



PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING
Thursday February 5, 2026 at 10:00 am

This notice was mailed on January 23, 2026 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.)	Dylan Brandenburg, Asst. Town Attorney
Sharon Kirkland (2 nd Alt.)	

CALL TO ORDER & PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

1. **APPROVAL OF MINUTES January 8, 2026 ARCOM Meeting**

REGULAR AGENDA:

1. **ITEMS FOR CONSIDERATION**

1.1 Case No. AR-26-04

Florida Realty, LLC, 2000 S. Ocean Blvd., requests approval for an expansion and exterior modifications to the existing Utility and Equipment Building located on the southwest side of the west lot. At its January 20, 2026 meeting, TCOM approved a variance for the expansion of the utility building. The request is to add 1,008-square-feet to the south of the current single story, flat-roofed structure to accommodate site utility vehicles, storage, and bathrooms. To ensure architectural cohesion with the existing Main House, the current flat roof will be replaced with a pitched barrel tile roof, and a coral stone veneer will be applied to the existing stucco walls. The enhancements are designed to integrate the utility building into the property’s established design aesthetic while providing functional space. Landscape modifications are also proposed for areas surrounding the utility building; an updated 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