



PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING

Thursday September 8, 2022 at 10:00 am

*This notice was mailed on August 26, 2022 to all Manalapan Residents. All applications are available for public review at Town Hall.
 Please contact Zoning Administrator Alice Everard at 561-383-2544*

Architectural Commission	Town Staff
Sharon Kirkland, Chair _____	Linda Stumpf, Town Manager _____
Kristin Rosen, Vice Chair _____	Erika. Petersen, Town Clerk _____
Karen Quigley, Commissioner _____	Alice Everard, Zoning Admin. _____
Sam Sylvetsky Commissioner _____	Keith Davis, Town Attorney _____
Ken Ray, Commissioner _____	Trey Nazzaro, Ass't. Town Attorney _____
Lisa Munro (1st Alt.) _____	
Simone Bonutti (2 nd Alt.) _____	

CALL TO ORDER & PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

1. **APPROVAL OF MINUTES July 14, 2022 ARCOM Meeting**

REGULAR AGENDA:

1. ITEMS FOR CONSIDERATION

1.1 Case No. AR-22-19

John Giuffre 2012 Staten Island Trust, 1685 Lands End Rd., Continuance of a previous submittal to allow ARCOM board the opportunity to review lighting impacts on the neighborhood. The previous submittal was seeking approval for the addition of exterior lighting to the front façade of the house. The black lantern style lighting (Item # 8907-94 Newport Heritage Wall Mount Light), is proposed to be located adjacent to each side of the front entry door and over each of the six arched windows on either side of the front of the house.

1.2 Case No. AR-22-26

Monique & Victor Bubnow, 105 Curlew Rd., request approval for landscape changes to the rear yard. Landscape changes will consist of the addition of two 14 ft. high Medjool Date Palms and the addition of three 8 ft. high Thatch Palms to the rear yard adjacent to the rear of the home. A tree location plan has been provided.

1.3 Case No. AR-22-27

[REDACTED] 115 Spoonbill Rd., requests approval for a landscape modification to the approved plan for the rear and the front yard. The proposal is to replace six Florida Royal Palm Trees previously approved to be located in the backyard along the seawall perimeter with six sets of double Coconut Palm Trees for a total of 12 trees in the same location. The new Coconut Palm Trees are proposed to provide more fullness, shade and enhanced appearance and will have at least 8 ft. of clear trunk. The front is proposed to be updated by replacing two Triple Solitaire Palms with 12 ft high Christmas Tree Palms consisting of three singles in front of the garage windows on either side facing the motor court. A landscape plan has been provided.

1.4 Case No. AR-22-28

Jagbir & Sarla Singh, 1890 S. Ocean Blvd., request approval for the construction of a pedestrian passageway. The passageway will connect, under Highway A1A, the existing beach house to the existing west side residence. A landscape plan has been provided reflecting additional planting at each side of the tunnel.

1.5 Case No. AR-22-29

Jagbir & Sarla Singh, 1900 S. Ocean Blvd., request approval for a pedestrian passageway and a beach house. The proposed passageway will connect, under Highway A1A, the proposed beach house to the previously approved west side residence. The proposed beach house is in the same style, color and material as the Art Deco styled west side residence including flat roof with parapet, bronze framed rectangular windows, smooth sanded and scored stucco finish on concrete walls, tile on concrete terrace/deck, a pedestrian walkway and stair access for tunnel. A landscape plan has been provided.

1.6 Case No. AR-22-30

Mary & Ralph Gesualdo, 1920 S. Ocean Blvd., request approval for changes to the existing landscaping for the west side residence. The request is to increase buffer and privacy screening by adding plantings to the NW and SW corner of the rear yard. The plan is for additional screening to the SW corner of the lot which will include a section of 10 ft. high Seabreeze Bamboo as well as numerous new plantings along the south lot line and the NW corner. Landscape lighting will also be updated; a landscape and lighting plan have been provided.

1.7 Case No. AR-22-31

35 Spoonbill LP, 35 Spoonbill Rd., requests approval to demolish the existing home and construct a new two-story home. The new home has been designed in a contemporary/modern style with flat roof. The house features a centrally located charcoal gray paver driveway leading to a motor court with a two-car garage situated on the south side of the driveway and a one-car garage situated on the north side which is connected to the roof of the home with a series of concrete beams creating a garden area between the garage and home. Centrally located steps lead up to the home's entrance which incorporates a courtyard just beyond the entrance which is enclosed on four sides by the home's interior walls. The rear of the home includes second floor terraces which overlook a rear yard pool, spa and porcelain tile deck in "tune snow" by Ceramic Matrix; a generator will be located adjacent to the SW corner of the home. The home's exterior will consist of stucco finished walls painted white (Snowbound SW 7004), accent walls of Zamia Caramel porcelain tile from Cavastone. Aluminum vertical battens in a white ash finish from Knot Wood will be utilized for first and second floor-large window sections at each elevation; windows and doors to consist of Duranar Bermuda bronze aluminum. A landscape plan has been provided.

1.8 Case No. AR-22-32

122021 Land Trust, 1020 S. Ocean Blvd., request approval for entry court and landscape changes and the addition of a sport court. The sport court will be added to the front of the lot and will be surrounded by a retaining wall with 50% air transmission fence on top and terracotta planting urns for the steps at the sport court walk. New landscaping is proposed to be located around the sport court and to enhance the existing entry court. Hardscape modifications around the motor court area include added and exiting pathways and terraces to use Limestone pavers which will match existing as was used around the pool terrace, the addition of a planter urn on pedestal in a fountain basin located to the south of the covered entry. The west/lakeside lot will include updated landscaping and a new wrought metal gate at the entrance to the existing dock to match driveway gates.

1.9 Case No. AR-22-33

James H. Randall, 1040 S. Ocean Blvd... request approval for modifications to the existing driveway layout, materials, landscaping and the addition of planter pots. There will be minor changes to the layout and composition of the main residence driveway which include a Tabby concrete field with Belgian block borders, widening some turning curves and converting the round front entry motor court to a square shape with the introduction of new landscaping around the motor court. The front/east side site wall will include six 30-inch-high urn planters, three on each side of the main driveway entrance. The westside parcel driveways will be changed to Tabby concrete field with Belgian block borders to match the east side driveways and motor court.

1.10 Case No. AR-22-34

Dan & Sandra Perl, 1545 Lands End Rd., request approval for minor updates to existing landscape and hardscape. Hardscape changes include replacing turf joints in the existing driveway/motor court with black island stone and keeping the rest of the paving material as-is. Parts of the mis-aligned driveway paving will be realigned including border joints. Two 10 ft. x 20 ft. driveway sleeves will be added inside of the front driveway entrance on either side as part of the realignment.

PUBLIC COMMENTS

ADJOURNMENT

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made at the this meeting or hearing, such interested person will 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 Town does not provide such a record. The meeting/hearing will be continued from day to day, time to time, 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 - townhall@manalapan.org