



# COMMUNITY DEVELOPMENT REPORT



September 2025

# North Huntingdon Township

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



## North Huntingdon Township Permit Report By Ward 09/01/2025 to 09/30/2025

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">20174</a>	1	Roof-Mount Solar Panels	Solar Panels	Green Rack Contracting	Benjamin P. & Samantha D. Kastriba	8701 Walnut Street	\$63,237.00
<a href="#">20164</a>	1	Deck	Addition Deck - 05	Laurel Valley Deck	Marc S. Strednak	8479 Delaware Avenue	\$21,878.00
<a href="#">20177</a>	1	Inground Pool	Pool In-ground	Pool Pros	Keith P. Jr. & Stacey M. Douglas	10022 Kingsbury Lane	\$78,000.00
<a href="#">20181</a>	1	Kitchen Hood System	Fire Suppression	Lberty Fire Solutions LLC	Steico Inc	7821 State Route 30	\$3,000.00
<a href="#">20184</a>	1	Permanent Sign	Permanent Sign	Custom Signs & Lighting Inc.	Excelsa Norwin Square Development LLC	8755 Norwin Avenue	\$24,730.00
<a href="#">20186</a>	1	Deck	Addition Deck - 05	Shly Deck & Fence	Stotka C. & Elizabeth A. Geletei	9900 Tyler Street	\$23,596.00
<a href="#">20180</a>	1	Deck & Ramp	Addition Deck - 05	Quaker State Construction	Linda R. Durmis	8691 Broadway Street	\$23,000.00
<a href="#">20179</a>	1	Detached Garage	Accessory Garage-04	Best Construction	William & Margaret A. Heasley	7848 PA Avenue	\$36,750.00
<a href="#">20178</a>	1	Porch Roof	Addition	Rick Yaugh	Brandon G. Eller & Jessica Yauch	2081 Hahntown Wendel Road	\$1,500.00
<a href="#">20175</a>	1	Sign	Permanent Sign	Carls Sign		25 North Thompson Lane	\$2,200.00
<a href="#">20161</a>	1	Detached Garage	Accessory Garage-04	Kushner Contracting	Greggery J. Swiantek & Suzanne A. McCurdy	8546 Walthour Drive	\$82,000.00
<a href="#">20185</a>	2	Deck	Addition Deck - 05		Daniel M. & Renee Klipa	1170 Iris Drive	\$0.00
<a href="#">20183</a>	2	On Lot At Grade Bed System	Septic System	TBD	Richard P. Fox III	2001 Ipnar Road	\$0.00
<a href="#">20168</a>	3	Single Family Dwelling	New Construction	RWS Development Co	Matthew R & Alexis V. Vunovic	760 Whitmore Road N	\$552,477.00
<a href="#">20171</a>	3	Demolition	Demolition	RWS Development Co	John & Marie Crupie	2665 Snyder Lane	\$0.00
<a href="#">20190</a>	3	Ground-Mount Solar Panel	Solar Panels	Freedom Forever LLC	Jonathan P. & Terah L. Wik	1083 New Hope Drive	\$27,942.00
<a href="#">20172</a>	3	Carport	Carport		Robert G. & Carol J. Proctor Trust	11347 McKee Road	\$2,500.00
<a href="#">20167</a>	3	Roof Mount Solar Panels	Solar Panels	Ethical Energy Solar	George M. & Kathryn W. Skaryak	2822 Kingston Court	\$68,244.00
<a href="#">20165</a>	3	Porch	Addition	Ironmill Construction	Conrad M. & Laura S. Zapanta	11496 Percheron Circle	\$17,658.00
<a href="#">20176</a>	4	Deck	Addition Deck - 05	Quaker State Construction	Thomas J. & Lori A. Beckowitz	2247 Bradbury Lane	\$26,600.00
<a href="#">20170</a>	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co	1787 Cornwall Drive/1355 Bedford Road	\$302,498.00
<a href="#">20187</a>	5	Basement Pier System	Interior Renovation	JES Construction LLC	Charles R. & Marlene A. Barnes	1718 Diane Merle Drive	\$17,541.00
<a href="#">20189</a>	5	Garage Addition	Accessory Garage-04		Terry L. Claycomb	250 Wallace Drive	\$18,000.00
<a href="#">20182</a>	5	Inground Pool	Pool In-ground	3D DesignBuild LLC	Ryan & Sara Baird	2100 Cornwall Drive	\$105,415.00
<a href="#">20169</a>	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co	1395 Samantha Way	\$361,088.00
<a href="#">20173</a>	6	Sign	Temporary Sign			11899 State Route 30	\$3,000.00
<a href="#">20166</a>	6	Inground pool	Pool In-ground	Choice Pools & Hardscapes	Heather Chelkis	874 Sgt. Don Kattic Way	\$117,000.00



## Budget Report September 2025

Budget Items	2025 Budget	September 2025	YTD	% YTD	September 2024
Building and Occupancy Permit Fees	\$210,000.00	\$12,604.00	\$285,266.94	135.84%	\$11,656.00
Zoning Hearing Board Application Fees	\$5,000.00	\$600.00	\$3,600.00	72.00%	\$0.00
Planning Commission Application Fees	\$45,000.00	\$3,750.00	\$30,760.00	68.36%	\$15,500.00
Mechanical Device Fees	\$10,000.00	\$400.00	\$8,700.00	87.00%	\$0.00
Miscellaneous Fees	\$200.00	\$0.00	\$45.00	22.50%	\$0.00
Fee in Lieu for Recreation	\$15,000.00	\$500.00	\$18,930.00	126.20%	\$2,000.00
<b>Total:</b>	<b>\$285,200.00</b>	<b>\$17,854.00</b>	<b>\$347,301.94</b>	<b>121.77%</b>	<b>\$29,156.00</b>

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

Plan Name	September 2025	Year to Date
Loeffler Plan	1	2
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	1
Tuscan Hills VII	0	16
Tuscan Hills VIII	0	5
Walthour	0	0
Willow Glenn I	0	1
Willow Glenn II	0	0
Willow Glenn III	1	1
Willow Estates I	0	3
Willow Estates II	1	9
Willow Estates III	0	0
Willow Estates IV	0	5
Woodridge Estates II	0	1
Off-Site	0	10
<b>Total:</b>	<b>3</b>	<b>57</b>

## New Home Residential Building Permits by Ward

Ward	September 2025	Year to Date
1	0	2
2	0	22
3	1	5
4	0	3
5	2	20
6	0	3
7	0	2
<b>Total:</b>	<b>3</b>	<b>57</b>



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## Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from September 2025
- Citizens Input
  
- Old Business
  1. SP-06-2025: Bear Peak Power North Huntingdon LLC
    - *Modification request from the SALDO 516.4.H ~ landscaping requirements*
  2. SP-13-2025: Cleaveland-Price Expansion
    - *Modification request from the SALDO 516.4H ~ landscaping requirements*
  3. S-17-2025: Sheetz Carpenter Lane Consolidation
    - *Proposed lot consolidation on the corner of Route 30 & Carpenter Lane.*
  
- New Business
  1. S -20-2025: JP Land Holdings LLC & O'Neil Lot Line Revision
    - o *Proposed boundary line revision off of Morris Avenue.*
  2. S -21-2025: Dunlap Consolidation
    - o *Proposed lot consolidation on Third Street.*
  
- Advisory Hearings
  - o *None*
  
- Items for Acceptance (these plans won't be discussed at this meeting)
  1. St. Nickoli Drive Subdivision
  2. Freidhof-Dick Plan
  3. Nicholas Costa Lot Line Revision
  4. Columbia Gas Land Development
  5. Guardian Storage Site Plan
  6. Somerset Trust Site Plan
  
- Discussion Items— Policy for applicants that do not show for their scheduled meeting.
- Chairman's Report
- Adjournment