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May 18, 2026

Via Federal Express and Email

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

Re: Seton Hall Preparatory School
700 Prospect Avenue – Block 82.01, Lot 1
Application for Minor Site Plan Approval with Conditional Use Variance and Bulk Variance
Relief along with Removal and/or Modification of Certain Conditions of Prior Approval

Dear Ms. Chandler:

Enclosed please find an Affidavit of Proof of Publication and Service with the following attachments pertaining to the above captioned matter scheduled before the Zoning Board of Adjustment of the Township of West Orange Planning Board by **remote** public hearing on Thursday, May 28, 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 property owners (Exhibit B);
- 3) Original certified mail receipts (Exhibit C);
- 4) Copy of the Legal Notice published in The Star-Ledger newspaper on May 18, 2026, as well as the Legal Notice published in TAPinto on May 15, 2026 (Exhibit E).

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

Very truly yours

Erica Antonya Parlavecchio

Erica Antonya Parlavecchio
Associate

EAP/bs
Enclosures

AFFIDAVIT OF PROOF OF PUBLICATION AND SERVICE
TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT

I, Blanca Saccomanno, legal assistant to Erica Antonya Parlavecchio, 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 applied to the Township of West Orange Zoning Board of Adjustment (the “Zoning Board” or the “Board”) for a minor site plan application with conditional use and bulk relief along with removal and/or modification of certain conditions of prior approval filed by the Applicant in connection with property located at 700 Prospect Avenue and designated as Block 82.01, Lot 1 on the Tax Map of the Township of West Orange, New Jersey (the “Tax Map”) (the “Property”).

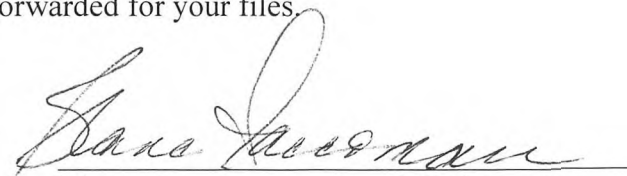
3. The Application has been scheduled for a remote public hearing before the Board on Thursday, May 28, 2026, at 8:00 p.m.

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 April 29, 2026, attached hereto as Exhibit A.

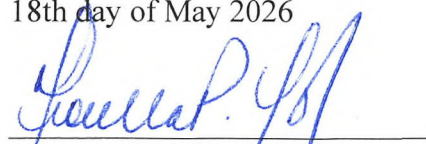
5. On May 15, 2026, our office mailed to all property owners and interested parties entitled to notice by certified mail a Legal Notice to property owners within 200 feet of the Property. A copy of said Legal Notice is attached hereto as Exhibit B and the original certified mail receipts are attached hereto as Exhibit C.

6. With regard to the requirement for publication, attached hereto as Exhibit D, is a copy of the Legal Notice published in the Star-Ledger on May 18, 2026, as well as a copy of the

Legal Notice published in TAPinto, online publications, on May 15, 2026. Once we receive the original affidavits of publication, same will be forwarded for your files.


Blanca Saccomanno, Legal Assistant to
Erica Antonya Parlavecchio

Sworn and subscribed to this
18th day of May 2026


A Notary Public of New Jersey

IORELLA P TORRES
A Notary Public of New Jersey
My Commission Expires March 25, 2031

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 City/State	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 City/State	Owner Zip	Property Mailing
West Orange Township	55.08	4		NORTHFIELD AVENUE	SADLON, DIANE	2 ROCK SPRING ROAD	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	KRIEG, GREGORY J & FALLON, CLAIRE E	8 BENVENUE AVE	WEST ORANGE, NJ	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	GREENBRONCO70 LLC	2 HIGHWOOD ROAD	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	DE MIRANDA, ALESSANDRA MOTA	17 MOUNTAIN DR	WEST ORANGE, NJ	07052	17 Mountain Drive, West Orange, NJ, 07052
West Orange Township	80.04	17		7 MOUNTAIN DRIVE	FONDUFÉ, 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 ORNAGE, NJ	07052	303 Northfield Avenue, West Orange, NJ, 07052

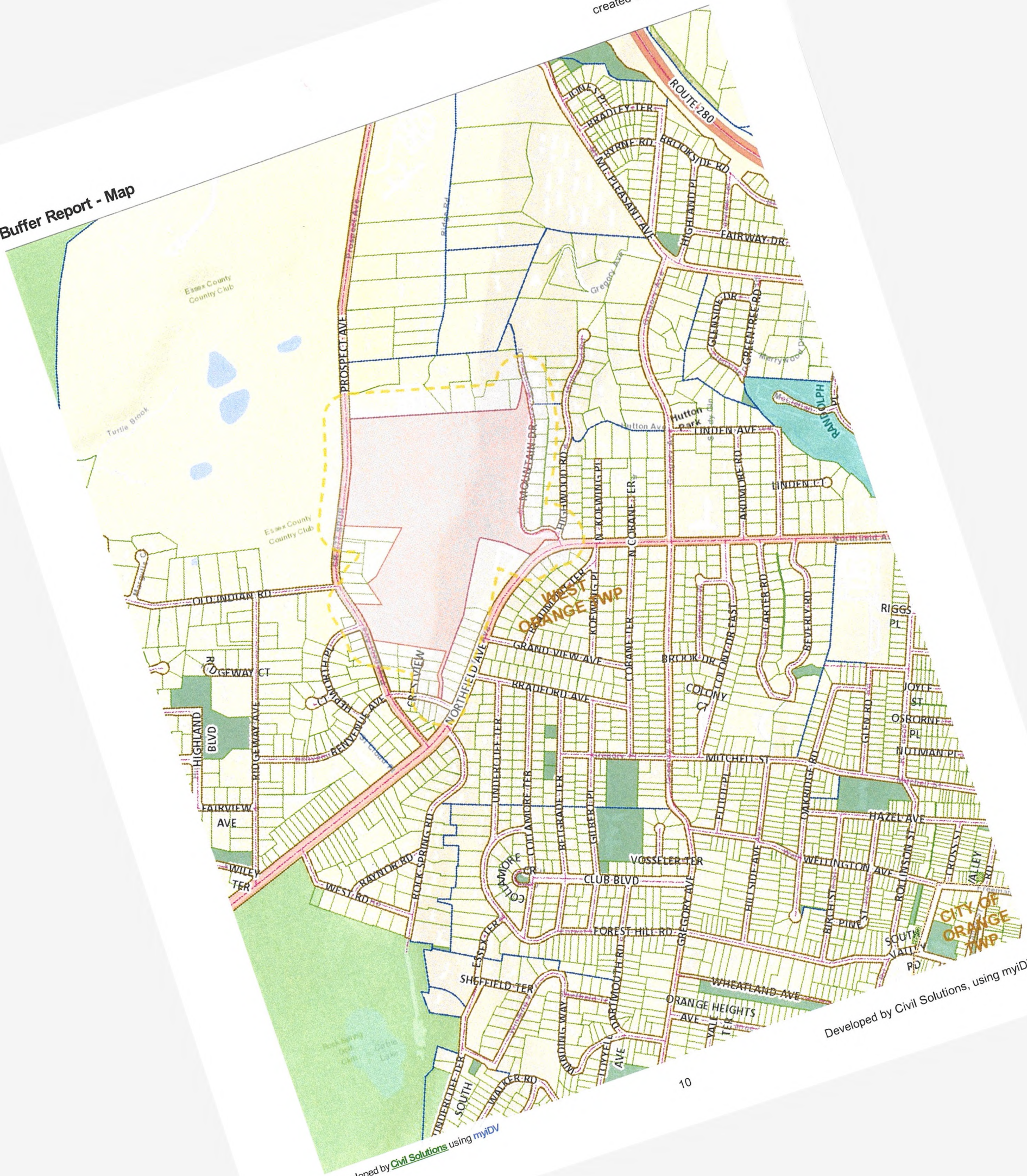
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	81.01	5		301 NORTHFIELD AVENUE	EMMA, LETA J+UIBELHOER, LUCIA D	301 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052	301 Northfield Avenue, West Orange, NJ, 07052
West Orange 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 VELOCCI, 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 BERSTECHER-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	MCCLOUD, 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, ARTIRSS 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

Buffer Report - Map



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

EXHIBIT B

LEGAL NOTICE
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT

PLEASE TAKE NOTICE that on May 28, 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”) for a minor site plan application with conditional use and bulk relief along with removal and/or modification of certain conditions of prior approval filed by Seton Hall Preparatory School (the “Applicant”), in connection with property located at 700 Prospect Avenue and designated as Block 82.01, Lot 1 on the Tax Map of the Township of West Orange, New Jersey (the “Tax Map”) (the “Property”). The Property is located within the R-1 Single Family Residential District the (“R-1 Zone”). The Property is currently improved with the Applicant’s athletics complex, which includes, but it is not limited to, a football field with a running track, baseball fields, tennis courts and other athletics facilities and buildings.

The Applicant has received several prior approvals from the Zoning Board. With this application the Applicant seeks removal and/or modification of certain conditions of approval contained in Resolution ZB-08-37 adopted by the Zoning Board on December 16, 2010, as amended by Resolution ZB-08-37 adopted by the Zoning Board on January 17, 2013, as follows:

CONDITIONS RELIEF	
EXISTING CONDITION	REQUESTED RELIEF
36. During the months of June, July and August, the athletic fields can only be used directly by Seton Hall Prep and its own students or athletes and not by Seton Hall coaches or third parties to conduct other athletic or sports sessions or training camps (whether for pay or not).	The fields may also be used by the West Orange Recreation Department throughout the year to conduct regularly offered programs and activities.
37. There shall be no installation of any field lights on any of the fields, whether on a permanent or temporary basis.	Install Sports Lighting on Tevlin Field and Pathway lighting extending from the Home Grandstands and Visitors Bleachers to both parking lots.
40. Seton Hall Prep can have no more than eight home football games per school year at the Subject Property, excluding games played by another school using the Subject Property in the event of a necessity.	Seton Hall Prep can have no more than eight regular season home football games per level per school year at the Subject Property, excluding varsity postseason playoff games and games played by another school using the Subject Property in the event of a necessity.
41. At the Subject Property, Seton Hall Prep can conduct no more than one athletic event at the same time (with the exception of tennis and baseball), and to the extent that two or more events are	The scheduling of activities shall be at the discretion of the Applicant for reasonable and efficient use of the facilities, including parking and access.

scheduled at the Subject Property on the same date, there must be at least a 1.5 hour time period between the conclusion of one game of any sport and the commencement of the next game of any sport.	
46. The Essex County Baseball Tournament shall not be played at any field located on the Subject Property. No countywide football tournaments shall be played at the Subject Property. No county or state cross-country or outdoor track tournament or championship will be conducted at the Subject Property. No county or state soccer, lacrosse or tennis tournament or championship, which does not directly involve Seton Hall, will be conducted at the Subject Property.	No county or state tournament shall be held on the Subject Property which does not include Seton Hall Prep as a participant.
53. The Applicant agrees to offer the use of the baseball and football fields located at the Subject Property for use by the townships of West Orange, Livingston and South Orange for their high school varsity teams in the case of an emergency.	The Applicant agrees in addition to make the fields available to the West Orange Recreation Department and other local area community programs for use in conducting regularly offered programs and activities.
61. The use of a public address system at the Subject Property shall be limited to (i) during football games and/or (ii) isolated individual events held at the Subject Property, and only at normal and customary decibel levels.	A public address system may be used for activities at the Subject Property as usual and customary for each activity. Use of a Public Address System shall be at normal and customary decibel levels.

The Applicant also proposes to install four (4) sports lighting poles approximately ninety (90) feet in height at the existing athletic field. Such lighting is proposed to be located adjacent to the existing football field and running track. The Applicant was previously granted use variance relief by the Zoning Board to permit athletic fields in the R-1 Zone. The Applicant has also previously been granted d(2) variance relief to expand various facilities on the Property. By this application, the Applicant proposes to add lighting to the existing football field and pathways for safe egress to the existing parking lots. As a result, the Applicant seeks variance relief pursuant to N.J.S.A. 40:55D-70.d.(2) to allow for the expansion of the nonconforming athletic fields use.

Private schools are listed as a conditional use in the R-1 Zone. The Applicant is also seeking variance relief pursuant to N.J.S.A. 40:55D-70.d.(3) as it does not meet the following conditional use requirements: (1) Section 25-24.2(d)(4) of The Land Use Regulations of the Township of West Orange (the "Land Use Regulations") requires the setbacks for outdoor recreation facilities that are lighted for evening use shall be increased by 100% over the requirements (125 feet), whereas the Applicant proposes a 59.13 foot setback to certain light poles and (2) Section 25-24.2.(d)(4) of the Land Use Regulations requires the buffers for outdoor recreation facilities that are lighted for evening use shall be increased by 100% over the requirements (50 feet),

whereas the Applicant proposes a buffer less than 100 feet as certain proposed light poles have a setback of 59.13 feet. The Applicant also seeks bulk variance relief from Section 25-14.1.c. of the Land Use Regulations to permit the light poles to have a height of ninety (90) feet, whereas a maximum of eighteen (18) feet is permitted. Lastly, the Applicant seeks design waiver relief from Section 25-14.1(b) to permit the light poles to be directed towards the fields and pathway areas with no shield, whereas lighting fixtures are required to be directed downward and shall be equipped with the necessary shielding so as to prevent the direct source of light from being visible from any point beyond the property lines of the premises upon which the lighting structure is located.

The Applicant also requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions 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.

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: 860 0647 7974

Password: 315656

Website link: <https://us02web.zoom.us/j/86006477974?pwd=ZfkagxBIPJ9OlelOJOsTkCTaR4h73S.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 May 28, 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.

All documents relating to this application will be 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 L. Chandler for information and documents related to the application by email at dchandler@westorange.org or by telephone at 973-325-4108. You may also contact the Applicant's attorney, Marc Leibman, Esq. for information and documents related to the application using the telephone number and email address provided below.

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

EXHIBIT C

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Sen. ANAND, AIYSHWARIYA+PADMANABHAN, ANAND

St. 31 MOUNTAIN DR

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RAYMUNDO, WILFREDO R & JESUSA J.
44 HIGHWOOD ROAD
WEST ORANGE, NJ 07052

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Str. _____	2 HIGHWOOD ROAD
City, _____	WEST ORANGE, NJ 07052
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Street 66 MAIN STREET
City, State WEST ORANGE, NJ 07052

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Sent To MINYAYA, JOSE LUIS & ZATARAIN, CELE
Street 4 HIGHWOOD ROAD
City, State WEST ORANGE, NJ 07052

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Sent To MILLINGTON, ERROL & GUERLYNE
Street 6 HIGHWOOD ROAD
City, State WEST ORANGE, NJ 07052

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Postage \$
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Sent To YAMASHITA, ALAN & HAN
Street 12 HIGHWOOD ROAD
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Sent To BROWN, ARLANDER C III & PALACIOS, M
Street 16 HIGHWOOD ROAD
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Street: HANSON, STEPHEN & CATHERINE
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Sent To
Street: TORSIELLO, DENNIS J & CAROL
City, St: WEST ORANGE, NEW JERSEY 07052

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 Street 30 KERBY LANE
 City, State MENDHAM, NJ 07945
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 Street 307 NORTHFIELD AVE
 City, State WEST ORANGE, NJ 07052
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 Street 305 NORTHFIELD AVE
 City, State WEST ORANGE, NJ 07052
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 Street 303 NORTHFIELD AVE
 City, State WEST ORANGE, NJ 07052
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 Street 301 NORTHFIELD AVENUE
 City, State WEST ORANGE, NJ 07052
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☐ Certified Mail Restricted Delivery \$ MAY 15 2026
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
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 Sent To GARCIA, TEODULO & MIRCA
 Street 297 NORTHFIELD AVE
 City, State WEST ORANGE NJ 07052
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Total \$
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City, State

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Street and
City, State

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City \$

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MAY 15 2025
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FRIENDLY SONS OF THE SHILLELAGH FOU
652 PROSPECT AVE
WEST ORANGE, NJ 07052
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Street \$
City \$

WEST ORANGE BRANCH
MAY 15 2025
Postmark Here
GORDILLO, KLEVER & BENITEZ, PERLA
660 PROSPECT AVENUE
WEST ORANGE, NJ 07052
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
Sent to \$
Street \$
City \$

WEST ORANGE BRANCH
MAY 15 2025
Postmark Here
BABU, NANDKISHORE K+NADIGER, PANKAJA
654 PROSPECT AVE
WEST ORANGE, NJ 07052
63

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

9589 0710 5270 4313 5382 64

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
Sent to \$
Street \$
City \$

WEST ORANGE BRANCH
MAY 15 2025
Postmark Here
DELMONICO, DINA & FRANK POZAR
658 PROSPECT AVE
WEST ORANGE, NJ 07052
64

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

9589 0710 5270 4313 5382 71

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
Sent to \$
Street \$
City \$

WEST ORANGE BRANCH
MAY 15 2025
Postmark Here
COLLAZO, SHAY ELIZABETH & DEREK G.
662 PROSPECT AVE
WEST ORANGE, NJ 07052
65

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

9589 0710 5270 4313 5382 88

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
Sent to \$
Street \$
City \$

WEST ORANGE BRANCH
MAY 15 2025
Postmark Here
LEHMERT, ELAINE
666 PROSPECT AVE
WEST ORANGE, NJ 07052
66

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

9589 0710 5270 4313 5382 95

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postmark
HerePostage
\$
Total

\$

Sent

Street

City

HAMER, LISA A & VALEZ, CRAIG J
670 PROSPECT AVE
WEST ORANGE, NJ 07052

67

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

9589 0710 5270 4313 5383 01

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postmark
HerePostage
\$
Total

\$

Sent

Street

City

CAMACHO, LIONEL A
674 PROSPECT AVENUE
WEST ORANGE N.J. 07052

68

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

9589 0710 5270 4313 5383 18

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postmark
HerePostage
\$
Total

\$

Sent

Street

City

DAVIS, RUTH TRUST/EST BERSTECHER-LON
66 MAIN STREET
WEST ORANGE, N.J. 07052

69

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

9589 0710 5270 4313 5383 25

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postmark
HerePostage
\$
Total

\$

Sent

Street

City

BISHNOI, RATI & GODORA, SUSHEEL
708 PROSPECT AVE
WEST ORANGE, NJ 07052

70

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

9589 0710 5270 4313 5383 32

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postmark
HerePostage
\$
Total

\$

Sent

Street

City

BUCCI, VINCENT
704 PROSPECT AVE
WEST ORANGE, NJ 07052

71

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

9589 0710 5270 4313 5383 49

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postmark
HerePostage
\$
Total

\$

Sent

Street

City

D'AGOSTINO, ISABELLA & TAYLOR, MELIN
702 PROSPECT AVE
WEST ORANGE, NJ 07052

72

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ 1.50
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Paid \$
Sent To KEARNEY, LEROY & DANA
15 BENVENUE AVE
WEST ORANGE, NJ 07052
City, State, Zip 73
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ 1.50
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Paid \$
Sent To MCCLOUD, MARC A. & JOANNE L.
4 CREST VIEW DRIVE
WEST ORANGE, NJ 07052
City, State, Zip 74
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ 1.50
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Paid \$
Sent To MCCLOUD, MARC A. & JOANNE L.
4 CRESTVIEW DRIVE
WEST ORANGE, NJ 07052
City, State, Zip 75
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ 1.50
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Paid \$
Sent To JOHNSON, ALFRED & ABEGAIL D.
6 CREST VIEW
WEST ORANGE, NJ 07052
City, State, Zip 76
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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ 1.50
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Paid \$
Sent To JOHNSON, ALFRED & ABEGAIL D.
6 CREST VIEW DRIVE
WEST ORANGE, NJ 07052
City, State, Zip 77
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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ 1.50
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Paid \$
Sent To JOHNSON, ALFRED & ABEGAIL D.
6 CRESTVIEW DRIVE
WEST ORANGE, NJ 07052
City, State, Zip 78
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WEST ORANGE BRANCH

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$
Sent To 8 CRESTVIEW LLC
8 CRESTVIEW DR
WEST ORANGE, NJ 07052
City, State, ZIP+4®
Postmark Here MAY 15 2026

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$
Sent To TAYLOR, FAITH & GARY
7 CRESTVIEW DRIVE
WEST ORANGE, NJ 07052
City, State, ZIP+4®
Postmark Here MAY 15 2026

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total P \$
Sent To REMY, EDSON+LABRANCHE-REMY, TENNILLE
5 CREST VIEW
WEST ORANGE, NJ 07052
City, State, ZIP+4®
Postmark Here MAY 15 2026

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$
Sent To REMY, EDSON+LABRANCHE-REMY, TENNILLE
5 CREST VIEW DRIVE
WEST ORANGE, NJ 07052
City, State, ZIP+4®
Postmark Here MAY 15 2026

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$
Sent To REMY, EDSON+LABRANCHE-REMY, TENNILLE
5 CRESTVIEW DRIVE
WEST ORANGE, NJ 07052
City, State, ZIP+4®
Postmark Here MAY 15 2026

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$
Sent To GAMBA, JOHN JR
3 CRESTVIEW DR
WEST ORANGE, NJ 07052
City, State, ZIP+4®
Postmark Here MAY 15 2026

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
MAY 15 2026

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

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

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
MAY 15 2026

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

WEST ORANGE, NJ 07052
SORIANO, MICHELLE
1 CREST VIEW
WEST ORANGE, NJ 07052

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

Postmark Here
MAY 15 2026

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

WEST ORANGE, NJ 07052
SORIANO, MICHELLE
1 CREST VIEW
WEST ORANGE, NJ 07052

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
MAY 15 2026

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

WEST ORANGE, NJ 07052
SORIANO, MICHELLE
1 CRESTVIEW DRIVE
WEST ORANGE, NJ 07052

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
MAY 15 2026

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

WEST ORANGE, NJ 07052
ANTIOCH PRESBYTERIAN CHURCH OF NJ
614-616 PROSPECT AVE
WEST ORANGE, NJ 07052

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Official Use

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark Here
MAY 15 2026

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

WEST ORANGE, NJ 07052
GAMMON, WILLIAM & KATHERINE A
75 RIDGE RD
WEST ORANGE, NJ 07052

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Certified Mail Fee \$
WEST ORANGE BRANCH

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ 5 2026
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Postmark Here

\$ Total WEST ORANGE, NJ 07052
\$ Sent
\$ Street FARLEY, NANCY N.
67 RIDGE ROAD
City, State WEST ORANGE, N.J. 07052 91

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Certified Mail Fee \$
WEST ORANGE BRANCH

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ MAY 15 2026
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Postmark Here

\$ Total WEST ORANGE, NJ 07052
\$ Sent BUSH, MORGAN L & MATTHEW ARTHUR C
63 RIDGE RD
City, State WEST ORANGE, NJ 07052 92

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Certified Mail Fee \$
WEST ORANGE BRANCH

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ MAY 15 2026
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Postmark Here

\$ Total WEST ORANGE, NJ 07052
\$ Sent MALANGA, KEVIN & SALLY
57 RIDGE ROAD
City, State WEST ORANGE, NJ 07052 93

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Certified Mail Fee \$
WEST ORANGE BRANCH

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ MAY 15 2026
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Postmark Here

\$ Total WEST ORANGE, NJ 07052
\$ Sent NAJERA, MARK S. & LUCY
600 PROSPECT AVE
City, State WEST ORANGE, NJ 07052 94

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Certified Mail Fee \$
WEST ORANGE BRANCH

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ MAY 15 2026
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Postmark Here

\$ Total WEST ORANGE, NJ 07052
\$ Sent ESSEX COUNTY COUNTRY CLUB
350 MT. PLEASANT AVENUE
City, State WEST ORANGE, N.J. 07052 95

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Certified Mail Fee \$
WEST ORANGE BRANCH

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ MAY 15 2026
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Postmark Here

\$ Total WEST ORANGE, NJ 07052
\$ Sent THE CHURCH OF HOLY INNOCENTS
681 PROSPECT AVENUE
City, State WEST ORANGE, N.J. 07052 96

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9589 0710 5270 4313 5385 92

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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

WEST ORANGE BRANCH
MAY 15 2026
Postmark Here
WEST ORANGE, NJ 07052

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

97

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9589 0710 5270 4313 5386 08

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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

WEST ORANGE BRANCH
MAY 15 2026
Postmark Here
WEST ORANGE, NJ 07052

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

98

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DITTA, CIRO & FRANCES
693 PROSPECT AVE
WEST ORANGE, NJ 07052

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HASSAN, JEOMA JENNIFER & AKINTAYO
691 PROSPECT AVE
WEST ORANGE, NJ 07052

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EFEMUA, CHARITY ONADOWAN
689 PROSPECT AVE
WEST ORANGE, NJ 07052

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WEST ORANGE, NJ 07052

BOSCARINO, FRANCESCO & CONCETTA
687 PROSPECT AVENUE
WEST ORANGE, N.J. 07052

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

104

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

105

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Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

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Verizon
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Basking Ridge, New Jersey 07920-1025

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WEST ORANGE, NJ 07052

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

110

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EXHIBIT D

LEGAL NOTICE
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT

PLEASE TAKE NOTICE that on May 28, 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") for a minor site plan application with conditional use and bulk relief along with removal and/or modification of certain conditions of prior approval filed by Seton Hall Preparatory School (the "Applicant"), in connection with property located at 700 Prospect Avenue and designated as Block 82.01, Lot 1 on the Tax Map of the Township of West Orange, New Jersey (the "Tax Map") (the "Property"). The Property is located within the R-1 Single Family Residential District the ("R-1 Zone"). The Property is currently improved with the Applicant's athletics complex, which includes, but it is not limited to, a football field with a running track, baseball fields, tennis courts and other athletics facilities and buildings.

The Applicant has received several prior approvals from the Zoning Board. With this application the Applicant seeks removal and/or modification of certain conditions of approval contained in Resolution ZB-08-37 adopted by the Zoning Board on December 16, 2010, as amended by Resolution ZB-08-37 adopted by the Zoning Board on January 17, 2013, as follows:

CONDITIONS RELIEF	
EXISTING CONDITION	REQUESTED RELIEF
36. During the months of June, July and August, the athletic fields can only be used directly by Seton Hall Prep and its own students or athletes and not by Seton Hall coaches or third parties to conduct other athletic or sports sessions or training camps (whether for pay or not).	The fields may also be used by the West Orange Recreation Department throughout the year to conduct regularly offered programs and activities.
37. There shall be no installation of any field lights on any of the fields, whether on a permanent or temporary basis.	Install Sports Lighting on Tevlin Field and Pathway lighting extending from the Home Grandstands and Visitors Bleachers to both parking lots.
40. Seton Hall Prep can have no more than eight home football games per school year at the Subject Property, excluding games played by another school using the Subject Property in the event of a necessity.	Seton Hall Prep can have no more than eight regular season home football games per level per school year at the Subject Property, excluding varsity postseason playoff games and games played by another school using the Subject Property in the event of a necessity.
41. At the Subject Property, Seton Hall Prep can conduct no more than one athletic event at the same time (with the exception of tennis and baseball), and to the extent that two or more events are scheduled at the Subject Property on the same date, there must be at least a 1.5 hour time period between the conclusion of one game of any sport and the commencement of the next game of any sport.	The scheduling of activities shall be at the discretion of the Applicant for reasonable and efficient use of the facilities, including parking and access.
46. The Essex County Baseball Tournament shall not be played at any field located on the Subject Property. No countywide football tournaments shall be played at the Subject Property. No county or state cross-country or outdoor track tournament or championship will be conducted at the Subject Property. No county or state soccer, lacrosse or tennis tournament or championship, which does not directly involve Seton Hall, will be conducted at the Subject Property.	No county or state tournament shall be held on the Subject Property which does not include Seton Hall Prep as a participant.
53. The Applicant agrees to offer the use of the baseball and football fields located at the Subject Property for use by the townships of West Orange, Livingston and South Orange for their high school varsity teams in the case of an emergency.	The Applicant agrees in addition to make the fields available to the West Orange Recreation Department and other local area community programs for use in conducting regularly offered programs and activities.
61. The use of a public address system at the Subject Property shall be limited to (i) during football games and/or (ii) isolated individual events held at the Subject Property, and only at normal and customary decibel levels.	A public address system may be used for activities at the Subject Property as usual and customary for each activity. Use of a Public Address System shall be at normal and customary decibel levels.

The Applicant also proposes to install four (4) sports lighting poles approximately ninety (90) feet in height at the existing athletic field. Such lighting is proposed to be located adjacent to the existing football field and running track. The Applicant was previously granted use variance relief by the Zoning Board to permit athletic fields in the R-1 Zone. The Applicant has also previously been granted d(2) variance relief to expand various facilities on the Property. By this application, the Applicant proposes to add lighting to the existing football field and pathways for safe egress to the existing parking lots. As a result, the Applicant seeks variance relief pursuant to N.J.S.A. 40:55D-70.d.(2) to allow for the expansion of the nonconforming athletic fields use.

Private schools are listed as a conditional use in the R-1 Zone. The Applicant is also seeking variance relief pursuant to N.J.S.A. 40:55D-70.d.(3) as it does not meet the following conditional use requirements: (1) Section 25-24.2(d)(4) of The Land Use Regulations of the Township of West Orange (the "Land Use Regulations") requires the setbacks for outdoor recreation facilities that are lighted for evening use shall be increased by 100% over the requirements (125 feet), whereas the Applicant proposes a 59.13 foot setback to certain light poles and (2) Section 25-24.2.(d)(4) of the Land Use Regulations requires the buffers for outdoor recreation facilities that are lighted for evening use shall be increased by 100% over the requirements (50 feet), whereas the Applicant proposes a buffer less than 100 feet as certain proposed light poles have a setback of 59.13 feet. The Applicant also seeks bulk variance relief from Section 25-14.1.c. of the Land Use Regulations to permit the light poles to have a height of ninety (90) feet, whereas a maximum of eighteen (18) feet is permitted. Lastly, the Applicant seeks design waiver relief from Section 25-14.1(b) to permit the light poles to be directed towards the fields and pathway areas with no shield, whereas lighting fixtures are required to be directed downward and shall be equipped with the necessary shielding so as to prevent the direct source of light from being visible from any point beyond the property lines of the premises upon which the lighting structure is located.

The Applicant also requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions 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.

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 be

Join Zoom Meeting

Webinar ID: 860 0647 7974

Password: 315656

Website link: <https://us02web.zoom.us/j/86006477974?pwd=ZfkaqxBIPIJ9OIeIQJOsTkCTaR4h73S.1>

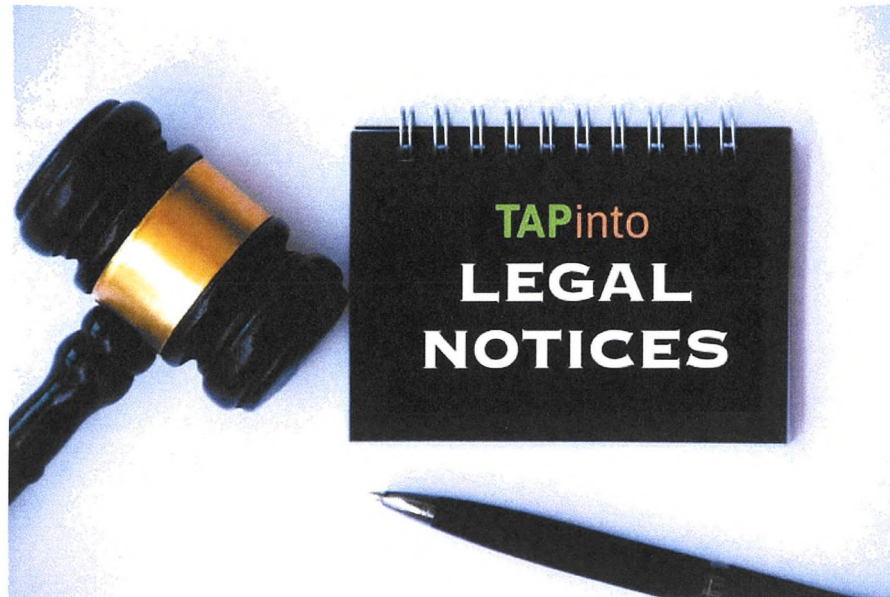
Dial in: 1- 646-931-3860

Any person or persons affected by this application may have an opportunity to be heard at the hearing of May 28, 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.

All documents relating to this application will be 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 L. Chandler for information and documents related to the application by email at dchandler@westorange.org or by telephone at 973-325-4108. You may also contact the Applicant's attorney, Marc Leibman, Esq. for information and documents related to the application using the telephone number and email address provided below.

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

Legal Notice - Township of West Orange Zoning Board of Adjustment



Submitted At: May 14, 2026 - 03:14 PM
Publication date: May 15, 2026 - 12:59 AM

LEGAL NOTICE TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT PLEASE TAKE NOTICE that on May 28, 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") for a minor site plan application with conditional use and bulk relief along with removal and/or modification of certain conditions of prior approval filed by Seton Hall Preparatory School (the "Applicant"), in connection with property located at 700 Prospect Avenue and designated as Block 82.01, Lot 1 on the Tax Map of the Township of West Orange, New Jersey (the "Tax Map") (the "Property"). The Property is located within the R-1 Single Family Residential District the ("R-1 Zone"). The Property is currently improved with the Applicant's athletics complex, which includes, but it is not limited to, a football field with a running track, baseball fields, tennis courts and other athletics facilities and buildings. The Applicant has received several prior approvals from the Zoning Board. With this application the Applicant seeks removal and/or modification of certain conditions of approval contained in Resolution ZB-08-37 adopted by the Zoning Board on December 16, 2010, as amended by Resolution ZB-08-37 adopted by the Zoning Board on January 17, 2013, as follows: CONDITIONS RELIEF EXISTING CONDITION REQUESTED RELIEF 36. During the months of June, July and August, the athletic fields can only be used directly by Seton Hall Prep and its own students or athletes and not by Seton Hall coaches or third parties to conduct other athletic or sports sessions or training camps (whether for pay or not). The fields may also be used by the West Orange Recreation Department throughout the year to conduct regularly offered programs and activities. 37. There shall be no installation of any field lights on any of the fields, whether on a permanent or temporary basis. Install Sports Lighting on Tevlin Field and Pathway lighting extending from the Home Grandstands and Visitors Bleachers to both parking lots. 40. Seton Hall Prep can have no more than eight home football games per school year at the Subject Property, excluding

games played by another school using the Subject Property in the event of a necessity. Seton Hall Prep can have no more than eight regular season home football games per level per school year at the Subject Property, excluding varsity postseason playoff games and games played by another school using the Subject Property in the event of a necessity.⁴¹ At the Subject Property, Seton Hall Prep can conduct no more than one athletic event at the same time (with the exception of tennis and baseball), and to the extent that two or more events are scheduled at the Subject Property on the same date, there must be at least a 1.5 hour time period between the conclusion of one game of any sport and the commencement of the next game of any sport. The scheduling of activities shall be at the discretion of the Applicant for reasonable and efficient use of the facilities, including parking and access.⁴⁶ The Essex County Baseball Tournament shall not be played at any field located on the Subject Property. No countywide football tournaments shall be played at the Subject Property. No county or state cross-country or outdoor track tournament or championship will be conducted at the Subject Property. No county or state soccer, lacrosse or tennis tournament or championship, which does not directly involve Seton Hall, will be conducted at the Subject Property. No county or state tournament shall be held on the Subject Property which does not include Seton Hall Prep as a participant.⁵³ The Applicant agrees to offer the use of the baseball and football fields located at the Subject Property for use by the townships of West Orange, Livingston and South Orange for their high school varsity teams in the case of an emergency. The Applicant agrees in addition to make the fields available to the West Orange Recreation Department and other local area community programs for use in conducting regularly offered programs and activities.⁶¹ The use of a public address system at the Subject Property shall be limited to (i) during football games and/or (ii) isolated individual events held at the Subject Property, and only at normal and customary decibel levels. A public address system may be used for activities at the Subject Property as usual and customary for each activity. Use of a Public Address System shall be at normal and customary decibel levels. The Applicant also proposes to install four (4) sports lighting poles approximately ninety (90) feet in height at the existing athletic field. Such lighting is proposed to be located adjacent to the existing football field and running track. The Applicant was previously granted use variance relief by the Zoning Board to permit athletic fields in the R-1 Zone. The Applicant has also previously been granted d(2) variance relief to expand various facilities on the Property. By this application, the Applicant proposes to add lighting to the existing football field and pathways for safe egress to the existing parking lots. As a result, the Applicant seeks variance relief pursuant to N.J.S.A. 40:55D-70.d.(2) to allow for the expansion of the nonconforming athletic fields use. Private schools are listed as a conditional use in the R-1 Zone. The Applicant is also seeking variance relief pursuant to N.J.S.A. 40:55D-70.d.(3) as it does not meet the following conditional use requirements: (1) Section 25-24.2(d)(4) of The Land Use Regulations of the Township of West Orange (the "Land Use Regulations") requires the setbacks for outdoor recreation facilities that are lighted for evening use shall be increased by 100% over the requirements (125 feet), whereas the Applicant proposes a 59.13 foot setback to certain light poles and (2) Section 25-24.2(d)(4) of the Land Use Regulations requires the buffers for outdoor recreation facilities that are lighted for evening use shall be increased by 100% over the requirements (50 feet), whereas the Applicant proposes a buffer less than 100 feet as certain proposed light poles have a setback of 59.13 feet. The Applicant also seeks bulk variance relief from Section 25-14.1.c. of the Land Use Regulations to permit the light poles to have a height of ninety (90) feet, whereas a maximum of eighteen (18) feet is permitted. Lastly, the Applicant seeks design waiver relief from Section 25-14.1(b) to permit the light poles to be directed towards the fields and pathway areas with no shield, whereas lighting fixtures are required to be directed downward and shall be equipped with the necessary shielding so as to prevent the direct source of light from being visible from any point beyond the property lines of the premises upon which the lighting structure is located. The Applicant also requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions 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. 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: 860 0647 7974 Password: 315656 Website link: <https://us02web.zoom.us/j/86006477974?pwd=ZfkaqxBIPIJ9OleIOJOsTkCTaR4h73S.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 May 28, 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. All documents relating to this application will be 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 L. Chandler for information and documents related to the application by email at dchandler@westorange.org or by telephone at 973-325-4108. You may also contact the Applicant's attorney, Marc Leibman, Esq. for information and documents related to the application using the telephone number and email address provided below. MARC LEIBMAN, ESQ. Chiesa Shahinian & Giantomasi PC 105 Eisenhower Parkway Roseland, New Jersey 07068 Telephone No.: (973) 530-2299 Email: mleibman@csglaw.com Attorneys for Applicant Seton Hall Preparatory School

Entity Name: Chiesa Shahinian & Giantomasi PC
105 Eisenhower Parkway, Roseland, NJ, 07068
Phone: +1 (973) 530-2299
Email: mleibman@csglaw.com