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

A. Continuation 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 November 12, 2026

A. Commencement of the Public Meeting of November 12, 2026

B. Executive Session: To discuss possible litigation.

C. Approval of the Meeting Minutes: Budget Workshop and Board of Supervisors October 8, 2026.

D. Public Comments for Agenda Items

E. Payment and Ratification of Bills from October 9 to November 12, 2026.

F. Solicitor's Report
   1. Kenworth of Pa Land Development Improvement Agreement Expires 11/12/26, 90-Day Extension Requested: Possible action.
   2. Waste Water Delinquent Account Update: Possible action.
   3. Kauffman Lane Agreement Update: Possible action.

G. Business
   1. Meeting Dates for 2027: Possible action.
   2. 2027 Budget: Possible adoption.
   3. Animal Rescue League (ARL) Contract for 2027: Possible action.
   4. On-Lot Pumping Waiver for 291 Valley Road: Possible action.

H. Public Comments on Non-Agenda Items

I. Executive Session 10/26/26 to discuss possible litigation. No action taken.

J. Adjournment