



COMMUNITY DEVELOPMENT REPORT



March 2025

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

03/01/2025 to 03/31/2025

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19932	1	Deck	Addition Deck - 05	Schall Renovations LLC	Schall Renovations LLC	9986 McClellan Street	\$1,900.00
19928	1	Detached Garage	Accessory Garage-04	AI's Construction	Richard & Mindy Serembo	1851 Hahntown Wendel Road	\$50,000.00
19927	1	Above Ground Swimming Pool	Pool Above Ground	B&T Installations	Heather L. Dougherty	1410 First Street	\$6,952.00
19943	2	Single Family Home	New Construction	Ryan Homes	Dondia LLC	5869 Sabato/6440 Marco	\$291,879.00
19942	2	Single Family Home	New Construction	Ryan Homes	Dondia LLC	6465 Marco Court	\$333,774.00
19935	2	Single Family Home	New Construction	Ryan Homes	Dondia LLC	6477 Marco Court	\$270,399.00
19941	3	Deck	Addition Deck - 05		Nathan P. & Courtney M. Prenatt	1000 New Hope Drive	\$6,000.00
19940	3	Interior Renovations	Renovation	Fort Construction	Fort Construction	11400 St. Agnes Lane	\$877,000.00
19929	3	Deck	Addition Deck - 05	Ij Sanchez Remodeling	Travis & Sarah Rushofsky	551 Peregrine Drive	\$9,500.00
19939	4	Front Porch	Addition	Anthony Sacramento	Anthony Sacramento	13110 Ridge Road	\$10,000.00
19945	4	Sign - Permanent	Permanent Sign	Tri State Signs and Awnings Inc	Tri State Signs and Awnings Inc	12116 State Route 30	\$10,000.00
19933	4	Inground Pool	Pool In-ground	Pittsburgh Excavating LLC	Philip A. & Jessica R. Anselmino	9060 Lucia Lane	\$90,000.00
19938	5	Single Family Home	New Construction	Raimondo Construction Company Inc	Redstone Highlands Personal Care Home	13023 Homestead Court	\$440,000.00
19925	5	Deck	Addition Deck - 05	The Premier Decking Company	Benjamin W. & Rebecca M. Gida	3067 Trafalgar Court	\$14,800.00
19924	5	Roof-Mounted Solar Panels	Solar Panels	Cosmo Solaris LLC	Gregory M. & Lorie R. Feingold	13720 Harriet Drive	\$37,800.00
19934	6	Car Damage Restoration	Residential Renovation	WJ Builders	WJ Builders	1560 Morris Avenue	\$165,230.00
19937	7	Grading Permit for 13650 PA Route 993	Grading	HET	Cleaveland Price Inc.	13650 & 14000 State Route 993	\$1,000,000.00
19930	7	Above Ground Pool	Accessory Pool-06		Louis & Denise A. Cella	127 Edwin Drive	\$7,500.00

Total Estimated Cost:

\$3,622,734.00

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Budget Report March 2025

Budget Items	2025 Budget	March 2025	YTD	% YTD	March 2024
Building and Occupancy Permit Fees	\$210,000.00	\$62,773.00	\$90,835.00	43.25%	\$20,503.00
Zoning Hearing Board Application Fees	\$5,000.00	\$1,200.00	\$1,800.00	36.00%	\$600.00
Planning Commission Application Fees	\$45,000.00	\$300.00	\$4,050.00	9.00%	\$350.00
Mechanical Device Fees	\$10,000.00	\$1,200.00	\$5,800.00	58.00%	\$2,700.00
Miscellaneous Fees	\$200.00	\$0.00	\$0.00	0.00%	\$0.00
Fee in Lieu for Recreation	\$15,000.00	\$430.00	\$4,430.00	29.53%	\$1,500.00
Total:	\$285,200.00	\$65,903.00	\$106,915.00	37.49%	\$25,653.00

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

Plan Name	March 2025	Year to Date
Bella Mia	0	0
Legends III	0	0
Nemes Plan	0	1
Redstone Highlands	1	1
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	10
Tuscan Hills VIII	0	0
Walhour	0	0
Willow Glenn I	0	0
Willow Glenn II	0	0
Willow Glenn III	0	0
Willow Estates I	0	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	15

New Home Residential Building Permits by Ward

Ward	March 2025	Year to Date
1	0	1
2	3	10
3	0	0
4	0	1
5	1	3
6	0	0
7	0	0
Total:	4	15

PLANNING COMMISSION MEETING

April 7, 2025 @ 7:00 PM

11279 CENTER HIGHWAY

NORTH HUNTINGDON, PA 15642



Meeting Agenda

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

- Old Business
 1. SP-01-2024 Lincoln Corner Plaza II
 - o *Proposed revisions to the previously approved site plan.*
- New Business
 1. S-08-2025 JP Land Holdings Route 993 Subdivision
 - o *Proposed subdivision on State Route 993.*
 2. RZ-01-2025 Joseph Bock Plan
 - o *Proposed rezoning of residential property off of Clifton Drive.*
- Advisory Hearings
 - o None
- Items for Acceptance (these plans won't be discussed at this meeting)
 1. Sumpman Boundary Line Revision
- Discussion Items— None
- Chairman's Report
- Adjournment