

LEGAL NOTICE
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT

PLEASE TAKE NOTICE that on January 15, 2026 at 8:00 P.M. a remote public hearing will be conducted before the Township of West Orange Zoning Board of Adjustment (the "Zoning Board" or "Board") with respect to an application filed by Seton Hall Preparatory School (the "Applicant") for Amended Preliminary and Final Major Site Plan Approval with (d)(2) Use Variance Relief Extension involving property located at 700 Prospect Avenue and designated as Block 82.01, Lot 1 on the Tax Maps of the Township of West Orange (the "Property").

The Property is located in the R-1 (Residential) Zone (the "R-1 Zone") and is currently improved with the athletic complex for Seton Hall Preparatory School, along with other associated improvements.

By this Application, the Applicant is seeking a one-year extension of the Amended Preliminary and Final Major Site Plan Approval with (d)(2) Use Variance Relief granted by the Zoning Board on September 28, 2023 and memorialized by Resolution adopted by the Zoning Board on October 19, 2023 (the "Approval") to construct an addition to an existing building presently functioning as a maintenance and storage space and utilize such expanded building as a health and fitness center. The Approval also allows the Applicant to convert one of the existing field houses on the Property to relocate the existing maintenance/storage functions to such building. Lastly, the Approval allowed the addition of two (2) parking spaces.

The Approval granted variance relief pursuant to N.J.S.A. 40:55D-70(d)(2) to permit the expansion of the use of the athletic complex on the Property by way of the proposed addition. Notwithstanding that the Applicant has obtained prior approvals from the Zoning Board permitting the athletic complex use, such use is not permitted in the R-1 Zone pursuant to Section 25-7.1 of the Township of West Orange Land Use Regulations Ordinance (the "Code"). As a result, the Applicant required (d)(2) variance relief to expand the athletic complex use.

The Applicant is requesting that the Zoning Board grant a one-year extension of the Approval to extend the Approval from October 27, 2025, to October 27, 2026, pursuant to N.J.S.A. 40:55D-52(a) to allow it additional time to obtain building and/or construction permits and achieve resolution compliance.

The Applicant further reserves the right to seek any and all variances, variations, waivers and interpretations as the Zoning Board and/or its professionals may determine to be required.

The Zoning Board is utilizing the Zoom meetings program to conduct this special meeting in compliance with the New Jersey Open Public Meetings Act. The public is invited to participate via Zoom by accessing the website link or calling the telephone number below:

Join Zoom Meeting
Webinar ID: 870 2129 7828
Password: 951669
Website link: <https://us02web.zoom.us/j/87021297828?pwd=6RbqdaGp07AofDNKJ2I2A6SeVF5ySh.1>
Dial in: 1-646-931-3860

Any person or persons affected by this application may have an opportunity to be heard at the hearing of January 15, 2026. You may appear either directly or by attorney and present questions/comments which you have regarding the application. If you are having technical difficulties, please contact 973-325-4109 or 973-325-4133. You may also contact the Zoning Board Secretary by utilizing the contact information provided below in advance of the meeting if you need assistance in order to access the remote public hearing.

The previously approved application, plans, and adopted resolutions are on file and may be inspected by the public in the Township of West Orange Zoning Board of Adjustment Office located at 66 Main Street, West Orange, New Jersey during regular business hours, Monday through Friday, excluding holidays. Application documents are also available by link from the agenda for the meeting, which will be posted on the Township's website. You may contact the Zoning Board Secretary, Diana Chandler-Zimmerman for information and documents related to the application by email at ZoningBoard@westorange.org or by telephone at 973-325-4108. You may also contact the Applicant's attorney, Marc E. Leibman, Esq., for information and documents related to the application using the telephone number and email address provided below.

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