

TOWN OF MADISON PLANNING BOARD NOVEMBER 11, 2025, 6:30PM

PRESENT: Acting Board Chairman, John Mancino; Members: Earl Coleman, David Young, Cary Earley and Mark Lewis.

GUESTS: 4

Mr. Mancino opened the meeting at 6:31 pm

A motion to approve September minutes was made by Earl Coleman and seconded by Mark Lewis. All in favor were so moved.

1. Aubrey Jackson- Mr. Jackson joined the meeting via conference call as he resides full-time in New Jersey. He was inquiring about the legality of a subdivision at his family's property located at 924 Taylor Grove Road, tax map # 138.14-1-11. The lot size is 0.41 acres, and he was looking to subdivide 0.2 acres to sell to the neighboring property. Mr. Earley explained that a subdivision would make a non-compliant lot still non-compliant and he'd have to go to the Variance Board. Ms. Lawrence told Mr. Jackson that she could provide him with the information to move forward with a variance application. A motion to deny Mr. Jackson's request was made by Mr. Earley and seconded by Mr. Coleman. All in favor were so moved.
2. Snyder/Eakin lot line adjustment- Tim Berry from Chapin Surveyors appeared on behalf of their client to request a lot line adjustment between tax map parcels 153.-2-49.19 & 153.-2-49.18 (2624 Johnny Cake Hill Road). They are identical parcels at 5.01 acres each, however the property line currently runs through Mari Snyder's home. After some discussion amongst the Board, it was determined that the lots would remain the same size and the road frontage wouldn't change, it would just adjust to include Ms. Snyder's entire home on her half. A motion to approve this lot line adjustment was made by Mr. Lewis and seconded by Mr. Young. All in favor were so moved.

As there were no further questions or discussions, a motion to adjourn was made at 6:44 pm by Mr. Earley and seconded by Mr. Lewis. All in favor were so moved.

Respectfully submitted by,
Kyla Lawrence
Planning Board Clerk