

THE MAYOR AND COUNCIL OF MIDDLETOWN

AGENDA

Monday, Sept. 14, 2026

7:30 p.m.

**Town Hall Council Chambers
19 W. Green St., Middletown**

- 1. Call to Order**
 - 2. Pledge of Allegiance**
 - 3. Minutes Approval**
 - 4. Treasurer's Report**
 - 5. Bills Payable**
 - 6. Police Report**
 - 7. Middletown Main Street Update**
 - 8. Public Hearings**
- A. Motion to approve a Public Assembly Permit request for Trick-or-Treat on Main Street to be held Sunday, Oct. 25, 2026, closing West Main Street from 4 to 7 p.m.
 - B. Motion to approve a Public Assembly Permit request for Middletown Main Street to utilize Cochran Square on Sept. 26 for pop-up vendors during "Girls' Day Out."
 - C. 410 Diamond State Blvd., Suite D – Conditional Use Permit request for a small-batch light manufacturing and assembly of candles, room sprays and other home fragrance products, including wax melting and pouring, product assembly, labeling, packaging, storage, e-commerce order fulfillment and office work (Melt Your Heart LLC) in an M-I zoned area. CU-16-26. Tax Parcel No. 23-008.00-115.
 - D. 20 N. Cox Street and 32 Anderson Street – Record Minor Subdivision Plan for the adjustment of the common lot line between the two parcels listed, for the construction of a single-family semi-detached building in an R-2 and C-2 zoned area. Tax Parcel Nos: 23-006.00-239 and 23-006.00-241.
 - E. 1924 Middle Neck Road – 301 Business Park South – Amended Record Major Land Development Plan for a 1.9 million +/- square foot, two-story e-commerce fulfillment center, along with associated parking, loading area and accessways. These plans will supersede the Recorded Plan dated Oct. 21, 2025. Tax Parcel No. 23-068.00-002.
 - F. 102 N. Catherine Street – Record Minor Subdivision Plan for the division of one parcel into two additional residential lots to have frontage along Crawford Street in an R-2 zoned area. Tax Parcel No. 23-006.00-185.

- G. 224 Wiggins Mill Road – Preliminary Major Subdivision Plan for Greenough at the Estates of Saint Annes, proposing 33 new single-family detached lots on two streets. The property was designated Lot 1 of the Estates at Saint Annes Major Subdivision Plan, recorded under instrument number 20031003-0128103.
Tax Parcel No. 23-053.00-001.
- H. 255 Celebration Court (Parcel E-4 Levels Business Park) – Record Major Land Development Plan for a four-story, 50,920 square foot hotel building (Summerton Suites), with associated improvements, in a C-3 zoned area.
Tax Parcel No. 23-065.00-017.
- I. 765 Middletown-Warwick Road – Major Land Development Plan for Phase 3 of the Westown Town Center Parcel 3, to amend the Record Plan approved in 2018. This plan proposes 100,614-square-feet of building area within Buildings B, C, D, and F. Building E, depicted on the original plan as a credit union, has been removed. Buildings G, H, and I have been constructed. Tax Parcel No. 23-049.00-038.
- J. 101 Sandhill Drive – Record Major Land Development Plan for a 7,320 +/- square-foot Discount Tire store in a C-3 zoned area. Tax Parcel No. 23-005.00-315.
- K. Motion to adopt Resolution 26-09-01 for declaring the intent for tax exempt borrowing
- L. Motion to adopt Ordinance 26-07-01 to amend Chapter 118 of the Town of Middletown Code of Ordinances, Portable Storage Containers, to include dumpsters and roll-off containers.
- M. Introduce Ordinance 26-09-01 to amend Chapter 44, Energy Code, in the Town of Middletown Code of Ordinances to adopt and enforce the 2024 International Energy Conservation Code (IECC), in accordance with Title 16, Chapter 76, §7602 of the Delaware Code.
- N. Introduce Ordinance 26-09-02 to amend Section R327 of the International Residential Code 2024 edition to add Section 327.3 – 327.5 and Section R3202.2, deleting R302.2.2 in its entirety and replacing therein Section R302.2.1.
- O. Introduce Ordinance 26-09-03 to amend the International Property Maintenance Code 2024 edition by adding Section 508 “Automatic Clothes Washing Machine.”
- P. Introduce Ordinance 26-09-04 to renew a Cable Franchise Agreement with Verizon Delaware LLC.
- Q. Motion to ratify a contract for the 2026 Curb and ADA Ramp Replacement Project.

9. Unfinished Business

10. New Business (Public Comment Section)

11. Executive Session

- A. Discuss personnel matters in which the names, competency and ability of individual employees or students are discussed, pursuant to 29 Del. Code §10004(b)(9).
- B. Discussion of the content of documents, excluded from the definition of “public record” where such discussion may disclose the contents of such documents pursuant to 29 Del. Code §10004(b)(6).

12. Adjournment