



# COMMUNITY DEVELOPMENT REPORT



October 2025

# North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



## North Huntingdon Township Permit Report By Ward

**10/01/2025 to 10/31/2025**

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">20206</a>	1	Deck	Addition Deck - 05	Wolfe General Construction	Dean B. & Cheryl A. Krouse	10080 South Street	\$26,000.00
<a href="#">20215</a>	1	Deck	Addition Deck - 05	The Construction Company Inc	Spencer & Lauren Fiumara	1451 Oakton Drive	\$40,000.00
<a href="#">20211</a>	1	Sign	Permanent Sign	Chris Pickering	Lindsey L. Matta	7760 State Route 30	\$500.00
<a href="#">20196</a>	1	Pole Building	Accessory Garage-04	Ace Builders	Russell J. & Allison M. Benish	219 First Street	\$53,960.00
<a href="#">20222</a>	1	Pool House	Accessory Structure	Keith Douglas	Keith P. Jr. & Stacey M. Douglas	10022 Kingsbury Lane	\$26,500.00
<a href="#">20223</a>	1	Interior remodel	Commercial	Arco Murray Construction	Arco Murray Construction	501 Ronda Court	\$1,750,000.00
<a href="#">20231</a>	1	Covered Patio	Addition	Jake Lobar	Kenneth P. & Constance A. Abt	9010 Hill Drive	\$12,000.00
<a href="#">20216</a>	1	Two story addition	Addition	BZ Construction LLC	Luke A. & Diana B. Dunlap	916 Third Street	\$262,855.00
<a href="#">20191</a>	1	Above Ground Pool	Pool Above Ground	D&C Contractors	Carley J. Smola	9360 Barnes Lake Road	\$1,075.00
<a href="#">20205</a>	2	Porch	Addition	Self	Jeffrey W. Watters	10070 Vermont Street	\$2,500.00
<a href="#">20213</a>	2	Single Family Dwelling	New Construction	422 Home Sales	Judith Hogue	235 Grant Street	\$180,000.00
<a href="#">20212</a>	2	Single Family Dwelling	New Construction	Parry Custom Homes	Richard P. Fox III	2001 Ipnar Road	\$500,290.00
<a href="#">20210</a>	2	Floor stabilization	Commercial Remodel	JES Construction LLC	Thomas & Margaret Clark	10750 State Route 30	\$50,408.00
<a href="#">20200</a>	2	Roof Mount Solar Panels	Solar Panels	Trinity Solar	David M. & Mary B. Brevko	2890 Farm Spur Road	\$66,691.00
<a href="#">20214</a>	3	Detached Garage	Accessory Garage-04	Paul Kovac	Paul V. & Judy L. Kovac	1160 Clay Pike	\$10,000.00
<a href="#">20198</a>	3	Front Porch	Addition	William Lohr	Todd J. & Lindsay D. DiBerardin	11597 Dartmoor Drive	\$4,000.00
<a href="#">20230</a>	4	Accessory Structure	Accessory Structure	Owner	Norwin Church of the Nazarene	Clay Pike	\$3,000.00
<a href="#">20208</a>	4	Ground Mount Solar Panels	Solar Panels	Green Solar Systems LLC	Andrew Busch & Megan Atherton	12940 Ridge Road	\$35,000.00
<a href="#">20221</a>	5	deck	Addition Deck - 05	Build the Burgh LLC	Edward A. Jr. & Hope A. Carek & Stinelli	14234 Roberta Drive	\$19,500.00
<a href="#">20226</a>	5	Addition	Addition	Niedzwecki Building Remodeling	Joseph A. & Julie L. Funa	751 Five Pines Road	\$160,000.00
<a href="#">20201</a>	5	Retaining Wall	Retaining Wall	Full Throttle Construction	William J. & Darlene A. Bruce	1855 Cornwall Drive	\$10,000.00
<a href="#">20225</a>	6	Roof Mount Solar Panels	Solar Panels	Trinity Solar	John McCall	10660 Airview Drive	\$20,757.00
<a href="#">20202</a>	6	Demolition	Demolition	Owner	PAINTERS PROPERTIES LLC	559 & 561 Westmoreland Avenue	\$0.00
<a href="#">20209</a>	6	Retaining Wall	Retaining Wall	Isbir Construction & Landscaping Corp	Sarah Williams	601 Clay Pike	\$39,000.00
<a href="#">20224</a>	6	Permanent Sign	Permanent Sign	Pro Signs	Pro Signs	11339 Center Highway	\$35,000.00
<a href="#">20195</a>	6	Covered Patio	Addition	Anthony Sacramento	Joseph & Christine Antrilli	470 Charles Drive	\$30,000.00

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## North Huntingdon Township Permit Report By Ward

**10/01/2025 to 10/31/2025**

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">20194</a>	7	Deck	Addition Deck - 05		Zane McShane & Meghan L. Dunlevy	280 Magnus Lane	\$10,000.00
<a href="#">20227</a>	7	Sign	Permanent Sign	Carls Sign	Carls Sign	14560 State Route 30/39 Edwin Drive	\$800.00
<a href="#">20193</a>	7	Deck	Addition Deck - 05	Bella Railings	Paul R. & Jennifer L. Blackham	14770 Cavittsville Road	\$21,763.00
<a href="#">20192</a>	7	Roof Mount Solar Panels	Solar Panels	PlugPV, LLC	Braden J. & Brianna V. Hoffer	471 Niagara Drive	\$30,426.00

**Total Estimated Cost:** **\$3,402,025.00**

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## Budget Report October 2025

Budget Items	2025 Budget	October 2025	YTD	% YTD	October 2024
Building and Occupancy Permit Fees	\$210,000.00	\$22,629.00	\$307,542.94	146.45%	\$29,538.00
Zoning Hearing Board Application Fees	\$5,000.00	\$600.00	\$4,200.00	84.00%	\$600.00
Planning Commission Application Fees	\$45,000.00	\$1,200.00	\$31,960.00	71.02%	\$500.00
Mechanical Device Fees	\$10,000.00	\$0.00	\$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	\$0.00	\$18,930.00	126.20%	\$5,000.00
Total:	\$285,200.00	\$24,429.00	\$371,377.94	130.22%	\$35,638.00

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

Plan Name	October 2025	Year to Date
Loeffler Plan	0	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	0	1
Willow Estates I	0	3
Willow Estates II	0	9
Willow Estates III	0	0
Willow Estates IV	0	5
Woodridge Estates II	0	1
Off-Site	2	12
<b>Total:</b>	<b>2</b>	<b>59</b>

## New Home Residential Building Permits by Ward

Ward	October 2025	Year to Date
1	0	2
2	2	24
3	0	5
4	0	3
5	0	20
6	0	3
7	0	2
<b>Total:</b>	<b>2</b>	<b>59</b>

PLANNING COMMISSION MEETING

November 3, 2025 @ 7:00 PM

11279 CENTER HIGHWAY

NORTH HUNTINGDON, PA 15642



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Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from October 2025
- Citizens Input
  
- Old Business
  - None
  
- New Business
  1. **S-22-2025: St. Nikolai Drive Subdivision**
    - *Proposed subdivision located off of St. Nikolai Drive.*
  2. **S-23-2025: Freidhof–Dick Plan**
    - *Proposed boundary line revision off of Armstrong Street.*
  3. **S-24-2025: Nicholas Costa Lot Line Revision**
    - *Proposed boundary line revision off of Kifer Lane.*
  4. **SP-20-2025: Columbia Gas Land Development**
    - *Proposed gas regulator station located off of Ipnar Road.*
  5. **SP-21-2025: Guardian Storage Site Plan**
    - *Proposed storage facility located off of Ronda Court.*
  6. **SP-22-2025: Somerset Trust Plan**
    - *Proposed bank located off of Route 30 & Center Highway.*
  
- Advisory Hearings
  - None
- Items for Acceptance (these plans won't be discussed at this meeting)
  - None
  
- Discussion Items - None
- Chairman's Report
- Adjournment