



PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING

Wednesday, June 04, 2025, at 10:00 am

This notice was mailed on May 23, 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 May 1th, 2025 ARCOM Meeting

REGULAR AGENDA:

1. ITEMS FOR CONSIDERATION

1.1 Case No. AR-25-13

Mark Cohen, 25 Audubon Cswy., requests approval for landscape modifications. Landscape additions will be to the east side between the house and the existing side and rear yard established buffer hedge lines. Shade trees including Powder Puff Tree, Fern Tree, Hibiscus Tree, Silver and Green Buttonwood Trees are proposed to be located adjacent to the house and adjacent to the inside of the buffer hedge lines. Additionally, palm trees will be added such as Christmas, Cabada, Screw Pine, Pygmy Date and Montgomery palms. Numerous ground plantings are proposed, some of which include Ti Plants, Alocasia, Shell Ginger, Begonia, Jasmine and Philodendron. A new landscape plan has been provided.

1.2 Case No. AR-25-14

1960 S. Ocean Blvd LLC, 1960 S. Ocean Blvd., request approval for a new single-family residence. The Tropical Modern-style 50,000 sf. home with flat roof is designed to blend with its abundant natural surroundings and will consist of two and one-half stories and include a guest house consistent in style with the main house. The unique two-grid design gives the appearance of each floor stacking atop the other, each at a different angle and will maximize views of the Intracoastal and Atlantic Ocean throughout different spaces of the residence. The exterior construction of the home utilizes mixed surface materials including, the front entry door consisting of a batten-wood clad surface, dark bronze and wood grain finish aluminum cladding panels surfaces, Statuario Marble stone and Vena Grigio stone finishes, low-iron insulated impact glass windows and doors with dark bronze aluminum frames. The proposed use of wood elements for surfaces and smooth white stucco will provide contrast to various areas of the home. Aluminum materials are used to shade the residence from low sun angles on the east side while mixed materials on each level add a distinctive look. The front of the home is accessed from one of two driveways which consist of light gray poured concrete with lawn joints. The north gated driveway entrance leads into a side yard motor-court with garage access on the NE corner of the north façade. Behind the first motor-court is a second motor-court with added parking in front of the guest house which is situated in the NW corner of the lot. The front centrally located gated driveway access includes a small motor-court behind the gate while the driveway turns to the south leading to a garage entrance on the south façade opening into the half-story basement allowing for indoor parking of numerous cars in a “car museum.” In addition to the “car museum”, the half-story basement incorporates gaming and lounge areas with a panoramic view of the Intracoastal waterway. Features of the home include, a rectangular pool with acrylic side located on the first floor above the half-story and running the length of the rear façade, numerous decks and lagoon-like water features layered throughout the site, floating steppingstones applied to a front yard water feature, an enclosed equipment room and a new site wall. Landscaping is integrated into the architecture at each level of the home with the use of raised and rooftop planters, a landscape plan has been provided.

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