



**PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING
Thursday September 9, 2021 at 10:00 am**

*This notice was mailed on August 27 2021 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 _____	Lisa S. Petersen, Town Clerk _____
Karen Quigley, Commissioner _____	Erika Petersen, Deputy Town Clerk _____
Sam Sylvetsky Commissioner _____	Alice Everard, Zoning Admin. _____
Ken Ray, Commissioner _____	Keith Davis, Town Attorney _____
Lisa Munro (1st Alt.) _____	Matthew Pritchett, Ass't. Town Attorney _____
Norbert Waldenmayer (2 nd Alt.) _____	

CALL TO ORDER & PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

1. APPROVAL OF MINUTES July 09, 2021 ARCOM Meeting

REGULAR AGENDA:

1. ITEMS FOR CONSIDERATION

1.1 Case No. AR-21-36

1780 SOB LLC, 1780 S. Ocean Blvd., requests approval to repaint the exterior of the existing home. The color proposed for the stucco exteriors of the home will be Sail Cloth (PM-21) with wood ceilings to maintain their existing color.

1.2 Case No. AR-21-37

1960 South Ocean LLC, 1960 S. Ocean Blvd., requests approval for the installation of new roof tile which has replaced the existing roof tile due to a roof leak and removal of the four existing chimneys. The new roof tile is "S" shaped, Ceramica Vereza Lanza S/N 15685.

1.3 Case No. AR-21-38

1110 South Ocean LLC, 1110 S. Ocean Blvd., requests approval to install a parking area on the westside of A1A. The parking area will include the installation of Belgard Coastal Collection Catalina Grana Napoli pavers and landscaping which will consist of shrubs, flowering groundcover and Palms which will line the seawall.

1.4 Case No. AR-21-39

Corinne Amar, 12 Little Pond Rd., requests approval to install a 32 linear feet of 4 ft. high black aluminum rail fencing to match existing with two gates. The new fencing will be located approximately midway off the east elevation of the home and connect to its NE corner.

1.5 Case No. AR-21-40

Gary Parr, 1300 Lands End Rd., requests approval for the construction of a single story garage addition with a new motor court area consisting of pavers and concrete adjacent to its west elevation. The new garage will have four garage door openings and will be located on an open asphalt/concrete area which currently exists between the north elevation of the screening wall and the western most projection of the existing home. The garage will be consistent in style and color with the existing home and roof tiles will be matched to existing as closely as possible. The garage addition will not be visible from the street and landscaping for the site will not be affected.

1.6 Case No. AR-21-41

NBU Land Trust, 1160 S. Ocean Blvd., requests approval for the renovation of the existing home and pool cabana. The Moorish Mediterranean style of the existing house will be transformed into a Tropical Modern aesthetic with clean lines and warm materials including the exterior stucco painted in White Dove (BM OC-17), brown flat concrete roof tile, hardscapes in light coral stone and driveway in a darker coral stone. The remodel for the front of the main house includes the use of numerous rectangular-planters placed around the existing stepped entry which leads up to the existing entry hall where larger rectangular planters will be placed at the front corners of the hall and at each side. The remodel for the back of the house includes the addition of a covered porch that extends across the rear façade, a new pool flanked on each side by IPE decks and a paver area with steps leading down to the seawall. The request includes the addition of a single-story guest house centered at the front of the lot and a guard house located in the SW corner of the lot, both of the same style, colors and materials as proposed for the main house remodel. A landscape plan has been provided.

1.7 Case No. AR-21-42

Timothy & Pam Gulla, 1680 Lands End Rd., request approval to construct a tiered two-story home. The home will be of a Modern Dutch Colonial style and will consist of smooth stucco walls painted Distant Gray (BM OC-68) with painted wood rafters, white flat concrete roof tiles (Boral Concrete-Saxony 900 Slate) and dark framed window and door frames. The front of the home will feature a front entry motor court and a south service driveway leading to a south side entry garage consisting of acid washed grey with white border concrete pavers. The front roofline will include a stucco finished chimney with stucco trim and concrete chimney cap. The first floor of the rear facade includes a centered loggia and a porch off the kitchen of the home's SE corner which will feature an outdoor fireplace situated along the south line of the porch. The second story includes balconies and terraces with glass railings overlooking the pool, spa and patio areas consisting of St. Croix Limestone. A landscape plan has been provided.

1.8 Case No. AR-21-43

Jean & Mark Cohen, 25 Audubon Cswy., request approval to construct a new two-story home. The new residence is designed in a West Indies inspired/traditional style with elevations that are well articulated incorporating fenestrations of different heights, balconies, insets and projections. The exterior consists of stuccoed finished walls painted in white Alabaster, pitched roof with flat grey concrete tile (Eagle Roofing #4503 Sierra Madre), and aluminum windows and doors (PPG Duranar Sunstorm Silverstorm). The front of the home faces to the east and includes a corner porch under roof just east of its center which includes an outdoor kitchen; the center of the front yard features a slatted-roof pergola amidst a stepping-stone garden. The driveway is featured on the north side of the home and leads into a motorcourt with a side entry garage to the east and a two-story wing/section of the home to the west. The second story is highlighted by a terrace with north and west views, while the first floor provides views to the backyard pool and the waterway. A landscape plan has been provided.

1.9 Case No. AR-21-44

Diana & Neil Maune, 1520 Paslay Pl., requests approval to repaint the exterior of the existing home. The color proposed for the stucco exteriors of the home will be Halo (Benjamin Moore OC-46) with no change to the trim.

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 ANALTERNATEFORMAT (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