



PLANNING & ZONING REPORT



FEBRUARY 2024

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

02/01/2024 to 02/29/2024

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19546	1	Roof replacement	Repair Damage	NF Manuetto & Sons	NF Manuetto & Sons	7862 State Route 30	\$64,954.00
19553	1	Above ground pool	Accessory Pool-06	B&T Installations	Alexander & Sara Dipaola	7959 Pennsylvania Avenue	\$1,337.00
19548	1	Reader Board sign	Permanent Sign	Carl's Signs	Carl's Signs	7760 State Route 30	\$20,000.00
19563	1	In Ground Pool	Accessory Pool-06	Artistic Pools	Artistic Pools	470 Ashton Court	\$84,980.00
791	1	MECH DEVICE				681 Jackson Street	\$0.00
19540	2	Make up salon - Mag Makeup and Brow	Commercial Occupancy			30 Bilott Avenue	\$0.00
19551	2	above Ground pool	Accessory Pool-06	B&T Installations	Aaron & Christina Long	690 Adele Drive	\$4,000.00
19538	2	Shed	Accessory Shed- 07	Self	Renukesh Devaraja & Priyanka Mahadevappa	7032 Gio Drive	\$3,000.00
19535	2	Addition	Addition	JP Operations Inc.	Douglas W. & Freda G. Nelson	881 Harmony Lane	\$50,000.00
19552	3	Above Ground Pool	Accessory Pool-06	B&T Installations	Amy Ghetian	11575 Dennis Circle	\$1,350.00
19559	3	Single Family Home	New Construction	HET Corp	Cameron P. O'Brien	11480 Beacon Drive	\$240,000.00
19561	3	Above Ground Pool	Accessory Pool-06	B&T Installations	Travis & Sarah Rushofsky	551 Peregrine Drive	\$5,000.00
19566	3	Front porch replacement	Addition Deck - 05	Anthony Sacramento	Anthony Sacramento	2278 Trolist Drive	\$10,000.00
19558	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11585 Sundae Drive	\$664,373.00
19547	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11845 Sundae Drive	\$489,005.00
19536	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	12028 Sundae Drive	\$553,429.00
19555	4	Above Ground Pool	Accessory Pool-06	B&T Installations	Jason D. & Rachel E. Gwaley	2231 Robbins Station Road	\$6,700.00
19564	4	NHTMA sewage plant	Commercial Remodel	Wayne Crouse	NHTMA	4130, 4222 & 4224 Turner Valley Road	\$46,107,000.00
19557	4	Pressure Reducing Vault #29	Utility	EADS Group		Turner Valley Road	\$300,000.00
795	4	mechanical device				2630 Coulterville Road	\$0.00
19544	5	Single Family attached	New Construction	Maronda Homes	Maronda Homes	1301 Bedford Road	\$292,889.00
19560	5	Inground Pool	Accessory Pool-06	Ray `s Pools	Jeffrey P. & Judith A. Caldwell	1977 Cornwall Drive	\$68,000.00
19549	5	Ground Sign replacement	Permanent Sign	Carls Sign		11020 Parker Drive	\$5,000.00
19554	5	Grading	Grading	Steve Guffey	Ann Johnston	10432 Johnston's Lane	\$0.00
19543	5	Single Family Attached	New Construction	Maronda Homes	Maronda Homes	1309 Bedford Road	\$294,989.00
19542	5	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1841 Cornwall Drive	\$317,100.00
19565	6	Wall Sign	Permanent Sign	Mastro Signs		10561 Center Highway	\$200.00

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19539	6	Solar panels	Solar Panels	Nishanth Mahankali	Nishanth Mahankali	390 Meadow Road	\$9,000.00
19545	6	Auto repair garage	Commercial Occupancy			10561 Center Highway	\$0.00
794	6	MECH DEVICE				11339 Center Highway	\$0.00
787	6	MECH DEVICE				1340 Brownstown Road	\$0.00
19562	7	Sign replacement	Permanent Sign	AR Signs and Service		13339 State Route 30	\$46,485.00
19550	7	Inground pool	Accessory Pool-06	Westmoreland Pools & Spa	Westmoreland Pools & Spa	1100 Leger Road	\$109,300.00
19556	7	Pressure Reducing Vault # 36	Utility	EADS Group		3011 Dirling Lane	\$300,000.00
19541	7	Home Occupation	Home Occupation			13904 Marven Drive	\$0.00
783	7	MECH DEVICE				14335 State Route 30	\$0.00

Total Estimated Cost: **\$50,048,091.00**

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Budget Report February 2024

Budget Items	2024 Budget	February 2024	YTD	% YTD	February 2023
Building and Occupancy Permit Fees	\$225,000.00	\$361,026.00	\$371,198.00	164.98%	\$6,933.00
Zoning Hearing Board Application Fees	\$10,000.00	\$0.00	\$0.00	0.00%	\$1,200.00
Planning Commission Application Fees	\$45,000.00	\$1,410.00	\$2,760.00	6.13%	\$0.00
Mechanical Device Fees	\$8,800.00	\$3,900.00	\$5,800.00	65.91%	\$3,000.00
Miscellaneous Fees	\$100.00	\$80.00	\$80.00	80.00%	\$0.00
Fee in Lieu for Recreation	\$20,000.00	\$3,500.00	\$4,500.00	22.50%	\$2,000.00
Total:	\$308,900.00	\$369,916.00	\$384,338.00	124.42%	\$13,133.00

New Home Residential Building Permits (Major Developments & Off-Site)

Plan Name	February 2024	Year to Date
Bella Mia	0	0
Chestnut Hill	1	1
Hollybrook	0	0
Legends III	0	0
Redstone Highlands	0	0
Stonegate	0	0
Sunset Valley VIII	0	0
Thomas Farm Acres	3	5
Tuscan Hills V	0	0
Tuscan Hills VI	0	0
Tuscan Hills VII	0	0
Tuscan Hills VIII	0	0
Willow Glenn I	0	0
Willow Glenn II	0	0
Willow Glenn III	0	0
Willow Estates I	0	0
Willow Estates II	3	3
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	0
Off-Site	0	0
Total:	7	9

New Home Residential Building Permits by Ward

Ward	February 2024	Year to Date
1	0	0
2	0	0
3	4	6
4	0	0
5	3	3
6	0	0
7	0	0
Total:	7	9

PLANNING COMMISSION MEETING
MARCH 4, 2024 @ 7:00 PM
11279 CENTER HIGHWAY
NORTH HUNTINGDON, PA 15642



Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from previous meeting
- Citizens Input
- Old Business
 1. SP-10-2023: Leader Properties
 - *Proposed commercial plaza on State Route 30.*
- New Business
 1. S-03-2024: Willow Estates II Revision 4
 - *Proposed lot consolidation on Cornwall Drive.*
 2. S-04-2024: Ivanhoe Drive Plan
 - *Proposed subdivision and consolidation at the terminus of Ivanhoe Drive.*
 3. S-05-2024: Tuscan Hills V & VI Revision 1
 - *Proposed subdivision on Sabato Drive.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Leonatti Consolidation
 2. Lincoln Corner Plaza II
- Discussion Items— None
- Chairman's Report
- Adjournment