

Upper Bern Township Conditional Use Hearing Agenda for February 12, 2026

- A. Commencement of the Public Hearing for Abrams Patel 2, LLC
- B. Public Hearing: Applicant/Owner: Abrams Patel 2, LLC. -The applicant seeks the following zoning conditional use approval from the provisions of the Township Zoning Ordinance Section 405.D regarding Uses by Conditional Use for the proposed operation of a laundromat as an additional principal use on the subject property. Additionally, Applicant is seeking relief as may be necessary to permit the proposed use.
- C. Presentation and Testimony
- D. Public Comments
- E. Executive Session
- F. Close or Continue Public Hearing

Upper Bern Township Board of Supervisors

Meeting Agenda for February 12, 2026

- A. Commencement of the Abrams Patel 2, LLC Public Hearing: Extension requested by applicant until July 31, 2026-reconvene hearing on July 9, 2026 at 6 PM.
- B. Commencement of the Public Meeting of February 12, 2026 for the Regular Meeting.
- C. Approval of the Meeting Minutes from December 11, 2025 and January 5, 2026.
- D. Executive Session: An executive session was held on February 6, 2026 to Discuss litigation matters. No decisions were made and no action was taken.
- E. Public Comments for Agenda Items
- F. Payment of Bills from January 6 to February 12, 2026: Action
- G. Solicitor's Report:
 - 1. GACSD-Transwestern; 3501 Mountain Road, Land Development Improvement Agreement, Extension Requested to March 13, 2026. Discussion, possible action.
 - 2. Love's Travel Stops & Country Stores; 3700 Mountain Road, Land Development Plan withdrawn: Action to acknowledge withdrawal of plan.
 - 3. Ordinance on Park Policies/Disorderly Conduct in the Township: Discussion and possible action on advertisement.
- H. Planning and Engineering Report
 - 1. Guzanowski Stormwater Controls and Best Management Practices Operations and Maintenance Agreement: Possible action to approve and execute agreement.
- I. Business
 - 1. Liquid Fuels Fund: 2026 Road project discussion on road/roads to be paved, funding and approval for advertisement of bid to be opened at the April 9, 2026 Board of Supervisors meeting.
 - 2. Sewage On-Lot Delinquents: Discussion and turned over to the Solicitor for DJ action.

3. Accept the Planning Commission's 2025 Meeting Minutes in Lieu of an Annual Report: Action
4. Acknowledge the 2026 Elected Auditor's Meeting Minutes from 2026: Action
5. Part-Time Laborer-Advertise/Reading Eagle and Indeed Jobs for part-time laborer for Road Department. Possible action.
6. Purchase of lap top computer for Township Office quote from SmartGuys AMD Ryzen 3 320U- \$834.00 with options. Discussion/possible action.
7. Donation discussion about the use of the Shartlesville Fire Company for Township meetings for 2026. Possible action.

J. Public Comment

K. Adjournment