CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA

RESOLUTION NO. 10815

MOVED BY COUNCILPERSON: ARNONE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA APPROVING A LAND MERGER OF FIVE PARCELS ALONG STRAYER STREET.

WHEREAS, in the City of Johnstown, parcel numbers, 90-009. -102.000, 90-009. -101.000, 90-009. -121.001, 90-009. -121.000 and 90-009. -103.000 are located within the R2 District; and

WHEREAS, the owner of the aforementioned parcels, Ralph E. Bretz Jr., seeks to merge the five parcels into a single parcel; and

WHEREAS, City staff have reviewed the proposed merger and found no identifiable issues with allowing the merger of the five parcels, including no discernible zoning or planning code compliance concerns; and

WHEREAS, the City of Johnstown Planning Commission, at its regularly scheduled meeting held on October 6, 2026, recommended approval of the proposed land merger to the City Council.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Johnstown, directs and authorizes the City Manager is hereby directed and authorized to take any and all actions necessary to implement and finalize the approved land merger.

RESOLUTION SECONDED BY COUNCILPERSON CLARK

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
✓			✓			✓			✓			✓			✓			✓		

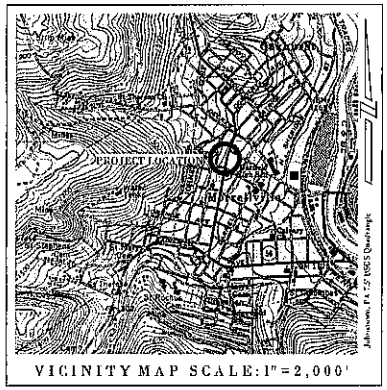
ADOPTED: **October 14, 2026**

ATTEST:

I do hereby certify that the foregoing is a true and correct copy of Resolution **No. 10815** 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



VICINITY MAP SCALE: 1" = 2,000'

NAD 83 PA SOUTH ZONE GRID

RALPH E. BRETZ, JR.
ADJOINING LAND MERGER

Situate in the City of Johnstown's Twentieth Ward
Cambria County, Pennsylvania
Scale: 1"=20' Date: September 14, 2026
Graphic Scale

20 0 20 40

PURPOSE OF PLAT
Merge parcels labeled A, B, C, D, and E into one parcel

OWNERSHIP/SOURCE OF TITLE
As noted on each parcel

ZONING
R-2: Multi-Family Residential
Building Setbacks:
Front 15', Sides 4', Rear 40' (main structure)
20' (addition to main structure)
(shown) 7' (accessory structure)

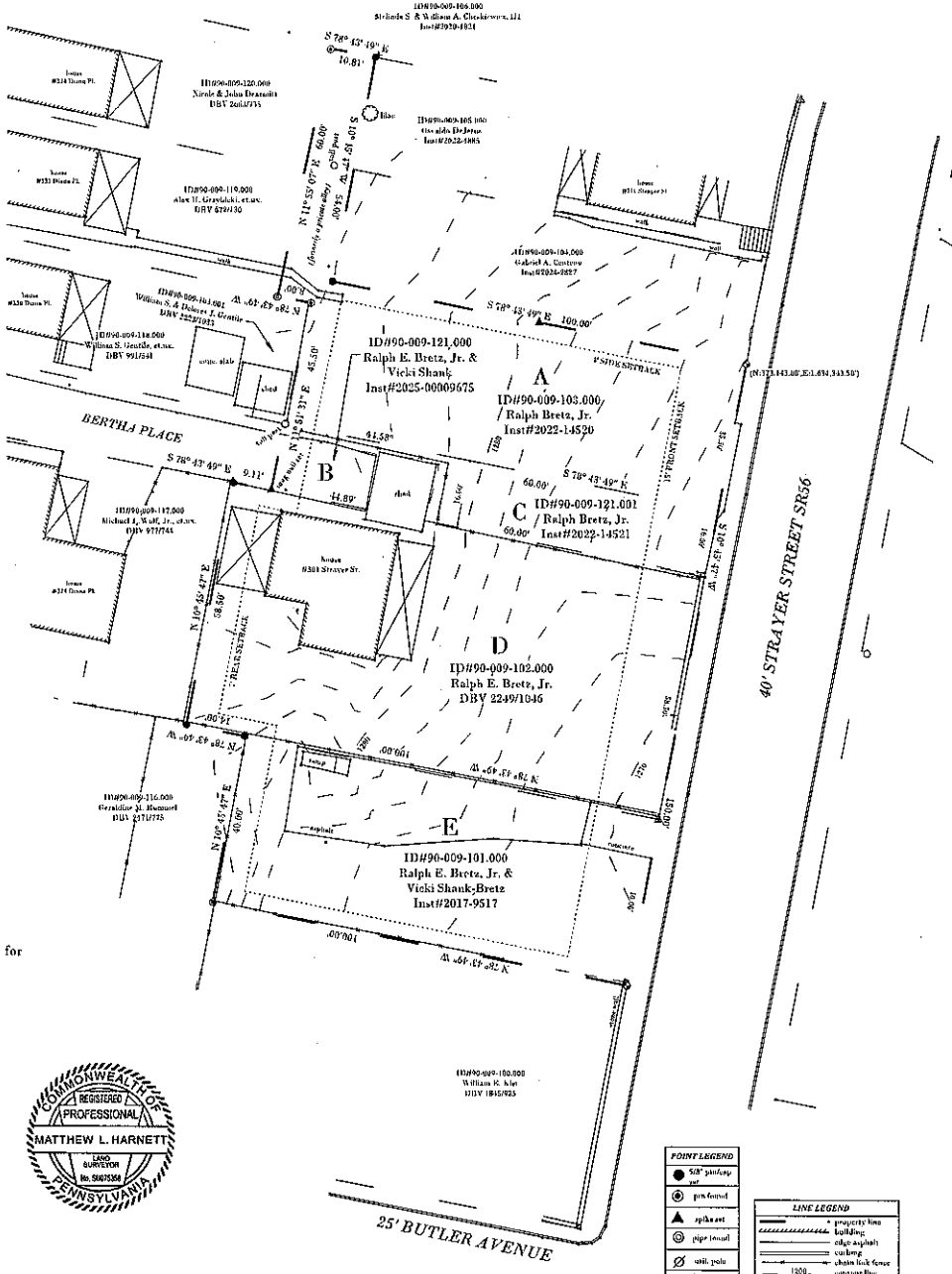
UTILITIES
No utility extentions, connections, or disconnections are required nor planned for this land merger.

Prepared by
HARNETT LAND SURVEYING, INC
1014 Calvin Drive, Johnstown, PA 15905

SURVEYOR STATEMENT
I, Matthew L. Harnett, hereby certify that the plan shown and described hereon, as well as all drawings bearing my seal, is true and correct to the best of my knowledge, was prepared by me and for which I accept full responsibility.
PLS#SU075358 REF: Strayer St 301 Bretz INV907

GENERAL NOTES
1. Survey based on deeds and maps of record, physical possession, and occupational evidence.
2. Property may be subject to easements, rights-of-way, or encumbrances not shown on this survey.
3. Grid distances shown; Scale to ground: 1.000094151392.
4. Vertical datum: NAVD88.
5. Calculated Relative Positional Accuracy = 0.06' +50 PPM.
6. Survey completed April 30, 2025.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MATTHEW L. HARNETT
LAND SURVEYOR
No. SU075358


ID#90-009-106.000
Shirlinda S. & William A. Cheskiewicz, III
Inst#2020-1824
ID#90-009-120.000
Nicole & John Deramiti
DBV 2016/735
ID#90-009-105.000
Osvaldo DeJesus
Inst#2022-5885
ID#90-009-110.000
Alex H. Gravalcki, et ux.
DBV 679/130
ID#90-009-104.000
William S. Gentile, et ux.
DBV 991/638
ID#90-009-103.002
William S. & Rebecca L. Gentile
DBV 2324/1071
ID#90-009-117.000
Michael J. Wolf, Jr., et ux.
DBV 977/744
ID#90-009-116.000
Geraldine M. Hummel
DBV 2717/775
ID#90-009-100.000
William E. Isle
DBV 1945/925
ID#90-009-121.000
Ralph E. Bretz, Jr. & Vicki Shank
Inst#2025-00009675
A
ID#90-009-103.000
Ralph Bretz, Jr.
Inst#2022-14520
B
C
ID#90-009-121.001
Ralph Bretz, Jr.
Inst#2022-14521
D
ID#90-009-102.000
Ralph E. Bretz, Jr.
DBV 2249/1046
E
ID#90-009-101.000
Ralph E. Bretz, Jr. & Vicki Shank-Bretz
Inst#2017-9517
ID#90-009-101.001
Gabriel A. Castrow
Inst#2024-3827
BERTHA PLACE
40' STRAYER STREET SR36
25' BUTLER AVENUE
S 78° 43' 49" E 100.00'
S 78° 43' 49" E 9.11'
S 78° 43' 49" E 60.00'
S 78° 43' 49" E 60.00'
N 11° 55' 07" E 60.00'
S 11° 55' 07" W 60.00'
N 10° 45' 47" E 98.50'
N 10° 45' 47" E 40.00'
N 69° 43' 49" W 100.00'
N 69° 43' 49" W 100.00'
N 69° 43' 49" W 100.00'
S 69° 43' 49" E 100.00'
S 69° 43' 49" E 100.00'
S 69° 43' 49" E