



COMMONWEALTH OF PENNSYLVANIA

September 25, 2025

E-FILED

Matthew L. Homsher, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120

Re: Application Nunc Pro Tunc Pursuant to Chapter 11 of the Public Utility Code, 66 Pa. C.S. § 1102(a)(3) for a Certificate of Public Convenience and Necessity Approving Transfer of Jurisdictional Utility Assets from Deer Haven, L.L.C., and Haven Development Company, LLC to Pocono Lakefront, LLC / Docket No. A-2025-3057204

Dear Secretary Homsher:

Enclosed please find the Notice of Intervention, Public Statement, and Verification, on behalf of the Office of Small Business Advocate (“OSBA”), in the above-referenced proceeding.

Copies will be served on all known parties in this proceeding, as indicated on the attached Certificate of Service.

If you have any questions, please do not hesitate to contact me.

Sincerely,

/s/ Steven C. Gray

Steven C. Gray
Senior Attorney
Assistant Small Business Advocate
Attorney ID No. 77538

Enclosures

cc: Kevin Higgins
Parties of Record

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application Nunc Pro Tunc Pursuant to	:	Docket No. A-2025-3057204
Chapter 11 of the Public Utility Code, 66	:	
Pa. C.S. § 1102(a)(3) for a Certificate of	:	
Public Convenience and Necessity	:	
Approving Transfer of Jurisdictional	:	
Utility Assets from Deer Haven, L.L.C.,	:	
and Haven Development Company, LLC	:	
to Pocono Lakefront, LLC	:	

**NOTICE OF INTERVENTION
OF THE OFFICE OF SMALL BUSINESS ADVOCATE**

The Office of Small Business Advocate (“OSBA”) files this Notice of Intervention with respect to the Application *Nunc Pro Tunc* Pursuant to Chapter 11 of the Public Utility Code, 66 Pa. C.S. § 1102(a)(3) for a Certificate of Public Convenience and Necessity Approving Transfer of Jurisdictional Utility Assets from Deer Haven, L.L.C., and Haven Development Company, LLC to Pocono Lakefront, LLC that was filed with the Pennsylvania Public Utility Commission (“Commission”) on August 29, 2025. In support of this Notice of Intervention, the OSBA avers as follows:

1. The OSBA is an agency of the Commonwealth of Pennsylvania authorized by the Small Business Advocate Act (Act 181 of 1988, 73 P.S. §§ 399.41 - 399.50) to represent the interest of small business consumers as a party in proceedings before the Commission.

2. Representing the OSBA in this proceeding is:

Steven Gray
Senior Attorney
Assistant Small Business Advocate
Office of Small Business Advocate
Forum Place
555 Walnut Street, 1st Floor
Harrisburg, PA 17101
sgray@pa.gov

Respectfully submitted,

/s/ Steven Gray

Steven Gray
Senior Attorney
Assistant Small Business Advocate
Attorney I.D. No. 77538

For:
NazAarah Sabree
Small Business Advocate

Commonwealth of Pennsylvania
Office of Small Business Advocate
Forum Place
555 Walnut Street, 1st Floor
Harrisburg, PA 17101

Date: September 25, 2025

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application Nunc Pro Tunc Pursuant to	:	Docket No. A-2025-3057204
Chapter 11 of the Public Utility Code, 66	:	
Pa. C.S. § 1102(a)(3) for a Certificate of	:	
Public Convenience and Necessity	:	
Approving Transfer of Jurisdictional	:	
Utility Assets from Deer Haven, L.L.C.,	:	
and Haven Development Company, LLC	:	
to Pocono Lakefront, LLC	:	

**PUBLIC STATEMENT OF
THE OFFICE OF SMALL BUSINESS ADVOCATE**

The Small Business Advocate is authorized and directed to represent the interest of small business consumers of utility services in Pennsylvania under the provisions of the Small Business Advocate Act, Act 181 of 1988, 73 P.S. §§ 399.41 - 399.50 (the “Act”). The Act further provides that the Small Business Advocate is to issue publicly a written statement stating concisely the specific interest of small business consumers to be protected by her initiation of or intervention in any proceeding involving those interests before the Public Utility Commission or any other agency or court. This public statement relates to the filing today by the Small Business Advocate of a Notice of Intervention (“NOI”) in the Application *Nunc Pro Tunc* Pursuant to Chapter 11 of the Public Utility Code, 66 Pa. C.S. § 1102(a)(3) for a Certificate of Public Convenience and Necessity Approving Transfer of Jurisdictional Utility Assets from Deer Haven, L.L.C., and Haven Development Company, LLC to Pocono Lakefront, LLC that was filed with the Pennsylvania Public Utility Commission (“Commission”) on August 29, 2025.

The Small Business Advocate files this NOI to protect the interests of Deer Haven’s small business customers that could be affected by the transaction set forth in the Application.

The Small Business Advocate will participate in proceedings before the Public Utility Commission to investigate the reasonableness of the Application. The Small Business Advocate will ask the Commission to deny any aspect of the Application that is not proven to be lawful, just, reasonable, and non-discriminatory.

Dated: September 25, 2025

VERIFICATION

I, NazAarah Sabree, hereby state that the facts set forth herein above are true and correct to the best of my knowledge, information and belief and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 (relating to unsworn falsification to authorities).

Date: September 25, 2025



(Signature)

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application Nunc Pro Tunc Pursuant to Chapter 11 of the Public Utility Code, 66 Pa. C.S. § 1102(a)(3) for a Certificate of Public Convenience and Necessity Approving Transfer of Jurisdictional Utility Assets from Deer Haven, L.L.C., and Haven Development Company, LLC to Pocono Lakefront, LLC : **Docket No. A-2025-3057204**
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CERTIFICATE OF SERVICE

I hereby certify that true and correct copies of the foregoing have been served via email (*unless otherwise noted below*) upon the following persons, in accordance with the requirements of 52 Pa. Code § 1.54 (relating to service by a participant).

The Honorable Charles E. Rainey, Jr.
Chief Administrative Law Judge
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Date: September 25, 2025

/s/ Steven C. Gray
Steven C. Gray
Senior Attorney
Assistant Small Business Advocate
Attorney ID No. 77538