

TOWN OF MIDDLETOWN
BOARD OF ADJUSTMENT
NOTICE

Take notice that a Public Hearing will be held on
Wednesday, April 29, 2026
6 p.m.

Town Hall Council Chambers
19 West Green St., Middletown,
at which time The Board of Adjustment
for the Town of Middletown
will consider the following agenda:

Case 01-26
7, 11, 15 & 19 E. Main Street
C-2 Zoning
Tax Parcel Nos: 23-006.00-247; 23-006.00-248; 23-006.00-249 & 23-006.00-250

Civil Engineering Associates, on behalf of property owner Cisneros Investments, is requesting the following variances to construct two (2) apartment buildings, one (1) commercial / apartment building and two (2) townhouses with onsite parking, accessways and stormwater management (7 apartment units and 850 square-feet of retail.) Site acreage is 0.59 acres.

Variances requested:

1. For the relief from the Town of Middletown Zoning Code Section 5A9(a)(i) requirement of islands at both ends of each row of parking due to site constraints.
2. Landscaping – for the relief from the required 25 planting units based on the parking lot perimeter calculations to allow for 8 planting units.

Case 02-26
1945 / 1965 Middleneck Road
M-I Zoning
Tax Parcel No. 23-073.00-001

Morris James LLP, on behalf of property owner Amazon.com Services LLC, is requesting the following variances to the Town of Middletown Zoning Code's Section 7.4(3) sign requirements for five total signs including two (2) freestanding monument signs and three (3) wall signs at its 2.4 million +/- square-foot, single-story e-commerce fulfillment center:

1. Proposed freestanding monument sign area is 88 square-feet each for two (2) signs. Code Section 7.4(3)(ii) maximum allowable freestanding monument sign area is 75 square-feet.
2. Proposed wall sign area is 180 square-feet for one (1) wall sign and 270 square-feet for two (2) wall signs. Code Section 7.4(3)(i) maximum wall sign area is 150 square-feet.

Case 03-26
710 Hedgelawn Way
Lot 4 Westown Business Park
C-3 Zoning
Tax Parcel No. 23-065.00-008

Anderson Civil Engineering, on behalf of property owner Lineaje Group LLC, is requesting the following variances for the proposed commercial land use development in the C-3 Zoning District that had originally been created as an M-I zoned parcel by the Westown Business Park subdivision.

The variances requested are:

1. From the minimum 10 ft parking setback from property lines per Zoning Code Section 5A.(8) to provide a 0 ft parking setback along the Property lines dividing lots 4A, 4B, and 4C.
2. From the minimum 10ft wide landscape buffer along property Lines per Zoning Code Section 4I(1)(e)(vi) to provide a 0 ft landscape buffer along the property lines dividing 4A, 4B, and 4C.
3. From the minimum lot width of 20 ft per Zoning Code Section 4H(3)(c) to provide a lot width of 0 ft for lot 4C.