



COMMUNITY DEVELOPMENT REPORT



February 2025

North Huntingdon Township

11279 Center Highway
North Huntingdon PA, 15642
Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward 02/01/2025 to 02/28/2025

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19920	1	In-ground pool	Pool In-ground	Pool Pros	Pool Pros	1231 Cedar Street	\$47,500.00
19918	2	Single Family Home	New Construction	Ryan Homes	Dondia LLC	5926 Sabato Drive	\$261,044.00
19908	2	Single Family Home	New Construction	Ryan Homes	Dondia LLC	5960 Sabato Drive	\$308,931.00
19919	2	Single Family Home	New Construction	Ryan Homes	Dondia LLC	5952 Sabato Drive	\$298,039.00
19899	2	Performing Arts Remodel - 2/17/25 School awarded contracts to RA Glancy & Sons for \$6,391,200.00	Interior Renovation	R.A. Glancy & Sons, Inc.	Norwin School District	251 McMahon Drive	\$6,391,200.00
19913	3	Inground Pool	Accessory Pool-06	Pool Pros	Pool Pros	11402 Percheron Circle	\$63,500.00
19915	3	In-Ground Pool	Pool In-ground	Precision Pools	Michael H. & Lindsay A. Fleming	3331 Pinewood Road	\$65,000.00
19922	3	Garage Roof Replacement	Accessory Garage-04	JP Operations Inc.	Jeffrey T. & Kristin Petro	1490 Clay Pike	\$15,000.00
19912	3	Inground Pool	Accessory Pool-06	Pool Pros	Pool Pros	720 Peregrine Drive	\$55,000.00
19910	3	Above Ground Pool	Accessory Pool-06	B&T Installations	Jonathan & Heather Saunders	11418 Joseph Street	\$6,235.00
19909	3	Garage	Commercial Accessory	L&P Contracting Inc	L&P Contracting Inc	11400 St. Agnes Lane	\$22,000.00
19916	4	Pool House (Accessory Structure)	Accessory Structure		Nico A. & Jordan L. Vecchio	2430 Robbins Station Road	\$20,000.00
19917	5	Single-Family Home	New Construction	Maronda Homes	Willow Glenn Development Co	1352 Bedford Road/1825 Cornwall Drive	\$373,821.00
19911	5	Shed	Accessory Shed- 07	Self	Frank H. Lucas	333 Jodie Lane	\$1,800.00
19921	6	In-Ground Pool	Pool In-ground	Pool Pros	Pool Pros	391 Meadow Road	\$56,500.00
19914	6	In Ground Pool	Pool In-ground	Precision Pools	Lawrence & Rhonda L. Hall	589 Clay Pike	\$83,200.00

Total Estimated Cost: \$8,068,770.00



Budget Report February 2025

Budget Items	2025 Budget	February 2025	YTD	% YTD	February 2024
Building and Occupancy Permit Fees	\$210,000.00	\$58,480.00	\$76,007.00	36.19%	\$10,094.00
Zoning Hearing Board Application Fees	\$5,000.00	\$600.00	\$600.00	12.00%	\$0.00
Planning Commission Application Fees	\$45,000.00	\$1,250.00	\$3,750.00	8.33%	\$1,410.00
Mechanical Device Fees	\$10,000.00	\$2,600.00	\$4,600.00	46.00%	\$3,900.00
Miscellaneous Fees	\$200.00	\$0.00	\$0.00	0.00%	\$80.00
Fee in Lieu for Recreation	\$15,000.00	\$2,000.00	\$4,000.00	26.67%	\$3,500.00
Total:	\$285,200.00	\$64,930.00	\$88,957.00	31.19%	\$18,984.00

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

Plan Name	February 2025	Year to Date
Bella Mia	0	0
Legends III	0	0
Nemes Plan	0	1
Redstone Highlands	0	0
St. Georges Acres	0	0
Sunset Valley VIII	0	0
Thomas Farm Acres	0	0
Tuscan Hills V	0	0
Tuscan Hills VI	0	0
Tuscan Hills VII	3	7
Tuscan Hills VIII	0	0
Walthour	0	0
Willow Glenn I	0	0
Willow Glenn II	0	0
Willow Glenn III	0	0
Willow Estates I	1	2
Willow Estates II	0	0
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	0
Off-Site	0	1
Total:	4	11

New Home Residential Building Permits by Ward

Ward	February 2025	Year to Date
1	0	1
2	3	7
3	0	0
4	0	1
5	1	2
6	0	0
7	0	0
Total:	4	11



Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from February 2025
- Citizens Input

- Old Business
 - None

- New Business
 1. **S-04-2025: Ronald Jackson Consolidation**
 - *Proposed lot consolidation on Highland Avenue.*
 2. **S-05-2025: Marino Consolidation**
 - *Proposed lot consolidation on Coulterville Road.*
 3. **S-06-2025: Huss Subdivision**
 - *Proposed subdivision on Morris Avenue / Barnes Avenue.*
 4. **S-07-2025: Wedel–Amore Boundary Line Revision**
 - *Proposed boundary line revision on Hahntown Wendel Road.*

- Advisory Hearings
 - None

- Items for Acceptance (these plans won't be discussed at this meeting)
 1. **Bock Rezoning**
 2. **JP Land Holdings Route 993 Subdivision**

- Discussion Items— None
- Chairman's Report
- Adjournment