

Public Comment Concerning the Proposed Redevelopment of the Cromby Generating Station Site on Docket No. M-2026-3059601

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1. Introduction and Community Context

As a resident of the Steelpointe development—located roughly one mile from the deactivated Cromby Generating Station site—I am writing to formally submit comments regarding the Pennsylvania Public Utility Commission’s PATER Study and the potential redevelopment of the 21 deactivated energy sites across the Commonwealth.

While I recognize the statewide need for electric grid modernization and infrastructure planning, any future industrial or energy-related redevelopment at the Cromby site must be rigorously evaluated for its direct impact on the surrounding residential community.

2. Proximity to Vulnerable Populations and Rapid Residential Growth

Since the Cromby Generating Station ceased operations in 2011, the surrounding landscape in East Pikeland Township has transformed dramatically. Nearly 1,000 new residential units have been built within a three-mile radius, welcoming a vibrant community filled with young families, children, and retirees.

The footprint of any new major energy generation or industrial user at Cromby is uncomfortably close to heavy residential clusters and vital community institutions:

- **Families and Children:** Steelpointe and surrounding neighborhoods are densely populated with young families and children who spend significant time outdoors.
- **Sensitive Populations:** The Regency at Kimberton Glen active-adult community and the Renaissance Academy Charter School (serving approximately 1,200 K–12 students) are both located approximately 0.5 miles from the site.
- **Recreational Areas:** Reservoir Park, Hidden River Park and Preserve, and the heavily utilized Schuylkill River Trail sit immediately adjacent to or within a short distance of the property, serving as vital community open spaces that must be protected.

3. Air Quality and Environmental Concerns

Southeastern Pennsylvania is currently classified under a Serious Nonattainment status for ozone, with lingering concerns about potential reclassification to Severe. Introducing a major new source of air pollution or intensive industrial operations at the Cromby brownfield could severely degrade local air quality.

Given the high concentration of children, students, and seniors living within walking distance, any redevelopment plan must guarantee strict adherence to air quality thresholds. Securing necessary Emission Reduction Credits (ERCs) and mitigating particulate or ozone-precursor emissions should be treated as non-negotiable prerequisites rather than regulatory hurdles to bypass.

4. Infrastructure and Traffic Strain

The local road network—including Cromby Road, Township Line Road, and Fillmore Avenue—already experiences heavy congestion, particularly during school arrival and dismissal hours for local facilities. Industrial reactivation or heavy utility construction traffic would place an undue burden on these roads, raising safety concerns for pedestrians, cyclists, and families.

5. Conclusion and Recommendations

Redveloping brownfield sites can be a net positive for local economies, but it must be done compatibly with the surrounding community's quality of life. I urge the PUC and state leaders to incorporate the following principles into any grid modernization or site redevelopment framework:

1. **Prioritize Community Compatibility:** Exclude heavy-polluting industrial or high-emission uses from sites like Cromby that are directly embedded within growing residential and educational corridors.
2. **Mandate Rigorous Environmental Safeguards:** Enforce transparent, independent air and environmental quality monitoring for any proposed use of the Cromby parcel.
3. **Ensure Local Coordination:** Require developers and utilities to coordinate directly with local municipalities and residents to ensure infrastructure upgrades do not compromise public health, recreational spaces, or local traffic safety.

Thank you for the opportunity to comment on Docket No. M-2026-3059601 and for considering the health and safety of nearby communities.

Maureen Gorman