



PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING

Thursday, May 01, 2025, at 10:00 am

This notice was mailed on April 18, 2025 to all Manalapan Residents. All applications are available for public review at Town Hall.

Architectural Commission	Town Staff
Stewart Satter, Chair	Eric Marmer, Town Manager
Vacant, Commissioner	Jacek (Jack) Tomasik, Building Official
Kristin Rosen, Commissioner	Erika Petersen, Town Clerk
Hank Siemon, Commissioner	Alice Everard, Zoning Admin.
Niki Peterson, Commissioner	Keith Davis, Town Attorney
J.D. Bols (1st Alt.)	
Steven Locante (2 nd Alt.)	

**CALL TO ORDER & PLEDGE OF ALLEGIANCE
OATHS OF OFFICE & SWEARING IN**

CONSENT AGENDA:

1. **APPROVAL OF MINUTES March 6th, 2025 ARCOM Meeting**

REGULAR AGENDA:

1. **ITEMS FOR CONSIDERATION**

- 1.1 **Case No. AR-25-07**

NNCID LLC, 800 S. Ocean Blvd., requests approval for the addition of a generator. The generator, which will serve the guest house previously approved by ARCOM in February 2025, will be installed within an existing walled equipment yard located adjacent to the north side elevation of the main house. The generator will be screened from the side by the equipment yard wall and a mature side yard hedge and from the front by the equipment yard wall and landscaping.

- 1.2 **Case No. AR-25-08**

Ralph and Mary Gesualdo, 1920 S. Ocean Blvd., request approval for exterior modifications to the house and the addition of a covered loggia in the rear yard. The house is proposed to be updated by replacing all windows and doors and relocating, adding or adjusting the sizes for some of the windows and doors. Other changes to the outside of the house include, fenestrations of cast stone that will be replaced with real stone including columns and some wall panels, new metal balcony railings, new exterior light fixtures at the front door entry and above the garage, replacing the existing roof material with two-piece barrel tile similar to the existing, install new chimney caps, new stained cypress for garage doors and shutters for some windows, and modifying the overhangs with a more historically accurate detail of wood rafter and tails. Structural additions include a covered loggia supported by stone columns and adding a bay window to the master bedroom on the rear façade. Colors for proposed materials include, roof tiles consisting of Alcazara Rustic Alhambra two-piece tile flash blend, exterior walls in Chantilly Lace (OC-65), gray stained cypress for wood trims, Portugal Limestone stonework, and metal work, windows and doors in Ral -6020- Chromegreen. Landscaping will not be affected.

- 1.3 **Case No. AR-25-09**

JSEJ LLC, 920 S. Ocean Blvd., requests approval to remodel the existing garage and construct a new underground garage. A Special Exception approval for a new 3,255 sf underground garage was given by TCOM at its April 2025 meeting. The access to the underground garage is on the west side of the structure underneath the existing raised motor court. Its visible west elevation will consist of a clear anodized pedestrian door and garage door with design elements including glass lites, natural Brazilian “IPE Teak” wood plank cladding topped by a painted smooth stucco finish over masonry to match existing. The front facing garage door will be screened from A1A views by a 6 ft. high site wall and driveway entry gate as well as a tennis court screen. The existing 4-car garage will be converted into habitable space. The garage doors will be replaced with clear anodized windows in new openings to match the existing windows of the residence. An open staircase will be enclosed to connect the former garage space with the house and include new windows and a clear anodized door. New driveway material is proposed and will consist of 16 in. x 32 in. Porcelain Dark Silver Grey pavers. Landscaping will not be affected.

- 1.4 **Case No. AR-25-10**

35 Spoonbill LP, 35 Spoonbill Rd., requests approval for changes to the exterior of the home and approval for a new landscape plan both originally approved by ARCOM at its September 2022 meeting. Changes and/or eliminations (due to product unavailability) to the home’s exterior include: increase in size to window openings on the south (side) elevation, eliminations of the wood batten system at some first-floor window locations at the west (front), south (side) and north (side) elevations; eliminations of the Cavastone porcelain tile surfaces from some second-floor locations including the

west (at SW corner) and north (at NW corner) elevations, and elimination of the aluminum fixed shutters on the second floor east elevation, address numbers on the west elevation. Additions to the site include, a 4ft high black mechanical fence which has been installed at each rear corner of the home, additional air conditioning units to both sides of the house and a generator proposed to be located at the SE corner of the south elevation. An in-ground planter has been added to the motor court between the one car garage and the front door entrance, and a 2 ft.- 6 in. high planter has been added that wraps around the base of the rear yard pool deck. The motor-court, including driveway apron, will also include randomly placed artificial turf strips in between the previously approved charcoal gray pavers as too will the steps consisting of porcelain tile that lead up to the entry door. The previously open-air garden area between the one-car garage and the home has been updated to include an outdoor shower and tub area with a gravel and paver floor, enclosed on its north elevation by utilizing the wood batten system on top of a 36 in. high retaining wall and as a partial overhead covering ("Knotwood" 2 x 4 Batten System in White Ash finish) and a solid wall clad with vein cut ivory color Travertine with satin finish in random sizes on its motor-court side. A new landscape plan has been provided and was revised to reflect substitutions that were made due to the unavailability of previously approved plantings. The new plan features two specimen Canary Island Date Palms located on each side of the driveway entrance as well as additional plantings used to soften the front façade and to screen ground and wall mounted equipment. Granite gravel will be utilized for each side yard to accommodate the abundance of shade resulting from the establishment of a dense Silver Buttonwood shrub and tree hedge adjacent to property lines.

1.5 Case No. AR-25-11

Dresden and Angelo Abbenante, 110 Spoonbill Rd., request approval for changes to the front elevation of the home. The Front entry facade is proposed to be clad with limestone slabs, in 'natural limestone' finish. The entrance arch will have the same decorative trim as was previously approved at the April 2023 ARCOM meeting which was temporarily installed with a painted foam product. Above the entrance vestibule projection, rectangular cut outs above the arch are to also receive cladding with flat panels in-between to enhance the aesthetic.

1.6 Case No. AR-25-12

860 South Ocean Manalapan LLC, 860 S. Ocean Blvd., requests approval for a new two and one-half story home with a basement. The Italianate style home features a gated main entrance with cobblestone driveway which leads up to a decorative patterned motor-court flanked on one side by a four-car garage and on the opposite side by an exercise room. The garage and the exercise room are each connected by covered walkways which lead up to the grand stairs, showcasing a symmetrical West façade which incorporates a fountain and lawn areas separated by a walkway leading to the entry door. Each side yard will include an in-ground fountain, paver walkways leading to the rear yard and a walled mechanical equipment yard, to include a generator, located immediately adjacent to the south side of the garage. The rear yard features a swimming pool and spa axially centered on the main house with steppingstones at each end of the pool and covered Loggias to the North and South of the rear facade. The existing site wall will remain for use and will include a pedestrian gate access at the front NW corner of the property. Decorative materials utilized are in natural muted colors and include smooth stucco wall finishes in Dune White (BM 968), variegated clay barrel roof tiles (Granada handmade clay tile from Guatemala), limestone dental corbels, stacked coursed limestone cladding for wall sections, cast stone quatrefoil, stacked coursed limestone, arches with stacked limestone, wrought iron exterior sconces, painted wood rustic doors in a brownish color, powder coated aluminum dark wood color shutters, cast stone Corinthian columns, powder-coated aluminum Espalier Grate (BM Iron Ore SW 7069), and various painted windows and doors in Grenada Villa (BM690). A landscape plan has been provided.

2. Questions for ARCOM to Consider

- 2.1** Allow staff to send Commissioners digital links to final ARCOM project plans via email for review before scheduled meetings.
- 2.2** Discussion on the expiration of ARCOM orders, Sec. 152.21(C), and whether staff can be allowed to determine if approved plans or parts of approved plans may be extended after the ARCOM order expires and criteria within which this might be allowed.

ADJOURNMENT

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made at this meeting or hearing, such interested person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Town does not provide such a record. The meeting/hearing will be continued from day to day, time to time, and place to place, as may be found necessary during the aforesaid meeting. Please note that one or more Town Commissioners may attend this meeting and may speak. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. Please contact the Town Clerk at (561) 585-9477 - 600 South Ocean Blvd., Manalapan, FL 33462 - epetersen@manalapan.org