

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

**PETITION OF HERITAGE VILLAGE
MANAGEMENT, LLC, FOR A
DECLARATORY ORDER**

:
: **Docket No. P-2026** _____
:
:
:

PETITION FOR DECLARATORY ORDER

Heritage Village Management, LLC (“Heritage Village Management” or “Petitioner”), hereby respectfully request that the Pennsylvania Public Utility Commission (the “PUC” or the “Commission”) issue a Declaratory Order authorizing Heritage Village Management to provide sanitary sewage conveyance service, at no cost, to a neighboring property owned and operated by Northwoods Management, LLC. The Commission has the power to issue such an order pursuant to Section 331(f) of the Public Utility Code, 66 Pa.C.S. Section 331(f), and Section 5.42 of the Commission’s Rules and Regulations, 52 Pa.Code Section 5.42. Petitioner further requests that the Commission declare that such service will not constitute the provision of public utility service under Section 102 of the Public Utility Code, 66 Pa.C.S. Section 102. To the extent possible, Petitioner requests expeditious review.

A. Reason for Petition.

This petition, as well as a petition being filed contemporaneously by Northwoods Management, LLC, concern two adjacent manufactured home communities in Lehigh Township, Northampton County – Heritage Village and Northwoods. While owned by separate limited liability companies, the two LLCs share a common principal and sole member.

Heritage Village Management owns and operates the Heritage Village manufactured home community (“Heritage Village Community”) in Lehigh Township, Northampton County.

The Heritage Village Community contains a sanitary sewage collection and conveyance system that collects sanitary sewage from the manufactured home lots in the community and conveys that sanitary sewage to sewer mains adjacent to the southern end of the Heritage Village Community that are owned and operated by the Lehigh Township Municipal Authority (“LTMA”) for treatment and disposal. The sanitary sewage flows from the Heritage Village Community are metered by LTMA and Heritage Village Management pays LTMA for treatment of this sanitary sewage.

Northwoods Management, LLC, owns and operates the Northwoods manufactured home community (the “Northwoods Community”), which is adjacent to and north of the Heritage Village Community. The Northwoods Community is topographically higher in elevation than the Heritage Village Community and LTMA does not operate any sewer mains adjacent to the Northwoods Community. Sanitary sewage generated in the Northwoods Community, therefore, must flow south through the Heritage Village Community to reach LTMA’s sewer mains for treatment.

Rather than install sewer mains through the Heritage Village Community dedicated solely for sanitary sewage flows from the Northwoods Community, the sanitary sewage mains at the southern end of the Northwoods Community are connected to the sanitary sewage mains at the northern end of the Heritage Village Community. A metering manhole is located at the point of connection between the Northwoods Community and the Heritage Village Community, and LTMA meters sewage flow at that location for purposes of billing Heritage Village Management for sewage disposal. Sanitary sewage generated in the Northwoods Community, therefore, flows through the Heritage Village Community sewer mains to the LTMA sewer mains at the southern end of the Heritage Village Community.

B. Specific Averments.

1. The name of the Petitioner is Heritage Village Management, LLC, and the address of the Petitioner is:

Heritage Village Management, LLC
2846 Main Street, Box 12A
P.O. Box 677
Morgantown, PA 19543

2. The Petitioner's attorney, upon whom all documents should be served, is:

Daniel F. Schranghamer
GSP Management Co.
P.O. Box 677
Morgantown, PA 19543
Phone: (570) 567-7261
Email: dschranghamer@gmail.com

3. Heritage Village Management, LLC, owns and operates the Heritage Village manufactured home community ("Heritage Village") in Lehigh Township, Northampton County.

4. Sanitary sewage generated by the residents of Heritage Village empties into sewer mains owned and operated by the Lehigh Township Municipal Authority for treatment and disposal by LTMA.

5. The Northwoods manufactured home community ("Northwoods") is located to the northeast of Heritage Village and is topographically higher in elevation.

6. Northwoods is owned and operated by Northwoods Management, LLC, which has an address of:

Northwoods Management, LLC
2846 Main Street, Box 12A
P.O. Box 677
Morgantown, PA 19543

7. Northwoods is comprised of two properties, the first property located at No. Butternut Drive, Lehigh Township, being Northampton County Parcel Nos. H3-7-13-0516 (the

“Northwoods Property”), and the second property located at 4091 Mountain View Drive, Lehigh Township, formerly identified as Northampton County Parcel No. H3-7-10E-0516 (the “Tim Pitts Property”).

8. The lot line between the Northwoods Property and the Tim Pitts Property was eliminated and the Tim Pitts Property was merged into the Northwoods Property at Parcel No. H3-7-13-0516. The Lot Consolidation Plan was recorded in the Office of the Recorder of Deeds of Northampton County on March 18, 2025, at Instrument Number 2024005313, Book 2025-5, Page 158.

9. The Northwoods Property is currently under construction and will be completed in phases.

10. The land development plans for the Northwoods Property provide for the construction of 225 manufactured home lots – 196 lots on the original H3-7-13-0516 parcel and 29 lots on the original H3-7-10E-0516 parcel.

11. The land development plans for the Northwoods Property also provide for a sanitary sewage stub to one (1) adjacent single-family lot, identified as Parcel H3-7-10-0516, with an address of 4083 Mountain View Drive (the “Single-Family Lot”), to convey residential sanitary sewage from one single-family home on the Single-Family Lot to the sewer mains in the Northwoods Property.

12. Residential sewage from the Northwoods Property drains through the existing sewer mains on the Heritage Village Property to be treated by the Lehigh Township Municipal Authority.

13. Heritage Village Management, LLC, has conveyed to Northwoods Management, LLC, a perpetual residential sewage drainage easement for the drainage of residential sanitary

sewage from Northwoods and the Single-Family Lot through the private sewer mains in Heritage Village.

14. The Residential Sewage Drainage Easement Agreement (the “Heritage Village Easement Agreement”) was recorded in the Office of the Recorder of Deeds of Northampton County on January 16, 2026, at Instrument Number 2026001503, Book 2026-1, Page 14393. A copy of the Heritage Village Easement Agreement is attached to this Petition as Exhibit A.

15. The Heritage Village Easement Agreement allows for sanitary sewage flow only from Northwoods and the Single-Family Lot.

16. The Heritage Village Easement Agreement specifically states that Heritage Village is not a regulated public utility and does not wish to undertake the responsibilities of a regulated public utility, and, therefore, limits the scope and extent of the easement to the manufactured home lots in Northwoods and one single-family home on the Single-Family Lot.

17. A “public utility” is defined in Section 102 of the Pennsylvania Public Utility Code as “[a]ny person or corporations now or hereafter owning or operating in this Commonwealth equipment or facilities for . . . Wastewater collection, treatment, or disposal for the public for compensation.” 66 Pa.C.S. § 102.

18. Two essential components of this definition is that the wastewater collection be furnished or for “the public” and “for compensation. If wastewater collection is not being provided to “the public” or is not being provided “for compensation,” the entity providing the service is not a “public utility.”

19. Under the Heritage Village Easement Agreement, Heritage Village is not receiving any compensation from Northwoods Management, LLC, for the Northwoods and Single-Family Lot sewer flows through Heritage Village.

20. Under the Heritage Village Easement Agreement, Heritage Village Management, LLC, is solely responsible for the cost of maintaining, repairing, and inspecting its own sewer laterals and sewer mains, and Northwoods Management, LLC, is solely responsible for the cost of maintaining, repairing, and inspecting its own sewer laterals and sewer mains to the point of connection with the Heritage Village sewer system.

21. Heritage Village Management, therefore, will not be providing wastewater collection service for compensation and cannot be a “public utility.”

22. Under the Heritage Village Easement Agreement, Heritage Village Management has agreed to provide wastewater collection service to one entity, Northwoods Management, LLC, for the sewage flows from the 225 manufactured home space lots in Northwoods and the Single-Family Lot.

23. Heritage Village Management is not holding itself as offering wastewater collection service to the general public and the general public does not have the right to use Heritage Village’s wastewater collection and conveyance system.

24. Heritage Village’s wastewater collection and conveyance system is only available to a “defined, privileged, and limited group.” *See, Petition of Upper Saucon Township for a Declaratory Order*, 2025 PA. PUC LEXIS 107, *11 (citing *Drexelbrook Associates v. Pa. Public Utility Commission*, 212 A.2d 237, 239-240 (Pa. 1965)).

25. Heritage Village Management, therefore, will not be providing wastewater collection service for the public and cannot be a “public utility.”

26. Accordingly, Petitioner Heritage Village Management respectfully requests relief as more particularly set forth below.

WHEREFORE, for the reasons stated herein, Petitioner Heritage Village Management respectfully requests that the Commission order the following:

a. Issue a Declaratory Order authorizing Heritage Village Management to provide wastewater collection service to Northwoods Management, LLC, for the manufactured home space lots in Northwoods and one single-family home on the Single Family Lot.

b. Issue a Declaratory Order concluding that such wastewater collection service is not “to or for the public” where such service is provided to a single customer and not offered to the general public.

c. Issue a Declaratory Order concluding that such wastewater collection service will not constitute the provision of public utility service pursuant to Section 102 of the Pennsylvania Public Utility Code so as to subject the Petitioner to the jurisdiction of the Commission.

Respectfully submitted,

GSP Management Co.

/s/ Daniel F. Schranghamer

Daniel F. Schranghamer
Attorney I.D. No. 67311
P.O. Box 677
Morgantown, PA 19543
Phone: (570) 567-7261
Email: dschranghamer@gmail.com

Attorney for Petitioner Heritage Village
Management, LLC

Date: February 5, 2026

VERIFICATION

I, James Perano, Chief Operating Officer of Petitioner Heritage Village Management, LLC, hereby state that the facts above set forth are true and correct to the best of my knowledge, information and belief and that I expect that Respondents will be able to prove same at any hearing held in this matter. I understand that the statements made herein are made subject to the penalties of 18 Pa. C.S. §4904, relating to unsworn falsifications to authorities.



James Perano,
Chief Operating Officer
Heritage Village Management, LLC

Dated: February 3, 2026

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

**PETITION OF HERITAGE VILLAGE
MANAGEMENT, LLC, FOR A
DECLARATORY ORDER**

:
: **Docket No. P-2026** _____
:
:
:

CERTIFICATION OF SERVICE

This is to certify that in this case, complete copies of all papers contained in the foregoing *Answer, New Matter and Counterclaims* have been served upon the following persons, by the following means and on the date(s) stated:

Name:	Means of Service:	Date(s) of Service:
Office of Small Business Advocate 555 Walnut Street Forum Place – 1 st Floor Harrisburg, PA 17101	First Class Mail	February __, 2026
Office of Consumer Advocate 555 Walnut Street Forum Place – 5 th Floor Harrisburg, PA 17101	First Class Mail	February __, 2026
Bureau of Investigation and Enforcement Pennsylvania Public Utility Commission Commonwealth Keystone Building 400 North Street, 2 nd Floor West Harrisburg, PA 17120	First Class Mail	February __, 2026
Northwoods Management, LLC P.O. Box 677 Morgantown, PA 19543	First Class Mail	February __, 2026
Single-Family Lot Owners: Timothy L. and Wendy G. Pitts 3738 Bayberry Dr. Danielsville PA 18038	First Class Mail	February __, 2026

GSP Management Co.

/s/ Daniel F. Schranghamer

Daniel F. Schranghamer
Attorney I.D. No. 67311
P.O. Box 677
Morgantown, PA 19543
Phone: (570) 567-7261
Email: dschranghamer@gmail.com

Attorney for Petitioner Heritage Village
Management, LLC

Date: February 5, 2026

Exhibit “A”

COUNTY OF NORTHAMPTON

RECORDER OF DEEDS
NORTHAMPTON COUNTY GOVERNMENT CENTER
669 WASHINGTON STREET
EASTON, PENNSYLVANIA 18042-7486
Area Code (610) 829-6210
Dorothy J. Edelman - Recorder



Book - 2026-1 Starting Page - 14393
***Total Pages - 7**

Instrument Number - 2026001503
Recorded On 1/16/2026 At 1:03:02 PM

NCGIS Registry UPI Certification
On January 16, 2026 By SRM

- * Instrument Type - EASEMENT
- Invoice Number - 1123591
- * Grantor - HERITAGE VILLAGE MANAGEMENT LLC
- * Grantee - NORTHWOODS MANAGEMENT LLC
- User - KABE
- * Customer - GSP MANAGEMENT CO.

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$41.25
RECORDING FEES	\$17.00
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$50.00
TOTAL PAID	\$113.75

***RECORDED BY:**

GSP MANAGEMENT CO.
800 W 4TH ST STE 200
WILLIAMSPORT, PA 17701-5895

I hereby CERTIFY that this document is recorded in the Recorder's Office Of Northampton County, Pennsylvania



Dorothy J. Edelman

Dorothy J. Edelman
Recorder of Deeds

THIS IS A CERTIFICATION PAGE
Do Not Detach
THIS PAGE IS NOW THE FIRST PAGE
OF THIS LEGAL DOCUMENT

Book: 2026-1 Page: 14393

00K00U



* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

This instrument was prepared by:

Daniel F. Schranghamer, Esq.
GSP Management Co.
P.O. Box 677
Morgantown, PA 17754

After recording, return to:

Heritage Village Management, LLC
2846 Main Street, Box 12A
Morgantown, PA 19543
Attn: Ashley Johnson

**Parcel Nos. H3-7-18A-0516,
H3-7-18-0516, H3-9-3-0516, and
H3-9-2-0516 (Mountain View Drive), and
H3-7-13-0516 (No. Butternut Drive)**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESIDENTIAL SEWAGE DRAINAGE EASEMENT AGREEMENT

This Agreement and Declaration of Easement (this "Agreement") is made by and between **Heritage Village Management, LLC**, a Pennsylvania limited liability company (hereinafter the "Grantor") and **Northwoods Management, LLC**, a Pennsylvania limited liability company (hereinafter the "Grantee"), and is dated for reference purposes as of January 14, 2026, and is effective immediately.

RECITALS

A. Grantor is the owner of the property located at Mountain View Dr., Lehigh Township, being Northampton County Parcel Nos. H3-7-18-0516, H3-9-3-0516, H3-9-2-0516, and H3-7-18A-0516 (the "Heritage Village Property");

B. Grantor obtained the Heritage Village Property from LURRS a/k/a L.U.R.R.S., a Pennsylvania Partnership by Deed dated February 9, 2009, and recorded in the Office of the Recorder of Deeds for Northampton County in Book 2009-1 at Page 29706;

C. Grantee is the owner of the property located at No. Butternut Drive, Lehigh Township, being Northampton County Parcel Nos. H3-7-13-0516 (the "Northwoods Property").

D. Grantee obtained the Northwoods Property from NIKKI Inc. and LURRS a/k/a LURRS, a Pennsylvania Partnership by Deed dated September 8, 2022, and recorded in the Office of the Recorder of Deeds of Northampton County on September 13, 2022, at Deed Book Volume 2022-1, Page 254718, as corrected by a Deed of Correction dated October 30, 2023, and

recorded in the Office of the Recorder of Deeds of Northampton County on November 2, 2023, at Deed Book Volume 2023-1, Page 211443.

E. Grantee is also the owner of the property located at 4091 Mountain View Drive, Lehigh Township, formerly identified as Northampton County Parcel No. H3-7-10E-0516 (the "Tim Pitts Property").

F. Grantee obtained the Tim Pitts Property from Timothy L. and Wendy G. Pitts by Deed dated December 17, 2024, and recorded in the Office of the Recorder of Deeds of Northampton County on December 27, 2024, at Deed Book Volume 2024-1, Page 246568.

G. The lot line between the Northwoods Property and the Tim Pitts Property was eliminated and the Tim Pitts Property was merged into the Northwoods Property at Parcel No. H3-7-13-0516. The Lot Consolidation Plan was recorded in the Office of the Recorder of Deeds of Northampton County on March 18, 2025, at Instrument Number 2024005313, Book 2025-5, Page 158.

H. The Northwoods Property is adjacent to the Heritage Village Property.

I. The Heritage Village Property contains a manufactured home community with private sewer mains that are connected to the sewage collection and conveyance system owned and operated by the Lehigh Township Municipal Authority.

J. The Northwoods Property is currently under construction and will be completed in phases.

K. The land development plans for the Northwoods Property provide for the construction of 225 manufactured home lots.

L. The land development plans for the Northwoods Property also provide for a sanitary sewage stub to one (1) adjacent single-family lot identified as Parcel H3-7-10-0516, with an address of 4083 Mountain View Drive (the "Single-Family Lot"), to convey residential sanitary sewage from one single-family home on the Single-Family Lot to the sewer mains in the Northwoods Property.

K. Residential sewage from the Northwoods Property drains through the existing sewer mains on the Heritage Village Property to be treated by the Lehigh Township Municipal Authority.

L. Grantor has agreed to convey to Grantee an easement for residential sewage to drain through the existing sewer mains on the Heritage Village Property.

M. This Easement Agreement is intended to include only the Northwoods Property and the Single-Family Lot.

NOW, THEREFORE, the Parties, intending to be legally bound hereby, and in consideration of the payment of ONE DOLLAR (\$1.00), receipt of which is hereby acknowledged, as well as the mutual covenants contained herein, do hereby agree as follows:

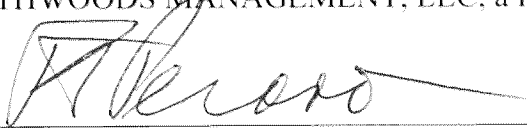
AGREEMENT

NOW THEREFORE, intending to be legally bound, for valuable consideration, the receipt and sufficiency of which is hereby recognized, Grantor and Grantee hereby grant, bargain, sell, and agree as follows:

1. Incorporation of Recitals. The above Recitals are hereby incorporated into this agreement as if set forth herein.
2. Grant of Perpetual Residential Sewage Drainage Easement. Grantor hereby grants, bargains, sells, and conveys, and Grantee does hereby purchase from Grantor, a perpetual residential sewage drainage easement for the drainage of residential sanitary sewage from the Northwoods Property and the Single-Family Lot through the private sewer mains in the Heritage Village Property.
3. No Services for General Public. Grantor is not a regulated public utility, and does not wish to undertake the responsibilities of a regulated public utility. This grant of a sewage drainage easement to Grantee is done solely for the manufactured home lots on the Northwoods Property and one single-family home on the Single Family Lot.
4. Construction of Sewage Facility Improvements. Grantee agrees to construct all sewage facility improvements shown on the final land development plans for the Northwoods Property and the final Land Development Plan for the Tim Pitts Property at Grantee's sole cost and expense.
5. Minimization of I&I. For so long as this Easement Agreement remains in place, Grantee agrees to minimize, to the greatest extent possible, infiltration and inflow into Grantee's sewer laterals and sewer mains.
6. Maintenance and Repairs. Grantee is solely responsible for all maintenance, repair, fees, and inspections required for Grantee's sewer laterals and sewer mains, through the metering manhole (NW233-Permanent Metering Manhole) to NW232 – Doghouse MH, both of which are located on Independence Lane in the Heritage Village Property. Grantor is solely responsible for all maintenance, repair, fees, and inspections required for Grantor's sewer laterals and sewer mains.
7. Perpetual Duration. The Permanent Easement identified in Paragraph one, above, shall remain in effect in perpetuity, shall be deemed a covenant running with the land regardless of ownership, and be binding upon all subsequent property owner(s); and the personal representatives, heirs, successors, or assigns of the Grantee and the Grantor.
8. Recordation. This Agreement shall be recorded in the Northampton County Recorder of Deeds. Grantee shall pay all recording costs necessary to record this Instrument in the public records.

GRANTEE:

NORTHWOODS MANAGEMENT, LLC, a Pennsylvania limited liability company

By: 

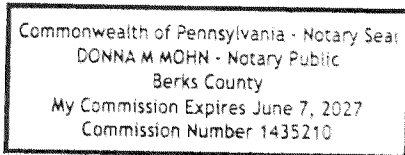
Name: Frank T. Perano

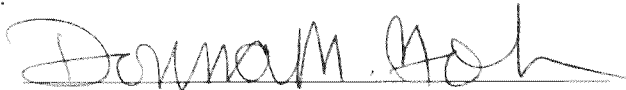
Title: Member

STATE OF Pennsylvania)
COUNTY OF Berks) SS

On January 14, 2026, before me, the undersigned Notary Public, personally appeared Frank T. Perano, the sole member of Northwoods Management, LLC, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his authorized capacity, and that by her/his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.





(Signature of notary)

Certificate of Residence:

I certify that the precise address of the Grantee is:

Northwoods Management, LLC
2846 Main Street, Box 12A
Morgantown, Pa. 19543

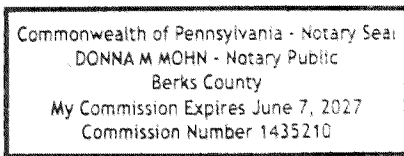
NORTHWOODS MANAGEMENT, LLC, a Pennsylvania limited liability company


By: 
Name: Frank T. Perano
Title: Member

STATE OF Pennsylvania)
COUNTY OF Berks) SS

On January 14, 2026, before me, the undersigned Notary Public, personally appeared Frank T. Perano, the sole member of Northwoods Management, LLC, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his authorized capacity, and that by her/his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




(Signature of notary)