

Township of North Huntingdon

Township Engineer Report

February 18, 2026

1. Township Projects

- a. 2025 Mill and Resurface and Fibermat
 - i. Punch list will be completed in the spring.
- b. 2026 Mill and Resurface and Fibermat
 - i. Bids due by March 4.
 - ii. Anticipated Construction: July
- c. Haywood Culvert
 - i. After the latest bridge inspection, a 3 ton weight limit was implemented because the structure is failing.
- d. Indian Lake
 - i. No updates to report.
 - ii. Anticipated Construction: 2028
- e. Roth Drive Slide
 - i. No updates to report.
- f. Frog Rd
 - i. No updates to report.
- g. Roth Drive Culvert
 - i. No updates to report.
 - ii. Anticipated Construction: 2027/2028
- h. Long Run Stream
 - i. No updates to report.
- i. 2026 Stormwater Ponds
 - i. No updates to report.
- j. Nehrig Hill Rd
 - i. No updates to report.
- k. Sunset Valley MS4 Basin addition.
 - i. Proposal from KU for conceptual grading plan and stormwater analysis is on the agenda.

2. Grading Projects

- a. Williams Ln
 - i. No updates to report.
- b. JP Operations Rt 993
 - i. No updates to report.
- c. Cleaveland Price
 - i. No updates to report.

3. Commercial Developments

- a. Pizza Marsala
 - i. All comments were satisfied and permit will be issued for the grading correction.
- b. Cleaveland Price Spring Ln
 - i. No updates to report.

4. Residential Developments

- a. Mountain Ridge Estates
 - i. No updates to report.
- b. Tuscan Hills
 - i. No updates to report.
- c. Walthour Plan
 - i. No updates to report.
- d. Willow Estates
 - i. Ordinance for street acceptance is on the agenda.
- e. Chestnut Hill
 - i. No updates to report.

5. MS4

- a. No updates to report.



FEBRUARY 2026
CONSULTING ENGINEER MONTHLY REPORT

DEVELOPMENTS / PLANNING COMMISSION:

1) Huntingdon Marketplace Land Development Revision (SP-02-2016)

- Application Type: Major Land Development
- Status: “Approved with Conditions”
 - i. The latest submission was reviewed, and our letter was forwarded to the applicant and consultant on 7/19/2023. Awaiting resubmission that addresses all comments and conditions of approval.

2) Stonegate PRD (PRD-02-2023)

- Application Type: Planned Residential Development
- Status: “Approved with Conditions”
 - i. The applicant has received conditional approval for the Tentative PRD application.
 - ii. Township Commissioners granted final conditional approval at their 11/15/2023 meeting.
 - iii. The owners’ consultant requested a meeting with DEP and Township staff on 10/2/2024 to discuss the potential joint permit application for the wetland impacts. It was determined that the owner’s consultant will submit the Joint permit application to DEP for the increased wetland disturbance.
 - iv. The consulting engineer reached out to our office in June 2025 requesting a stormwater consistency letter. They were informed that they still have not satisfied the comments of our latest comment letter dated 10/30/2023. We’ve been corresponding with the consultant and anticipate a forthcoming final submission to satisfy the remaining comments.

3) Tuscan Hills Phase 7 (S-05-2023)

- Application Type: Major Land Development
- Status: “Approved with Conditions”
 - i. Application received conditional approval on 5/18/2023.
 - ii. Based on the most recent submission, we have updated our review on 8/21/2023.
 - iii. Items that may remain outstanding include a development agreement, posting of financial security, water main design approved by MAWC, and recording the final subdivision plat.
 - iv. The developer’s consultant has provided a revised site plan that shows access to the pond from Marco Court between Lots 731 & 732. The original plan that went thru the approval process was to have access from S.R. 3053, thus requiring a PennDOT HOP. The new access provided limited room for future maintenance of the pond and staging area for the same. We have suggested they consider an alternative by possibly using the

easement between Lots 732 & 733 thus giving direct access to the dam breastwork and a larger area for staging in the future. We are awaiting their analysis.

4) Huntingdon Marketplace Plan No. 4 (Subdivision) (S-06-2023)

- Application Type: Subdivision
- Status: "Approved with Conditions"
 - i. The latest submission was reviewed, and our letter was forwarded to the applicant and consultant on 7/19/2023. Awaiting resubmission that addresses all comments and conditions of approval.

5) Leader Properties (SP-10-2023)

- Application Type: Major Land Development
- Status: "Preliminary Approval"
 - i. The applicant's consultant has informed the Township, on 2/5/2024, that they are providing another time extension and are looking into revising the parking layout along S.R. 0030 and conducting the requested scoping meeting with PennDOT. At the 3/4/2024 Planning Commission meeting, the applicant's consultant stated they are to begin the HOP application process after receiving Preliminary Approval.
 - ii. The Planning Commission made a recommendation for approval of the Preliminary Application with further design and required information being deferred until the applicant applies for Final Approval, as the applicant is willing to waive their rights to develop/construction at the site until they receive Final Application approval.

6) Lincoln Corner 2 (SP-01-2024)

- Application Type: Major Land Development
- Status: "Under Construction"
 - i. Applicant submitted a revised layout of the development on 3/14/2025. KU Resources performed an updated review of the plans and issued a technical deficiency letter to the applicant on 3/31/2025.
 - ii. The revised plan was denied by council at their regular meeting on 4/16/2025.
 - iii. The consulting engineer provided a project update via email on 6/19/2025 stating that they will be proceeding with the previously approved plan for the single-story medical office building of 9,308sf. They provided plan drawings and calculations per our latest comment letter dated 2/7/2025.
 - iv. KU Resources issued a consistency letter on September 4, 2025 with outstanding conditions to be handled directly with the Township.
 - v. The consulting engineer reached out to KU Resources and the Township since the initial approval was issued requesting to update the plan from a one-story building to a two-



story building. KU Resources reviewed the updated submission and issued a comment letter to the applicant on 1/29/2026 noting some stormwater deficiencies since the issuance of the consistency letter In September 2025.

- vi. The consulting engineer provided an updated stormwater report on 1/29/2026 which is currently being reviewed by our office.

7) Sheetz North Thompson Development (SP-09-2024)

- Application Type: Major Land Development
- Status: "Under Construction"
 - i. Application received conditional approval by Board of Commissioners on 10/16/2024.
 - ii. The latest submission was reviewed, and our Final Letter for the land development application was submitted to the township on 02/26/2025. The applicant has satisfied all the review comments, with the exception of applicable third party approvals, financial security, developers agreement, and O&M agreement to be resolved directly with the Township as well as a review of the retaining wall design that the applicant requested be reviewed as part of the building permit application.
 - iii. The applicant submitted retaining wall plans as part of the building permit application associated with this project. KU Resources performed a review and our Final Letter for the building permit application was submitted to the township on 4/11/2025.

8) Norwin School District Stadium Renovations (SP-10-2024)

- Application Type: Major Land Development
- Status: "Approved with Conditions"
 - i. Application received conditional approval by Board of Commissioners on 11/20/2024.
 - ii. The latest submission was reviewed, and our Final Letter was submitted to the township on 02/27/2025. The applicant has satisfied all the review comments, with the exception of applicable third party approvals, financial security, developers agreement, and O&M agreement to be resolved directly with the Township as well as a review of the retaining wall design that the applicant requested be reviewed as part of the building permit application.
 - iii. The application also requires that post-construction infiltration testing be performed post-construction after the proposed improvements to the existing basin. This approach was also confirmed with Westmoreland Conservation District, for which the project received NPDES approval. We recommend the township withhold any occupancy permit for the development until infiltration results can confirm the basin is functioning as designed.

9) Enclave at Altman Farms - Formerly Rhodin Subdivision (SP-13-2024)

- Application Type: Major Land Development
- Status: "Denied"
 - i. The latest submission was reviewed, and our Final Letter was submitted to the applicant on 11/26/2024. The applicant has satisfied all the review comments, with the exception of



applicable third party approvals, financial security, developers agreement, and O&M agreement to be resolved directly with the Township.

- ii. The plan was denied by the Board of Commissioners at their regular meeting on January 15th, 2025 by a vote of 4-3 citing increased traffic and safety concerns as a reason for denial.

10) Sunset Valey 1 Revision 3 (SP-02-2025)

- Application Type: Major Land Development
- Status: "Preliminary Approval"
 - i. This plan received preliminary approval at the February Planning Commission meeting on 2/3/2025.

11) Tuscan Hills Phases 8 & 9 (S-03-2025)

- Application Type: Major Land Development
- Status: "Approved with Conditions"
 - i. This plan received final approval with conditions at the June Planning Commission meeting on 6/2/2025.
 - ii. KU Resources issued a third comment letter to the applicant on 6/3/2025. Awaiting comment response to address outstanding items.

12) Sheetz 13700 Route 30 Development (SP-03-2025)

- Application Type: Major Land Development
- Status: "Approved with Conditions"
 - i. The application for a preliminary/final land development was received by the township in April and will be accepted for review at the planning commission meeting on 5/5/2025.
 - ii. This plan received final approval with conditions at the June Planning Commission meeting on 6/2/2025.
 - iii. The latest submission was reviewed, and our letter was forwarded to the applicant and consultant on 8/13/2025. Awaiting resubmission that addresses all comments and conditions of approval.
 - iv. The latest submission was reviewed, and our Final Letter was submitted to the township on 12/22/2025. The applicant has satisfied all the review comments, with the exception of applicable third party approvals, as well as the grading permit, financial security, developers agreement, and O&M agreement to be resolved directly with the Township.



13) Jim Shorkey Development (SP-04-2025)

- Application Type: Major Land Development
- Status: “Denied”
 - i. The application for preliminary land development was received by the township in April and was accepted for review at the planning commission meeting on 5/5/2025.
 - ii. KU Resources provided a response to comments from the revised preliminary/final plan set submission on 7/17/2025. Awaiting applicant response to comments.
 - iii. This plan was denied by planning commission at their meeting on 9/8/2025 due to lack of applicant response.

14) Bear Peak Schade Solar Farm (SP-06-2025)

- Application Type: Major Land Development
- Status: “Denied”
 - i. The application for preliminary/final land development was received by the township in May and was accepted for review at the planning commission meeting on 6/2/2025.
 - ii. KU Resources performed a review of the application and issued a comment letter to the applicant on 6/25/2025. Awaiting comment response to address outstanding items.
 - iii. Received preliminary conditional approval from planning commission on 7/7/2025.
 - iv. Applicant submitted a modification request for landscape plantings. This modification was on the agenda for the PC meeting on 9/8/2025 but was not discussed as the applicant did not attend. This modification request was denied by the Board of Commissioners.
 - v. KU Resources and the Township met with the applicant on 12/17/2025 to discuss site landscaping. The applicant submitted a revised landscape plan to be provided to the Township Board of Commissioners.
 - vi. The Board of Commissioners will be discussing the plan during executive session on 2/12/2026.

15) Cleaveland Price Expansion (SP-13-2025)

- Application Type: Major Land Development
- Status: “Approved with Conditions”
 - i. Our review letter was updated on 1/24/2024 in relation to changes necessary based upon Penn DOT HOP review. We are awaiting a revised submission that should be provided once Penn DOT has approved the HOP application(s).
 - ii. Josh Haydo from Wooster & Associates emailed the Township on 5/30/2025 showing that per PennDOT’s checklist, they will not require a traffic study for this project.



- iii. The application received conditional approval at planning commission on 9/8/2025.
- iv. The latest submission was reviewed, and our letter was forwarded to the applicant and consultant on 9/23/2025. Awaiting resubmission that addresses all comments and conditions of approval.
- v. The applicant revised the underground detention system and provided the revised drawings and stormwater management report to our office for review on 1/30/2026. KU Resources is currently performing a review of the revised application.

16) Hetherington Residence

- Application Type: Single Family Stormwater Management Review
- Status: "Approved with Conditions"
 - i. The initial application was received from the Borough via email on 7/25/2025.
 - ii. KU Resources performed a review of the application and issued a comment letter to the applicant on 8/5/2025. Awaiting comment response to address outstanding items.
 - iii. KU Resources and the Township discussed the project with the applicants consulting engineer on several occasions to provide an adequate submission for review. KU Resources issued a stormwater management consistency letter on December 12, 2025.

17) Columbia Gas Land Development (SP-20-2025)

- Application Type: Major Land Development
- Status: "Under Review"
 - i. The initial application was received from the Township and accepted as complete at the planning commission meeting on 10/6/2025.
 - ii. KU Resources performed a review of the application and issued a comment letter to the applicant on 10/28/2025. Awaiting comment response to address outstanding items.
 - iii. KU Resources received an email on 11/13/2025 from the Township stating that Columbia Gas is covered under the PUC for this facility and not subject to many of the standard requirements of the Township Ordinances but will be providing an updated stormwater plan for review by our office.
 - iv. The applicant provided a revised stormwater submission on 1/14/2026. KU Resources performed a review of the submission and provided a comment letter to the Township and Applicant on 1/19/2026.
 - v. In response to our comment letter, the applicant requested to meet with our office as well as the Township to discuss the stormwater requirements for the proposed projects. The meeting is scheduled for 2/3/2026.



18) Guardian Storage Site Plan (SP-21-2025)

- Application Type: Major Land Development
- Status: “Approved with Conditions”
 - i. The initial land development application was received from the applicant via email on 9/26/2025.
 - ii. This plan was accepted as complete at the planning commission on 10/6/2025.
 - iii. The latest submission was reviewed, and our Final Letter was submitted to the township on 11/18/2025. The applicant has satisfied all the review comments, with the exception of applicable third party approvals, as well as the grading permit, financial security, developers agreement, and O&M agreement to be resolved directly with the Township.
 - iv. The applicant reached out to the Township via email on 1/22/2026 stating they’re performing modifications to the landscaping plan. KU Resources is awaiting submission of the revised plan for review.

19) Somerset Trust Plan (SP-22-2025)

- Application Type: Major Land Development
- Status: “Approved with Conditions”
 - i. The initial application was received from the Township and accepted as complete at the planning commission meeting on 10/6/2025.
 - ii. The latest submission was reviewed, and our Final Letter was submitted to the township on 11/13/2025. The applicant has satisfied all the review comments, with the exception of applicable third party approvals, as well as the grading permit, financial security, developers agreement, and O&M agreement to be resolved directly with the Township.



TOWNSHIP PROJECTS:

- **Haywood Road Bridge**

- PA DEP has issued GP-11 & GP-3 for the project.
- Temporary construction easement(s) will be required at some point in the future, prior to project being put to bid. We are preparing an initial version of the easement exhibit for the Township to begin discussion with the impacted landowner.
- KU Resources was recently made aware of the Townships' intent to bid the project this year. We are awaiting further directions when to proceed, and final plans/bid documents will be prepared and submitted to the township once a schedule is determined.

- **Kenda Dam at Indian Lake Park**

- The application to draw off water from impoundments was submitted to PA Fish and Boat Commission for their review and approval on 2/25/2025.
- KU Resources has been in contact with both the WCD, DEP, and Dam Safety Division of DEP regarding the proposed plan. All agencies are forwarding their submission requirements and recommendations for inclusion into the proposed plan.
- KU Resources provided updated plan drawings for the bridge replacement project to the township on 3/27/2025 for submission with the 2025 DCNR Grant application.
- KU Resources assisted with the township with filling out the DCNR Grant application. A site visit was performed on 3/4/2025 to finalize the scope of proposed improvements to complete the construction cost estimation for the proposed dredging and lake water quality improvements post-construction.
- KU Resources attended an online meeting with the Township and Dam Safety Division of DEP on 6/10/2025. It was determined that the proposed improvements to the embankment would require a Dam Modification Permit through their department.
- KU Resources provided a proposal to the Township on 6/19/2025 to complete the required Geotechnical analysis and all other items of the application checklist that were not already completed as any previous scope item associated with this project.
- KU Resources is currently preparing a stability analysis and seepage report for the dam embankment. Once completed the plan drawings will be updated to show the extent of embankment remediation for submission to Dam Safety Division of DEP.
- KU Resources performed a site inspection of the Dam in December 2025 and provided the Township with an updated inspection report on 1/2/2026. The report highlighted known concerns at the site from previous yearly reports, with a recommendation to regularly clear the vegetation along the embankment.

- **Streambank Stabilization at Indian Lake Park**

- The grant application was ultimately not funded through this round of DCNR grants. This project will be included with the grant application for the Dredging project during this next round of funding.
- This project will be included with the 2025 DCNR Grant submission along with the dredging and bridge replacement projects for this site.



- **Stormwater Fee Development**

- This item and related details were discussed with the Commissioners at their meeting on 8/10/2023. Awaiting further directions.
- KU Resources met with the Township on 9/23/2025 to discuss implementation of a residential tier system billing structure for implementation of the stormwater fee. KU Resources began researching and revising information to present at the Commissioners meeting on 10/8/2025.
- KU Resources was informed via email on 10/1/2025 that the Township will no longer be pursuing the fee at this time.

- **Lot 218 Tuscan Hills / 6486 Antonio Drive Drainage Swale Issue**

- Our analysis report with referenced item as a separate document, was emailed to the Township on 10/25/2023.
- KU representatives attended a public hearing on 11/1/2023 for the landowners' appeal. Donald Housley Sr. P.L.S. testified on the report and subject matter at this hearing.
- It is our understanding that the landowners are now working with Mr. Robinson on a corrective action that will bring the swale back into compliance.
- Mr. Robinson reached out via email to KU Resources and Westmoreland Conservation District on 11/23/2025 for an update for the landowners modification requests to the swale. KU and WCD are in agreement that modifications are possible if the applicant is capable of maintaining capacity and stability of the stormwater runoff through the easement and would not cause any potential harm to landowners downstream of their easement.

- **Storm Sewer Easement – Three Springs Road & Blue Jay Drive**

- Analysis related to pipe sizing has been completed.
- An easement exhibit has been started. Once the location of the proposed storm sewer pipe has been determined, the exhibit can be completed. It is our understanding that the landowner is clearing some vegetation and working with Public Works on the proposed alignment.

- **Frog Road Survey**

- KU received authorization to proceed with this project following commissioner approval in December. This project is for surveying and civil services to assist with a stormwater situation along Frog Road.
- KU Resources utilized the results of the survey and performed a desktop study for potential stormwater improvements in this area. A meeting has been scheduled between KU Resources, Westmoreland Conservation District, and Township staff on 4/3/2025 to review results of the desktop study and discuss potential solutions.
- KU Resources prepared a proposal to obtain a Joint Permit for this project and submitted to the township on 4/23/2025.
- Per an email from Bob Robinson on 5/28/2025, the township did not want to pursue a joint permit at this time. The township will pursue other improvement options by installing relief culverts along Frog Road.



- **Long Run Survey**

- KU received authorization to proceed with this project following commissioner approval in December.
- Surveying for the project was complete in February 2025. KU resources performed a site visit with Township staff on 2/20/2025 to determine project limits for proposed stream improvements.
- KU Resources attended a webinar on 4/10/2025 regarding draft updates to the MS4 permit for the next permit cycle. The guidance stated a shift in regulation to focus more on volume removal rather than the current sediment removal focus of the current permit. This shift would mean that the Township would not receive any credit from “stream restoration” projects that help reduce sediment loading under the current permit guidelines. This information was forwarded to Kody and Bob for their review and input prior to moving forward with the preliminary design for stormwater improvements.

- **2025 MS4 Pollution Reduction Plans (PRP)**

- This project is for survey and civil services related to improvements for seven existing ponds within the Township. The ponds include Victoria Heights 1, Victoria Heights 2, Franklin Farms 1, Franklin Farms 4, Kerber Farm Estate 1, Kerber Farm Estate 2, and Stonebridge.
- The application received E&S approval from the Westmoreland Conservation District on 8/4/2025.
- The bids were opened on 8/5/2025, and the project was awarded to the apparently low bidder Piccolomini Contractors, Inc. at \$235,907.00.

- **Roth Drive Culvert Replacement**

- A site walk was conducted with Township staff on 7/17/2025 to review the replacement of the 6' diameter culvert under Roth Drive adjacent to Jack Town Park.
- A proposal was provided to the township on 8/7/2025 which included survey and engineering services for the replacement of the culvert, stormwater improvements within Jack Town Park, as well as stream bank improvements downstream of the project.
- KU Resources was given authorization to proceed with the proposal after the December Budget Meeting. KU Resources is currently scheduled to perform the survey in early February 2026, weather dependent.

- **Long Run Stream Improvements**

- A site walk was conducted with Township staff on 7/17/2025 to review a portion of Long Run stream between McKee Road and Drop Road that have experienced flooding due to the streambank being overtopped during rain events.
- KU is developing a proposal for survey and engineering services to increase the capacity of the stream to relieve flooding problems experienced by the residents along McKees Road.
- KU Resources was given authorization to proceed with the proposal after the December Budget Meeting. KU Resources is currently scheduled to perform the survey in early February 2026, weather dependent.



- **Nehrig Hill Road Slide Repair**

- KU performed a site visit with Township staff on Thursday 8/28/2025 to review a landslide near the end of Nehrig Hill Road. KU will prepare a proposal for remediation and provide it to the township.
- KU Resources was given authorization to proceed with the proposal after the December Budget Meeting.
- KU Resources conducted a survey and geotechnical borings on 1/22/2026. An assessment is being prepared and will be provided to the township once completed.

- **2026 MS4 Pollution Reduction Plans (PRP)**

- KU will work with Township staff to determine the extent of ponds required by the PRP plan to be improved in 2026. A proposal will be provided to the Township for consideration as part of their 2026 Budget meeting in December.
- KU Resources was given authorization to proceed with the proposal after the December Budget Meeting. KU Resources is currently surveying the ponds, but have been having issues with the amount of snow and ice prohibiting an accurate survey of these areas. The surveys will be completed upon the arrive of fair weather. The Township has been contacted to possibly assist with dewatering the ponds if needed to be able to determine underlying sediment depth.
- KU Resources will complete the analysis of the basins and anticipate having the plans completed in March.

- **Asbestos Testing for 7716 Route 30**

- KU performed an Asbestos survey with NHT Public Works staff on December 8th, 2025 at the former Jasmine Veterinary Hospital.
- An Asbestos Containing Materials Report was submitted to the Township on December 11th, 2025 indicating that all of the identified suspect materials tested negative for asbestos.

- **Mickanin Road ROW Stakeout**

- The Township reached out via email on 1/4/2026 to request KU perform research and stake out the variable width right-of-way along a portion of Mickanin Road between Quarter Horse Drive and South Hampton Drive.
- The ROW was staked out on 1/21/2026. The ROW exhibit was provided to the Township on 1/26/2026.

- **MS4 Basin Design**

- KU Resources submitted a proposal to the Township on 1/12/2026 to provide a conceptual design for a stormwater basin on Township property along Walter Street (Parcel ID 54-11-13-0-125). We're awaiting final authorization before proceeding with the design.

