



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

*This notice was mailed on February 20, 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 <sup>nd</sup> Alt.)	

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA:**

- 1. APPROVAL OF MINUTES**
  - a. **February 5, 2026 ARCOM Meeting**

**REGULAR AGENDA:**

**1. ITEMS FOR CONSIDERATION**

**1.1 James D Robinson IV & Katie L Robinson, 1780 South Ocean Blvd.**, request approval for the location of a section of fence to be used for additional screening. The 2 ft. high white PVC fence section will be used to extend the height of an existing 4 ft. high concrete wall for a total height of 5ft-9 inches and will extend 40 ft. west from a location beginning mid-yard running along the south lot line.

**1.2 1460 Lands End LLC, 1460 Lands End Rd.**, requests approval for a new single-family residence. At the January 8, 2026 meeting, a two-story Contemporary-Transitional style home with associated features and improvements was presented to ARCOM. Features included bronze-framed impact glazing and glass-panel garage doors, a dark bronze standing seam metal roof, varied exterior wall textures (wood composite siding, stone cladding, and stucco painted “Chantilly Lace”), and light gray Shellcrete hardscape surfaces. Improvements included a three-car garage, rear yard pool/spa, summer kitchen, and an expansive rear and side yard with a second-story open terrace. ARCOM requested revisions to add side yard landscaping to better screen views from the south terrace, lighten exterior material colors, and provide additional architectural interest along portions of the front elevation. Updated architectural and landscape plans have been provided.

**1.3 Proposed Guardhouse Re-design**

At the February 10<sup>th</sup> Town Commission meeting, a new guardhouse proposed at 1200 Lands End Road was presented to the Commission. The Commissioners requested the design be reviewed by the Architectural Commission at their next scheduled meeting. Plans reflecting various design options have 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)