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## PUBLIC NOTICE

August 27, 2026

*LBA OR Development Co I, LLC/Bank of Montreal dba BMO - Fence (Variances)*  
File No. 26-241

Please take notice that applications for two bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Liam Conboy on behalf of Bank of Montreal, a Canadian Federal Corporation, for the premises identified as 100 Anderson Avenue, Block 65, Lots 6 & 10, in the Borough of Moonachie, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Light Industrial B zone. The bulk variances are sought in connection with the applicant's proposal to install security fencing, two vertical lift gates, and anchor bolted security guards at existing headwalls at the subject premises.

Specifically, the applicant is requesting bulk variance relief from the following:

1. N.J.A.C. 19:4-8.10(a)1, which states that fences shall not be permitted in required front yards, whereas fencing is proposed at a minimum setback of 9.25 feet within the 35-foot required front yard along Anderson Avenue.
2. N.J.A.C. 19:4-8.10(a)2, which states that fences shall not exceed a total height of eight feet, whereas 10-foot-high chain link fencing and 10-foot-high decorative steel fencing are proposed, along with two vertical lift gates and associated lifting columns, having a maximum height of 29 feet.

A public hearing regarding the requested variances will be held on Tuesday, September 15, 2026, at 10:00 A.M., in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey.

Any party in interest may appear in person, by agent, or by attorney and present any comments or objections to the relief sought. Written comments must be received by Anthony Albano of the NJSEA no later than September 14, 2026, by email at [aalbano@njsea.com](mailto:aalbano@njsea.com), or by mail to One DeKorte Park Plaza, P.O. Box 640, Lyndhurst, NJ 07071. Plans filed by the applicant are available for public inspection by contacting Anthony Albano at [aalbano@njsea.com](mailto:aalbano@njsea.com) during regular business hours.

Please email the NJSEA Offices at [info@njsea.com](mailto:info@njsea.com) prior to the hearing if special requirements are needed under the Americans with Disabilities Act (ADA). If there are any questions, please email Anthony Albano at [aalbano@njsea.com](mailto:aalbano@njsea.com).

Sincerely,

Sara J. Sundell, P.E., P.P.  
Senior Director of Land Use Management  
Chief Engineer