



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

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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 |
| Total: | \$285,200.00 | \$17,854.00 | \$347,301.94 | 121.77% | \$29,156.00 |

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 |
| Total: | 3 | 57 |

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 |
| Total: | 3 | 57 |

PLANNING COMMISSION MEETING

October 6, 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 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