



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
Town of Manalapan
Town Hall, 600 South Ocean Blvd.
Tuesday September 15, 2026, at 2:00 p.m.



B. Douglas MacGibbon, Special Magistrate _____
Dylan J. Brandenburg, Town Attorney _____
Orlando Curet, Code Compliance Officer _____

Erika Petersen, Town Clerk _____
Eric Marmer, Town Manager _____
Jacek Tomasik, Building Official _____

1. VIOLATION HEARING:

A. CASE # CC-26-6 277 SOUTH OCEAN BLVD

Property Owners: ADDICTED CHIC
Property Address: **277 SOUTH OCEAN BLVD., Manalapan, FL 33462**
Legal: 2-45-43, S 672.7 FT OF N 1559 FT OF GOV LT 1 LYG W OF SR A-1-A (LESS E 225 FT OF S 152 FT & E 175 FT OF N 175 FT) & TR OF SUBMRG LAND ADJ THERETO IN TRS DEED 20779
P.C.N.: 42-43-45-02-00-001-0020
Code Sections: §110.10 Code of Ordinances
Description: **PENALTIES FOR FAILURE TO OBTAIN BUSINESS TAX RECEIPT OR OBTAINING BUSINESS TAX RECEIPT THROUGH FALSE STATEMENTS.**

1. Operating Business without the required Business Tax Receipt (Fail to Provide PBC BTR)

B. CASE # CC-25-64 30 CURLEW ROAD

Property Owners: NUNNARI GIANNI G TRUST NUNNARI GIANNI G TR
Property Address: **30 CURLEW ROAD, Manalapan, FL 33462**
Legal: POINT MANALAPAN PL 1 LOT 50
P.C.N.: 42-43-45-10-02-000-0500
Code Sections: §90.10(A) Code of Ordinances
Description: **Exterior of all premises and structure; Deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. broken glass, crumbling stone, brick or stucco, loose or broken roof tiles or material, or other conditions reflective of deterioration, dilapidation or inadequate maintenance.**

1. Dead grass/landscape on property, broken/cracked driveway, damaged/broken vent on front of home.

C. CASE # CC-26-29 4000 SOUTH OCEAN BLVD

Property Owners: 4000 S OCEAN BLVD LLC 5816 WARING PARTNERS LLC &
Property Address: **4000 SOUTH OCEAN BLVD., Manalapan, FL 33462**
Legal: COMMISSIONERS MAP GEDNEY VS PIERSON CHANCERY # 8802 N 70 FT OF S 235 FT OF TR 6
P.C.N.: 42-43-45-10-01-000-0064
Code Sections: §90.10 (A) Code of Ordinances
Description: **Exterior of all premises and structure; Deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. broken glass, crumbling stone, brick or stucco, loose or broken roof tiles or material, or other conditions reflective of deterioration, dilapidation or inadequate maintenance.**

1. Dirt/mildew on structure. Damaged fascia, inoperable electric gate.

D. CASE # CC-26-40 4020 S OCEAN BLVD

Property Owners: 920 N STANLEY PARTNERS LLC
Property Address: **4020 S OCEAN BLVD., Manalapan, FL 33462**
Legal: COMMISSIONERS MAP GEDNEY VS PIERSON CHANCERY # 8802 S 165 FT OF TR 6
P.C.N.: 42-43-45-10-01-000-0063
Code Sections: §90.10 (A), 90.10 (B), 94.02 (2) Code of Ordinances
Description: **Exterior of all premises and structure; Deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. broken glass, crumbling stone, brick or stucco, loose or broken roof tiles or material, or other conditions reflective of deterioration, dilapidation or inadequate maintenance.**

Painted surfaces shall be maintained with uniform colors, void of any evidence of deterioration.

Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature

1. Chipping/peeling paint on fascia, damaged gutter in front of home, trash/debris on property, chipping/peeling driveway protective treatment, Dirt/mildew on structure

E. CASE # CC-26-41 4020 S OCEAN BLVD

Property Owners: 920 N STANLEY PARTNERS LLC

Property Address: 4020 S OCEAN BLVD., Manalapan, FL 33462

Legal: COMMISSIONERS MAP GEDNEY VS PIERSON CHANCERY # 8802 S 165 FT OF TR 6

P.C.N.: 42-43-45-10-01-000-0063

Code Sections: §454.2.17.1, §454.2.17.1.8

Description: Outdoor swimming pools. Outdoor swimming pools shall be provided with a barrier complying with Sections 454.2.17.1.1 through 454.2.17.1.14

Access gates, when provided, shall be self-closing and shall comply with the requirements of Sections 454.2.17.1.1 through 454.2.17.1.7 and shall be equipped with a self-latching locking device located on the pool side of the gate. Where the device release is located no less than 54 inches (1372 mm) from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gates and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

1. Inoperable front gate, no restricted access to swimming pool..

2. ADJOURNMENT

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Town Commission, Special Master or any other Boards or Commissions of the Town with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to insure 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 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. 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 - townhall@manalapan.org