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NOTICE OF SPECIAL MEETING AND PUBLIC HEARING TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT PLEASE TAKE NOTICE that the Township of West Orange Zoning Board of Adjustment shall hold a hearing at a special public meeting scheduled for Thursday, May 23, 2024, at 8:00 PM to be held virtually via Zoom for the purposes of reviewing and taking formal action upon the application of the Police Athletic League of West Orange Inc., a non-profit organization (the "Applicant"). Applicant has submitted an application to the Township of West Orange Zoning Board of Adjustment (the "Board"), for conditional use approval, minor site plan approval, soil removal approval and variance relief pursuant to N.J.S.A. 40:55D-70(d) and (c) with respect to the property located at 28 Prospect Place, West Orange, New Jersey (the "Property"). The Property is identified on the official tax map of the Township of West Orange as Block 114, Lot 31 and is located within the Township's R-1 Single Family Residential Zoning District, where Private Clubs are a permitted conditional use. The Applicant is also the owner of adjacent property identified as Block 114, Lot 31.01 on the official tax map of the Township of West Orange, which is being included for public notice purposes. Applicant owns and operates the Property, which comprises approximately 2.7 acres and contains an existing athletic field, with associated field house, parking and related improvements. Applicant has operated the athletic field upon the Property since approximately 1972 and serves the West Orange community by providing the highest quality recreational athletic opportunities for children of multiple age groups. Applicant seeks conditional use, minor site plan, and soil removal permit approval from the Board to permit the modification and expansion of the existing recreational field via replacing the existing grass field with synthetic field turf and the moving of approximately 1,350 cubic yards of soil (the "Application"). The proposed modification will expand the footprint of the field by approximately 34 linear feet, at its maximum point, along the left field base line. Field fencing will also be relocated to accommodate the new turf field boundaries. As part of the Application, Applicant seeks variance relief in order to expand a pre-existing non-conforming use pursuant to N.J.S.A. 40:55D-70(d)(2), or alternatively, approval of a conditional use variance pursuant to N.J.S.A. 40:55D-70(d)(3). Specifically, Applicant proposes expansion of the existing field, which operates as part of a private club, which is a conditional use in the R-1 District, and relief from the condition requiring a twenty-five (25') foot buffer adjacent to all residential property lines under Section 25-24.2(c)(2) of the Township of West Orange Code. Existing conditions are not compliant with this requirement, as existing buffers are approximately 9.63 feet from the third-base line, and 9.75 feet from the first-base line. These buffers are not proposed to change. Additionally, Applicant seeks relief for certain existing bulk variances pursuant to N.J.S.A. 40:55D-70(c), related to minimum lot width, where 150 feet in width is required and 128.05 feet are existing and proposed, and rear yard setback, where fifty (50') feet are required, and 25.75 feet are existing and proposed. Applicant reserves the right to seek, and requests that the Application be deemed amended to include and that the Board grant, any additional determinations, deviations, variances, design standard exceptions, waivers, interpretations, continuations of any pre-existing nonconforming conditions, modifications of prior conditions, and other approvals reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application. A special virtual meeting on said Application will be held before the Board on May 23, 2024, at 8:00 p.m., at which time any

interested party may appear on their own or through counsel if they so desire, ask questions, cross examine witnesses and present testimony and any comments they may have with respect to the Application. This meeting will be conducted virtually by way of the Zoom platform, which is accessible electronically and/or by telephonic means. There will be no in person public attendance at this meeting. Public participation in the meeting will be available via live Zoom streaming service by utilizing the following link to join the Zoom meeting: https://us06web.zoom.us/j/87164604815?pwd=uKNBR--V2VQkVCKlDVBus46_Wb37mg.gbD-y2F0-C1PtebM Dial In: 1-646-931-3860 Webinar ID: 871 6460 4815 Password: 651789 All plans, materials and documents relating to this Application are on file in the Office of the Zoning Board of Adjustment at the Township of West Orange Municipal Building (Room 216), located at 66 Main Street, West Orange, New Jersey 07052 and are available for public review during normal business hours, which are typically 8:30 AM to 4:30 PM, Monday through Friday, excluding holidays. The plans, materials, and documents may also be viewed by the public on the Board's website at <https://www.westorange.org/529/Zoning-Board-of-Adjustment> through meeting links and agendas when available. Please contact the Board Secretary at 973-325-4108 or zoningboard@westorange.org with any questions on how to review the Application or participate in the meeting. By : Kenneth D. McPherson III, Esq. Gibbons P.C. One Gateway Center Newark, New Jersey 07102 973-596-4500 Attorneys for Police Athletic League of West Orange Inc. 5/10/2024 \$210.04

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