

RESOLUTION NO. 10798

CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA

MOVED BY COUNCILPERSON:

ARNONE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA APPROVING A LAND MERGER AND SUBDIVISION OF TWO PROPERTIES ON WOODVALE AVE

WHEREAS, in the City of Johnstown, seeks consideration of a lot line revision of parcel 81-007.-104.000, creating Parcel 1-A, through the subdivision of a portion of the Costa Property, and its consolidation with the George property at 81-007.-204.000 previously known as 539 Woodvale Avenue, including the establishment of a tie line across Woodvale Avenue, and

WHEREAS, the City staff find no identifiable issues in allowing the subdivision of the lots, including no discernable City zoning and planning code regulation compliance issues; and

WHEREAS, the City of Johnstown Planning Commission recommended the proposed plan for approval by City Council at the regularly scheduled August 4, 2026, Planning Commission meeting.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Johnstown directs and authorizes the City Manager to take any and all actions necessary to execute the proposed lot merger.

RESOLUTION SECONDED BY COUNCILPERSON

KING

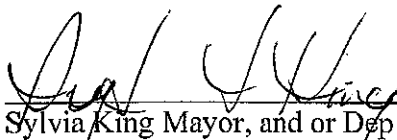
Roll Call:

Barber			Clark			Spinelli			Brandon-Taylor			King			Arnone			Hamacek		
Y	N	A	Y	N	A	Y	N	A	Y	N	A	Y	N	A	Y	N	A	Y	N	A
✓			✓						✓			✓			✓			✓		

ADOPTED: August 12, 2026

ATTEST:

I do hereby certify that the foregoing is a true and correct copy of Resolution No. 10798 as the same adopted by the City Council of the City of Johnstown, Pennsylvania.


Sylvia King Mayor, and or Dep Mayor Charles Arnone

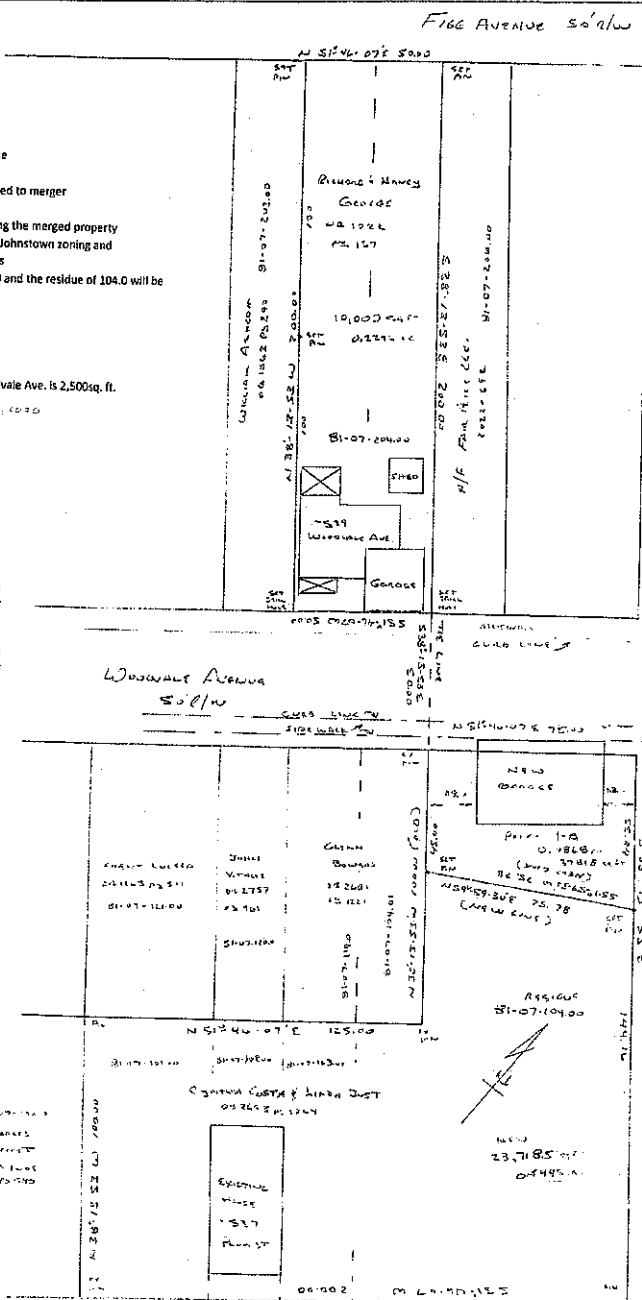

Arturo Martynuska City Manager, and or Jennifer Burkhart City Clerk

NOTES:

1. This is a land merger
2. Parcel 1-A will be removed from the Costa/Just property and added to the George Property.
3. A tie line across Woodvale Ave is noted to merger Parcel 1-A to the George property.
4. A new Deeds will be recorded showing the merged property
5. This is non-conforming to the City of Johnstown zoning and Subdivision standards and regulations
6. Tax parcels 81-07-101.0, 102.0, 103.0 and the residue of 104.0 will be Merged into one property
7. Zoned R-1
8. Set backs Front - 15ft.
Side 4ft.
Rear 20ft.
9. Typical lot size on south side of Woodvale Ave. is 2,500sq. ft.
10. Mr. George passed away 1/1/2020

LOT AREAS

George - Original	10,000 sq. ft.	0.2296 ac
Plus parcel 1-A	3,741.5 sq. ft.	0.0866 ac
Total New	13,741.5 sq. ft.	0.3164 ac
Costa/Just Original	27,500 sq. ft.	0.6313 ac
Parcel 1-A	3,741.5 sq. ft.	0.0866 ac
Total New	31,241.5 sq. ft.	0.7179 ac



County Planning Commission Review

REVIEWED BY THE CAMBRIA COUNTY PLANNING COMMISSION

ON THE _____ DAY OF _____, 20____

Recorder's Statement

Commonwealth of Pennsylvania
County of Cambria

Record this _____ day of _____, 20____
In the Office of the Recorder of Deeds, Ebensburg, PA in

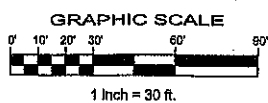
Instrument No. _____

Recorder

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND FOR WHICH I ACCEPT FULL RESPONSIBILITY.

[Signature]
JERRY R. THOMAS PLS
NO. 51266 E



SOURCE OF TITLE: RICHARD AND MARY GEORGE
539 WOODVALE AVE.
JOHNSTOWN, PA
D BOOK 1032 PAGE 157
81-07-204.00

CYNTHIA COSTA AND LINDA JUST
537 PLUM ST.
JOHNSTOWN, PA
D BOOK 2693 PAGE 1264
81-07-101.0, 102.0, 103.0, 104.0

Notary Public Statement

State of PA
County of Cambria
On this, the day of June 26, 2020, before me,
The undersigned officer, personally appeared
Richard & Mary George OWNER
Cynthia Costa & Linda Just OWNER
Who being duly sworn according to law, depose and says that
(she/he/they) (is/are) the owner(s) and/or equitable owner of
The property shown on this plan, and that (she/he/they)
acknowledge(s) the same to be recorded as such according to law.
Witness my hand and seal the day and date above written.

Notary Public
Anna M. Meyers

My Commission Expires October 15, 2028
Commonwealth of Pennsylvania - Notary Seal
Anna M. Meyers, Notary Public
Cambria County
My commission expires October 15, 2028
Commission number 1005226

Notary Public Statement

State of PA
County of Cambria
On this, the day of July 2, 2020, before me,
The undersigned officer, personally appeared
Richard & Mary George OWNER
Cynthia Costa & Linda Just OWNER
Who being duly sworn according to law, depose and says that
(she/he/they) (is/are) the owner(s) and/or equitable owner of
The property shown on this plan, and that (she/he/they)
acknowledge(s) the same to be recorded as such according to law.
Witness my hand and seal the day and date above written.

Notary Public
Anna M. Meyers

My Commission Expires October 15, 2028
Commonwealth of Pennsylvania - Notary Seal
Scott D. Burkett, Notary Public
Cambria County
My commission expires November 18, 2028
Commission number 1455189
Member, Pennsylvania Association of Notaries

Municipal Approvals

Approved by the City of Johnstown Planning Commission
On this day _____ of _____

Municipal Approvals

Approved by the City of Johnstown City Council
On this day _____ of _____

MAP SUBDIVISION/LAND MERGER

PREPARED FOR

Richard and Mary George

AND

CYNTHIA COSTA & LINDA JUST

SITUATE IN

11th WARD, CITY OF JOHNSTOWN

CAMBRIA CO., PA

SEPTEMBER 20, 2022

SURVEYED BY

JERRY THOMAS LAND SURVEYING

1817 DCALA AVENUE, JOHNSTOWN, PA 15902

PH: (814) 242-2152

Revised - June 25, 2024