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May 20, 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 a Legal Affidavit received from the Star-Ledger evidencing proof of publication of the Legal Notice on May 18, 2026, in the above matter.

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



AD#: 0011095092

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 digital 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 digital newspaper, was printed and published in the regular edition and issue of said digital newspaper on the following date(s):

Star-Ledger 05/18/2026

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Maria Nunez 

Principal Clerk of the Publisher

Sworn to and subscribed before me this 18th day of May 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 May 28, 2026 at 8:00 P.M., a remote public hearing will be conducted before the Zoning Board of Adjustment (the "Zoning Board" or "Board") for a minor site plan application with conditional use and modification of certain conditions of prior approval filed by Seton Hall Preparatory School (the "Applicant"), 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 Property is located within the R-1 Single Family Residential District the ("R-1 Zone"). The Property is currently used as an athletics complex, which includes, but it is not limited to, a football field with a running track, baseball fields, tennis courts and buildings.

The Applicant has received several prior approvals from the Zoning Board. With this application the modification of certain conditions of approval contained in Resolution ZB-08-37 adopted by the Zoning Board on December 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 High School 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 Paterson Field to both parking areas and Visitors Bleachers to both parking areas.
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 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.
41. At the Subject Property, Seton Hall Prep can conduct no more than one athletic event at a time.	

e the Township of West Orange Zoning
bulk relief along with removal and/or
n connection with property located at
v Jersey (the "Tax Map") (the "Proper-
currently improved with the Applicant's
tennis courts and other athletics facil-

Applicant seeks removal and/or modi-
cember 16, 2010, as amended by Reso-

age Recreation Department throughout the year
activities.

hway lighting extending from the Home Grand-
lots.

t regular season home football games per level
ding varsity postseason playoff games and games
roperty in the event of a necessity.

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 facilities, including parking and
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 at 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 Department and other local area community 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. Use of a Public Address system shall be limited to the normal and customary decibel levels.

The Applicant also proposes to install four (4) sports lighting poles approximately ninety (90) feet in height. The lighting is proposed to be located adjacent to the existing football field and running track. The Applicant was granted a variance by the Zoning Board to permit athletic fields in the R-1 Zone. The Applicant has also previously been granted variances for the use of the facilities on the Property. By this application, the Applicant proposes to add lighting to the existing football field and 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 use of athletic fields.

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

The Applicant also requests that the Board grant any additional approvals, permits, variances, interpretations, and amendments reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) 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 Open Public Meetings Act. The public is invited to participate via Zoom by accessing the website link or calling the telephone number.

Join Zoom Meeting

Webinar ID: 860 0647 7974

Password: 315656

Website link: <https://us02web.zoom.us/j/86006477974?pwd=ZfkaqxBIpJ9OlelOJOsTkCTaR4h73S.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. You may appear either directly or by attorney and present questions/comments which you have regarding the application. If you need assistance, please contact 973-325-4109 or 973-325-4133. You may also contact the Zoning Board Secretary by utilizing the telephone number 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 Town of Adjustment Office located at 66 Main Street, West Orange, New Jersey during regular business hours, Monday through Friday. Application documents are also available by link from the agenda for the meeting, which will be posted on the website of the Zoning Board Secretary, Diana L. Chandler for information and documents related to the application by email 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.

cretion of the Applicant for reasonable and efficient access.

on the Subject Property which does not include

fields available to the West Orange Recreation programs for use in conducting regularly offered

ivities at the Subject Property as usual and customer Service System shall be at normal and customary

eight at the existing athletic field. Such previously granted use variance relief d(2) variance relief to expand various road and pathways for safe egress to the street for the expansion of the nonconform-

relief pursuant to N.J.S.A. 40:55D-70.d.(3) regulations of the Township of West Orange parking use shall be increased by 100% over the requirements of Section 25-24.2.(d)(4) of the Land Use Ordinance increased by 100% over the requirements of the Ordinance setback of 59.13 feet. The Applicant also requests a height of ninety (90) feet, whereas the Ordinance 14.1(b) to permit the light poles to be installed downward and shall be equipped with reflective markers and the property lines of the premises

interpretations, waivers or exceptions requested (written notice) or determined to be necessary

ance with the New Jersey Open Public Access Act, the number be

ring of May 28, 2026. You may appear in person if you are having technical difficulties, please contact information provided below in

ownship of West Orange Zoning Board meeting every Monday through Friday, excluding holidays. You may contact the Township's website. You may contact the Zoning Administrator at dchandler@westorange.org or by email and documents related to the applica-

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Seton Hall Preparatory School

5/18/26