

REVISED - PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING

Thursday October 1, 2026 at 10:00 am

This notice was mailed on September 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
Vacant (2nd Alt.)	Dylan Brandenburg, Asst. Town Attorney

CALL TO ORDER & PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

1. APPROVAL OF MINUTES

a. September 3, 2026 ARCOM Meeting

REGULAR AGENDA:

1. ITEMS FOR CONSIDERATION

1.1 Case No. AR-26-23

1800 S. Ocean Blvd. (2026-199-AR West Lot), requests approval for modifications to the previously approved July 2, 2026, ARCOM submittal for a new single-family residence. The proposed revisions pertain to repositioning the rear yard accessory structures by shifting the Guest Suite further north and relocating the Exercise and Spa structure further south. Additionally, the footprints and overall square footages of both accessory structures have been downsized for a more streamlined site layout; the Guest Suite is reduced from 738sf. to 521sf., while the Exercise & Spa structure decreased from 642sf. to 52sf. The swimming pool will be expanded by four feet to both the north and to the south. Minor corresponding adjustments to the surrounding hardscape and landscape designs are proposed. Updated landscape and hardscape plans have been provided.

1.2 Case No. AR-26-24

1800 S. Ocean Blvd. (2026-129-AR East Lot), requests approval for modifications to an existing beach house. The existing 1,340-square-foot beach house footprint and elevated concrete deck will remain. The proposal is to increase the air-conditioned area from 752sf. to 994sf. which includes an 114sf. storage addition on the west elevation. The existing 17ft.-10in. high roof will be lowered to 13ft. and reconfigured into a poured concrete slab with a parapet and green roof planted per plan. Existing angled walls will be replaced with rectilinear exterior walls, and an awning is proposed to cover 222sf. of existing deck area. Site changes include regrading the surrounding lot to sit flush with the existing deck, removing existing wood deck walkways, removing an existing asphalt driveway and replacing the area with lawn. Exterior walls will consist of a smooth stucco finish painted White Snow (SW 9541), windows and doors will be framed in bronze finished metal, and the storage and covered deck roofs will utilize a copper standing seam material. Hardscape detailing will highlight natural materials, including Dominican Coral for the deck surfaces and window/door surrounds, alongside Oolite paving with lawn joints for reconfigured pathways. Existing front yard walls and columns will remain, and existing associated gates will be replaced in the same location with white powder-coated aluminum gates. A landscape and hardscape plan has been provided.

1.3 Case No. AR-26-25

3070 South Ocean LLC, 3070 S. Ocean Blvd. (2026-196-AR East Lot), requests approval for a single-family residence on the east side of Highway A1A. The proposed residence will be a blend of tropical-modern and contemporary coastal architecture. The home features clean architectural lines, a flat roof concealed by parapets, and generous overhangs. The exterior features a smooth-stucco finish painted in Benjamin Moore Swiss Coffee (OC-45) for the primary walls, complemented by secondary stucco surfaces in Benjamin Moore Hazy Skies (OC-48). First floor painted walls are accented by White Calypso Coral stone with a honed-and-filled finish acting as the principal stone cladding across the facade and repeated on landscape planters. The front elevation features a double-height glazed entry flanked on each side by reflecting pools, upper-level walls and soffits are accented with light natural wood tones from exterior-grade composite wood cladding. Metal accents will be bronze and include windows and doors in dark bronze aluminum frames and bronze-tinted glass, glass-and-bronze railings, bronze metal cladding on the exterior columns and loggia overhang fascia and bronze finished driveway and entrance gates. The rear elevation features expansive glazed openings, balconies and a main floor loggia. The main-floor loggia includes an outdoor kitchen with a view towards an infinity-edge pool and spa; exterior terraces and the pool deck will utilize light-tone porcelain tile. The front yard features custom planters and a gated single driveway paved with 24" x 12" beige-cream Techo-Bloc Industria HD pavers, which lead down to a concealed underground garage hidden from street views. The

front yard will also include a pedestrian gate to match the driveway gate and access stairs for a future pedestrian passageway. Boundary walls will consist of smooth stucco, painted in Benjamin Moore Hazy Skies OC-48, and a generator is proposed for location in the south side yard. Warm recessed architectural lighting and minimalist fixtures are proposed in finishes to complement the bronze architectural elements to highlight the structure and grounds. A landscape plan has been provided.

1.4 Case No. AR-26-26

1280 S. Ocean Blvd. (2026-186-AR), requests approval for a single-family residence. The residential structure will exhibit a contemporary, modern coastal design, with balanced symmetry and proportion including numerous balconies, terraces, planters and amenities. The exterior composition features clear impact glass, bronze aluminum framed windows, a light grey standing seam metal roof, and premium HRST Stone vertical and flooring surfaces utilizing Portugal Beige, Porto Beige, and Castle Beige limestones alongside polished travertine. The home will be accessed via two gated driveway entrances located at the NW and SW corners of the lot connected by a front yard site wall. The home's front elevation incorporates a central entry enhanced by a study terrace above the vehicle drop-off bordered on each side by low-profile elevated water features. The north side yard includes a basement-level seven-car garage paired with an area for additional guest parking; walled mechanical enclosures are proposed for the north and south side yards. Front amenities feature a guest house with firepit, a pool and spa, and a cabana with a terrace and outdoor kitchen and dining area. The rear elevation showcases perimeter balconies and ground-level covered stone terraces with low-profile planters, a main pool, fire pit, and a covered gazebo containing an outdoor kitchen, bathroom, and dining layout. Large-format stone pavers are utilized for walkway connectivity throughout the front and rear grounds. A landscape plan has been provided which includes numerous second-floor plantings.

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