

February 22, 2013

REFILED with correct docket no. on cover letter and COS

VIA E-Filing

Rosemary Chiavetta, Esquire
Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building, 2 North
P.O. Box 3265
Harrisburg, PA 17105-3265

**Re: Docket No. A-2012-2340872
PPL Siting Application: Northeast-Pocono Reliability Project**

**Docket No. P-2012-2341105
PPL Petition for Building: West Pocono Substation**

**Docket No. A-2013-2341277
PPL Eminent Domain Application: Blue Ridge Real Estate Company**

Dear Secretary Chiavetta:

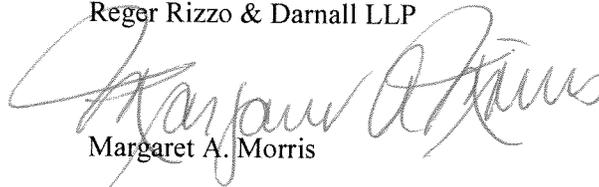
Enclosed for re-filing is the Petition to Intervene of Blue Ridge Real Estate Company (Blue Ridge) in the above-captioned proceedings. **The Petition is being refiled to reflect the correct Docket No. on the cover letter and Certificate of Service.**

As indicated on the attached Certificate of Service, a copy of Blue Ridge's Petition to Intervene has been provided to the service list in the manner indicated.

If there are any questions, please do not hesitate to contact me.

Very truly yours,

Reger Rizzo & Darnall LLP



Margaret A. Morris

MAM/jmm
Enclosure

CC: Honorable David Salapa
Service List

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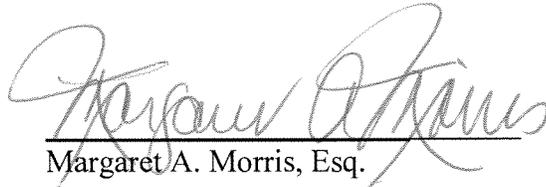
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CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document has been served upon the following persons on the attached service list, by 1st Class Mail, indicated, in accordance with the requirements of §1.54 (relating to service by a participant).

Dated: February 22, 2013


Margaret A. Morris, Esq.

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Pennsylvania Department of
Environmental Protection
P.O. Box 2063
Market Street State Office Building
Harrisburg, PA 17105-2063
Attn. Office of Field Operations

Honorable Barry J. Schoch, PE, Secretary
Pennsylvania Department of Transportation
Commonwealth Keystone Building
400 North Street, 9th Floor
Harrisburg, PA 17120
Attn. William J. Cressler, Chief Counsel

Pennsylvania Historical and
Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building
400 North Street, 2nd Floor
Harrisburg, PA 17120-0053
Attn. Mr. Douglas C. McLearn, Chief

Bureau of Investigation and Enforcement
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17105-3265

Office of Consumer Advocate
555 Walnut Street
5th Floor, Forum Place
Harrisburg, PA 17101-1925

Wayne County Planning Department
925 Court Street
Honesdale, PA 18431

Bear Creek Township Board of Supervisors
3333 Bear Creek Boulevard
Bear Creek Township, PA 19702

Office of Small Business Advocate
Commerce Building
300 North Street, Suite 1102
Harrisburg, PA 17101

Lackawanna County Commissioners
Lackawanna County Administration Bldg.
200 Adams Avenue, 6th Floor
Scranton, PA 18503

Lackawanna County Planning Commission
135 Jefferson Avenue, 2nd Floor
Scranton, PA 18503

Luzerne County Council
Luzerne County Courthouse
200 N. River Street
Wilkes-Barre, PA 18911

Luzerne County Planning Commission
20 N. Pennsylvania Avenue
Wilkes-Barre, PA 18711
P.O. Box 3265

Monroe County Commissioners
1 Quaker Plaza, Room 201
Stroudsburg, PA 18360-2169

Monroe County Planning Commission
1 Quaker Plaza, Room 106
Stroudsburg, PA 18360-2169

Wayne County Commissioners
Wayne County Courthouse
925 Court Street
Honesdale, PA 18431

Madison Township Planning Commission
3200 Madisonville Road
Madison Township, PA 18444

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PPL Eminent Domain Application: Blue Ridge Real Estate Company**

Bear Creek Township Planning Commission 3333 Bear Creek Boulevard Bear Creek Township, PA 19702	Paupack Township Board of Supervisors 25 Daniels Road Lakeville, PA 18438
Buck Township Board of Supervisors/Planning Commission 114 Buck Boulevard Bear Creek, PA 18602	Paupack Township Planning Commission 25 Daniels Road Lakeville, PA 18438
Clifton Township Board of Supervisors 361 State Route 435 Clifton Township, PA 18424	Plains Township Board of Supervisors 126 North Main Street Plains, PA 18705
Clifton Township Planning Commission 361 State Route 435 Clifton Township, PA 18424	Plains Township Planning Commission 126 North Main Street Plains, PA 18705
Covington Township Board of Supervisors 20 Moffat Drive Covington Township, PA 18444	Salem Township Board of Supervisors PO Box 278 Hamlin, PA 18427
Covington Township Planning Commission 20 Moffat Drive Covington Township, PA 18444	Salem Township Planning Commission PO Box 278 Hamlin, PA 18427
Lehigh Township Board of Supervisors 32 Second Street PO Box 615 Gouldsboro, PA 18424	Sterling Township Board of Supervisors PO Box 100 Sterling, PA 18463
Lehigh Township Planning Commission 32 Second Street PO Box 615 Gouldsboro, PA 18424	Sterling Township Planning Commission PO Box 100 Sterling, PA 18463
Madison Township Board of Supervisors 3200 Madisonville Road Madison Township, PA 18444	Thornhurst Township Board of Supervisors HC1 Box 238-B, River Road Thornhurst, PA 18424-9313
Tobyhanna Township Board of Supervisors 105 Government Center Way Pocono Pines, PA 18350	Thornhurst Township Planning Commission HC1 Box 238-B, River Road Thornhurst, PA 18424-9313

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PPL Eminent Domain Application: Blue Ridge Real Estate Company**

Tobyhanna Township Planning Commission 105 Government Center Way Pocono Pines, PA 18350	International Consolidated Investment Company C/O Arthur Kania 560 E. Lancaster Ave, Stc 108 St. Davids, PA 19087
Ronald Solt 1200 Thornhurst Rd. Bear Creek Twp, PA 18702-8212	Sylvester J. Coccia 310 W. Mary St. Old Forge, PA 18518
Atty: Thomas E., Mark M., and J. Dean Mack C/O Heather K 281 Pierce Street Kingston, PA 18704	William Petroulcas & Joana Petrouleas 5 Helena Road Staten Island, NY 10304
Atty: Anthony Jr. and Lillian Lupas et al 65 W. Jackson St. Wilkes Barre, PA 18661	NLMS Inc 1170 Winola Rd Clarks Summit, PA 18411
Jon F. and Veronica Iskra 11 Green Arrow Trail White Haven, PA 18661	Clifton Acres Inc C/O Wayne Moore 159 East Walton Place, Apt. 23 Chicago, IL 60611
Eylla Hughes Est C/O Judy Scarfoss 38 Buck Blvd. White Haven, PA 18661-2130	Art Mrtg Borrower Prope 2010-5 10 Glenlake Pkwy S. Twr, Stc 800 Atlanta, GA 30328
Transcontinental Gas Pipeline Co PO Box 2400 Md 46-4 Tulsa, OK 74102-2400	Fr First Ave Prop Holding LP C/O Jeffery R. Thomas 2601 Market Place Harrisburg, PA 17110
David B. MacGregor Four Penn Center 1600 John F. Kennedy Blvd. Philadelphia, PA 19103	US Industrial Reit II 9830 Colonnade Blvd, Stc 600 San Antonio, TX 78230
Dictrick Hunting Club PO Box 39 Hooper John Clifford, PA 18413	Fr E2 Property Holding LP 311 S. Wacker Dr Stc 4000 Chicago, IL 60606
	Edward R. Schultz RR 1 Box 1360 Gouldsboro, PA 18424

Re: Docket No. A-2012-2340872
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Docket No. A-2013-2341277
PPL Eminent Domain Application: Blue Ridge Real Estate Company

Christopher & Melinda Maros
586 Twin Rocks Rd
Newfoundland, PA 18445-2156

Three Griffins Enterprises Inc
PO Box 136
Hamlin, PA 18427-0136

Margaret G. Arthur (Deceased)
And Barbara A/. Saurman, Trustees of the
Residuary Trust of James C. Arthur
11 Brownstone Dr.
Horsham, PA 19044

Lawrence Dude
30 Wilan Ln
Albany, NY 12203-4431

Merel J. & Arlene J. Swingle
51 Swingle Ln
Lake Ariel, PA 18436

Michael A. & Sue K. Mitch
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Bradley D. Hummel
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517 Ledgedale Rd.
Lake Ariel, PA 18436-5571

Dianne L. Doss
390 Nelson Rd
Monroe, NY 10950-4248

Michael & Joanne Palermo
52 Rowan Ave
Staten Island, NY 10306-5273

James L. & Michaelene J. Butler
9414 South Gary Avenue
Tulsa, OK 74137

Peter & Francine Palermo
36 Rowan Ave
Staten Island, NY 10306-5273

Susan Butler Living Trust
Reigeluth
HC 1 Box 1134
Blakeslee, PA 18610

Ronald G. & Gloria Sidovar
PO Box 190
Hamlin, PA 18427-0190

Grumble Knot LLC
2642 Route 940
Pocono Summit, PA 18346

John C. & Linda S. Justice
23 Sledzinski Rd.
Lake Ariel, PA 18436-6135

Pennsylvania Glacial Till LLC
PO Box 900
Blakeslee, PA 18610

Blueberry Mountain Reality LLC
57 Seaview Blvd
Port Washington, NY 11050

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of PPL Electric Utilities Corporation	:	
Filed Pursuant to 52 Pa. Code Chapter 57,	:	Docket No. A-2012-2340872
Subchapter G, for Approval of the Siting and	:	
Construction of Transmission Lines Associated with	:	
the Northeast-Pocono Reliability Project in	:	
Portions of Luzerne, Lackawanna, Monroe and	:	
Wayne Counties, Pennsylvania.	:	
	:	
Petition of PPL Electric Utilities Corporation for a	:	
Finding that a Building to Shelter Control Equipment	:	
at the West Pocono 230-69 kV Substation in Buck	:	Docket No. P-2012-2341105
Township, Luzerne County, Pennsylvania Is	:	
Reasonably Necessary for the Convenience or	:	
Welfare of the Public.	:	
	:	
Application of PPL Electric Utilities	:	
Corporation Under 15 Pa. C. S. §1511(c) for a	:	
Finding and Determination that the Service	:	
to be Furnished by the Applicant Through	:	Docket No. A-2013-2341277
its Proposed Exercise of the Power of	:	
Eminent Domain to Acquire Right-of-Way	:	
and Easement over a Certain Portion of the	:	
Lands of Blue Ridge Real Estate ¹ in Buck	:	
Township, Luzerne County, Pennsylvania for	:	
Siting and Construction of Transmission	:	
Lines Associated with the Proposed	:	
Northeast-Pocono Reliability Project Is	:	
Necessary or Proper for the Service,	:	
Accommodation, Convenience or Safety of	:	
the Public.	:	

**PETITION TO INTERVENE OF
BLUE RIDGE REAL ESTATE COMPANY**

Blue Ridge Real Estate Company (Blue Ridge), by and through its undersigned attorneys, REGER RIZZO & DARNALL LLP, hereby files this Petition to Intervene in the above-captioned proceedings pursuant to the Rules of Practice and Procedure promulgated by the Pennsylvania Public Utility Commission, 52 Pa. Code §§ 5.71-76, and in accordance with the

¹ The correct legal name is Blue Ridge Real Estate Company.

Notice published in the *Pennsylvania Bulletin* at 43 Pa. B. 397 (January 19, 2013) and Prehearing Order #1 issued by Administrative Law Judge David A. Salapa on January 8, 2013.

I. INTRODUCTION

On December 28, 2012, PPL Electric Utilities Corporation (PPL or applicant) filed an Application at Docket No. A-2012-2340872 (the Siting Application) with the Pennsylvania Public Utility Commission (Commission) requesting authority to locate and construct the Pennsylvania portion of transmission lines associated with the proposed Northeast-Pocono Reliability Project (Northeast Pocono Line). PPL asserts that the Northeast Pocono Line is needed to resolve reliability and planning violations and to reinforce the 69 kV systems serving the Northeast Pocono region by bringing a new 230 kV supply source closer to the growing load centers. As part of the Application, PPL proposed three new transmission lines: (1) Jenkins-West Pocono Line; (2) West Pocono-North Pocono Line; and, (3) North Pocono-Paupack Line.

Separately, also on December 28, 2012, PPL filed two Petitions (the Substation Petitions) at Docket Nos. P-2012-2340871 and P-2012-2341105 requesting that the Commission approve the construction of buildings to shelter control equipment associated with the West Pocono and North Pocono substations, respectively.

Also, PPL filed 32 separate Applications (the Eminent Domain Applications) relating to the proposed exercise of the power of eminent domain arising from the project. Specifically, the Application at Docket No. A-2013-2341277 seeks authorization to utilize eminent domain to take property rights regarding two separate properties owned by Blue Ridge, and the caption mistakenly indicates that these properties are both located in Buck Township, Luzerne County, Pennsylvania². Both the proposed Jenkins-West Pocono Line and the proposed West Pocono-North Pocono Line traverse the property of Blue Ridge. The property also is affected by the proposed location of the West Pocono substation.

² While the caption to the Eminent Domain Application identifies Blue Ridge's affected property as being located in Buck Township, Luzerne County, only one of the two affected Blue Ridge properties (Lot #35) is located in that municipality. The other affected Blue Ridge property (Lot #38) is located in Thornhurst Township, Lackawanna County. The lot numbers for these properties are identified on PPL's Attachment 4, Map Extent 3.

II. BLUE RIDGE'S INTEREST AND STANDING

In support of this Petition to Intervene, Blue Ridge provides the following additional information:

1. The instant intervenor is Blue Ridge Real Estate Company, a for-profit corporation engaged in the business of real estate development. Its business address is Route 940 and Moseywood Road, P. O. Box 707, Blakeslee, PA 18610.

2. The intervenor's attorneys for the purpose of receiving service of all documents in this proceeding are:

Margaret A. Morris, Esq.
Marlane R. Chestnut, Esq.
REGER RIZZO & DARNALL LLP
Cira Centre, 13th Floor
2929 Arch Street
Philadelphia, PA 19104
(215) 495-6524 (voice)
(215) 495-6600 (fax)
mmorris@regerlaw.com
mchestnut@regerlaw.com

3. Counsel for intervenor is authorized to accept service on behalf of Blue Ridge in this proceeding. Blue Ridge requests that the Commission and all parties of record serve copies of all documents (including but not limited to correspondence, discovery requests and answers, commission orders, pleadings and testimony) electronically on its counsel of record as well as by hard copy.

4. Blue Ridge is the owner of the parcels which are the subject of PPL's Application at Docket No. A-2013-2341277, relating to the exercise of eminent domain. PPL has identified these properties as Lot #35 and Lot #38 on Attachment 4, Map Extent 3, to the Siting Application.

5. Lot #35 is located in Buck Township, Luzerne County, and would be traversed by both the proposed the Jenkins-West Pocono Line and the proposed West Pocono-North Pocono Line. Approximately 1.2 miles of the proposed Jenkins-West Pocono Line cross Lot #35 in a

north to south direction; approximately 2.1 miles of the proposed West Pocono-North Pocono Line cross Lot #35 in an east to west direction.

6. Lot #38 is located in Thornhurst Township, Lackawanna County, and would be traversed by the proposed West Pocono-North Pocono Line. Approximately 0.9 miles of the proposed West Pocono-North Pocono Line cross Lot #38 in an east to west direction.

7. As a result of PPL's decision to locate both the Jenkins-West Pocono Line and the West Pocono-North Pocono Line across Blue Ridge's property, Blue Ridge's property rights are adversely affected in that it may be unable to use and or/develop its property appropriately. Other feasible routes are available for the proposed project.

8. As an affected property owner whose rights will be adversely affected if the Commission grants PPL authority to locate, construct and operate both the proposed Jenkins-West Pocono Line and the West Pocono-North Pocono Line, Blue Ridge therefore has an interest in PPL's various Applications (Docket Nos. A-2012-2340872 and A-2013-2341277) and the Petition at Docket No. P-2012-2341105 which may be directly affected by the outcome of this proceeding and which is not adequately represented by existing participants and as to which Blue Ridge may be bound by the action of the Commission. Blue Ridge therefore satisfies the standards for intervention established by the Commission in 52 Pa. Code §5.72(a).

9. In addition, pursuant to 52 Pa. Code § 57.75(i)(3), as the owner of property which is the subject of the Eminent Domain Application at Docket No. A-2013-2341277, Blue Ridge has automatic standing to participate as a party in the Siting Application.

10. Blue Ridge's position in this proceeding is to ensure that PPL's proposed construction has no adverse impact on Blue Ridge's property rights. Due to the early stage of the proceeding, Blue Ridge reserves the right to finalize its position after it has had an opportunity to further evaluate PPL's filings, conduct discovery and review additional information that be provided, and to raise and/or address additional issues that may be identified by other parties.

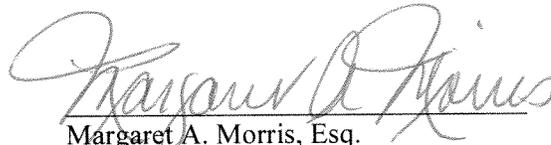
III. CONCLUSION

WHEREFORE, Blue Ridge Real Estate Company respectfully requests that the Commission and the presiding Administrative Law Judge grant its Petition to Intervene with full party status in this proceeding.

Respectfully submitted,

REGER RIZZO & DARNALL LLP

Dated: February 21, 2013



Margaret A. Morris, Esq.

Attorney I.D. # 75048

Marlane R. Chestnut, Esq.

Attorney I.D. # 28793

REGER RIZZO & DARNALL LLP

Cira Centre, 13th Floor

2929 Arch Street

Philadelphia, PA 19104

(215) 495-6524 (voice)

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mmorris@regerlaw.com

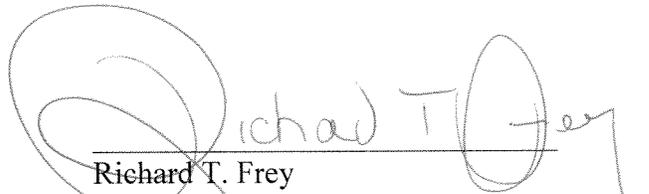
mchestnut@regerlaw.com

VERIFICATION

I, Richard T. Frey, of Blue Ridge Real Estate Company, hereby state that the facts in the foregoing document(s) are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to the penalties of 18 Pa. C.S. § 4904, relating to unsworn falsifications to authorities.

Dated: _____

2/13/13



Richard T. Frey
Vice President and Chief Operating Officer
Blue Ridge Real Estate Company