

REVISED - PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING
Thursday September 3, 2026 at 10:00 am

This notice was mailed on August 21, 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. July 2, 2026 ARCOM Meeting

REGULAR AGENDA:

1. ITEMS FOR CONSIDERATION

1.1 Case No. AR-26-18

LeAnn Elder, 5 Loggerhead Ln., requests approval to modify the front entrance to the existing home. The proposed project consists of modifications to the existing front façade of the single-family residence, with all other architectural and site features remaining unchanged. The existing white exterior windows and front entry door will be replaced with new dark bronze, impact-resistant windows and a matching dark bronze impact-resistant entry door. Additionally, the existing framed arched opening and window above the front entry door will be removed to construct a new squared entrance opening. On the right side of the front elevation, the existing exterior privacy wall located in front of the bathroom window will be removed. No other exterior modifications are proposed; the existing building footprint, roof and roofline, front walkway and other hardscape, landscaping, entry half-walls, columns, lion statues, and all other unmentioned structural and site elements will remain exactly as they currently exist.

1.2 Case No. AR-26-19

Bertille Duflos Trust, 6 Little Pond Rd., requests approval for the installation of an awning. There will be an installation of a single awning, spanning the width of the unit's three living room sliding glass doors; the awning will not exceed the width of these doors. The proposed awning material consists of a Beauford classic by Sunbrella fabric in a black and white stripe pattern. The awning will be a motorized, retractable model in a bronze finish equipped with a wind sensor. The motor will be located at the top of the awning on the south side of the home. When extended, the awning will cover an area no more than 10 feet from the exterior wall. Landscaping will not be affected.

1.3 Case No. AR-26-20

JSEJ LLC, 920 S. Ocean Blvd., requests approval for a parking pad and associated landscaping for the Intracoastal lot west of A1A. The west lot will be updated with a new parking pad and driveway access consisting of pavers in a running-bond pattern including borders consisting of 6-inch grass inserts. The proposed 16in. x 32in. pavers will be porcelain dark silver grey to match east lot pavers previously approved by ARCOM at its May 2025 meeting. A landscape and hardscape plan has been provided.

1.4 Case No. AR-26-21

Florida Realty LLC, 2000 S. Ocean Blvd., requests approval for the installation of landscape lighting. The proposed landscape lighting will consist of 21in. high solid brass Flex Niche Curved Path Lights by Costal Source with a vintage brass finish to be located along South Ocean Boulevard, specifically consisting of 91 path lights setback from the street right-of-way and distributed across the entirety of the property's frontage within the existing landscape buffer which will remain undisturbed. Light fixtures will be powered by four separate below ground direct burial transformers located behind the existing front site wall. All fixtures positioned east of the Coastal Construction Control Line (CCCL) will strictly adhere to seasonal restrictions during the sea turtle nesting season. Within this designated window, these path lights will utilize long-wavelength light bulbs of 560 nanometers or greater—emitting only amber, orange, or red hues. This specialized technical requirement eliminates the harmful blue-green spectrum wavelengths (400–550 nm), preventing the artificial light pollution and disorientation that misleads nesting sea turtles and emerging hatchlings away from the ocean. Existing landscaping will not be affected.

1.5 Case No. AR-26-22

Jorey Chernett, 3060 S. Ocean Blvd., requests approval for the construction of a new single-family residence on the east side of A1A. The project proposes a 2-1/2 story residence with walk out at the 1/2 story or 3rd level basement on the home's east elevation. The contemporary design showcases large expanses of glass in dark bronze aluminum frames, glass railing at balconies, bevel-edged flat roof with clerestory roof for natural interior lighting. Proposed exterior materials include combinations of Shell Reef-Breeze White Brushed Limestone alongside Wooden Birch faux wood porcelain wall cladding. The main structure will feature white stucco walls painted in Sherwin-Williams Snow Bound (SW 7004), grounded by Mega Greige (SW 7031) trim at the base. The parcel's single driveway entrance will be mostly centrally located on the lot and will lead up from its access point into a motor court which extends to the north and to the south. The driveway and auto courtyard will utilize beige-tinted brushed concrete with integrated artificial grass pattern. The south motor court feeds into the front facing garage, which is designed to minimize visual impact by combining a landscaped berm and dense screening with a specialized Schweiss Door system. This seamless hydraulic or bifold door allows the exterior wall cladding to continue uninterrupted across its surface, completely hiding the garage entrance when closed to maintain a continuous, pristine architectural facade. The rear of the house will feature a covered outdoor kitchen, a fire pit just off the covered loggia, an infinity pool with two connected wet decks, a spa, and a cantilevered deck emanating off the rear of the pool ensemble. The pool deck and flooring will be finished in Ivory Travertine Spazzolato. A generator is proposed to be located within the south side yard; privacy stucco walls and bronze metal gate and fence sections will be located along front and side yard lot lines. A landscape plan, hardscape plan and lighting details for the house and yard 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