

December 3, 2025

«owner1»
«mailfuladd», «mailuntyp»
«mailcity», «mailstate» «mailzip»

RE: Notice of Conditional Use Application - Cornerstone Solar

Dear «Salutation»:

Cornerstone Solar, LLC (the Applicant) has applied for a Conditional Use Permit with Jefferson Township for a 200 mega-watt (MW) solar energy facility (the Project). As required by the Jefferson Township Zoning Code, the Applicant must notify in writing via certified mail all non-participating property land owners within 1,000 feet of the proposed Project.

The proposed Project (Cornerstone Solar) is located on reclaimed coal strip mine located west of McCready Road, and land along Miller Road within the Solar Energy Facility Overlay District. The Project would include ground-mounted solar arrays, perimeter security fencing, concrete pads for electrical equipment, gravel access roads, inverters, transformers, transmission lines and an onsite substation. The Project will produce power using photovoltaic (PV) panels, mounted on fixed-tilt ground support galvanized piles or ground screws.

The Applicant has applied to Jefferson Township and if the application is deemed complete, the Township will hold a public hearing within 60 days of completeness determination. The Applicant will participate in the hearing to present the Project to the public and Township officials. A public hearing notice will be published once the hearing is scheduled. A copy of the application is available for inspection at the Township Building, 670 Cedar Grove Rd., Burgettstown, PA 15021.

Thank you for your attention to this matter.

Sincerely,

Ben Fisher
Project Manager
Cornerstone Solar, LLC