



COMMUNITY DEVELOPMENT REPORT



July 2025

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

07/01/2025 to 07/31/2025

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
20084	1	Deck	Addition Deck - 05	Shly Deck & Fence	Keith A. & Camela A. Martin	871 Castleview Drive	\$43,016.00
20088	1	Covered Patio	Addition	Specialized Structures LLC	Stephen M. & Michele A. Rudolph	7525 Diane Avenue	\$34,000.00
20096	1	Covered Patio	Addition	Stanish General Contracting	Michael S. & Shannon L. Pennell	920 Altman Street	\$22,000.00
20106	1	Pool/Deck	Accessory Pool-06	Shawn Morin	Gregory A. & Susan L. Hensell	1000 Toby Street	\$10,300.00
20094	1	Permanent Sign	Permanent Sign	Elevated Signs Studio	Elevated Signs Studio	8755 Norwin Avenue	\$0.00
20074	1	Above Ground Pool	Pool Above Ground		Vaughn & Hallie Estep	891 Castleview Drive	\$1,000.00
20073	2	Inground Pool	Pool In-ground	Precision Pools	Mark & Stephanie Stroup & Jake	942 Angelo Court	\$94,500.00
20100	2	Covered Porch	Addition	Built Right Concepts	Michael & Kara Sweat	6302 Antonio Drive	\$4,250.00
20082	2	Stadium Renovations	Commercial Remodel	TBD	Norwin School District	251 McMahon Drive	\$22,766,000.00
20105	2	Inground Pool	Pool In-ground	Precision Pools	Nicholas P. & Amanda R. Randolph	1964 Hahntown Wendel Road	\$66,800.00
20080	2	Detached Garage	Accessory Garage-04	Beam Contracting	Chadwick H. & Lisa A. Beam	1813 Ipnar Road	\$132,000.00
20072	2	Above Ground Pool	Pool Above Ground	Valley Pool & Spa	Tyler J. & Ashley L. Hammock	795 Clay Pike	\$1,200.00
20075	2	Deck	Addition Deck - 05	Booher Construction LLC	Joshua T. & Kaitlin Whalen	10238 Lavonne Drive	\$19,346.00
20083	2	Interior Renovations	Commercial Remodel	Ross Development	Norwin APA RE LLC	10580 State Route 30	\$125,000.00
20087	2	Deck	Addition Deck - 05		Kevin A. Kapcin	1240 Hillview Drive	\$0.00
19987	2	Single Family Dwelling - updated July 8, 2025	New Construction	Ryan Homes	Dondia LLC	5891 Sabato/6799 Kate	\$296,019.00
20097	3	Deck	Addition Deck - 05	Ironmill Construction	Stacy M. Rager	975 New Hope Drive	\$28,392.00
20095	3	Above Ground Pool	Pool Above Ground	B&T Installations	William Jr. & Deana L. Fry	11686 Appaloosa Court	\$9,206.00
20104	3	Utility Building	Utility	Platinum Builders LLC	Donato & Diane Pasquarelli	11232 McKee Road	\$83,000.00
20089	3	Fire Suppression System	Fire Suppression	Certasite	Certasite	11400 St. Agnes Lane	\$20,000.00
20085	3	Covered porch	Addition	Hartman Construction	David E. & Lisa M. Pollitt	2224 Walter Street	\$80,000.00
20069	3	Porch	Addition		M. & C. Marrone & Werkman	2351 Guffey Road	\$15,000.00
20068	3	Inground Pool	Pool In-ground	Choice Pools & Hardscapes	James H. Leax III & Ashley Metz-Leax	11892 Sundae Drive	\$97,800.00
20086	4	Addition	Addition	RZ Harrison Builders	Anthony J. Tyke	13020 Ridge Road	\$88,000.00
20107	4	Deck	Accessory Structure	Self	Jeffrey D. & Jessica K. Ries	381 Daily Drive	\$20,000.00
20079	4	Deck	Addition Deck - 05	Klipa Company	Klipa Company	12360 Herold Drive	\$20,000.00
20070	4	Addition	Addition	Robert Hoose	Jonathan & Rachel L. Shirley	230 Jennie Drive	\$194,435.00

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Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
20102	5	Single Family Home	New Construction	Maronda Homes	Willow Glenn Development Co	1052 Finchley Road	\$313,029.00
20076	5	Deck	Addition Deck - 05	Booher Construction LLC	Stuart R. & Laurel C. Walker	1159 Hedy Lynn Drive	\$8,990.00
19898	5	Single-Family Home (revision 7-28-25)	New Construction	Maronda Homes	Maronda Homes LLC	3352 Yorkshire Drive	\$316,050.00
20092	6	Single Family Home	New Construction	RWS Development Co	RWS Development Co	2644 Bickerstaff Road	\$1,905,921.00
20099	6	Above Ground Pool	Pool Above Ground	D&C Contractors	Christopher A. & Jennifer R. Ervin	11690 North Street	\$12,000.00
20103	6	Permanent Sign	Permanent Sign	Pro Signs	Pro Signs	11339 Center Highway	\$10,000.00
20101	6	Garage	Accessory Garage-04	SSD Industries	Pozzuto Revocable Living Trust	290 Burning Oaks Road	\$80,000.00
20091	6	Roof Replacement		Gerken Roofing		11600 Parkway Drive	\$25,000.00
20078	6	Single Family Dwelling	New Construction	Clayton Homes	Macy E. Divens	3273 Tray Road	\$175,000.00
20098	7	Grading for driveway at 2300 Scotch Hill # 2	Grading	owner	Gabriel T. Nowak & Nicole Allison	2300 Scotch Hill Road 2	\$0.00
20093	7	Enlarge Window	Interior Renovation	Renewal by Anderson	Kathleen M. Esseny	631 Williams Lane	\$12,635.00

Total Estimated Cost: **\$27,129,889.00**

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Budget Report July 2025

Budget Items	2025 Budget	July 2025	YTD	% YTD	July 2024
Building and Occupancy Permit Fees	\$210,000.00	\$191,980.44	\$421,595.94	200.76%	\$23,389.00
Zoning Hearing Board Application Fees	\$5,000.00	\$600.00	\$3,000.00	60.00%	\$600.00
Planning Commission Application Fees	\$45,000.00	\$8,300.00	\$26,010.00	57.80%	\$2,000.00
Mechanical Device Fees	\$10,000.00	\$0.00	\$7,500.00	75.00%	\$0.00
Miscellaneous Fees	\$200.00	\$45.00	\$45.00	22.50%	\$50.00
Fee in Lieu for Recreation	\$15,000.00	\$500.00	\$15,930.00	106.20%	\$5,000.00
Total:	\$285,200.00	\$201,425.44	\$474,080.94	166.23%	\$31,039.00

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

Plan Name	July 2025	Year to Date
Bella Mia	0	0
Mountain Ridge	0	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	1	16
Tuscan Hills VIII	0	5
Walthour	0	0
Willow Glenn I	1	1
Willow Glenn II	0	0
Willow Glenn III	0	0
Willow Estates I	1	3
Willow Estates II	0	5
Willow Estates III	0	0
Willow Estates IV	0	4
Woodridge Estates II	0	1
Off-Site	2	9
Total:	5	47

New Home Residential Building Permits by Ward

Ward	July 2025	Year to Date
1	0	2
2	1	21
3	0	3
4	0	3
5	2	14
6	2	3
7	0	1
Total:	5	47

PLANNING COMMISSION MEETING

August 4, 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 July 2025
- Citizens Input
- Old Business
 1. SP-04-2025: Shorkey Ford Pro North Huntingdon
 - o Proposed vehicle service center on State Route 30
- New Business
 1. S-15-2025: Snyder Lane Subdivision
 - o Proposed subdivision on Snyder Lane
- Advisory Hearings
 - o None
- Items for Acceptance (these plans won't be discussed at this meeting)
 1. Claycomb Boundary Line Revision
 2. Sheetz Carpenter Lane Lot Consolidation/Final Site Plan Approval
 3. Korinko Subdivision
 4. Messinger Boundary Line Revision
 5. Cleaveland Price Expansion
- Discussion Items— None
- Chairman's Report
- Adjournment