



REVISED - PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING
Thursday May 7, 2026 at 10:00 am

This notice was mailed on April 24, 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	Anthony Davidson, Asst. Town Manager
Kristin Rosen, Commissioner	Jacek (Jack) Tomasik, Building Official
Hank Siemon, Commissioner	Erika Petersen, Town Clerk
Niki Peterson, Commissioner	Alice Everard, Zoning Admin.
J.D. Bols (1st Alt.)	Keith Davis, Town Attorney
Sharon Kirkland (2 nd Alt.)	Dylan Brandenburg, Asst. Town Attorney

CALL TO ORDER & PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

1. APPROVAL OF MINUTES

a. April 4, 2026 ARCOM Meeting

REGULAR AGENDA:

1. ITEMS FOR CONSIDERATION

1.1 Case No. AR-26-08

James & Katie Robinson, 1780 South Ocean Blvd., request approval for an enclosure under an existing second story covered terrace. The proposed project involves converting the existing second-floor covered terrace into a fully air-conditioned home office. The new addition is designed to integrate with the original architecture, utilizing the existing terrace footprint while remaining set back from the perimeter wall and parapet to maintain the building’s profile. The east, south, and west walls of the proposed enclosure will feature a painted stucco finish that matches the color and texture of the main house. Additionally, the east and west elevations will each include a pair of aluminum glazed sliding doors specifically selected to mirror the style of the home’s existing door systems. As the construction is contained entirely within the existing structure's footprint, there will be no changes to the surrounding landscape or site design.

1.2 Case No. AR-26-09

Anthony & Bonnie Robbins, 750 South Ocean Blvd., request approval for a two-story addition to the NW corner of the single-family residence. The proposed 3,224-square-foot expansion will include a front facing garage (screened from street view by existing site topography, the guest house, and gating), a flat-roofed ground floor climate-controlled enclosure that utilizes fixed glass and steel frames, and small covered patio areas in front of the ground floor additions. The second-story addition is located above the new garage and a portion of the glass enclosure. The second-story features front-facing planters with trailing vines in front of Juliet balconies; a library and storage space are proposed for within. Additionally, the NE corner of the existing guest house located immediately west of the new main house additions will be updated with an 85 s.f. service bathroom. Gound mounted mechanical equipment including a generator will be located in a walled enclosure at a midway point within the north side yard and condenser units will be placed on the flat roof of the glass enclosure, behind the new second story, concealed on all sides by screening walls. Materials and finishes for all proposed improvements will match those of the existing residence. A new 8 in. high planter will be located adjacent to the new glass enclosure, with ground mounted light fixtures and planted with various succulents. New Green Island Ficus hedging is proposed to replace existing hedges along parts of the north side yard, and a climbing fig vine will be planted to grow on the inside of the mechanical equipment screening wall in the north side yard. Existing spiral stairways currently located around the sides and back of the existing home will be removed.

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