



CHIESA SHAHINIAN & GIANTOMASI PC

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January 7, 2026

Via Federal Express

Ms. Diana Chandler-Zimmerman
Zoning Board Secretary
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

Re: Seton Hall Preparatory School
120 Northfield Avenue – Block 82.01, Lot 1
Extension of Amended Preliminary and Final Site Plan Approval with Variance Relief

Dear Ms. Chandler-Zimmerman:

Enclosed herewith please find an Affidavit of Proof of Publication and Service with the following attachments pertaining to the above captioned matter scheduled before the Township of West Orange Zoning Board of Adjustment by remote public hearing on Thursday, January 15, 2026, at 8:00 p.m.:

- 1) List of property owners located within 200 feet of the subject property (Exhibit A);
- 2) Copy of the Legal Notice sent by certified mail to the property owners (Exhibit B);
- 3) Original certified mail receipts (Exhibit C);
- 4) Legal Affidavit received from the Star-Ledger newspaper evidencing proof of publication of the Legal Notice on January 4, 2026 (Exhibit D); and

If you have any questions, please do not hesitate to contact me.

Very truly yours
/s/ Marc. E. Leibman

Marc E. Leibman
Counsel

MEL/bs
Enclosures

AFFIDAVIT OF PROOF OF PUBLICATION AND SERVICE

**TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT**

I, Blanca Saccomanno, legal assistant to Marc E. Leibman, of full age, being duly sworn according to law, upon my oath, depose and say:

1. I am employed by the law firm of Chiesa Shahinian & Giantomasi, PC, with offices at 105 Eisenhower Parkway, Roseland, New Jersey.

2. The Applicant, Seton Hall Preparatory School (the “Applicant”), has made application to the Township of West Orange Zoning Board of Adjustment (the “Zoning Board” or “Board”) for 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 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”).

3. The Application has been scheduled for a **remote** public hearing before the Board on Thursday, January 15, 2026, at 8:00 P.M.

4. With regard to notice of the subject Application, our office obtained a certified list of property owners located within a 200-foot radius of the Property from the Township of West Orange, Tax Assessor’s office, dated December 19, 2025, attached hereto as Exhibit A.

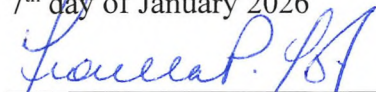
5. On January 2, 2026, our office mailed to all property owners and interested parties entitled to notice by certified mail a Legal Notice advising of the **remote** public hearing. A copy of said Legal Notice is attached hereto as Exhibit B and the original certified mail receipts are attached hereto as Exhibit C.

6. With regard to the requirement for publication, attached hereto as Exhibit E, is a Legal Affidavit received from the Star-Ledger newspaper evidencing proof of publication of the Legal Notice on January 4, 2026.



Blanca Saccomanno, Legal Assistant

Sworn and subscribed to this
7th day of January 2026



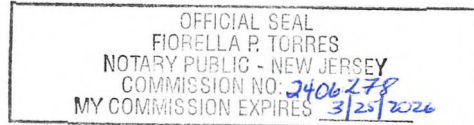
A Notary Public of New Jersey

EXHIBIT A

Buffer Report

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

Highlighted feature(s)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	82.01	1		RIDGE ROAD	SETON HALL PREPARATORY SCHOOL	120 NORTHFIELD AVENUE	WEST ORANGE, NEW JERSEY	07052	Ridge Road, West Orange, NJ, 07052

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List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (95)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	55.08	4		NORTHFIELD AVENUE	SADLON, DIANE	114 EAGLE RIDGE WAY	WEST ORANGE, NJ	07052	Northfield Avenue, West Orange, NJ, 07052
West Orange Township	55.08	5		312 NORTHFIELD AVENUE	MBUH, MARGARET N	312 NORTHFIELD AVE	WEST ORANGE, NJ	07052	312 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	56.01	3		14 BENVENUE AVENUE	SCHMIDT, WILLIAM JR	14 BENVENUE AVENUE	WEST ORANGE, NJ	07052	14 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	56.01	4		12 BENVENUE AVENUE	BROWN, TESS	12 BENVENUE AVE	WEST ORANGE, NJ	07052	12 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	56.01	5		10 BENVENUE AVENUE	BARBER, DESIREE	10 BENVENUE AVENUE	WEST ORANGE, N.J.	07052	10 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	56.01	6		8 BENVENUE AVENUE	MENENDEZ, OSCAR & SUSAN K	8 BENVENUE AVENUE	WEST ORANGE, N.J.	07052	8 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	56.01	7		714 PROSPECT AVENUE	LAMPROS, DEMETRA, GEORGE & ANGEL	714 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	714 Prospect Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	56.01	9		718 PROSPECT AVENUE	ALOMAR, PEDRO J. JR. & ANNETTE	718 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	718 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	56.01	10		720 PROSPECT AVENUE	SISAY, GEANTU A. & RAHEL ABEBE	720 PROSPECT AVENUE	WEST ORANGE, NJ	07052	720 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	56.01	12		4 BENVENUE AVENUE	ROGERS,SEMPER & BILLINGHURST,NATALI	4 BENVENUE AVE	WEST ORANGE, NJ	07052	4 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	57.02	8		270 NORTHFIELD AVENUE	EJIOFOR, SAMUEL	270 NORTHFIELD AVENUE	WEST ORANGE, N.J.	07052	270 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	57.02	9		268 NORTHFIELD AVENUE	SCOTT, DIANE HUTSON-	268 NORTHFIELD AVE.	WEST ORANGE, NJ	07052	268 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	57.02	10		266 NORTHFIELD AVENUE	JARENCIO JOSEPH S. & JUSTINE L.	266 NORTHFIELD AVE	WEST ORANGE, NJ	07052	266 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	57.02	12		262 NORTHFIELD AVENUE	262 NORTHFIELD AVE CO.	262 NORTHFIELD AVE	WEST ORANGE,NJ	07052	262 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	57.02	14		1 BEAUMONT TERRACE	AMO, KWAKU & CYNTHIA	1 BEAUMONT TER	WEST ORANGE, NJ	07052	1 Beaumont Terrace, West Orange, NJ, 07052
West Orange Township	57.02	15		3 BEAUMONT TERRACE	ROGERS, KENDALL R & KENNETH M	3 BEAUMONT TERRACE	WEST ORANGE, NJ	07052	3 Beaumont Terrace, West Orange, NJ, 07052
West Orange Township	57.02	16		5 BEAUMONT TERRACE	DUNLAP, ROSEMARY M	5 BEAUMONT TERRACE	WEST ORANGE, N.J.	07052	5 Beaumont Terrace, West Orange, NJ, 07052
West Orange Township	80.01	33		2 NORTH KOEWING PLACE	FRANCIS, TIFFANY JOY	2 N KOEWING PLACE	WEST ORANGE, NJ	07052	2 North Koewing Place, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	80.01	41		11 HIGHWOOD ROAD	HAUSER, MATTHEW & MOTAMED, SUSAN	11 HIGHWOOD ROAD	WEST ORANGE,NJ	07052	11 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.01	42		7 HIGHWOOD ROAD	CHIA, MATTHEW & MILAGROSA	7 HIGHWOOD ROAD	WEST ORANGE, N.J.	07052	7 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.01	44		1 HIGHWOOD ROAD	ARANGO, JAIVER GOEZ	1 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	1 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.02	31		35 MOUNTAIN DRIVE	FRANCES WASHINGTON FERGUSON	35 MOUNTAIN DR	WEST ORANGE, NJ	07052	35 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.02	31.01		33 MOUNTAIN DRIVE	SHELLEY, CARLTON E II	33 MOUNTAIN DR	WEST ORANGE, NJ	07052	33 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.02	31.02		31 MOUNTAIN DRIVE	ANAND,AIYSHWARIYA+PADMANABHAN,ANAND	31 MOUNTAIN DR	WEST ORANGE, NJ	07052	31 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.02	32		46 HIGHWOOD ROAD	DESAI, NIKETAN R & DEEPA B	46 HIGHWOOD RD	WEST ORANGE, NJ	07052	46 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.02	33		44 HIGHWOOD ROAD	RAYMUNDO, WILFREDO R & JESUSA J.	44 HIGHWOOD ROAD	WEST ORANGE,NJ	07052	44 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.02	34		42 HIGHWOOD ROAD	ETIENNE, MISTRAL & NADEGE	42 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	42 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.02	35		14 RIDGE ROAD	HANINI, THAFER	14 RIDGE RD	WEST ORANGE, NJ	07052	14 Ridge Road, West Orange, NJ, 07052
West Orange Township	80.04	1		2 HIGHWOOD ROAD	555 JOYCE STREET LLC	2 HIGHWOOD RD	WEST ORANGE, NJ	07052	2 Highwood Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	80.04	1.01		HIGHWOOD RD REAR	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Highwood Rd Rear, West Orange, NJ, 07052
West Orange Township	80.04	2		4 HIGHWOOD ROAD	MINYAYA, JOSE LUIS & ZATARAIN, CELE	4 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	4 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	3		6 HIGHWOOD ROAD	MILLINGTON, ERROL & GUERLYNE	6 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	6 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	5		12 HIGHWOOD ROAD	YAMASHITA, ALAN & HAN	12 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	12 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	6		16 HIGHWOOD ROAD	BROWN, ARLANDER C III & PALACIOS,M	16 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	16 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	7		18 HIGHWOOD ROAD	BUSSEY, SHARON	18 HIGHWOOD RD	WEST ORANGE, NJ	07052	18 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	8		24 HIGHWOOD ROAD	ROHLOFF, KURT RYAN & MOSTAFA, HALA	24 HIGHWOOD RD	WEST ORANGE, NJ	07052	24 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	10		26 HIGHWOOD ROAD	OLINER, ANDREW	26 HIGHWOOD ROAD	WEST ORANGE, NJ	07052	26 Highwood Road, West Orange, NJ, 07052
West Orange Township	80.04	11		27 MOUNTAIN DRIVE	MCSWIGAN, DAVID & ROSZCHILD, DAVID	27 MOUNTAIN DRIVE	WEST ORANGE, NJ	07052	27 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	12		25 MOUNTAIN DRIVE	YOUSSEOUFIAN, ANAHID	25 MOUNTAIN DR	WEST ORANGE, NJ	07052	25 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	13		23 MOUNTAIN DRIVE	GOURGUE, DEMOSTHENE	23 MOUNTAIN DRIVE	WEST ORANGE, N.J.	07052	23 Mountain Drive, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	80.04	14		21 MOUNTAIN DRIVE	GARNEAU, GEORGE & CHICHIOCO MARITES	21 MOUNTAIN DRIVE	WEST ORANGE, NJ	07052	21 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	15		19 MOUNTAIN DRIVE	FORTE, RICHARD + SARAH STACY FORTE	19 MOUNTAIN DRIVE	WEST ORANGE, N.J.	07052	19 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	16		17 MOUNTAIN DRIVE	EBER PROPERTIES, LLC	31 MAPLE ST	WEST ORANGE, NJ	07052	17 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	17		7 MOUNTAIN DRIVE	FONDUE, CLEMENT	7 MOUNTAIN DRIVE	WEST ORANGE, NJ	07052	7 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	18		5 MOUNTAIN DRIVE	IANIRO, PAUL & CARMELLA	5 MOUNTAIN DRIVE	WEST ORANGE, N.J.	07052	5 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	19		1 MOUNTAIN DRIVE	HANSON, STEPHEN & CATHERINE	1 MOUNTAIN DRIVE	WEST ORANGE, NJ	07052	1 Mountain Drive, West Orange, NJ, 07052
West Orange Township	81.01	1		1 BENVENUE AVENUE	TORSIELLO, DENNIS J & CAROL	1 BENVENUE AVENUE	WEST ORANGE, NEW JERSEY	07052	1 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	81.01	1.02		275 NORTHFIELD AVENUE	RONJOLYN REALTY & P.S. REALTY	30 KERBY LANE	MENDHAM, NJ	07945	275 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	2		307 NORTHFIELD AVENUE	GUASTONI, CHRISTIAN & MARIA GUBERNA	307 NORTHFIELD AVE	WEST ORANGE, NJ	07052	307 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	3		305 NORTHFIELD AVENUE	SIGUENZA, ROMAN & MIDDLETON, JENNIFER	305 NORTHFIELD AVE	WEST ORANGE, NJ	07052	305 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	4		303 NORTHFIELD AVENUE	NATIVIDAD, VIC E. & DONNAH FETAN	303 NORTHFIELD AVE	WEST ORANGE, NJ	07052	303 Northfield Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	81.01	5		301 NORTHFIELD AVENUE	EMMA, LETA J+UIBELHOER, LUCIA D	301 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052	301 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	6		297 NORTHFIELD AVENUE	GARCIA, TEODULO & MIRCA	297 NORTHFIELD AVE	WEST ORANGE NJ	07052	297 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	7		295 NORTHFIELD AVENUE	TIMBERLAKE, PHILIP WAYNE	295 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052	295 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	8		293 NORTHFIELD AVENUE	ALVAREZ, ROBERT & SUSANA	293 NORTHFIELD AVE	WEST ORANGE, NJ	07079	293 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	9		289 NORTHFIELD AVENUE	289 NORTHFIELD AVE, LLC	574 NEWARK AVENUE	JERSEY CITY, NJ	07306	289 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	81.01	10		287 NORTHFIELD AVENUE	FAUSTO VELOCCHI, FRANK (TR)	1006 VAIL RD	PARSIPPANY,NJ	07054	287 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	82.01	1		RIDGE ROAD	SETON HALL PREPARATORY SCHOOL	120 NORTHFIELD AVENUE	WEST ORANGE, NEW JERSEY	07052	Ridge Road, West Orange, NJ, 07052
West Orange Township	82.01	7.04		652 PROSPECT AVENUE	FRIENDLY SONS OF THE SHILLELAGH FOU	652 PROSPECT AVE	WEST ORANGE, NJ	07052	652 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	7.06		PROSPECT AVENUE REAR	GORDILLO, KLEVER & BENITEZ, PERLA	660 PROSPECT AVENUE	WEST ORANGE, NJ	07052	Prospect Avenue Rear, West Orange, NJ, 07052
West Orange Township	82.01	7.07		654 PROSPECT AVENUE	BABU, NANDKISHORE K+NADIGER,PANKAJA	654 PROSPECT AVE	WEST ORANGE, NJ	07052	654 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	7.08		658 PROSPECT AVENUE	DELMONICO, DINA & FRANK POZAR	658 PROSPECT AVE	WEST ORANGE, NJ	07052	658 Prospect Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	82.01	7.09		662 PROSPECT AVENUE	COLLAZO, SHAY ELIZABETH & DEREK G.	662 PROSPECT AVE	WEST ORANGE, NJ	07052	662 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	7.10		666 PROSPECT AVENUE	LEHMERT, ELAINE	666 PROSPECT AVE	WEST ORANGE, NJ	07052	666 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	7.11		670 PROSPECT AVENUE	HAMER, LISA A & VALEZ, CRAIG J	670 PROSPECT AVE	WEST ORANGE, NJ	07052	670 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	7.12		674 PROSPECT AVENUE	CAMACHO, LIONEL A	674 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	674 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	7.13		PROSPECT AVENUE	DAVIS,RUTH TRUST/EST BERSTECHECHER-LON	66 MAIN STREET	WEST ORANGE N.J.	07052	Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	9		708 PROSPECT AVENUE	BISHNOI, RATI & GODORA, SUSHEEL	708 PROSPECT AVE	WEST ORANGE, NJ	07052	708 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	10		704 PROSPECT AVENUE	BUCCI, VINCENT	704 PROSPECT AVE	WEST ORANGE, NJ	07052	704 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	11		702 PROSPECT AVENUE	D'AGOSTINO, ISABELLA & TAYLOR,MELIN	702 PROSPECT AVE	WEST ORANGE, NJ	07052	702 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.01	12		15 BENVENUE AVENUE	KEARNEY, LEROY & DANA	15 BENVENUE AVE	WEST ORANGE, NJ	07052	15 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	82.01	13		4 CREST VIEW	MCCLLOUD, MARC A. & JOANNE L.	4 CREST VIEW DRIVE	WEST ORANGE, NJ	07052	4 Crest View, West Orange, NJ, 07052
West Orange Township	82.01	14		6 CREST VIEW	JOHNSON, ALFRED & ABEGAIL D.	6 CREST VIEW	WEST ORANGE, NJ	07052	6 Crest View, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	82.01	15		8 CREST VIEW	8 CRESTVIEW LLC	8 CRESTVIEW DR	WEST ORANGE, NJ	07052	8 Crest View, West Orange, NJ, 07052
West Orange Township	82.01	16		7 CREST VIEW	TAYLOR, FAITH & GARY	7 CRESTVIEW DRIVE	WEST ORANGE, NJ	07052	7 Crest View, West Orange, NJ, 07052
West Orange Township	82.01	17		5 CREST VIEW	REMY,EDSON+LABRANCHE-REMY,TENNILLE	5 CREST VIEW	WEST ORANGE, NJ	07052	5 Crest View, West Orange, NJ, 07052
West Orange Township	82.01	18		3 CREST VIEW	GAMBA, JOHN JR	3 CRESTVIEW DR	WEST ORANGE, NJ	07052	3 Crest View, West Orange, NJ, 07052
West Orange Township	82.01	19		7 BENVENUE AVENUE	TAM, CESAR & DE LEON-TAM, MARIA R	7 BENVENUE AVENUE	WEST ORANGE, NJ	07052	7 Benvenue Avenue, West Orange, NJ, 07052
West Orange Township	82.01	20		1 CREST VIEW	SORIANO, MICHELLE	1 CREST VIEW	WEST ORANGE, NJ	07052	1 Crest View, West Orange, NJ, 07052
West Orange Township	82.02	13		614 PROSPECT AVENUE	ANTIOCH PRESBYTERIAN CHURCH OF NJ	614-616 PROSPECT AVE	WEST ORANGE, NJ	07052	614 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	82.02	13.01		75 RIDGE ROAD	GAMMON, WILLIAM & KATHERINE A	75 RIDGE RD	WEST ORANGE, NJ	07052	75 Ridge Road, West Orange, NJ, 07052
West Orange Township	82.02	13.03		67 RIDGE ROAD	FARLEY, NANCY N.	67 RIDGE ROAD	WEST ORANGE, N.J.	07052	67 Ridge Road, West Orange, NJ, 07052
West Orange Township	82.02	13.04		RIDGE ROAD	FARLEY, NANCY N.	67 RIDGE ROAD	WEST ORANGE, N.J.	07052	Ridge Road, West Orange, NJ, 07052
West Orange Township	82.02	13.05		63 RIDGE ROAD	BUSH, MORGAN L & MATTHEW ARTHUR C	63 RIDGE RD	WEST ORANGE, NJ	07052	63 Ridge Road, West Orange, NJ, 07052
West Orange Township	82.02	13.07		57 RIDGE ROAD	MALANGA, KEVIN & SALLY	57 RIDGE ROAD	WEST ORANGE, NJ	07052	57 Ridge Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	82.02	13.09		600 PROSPECT AVENUE	NAJERA, MARK S. & LUCY	600 PROSPECT AVE	WEST ORANGE, NJ	07052	600 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	156	1		PROSPECT & MT. PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052	Prospect & Mt. Pleasant, West Orange, NJ, 07052
West Orange Township	158.01	40		681 PROSPECT AVENUE	THE CHURCH OF HOLY INNOCENTS	681 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	681 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	158.01	56.07		683-685 PROSPECT AVENUE	BELL, GORDON H & WHITE, ARTRSS B	683-685 PROSPECT AVE	WEST ORANGE, NJ	07052	683-685 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	158.23	56.01		699 PROSPECT AVENUE	SVETVILAS, LOREN & NARISA	699 PROSPECT AVE	WEST ORANGE, NJ	07052	699 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	158.23	56.02		4 HEPWORTH PLACE	CLARKE, LOUIE & LORETTA	4 HEPWORTH PL	WEST ORANGE, NJ	07052	4 Hepworth Place, West Orange, NJ, 07052
West Orange Township	158.23	56.03		693 PROSPECT AVENUE	DITTA, CIRO & FRANCES	693 PROSPECT AVE	WEST ORANGE, NJ	07052	693 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	158.23	56.04		691 PROSPECT AVENUE	HASSAN,IJEOMA JENNIFER & AKINTAYO	691 PROSPECT AVE	WEST ORANGE, NJ	07052	691 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	158.23	56.05		689 PROSPECT AVENUE	EFEMUA, CHARITY ONAODOWAN	689 PROSPECT AVE	WEST ORANGE, NJ	07052	689 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	158.23	56.06		687 PROSPECT AVENUE	BOSCARINO, FRANCESCO & CONCETTA	687 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	687 Prospect Avenue, West Orange, NJ, 07052

PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

Buffer Report - Map

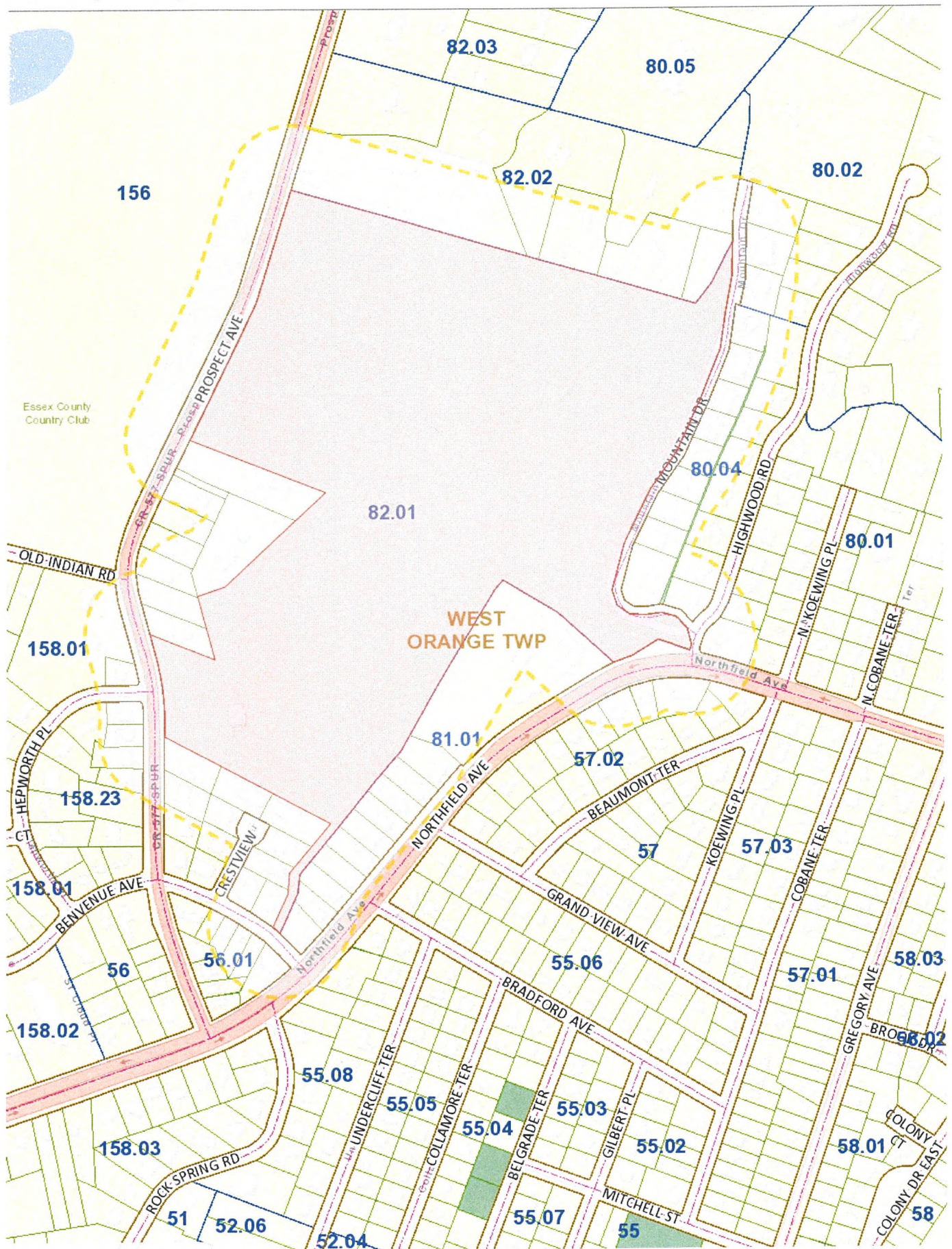


EXHIBIT B

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.

MARC E. LEIBMAN, ESQ.
Chiesa Shahinian & Giantomasi PC
105 Eisenhower Parkway
Roseland, New Jersey 07068
Tel. No. (973) 530-2299
mleibman@csglaw.com
Attorneys for Applicant
Seton Hall Preparatory School

EXHIBIT C

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8 BENVENUE AVENUE

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714 PROSPECT AVENUE

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720 PROSPECT AVENUE

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CHIA, MATTHEW & MILAGROSA
7 HIGHWOOD ROAD
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ARANGO, JAIVER GOEZ
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FRANCES WASHINGTON-FERGUSON
35 MOUNTAIN DR
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SHELLEY, CARLTON-E II
33 MOUNTAIN DR
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City, St		44 HIGHWOOD ROAD WEST ORANGE, NJ 07052	

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City, St.

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City, St.

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City, St.

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Street WEST ORANGE, NJ 07052
City, St.

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Total \$
WEST ORANGE, NJ 07052
BUSSEY, SHARON
Sent To 18 HIGHWOOD RD
Street WEST ORANGE, NJ 07052
City, St.

Postmark Here JAN 2 2026

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36

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JAN 2 2026

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City \$

ROHLOFF, KURT RYAN & MOSTAFA, HALA
24 HIGHWOOD RD
WEST ORANGE, NJ 07052

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Street \$
City \$

OLINER, ANDREW
26 HIGHWOOD ROAD
WEST ORANGE, NJ 07052

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Street \$
City \$

MCSWIGAN, DAVID & ROSZCHILD, DAVID
27 MOUNTAIN DRIVE
WEST ORANGE, NJ 07052

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From \$
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Street \$
City \$

YOUSSOUFIAN, ANAHID
25 MOUNTAIN DR
WEST ORANGE, NJ 07052

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Street \$
City \$

GOURGUE, DEMOSTHENE
23 MOUNTAIN DRIVE
WEST ORANGE, N.J. 07052

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To \$
From \$
Sent \$
Street \$
City \$

GARNEAU, GEORGE & CHICHIAGO-MARITES
21 MOUNTAIN DRIVE
WEST ORANGE, NJ 07052

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JAN 2 2026

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Total \$
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Street \$
City \$

WEST ORANGE, NJ 07052

FORTI, RICHARD + SARAH STACY FORTI
19 MOUNTAIN DRIVE
WEST ORANGE, N.J. 07052

43

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Street \$
City \$

WEST ORANGE, NJ 07052

EBER PROPERTIES, LLC
31 MAPLE ST
WEST ORANGE, NJ 07052

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☐ Adult Signature Restricted Delivery \$

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Total \$
Sent \$
Street \$
City \$

WEST ORANGE, NJ 07052

FONDURE, CLEMENT
7 MOUNTAIN DRIVE
WEST ORANGE, NJ 07052

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Postmark Here
JAN 2 2026

Postage \$
Total \$
Sent \$
Street \$
City \$

WEST ORANGE, NJ 07052

IANIRO, PAUL & CARMELLA
5 MOUNTAIN DRIVE
WEST ORANGE, N.J. 07052

46

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Street \$
City \$

WEST ORANGE, NJ 07052

HANSON, STEPHEN & CATHERINE
1 MOUNTAIN DRIVE
WEST ORANGE, NJ 07052

47

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Total \$
Sent \$
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WEST ORANGE, NJ 07052

TORSIELLO, DENNIS J & CAROL
1 BENVENUE AVENUE
WEST ORANGE, NEW JERSEY 07052

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WEST ORANGE, NJ 07052

RONJOLYN REALTY & P.S. REALTY
30 KERBY LANE
MENDHAM, NJ 07945

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☐ Adult Signature Restricted Delivery \$

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WEST ORANGE, NJ 07052

GUASTONI, CHRISTIAN & MARIA GUBERNA
307 NORTHFIELD AVE
WEST ORANGE, NJ 07052

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SIGUENZA, ROMAN & MIDDLETON, JENNIFER
305 NORTHFIELD AVE
WEST ORANGE, NJ 07052

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NATIVIDAD, VIC E. & DONNAH FETAN
303 NORTHFIELD AVE
WEST ORANGE, NJ 07052

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☐ Adult Signature Restricted Delivery \$

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WEST ORANGE, NJ 07052

EMMA, LETA & LUBELHOER, LUCIA D
301 NORTHFIELD AVENUE
WEST ORANGE, NJ 07052

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WEST ORANGE, NJ 07052

GARCIA, TEODILO & MIRCA
297 NORTHFIELD AVE
WEST ORANGE NJ 07052

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 Postage \$
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 City, State

WEST ORANGE BRANCH
 JAN 2 2026
 WEST ORANGE, NJ 07052
 TIMBERLAKE, PHILIP WAYNE
 295 NORTHFIELD AVENUE
 WEST ORANGE, NJ 07052

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☐ Adult Signature Restricted Delivery \$
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WEST ORANGE BRANCH
 JAN 2 2026
 WEST ORANGE, NJ 07052
 ALVAREZ, ROBERT & SUSANA
 293 NORTHFIELD AVE
 WEST ORANGE, NJ 07079

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WEST ORANGE BRANCH
 JAN 2 2026
 WEST ORANGE, NJ 07052
 ALVAREZ, ROBERT & SUSANA
 293 NORTHFIELD AVE
 WEST ORANGE, NJ 07052

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WEST ORANGE BRANCH
 JAN 2 2026
 WEST ORANGE, NJ 07052
 289 NORTHFIELD AVE, LLC
 574 NEWARK AVENUE
 JERSEY CITY, NJ 07306

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☐ Adult Signature Restricted Delivery \$
 Postage \$
 \$ Total
 \$ Sent
 \$ Street
 City, State

WEST ORANGE BRANCH
 JAN 2 2026
 WEST ORANGE, NJ 07052
 FAUSTO-VELOCCI, FRANK (TR)
 1006 VAIL RD
 PARSIPPANY, NJ 07054

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 \$ Sent
 \$ Street
 City, State

WEST ORANGE BRANCH
 JAN 2 2026
 WEST ORANGE, NJ 07052
 SETON HALL PREPARATORY SCHOOL
 120 NORTHFIELD AVENUE
 WEST ORANGE, NEW JERSEY 07052

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Sen. \$
Str. \$
City, \$

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WEST ORANGE, NJ 07052

FRIENDLY SONS OF THE SHILLELAGH FOU
652 PROSPECT AVE
WEST ORANGE, NJ 07052

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Sen. \$
Str. \$
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WEST ORANGE, NJ 07052

GORDILLO, KLEVER & BENITEZ, PERLA
660 PROSPECT AVENUE
WEST ORANGE, NJ 07052

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☐ Adult Signature Restricted Delivery \$
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Tot. \$
Sen. \$
Str. \$
City, \$

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WEST ORANGE, NJ 07052

BABU, NANDKISHORE K+NADIGER,PANKAJA
654 PROSPECT AVE
WEST ORANGE, NJ 07052

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Postage \$
Tot. \$
Sen. \$
Str. \$
City, \$

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WEST ORANGE, NJ 07052

DELMONICO, DINA & FRANK POZAR
658 PROSPECT AVE
WEST ORANGE, NJ 07052

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☐ Adult Signature Restricted Delivery \$
Postage \$
Tot. \$
Sen. \$
Str. \$
City, \$

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WEST ORANGE, NJ 07052

COLLAZO, SHAY ELIZABETH & DEREK G.
662 PROSPECT AVE
WEST ORANGE, NJ 07052

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Tot. \$
Sen. \$
Str. \$
City, \$

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WEST ORANGE, NJ 07052

LEHMERT, ELAINE
666 PROSPECT AVE
WEST ORANGE, NJ 07052

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☐ Certified Mail Restricted Delivery \$ JAN 2 2026

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total \$

To: WEST ORANGE, NJ 07052

Se: HAMER, LISA A & VALEZ, CRAIG J

Str: 670 PROSPECT AVE

City: WEST ORANGE, NJ 07052

City: 67

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total \$

To: WEST ORANGE, NJ 07052

Se: CAMACHO, LIONEL A

Str: 674 PROSPECT AVENUE

City: WEST ORANGE N.J. 07052

City: 68

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☐ Certified Mail Restricted Delivery \$ JAN 2 2026

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total \$

To: WEST ORANGE, NJ 07052

Se: DAVIS, RUTH TRUST/EST BERSTECHER-LON-

Str: 66 MAIN STREET

City: WEST ORANGE, N.J. 07052

City: 69

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9589 0710 5270 2860 2579 28

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To: WEST ORANGE, NJ 07052

Se: BISHNOI, RATI & GODORA, SUSHEEL

Str: 708 PROSPECT AVE

City: WEST ORANGE, NJ 07052

City: 70

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To: WEST ORANGE, NJ 07052

Se: BUCCI, VINCENT

Str: 704 PROSPECT AVE

City: WEST ORANGE, NJ 07052

City: 71

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Total \$

To: WEST ORANGE, NJ 07052

Se: D'AGOSTINO, ISABELLA & TAYLOR, MELIN

Str: 702 PROSPECT AVE

City: WEST ORANGE, NJ 07052

City: 72

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JAN 2 2026

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Total \$
Sent \$
Street \$
City \$

WEST ORANGE BRANCH
WEST ORANGE, NJ 07052
KEARNEY, LEROY & DANA
15 BENVENUE AVE
WEST ORANGE, NJ 07052

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Postmark Here
JAN 2 2026

Postage \$
Total \$
Sent \$
Street \$
City \$

WEST ORANGE BRANCH
WEST ORANGE, NJ 07052
MCCLLOUD, MARC A. & JOANNE L.
4 CREST VIEW DRIVE
WEST ORANGE, NJ 07052

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
JAN 2 2026

Postage \$
Total \$
Sent \$
Street \$
City \$

WEST ORANGE BRANCH
WEST ORANGE, NJ 07052
MCCLLOUD, MARC A. & JOANNE L.
4 CRESTVIEW DRIVE
WEST ORANGE, NJ 07052

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
JAN 2 2026

Postage \$
Total \$
Sent \$
Street \$
City \$

WEST ORANGE BRANCH
WEST ORANGE, NJ 07052
JOHNSON, ALFRED & ABEGAIL D.
6 CREST VIEW
WEST ORANGE, NJ 07052

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Postmark Here
JAN 2 2026

Postage \$
Total \$
Sent \$
Street \$
City \$

WEST ORANGE BRANCH
WEST ORANGE, NJ 07052
JOHNSON, ALFRED & ABEGAIL D.
6 CRESTVIEW DRIVE
WEST ORANGE, NJ 07052

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
JAN 2 2026

Postage \$
Total \$
Sent \$
Street \$
City \$

WEST ORANGE BRANCH
WEST ORANGE, NJ 07052
8 CRESTVIEW LLC
8 CRESTVIEW DR
WEST ORANGE, NJ 07052

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Postage \$
 Total \$

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JAN 2 2026

WEST ORANGE, NJ 07052

TAYLOR, FAITH & GARY
 7 CRESTVIEW DRIVE
 WEST ORANGE, NJ 07052

City, St

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JAN 2 2026

WEST ORANGE, NJ 07052

REMY, EDSON+LABRANCHE-REMY, TENNILLE
 5 CREST VIEW
 WEST ORANGE, NJ 07052

City, St

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Postage \$
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JAN 2 2026

WEST ORANGE, NJ 07052

REMY, EDSON+LABRANCHE-REMY, TENNILLE
 5 CRESTVIEW DRIVE
 WEST ORANGE, NJ 07052

City, St

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JAN 2 2026

WEST ORANGE, NJ 07052

GAMBA, JOHN JR
 3 CRESTVIEW DR
 WEST ORANGE, NJ 07052

City, St

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Postage \$
 Total \$

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JAN 2 2026

WEST ORANGE, NJ 07052

TAM, CESAR & DE LEON-TAM, MARIA R
 7 BENVENUE AVENUE
 WEST ORANGE, NJ 07052

City, St

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WEST ORANGE, NJ 07052

SORIANO, MICHELLE
 1 CREST VIEW
 WEST ORANGE, NJ 07052

City, St

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Postage \$
Total P \$
Sent To **SORIANO, MICHELLE**
1 CRESTVIEW DRIVE
WEST ORANGE, NJ 07052
City, State, ZIP+4®
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total P \$
Sent To **ANTIOCH PRESBYTERIAN CHURCH OF NJ**
614-616 PROSPECT AVE
WEST ORANGE, NJ 07052
City, State, ZIP+4®
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☐ Adult Signature Restricted Delivery \$
Postage \$
Total P \$
Sent To **GAMMON, WILLIAM & KATHERINE A**
75 RIDGE RD
WEST ORANGE, NJ 07052
City, State, ZIP+4®
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total P \$
Sent To **FARLEY, NANCY N.**
67 RIDGE ROAD
WEST ORANGE, N.J. 07052
City, State, ZIP+4®
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☐ Adult Signature Restricted Delivery \$
Postage \$
Total P \$
Sent To **BUSH, MORGAN L & MATTHEW ARTHUR C**
63 RIDGE RD
WEST ORANGE, NJ 07052
City, State, ZIP+4®
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Sent To **MALANGA, KEVIN & SALLY**
57 RIDGE ROAD
WEST ORANGE, NJ 07052
City, State, ZIP+4®
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City \$

WEST ORANGE BRANCH
JAN 2 2026
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WEST ORANGE, NJ 07052

NAJERA, MARK S. & LUCY
600 PROSPECT AVE
WEST ORANGE, NJ 07052

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Str \$
City \$

WEST ORANGE BRANCH
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ESSEX COUNTY COUNTRY CLUB
350 MT. PLEASANT AVENUE
WEST ORANGE, N.J. 07052

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Se \$
Str \$
City \$

WEST ORANGE BRANCH
JAN 2 2026
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WEST ORANGE, NJ 07052

THE CHURCH OF HOLY INNOCENTS
681 PROSPECT AVENUE
WEST ORANGE, N.J. 07052

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☐ Adult Signature Restricted Delivery \$
Postage \$
Tot \$
Se \$
Str \$
City \$

WEST ORANGE BRANCH
JAN 2 2026
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WEST ORANGE, NJ 07052

BELL, GORDON H & WHITE, ARTRESS B
683-685 PROSPECT AVE
WEST ORANGE, NJ 07052

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Po \$
Sent To \$
Street an \$
City, Stat \$

WEST ORANGE BRANCH
JAN 2 2026
Postmark Here
WEST ORANGE, NJ 07052

SVETVILAS, LOREN & NARISA
699 PROSPECT AVE
WEST ORANGE, NJ 07052

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☐ Adult Signature Restricted Delivery \$
Postage \$
Tot \$
Se \$
Str \$
City \$

WEST ORANGE BRANCH
JAN 2 2026
Postmark Here
WEST ORANGE, NJ 07052

CLARKE, LOUIE & LORETTA
4 HEPWORTH PL
WEST ORANGE, NJ 07052

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
JAN 2 2026

Postage \$
WEST ORANGE, NJ 07052

Total \$

Sent To
Ser DITTA, CIRO & FRANCES
Stre 693 PROSPECT AVE
City WEST ORANGE, NJ 07052

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WEST ORANGE BRANCH

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
JAN 2 2026

Postage \$
WEST ORANGE, NJ 07052

Total \$

Sent To
Ser HASSAN, IJEOMA JENNIFER & AKINTAYO
Stre 691 PROSPECT AVE
City WEST ORANGE, NJ 07052

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WEST ORANGE BRANCH

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
JAN 2 2026

Postage \$
WEST ORANGE, NJ 07052

Total \$

Sent To
Ser EFEMUA, CHARITY ONADOWAN
Stre 689 PROSPECT AVE
City WEST ORANGE, NJ 07052

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
JAN 2 2026

Postage \$
WEST ORANGE, NJ 07052

Total \$

Sent To
Ser BOSCARINO, FRANCESCO & CONCETTA
Stre 687 PROSPECT AVENUE
City WEST ORANGE, N.J. 07052

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☐ Adult Signature Restricted Delivery \$

Postmark Here
JAN 2 2026

Postage \$
WEST ORANGE, NJ 07052

Total \$

Sent To
Ser Public Service Electric & Gas Company
Stre Manager - Corporate Properties
City 80 Park Plaza, T6B
Newark, NJ 07102

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
JAN 2 2026

Postage \$
WEST ORANGE, NJ 07052

Total \$

Sent To
Ser New Jersey American Water Company
Stre 167 John F Kennedy Parkway
City Short Hills, NJ 07078

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800 Rahway Avenue
Union, NJ 07083

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Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

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Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

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ESSEX COUNTY PLANNING BOARD
900 BLOOMFIELD AVENUE
VERONA, NJ 07044

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COMMISSIONER OF TRANSPORTATION
DEPARTMENT OF TRANSPORTATION
STATE OF NEW JERSEY
1035 PARKWAY AVE
PO BOX 600
TRENTON, NJ 08625

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT D



AD#: 0011057656

State of New Jersey,) ss
County of Middlesex)

Maria Nunez being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Star-Ledger is a public newspaper, with general circulation in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Star-Ledger 01/04/2026

Maria Nunez



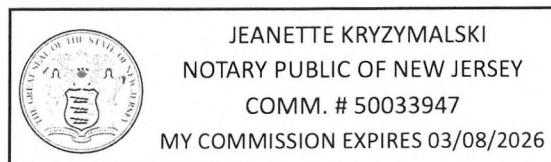
Principal Clerk of the Publisher

Sworn to and subscribed before me this 05th day of January 2026

*Jeanette
Kryzmalwski*



Notary Public



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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 re-

sult, 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.

MARC E. LEIBMAN, ESQ.
Chiesa Shahinian & Giantomasi PC
105 Eisenhower Parkway
Roseland, New Jersey 07068
Tel. No. (973) 530-2299
mleibman@csglaw.com
Attorneys for Applicant
Seton Hall Preparatory School
1/4/26

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