



PUBLIC NOTICE/AGENDA  
**ARCHITECTURAL COMMISSION MEETING**

**Thursday January 12, 2023 at 10:00 am**

*This notice was mailed on December 30, 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 <sup>nd</sup> Alt.) _____	

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA:**

- 1. APPROVAL OF MINUTES December 8, 2022 ARCOM Meeting**

**REGULAR AGENDA:**

- 1. ITEMS FOR CONSIDERATION**

**1.1 Case No. AR-23-01**

**14 Little Pond Road LLC, 14 Little Pond Rd.**, was approved by ARCOM in July of 2022 for exterior updates to the condominium unit including new impact rated doors and 2 non-front facing windows enlarged to enhance courtyard views. The current request is for the location of a generator and pool equipment and relocation of air conditioning equipment, changes to existing landscaping, the addition of a BBQ counter with undercounter refrigerator within an existing screen enclosure which will be replaced same for same, and the addition of an 8'-0" x 16'-0" swimming pool and a 5'-0" x 5'-0" spa inside the south courtyard, courtyard walls to be extended to surround the pool for additional screening and privacy. The new pool/water feature was approved in December 2022 by TCOM per Variance 22-6 to allow for a reduced side setback from the code required 13 ft. to 0 ft.-8 in. A landscape plan has been provided.

**1.2 Case No. AR-23-02**

**Little Pond Park Residences Condo Association, Little Pond Park Residences Condo.**, request approval to change the exterior paint color for each unit and to replace a portion of a damaged hedge. The exterior of each building including garage doors will be painted White Chocolate (BM 2149-70) and all wood trim will be refreshed with the existing brown color. The damaged hedge is located at the SW corner of the intersection of Little Pond Rd. and Paslay Place and is proposed to be replaced with 4.5 ft. tall Buttonwood plants for a distance of 300 ft.

**1.3 Case No. AR-23-03**

**Jabir & Sarla Singh, 1900 S. Ocean Blvd.**, request approval for minor modifications to the new house located on the west parcel and previously approved by ARCOM in June 2022. The proposed changes to each side of the Art Deco inspired 2-½ story home are a result of final development of final construction plans. Changes primarily include modifications to fenestration on each elevation in order to bring more uniformity to windows and doors, addition of exterior doors, modified window sizes, changes to stucco trim and the addition of overflow roof scuppers.

**1.4 Case No. AR-23-04**

**3050 S. Ocean Blvd LLC, 3050 S. Ocean Blvd.**, request approval for site plan and elevation changes to the house previously approved by ARCOM in November of 2021. Elevation changes consist of minor adjustments to window sizes and locations. Changes to the site plan include a revision to the original double driveway entrance into a single driveway entrance due to DOT & engineering safety requirements, fencing location will be adjusted and landscaping will also be adjusted due to changes to the driveway alignment and fencing location. A landscape plan has been provided.

**1.5 Case No. AR-23-05**

**1300 South Ocean LLC, 1300 S. Ocean Blvd.**, requests approval to construct a new house, a guest house and two swimming pools. The 2-1/2 story main house will include an 8-car garage and will be designed in a contemporary style featuring large cantilevered overhangs with open wood beams floating above terraces with wood column accents. Exterior finishes will include white painted stucco (Snowbound SW 7004) with accent walls clad in porcelain tile from Idea Ceramica (MA 300 Hard Brown Manhattan 30x120) and vertical columns and horizontal beams consisting of stained IPE wood. Windows and doors will consist of Duranar black aluminum and exterior railings will consist of black horizontal slats. The one-

story guest house will be located at the front NW corner of the parcel and is designed to be consistent with the main house and will include a 2-car garage. The site will be accessed via one driveway entrance located at the SW corner of the parcel and will feature a front gate consisting of black aluminum. The 2 swimming pools proposed for the site will incorporate waterline tile from Dal Tile (Artigiano 3" x 6" rectangular polished) and multiple water features throughout the site will be consistent with the contemporary style of the home.

**1.6 Case No. AR-23-06**

**Mark Sherman, 1140 S. Ocean Blvd.**, requests approval to make modifications to the existing site on the east and west parcel. Additions to the east parcel include the addition of a pedestrian gate connected to the front site wall, a second driveway entrance and redesign of overall driveway system with precast stone pavers for the driveway, a guest house, a second pool, an outdoor kitchen, hardscape modifications and a generator. The second driveway entrance will be added to the SW corner of the lot and will include an entry driveway gate to match the existing. Additionally, a wrought aluminum pedestrian gate will be centered on the front site wall and will match an existing front door entry gate of the main house. The proposed 2-story guest house will be consistent with the Mediterranean style including materials of the main house and will incorporate a center-loggia and include a 2-car garage. The new pool and an existing water fountain feature are centrally located between the guest house and the main house and an outdoor kitchen/pool house addition will extend eastward from the rear SW corner of the main house. The existing pool will be redesigned to orient in an east-west direction and will include a deck and spa. The west parcel is proposed to be updated with a paver parking area and landscaping. A hardscape and landscape plan has been provided.

**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 ensure 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](mailto:townhall@manalapan.org)