

**TOWN OF MIDDLETOWN**  
**PLANNING & ZONING COMMISSION**  
**AGENDA**

**Thursday, Jan. 15, 2026**

**7 p.m. Regular Meeting**  
**Town Hall Council Chambers**  
**19 W. Green St., Middletown**

- **Call to Order**
- **Pledge of Allegiance**
- **Public Hearings:**
  1. 105 E. Cochran Street – Conditional Use Permit request for an auto detailing building / garage (Detail Works) in an R-1A zoned area. CU-01-26. Tax Parcel No. 23-009.00-046.
  2. 17 Wood Street, Unit 39 – Conditional Use Permit request for an indoor playground (The Cozy Play Corner) in a C-2 zoned area. Indoor playground is designed for children 8 months to 7 years old. Play areas may contain slides and climbing structures. CU-02-26. Tax Parcel No. 23-005.00-038.
  3. 301 Business Park North (northwest intersection of Warwick Road and Middle Neck Road) – Amended Major Land Development Plan for a 2.4 million +/- square-foot, single-story e-commerce fulfillment center with an interior mezzanine, which will replace / supercede the previously-recorded plan dated Dec. 6, 2025, at this location. The amended plan submission contemplates all necessary changes to site improvements, utility infrastructure and stormwater management for this new building. Tax Parcel No. 23-073.00-001.
- **Adjournment**