

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Stoneyfield Estates (Martins Community, LLC)	:	
	:	
v.	:	C-2025-3057808
	:	
PECO Energy Company	:	

**ORDER DENYING COMPLAINANT’S PETITION FOR INTERIM EMERGENCY
ORDER AS PROCEDURALLY DEFECTIVE**

Relevant procedural history

On October 3, 2025, Stoneyfield Estates (Martins Community, LLC) filed a Formal Complaint against PECO Energy Company alleging amongst other things that PECO refuses to energize its current and future manufactured homes when forty-four (44) prior homes have been energized.

On October 23, 2025, PECO filed an Answer to the Complaint denying the material allegations of the Complaint.

On October 28, 2025, an Order was issued assigning this matter to the Office of Administrative Law Judge’s Mediation Unit.

On November 19, 2025, a Virtual Mediation Session #1 Notice was issued scheduling a mediation session for December 4, 2025.

After mediation proved unsuccessful, Stoneyfield, on June 10, 2026, filed a Motion to List Matter for Hearing.

On July 9, 2026, Stoneyfield “filed” a Petition for Interim Emergency Order. Notably, the Petition contains mediation information and communications.

On July 13, 2026, an Emergency Microsoft Teams Hearing Notice was issued, scheduling an emergency hearing for July 17, 2026, and assigning the case to me as Presiding Officer.

For the reasons that I will explain below, the Petition will be denied, and the emergency hearing will be cancelled.

Analysis

The Petition will be denied because is procedurally defective.

The Petition was “filed” with the Commission on July 9, 2026 through the Commission’s eFiling system. The Commission’s regulations explain that when a party files a document through the Commission’s eFiling system, that parties who are eFiling users will receive an email notice that a document was filed through eFiling. This notice constitutes service. 52 Pa. Code § 1.54. PECO’s representative in this case, Attorney Margaret Morris, is an eFiling user. This means that, in an ordinary scenario, PECO would have been served with the Petition through the Commission’s eFiling system when Stoneyfield filed the Petition on July 9, 2026. This, however, is not an ordinary scenario because the Petition, although not labeled as such, was treated as a confidential document as explained more below. As the Petition was treated as confidential, it was not served on PECO through the Commission’s eFiling system. As Stoneybrook relied on PECO being served through the Commission’s eFiling system, PECO was not served by Stoneybrook with the Petition.

The Petition was treated as confidential because it contains mediation information and communications. The Teams Virtual Mediation Session #1 Notice issued on November 19, 2025, states that “Everything that takes place at the mediation session is, and must remain, confidential, unless otherwise provided for by law, regulation or rule.” *See*

November 19, 2025, Teams Virtual Mediation Session #1 Notice, p. 2. The Notice further states that “Everything that takes place during mediation is confidential” and that “Persons attending the mediation, either in-person or otherwise, shall not disclose anything that takes place in mediation, unless otherwise provided for by law, regulation or rule.” *See* November 19, 2025, Teams Virtual Mediation Session #1 Notice, p. 3.

Pursuant to the Commission’s regulations, the participants in a mediation proceeding must agree to abide by mediation rules and procedures established by the Office of Administrative Law Judge. 52 Pa. Code § 69.395(b).

Due to the fact that the Petition contains confidential mediation information and communications, the Secretary Bureau gave the Petition confidential treatment. Confidential documents cannot be filed electronically through the Commission’s eFiling system.

§ 1.32. Filing specifications.

(4) Restriction for filings containing confidential information. Filings containing confidential information, including confidential security information, as defined in section 2 of the Public Utility Confidential Security Information Disclosure Protection Act ([35 P. S. § 2141.2](#)) and sensitive and confidential information protected as an exemption to public disclosure under section 708(b) of the Right-to-Know Law ([65 P. S. § 67.708\(b\)](#)) regarding exceptions for public records may not be filed electronically. Filings containing confidential information shall be filed in paper form. Redacted, public versions of those filings shall be filed in paper form or on a CD-ROM or DVD. The Commission will post redacted, public versions on the electronic filing system.

52 Pa. Code § 1.32(b)(4).

This is also explained through the Commission’s website, which states that “There are certain filings that cannot be eFiled, such as filings containing confidential or proprietary material”. *See* <https://www.puc.pa.gov/filing-resources/efiling/>

The Petition was not labeled as confidential; therefore, the Secretary's Bureau accepted the filing. It was treated as confidential after the Secretary's Bureau accepted the filing. Had the Petition been labeled as confidential when it was filed, it would have been rejected by the Secretary's Bureau. Because the Petition was treated as confidential it was not served on PECO through the Commission's eFiling system.

As the Petition was not served upon PECO, the Petition is procedurally defective. Stoneyfield was required to serve PECO with the Petition, which it did not. Section 3.6(a) states the following.

§ 3.6. Petitions for interim emergency orders.

A party may submit a petition for an interim emergency order during the course of a proceeding. The petition shall be filed with the Secretary and **served contemporaneously on the Chief Administrative Law Judge and on the parties.**

52 Pa. Code § 3.6(a) (emphasis added).

PECO's substantive rights to respond to the Petition have been impacted by not being served with the Petition.

In the following Ordering paragraphs, the Petition will be denied because it is procedurally defective. The hearing set for July 17, 2026, will be cancelled. Further, Stoneyfield is directed to not include any mediation information or communications in future filings with the Commission.

THEREFORE,

IT IS ORDERED:

1. That Stoneyfield Estates' Petition for Interim Emergency Order, filed on July 9, 2026, is denied as procedurally defective.
2. That the emergency hearing scheduled for July 17, 2026, is cancelled.
3. That Stoneyfield Estates shall refrain from including any confidential mediation information and communications in future filings with the Commission.

Date: July 14, 2026

/s/
Alphonso Arnold III
Administrative Law Judge

C-2025-3057808 - STONEYFIELD ESTATES (MARTINS COMMUNITY, LLC) v. PECO ENERGY COMPANY

Revised July 13, 2026

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