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April 30, 2026

VIA ELECTRONIC FILING

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

***Re: Application of the NextEra Energy Transmission MidAtlantic, Inc., filed pursuant to 52 Pa. Code Chapter 57 Subchapter G, for approval to site and construct a 500 kV transmission line associated with the MidAtlantic Resiliency Link Project located in portions of Greene County and Fayette County, Pennsylvania
PUC Docket No. A-2026-3060856***

***Application of the NextEra Energy Transmission MidAtlantic, Inc., for all of the necessary authority, approvals, and certificates of public convenience (1) to begin to furnish and supply electric transmission service in Greene County and Fayette County, Pennsylvania; (2) for certain Affiliated Interest Agreements; and (3) for any Other approvals necessary to complete the contemplated transactions
PUC Docket No. A-2026-3060921***

Dear Secretary Homsher:

Enclosed please find a Petition to Intervene on behalf of James E. Rockis, Quarter Pine Tree Farm Christmas Shoppe, LLC and J.E. Rockis Rental & Supply, Inc. for filing in the above-referenced matters. Copies have been served upon all interested parties of record. Thank you.

Sincerely yours,



Benjamin C. Dunlap, Jr.

BCD:klg
Enclosure
cc: All Parties of Record

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of the NextEra Energy :
Transmission MidAtlantic, Inc., filed : Docket No. A-2026-3060856
pursuant to 52 Pa. Code Chapter 57 :
Subchapter G, for approval to site and :
construct a 500 kV transmission line : Filed Electronically
associated with the MidAtlantic Resiliency :
Link Project located in portions of Greene :
County and Fayette County, Pennsylvania :

Application of the NextEra Energy : Docket No. A-2026-3060921
Transmission MidAtlantic, Inc., for all of the :
necessary authority, approvals, and :
certificates of public convenience (1) to begin : Filed Electronically
to furnish and supply electric transmission :
service in Greene County and Fayette County, :
Pennsylvania; (2) for certain Affiliated :
Interest Agreements; and (3) for any Other :
approvals necessary to complete the :
contemplated transactions :

PETITION TO INTERVENE

James E. Rockis, individually; Quarter Pine Tree Farm Christmas Shoppe, LLC; and J.E. Rockis Rental & Supply, Inc. (jointly “Petitioners”), by and through their undersigned counsel, hereby Petition to Intervene in the above-referenced proceedings, pursuant to 52 Pa. Code §§ 57.75(d) and 5.72 (a)(2), based upon the following:

1. NextEra Energy Transmission MidAtlantic, Inc. (“NEET MA”) filed its above-referenced Applications to begin to furnish and supply electric transmission service and for approval to site and construct a 500 kV transmission line associated with the MidAtlantic Resiliency Link (“MARL”) Project in Greene and Fayette counties on March 3, 2026.

2. Quarter Pine Tree Farm Christmas Shoppe, LLC and J.E. Rockis Rental & Supply, Inc. (jointly “Business Petitioners”) operate on the Proposed Alternative Route C of the NEET MA proposed transmission line in Fayette County.

3. James E. Rockis (“Rockis”) is the owner of the Business Petitioners and also owns the property on which the businesses are located.

4. As shown on the map provided to Petitioners by NEET MA, if the Alternative Route C is chosen for the MARL Project, NEET MA would take 14.12 acres from Petitioners to site and construct the transmission lines. See Exhibit A attached hereto.

5. Rockis’s business operations are unique. Quarter Pine Tree Farm Christmas Shoppe, LLC (“Quarter Pine”) is a Christmas tree farm, and J.E. Rockis Rental & Supply, Inc. (“Rockis Supply”) is a Christmas tree seed and transplant wholesale business.

6. Petitioners maintain specialized seed orchards that are on the path of the proposed Alternative Route C transmission line on the properties. These trees represent long-term investments and are already at a significant height.

7. The seed orchard trees take 25-30 years to begin producing viable seed. During that time, they are carefully managed to ensure quality and sustainability.

8. The seed trees contain high value, proprietary genetic material. The potential loss of these trees would have a substantial impact on Petitioners and broader implications for the Christmas tree industry nationally, since Rockis Supply sells seeds and transplants on a wholesale basis to nurseries and farmers throughout the United States. Rockis Supply collects cones from these trees and then processes them to extract the seeds.

9. Quarter Pine is a choose-and-cut (pick-your-own) Christmas tree farm, where customers travel to the property each year to select and harvest their own tree. This experience is deeply rooted in family traditions. The act of walking through Quarter Pines’ fields, selecting a tree and bringing it home is not only a retail transaction but also a cherished memory-making event that customers return to year after year.

10. The Christmas trees often take 7–10 years or more to reach harvestable size. During that time, they are carefully managed to ensure quality, uniformity and sustainability.

11. Any disruption to Petitioners' land and operations, including changes to the viewshed or loss of productive acreage, would directly impact not only agricultural operations, but also the experiential value that defines Quarter Pines. The integrity of the farm's fields is essential to maintaining the atmosphere and tradition that customers expect and depend on.

12. The transmission line would directly limit Business Petitioners' ability to build farm buildings, plant and establish future seed orchards, and plant and establish Christmas trees to sustain and keep the farms operational.

13. During construction, the farms could sustain crop damage and could prevent Quarter Pines from opening for one or more Christmas tree seasons. This will diminish its profits and potentially cause the loss of customers forever.

14. As their averments demonstrate, Petitioners have an interest in these proceedings which may be directly affected. Due to the uniqueness of their interests, Petitioners could not be adequately represented by existing participants. Furthermore, Petitioners would be bound by the actions of the Commission if proposed Alternative Route C were chosen. Thus, Petitioners have a right to intervene pursuant to 52 Pa. Code § 5.72(a)(2).

15. Petitioners' objections to the Application are based on the impact that the proposed HV line would have on land use, plant and wildlife habitats, terrain, landscape, scenic and wilderness areas, all of which are proper areas of consideration in these proceedings pursuant to 52 Pa. Code § 57.75(e)(3).

16. In particular, the choice of Alternative Route C would detrimentally affect Petitioners' land use by taking valuable acreage from tree and seed orchards that represent long-term investments having high genetic value and worth.

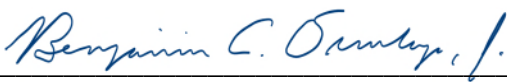
17. In addition, Petitioners are of the understanding that the primary purpose of the MARL Project is to provide power for data centers in Virginia and that reasonable alternatives have not been considered.

18. In the event the Commission were to approve this project in some form, Petitioners request that the approval be conditionally approved subject to the approval of all of the applications in all states (West Virginia, Virginia and Maryland) necessary to complete the line from its 502 source to its Goose Creek delivery point. The exercise of eminent domain on a segment of project that has not been approved through all necessary states would be particularly egregious to Pennsylvania property owners who would be subject to a loss of property for a line that has not been thoroughly permitted and thus not legitimately subject to takings.

WHEREFORE, for the aforementioned reasons, Petitioners James E. Rockis; Quarter Pine Tree Farm Christmas Shoppe, LLC; and J.E. Rockis Rental & Supply, Inc. respectfully request that this Commission grant their Petition to Intervene.

Respectfully submitted,

**COHEN SEGLIAS PALLAS
GREENHALL & FURMAN PC**

By: 

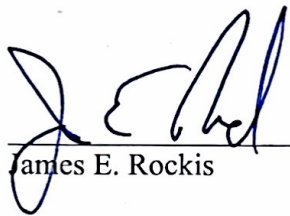
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*Counsel for James E. Rockis; Quarter Pine Tree
Farm Christmas Shoppe, LLC; and J.E. Rockis
Rental & Supply, Inc.*

Date: April 30, 2026

VERIFICATION

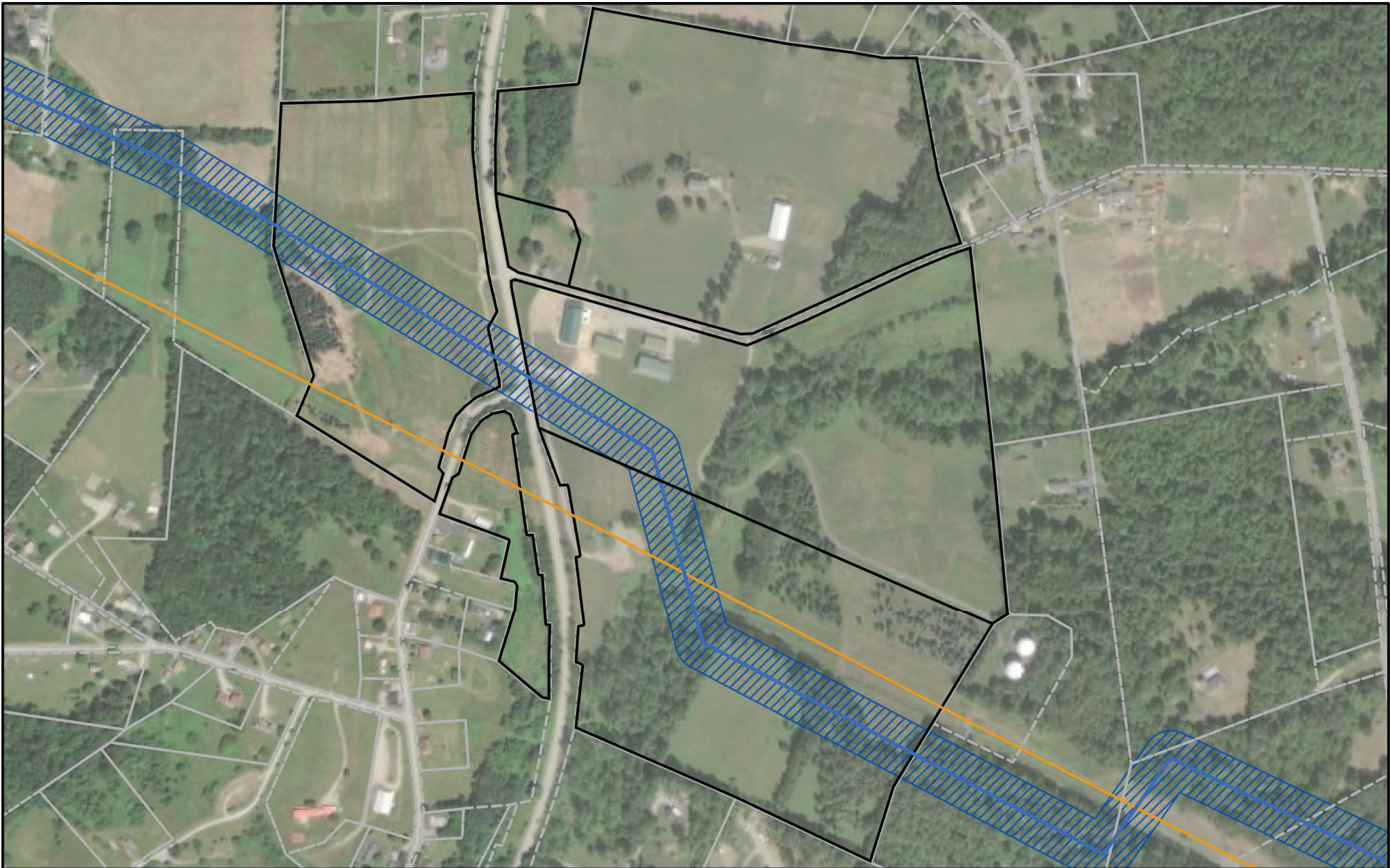
I, James E. Rockis, am the Owner of Quarter Pine Tree Farm Christmas Shoppe, LLC and J.E. Rockis Rental & Supply, Inc., and individually own the properties on which those business entities are located. I am authorized to make this verification on behalf of both business entities in addition to myself. I have personal knowledge of the facts set forth in the foregoing Petition to Intervene. The facts set forth in the Petition to Intervene are true and correct to the best of my knowledge, information and belief. I understand that the statements contained herein are subject to the penalties of 18 Pa. C.S.A, § 4904 relating to unsworn falsification to authorities.








James E. Rockis

Date: April 29, 2026

EXHIBIT A



-  Proposed Alternative C Centerline
-  Existing Transmission Lines
-  Approximate Right-of-Way
-  Subject Parcels
-  Parcel Boundaries

Rockis Properties

Fayette County, PA

Date: 11/7/2025



Proposed Alternative Route C

Owner Name: ROCKIS JAMES E
 Parcel APNs: 14-36-0033-01, 24-18-0013-01,
 14-36-0094, 14-36-0122, 14-36-0033-02, 14-36-0033-03
 Approx. Transmission Easement Acreage: 14.12

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service in Greene County and Fayette County, :
Pennsylvania; (2) for certain Affiliated :
Interest Agreements; and (3) for any Other :
approvals necessary to complete the :
contemplated transactions :

CERTIFICATE OF SERVICE

I hereby certify that I served a copy of the foregoing Petition to Intervene in the above-captioned proceedings this day via Electronic Mail and/or First-Class mail to the following:

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JOSEPH PENNINGTON
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/s/Karen L. Gagne

Karen L. Gagne Administrative Assistant to
Benjamin C. Dunlap, Jr., Esquire

Date: April 30, 2026