

Tunkhannock Township Permit Application

P.O. Box 203  
Long Pond PA 18334  
(570) 646-3008 FAX: (570) 643-5469

APPLICATION FOR CONDITIONAL USE

Applicant: Queen of Peace Missionary Association c/o Gregory Nam

Address: 52 Tamarack Terr.  
P.O. Box 230

City & State: Albrightsvill, PA

Zip: 18210 Phone: 917-301-0219

Owner: Queen of Peace Missionary Association

Address: PO Box 843

City & State: Ridgefield NJ

Zip: 07657 Phone: 917-301-0219

Property Tax Id: 20.9.1.2

Pin Number: \_\_\_\_\_

Lot/Sec: \_\_\_\_\_

Subdivision: NA

Road: Meckesville Road Township: Y N

Acreage And # Of Lots: 1 existing lot, 87.30 AC

Deed: 200358035 Deed Date: 11/17/03

Zoning: R1 R2 C1 C2 HC OSW I

Wetland: Yes/No Flood Plain: Yes/No

Adjoining Lots: Residential Commercial

Description of conditional use:

Conditional Use to permit a future cemetery with associated trail, religious monuments, and parking on the property.

Applications must be accompanied by following along with any other supporting evidence:

1. Detailed site plan in accordance with Tunkhannock Township Subdivision and Land Development Ordinance Sec. 401 (attached)

2. Completed **CONDITIONAL USE CRITERIA FORM** (attached)  
Section 1208.2 of the Tunkhannock Township Zoning Ordinance, 2012 - 127, specifically states the criteria by which the Tunkhannock Township Planning Commission and The Board of Supervisors. The Planning Commission and The Board of Supervisors will base their decision. These items are listed on **THE CONDITIONAL USE CRITERIA FORM** (attached). Address each item separately in writing and submit along with all other required materials.

3. If applicant is other than the property owner, a notarized affidavit must be submitted certifying the applicant is acting on behalf of the property owner.  
**ALL MATERIALS MUST BE RECEIVED 10 DAYS PRIOR TO HEARING DATE.**

Applicant Signature: Greg Nam  
Date: 8/1/2024  
Application Number: \_\_\_\_\_  
Application Date: \_\_\_\_\_  
Application Fee: \$300 \*\* Engineer Review  
Paid: \_\_\_\_\_ Check #: \_\_\_\_\_  
Received: \_\_\_\_\_

\*\* Additional Engineering review costs, advertising & stenograhers fees may apply

## CONDITIONAL USE CRITERIA FORM

Section 1208.2 of the Tunkhannock Township Zoning Ordinance, 2012-127, specifically states the criteria by which the Tunkhannock Township Planning Commission and The Board Of Supervisors will base it's decision.

Address each item separately in writing and submit along with all other required materials.

a. Shall not cause substantial injury to the value of other property where it is to be located.

The proposed development will be low impact and adequate buffers from State Forest Land will be provided. The development will not affect the value of adjacent properties.

b. Shall conform with regulations applicable to the district where located and conform to the intent of the district.

The development will conform to all zoning district requirements including setbacks from State Forest land.

c. Shall be compatible with adjoining development.

The project is bounded by state forest to the east and north and a residential development to the south. The proposed trail/cemetery will be not be close to the residential development and will provide the required 150' buffer from the state forest lands.

d. Shall provide adequate landscaping and screening to protect adjoining areas.

Natural screening and existing vegetation will be used as a buffer from the proposed use.

e. Shall provide off-street parking and loading and access in keeping with the Tunkhannock Township Zoning Ordinance so as to minimize interference with traffic on the local streets.

The proposed low impact use will generate a very low volume of traffic in and out of the site and therefore no conflicts with existing traffic patterns are anticipated.

f. Shall not jeopardize the public health safety, welfare, and convenience.

The proposed development will be low impact and will not jeopardize the public health, safety, welfare and convenience.