



COMMUNITY DEVELOPMENT REPORT



NOVEMBER 2025

North Huntingdon Township

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



North Huntingdon Township Permit Report By Ward 11/01/2025 to 11/30/2025

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
20234	1	Shed	Accessory Shed- 07			1150 Second Street	\$1,800.00
20242	1	Shed	Accessory Shed- 07	Jackson Home Improvement Inc	Ronald & Nikki Jackson	Highland Avenue	\$3,000.00
20243	1	Sunroom	Addition	Premier Patio Room	Jason P. & Christie Linkes	795 Lockport Drive	\$67,153.00
20248	1	Occupancy - updated after it was pulled on November 12, 2025	Commercial Occupancy			8731 State Route 30	\$0.00
801	1	Skill Game 516862 Skill Game 27723 Skill Game 233548				7875 State Route 30	\$0.00
20247	1	Permanent Sign	Permanent Sign			8731 State Route 30	\$0.00
20241	1	Demolition	Demolition		Arthur J. Jr. Tawney	1340 Buckeye Street	\$0.00
20232	1	Deck	Addition Deck - 05	Outdoor Smith LLC	Simon A. & Heather L. Goetze	714 Bradgate Drive	\$31,710.00
799	2	Auroa Gaming Machine B7OF-BEOA -OEO7BASS				349 & 369 Hahntown Wendel Road	\$0.00
20239	2	Single Family Dwelling - Rebuild	New Construction		Ryan Keating	9978 Deerfield Drive	\$0.00
20236	2	Solar Panels	Solar Panels	Lifestyle Solar	Ronald C. & Ashley A. Blasko	5944 Sabato Drive	\$42,000.00
20254	3	Deck	Addition Deck - 05	Laurel Valley Deck	David J. & Heather J. Soltysiak	11567 Salerno Drive	\$28,515.00
20256	3	Single Family Dwelling	New Construction	RWS Development Co	JP Land Holdings	800 Whitmore Road N	\$445,780.00
20246	3	Single Family Dwelling	New Construction	RWS Development Co	Knights Landing Inc	11451 Sundae Drive	\$518,072.00
20233	3	Single Family Dwelling	New Construction	RWS Development Co	Todd R. Stillwagon & Chelsea L. Gelfer	810 Whitmore Road N	\$424,941.00
20237	4	Addition	Addition		Shane & Tracy Leshen	2100 Northwest Drive	\$20,000.00
20250	5	Deck	Addition Deck - 05	SJS	SJS	1806 Cornwall Drive	\$11,134.00
20251	6	Commercial Occupancy				2981 Morris Avenue	\$0.00
20252	6	Commercial Accessory Structure	Commercial Accessory	Wendell H. Stone Co. Inc	Wendell H. Stone Co. Inc.	10316 Center Highway	\$150,000.00
20253	6	Shed	Accessory Shed- 07		Stephen T. & Elizabeth M. Racz	12001 Lee Drive	\$6,400.00
20249	6	demo	Demolition		James D. Santeufemio Jr.	459 Skellytown Road	\$0.00
20245	6	Deck	Addition Deck - 05	Adam Krebs	David R. & Whitney L. Fisher	10511 Old Trail Road	\$9,000.00
20240	6	Addition	Addition	Ryan Michalek	Casey & Cheryl Harper	Bickerstaff Road	\$50,000.00
20244	6	Shed	Accessory Shed- 07	Tough Shed, Inc.	Jennifer S. Landefeld	11029 Old Trail Road	\$5,000.00
20238	6	Shed	Accessory Shed- 07		Thomas E. & Leanne Cole	10969 Old Trail Road	\$4,000.00

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Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
20255	7	Detached Garage	Accessory Garage-04		Laura L. Metz	1730 Leger Road	\$60,000.00
20235	7	Pool House	Accessory Structure	Cambuilt LLC	Kathy L. Elizeus Revocable Living Trust	3801 Nehrig Hill Road	\$130,000.00

Total Estimated Cost: \$2,008,505.00



Budget Report November 2025

Budget Items	2025 Budget	November 2025	YTD	% YTD	November 2024
Building and Occupancy Permit Fees	\$210,000.00	\$0.00	\$293,932.94	139.97%	\$15,766.00
Zoning Hearing Board Application Fees	\$5,000.00	\$0.00	\$4,200.00	84.00%	\$0.00
Planning Commission Application Fees	\$45,000.00	\$0.00	\$31,960.00	71.02%	\$350.00
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%	\$25.00
Fee in Lieu for Recreation	\$15,000.00	\$0.00	\$18,930.00	126.20%	\$3,000.00
Total:	\$285,200.00	\$0.00	\$357,767.94	125.44%	\$19,141.00

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

Plan Name	November 2025	Year to Date
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	1	1
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	16
Total:	3	62

New Home Residential Building Permits by Ward

Ward	November 2025	Year to Date
1	0	2
2	0	24
3	3	8
4	0	3
5	0	20
6	0	3
7	0	2
Total:	3	62

PLANNING COMMISSION MEETING
DECEMBER 1, 2025 @ 7:00 PM
11279 CENTER HIGHWAY
NORTH HUNTINGDON, PA 15642



**THERE WILL BE NO IN-PERSON MEETING BECAUSE THERE IS NO
NEW OR OLD BUSINESS TO DISCUSS.**

Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from previous meeting
- Citizens Input
- Old Business
 - None
- New Business
 - None
- Advisory Hearings
 - None
- Items for Acceptance
 - None
- Discussion Items—None
- Chairman's Report
- Adjournment