

CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA

RESOLUTION NO. 10737

MOVED BY COUNCILPERSON: Arnone

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA APPROVING A LAND MERGER OF SIX PROPERTIES ALONG WILLIAM PENN AVENUE.

WHEREAS, in the City of Johnstown, six empty lots, parcel numbers, 82-009-203.000, 82-009-203.001, 82-009-204.000, 82-009-205.000, 82-009-206.000, 82-009-207.000; and

WHEREAS, the owner of the aforementioned lots, Pleasant Hill Baptist Church, seeks to merge the six lots; and

WHEREAS, the City staff find no identifiable issues in allowing the land merger 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 at the regularly scheduled November 5, 2025 Planning Commission meeting to be approved by City Council.

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 Clark

Roll Call:

Arnone			Britt			Clark			Huchel			King			Mock			Janankovic		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

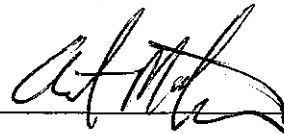
ADOPTED: November 12, 2025

ATTEST:

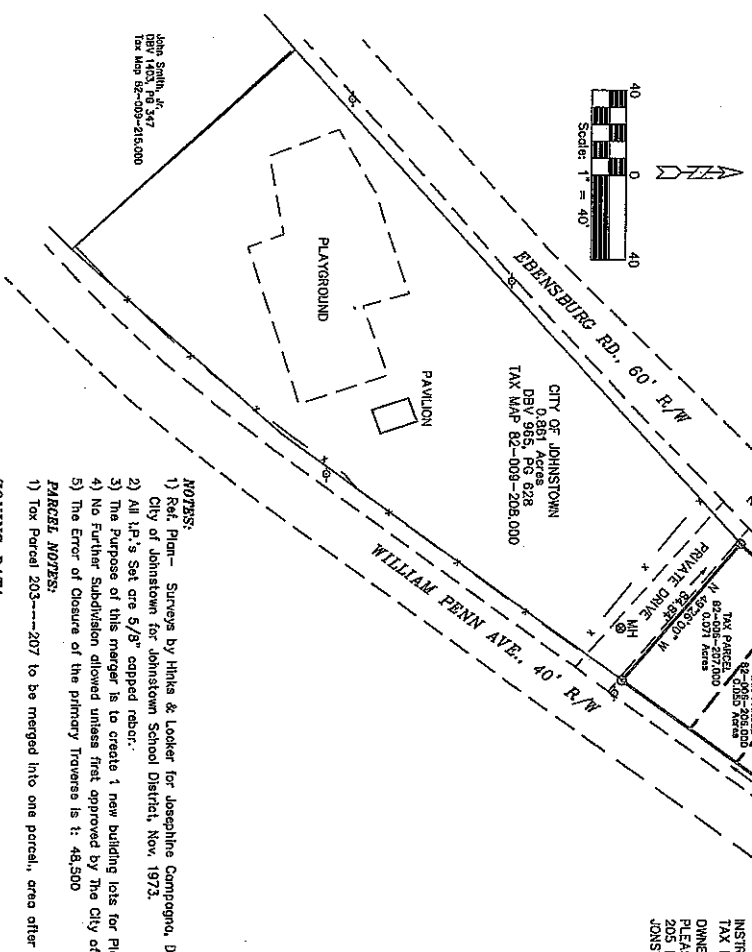
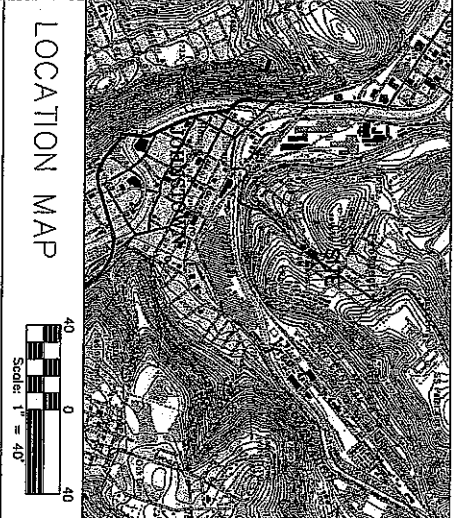
I do hereby certify that the foregoing is a true and correct copy of Resolution No. 10737 as the same adopted by the City Council of the City of Johnstown, Pennsylvania.



Frank Janakovic, Mayor/or/Rev. Sylvia King Dep. Mayor



Arturo Martynuska, City Manager



**CERTIFICATE OF ACCURACY:**  
I, hereby declare that the plan shown and described hereon, as well as all drawings bearing my seal, are true and correct to the accuracy required by the City of Johnstown Subdivision and Land Development Regulations, and were prepared by me or under my direction and for which I accept full responsibility.

Randolph L. Cortese, PLS SU-048639-E Date \_\_\_\_\_

**SOURCE OF TITLE:**  
INSTRUMENT NO. 2025-8208  
TAX PARCELS 82-009-203.000, 203.001, 204.000, 205.000  
INSTRUMENT NO. 2025-4154  
TAX PARCELS 82-009-203.000, 207.000

**OWNER:**  
PLEASANT HILL BAPTIST CHURCH  
205 PEELOR STREET  
JOHNSTOWN, PA 15901

**NOTARY PUBLIC STATEMENT:**  
Commonwealth of Pennsylvania  
County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_ 2025, before me the undersigned officer personally appeared:  
S.S.

Who being duly sworn according to law, deposes and says that they are the owners to be of the property shown on this plan, that the adjoining land merger theretofore was made of their direction, that they acknowledge the same to be recorded as such according to law.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**JOHNSTOWN PLANNING COMMISSION APPROVAL:**  
Approved this the \_\_\_\_\_ day of \_\_\_\_\_ 2025, by resolution of the City of Johnstown Planning Commission.  
AUTHORIZED SIGNATURE: \_\_\_\_\_  
AUTHORIZED SIGNATURE: \_\_\_\_\_  
AUTHORIZED SIGNATURE: \_\_\_\_\_

**CITY OF JOHNSTOWN COUNCIL APPROVAL:**  
Approved this the \_\_\_\_\_ day of \_\_\_\_\_ 2025, by resolution of the City of Johnstown Council.  
AUTHORIZED SIGNATURE: \_\_\_\_\_  
AUTHORIZED SIGNATURE: \_\_\_\_\_  
AUTHORIZED SIGNATURE: \_\_\_\_\_

**RECORDER'S STATEMENT:**  
Recorded this the \_\_\_\_\_ day of \_\_\_\_\_ 2025, in the office for the recording of deeds and records, Cambria Co., Ebensburg, PA in instrument No. \_\_\_\_\_

Recorder: \_\_\_\_\_

**ADJOINING LAND MERGERS FOR PLEASANT HILL BAPTIST CHURCH**  
Situate In  
City of Johnstown, 12th Ward, Cambria Co., PA  
OCT. 14, 2025  
Surveyed By:  
CORTESE ASSOCIATES  
148 Claruth Dr.  
Windber, PA 15963

- NOTES:**
- 1) Ret. Plan - Survey by Hinks & Looker for Josephine Compagno, Dec. 1974 & City of Johnstown for Johnstown School District, Nov. 1973.
  - 2) All AP's Set are 5/8" capped red/or.
  - 3) The Purpose of this merger is to create 1 new building lots for Pleasant Hill Baptist Church.
  - 4) No Further Subdivision allowed unless first approved by the City of Johnstown.
  - 5) The Error of Closure of the primary Traverse is ± 48.500
- PARCEL NOTES:**
- 1) Tax Parcel 203-207 to be merged into one parcel, area after merger is 0.407 acres.

**ZONING DATA:**  
Zoned-R-1  
Setbacks- Not shown for clarity. Contact the City of Johnstown for required setbacks.

APPROVED BY:	DATE:	PROJECT:
10/15/25	25-4225	Pleasant Hill Baptist Church, dng

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25-4225	10/15/25	Pleasant Hill Baptist Church, dng

PROJECT:	DATE:
Pleasant Hill Baptist Church, dng	10/15/25

SHEET NO.:	DATE:
1 of 1	10/15/25