



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 B70F-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 & Chelsee 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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| 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**

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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