

I don't think Cromby would be best utilized in the future for a power generation station. I think it would be better suited for a use that is more consistent with the way that the neighboring community has grown over the last 15 years.

The air quality in Southeastern Pennsylvania is currently classified as Serious Nonattainment for ozone and could potentially be reclassified as Severe. This may make obtaining the required Emission Reduction Credits (ERCs) for a new major source of air pollution more difficult at the Cromby site.

There has been a Significant Residential Growth Since 2011: Since Cromby Generating Station ceased operations in 2011, nearly 1,000 residential units have been developed within three miles of the site and will be negatively impacted.

There are sensitive populations and community facilities nearby the Cromby site include:

- Regency at Kimberton Glen, an active-adult community, is approximately 0.5 miles from Cromby.
- Renaissance Academy Charter School, serving K–12 students with approximately 1,200 students, is also approximately 0.5 miles away.
- Reservoir Park is approximately 0.35 miles from the Cromby property.

There are Environmental and Recreational Resources nearby. The Schuylkill River Trail runs along the property, while Hidden River Park and Preserve, a 115-acre open-space property in East Pikeland Township, borders the Cromby site. This open space site is part of the PROST Plan for the township and the Plan details preserving this open space.

There has been a significant increase in Traffic: Residential growth has increased traffic on Filmore Avenue, Township Line Road, and Cromby Road, particularly around school arrival and dismissal times.

The Limerick Nuclear Power Plant is approximately six miles from Cromby, making the broader area an established energy-infrastructure corridor.

Redeveloping brownfield and former industrial sites can be beneficial, but redevelopment should be compatible with the area's growing residential community, existing infrastructure, environmental resources, and quality of life.

John Colarusso