

RESOLUTION NO. 10799

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 OF FOUR LOTS ON PLUM STREET.

WHEREAS, in the City of Johnstown, the property owner, Cynthia Costa & Linda Just, seeks to merge three empty lots on parcel numbers 81-007.-101.000, 81-007.-103.000, 81-007.-104, with a single-family dwelling at 81-007.-102.000 previously known as 537 Plum St, 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.

MOTION SECONDED BY COUNCIL PERSON: King

Adopted: August 12, 2026

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

ATTEST:

I do hereby certify that the foregoing is a true and correct copy of Resolution No. 10799 as the same adopted by the City Council of the City of Johnstown, Pennsylvania.

Dep Sylvia King
Rev: Sylvia King Mayor, and or Dep Mayor Charles Arnone

Arturo Martynuska
Arturo Martynuska, City Manager, and or Jennifer Burkhart, City Clerk

FIGG AVENUE SOUTH

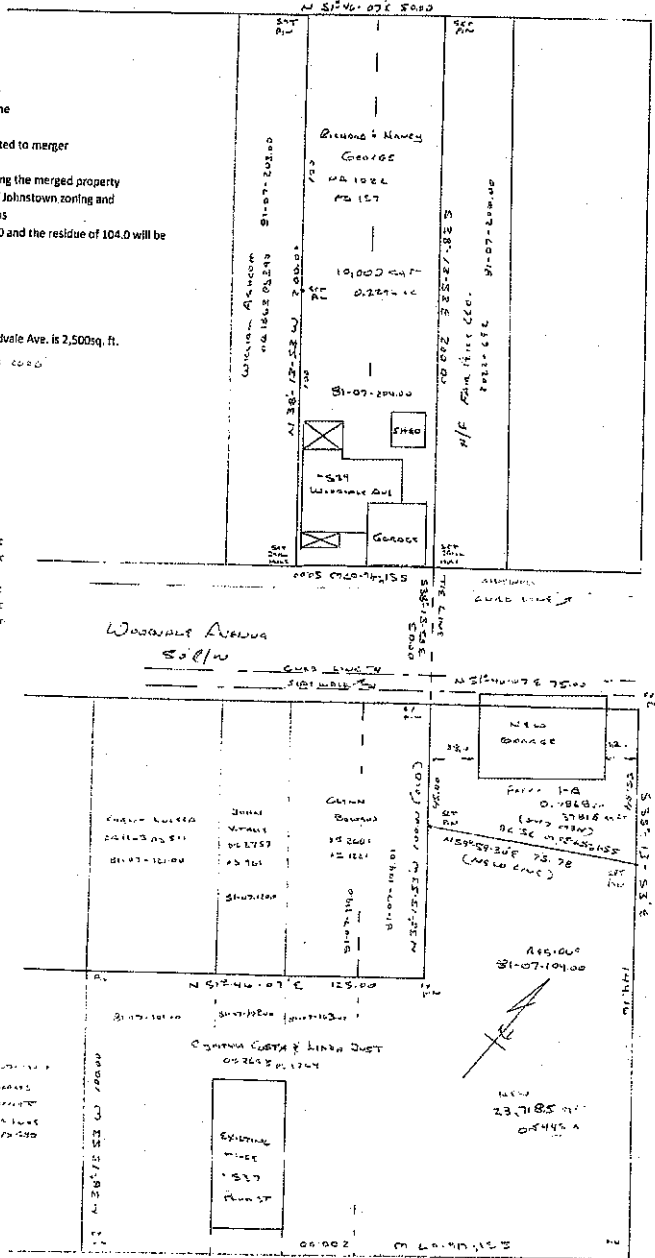
NOTES:

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 March 1, 2020

LOT AREAS

George - Original 10,000 sq. ft. 0.2296 ac
Plus parcel 1-A 3,781.5 sq. ft. 0.0868 ac
Total New 13,781.5 sq. ft. 0.3164 ac

Costa/Just Original 27,500 sq. ft. 0.6313 ac
Parcel 1-a 1,281.5 sq. ft. 0.0294 ac
Total New 28,781.5 sq. ft. 0.6607 ac



Notary Public Statement

State of PA
County of Cambria
On this, the day of June 26, 2026, before me,
The undersigned officer, personally appeared
Richard and Mary George OWNER
Cynthia Costa and 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

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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 November 15, 2028
Commission number 1455193
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 ___

County Planning Commission Review

REVIEWED BY THE CAMBRIA COUNTY PLANNING COMMISSION

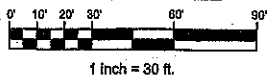
ON THE ___ DAY OF ___, 20__

PLUM STREET SOUTH

SOURCE OF TITLE: RICHARD AND MARY GEORGE
539 WOODVALE AVE.
JOHNSTOWN, PA
D BOOK 1022 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

GRAPHIC SCALE



1 inch = 30 ft.

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.

Jerry R. Thomas
JERRY R. THOMAS PLS
NO. 51266-E

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 OCALA AVENUE, JOHNSTOWN, PA 15902

PH: (814) 242-2152

REVISED - JUNE 26, 2026