

**PENNSYLVANIA  
PUBLIC UTILITY COMMISSION  
HARRISBURG, PA 17120**

Public Meeting held January 29, 2026

Commissioners Present:

Stephen M. DeFrank, Chairman  
Kimberly Barrow, Vice Chair, Statement, Dissenting  
Kathryn L. Zerfuss  
John F. Coleman, Jr.  
Ralph V. Yanora

Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain real estate to Pocono Lakefront, LLC in Palmyra Township, Pike County, Pennsylvania

Docket No.  
A-2025-3057204

**ORDER**

**BY THE COMMISSION:**

By the application (Application) filed with the Pennsylvania Public Utility Commission (Commission) on August 29, 2025, Deer Haven, L.L.C. (Deer Haven), Utility Code 230106, seeks a certificate of public convenience (CPC) pursuant to Section 1102(a)(3) of the Pennsylvania Public Utility Code, 66 Pa.C.S. § 1102(a)(3), evidencing Commission approval, *nunc pro tunc*, of Deer Haven's right to sell certain real estate to Pocono Lakefront, LLC (Pocono Lakefront) in Palmyra Township, Pike County, Pennsylvania.

**I. AFFECTED ENTITIES AND BACKGROUND**

Deer Haven is a regulated public utility company, duly organized and existing under the laws of the State of New Jersey under the provisions of the New Jersey Limited Liability Company Act, with an address of 839 Route 507, Greentown, Pennsylvania 18426. Deer Haven provides wastewater service to approximately 61 residential customers in a portion of Palmyra Township, Pike County, pursuant to its CPC issued on

March 25, 2010.<sup>1</sup> Deer Haven started operating its wastewater facilities and providing service to the public in or around June 2004. The service territory is comprised of approximately 140 acres of land along the southeastern shore of Lake Wallenpaupack in Palmyra Township, Pike County.

Haven Development Company, LLC (Haven Development) was a limited liability company, duly organized and existing under the laws of the State of New Jersey. Haven Development was a wholly owned subsidiary of Deer Haven that was formed on June 8, 2004, and dissolved on January 16, 2019. In or about 2004, Deer Haven and Haven Development owned approximately 85 acres of property (Deer Haven Property) that included the site where the Deer Haven wastewater treatment plant (Deer Haven WWTP) and most of the Deer Haven wastewater collection and conveyance system (Deer Haven Wastewater System) are located.

Pocono Lakefront is a Pennsylvania limited liability company with an address of 865 Route 507, Greentown, Pennsylvania 18426. Pocono Lakefront was formed in 2010 to develop property within the Deer Haven Property, as defined in Section II below. The sole member of Pocono Lakefront is a trust formed by Jacob Goren. On October 25, 2010, Deer Haven and Haven Development entered into a Purchase and Sale Agreement (APA) with Pocono Lakefront for the sale of the Deer Haven Property, as described in Section IV below.

PL Utilities, LLC (PLU) is a regulated public utility company, duly organized and existing under the laws of the Commonwealth with an address of 61 West 62<sup>nd</sup> Street, #22E, New York, New York 10023. PLU was formed in 2015, and its sole member is Jacob Goren. Pocono Lakefront is affiliated with PLU.

In 2015, the Pennsylvania Department of Environmental Protection (DEP) issued Water Quality Management (WQM) Permit No. 5215401 to Pocono Lakefront approving

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<sup>1</sup> See, CPC at Docket A-230106.

the construction of a new wastewater treatment plant (PLU WWTP), three pump stations, and associated wastewater lines and connections on the Deer Haven Property. PLU owns the PLU WWTP, which was substantially completed in 2023 and was tested in early 2024. The PLU WWTP is ready to be put into service, contingent upon certain construction work being completed to tie the effluent pipeline from the PLU WWTP into the existing outfall pipeline as described in Section III below.

On June 18, 2024, Deer Haven and PLU filed a Joint Application (Joint Application) with the Commission at Docket Nos. A-2024-3049587 and A-2024-3049591 seeking, *inter alia*, approvals necessary for the abandonment of wastewater service by Deer Haven and the commencement of wastewater service by PLU. On August 1, 2024, Deer Haven filed a Petition with the Commission that requested the issuance of an *ex parte* emergency order appointing Aqua Pennsylvania, Inc. (Aqua) to act as a temporary receiver to operate its Water System and its Wastewater System.<sup>2</sup> On August 7, 2024, the Commission issued a Secretarial Letter, at Docket No. P-2024-3050549, denying Deer Haven's request for an *ex parte* emergency order with respect to its Wastewater System and declining to impose a receivership for the Wastewater System.<sup>3</sup> Subsequently, on August 13, 2024, Deer Haven filed a letter (Letter), at Docket No. P-2024-3050549, informing the Commission that, on August 7, 2024, Environmental Services Corporation of Pennsylvania (ESC) informed Deer Haven that it would terminate service as operator of Deer Haven's Wastewater System effective August 9, 2024, due to a past due balance on the account. Deer Haven indicated that, notwithstanding recent payments toward the outstanding balance, ESC terminated service on August 9, 2024, leaving Deer Haven without a certified operator. Deer Haven also indicated that its financials continue to deteriorate to the point where it is considering declaring bankruptcy. Thus, Deer Haven

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<sup>2</sup> With respect to the Wastewater System, in its Petition Deer Haven requested the issuance of an *ex parte* emergency order directing Aqua to take temporary receivership of the Wastewater System until Pocono Lakefront has secured all regulatory approvals to consummate the transfer of the wastewater utility assets to PLU.

<sup>3</sup> On August 7, 2024, the Commission entered an *ex parte* emergency order that granted, in part, and denied, in part, Deer Haven's Petition, with respect to Deer Haven's Water System only, as modified by the Commission, at Docket No. P-2024-3050545.

requested that the Commission reconsider its disposition to appointing a receiver for its Wastewater System. Under the circumstances, Chairman Stephen M. DeFrank (Chairman) treated Deer Haven's Letter as a renewed request for *ex parte* emergency relief.

On August 7, 2024, the Chairman entered an *ex parte* emergency order (August 7<sup>th</sup> Emergency Order) at Docket No. P-2024-3050545 that granted, in part, and denied, in part, Deer Haven's request with respect to Deer Haven's Water System. The August 7<sup>th</sup> Emergency Order initiated an investigation into whether the Commission should order a capable public utility to acquire Deer Haven's Water System pursuant to 66 Pa.C.S. § 529 (529 Water Investigation). On August 26, 2024, the Commission entered a Ratification Order (August 26<sup>th</sup> Ratification Order) that modified the August 7<sup>th</sup> Emergency Order and directed Aqua Pennsylvania, Inc. to act as the Receiver for Deer Haven's Water System beginning August 22, 2024, and to continue during the pendency of a proceeding pursuant to Section 529(g) of the Code, 66 Pa.C.S. § 529(g).

On August 15, 2024, the Chairman entered an *ex parte* emergency order (August 15<sup>th</sup> Emergency Order) at Docket No. P-2024-3050549 that granted Deer Haven's renewed request with respect to Deer Haven's Wastewater System, consistent with the August 15<sup>th</sup> Emergency Order. The August 15<sup>th</sup> Emergency Order initiated an investigation into whether the Commission should order a capable public utility to acquire Deer Haven's Wastewater System pursuant to 66 Pa.C.S. § 529. The Commission's August 15<sup>th</sup> Emergency Order also directed Aqua Pennsylvania Wastewater, Inc. (APW) to act as the receiver (Receiver) for Deer Haven's Wastewater System beginning August 15, 2024, and to continue during the pendency of a proceeding pursuant to Section 529(g) of the Code, 66 Pa.C.S. § 529(g).<sup>4</sup>

On March 7, 2025, the Commission entered an Opinion and Order (March 7<sup>th</sup> Order) at the Joint Application dockets conditionally approving the Joint Application

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<sup>4</sup> Wastewater operations are conducted through Aqua's subsidiary, APW.

upon the filing of certain supplemental documentation, including the filing of this Application. On September 26, 2025, the Commission entered an Order granting the Joint Motion for Extension of Time that modified the requirement to file a copy of the DEP Notice of Termination for the Deer Haven WWTP, noted in Paragraph 1(f) of the March 7<sup>th</sup> Order, to be due within 180 days of when the PLU WWTP is approved and operational. On December 24, 2025, the Commission served a Secretarial Letter that informed Deer Haven and PLU that the documentation received by the Commission satisfied the conditions in Ordering Paragraph 1(a) through (e) and (g) of the March 7<sup>th</sup> Order. This Secretarial Letter also reminded Deer Haven and PLU of their continued obligation to comply with Ordering Paragraph 1(f) of the March 7<sup>th</sup> Order regarding the decommissioning of the Deer Haven WWTP.

On December 31, 2025, the Commission issued a Certificate of Public Convenience evidencing Commission approval for PLU to begin to offer, render, furnish, or supply wastewater service in a portion of Palmyra Township, Pike County, previously served by Deer Haven. The same day, the Commission also issued a Certificate of Public Convenience evidencing Commission approval for Deer Haven to abandon wastewater service to the public in Palmyra Township, Pike County.

Deer Haven submitted proofs of publication and service to the appropriate entities for the instant Application and notice of the Application was published in the *Pennsylvania Bulletin*, 55 Pa.B. 6649, on September 13, 2025. On September 12, 2025, Aqua and APW filed a Petition to Intervene that indicated, as the Receiver for both the Deer Haven Wastewater System and Deer Haven water system facilities (Deer Haven Water System), any Commission approval of the transfer of certain real property interests would affect the current and future operation of both Deer Haven Wastewater and Water Systems, including the right of the Deer Haven Water System to be present on the Deer Haven Property. On September 25, 2025, and September 30, 2025, the Office of Small Business Advocate and the Office of Consumer Advocate, respectively, filed Notices of

Intervention. The protest period ended September 29, 2025. No protests were filed, and no hearings were held.

## **II. LOCATION AND DESCRIPTION OF PROPERTY**

The Deer Haven Property is situated in the southwestern portion of Palmyra Township and includes land that is bisected by Pennsylvania Route 507 and bordering Lake Wallenpaupack. The Deer Haven Property consists of approximately 85 acres of land and is comprised of five parcels identified by Pike County Tax Parcel Nos. 070.04-01-01 (0.08 acres designated as Lakefront Lot), 070.04-01-03 (10.54 acres designated as Tract 3), 070.04-01-46 (6.06 acres designated as Entrance Parcel), 070.04-01-55 (64.1 acres designated as Tracts 1, 2 and 6), and 070.04-01-03.001 (2.81 acres designated as Tract 6). The Application's Exhibit B included a copy of a deed dated November 8, 2010, between Haven Development and Pocono Lakefront that conveyed the Lakefront Lot and Tract 3 for \$1. Also, the Application's Exhibit C included a copy of a deed dated November 8, 2010, between Deer Haven and Pocono Lakefront that conveyed the Entrance Parcel and Tracts 1, 2, and 6 for \$1. In addition to the above-described parcels, in supplemental information filed with the Commission as Exhibit 3, PLU provided a copy of a deed dated April 20, 2011, between Randy S. Miller, Inc. and Pocono Lakefront which conveyed one parcel identified by Pike County Tax Parcel No. 070.04-01-35 (15.76 acres designated as Parcel BR) for \$1,450,000.

The Application's Exhibit D included a recorded consolidation map dated June 18, 2013, showing the location of a consolidated property consisting of all or portions of Lakefront Lot, Tracts 2, 3, and 6, Entrance Parcel, and Parcel BR (collectively, the Pocono Lakefront Property).<sup>5</sup> In supplemental information filed with the Commission as Exhibit 5, PLU provided a copy of a deed dated June 21, 2013, that consolidated the identified parcels into the Pocono Lakefront Property, identified by Pike County Tax

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<sup>5</sup> The consolidation map noted that an additional parcel owned by Pocono Lakefront (26.14 acres of land designated as Tract 1 Remainder) was not included in the consolidation and was being dedicated for open space for the townhouse project proposed for the Pocono Lakefront Property.

Parcel No. 070.04-01-03 (71.57 acres designated as Tract 3R). PLU also averred that the Deer Haven WWTP, the PLU WWTP, and the existing collection systems for the White Pines, Pinecrest, and White Beauty View Estates communities are located on the Pocono Lakefront Property.

### **III. DESCRIPTION OF PROPOSED FACILITIES**

In the Application, Deer Haven averred that the only remaining construction work to be done is to make the final connections to the Deer Haven Wastewater System so that the Deer Haven WWTP can be shut down and the PLU WWTP turned on to take its place. Deer Haven and PLU are working with the Pennsylvania Department of Environmental Protection (DEP) and the Delaware River Basin Commission (DRBC) to obtain the necessary wastewater discharge permits and approval needed under the Pennsylvania Sewage Facilities Act (Act 537) for the transfer of the Deer Haven Wastewater System. These DEP permits and the DRBC approval have been received by PLU and are discussed below in Section VII.

In supplemental information filed with the Commission, PLU averred that it only needs to connect collection system piping to the outfall and the PLU WWTP. The piping distances are approximately five to 15 feet at each location, and construction is expected to take approximately one month to complete after Commission approvals are obtained. As discussed above in Section I, the Commission has issued a CPC at the Joint Application dockets evidencing Commission approval for PLU to begin to offer, render, furnish, or supply wastewater service in a portion of Palmyra Township, Pike County, previously served by Deer Haven. Therefore, with the Commission issuance of the CPC and evidence of DEP approval of all required permits, PLU may take the necessary steps to bring the PLU WWTP into service.

#### **IV. PURCHASE AGREEMENT**

The Application's Exhibit A included an executed copy of the APA dated October 25, 2010, between Deer Haven, Haven Development and Pocono Lakefront. Pursuant to the APA, Deer Haven and Haven Development agreed to sell, and Pocono Lakefront agreed to buy the Deer Haven Property for a purchase price (Purchase Price) of \$2,500,000. On November 8, 2010, Pocono Lakefront acquired the other portions of the Deer Haven Property described as Tract No. 3 and Tract No. 1 in the two deeds provided as the Application's Exhibits B and C, respectively, for the consideration of \$1 each. In supplemental information filed with the Commission, Deer Haven indicated that due to the passage of time since the transaction in 2010, records regarding the determination of the Purchase Price were no longer available.

In supplemental information filed with the Commission, PLU averred that the \$2,500,000 purchase price for the Deer Haven Property was developed through arm's length negotiations and that Pocono Lakefront and Deer Haven are not affiliated. According to PLU, the Deer Haven collection system has not yet been transferred to PLU. However, when the Commission issues the certificate of public convenience to PLU, the Deer Haven collection system will be transferred at closing to PLU from Deer Haven. In addition, PLU provided a draft Bill of Sale between Deer Haven and PLU, labelled as Exhibit 6, reflecting the transfer of the wastewater system, including the collection system, which will be executed at closing.

PLU specified that Pocono Lakefront purchased the property to develop the property, and from Pocono Lakefront's perspective, remaining as the owner gives Pocono Lakefront more flexibility with future development while ensuring the security of the system for PLU. The property on which the wastewater system sits was never segregated out from the balance of the property, and PLU contended that the cost of such an effort would be in the thousands of dollars. Given the very small customer base, PLU determined that such an expense at this time does not seem in the best interests of the

customers.

In PLU's view, the ability to pledge land ownership as collateral is not a likely factor in a future funding scenario. Rather, PLU believes that the more likely and appropriate scenario is a pledge of future revenues, as the value of the land to be pledged would hardly fund a significant project. In supplemental information filed with the Commission at the Joint Application dockets, PLU averred that Jacob Goren, as its sole member, will provide additional contributions to PLU or extend loans, as required, to subsidize PLU's funding shortfalls. Further, PLU asserts, with respect to the wastewater system's discharge pipe and pump station, the areas associated with these assets are small, lending themselves more to a permanent easement than to a fee simple property sale.

In supplemental information filed with the Commission as Exhibit 7, PLU provided a revised draft Sanitary Sewer System Easement for the Pocono Lakefront Property. According to PLU, the easement is broad enough to encompass the areas needed for the wastewater system, should be sufficient to protect the interests of the wastewater utility, and is consistent with other easements the Commission has approved for other public utilities.

## **V. DEER HAVEN WATER SECTION 529 PROCEEDING**

Pursuant to Ordering Paragraph 1(a) of the March 7<sup>th</sup> Order, Deer Haven was directed to file an application for Commission approval, *nunc pro tunc*, for the transfer of jurisdictional utility assets to Pocono Lakefront, which is the matter before the Commission in this instant Application. The Commission notes the consideration and final disposition of the Application must resolve the required and necessary land rights required for both PLU, as the wastewater public utility, and Deer Haven L.L.C. – Water (Deer Haven Water), Utility Code 210124, as the water public utility, required to operate, maintain, and construct the necessary facilities sufficient for the provision of service by each respective utility on the Deer Haven Property.

As discussed above in Section I, Aqua, as the Receiver for Deer Haven Water, asserted that the Application would affect the current and future operation of the Deer Haven Water System, including the right of the associated water facilities to be present on Deer Haven Property. In supplemental information filed with the Commission, Pocono Lakefront indicated that Deer Haven did not reserve any property for the Deer Haven Water System. Further, Pocono Lakefront indicated that both Pocono Lakefront and Aqua have been negotiating a settlement of that issue as part of the 529 Water Investigation with the expectation to finalize an agreement which will address Deer Haven Water's right to operate the Deer Haven Water System on the Deer Haven Property. No written documentation was provided to the Commission as evidence that the required land rights, either fee simple land ownership or easements, for the Deer Haven Water System were transferred back to Deer Haven Water from Pocono Lakefront.

It is evident to the Commission that Deer Haven Water had a responsibility to its ratepayers to ensure that it had retained land rights for the Deer Haven Water System prior to the sale of the Deer Haven Property to Pocono Lakefront. The Commission, as part of its consideration of the Application, must ensure that Deer Haven Water, on a *post hoc* basis, is returned to a position with all required land rights intact for the water system, and in the possession of Deer Haven Water to enable its continued provision of water public utility service without any uncertainty as to its access or ability to operate, maintain and/or construct any water facilities.

As this Application requests Commission approval, *nunc pro tunc*, of the right Deer Haven to sell certain real estate to Pocono Lakefront, we find it reasonable to require written evidence that Deer Haven has received from Pocono Lakefront land ownership rights and easement rights for the Deer Haven Water System wells and the associated wellhead protection areas and easement rights for the remainder of the Deer Haven Water System to include mains, service lines, and other associated appurtenances on the Deer Haven Property for no additional consideration. Therefore, pursuant to

66 Pa.C.S. § 1103 (relating to procedures to obtain CPCs), the CPC requested by Deer Haven shall be conditioned upon the filing with the Commission executed copies of documents transferring from Pocono Lakefront to Deer Haven Water land ownership rights for the Deer Haven Water System wells and the associated wellhead protection areas and easement rights for the remainder of the Deer Haven Water System to include mains, service lines and other associated appurtenances on the Deer Haven Property for no additional consideration, along with a copy of a written verification from Aqua, in its role as the Receiver, indicating the executed documents provide sufficient rights for the operation and viability of the Deer Haven, L.L.C. water supply, treatment, storage, and distribution system, consistent with this Order.<sup>6</sup>

## **VI. ADDITIONAL CAPITAL REQUIREMENTS**

In 2010, Pocono Lakefront paid the \$2,500,000 purchase price to satisfy mortgages on the Deer Haven Property held by Deer Haven and Haven Development. Deer Haven averred that Pocono Lakefront's financial capability has already been proven for this property transfer. In addition to the Deer Haven Property's purchase price, Deer Haven and Pocono Lakefront entered into a Grant of Capacity and Option to Purchase Agreement that granted Pocono Lakefront the option to purchase the Deer Haven Sewer Company for \$1.

## **VII. PERMITS, EASEMENTS, AND RIGHTS OF WAY REQUIRED**

In supplemental information filed with the Commission at the Joint Application dockets as Exhibit 2 of a status report (December 11<sup>th</sup> Status Report) filed on December 11, 2025, PLU, Pocono Lakefront, and Deer Haven provided a copy of WQM Permit No. 5274401 T-2 that approved PLU to operate the Deer Haven WWTP and certain Deer Haven Wastewater System assets. In addition, the December 11<sup>th</sup> Status Report's Exhibit 4 included a copy of a DRBC decision that approved the operation of the PLU WWTP,

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<sup>6</sup> See, Ordering Paragraph 2.

and Exhibit 5 included a copy of DEP National Pollutant Discharge Elimination System (NPDES) Permit No. PA0041912 issued to PLU for the Deer Haven WWTP. Finally, PLU, Pocono Lakefront, and Deer Haven filed a supplemental status report with the Commission on December 16, 2025, at the Joint Application dockets, which included as Exhibit 2C a copy of WQM Permit No. 5215401 T-1 that approved the transfer of a permit to PLU from Pocono Lake for the PLU WWTP, a wastewater conveyance system, and three pump stations.

### **VIII. ACT 537 OFFICIAL SEWAGE FACILITIES PLAN AND LAND-USE PLANNING COMPLIANCE**

In the December 11<sup>th</sup> Status Report's Exhibit 6, PLU, Pocono Lakefront, and Deer Haven provided a copy of a DEP approval letter dated November 26, 2025, for an Act 537 Plan Update prepared on behalf of PLU and Palmyra Township. DEP's letter noted that the Official Plan Update provided for the transfer of ownership of existing wastewater facilities from Deer Haven to PLU and the redirection of wastewater flows treated at the Deer Haven WWTP to the PLU WWTP.

In supplemental information filed with the Commission as Exhibit 9, PLU provided a copy of a letter from Pike County's Planning Agency dated March 21, 2025, that indicated that Pike County reviewed the proposed Act 537 Plan Update and found that the Act 537 Plan Update is consistent with Pike County's Comprehensive Plan and municipal ordinances. Exhibit 9 also included a copy of correspondence from Palmyra Township's Planning Commission dated May 5, 2025, that noted that the Planning Commission reviewed the proposed Act 537 Plan Update and had no comment. Finally, Exhibit 9 included a copy of Palmyra Township Resolution No. 05-06-2025, adopted May 6, 2025, whereby Palmyra Township found that the proposed Act 537 Plan Update conformed to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

## **IX. OTHER CONSIDERATIONS**

Deer Haven has no outstanding fines or assessments due to the Commission. Through Commission correspondence with the DEP's Northeast Regional Office, DEP noted that it supports the proposed transfer of the wastewater system and looks forward to completing permitting requirements in accordance with the July 17, 2025, Consent Order and Agreement (COA) between DEP, PLU, Pocono Lakefront, and Deer Haven and applicable regulations. In accordance with Ordering Paragraph 1(g) of the March 7<sup>th</sup> Order, an executed copy of this COA was filed at the Joint Application dockets as the December 11<sup>th</sup> Status Report's Exhibit 7.

## **X. CONCLUSION**

Based upon the facts that there is a need to continue to make safe and reliable wastewater service available to the public served by PLU; that Deer Haven Wastewater System ownership and operations are being transferred from Deer Haven to PLU; that PLU will be provided with easement rights for the areas of the Pocono Lakefront Property that are needed for PLU's wastewater facilities; and that PLU has the technical, financial and legal fitness to own, operate and maintain its assets, the Commission finds that granting conditional approval, *nunc pro tunc*, of Deer Haven's Application is necessary or proper for the service, accommodation, convenience or safety of the public and is in the public interest; **THEREFORE,**

### **IT IS ORDERED:**

1. That the Application of Deer Haven, L.L.C. at Docket No. A-2025-3057204, as supplemented, is hereby conditionally approved, consistent with this Order.

2. That Deer Haven, L.L.C. shall file with the Commission's Secretary's Bureau at Docket No. A-2025-3057204, executed copies of documents transferring from

Pocono Lakefront, LLC to Deer Haven, L.L.C. land ownership rights and easement rights for the Deer Haven, L.L.C. wells and the associated wellhead protection areas and for the remainder of the Deer Haven, L.L.C. water supply, treatment, storage and distribution system to include mains, service lines and other associated appurtenances on the Deer Haven Property for no additional consideration, along with a copy of a written verification from Aqua Pennsylvania, Inc., in its role as the Receiver, indicating the executed documents provide sufficient rights for the operation and viability of the Deer Haven, L.L.C. water supply, treatment, storage, and distribution system, consistent with this Order.


3. That, upon compliance with Ordering Paragraph 2, a Certificate of Public Convenience shall be issued pursuant to Section 1102(a)(3) of the Pennsylvania Public Utility Code, 66 Pa.C.S. § 1102(a)(3), evidencing Commission approval, *nunc pro tunc*, of the right of Deer Haven, L.L.C. to sell certain real estate to Pocono Lakefront, LLC in Palmyra Township, Pike County, Pennsylvania, consistent with this Order.

4. That nothing herein shall be construed as an approval or determination of costs or expenses for the purposes of just or reasonable rates or to exempt Deer Haven, L.L.C. from obtaining all necessary permits, licenses, and approvals from other federal, state, and local government agencies having jurisdiction.

5. That a copy of this Order be served upon Deer Haven, L.L.C., PL Utilities, LLC, Aqua Pennsylvania, Inc., Aqua Pennsylvania Wastewater, Inc., Pocono Lakefront, LLC, the Commission's Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate, the Palmyra Township Board of Supervisors, the Palmyra Township Planning Commission, the Pike County Board of Commissioners, the Pike County Planning Commission, and the Department of Environmental Protection – Northeast Regional Office and its Bureau of Regulatory Counsel.

6. That upon the issuance of the Certificate of Public Convenience as outlined in Ordering Paragraph 3, the proceeding at Docket No. A-2025-3057204 be closed.

**BY THE COMMISSION,**

A handwritten signature in black ink that reads "Matthew L. Homsher". The signature is written in a cursive style with a large initial "M".

Matthew L. Homsher  
Secretary

(SEAL)

ORDER ADOPTED: January 29, 2026

ORDER ENTERED: February 12, 2026