

REVISED - PUBLIC NOTICE/AGENDA  
**ARCHITECTURAL COMMISSION MEETING**  
**Thursday June 4, 2026 at 10:00 am**

*This notice was mailed on May 22, 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 <sup>nd</sup> Alt.)	Dylan Brandenburg, Asst. Town Attorney

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA:**

**1. APPROVAL OF MINUTES**

**a. May 7, 2026 ARCOM Meeting**

**REGULAR AGENDA:**

**1. ITEMS FOR CONSIDERATION**

**1.1 Case No. AR-26-10**

**Jane Jones, 114 Evans Ln.**, requests approval for minor modifications to the front entrance of the residence. The request is to enclose the current 4’x 8’ covered porch and construct a new 4’x 8’ open porch to the front. This project is designed to maintain the home’s original character by ensuring all new elements are identical to the current structure. Roofing tiles, window styles, shutters, and paint colors will match the existing house exactly. Additionally, the new porch will utilize matching pavers, and the surrounding landscaping will remain unaffected, with any necessary sod replacement matching the current grass for a seamless finish.

**1.2 Case No. AR-26-11**

**Jagbir Singh, 1900 S. Ocean Blvd.**, requests approval to add a driveway to the SW corner of the lot. The house was originally approved by ARCOM on June 9, 2022, and again with minor modifications on July 11, 2024. The request is to construct a service driveway, gate, and piers along A1A. The existing landscape hedge and wall will be cut and removed to allow for the new service entrance; hedging to be replaced behind the wall. A pool gate is proposed to be located in the side yard and will match the front entry gates in design, color and wrought aluminum material. All proposed elements will match the main entry as previously approved with the new house. Specifically, the color, finishes, stone, and gate materials will be identical to the selections already approved by this Commission, maintaining a seamless and uniform appearance for the property’s frontage.

**1.3 Case No. AR-26-12**

**Florida Realty LLC, 2000 S. Ocean Blvd.**, requests approval for alterations to the tennis building and the North Villa. The North Villa, renovation, restoration, and reconstruction project involves significant upgrades to the northmost oceanside building due to the discovery of major water intrusion and mold issues. To properly address these problems, all existing stonework will be removed so that new waterproofing can be applied, providing an opportunity to introduce several design improvements. The roof will be replaced with new Ludowici roof tiles to match the existing Main House, and all windows and doors will be upgraded to stained, impact-rated wood units similar in style to those used in the new studio. Windows will be casement style, while doors will include French doors and sliders. The existing covered entry will be enclosed to create a new foyer, with the main entry door relocated from the west side to the south side. In addition, the project includes an expansion of the existing one-story tennis building by adding a 1,200-square-foot second floor, along with the installation of coral stone cladding on the existing structure to enhance its appearance and better integrate it with the overall property design.

**1.4 Case No. AR-26-13**

**Sonny Kahn, 1200 S. Ocean Blvd.**, requests approval for a new single-family residence. The proposed project consists of a modern flat roofed two-story residence featuring exposed structural elements and smooth stucco exterior walls painted Sherwin Williams (7007) Extra White, with extensive use of impact-resistant windows with dark bronze window frames. The residence will include a rooftop observation deck accessed from the second-story stairwell with a glass storefront view facing east and a new basement below the NW corner of the house. The flat roof system will include interior roof drains, white EPDM membrane roofing, and parapet walls surrounding all sides. East and West balconies will feature glass railings with bright-finish stainless steel framing. A glass railing system is also proposed to be placed along the existing seawall. The existing attached garage building with existing basement will be separated from the main house and renovated to match the new residence with a flat roof appearance, white stucco finish, impact bronze-framed windows and covered terrace. In the rear yard a new pool, spa and pool deck will be constructed. The

new pool deck as well as the redesigned driveway will consist of large concrete slabs with grass joints. The existing fences, tennis court, and tennis pavilion will remain, and all exterior site elements will maintain a white finish matching the residence. The generator will be moved to a location between the north end of the tennis court and the existing garage and screened within a white PVC fenced enclosure surrounded by hedging. Rooftop A/C equipment will be screened from view with white concrete masonry walls with white stucco finishes. All exterior lighting, including landscape lighting, will utilize "Cool White" 5000K illumination. 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](mailto:epetersen@manalapan.org)