroom apartment. Thus, ADUs can help alleviate the housing shortage by offering additional, more affordable housing options.

ADUs also provide opportunities for home owners to collect additional rental income, and in cases provide housing for a family member where that needs care, such as an elderly family member. The additional income can help an owner being priced out of a neighborhood, and age in place where they lived for countless years.

There have been numerous articles discussing how ADUs can address the need for affordable housing. However, two critical questions remain largely unanswered:

1. Is building an ADU financially feasible?
2. Can an ADU provide affordable housing credits for a municipality's State's Mount Laurel Affordable Housing Requirement?

Financially Feasibility

Research indicates that the cost of building an ADU in New Jersey ranges from \$100,000 to \$400,000. On the high end, an estimate from a NorthJersey.com article suggests that constructing an independent 400-square-foot ADU in Montclair, complete with an accessible bathroom and kitchenette, could cost around \$400,000. This equates



to \$1,000 per square foot, which is not financially feasible compared to building a new house for the same amount. On the low end, an NJ Home article titled "4 Things to Know Before Building an ADU in NJ" lists a cost of \$100,000 for a 400-square-foot ADU, resulting in a more feasible \$250 per square foot.

The construction costs for an ADU can vary significantly based on factors such as whether the unit is detached or attached, the finishes, and the availability of utilities like electricity, plumbing, and sanitation. Since an ADU is a living unit, it must meet all building codes, provide a kitchen and bathroom, and comply with any other municipal regulations. Considering the reports, which indicate a cost range of \$100,000 to \$400,000, a reasonable average cost to construct a 400 square-foot ADU in New Jersey would be around \$200,000.

A report by Brookings, "Can Income-Restricted ADUs Expand the Affordable Housing Stock in Los Angeles," offers an in-depth analysis of construction costs and potential rental income for ADUs in Los Angeles. Similar to New Jersey, Los Angeles is facing a housing crisis. In 2022, approximately 65,000 Angelenos (residents of Los Angeles) experienced homelessness, and

nearly 60% of renter households, equating to over 1 million households, were cost-burdened.

The idea of ADUs as a solution for providing affordable infill housing, which can foster synergy between ADU tenants and homeowners (such as mutual care and assistance with chores), has been a popular topic. Recognizing the need for more housing options, California enacted legislation permitting ADUs in all single-family residential neighborhoods. While similar legislation was proposed in New Jersey, it was not adopted.

The impact of California's ADU regulations is evident: the number of ADUs in Los Angeles increased from around 2,000 in 2017 to approximately 13,000 in 2022, demonstrating the legislation's success in promoting ADU development.

The report provides construction estimates for a 600-square-foot ADU in Los Angeles, ranging from \$180,000 to \$400,000, or \$300 to \$667 per square foot. These figures are comparable to construction cost estimates in New Jersey.

Financing an ADU can be challenging, as not everyone has immediate access to \$200,000. Since ADUs are secondary to existing homes, traditional home

mortgages are not an option. The article outlines four financing options based on a construction cost of \$150,000, with a 10-year payment term and annual operating costs including insurance (\$150), taxes (\$1,500), and utilities (\$3,400).

1. Market rate loan with a 9% interest - Monthly costs \$2,361
2. Upfront grant with \$40k subsidy - at 9% interest - Monthly costs \$1,844
3. Low interest loan with 5% interest - \$2,011
4. Grant and low interest loan at 5% interest - \$1,587

Does constructing an ADU pay off financially? Will you profit from renting out the ADU unit, or will you incur a loss? To explore this in the context of New Jersey, we'll use a market rate loan with a 9% interest rate over a 10-year term for construction costs of \$150,000.

Based on this analysis, the monthly payment, including operating costs (insurance, taxes, utilities), totals \$2,361. The critical question is, what rent can you charge for an ADU? Research didn't provide specific estimates, so I'll use my own rental experience: my 550-square-foot, one-bedroom unit in Union City rents for \$1,425 without utilities, equating to \$31 per square foot. Applying this rate, a 400 square-foot detached ADU would rent for approximately \$1,050 per month.

While this rent is relatively affordable compared to other rents in New Jersey, the financial feasibility is questionable. With a \$2,361 monthly payment and \$1,050 in rent, you would incur a monthly loss of \$1,311. Thus, under these conditions, constructing an ADU for \$150,000 and renting it out does not make financial sense. In fact, even in options 2-4 above, one would still be losing money.

NJ Affordable Housing Regulations and Affordable Housing Credits

For those unfamiliar with New Jersey's Affordable Housing Requirements, the state has one of the most progressive frameworks in the US. This originates from the Mount Laurel Doctrine, which stems from two landmark New Jersey Supreme Court cases in 1975 and 1983.

In 1975, known as Mount Laurel I, the New Jersey Supreme Court ruled in favor of the Southern Burlington County NAACP, which sued the Township of Mount Laurel for zoning laws that effectively excluded low and moderate-income families. The court mandated that municipalities must provide their "fair share" of affordable housing.

Mount Laurel II, decided in 1983, reinforced this by introducing "builder's remedy" lawsuits. This allowed developers to sue municipalities that failed to provide adequate affordable housing, resulting in court-ordered construction to meet these obligations.

The outcomes of these court decisions are subject to varying opinions. Some argue that they have successfully facilitated the creation of much-needed affordable housing for New Jersey residents. According to estimates from the Fair Share Housing Center, approximately 50,000 to 60,000 units of affordable housing were created between 1985 and 2015. This translates to roughly 1,833 affordable units per year. Extending this estimate to 2024 suggests that an additional 16,500 units may have been created, bringing the total number of affordable housing units produced since the 1985 Mount Laurel decision to approximately 65,000 to 75,000.

Conversely, some believe these rulings have led to high-density

developments in inappropriate areas and provided developers a back door method to pursue such projects through builder's remedy lawsuits. As with most issues, opinions on the impact of these court decisions vary widely.

Municipalities have various methods to comply with their fair share housing obligations. These options include 100% affordable housing developments and group homes for the developmentally disabled. However, the most common approach is through high-density development projects, where at least 15% of the units are designated as affordable. For instance, in a proposed 100-unit development, 85 units would be market-rate, and 15 units would be affordable.



The rationale behind this method is that the cost of building and providing affordable housing units can be prohibitive. Therefore, developers rely on the additional market-rate units to offset the costs associated with the affordable units. This approach has sometimes spurred redevelopment and provided residential developments in suitable areas, such as downtowns near public transportation. Conversely, it has also resulted in high-density development in less appropriate areas.

To protect themselves from builder's

remedy lawsuits, municipalities in New Jersey prepare a Fair Share Housing Element. This element serves as a blueprint for how each municipality plans to meet its affordable housing obligations. The number of affordable housing units a municipality is required to provide is determined by the state, based on factors such as construction growth rates, availability of vacant land, and other variables. This number often sparks controversy, with some municipalities finding the requirements unreasonable while others accept them.

For protection against builder's remedy lawsuits, a municipality's Planning Board and Council must adopt the Fair Share Housing Element. Typically, the non-profit Fair Share Housing Center reviews and often opposes these plans, leading to revisions. Once an agreement is reached, a settlement is signed and the Courts approve the Fair Share Housing Element, thereby protecting the municipality from builder's remedy lawsuits.

The high-density model for providing affordable housing is not always self sufficient. Many municipalities are fully developed with little to no vacant land available for new projects. Redevelopment of underutilized properties has become more common, but such opportunities are limited. Additionally, new NJ DEP rules further reduce the available areas for construction.

What can municipalities do to meet their state-mandated affordable housing obligations when there is no more land to redevelop? Accessory Dwelling Units (ADUs) present a viable option for appropriate infill development, helping municipalities fulfill their fair share housing requirements. ADUs can provide additional housing units without the need for large-scale redevelopment, making them a practical solution in land-constrained areas.

According to NJAC 5:93, the substantive rules of the New Jersey Council on Affordable Housing, accessory dwelling units (ADUs) are recognized as a realistic method for municipalities to meet their fair share housing obligations. Specifically, NJAC 5:93-5.8 identifies ADUs as Accessory Apartments, noting their potential in this context:

- A** Up to 10 accessory apartments may be used to address a municipal housing obligation. A municipality using an accessory apartment program shall:
 1. Demonstrate that the housing stock lends itself to accessory apartments. The Council will favor a large (measured in square feet), older housing stock;
 2. Provide at least \$10,000 per unit to subsidize the creation of the accessory apartment;
 3. Demonstrate that rents of accessory apartments will average 57.5 percent of median income, including utilities. The rent shall be based on the number of bedrooms in accordance with N.J.A.C. 5:93-7.4;
 4. Demonstrate that accessory apartments will be affirmatively marketed, in accordance with N.J.A.C. 5:93-11; and
 5. Designate an agency to administer the program
- B** Accessory apartments shall be exempt from Council bedroom mix requirements (N.J.A.C. 5:93-7.3).
- C** Accessory apartments which have been constructed prior to the municipal adoption of a municipal accessory apartment ordinance or are otherwise illegal may be eligible to address a fair share obligation if a municipality addresses the criteria listed in (a) above and (e) below except that no municipal subsidy shall be required. In addition, the occupant's income must be below 80 percent of median income and the rent must be a Council permitted rent.
- D** Accessory apartments that are age restricted shall be included with the 25 percent that may be age restricted pursuant to N.J.A.C. 5:93-5.14.
- E** Controls on affordability on accessory apartments shall remain in effect for at least 10 years. To be eligible for a rental bonus pursuant to N.J.A.C. 5:93-5.15, controls on affordability shall remain in effect for at least 30 years.
- F** The Council shall assess the municipality's accessory apartment program at the end of a two year period from date of substantive certification and shall require any necessary changes but not limited to the zoning of an additional site.

If the ADU model is viable for providing affordable housing, why haven't more municipalities adopted it? There are a few reasons. Although the concept of ADUs is not new, it has gained popularity recently for appropriate infill development and providing affordable housing due to their smaller footprint and square footage. This idea has garnered more exposure across the US, including in New Jersey.

Several New Jersey municipalities, such as Princeton, Maplewood, South Orange, and Montclair, have adopted ADU ordinances. This has led to the creation of ADUs within these municipalities, with Princeton leading the way with 38 ADUs developed as of April 2024, according to an NJ.com article.

The question remains whether any of these ADUs have been credited toward these municipalities' fair share housing requirements. As of now, I don't have an answer, but I hope to gain more clarity on this issue in the future.

Another reason municipalities have not widely adopted the ADU option is its economic feasibility. As mentioned earlier, constructing an ADU in New Jersey can be costly, ranging from \$200,000 to \$400,000 per unit. If developers are required to rent these units at rates affordable to very low, low, or moderate income individuals, the financial viability diminishes further, especially considering the 10-year deed restriction.

However, while this may not be financially feasible for developers, it could be a viable option for families who want to build an ADU for a relative, such as an elderly parent or a young adult. For these families, the decision may be based more on family needs than on financial considerations. The family member would still need to pay rent to meet eligibility requirements.

Additionally, ADUs must be affirmatively marketed to ensure fair access. However, the property owner retains the final say in who rents the unit. As long as the ADU is affirmatively marketed, it can potentially count towards the municipality's affordable housing obligations. This provides an opportunity for municipalities to meet their affordable housing requirements through ADUs.

Unfortunately, even though ADUs are recognized as a viable option for providing affordable housing, New Jersey's new affordable housing regulations limit the maximum number of ADUs a municipality can receive credit for to 10, and did not change with the 2024 affordable housing amendments. This cap is insufficient to significantly impact the overall affordable housing needs in many communities.

To enhance the successful implementation of ADUs, more incentives need to be provided to developers and nonprofit organizations. These incentives could include tax credits, funding from federal, state, and local grants, the use of affordable housing trust fund monies by municipalities, or the offering of tax exempt bonds by municipalities to finance ADU projects.

In conclusion, the issue is complex. ADUs are a potential solution for providing much-needed affordable housing. However, the financial feasibility of building an ADU and generating sufficient rental income to cover costs is challenging. ADUs are not particularly attractive to developers due to thin profit margins, especially when adhering to affordable housing regulations. Government or municipal assistance is crucial to offset these costs and make ADUs a viable option for affordable housing in New Jersey. I hope such support becomes available to make this a reality.

NEW JERSEY ASSEMBLY BILLS

#2489

SYNOPSIS: Concerns development of accessory dwelling units.

An Act concerning accessory dwelling units, supplementing and amending P.L.1975, c.291, and amending P.L.1985, c.222.

www.njleg.state.nj.us/bill-search/2024/A2489/bill-text?f=A2500&n=2489_11

#2792

SYNOPSIS: Concerns development and use of accessory dwelling units.

An Act concerning accessory dwelling units, supplementing P.L.1975, c.291 (C.40:55D-1 et seq.) and P.L.1993, c.30 (C.45:22A-43 et seq.), and amending P.L.1985, c.222.

www.njleg.state.nj.us/bill-search/2024/A2792/bill-text?f=A3000&n=2792_11

#4370

SYNOPSIS: Concerns development of accessory dwelling units and related municipal land use regulations.

An Act concerning accessory dwelling units and supplementing P.L.1975, c.291 (C.40:55D-1 et seq.).

www.njleg.state.nj.us/bill-search/2024/A4370/bill-text?f=A4500&n=4370_11

#4913

SYNOPSIS: Establishes certain State funding preferences for municipalities that enhance opportunities to develop housing.

An Act establishing certain State funding preferences for municipalities that adopt certain strategies to encourage denser residential development, supplementing Titles 40, 52, and 27 of the Revised Statutes and amending P.L.2000, c.72.

www.njleg.state.nj.us/bill-search/2024/A4913/bill-text?f=A5000&n=4913_11

These Assembly bills are before the Assembly Housing Committee and are expected to be merged into single bill matching the Senate Bill S2347.

SENATE BILL

#2347

SYNOPSIS: Concerns development of accessory dwelling units and related municipal land use regulations.

An Act concerning accessory dwelling units and supplementing P.L.1975, c.291 (C.40:55D-1 et seq.) and P.L.1993, c.30 (C.45:22A-43 et seq.).

www.njleg.state.nj.us/bill-search/2024/S2347/bill-text?f=S2500&n=2347_U1

A few thoughts... on ADUs and Density

A presumed large driver of high housing costs is the desire by many communities to keep a certain character by keeping density low. Achieved by zoning exclusively for single-family houses. Of course, this is the perfect situation to introduce ADUs which naturally increase the density while presumably not radically altering the character of the neighborhood.

However, infilling with ADUs will add to the demand loads on the area's utility infrastructure, including traffic and parking as well as the myriad pipes and wires that we all rely on. With ADUs, this happens in small but cumulative amounts, in areas perhaps considered fully developed, and which may not have much additional capacity, or in the case of roadways, space to widen streets.

In large scale and planned development, the burden for creating or upgrading infrastructure is typically placed on the developer, but for ADUs there is no corresponding mechanism for funding upgrades. The potential need for upgrading a locality's utilities is not addressed by the state legislation which in actuality, seeks to limit a municipality's ability to impose utility connection and capacity charges when an ADU is created.

Under such conditions, municipalities that are considering adopting ADUs might need to consider the current capacity of its utilities to avoid a situation in which it may find itself in need of upgrading multiple systems, without a clear source of funding in order to affect a relatively small change to its affordable housing needs.

Todd M Hause, AIA



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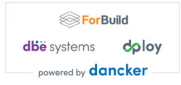
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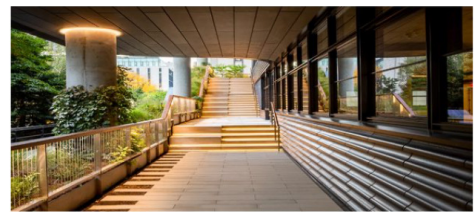
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Events

Installation Dinner

Saturday, January 18, 2025

On January 18, our members met at Portobello in Oakland to celebrate the installation of our 2025 board. Congratulations to incoming President, Chris Brand, AIA, and many thanks to 2024 President Sean Van, AIA. The event was hosted by 2024 Past President, Christopher Dougherty, AIA. The Board was sworn in by 2025 AIA-NJ President, Andrew Thompson, AIA. During the evening, the following awards were announced:



AIA Local Design Awards



ANTON VEGLIANTE AWARD
Matthew Fink
AIA



COMMUNITY SERVICE AWARD
Abigail Benjamin
AIA

AIA Leadership Summit 2025

February 24-26, 2025

Chris Brand, AIA, Cheryl Fothergill, AIA, and I attended the AIA Leadership Summit in Washington, D.C.

The summit opened with a general session highlighting key updates from the AIA Strategic Council, including a review of 2024 accomplishments and a vision for the coming year. The keynote session, Forward Momentum: Evolving the Profession of Architecture, featured a conversation between Evelyn Lee, President of AIA, Illya Azaroff, President-Elect of AIA, and Leah Bayer, Council CA. Among a few relevant topics, they emphasized how newer generations seek different practice models focused on work-life balance and how firms must adapt to these shifts. A series of open sessions provided deeper exploration into key topics, including aligning profit with purpose, supporting equity and inclusion, and fostering climate leadership.

Day two focused on leadership within the AIA and on broader civic engagement. Candidates for the AIA Board of Directors shared their platforms, and Baratunde Thurston's keynote, How to Citizen, challenged architects to engage with communities through meaningful participation and collaboration.

The final day, known as Hill Day, centered on legislative advocacy, with ALNNJ representatives visiting the offices of several New Jersey congressional representatives. Discussions focused on critical issues such as design freedom, fee limitations for federal contracts, housing, and tax incentives for architects.

ALNNJ March Meeting: The Value of Partnering with a Professional Architecture Photographer

Tuesday, March 18, 2025

An insightful presentation by Andy Ryan on The Value of Partnering with a Professional Architecture Photographer. This discussion highlighted the long-term benefits of working with a photographer who understands and values your firm's unique design.



February Meeting

Thursday, February 20, 2025

For the February meeting, Joe David invited everyone to Maggiano's at Riverside Square to see his presentation "Fifteen Stories from Fifteen Kessler Tours," where he spoke about the origin of the tours and then shared some of his favorite stories from each one.



New Members

Amina Blacksher, Assoc. AIA
Tess Brown, Assoc. AIA
Milos Djordjevic, Assoc. AIA
Adam Maiser, Assoc. AIA
Riya Nerurkar, Assoc. AIA
Amruta Patil, Assoc. AIA
Nicholas Piquero, Assoc. AIA
Vruti Shah, Assoc. AIA
Pranath Thakkar, Assoc. AIA

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

ALNNJ Happy Hour!

Tuesday, March 4, 2025

On March 4th, from 6 to 9 pm, the league hosted a delightful happy hour at the Glen Rock Inn. Approximately twenty members attended, enjoying a pleasant evening of catching up, socializing, and getting to know one another.

Calendar

2Q April, May, June 2025



Cooper Together 2025: Brooklyn

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socratesculpturepark.org



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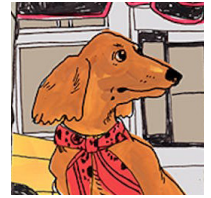
Beyond Architecture: The NEW New York

A discussion of essays, by Justin Davidson and Nat Oppenheimer, that commemorate the 60th anniversary of the passage of the New York City Landmarks Law.
April 15, 2025
The Skyscraper Museum
skyscraper.org



Hyundai Terrace Commission: Marina Zurkow

Titled The River is a Circle, features a new site-specific work that engages with the ecologies of the Hudson River and the neighborhood surrounding the Whitney.
April 2025
Whitney Museum of American Art
whitney.org



Pets and the City

Explore the visual history of New Yorkers and their animal companions over the last two and a half centuries.
April 20, 2025
The New York Historical
nyhistory.org



Secrets of The Brooklyn Bridge & DUMBO Tour

Discover the history behind the Brooklyn Bridge and explore its many hidden secrets!
April 20, May 17, June 22, 2025
Untapped New York
untappedcities.com



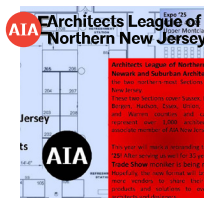
Dispositional Intelligence in Architecture

The Yale School of Architecture hosts architect, writer and educator Jose Aragüez, with Sunil Bald, Professor Adjunct.
April 21, 2025
Yale University, Paul Rudolph Hall
docomomo-nytri.org



Ted Kessler Tour

Follow Ted Kessler on walking tours throughout Manhattan.
May 4, 2025
TBD
Visit alnnj.org
for up-to-date information



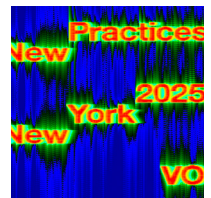
ALNNJ/AIANS Annual Trade Show

Discover top vendors, engage in seminars, enjoy great food, networking, and more.
May 8, 2025
Teaneck Marriott at Glenpointe
Visit alnnj.org
for up-to-date information



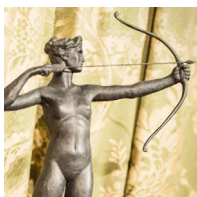
AIANY Design Awards 2025

Features Honor, Merit, and Citation recipients in the categories of Architecture, Interiors, Projects, and Urban Design.
May 8, 2025
Center for Architecture
centerforarchitecture.org



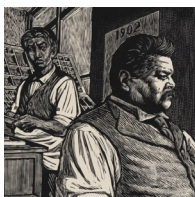
New Practices NY 2025: Voice

Recognizes and promotes architecture and design firms founded in New York City within the last 12 years.
May 8, 2025
Center for Architecture
centerforarchitecture.org



The 44th Annual Arthur Ross Awards

Recognize and celebrate the achievements and contributions of architects, painters, sculptors, artisans, and others.
May 12, 2025
Institute of Classical Architecture & Art
classicist.org



Democratizing Prints: The JoAnn Edinburg Pinkowitz Gift

Three hundred prints by Mexican and other (mainly American) artists who worked in Mexico.
thru May 13, 2025
The Met
metmuseum.org



Women Architects at Work: Making American Modernism

Discussions by Mary Anne Hunting and Kevin D. Murphy.
May 13, 2025
The Skyscraper Museum
skyscraper.org



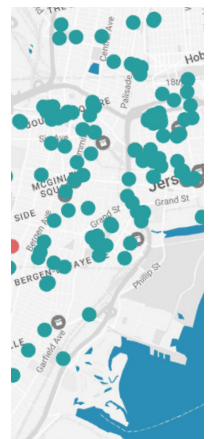
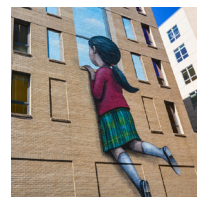
NYC x DESIGN Festival

An annual, citywide celebration that highlights hundreds of events.
May 15-21, 2025
NYC x DESIGN
nycxdesign.org



Jersey City Mural Arts Program

Initiated in 2013 and funded by a Clean Communities Grant, the Jersey City Mural Arts Program is a Mayor's Office Initiative that links established and emerging local, national and international mural artists with property owners citywide as part of an innovative beautification program that reduces graffiti, engages local residents and is transforming Jersey City into an outdoor art gallery.



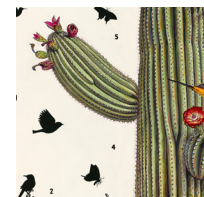
2025 Whitney Gala

Honoring Richard M. DeMartini, Barbara Haskell and Amy Sherald.
May 20, 2025
Whitney Museum of American Art
whitney.org



Tyler Chan: Montclair Snap Memories

Solo Exhibition of Montclair-Native photographer Tyler Chan.
April 10 - May 25, 2025
Montclair Art Museum
montclairartmuseum.org



James Prosek: At Work

Celebrates the significant projects that define the artist's first 30 years of artmaking.
thru June 8, 2025
Morris Museum
morrismuseum.org



Prospecting Ocean

A multimedia artistic research project that investigates the technocratic entanglement of industry, science, politics, and economics at the frontiers of ocean exploration, by Armin Linke.
thru June 27, 2025
Arthur Ross Architecture Gallery
arch.columbia.edu

Going strong with over 200 murals and 130 artists, the JCMAP is keeping up with development and bringing new life into existing neighborhoods and urban streets.

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