



COMMUNITY DEVELOPMENT REPORT



May 2025

North Huntingdon Township

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



North Huntingdon Township Permit Report By Ward 05/01/2025 to 05/31/2025

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19996	1	Single Family Home	New Construction	Nyberg Homes	Nyberg Homes	9957 Barnes Avenue	\$600,000.00
20024	1	Detached Garage	Accessory Garage-04	Beam Contracting	Dennis R. & Ruth G. Diffenderfer	1120 Augusta Circle	\$228,849.00
20009	1	Sign	Permanent Sign	TBD	TBD	921 & 933 Magill Drive	\$2,300.00
19990	1	Inground Pool	Pool In-ground	Westmoreland Pools & Spa	Jeffrey G. & Christine A. Chopp	832 Oakside Drive	\$117,910.00
20001	2	Deck	Addition Deck - 05	Joshua Rutter	Charles J. & Giovanna L. Manack	5919 Sabato Drive	\$21,870.00
20000	2	Roof over existing patio	Addition	Wins Remodeling	Randy A. & Karen S. Kowach	382 Country Hills Drive	\$21,000.00
20018	2	Single Family Dwelling	New Construction	Ryan Homes	Dondia LLC	5856 Sabato Drive	\$288,740.00
20019	2	Single Family Dwelling	New Construction	Ryan Homes	Dondia LLC	5844 Sabato Drive	\$240,285.00
19992	2	Above Ground Pool	Pool Above Ground	Matthew Rossetti	Daniel S. Pearson	929 Hazel Drive	\$5,000.00
19968	2	Single Family Home	New Construction	Ryan Homes	Dondia LLC	5870 Sabato Drive	\$318,500.00
20020	3	Deck	Addition Deck - 05	Booher Construction LLC	Anthony D. & Andrea R. Soltis	2110 Windgap Drive	\$28,152.00
20006	3	Covered Deck	Addition Deck - 05	Kissell Home Designs	Christopher R. & Shannon E. Guenzel	799 Peregrine Drive	\$54,625.00
20027	3	Single Family Dwelling	New Construction	Bittner Construction	Pasquarelli Property Management LLC	7878 Oscar Court	\$810,000.00
19991	3	Porch Roof	Addition	B&M Home Improvements	Edward A. & Judith M. Filipowski	10585 Roseway Blvd	\$18,000.00
20011	4	Detached Garage	Accessory Garage-04	Self	John A. & Jane A. Marino	3030 Coulterville Road	\$10,000.00
20010	4	Pool Deck	Addition Deck - 05	TC Quality Construction	Daniel A. McDonald	2071 Thomas Drive	\$3,800.00
20016	4	Single Family Dwelling	New Construction	Wayne Homes	Julian & Amber Batch	Wright Drive	\$381,000.00
20008	4	Inground pool	Pool In-ground	Pool Pros	Pool Pros	9130 Lucia Lane	\$66,300.00
20007	4	Detached Garage	Accessory Garage-04	J.M.K. Contracting	Gaspar & Phyllis A. Militello	1040 Whitehead Lane	\$39,875.00
19995	4	Single Family Dwelling	New Construction	Bittner Construction	Timothy & Kimberly Riley	2050 Tomco Lane	\$125,000.00
19994	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co	1913 Cornwall Drive/1642 Windsor Road	\$399,857.50
19997	5	House Addition	Addition		Eric M. & Carol M. Dobransky	14000 Audrey Jane Court	\$50,000.00
20014	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co	1293 Bedford Road	\$273,248.00
20015	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co	1285 Bedford Road	\$274,088.00
20005	5	Covered Patio	Addition	Poirier Operations LLC	Cody & Autumn Stark	1261 Weber Court	\$26,000.00
20025	5	Roof-Top Solar Panels	Solar Panels	Ambia Energy, LLC	David & Harlee Fisher & Pratt	1345 Samantha Way	\$34,992.00
20026	5	Roof-Top Solar Panels	Solar Panels	Palmetto Solar LLC	George & Laura Momich	14244 Roberta Drive	\$14,940.00

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20023	5	Deck	Addition Deck - 05	Anthony Carr	William J. & Darlene A. Bruce	1855 Cornwall Drive	\$15,000.00
19998	5	Covered Patio	Addition	Bright Covers	Jerome M. & Alana Hatok & Caldwell	1967 Bernice Drive	\$16,999.00
19993	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co	1627 Windsor Road	\$337,610.00
20021	6	Deck	Addition Deck - 05	Booher Construction LLC	David & Erin Werner	11630 North Street	\$14,620.00
20022	6	Residential Addition	Addition	R.W. Home Regenerations LLC	Stanley J. III & Marie E. Tatarek & Fuga	11340 Pershing Drive	\$193,000.00
20012	6	Pressure Reducing Vault	Utility	The EADS Group	The EADS Group	11279 Center Highway	\$300,000.00
19989	6	Above Ground Pool Deck	Addition Deck - 05		Zachary R. Beal & Emily M. Guy	200 Charles Drive	\$5,000.00
19988	6	Above Ground Pool	Pool Above Ground	Valley Pool & Spa	Zachary R. Beal & Emily M. Guy	200 Charles Drive	\$5,600.00
20017	7	Single Family Dwelling	New Construction	Parry Custom Homes	Huntingdon Development Inc	556 Forest Oaks Trail	\$464,082.00

Total Estimated Cost: \$5,806,242.50



Budget Report May 2025

Budget Items	2025 Budget	May 2025	YTD	% YTD	May 2024
Building and Occupancy Permit Fees	\$210,000.00	\$34,089.00	\$203,796.50	97.05%	\$6,264.00
Zoning Hearing Board Application Fees	\$5,000.00	\$0.00	\$2,400.00	48.00%	\$750.00
Planning Commission Application Fees	\$45,000.00	\$8,850.00	\$17,560.00	39.02%	\$1,400.00
Mechanical Device Fees	\$10,000.00	\$0.00	\$7,500.00	75.00%	\$0.00
Miscellaneous Fees	\$200.00	\$0.00	\$0.00	0.00%	\$20.00
Fee in Lieu for Recreation	\$15,000.00	\$3,500.00	\$11,430.00	76.20%	\$500.00
Total:	\$285,200.00	\$46,439.00	\$242,686.50	85.09%	\$8,934.00

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

Plan Name	May 2025	Year to Date
Bella Mia	0	0
Mountain Ridge	1	1
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	3	13
Tuscan Hills VIII	0	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	3	3
Willow Estates III	0	0
Willow Estates IV	1	3
Woodridge Estates II	1	1
Off-Site	3	6
Total:	12	36

New Home Residential Building Permits by Ward

Ward	May 2025	Year to Date
1	1	2
2	3	18
3	1	3
4	2	3
5	4	9
6	0	0
7	1	1
Total:	12	36

PLANNING COMMISSION MEETING

June 2, 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 May 2025
- Citizens Input

- Old Business
 - None

- New Business
 1. S-03-2025: Tuscan Hills Phases VIII & IX – Final Approval
 - Proposed subdivision on Antonio Drive.
 2. S-10-2025: Wallace Subdivision
 - Proposed subdivision on Paintertown Road.
 3. S-11-2025: Bigelow Subdivision
 - Proposed subdivision between Scotch Hill #1 and Scotch Hill #2.
 4. S-12-2025: Korinko Subdivision
 - Proposed subdivision on Guffey Road.
 5. SP-03-2025: Sheetz Carpenter Lane Redevelopment
 - Proposed demolition of the current Sheetz and rebuilding of a new structure on site.
 6. SP-04-2025: Jim Shorkey Ford Pro North Huntingdon
 - Proposed construction of an automobile service facility.

- Advisory Hearings
 - None

- Items for Acceptance (these plans won't be discussed at this meeting)
 1. Andrykovitch-Eller-Yauch Plan
 2. Amoroso Consolidation
 3. Bear Peak Power Solar Farm – Schade Hill Road

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