



**PUBLIC NOTICE/AGENDA  
ARCHITECTURAL COMMISSION MEETING  
Thursday February 10, 2022 at 10:00 am**

*This notice was mailed on January 28, 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 _____	Lisa Petersen, Retiring Town Clerk _____
Sam Sylvestsky 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 <sup>nd</sup> Alt.) _____	

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA:**

- 1. APPROVAL OF MINUTES November 10, 2021 ARCOM Meeting**

**REGULAR AGENDA:**

**1. ITEMS FOR CONSIDERATION**

**1.1 Case No. AR-22-01**

**Kissena Park Dev LTD, 35 Spoonbill Rd.**, requests approval to replace the existing white flat cement tile roof with a silver/gray metal roofing system.

**1.2 Case No. AR-22-02**

**Kenneth Wachtel, 1640 Lands End Rd.**, requests approval for the installation of fencing. The four foot high white aluminum fencing will be located on the north and south sides of the house, each side will include a four foot wide gate.

**1.3 Case No. AR-22-03**

**1260 S. Ocean LLC., 1260 South Ocean Blvd.**, requests approval to make modifications to the recently approved new single-family home. The new modern style two-story residence and two-story guest house were originally approved by ARCOM on July 9, 2021 and a revision was subsequently approved October 14, 2021. Amenities initially approved included a two car garage on the first level and a nine car basement level garage, a rear yard pool and a rear yard summer kitchen. The subsequent revisions approved to the main home included: increasing the size of the main level garage from two to four cars, minor adjustments and additions to the exterior facades and surrounding hardscapes including driveway layout; the addition of a putting green to the SW front loggia and a spa, swim lane, wooden deck and planter were added to the rear yard pool. The current request is to eliminate the previously approved guest house, reduce the size of the lower level garage from nine to four cars, minor window adjustments, minor change to the NW corner of the front site wall, redesign of the front auto court and parking areas, reduction of water features, the addition of balconies to each master bathroom on the west and east elevations and the addition of a generator to the SW corner of the front yard. An updated landscape plan has been provided.

**1.4 Case No. AR-22-04**

**1110 South Ocean Blvd. LLC., 1110 South Ocean Blvd.**, requests approval to modify the previously approved parking area on the west side of SR A1A. The west parcel parking and landscaping was previously approved by ARCOM on September 9, 2021. The newest proposal is for the paver parking area to extend from the east lot line to a centered walkway in a herringbone pattern. A landscape plan has

been provided and includes the installation of new landscaping and the preservation of all existing landscaping.

**1.5 Case No. AR-22-05**

**Robert Schemel, 1500 South Ocean Blvd.**, requests approval for modifications to an existing detached garage and to add an underground parking facility. The proposal is to convert the existing detached garage into a two-story guest house. The exterior will be changed by adding windows to the west side of the lower level and by replacing the two east facing overhead garage doors with windows, all materials and colors to match existing. Three Variances and a Special Exception were approved by TCOM on January 25, 2022. The proposed underground parking facility will exist as a sub-basement and will not be visible other than at the entrance; the entrance will also not be visible from the street. In order to access the underground facility, additional modifications will include an extension to the north of the existing driveway, addition of two above ground parking spaces, a change in the configuration of the site wall and a new driveway gate, all proposed modifications to match existing dimensions, materials and colors.

**1.6 Case No. AR-22-06**

**Mr. & Mrs. Russel Bernard, 1535 Lands End Rd.**, request approval to demolish the existing home in order to construct a new single-family home. The proposed two-story home will include a concrete with seashell aggregate light beige driveway, a generator and a rear yard pool and patio consisting of Porcelanosa random sized pavers. The new residence has been designed in a contemporary transitional style featuring exterior stucco painted in White Alabaster (BM OC-129) and trim in dark gray Stone (BM 2112-40), black aluminum windows, and grey stacked granite (18 inch x 36 inch) stone accent retaining walls. The home's exterior features inset grey bands incorporated into the exterior wall design to give a sense of floating roofs, and cantilevered overhangs which create covered outdoor spaces below. The roof material will be a combination of Sierra Madre concrete tile (#4503) and zinc grey standing seam metal utilized for the second story roof.

**PUBLIC COMMENTS**

**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 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