



**PUBLIC NOTICE/AGENDA  
TOWN COMMISSION MEETING  
Tuesday December 14, 2021 at 10:00 a.m.**

Town Commission	Town Staff
Keith Waters, Mayor _____	Linda Stumpf, Town Manager _____
Simone Bonutti, Vice Mayor _____	Carmen Mattox, Chief of Police _____
Stewart Satter, Mayor pro Tem _____	Lisa S. Petersen, Town Clerk _____
Hank Siemon, Commissioner _____	Erika Petersen, Deputy Clerk _____
Richard Granara, Commissioner _____	Keith W. Davis, Town Attorney _____
Chauncey Johnstone, Commissioner _____	Matthew Pritchett, Ass't. Town Attorney _____
John Deese, Commissioner _____	Brent Watson, Waterplant Supervisor _____

**CALL TO ORDER & PLEDGE OF ALLEGIANCE  
AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS  
MAYOR’S COMMENTS**

**SPECIAL PRESENTATION:**  
Life-saving award presented to Officer Basante

- CONSENT AGENDA:**
1. Minutes October 12, 2021 Town Commission Meeting
  2. Police Department Report and Fire/Rescue Response Time Report for October and November
  3. Appointment of Deputy Clerk Petersen to Pension Board

**REGULAR AGENDA: \*Quasi-Judicial Hearing**

1. \*VAR 21-3 1555 South Ocean Blvd  
Robert E. and Aileen M. Carlucci et al. seek the Town Commission’s approval for a variance to install a vessel-lifting device (boatlift) on the existing dock at a setback of no less than 4 feet from the waterward extension or projection of the side lot line where the code requires a setback of 25 feet (Sec. 151.103(B)(3)(a)). The subject property address is 1555 South Ocean Boulevard.
2. Town Manager Stumpf’s Report

**PUBLIC COMMENTS  
OTHER BUSINESS  
PUBLIC HEARING:**

Ordinance #382- AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 151. ZONING. SECTION 151.576. CONDUCT OF BUSINESS IN DWELLING. TO ENSURE TOWN REGULATIONS FOR HOME-BASED BUSINESSES CONFORM WITH RECENT CHANGES IN STATE LAW; FURTHER AMENDING SECTIONS 151.052 (R1-A), 151.092 (R1-B), 151.132 (R1-C), 151.172 (R1-D), 151.212 (R1-E), 151.252 (R1-F), 151.292 (R2-A), 151.332 (R3-A), 151.372 (R3-B), AND 151.412 (R-C1) TO REVISE APPLICABLE REGULATIONS FOR HOME OFFICES AND OTHER ACCESSORY USES IN TOWN ZONING DISTRICTS IN ACCORDANCE WITH CHANGES IN STATE LAW; ALSO AMENDING CHAPTER 94. NUISANCES. AT SECTION 94.28 (ELECTRICAL INTERFERENCE) AND SECTION 94.31 (LIGHTING CONTROL) TO PROVIDE ADDITIONAL USE STANDARDS FOR ALL TOWN ZONING DISTRICTS; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 151. ZONING. AND CHAPTER 94. NUISANCES. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (First Reading)

**ADJOURNMENT**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Town Commission, Special Magistrate 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, 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