



**NARRATIVE OF COMPLIANCE WITH CONDITIONAL USE STANDARDS**

**MEDJUGORGIE CROSS PROJECT  
TUNKHANNOCK TOWNSHIP  
MONROE COUNTY, PENNSYLVANIA**

**QUEEN OF PEACE MISSIONARY ASSOCIATION**

**Issued: August 7, 2024  
Nave Newell No.: 2023-149.00**



#### **COMPLIANCE WITH ZONING ORDINANCE SECTION 1208.4**

- A. Comprehensive Plan; Ordinances – The proposed use shall be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, this Ordinance, and all other ordinances of the Township.

**RESPONSE: The proposal is consistent with the Monroe County Comprehensive Plan, dated December 2014. The plan identifies the parcel as a residential land use. The proposed wooded trail, religious monuments, small parking lot and future cemetery would preserve the natural features of the site and have minimal impact to the surrounding properties. The proposed development area is primarily bordered by state forest land. The intensity of the proposed development is consistent with the land use stated in the Comprehensive Plan.**

- B. Location - The proposed use shall also be evaluated as to the degree to which the proposed location may be particularly suitable or unsuitable for the proposed use in terms of the physical characteristics of the site.

**RESPONSE: See submitted Conditional Use Plans, prepared by Nave Newell, dated 8/5/24. The development will take place in a location where impacts to adjacent properties will be minimal. The development area is primarily bordered by state forest lands. The existing driveway into the property will be improved and extended and natural features on the property will be preserved.**

- C. Adverse Effects - The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, Tunkhannock Township Zoning Ordinance - 2012 Administration – Page XII-14 Adopted 05-23-12 public sites or rights-of-way, adjacent property values, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of this Ordinance, or any other plan, program, map or ordinance of the Township or other government agency having jurisdiction to guide growth and development.

**RESPONSE: It is not anticipated that the proposed trail, parking, and future cemetery will create any adverse impacts to the adjacent lands. The development area is primarily bordered by state forest land and is not in close proximity to residential development. There is significant natural woodland buffering between the proposed development and the existing residences to the south. The traffic in and out of the site is expected to be minimal given the low intensity of the use.**

- D. Public Improvements - The proposed use shall not impose an undue burden on any of the improvements, facilities, utilities, and services of the Township, whether such services are provided by the Township or some other entity. The applicant shall be wholly responsible for providing such improvements, facilities, utilities, and services as may be required to adequately serve the proposed use when the same are not available or are inadequate to serve the proposed use in the proposed location. As part of the application and as a condition of approval of the proposed use, the applicant shall be

responsible for establishing ability, willingness, and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this and other Ordinances of the Township. The permit approval shall be so conditioned.

**RESPONSE: It is not anticipated that this low intensity development will create any burden on the Township.**

- E. Additional Factors - The following additional factors shall be considered:
1. Location, arrangement, size, design and general site compatibility of buildings, lighting, and signs.

**RESPONSE: See submitted Conditional Use Plans, prepared by Nave Newell, dated 8/5/24. The development will take place in a location where impacts to adjacent properties will be minimal. There is a small support/maintenance building proposed as part of the development. The area will be lit as needed for safety purposes. The building and parking will be significantly buffered by existing vegetation and a considerable distance from the roadway so no negative impacts are anticipated.**

2. Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, and traffic controls.

**RESPONSE: See submitted Conditional Use Plans, prepared by Nave Newell, dated 8/5/24. The development will utilize the existing driveway into the property. The driveway will be extended and improved as needed to reach the area of development.**

3. Location, arrangement, appearance and sufficiency of off-street parking and loading.

**RESPONSE: See submitted Conditional Use Plans, prepared by Nave Newell, dated 8/5/24. A small parking area is proposed. The parking will be significantly buffered by existing vegetation and a considerable distance from the roadway so no negative impacts are anticipated.**

4. Adequacy and arrangement of pedestrian traffic, access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

**RESPONSE: See submitted Conditional Use Plans, prepared by Nave Newell, dated 8/5/24. A small parking area is proposed. The parking will be significantly buffered by existing vegetation and a considerable distance from the roadway so no negative impacts are anticipated.**

5. Adequacy of storm water and drainage facilities.

**RESPONSE: Stormwater facilities will be proposed as required during the permitting phase.**

6. Adequacy of water supply and sewage disposal facilities.

**RESPONSE: Any water/sewer facilities proposed will be on-lot systems.**

7. Adequacy, type and arrangement of trees, shrubs, and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.

**RESPONSE: The development area is significantly buffered by natural woodlands and is a considerable distance from existing residential development and roadway.**

8. Adequacy of fire lanes and other emergency zones and the provision of fire hydrants.

**RESPONSE: The existing driveway will be utilized and extended to the development area. It is anticipated that the driveway will be accessible by emergency vehicles. Emergency access will be further coordinated with the Township during the permitting phase.**

9. Special attention to the adequacy and impact of structures, roadways, and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

**RESPONSE: It is not anticipated that the development will have any adverse erosion/flooding impacts. Stormwater management will be proposed as required by ordinances.**