

**July 8, 2025**

**Public Hearing**

The public hearing for the Longbridge Map Amendment was held Tuesday July 8, 2025 at 6:30 p.m. in the Municipal Building and called to order by Chairman Erik Ross. The hearing was presided over by Solicitor Daniel Hudock, Esquire.

**Members Present:** Erik Ross, John Beaufort, Dan Resenic, Stephanie Verna, and John Fraser.

**Others Present:** Township Manager Michael Strelic, Solicitor Dan Hudock, Zoning/Code Enforcement Officer Rick Krouse, Court Reporter Michael Sargent of Sargent's Court Reporting Service, Inc., and Finance Officer Beverly Warfel. Mr. Sargent was present to transcribe the Public Hearing for the Longbridge Map Amendment.

Solicitor Hudock presented that the purpose of the hearing was to allow the public to express their opinions regarding the proposed Zoning Change from A-1, Agricultural to C-1, Neighborhood Commercial.

Mr. Sargent swore in those intending to speak prior to them addressing the Board.

Ryan Stabile, Longbridge Auto Station LLC., owner, presented his cause for requesting the change in the zoning ordinance. He reiterated his plan for Long Bridge Station to revitalize the property. He asked Supervisors if there were any questions regarding his application. There were none.

Denise Jaeger, resident of 132 Longbridge Road. Spoke to the conditions of the property requesting the zoning change. Although not opposed to the business she is opposed to the lack of property maintenance.

Mr. Stabile spoke again regarding the conditions of the property and his uncertainty to his ownership of the portion of the property in question.

There was no further comment. Solicitor Hudock clarified that any further action on this Amendment will be taken by the board at the regular meeting.

**MOTION TO ADJOURN**

**A motion** was made by Supervisor Resenic and Seconded by Supervisor Verna to adjourn. The motion passed unanimously. The meeting was adjourned at 6:40 p.m.

Respectfully Submitted,

Beverly Warfel  
Assistant Secretary/Finance Officer