



PLANNING & ZONING REPORT



JULY 2022

North Huntingdon Township

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



North Huntingdon Township Permit Report By Ward 07/01/2022 to 07/31/2022

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
18871	1	Commercial Remodel	Commercial Remodel	Findley Remodel		8865 Norwin Avenue	\$15,750.00
18876	1	Sign	Permanent Sign	Signstat		8957 Route 30	\$6,500.00
18878	1	Deck	Addition Deck - 05	Classic Deck Impressions	Classic Deck Impressions	741 Castleview Drive	\$26,000.00
18904	1	Interior remodel Heartland Dental	Interior Renovation	GPD Group		8489 Country Club Drive	\$1,400,000.00
18911	1	Accessory Structure	Accessory Shed- 07	Self	Kenneth & Gina Schutter & Adams	10190 Madison Avenue	\$8,635.00
18900	1	Retaining Wall	Retaining Wall		Colony Irwin LLC	9111 State Route 30	\$87,900.00
18882	1	Interior Remodel	Interior Renovation	Engelke Construction Solutions		8957 Route 30	\$755,000.00
18877	1	Sign- Pet Supplies Plus	Permanent Sign	Signstat		8957 Route 30	\$14,680.00
18870	1	shed	Accessory Shed- 07	Self	Joshua R. & Kati Hamovitz	10370 Madison Avenue	\$0.00
18869	1	Inground Pool	Accessory Pool-06	Westmoreland Pools & Spa	Joshua R. & Kati Hamovitz	10370 Madison Avenue	\$47,950.00
18879	2	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	10270 Lavonne Drive	\$20,800.00
18873	2	In ground pool	Accessory Pool-06	Pool Pros	Pool Pros	6716 Antonio Drive	\$39,000.00
18889	3	Detached Garage	Accessory Garage-04		Michael & Kayla Pasquarelli	7838 Oscar Court	\$75,000.00
18891	3	In ground pool	Accessory Pool-06	Pristine Pools	Pristine Pools	1476 Hemlock Drive	\$65,000.00
18893	3	96 SQFT Shed	Accessory Shed- 07		Michael J. & Ashley M. Opel	1976 Haflinger Drive	\$4,091.00
18895	3	Single Family Home	New Construction	RWS Development Co	Knights Landing Inc	11732 Sundae Drive	\$565,603.00
18897	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11718 Sundae Drive	\$585,228.00
18898	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11674 Sundae Drive	\$494,449.00
18902	3	Deck Roof	Addition	Jeff Stanish	Jeff Stanish	1070 Aerie Drive	\$10,000.00
18907	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11690 Sundae Drive	\$812,286.00
18909	3	accessory shed	Accessory Shed- 07	Alpine Structures	Justin A. & Elizabeth Shiner	641 Peregrine Drive	\$8,848.00
18908	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	7516 Alvina Court	\$604,921.00
18906	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11704 Sundae Drive	\$537,658.00
18896	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11638 Sundae Drive	\$530,211.00
18894	3	Single Family Home	New Construction	JP Operations Inc	JP Land Holdings LLC	1490 Clay Pike	\$630,000.00
18892	3	Above Ground Pool	Accessory Pool-06	B&T Installations	Gregory & Molly Hamovitz	1951 Tara Drive	\$7,000.00
18888	3	192 sqft accessory building	Accessory Build- 07		Kevin M. & Deborah J. Shirey	10136 Stella De Oro Court	\$10,000.00

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18875	3	Deck Roof	Addition	Deluca Roofing	Deluca Roofing	1841 Haflinger Drive	\$14,260.00
18868	3	160 Accessory structure	Accessory Build- 07		Angela R. Kovachik & Joseph J. Contenta	2831 Guffey Road	\$1,500.00
18872	3	Accessory Structure	Accessory Build- 07		Michael J. & Jill M. Callahan	10780 Gasson Drive	\$5,000.00
18881	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	975 New Hope Drive	\$385,416.00
18867	3	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	11804 Palomino Court	\$14,960.00
18652	3	Accessory structure	Accessory Shed- 07	Self	Daniel P. Miller	740 Peregrine Drive	\$10,000.00
18899	4	160 Sqft Accessory Building	Accessory Build- 07		James D. Celio	12840 Deborah Drive	\$3,000.00
18901	5	Above ground Pool	Accessory Pool-06	Alpine Pools	Brandon R. & Natalie R. Boehm	1353 Samantha Way	\$16,000.00
18887	5	Above Ground Pool	Accessory Pool-06	DNC Pools	Frank T. & Juliann M. Sebastianelli	13750 Ormsby Drive	\$7,000.00
18905	5	Interior buildout Beverly Birthdays	Interior Renovation	Hello World Properties		11065 Parker Drive	\$425,000.00
18912	5	Inground Pool	Accessory Pool-06	Hempel Construction	Justin A. & Kaitlin E. Stanley	3093 Warwick Drive	\$0.00
18890	5	Single Family Home	New Construction			1957 Cornwall Drive	\$300,000.00
18886	5	Above ground pool	Accessory Pool-06	B&T Installations	Andrea K. Cogley	420 Niagara Drive	\$6,000.00
18880	5	Solar Panels	Solar Panels		Matthew T. & Jaclyn A. Dorn	1410 Willow Heights	\$14,968.00
18910	6	shed	Accessory Shed- 07	Tuff Shed Inc	Mark J. Freidhof	1280 Armstrong Street	\$6,700.00
18903	7	addition	Addition	J&S Remodeling	J&S Remodeling	14133 Michael Drive	\$165,000.00
18874	7	Gun Sales	Commercial Occupancy			12671 State Route 30	\$0.00

Total Estimated Cost: \$8,737,314.00



Budget Report July 2022

Budget Items	2022 Budget	July 2022	YTD	% YTD	July 2021
Building and Occupancy Permit Fees	\$185,000.00	\$37,559.00	\$149,159.15	80.63%	\$14,804.50
Zoning Hearing Board Application Fees	\$12,000.00	\$600.00	\$2,400.00	20.00%	\$1,200.00
Planning Commission Application Fees	\$23,000.00	\$350.00	\$18,080.00	78.61%	\$1,875.00
Non-Conforming Use Permit Fees	\$2,500.00	\$0.00	\$0.00	0.00%	\$0.00
Mechanical Device Fees	\$6,500.00	\$0.00	\$7,700.00	118.46%	\$0.00
Septic Tank Permit Fees	\$500.00	\$0.00	\$0.00	0.00%	\$0.00
Miscellaneous Fees	\$50.00	\$20.00	\$131.25	262.50%	\$60.00
Fee in Lieu for Recreation	\$25,000.00	\$4,000.00	\$15,500.00	62.00%	\$2,500.00
Total:	\$254,550.00	\$42,529.00	\$192,970.40	75.81 %	\$20,439.50

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

Plan Name	July 2022	Year to Date
Bella Mia	0	0
Brook Haven III	0	0
Brook Haven IV	0	3
Dartmoor Estates III	0	0
Hollybrook	1	2
Legends III	0	0
Mountain Ridge Estates	0	1
Redstone Highlands	0	0
Thomas Farm Acres	7	12
Tuscan Hills IV	0	9
Tuscan Hills V	0	0
Weber Estates	0	0
Willow Glenn III	0	0
Willow Estates I	0	0
Willow Estates II	0	0
Willow Estates III	1	1
Willow Estates IV	0	0
Woodridge Estates I	0	0
Woodridge Estates II	0	2
Villas of Buena Vista	0	1
Off-Site	1	8
Total:	10	39

New Home Residential Building Permits by Ward

Ward	July 2022	Year to Date
1	0	4
2	0	10
3	9	17
4	0	2
5	1	1
6	0	4
7	0	1
Total:	10	39

PLANNING COMMISSION MEETING
AUGUST 1, 2022 @7:00 PM
11279 CENTER HIGHWAY
NORTH HUNTINGDON, PA 15642



Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from previous meeting
- Citizens Input
- Old Business
 - None
- New Business
 1. S-14-2022: Sulava Plan 1
 - *Proposed subdivision on State Route 30 for a billboard.*
 2. S-15-2022: Legends III Revision 4
 - *Proposed consolidation in the Legends Plan.*
 1. S-16-2022: Willow Estates I Revision 5
 - *Proposed consolidation and boundary line revision on Yorkshire Drive.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Robert & Sally Shuster Plan 1
 2. Arnold & Smith Subdivision
 3. Pizza Marsala Site Plan
- Discussion Items—None
- Chairman's Report
- Adjournment