

April 16, 2012

**SPOTLIGHT: ARCHITECTURE/CONSTRUCTION**

**NJBIZ SPOTLIGHT**

# Developers boost multifamily pipelines as interest increases

BY JOSHUA BURD

The state's red-hot apartment market has provided a lift for firms like **Jarmel Kizel Architects and Engineers Inc.**, in Livingston, which has a multifamily pipeline that has grown significantly in the past 12 to 18 months.

Architects are "intimately involved" in everything from land entitlement and government approvals to building design

and branding efforts for new apartment buildings, said **Matthew Jarmel**, principal of the firm. That has meant a considerable source of work for Jarmel Kizel, and that's expected to continue as "a wide range of developers" look toward the multifamily sector.

"We're writing a lot of proposals, and I would say that half of the proposals we're writing in a week are multifamily-related,"

said Jarmel, whose firm is currently working on at least seven apartment projects across northern New Jersey.

The firm's newest designs include new technology like a "virtual concierge" system, which allows a building to be monitored remotely by an off-site door operator, Jarmel said. The projects also call for state-of-the-art building controls and features that cater tenants who are seek-

ing "sustainable lifestyle" and reduced utility costs.

"Similar to other parts of the industry, a lot of developers are very interested in green and sustainable design for apartment buildings because they think it attracts certain types of tenants," Jarmel said.

E-mail to: [jburd@njbiz.com](mailto:jburd@njbiz.com)

On Twitter: @JoshBurdNJ