



COMMUNITY DEVELOPMENT REPORT



April 2025

North Huntingdon Township

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



North Huntingdon Township Permit Report By Ward 04/01/2025 to 04/30/2025

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19961	1	Porch Roof	Addition	High Pro Roofing	Jonnathan Loja	10209 Madison Avenue	\$1,500.00
19972	1	New Construction	Commercial Occupancy	Out For Bids	Steico Inc	7821 State Route 30	\$7,500,000.00
19976	1	Porch Roof	Addition	Self	Michael J. & Kathy J. Sartori	9698 Don Drive	\$7,500.00
19983	1	A-Frame Pavilion	Accessory Structure	Brooks Hearth and Home	James S. & Joyce J. Stupansky	815 Lockport Drive	\$23,031.00
19973	1	Permanent Sign	Permanent Sign	Image One Industries	Steico Inc	7821 State Route 30	\$150,000.00
19951	1	Commercial Re-Roof	Exterior Renovation	Simon Roofing & Sheet Metal Corp.	Simon Roofing & Sheet Metal Corp.	125 Rocky Road	\$249,550.00
19950	1	At-Grade Bed Septic System	Septic System	JP Operations Inc.	JP Operations Inc.	2061 Hahntown Wendel Road	\$0.00
19977	2	Above Ground Pool	Pool Above Ground	B&T Installations	Ernest J. III & Kimberly A. Genetin	911 Harmony Lane	\$1,292.00
19987	2	Single Family Dwelling	New Construction	Ryan Homes	Dondia LLC	5891 Sabato/6799 Kate	\$309,218.00
19986	2	Single Family Home	New Construction	Ryan Homes	Dondia LLC	6813 Kate Court	\$320,698.00
19982	2	Covered Porch	Addition Deck - 05	Joseph Miller	Charles E. & Melanie M. Murdock	6837 Kate Court	\$25,000.00
19974	2	Shed	Accessory Structure	Pine Creek Structures	Michael & Barbara Komondor	11110 Bluebird Drive	\$10,000.00
19960	2	Roof Mount Solar Panel	Solar Panels	Palmetto Solar LLC	Richard R. & Darlene L. Speer	10364 Lilac Street	\$10,790.00
19967	2	Single Family Home	New Construction	Ryan Homes	Dondia LLC	5884 Sabato Drive	\$237,314.00
19958	2	Detached Garage	Accessory Garage-04	Stouffers Asphalt & Paving	Joseph V. & Cherryl L. Grgic	10142 Lavonne Drive	\$27,400.00
19954	2	Single Family Home	New Construction	Ryan Homes	Dondia LLC	6453 Marco Court	\$344,897.00
19955	3	Deck	Addition Deck - 05	Rise Above Contracting	Rise Above Contracting	1902 George Circle	\$33,100.00
19978	3	Detached Garage	Accessory Garage-04	JMK Contracting LLC	Joseph P. Pici	2688 Ipnar Road	\$75,000.00
19984	3	Above Ground Pool	Pool Above Ground	Valley Pool & Spa	Frank R. III & Michelle A. Kingerski	2085 Evans Street	\$600.00
19959	3	Solar Panels	Solar Panels	Palmetto Solar LLC	Mark & Heather Tomallo	11964 Quarterhorse Drive	\$24,070.00
19981	3	Inground Pool	Pool In-ground	Pool Pros	Joseph & Paula Sumpman	3051 Guffey Road	\$62,000.00
19975	3	Roof over existing deck	Addition	Krotec Contracting LLC	Cameron J. Krotec & Megan T. Dodd	11613 Dartmoor Drive	\$10,000.00
19953	3	Single Family Home	New Construction	JP Land Holdings Inc	JP Land Holdings Inc	1380 Clay Pike	\$400,000.00
19952	3	Single Family Home	New Construction	JP Land Holdings	JP Land Holdings LLC	1382 Clay Pike	\$400,000.00
19947	3	Retaining Wall	Exterior Renovation	Bittner Construction	Edgar Hunt & Jessica Merchant	7865 Oscar Court	\$40,000.00
19946	3	Porch	Addition Deck - 05	Tim Harper Construction	Ray W. & Kathleen M. Takacs	11410 McKee Road	\$4,000.00
19948	4	Detached Garage	Accessory Garage-04	Self	David A. Woody	12370 Roth Drive	\$15,000.00

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19966	5	Deck	Addition Deck - 05		Ryan Pavlovic	781 Niagara Drive	\$5,000.00
19985	5	Roof Over Existing Deck	Addition		Richard B. & Rebecca A. Jackson	1848 Craig Drive	\$4,000.00
19980	5	Interior Renovations	Commercial Remodel	Tedco Construction Corporation		11000 Parker Drive	\$350,000.00
19963	5	Single Family Home	New Construction	Maronda Homes	Willow Glenn Development Co	1393 Samantha Way	\$360,871.00
19962	5	Single Family Home	New Construction	Maronda Homes	Willow Glenn Development Co.	3340 Yorkshire Drive	\$369,370.00
19957	5	Porch Roof	Addition Deck - 05	Zona Construction & Remodeling	Lars & Christine Bohman	1682 Marion Drive	\$17,300.00
19965	6	Inground Pool	Pool In-ground	Westmoreland Pools & Spa	Steven D. & Tina M. Josselyn	540 Charles Drive	\$69,300.00
19964	6	Interior Renovations	Commercial Remodel	R.D. Harrer Construction	Mind and Body Collective, LLC	101 Clay Pike	\$10,000.00
19979	7	Grading	Grading	JP Operations Inc.	JP Land Holdings LLC	12220 State Route 993	\$40,000.00
19971	7	Bridge	Commercial	Graycar Contracting	Steven Cleaveland	5635 Spring Lane	\$14,000.00
19969	7	Cell Antenna Modification	Cell Antenna	JW Didado	LIU Real Estate LLC	13660 State Route 30	\$10,000.00

Total Estimated Cost: \$11,531,801.00



Budget Report April 2025

Budget Items	2025 Budget	April 2025	YTD	% YTD	April 2024
Building and Occupancy Permit Fees	\$210,000.00	\$90,010.50	\$180,263.50	85.84%	\$7,989.00
Zoning Hearing Board Application Fees	\$5,000.00	\$600.00	\$2,400.00	48.00%	\$600.00
Planning Commission Application Fees	\$45,000.00	\$4,660.00	\$8,710.00	19.36%	\$0.00
Mechanical Device Fees	\$10,000.00	\$1,700.00	\$7,500.00	75.00%	\$1,400.00
Miscellaneous Fees	\$200.00	\$0.00	\$0.00	0.00%	\$23.00
Fee in Lieu for Recreation	\$15,000.00	\$4,500.00	\$8,930.00	59.53%	\$500.00
Total:	\$285,200.00	\$101,470.50	\$207,803.50	72.86%	\$10,512.00

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

Plan Name	April 2025	Year to Date
Bella Mia	0	0
Legends III	0	0
Nemes Plan	0	1
Redstone Highlands	0	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	0	10
Tuscan Hills VIII	5	5
Walthour	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	2	2
Woodridge Estates II	0	0
Off-Site	2	3
Total:	9	24

New Home Residential Building Permits by Ward

Ward	April 2025	Year to Date
1	0	1
2	5	15
3	2	2
4	0	1
5	2	5
6	0	0
7	0	0
Total:	9	24



Meeting Agenda

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

- Old Business
 1. RZ-01-2025 Bock Rezoning
 - *Proposed rezoning of residential property off of Clifton Drive.*

- New Business
 1. S-09-2025 Sumpman Subdivision
 - *Proposed boundary line revision on Guffey Rillton Road.*

- Advisory Hearings
 - None

- Items for Acceptance (these plans won't be discussed at this meeting)
 1. Sheetz Carpenter Lane Redevelopment
 2. Wallace Property Subdivision
 3. Shorkey Ford Pro North Huntingdon
 4. Korinko Subdivision
 5. Bigelow Subdivision
 6. Tuscan Hills Phases VIII & IX - Final Approval

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