

COMMONWEALTH OF PENNSYLVANIA



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September 30, 2025

Via Electronic Filing

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

Re: Joint Application of Deer Haven, LLC,
and Haven Development Company, LLC,
to Pocono Lakefront, LLC
Docket No. A-2025-3057204

Dear Secretary Homsher:

Attached for electronic filing, please find the Office of Consumer Advocate's Notice of Intervention and Public Statement in this proceeding.

Copies have been served on the parties as indicated on the enclosed Certificate of Service.

Respectfully submitted,

/s/ Melanie Joy El Atieh
Melanie Joy El Atieh, Esq.
Deputy Consumer Advocate
PA Attorney I.D. # 209323
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Enclosures

cc: The Honorable Charles E. Rainey, Jr. (Email Only: crainey@pa.gov)
Paul Diskin, TUS (Email Only: pdiskin@pa.gov)
Daniel Searfoorce, TUS (Email Only: dsearfoorc@pa.gov)
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Certificate of Service

CERTIFICATE OF SERVICE

Joint Application of Deer Haven, LLC, and :
Haven Development Company, LLC, to : Docket No. A-2025-3057204
Pocono Lakefront, LLC :
:

I hereby certify that I have this day filed electronically on the Commission’s electronic filing system and served a true copy of the following document, the Office of Consumer Advocate’s Notice of Intervention and Public Statement, upon parties of record in this proceeding in accordance with the requirements of 52 Pa. Code § 1.54 (relating to service by a participant), in the manner and upon the persons listed below.

Dated this 30th day of September 2025.

SERVICE BY EMAIL ONLY

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Dated: September 30, 2025

/s/ Melanie Joy El Atieh
Melanie Joy El Atieh
Deputy Consumer Advocate
PA Attorney I.D. # 209323
MElAtieh@paoca.org

Counsel for:
Darryl A. Lawrence
Consumer Advocate

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

Joint Application of Deer Haven, LLC, and :
Haven Development Company, LLC, to : Docket No. A-2025-3053757
Pocono Lakefront, LLC :

NOTICE OF INTERVENTION

Pursuant to 52 Pa. Code Sections 5.71-74 and 71 P.S. § 309-4, the Office of Consumer Advocate hereby gives Notice of Intervention in the above captioned proceedings. A copy of all correspondence and notices, documents, orders or other communications with respect to the above captioned proceeding should be addressed to the following:

Melanie Joy El Atieh
Deputy Consumer Advocate
Office of Attorney General
Office of Consumer Advocate

Office of Consumer Advocate
555 Walnut Street
5th Floor, Forum Place
Harrisburg, PA 17101-1923
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Respectfully submitted,

/s/ Melanie Joy El Atieh
Melanie Joy El Atieh
PA Attorney I.D. #209323

DATED: September 30, 2025

PUBLIC STATEMENT OF THE
OFFICE OF CONSUMER ADVOCATE
PURSUANT TO 71 P.S. SECTION 309-4(e)

Act 161 of the Pennsylvania General Assembly, 71 P.S. Section 309-2, as enacted July 9, 1976, authorizes the Acting Consumer Advocate to represent the interests of consumers before the Pennsylvania Public Utility Commission (Commission). In accordance with Act 161, and for the following reasons, the Consumer Advocate determined to file a Notice of Intervention and participate in proceedings before the Commission involving the Application by Deer Haven L.L.C. (Deer Haven) and Haven Development Company L.L.C. (Haven Development), collectively “Joint Applicants.”

The Joint Applicants seek Commission approval for the transfer of jurisdictional utility assets in the form of real property consisting of approximately 85 acres of land in a portion of Palmyra Township, Pike County, Pennsylvania to Pocono Lakefront, LLC. The Joint Applicants additionally seek approval for Deer Haven to abandon service.

The Office of Consumer Advocate will participate in this proceeding to ensure that adequate and continuous service is provided to Deer Haven’s customers at just and reasonable rates and in accordance with applicable statutes, and that the proposed transaction provides all necessary and proper customer protections which are justified, reasonable, and in accordance with sound ratemaking principles and the Public Utility Code.