



PUBLIC NOTICE/AGENDA  
**ARCHITECTURAL COMMISSION MEETING**  
**Thursday, September 4<sup>th</sup>, 2025, at 10:00 am**

*This notice was mailed on August 22, 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
Steven Locante, 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.)	
Vacant (2 <sup>nd</sup> Alt.)	

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

**CONSENT AGENDA:**

1. **APPROVAL OF MINUTES June 4<sup>th</sup>, 2025 ARCOM Meeting**

**REGULAR AGENDA:**

1. **ITEMS FOR CONSIDERATION**

**1.1 Case No. AR-25-15**

**Marc & Nicolas de Croisset, 117 Evans Ln.**, request approval to increase the area of an existing rear yard concrete patio. The existing uncovered patio located at the SW corner of the house will remain uncovered and expand in area from 18 ft. X 11-3/4 ft (207 SF) to 16 ft. X 24 ft. (386 SF). The expansion will require the removal of some existing landscaping located at each corner of the current patio. The affected landscaping bed at the NW corner will not be replaced, however, landscaping at the SW corner will be replaced with eight Cocoplums, four Ficus, one 15-gallon Clusia and one 25-gallon Clusia. Existing ground mounted equipment will remain screened from neighboring views. A landscape replacement diagram has been provided.

**1.2 Case No. AR-25-16**

**105 Spoonbill Road LLC, 105 Spoonbill Rd.**, requests approval for a new single-family residence. The proposed two-story Contemporary-Transitional residence offers 8,540 sq. ft. of air-conditioned space. Entry features include water walls clad in Feng Shui Basalt flowing into a fountain finished in Pebble Tec Sheen Black Onyx with glossy black glass tile. A terrace above the garage, accessible by exterior stair, provides additional outdoor space. The NW corner includes a 2-car “show garage,” while a 3-car garage at the SW corner connects to a centrally accessed driveway and motor court. The rear façade showcases a covered loggia with porcelain-clad columns (Vein Cut Greige 24x48 by Porcellanato Italia), an enclosed sauna, cold plunge, summer kitchen, and infinity pool/spa. Second-floor balconies with glass guardrails overlook the water, while the covered ceilings and soffits feature thermally modified Ash tongue & groove (Thermory Thermo-Ash). Exterior finishes include a hip roof with dark-charcoal flat concrete tiles (Slate 900 by Westlake Royal), smooth white stucco walls (Chantilly Lace OC-65 by Benjamin Moore) with gray trim (Gray Mountain 1462), bronze aluminum vertical slats, bronze-framed windows and doors with tinted glazing, and bronze exterior light fixtures. A custom bronze front door with satin-etched glass and sidelights anchors the entry. Hardscape elements include Scandina Grey custom concrete driveway pavers, porcelain loggia flooring with a matte anti-slip finish, raised rear planters with steps to the seawall, porcelain pool decking (Vein Cut Greige), pedestrian paths and bridge decking in Scandina Grey, and a Zen Garden near the master suite. A 4-ft. concrete site wall with entry pilasters defines the property, with a generator positioned along the south façade. A hardscape/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](mailto:epetersen@manalapan.org)