

Site Plan Application – Planning Board of Adjustment

Must be submitted ten (10) days prior to Planning Board meeting

Name: Sebastian Debek Case#
Address: 17 Oakwood Pl Date: 07/13/2026
Keansburg, NJ 07734
Phone #: 732-487-0897 Cell # 732-487-0897

Application: (2 original copies notarized, pg. 3 - 21 total sets)	_____	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	_____	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	_____	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	_____	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	_____	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	_____	# submitted
A Copy of a Survey (less than 3 years old - 21 total sets)	_____	# submitted
Architectural Plans (include w/packet - 21 total sets)	_____	# submitted
Plot Plans (include w/packet - 21 total sets) Note: plot plans # submitted to include all setbacks, sidelines, both existing and proposed as well as all accessories (Sheds, Pools, Decks, Fencing, Driveways, Garages, etc.).	_____	# submitted
Affidavit of Publication (Star Ledger 973-392-4104 Asbury Park Press 732-643-3661) <i>Must be submitted ten (10) days prior to Planning Board meeting</i>	_____	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	_____	# submitted

Application Fees – as per Fee Schedule worksheet

CHECK NON-REFUNDABLE FEES	CHECK # _____	AMOUNT \$ _____
CHECK ESCROW (UNUSED FEES ARE REFUNDABLE)	CHECK # _____	AMOUNT \$ _____
IS APPLICATION COMPLETE?	YES ☐ NO ☐	DATE _____
APPLICANT'S SIGNATURE: _____		
PLANNING BOARD SECRETARY OR DESIGNEE:	COMPLETE _____	
DATE _____	INCOMPLETE _____	

CASE # _____

FEE (PAID): \$ _____

DATE (OF ACTION): _____

THIS SECTION ABOVE IS FOR PLANNING BOARD USE ONLY

Keansburg Planning Board of Adjustment - Statement & Variance Sheets - pgs. 2 & 3

1. I (we), Sebastian Debek, The Applicant(s) Herein, whose Address is,

17 Oakwood Pl, Keansburg, NJ 07734, am the Owner(s) ☐ int: ☒

Prospective Purchaser(s) ☐ int: _____ of property located on, 113 highland blvd and designated as

Block: 6 and Lot 25 on the Official Keansburg Tax Map.

2. Said property is in a R5 ZONE, and is multifamily (Size) and has the following

Structures on the property: 1.5 story principal building with an attached garage, deck, and patio

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:

Use of pre-existing room as legal bedroom

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. Single family dwelling

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought.

Requirement: Use, Required (R-5 Zone): single-family permitted,

Existing: 2-family (pre-existing), Proposed: Intensified 2-family,

Compliance: No, Variance: Use variance

Details and Variances can be obtained from the Zoning Denial Letter which must be included in packet

6. Is the entire tract of land, Block. 6 Lot: 25 intended to be used? ☐ YES ☒ NO

7. Has the property been separated from an adjoining parcel? ☐ YES ☒ NO, if so when _____

If YES, has The Planning Board approved the subdivision, _____ Date: _____

Statement & Variance Sheet - Continued:

8. Has there been any previous appeal involving this parcel/premises? [] YES [X] NO int: _____

If so, state date of filing: _____ List all the details and results of the Appeal.

9. By filing this application does the applicant (s) waive any and all rights gained previously Yes

10. Are there any open construction permits, permit fees, code violations, or court case that may with due cause prevent the Planning Board from hearing this application? [] YES [X] NO

If Yes, List details: _____

11. Attached hereto and made part thereof are all of the required 21 sets (packets) as detailed within the Checklist page (pg.1), including 21 sets of drawings, DRA WN TO SCALE, and containing all of the necessary measurements (setbacks, elevations, lot & structure square footage), and all structures and accessories (decks, garages, sheds, pools, fences, driveways, sidewalks, walks, patios, etc.) that are installed or within the confines of said property and are part and parcel of this application.

12. Check or Money Order for the Escrow (refundable balance) amount listed \$ _____

I (we), the undersigned, being duly sworn according to law upon my oath do depose and state that all of the statements contained herein are based on my own knowledge and are true and correct.

Signed: Shirley Dech Date: 7/14/2026

* If the applicant is **NOT** the owner of the property herein, the owner must sign the following consent

* The foregoing application is hereby consented this _____ Day of _____ 20

Owner's Signature: _____ Date: _____

Sworn to and subscribed before me on this. 14th Day of (Month) July .20. 26

Notary Signature: Donna Fitz

Date: 7/14/2026

Two (2) application packets Must have raised Seal

Seal

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DONNA FITZ
Notary Public, State of New Jersey
My Commission Expires 4/26/2027

Applicant: Sebastian Debek

BOROUGH OF KEANSBURG
PLANNING BOARD OF ADJUSTMENT
MONMOUTH COUNTY, NEW JERSEY

NOTICE OF HEARING

To: All Property Owners within 200 Feet

PLEASE TAKE NOTICE THAT the undersigned has applied to the Borough of Keansburg, Planning Board of Adjustment, for a use variance relief, so as to allow the pre-existing third bedroom as a legal bedroom, together with any and all other variances deemed necessary by the Planning Board of Adjustment. The property is located at 113 Highland Blvd, Keansburg, New Jersey 07734; Also known as Block 6, Lot 25 on the Tax Map which is within 200 feet of property owned by you.

A copy of the Application, maps and plans has been filed in the office of Borough of Keansburg in the Planning Board of Adjustment, 29 Church Street, Keansburg, New Jersey 07734 and may be inspected during regular business hours. Please contact the Planning Board of Adjustment for more information at 732-787-0215.

A Public Hearing will be held on Monday, September 14, 2026 at 6:00 p.m. at Keansburg Borough Planning Board of Adjustment, 29 Church Street, Keansburg, NJ 07734 at which time you may appear either in person or by agent or attorney and present any objections which you may have to granting this application. This notice is served upon you by order of the Keansburg Borough, Planning Board of Adjustment.

Dated: 08/14/2026

Louis E. Granata, Esq.

Louis E. Granata, Esq.
Attorney for the Applicant,
Sebastian Debek

Applicant: Sebastian Debek

**BOROUGH OF KEANSBURG
PLANNING BOARD OF ADJUSTMENT
MONMOUTH COUNTY, NEW JERSEY**

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Dated: 08/14/2026

Louis E. Granata, Esq.
Louis E. Granata, Esq.
Attorney for the Applicant,
Sebastian Debek

Applicant: Sebastian Debek

**BOROUGH OF KEANSBURG
PLANNING BOARD OF ADJUSTMENT
MONMOUTH COUNTY, NEW JERSEY
PROOF OF SERVICE**

**STATE OF NEW JERSEY
COUNTY OF MONMOUTH**

I Louis E. Granata, Esq., of full age, being duly sworn according to law and states that I am the Attorney for the Applicant, Sebastian Debek and who is proceeding before the Planning Board of Adjustment of the Borough of Keansburg, New Jersey, having submitted an Application and relates to premises 113 Highland Blvd, Keansburg, NJ 07734; that on August 14, 2026 gave written notice of the hearing on this application to all person on the property tax assessors list and a Notice of the Meeting was published in the Asbury Park Press on August 19, 2026.

Dated: 09/03/2026

Louis E. Granata, Esq.

Louis E. Granata, Esq.
Attorney for the Applicant Sebastian Debek



BOROUGH OF KEANSBURG

OFFICE OF THE TAX COLLECTOR

Date: July 8, 2026

Block 6 Lot 25 Qualifier N/A

Address: 113 Highland Blvd
Keansburg, NJ 07734

Please Be advised that the above-referenced account is current as of this date.

Very truly yours,

Thomas P. Cusick
Tax Collector

*I verify that this information accurately reflects
municipal tax records.*

Tax Collector
Keansburg Borough
Monmouth County



OFFICE OF THE TAX ASSESSOR

Date: 04/30/2026

In compliance with Municipal Land Use Law, New Jersey Statutes Annotated 40A:55D-12, the attached list is certified to be a list of those property owners within 200 feet of the following:

Block 06 Lot 25 Qualifier

These Companies must be notified in addition to the Property Owners:

NJ Natural Gas Company
1415 Wyckoff Road
Wall, New Jersey 07719

Cablevision Raritan Valley
275 Centennial Avenue CN 6805
Piscataway, NJ 08855
Attn.: Construction Department

Jersey Central Power & Light
One River Centre
331 Newman Springs Road, Bldg. 3
Red Bank, NJ 07701

Keansburg Water & Sewer
29 Church Street
Keansburg, NJ 07734

Keansburg Board of Fire Commissioners
29 Church Street
Keansburg, NJ 07734

Verizon
540 Broad Street
Newark, NJ 07102

If property is located on a County Road:

Monmouth County Planning Board
Hall of Records Annex
Freehold, NJ 07728

IF PROPERTY IS LOCATED NEAR A SURROUNDING TOWN PLEASE CHECK WITH THEM FOR OWNER INFORMATION.

Alex J. Worth
Tax Assessor

BOROUGH OF KEANSBURG

APR 27 2026

TAX ASSESSOR



1323-6-3	SICILIANO NICHOLAS & PHYLLIS	124 SEABREEZE WAY	KEANSBURG NJ	07734
1323-6-23	BRYANT DORTHEAL N & MURPHY SHAKEE	103 HIGHLAND BLVD	KEANSBURG NJ	07734
1323-6-24	RIVERA-GONZALEZ CHARLIE & PUNTIEL	107 HIGHLAND BLVD	KEANSBURG NJ	07734
1323-67-2.01	MENDEZ EDWIN & KAREN	130 HIGHLAND BOULEVARD	KEANSBURG NJ	07734
1323-67-2.02	BORYS ARLENE	128 HIGHLAND BLVD	KEANSBURG NJ	07734
1323-67-4	BUDGE KEVIN	21 OAKWOOD PL	KEANSBURG NJ	07734
1323-67-5	KORTOR T CATHERINE	25 OAKWOOD PLACE	KEANSBURG NJ	07734
1323-67-6	KEELEN THOMAS J	380 MAIN STREET	KEANSBURG NJ	07734
1323-3-15	LIMETREE HOLDINGS LLC	699 CROSS ST. SUITE 116	LAKEWOOD NJ	08701
1323-3-16	MCLEOD SHARON	141 SEABREEZE WAY	KEANSBURG NJ	07734
1323-3-18	NAPP SUSAN & NEEDHAM JASON	9 OAKWOOD PLACE	KEANSBURG NJ	07734
1323-4-14	MCLEROY GLORIA AKA GLORIA HALPERN	148 SEABREEZE WAY	KEANSBURG NJ	07734
1323-4-15	DOBI DRITAN	244 OCEAN AVE APT 3	SEA BRIGHT NJ	07760
1323-4-16	DOBI DRITAN	244 OCEAN AVE APT 3	SEA BRIGHT NJ	07760
1323-5-21	DELUCA ANTOINETTE	125 SEABREEZE WAY	KEANSBURG NJ	07734
1323-5-22	CABE WENDY R	127 SEABREEZE WAY	KEANSBURG NJ	07734
1323-5-23	RUSSO MICHAEL	129 SEABREEZE WAY	KEANSBURG NJ	07734
1323-5-24	ALEKSEYEV SERGEY	137 SEABREEZE WAY	KEANSBURG NJ	07734
1323-6-1.01	CRAWFORD LAURA	136 SEABREEZE WAY	KEANSBURG NJ	07734
1323-6-1.02	GONZALES BARRY	132 SEABREEZE WAY	KEANSBURG NJ	07734
1323-4-19	KUYL MICHAEL & KATHLEEN	117 HIGHLAND BLVD	KEANSBURG NJ	07734
1323-4-20	LAMONICA VICTOR	125 HIGHLAND BLVD	KEANSBURG NJ	07734
1323-4-21	131 HIGHLAND BLVD LLC	131 HIGHLAND BLVD	KEANSBURG NJ	07734
1323-58-37	213 CENTER AVE CO.	52 MAPLE AVENUE	EATONTOWN NJ	07724
1323-58-38	BRICKMAN WILLIAM JR	102 HIGHLAND BOULEVARD	KEANSBURG NJ	07734
1323-58-39	PILON KATHLEEN M & JAMES	215 CENTER AVE	KEANSBURG NJ	07734
1323-58-40	NETWORK RENTALS LLC	400 BLVD OF THE AMERICAS	LAKEWOOD NJ	08701
1323-58-41	21 SAINT JAMES LLC	PO BOX 28	KEANSBURG NJ	07734
1323-58-42	SHARKEY JAMES & NANCY M	112 HIGHLAND BLVD	KEANSBURG NJ	07734
1323-58-43	LAMONICA VICTOR & CHRISTINE	108 HIGHLAND BLVD	KEANSBURG NJ	07734
1323-58-44	FLORCZAK TYLER	100 HIGHLAND BLVD	KEANSBURG NJ	07734
1323-4-17	140 SEABREEZE WAY LLC	1385 NJ-35 #228	MIDDLETOWN NJ	07748
1323-67-3	BETANCES JAMES EDISON ETAL	23 GARFIELD AVENUE	KEANSBURG NJ	07734

Duplicate - 1323-4-16

1323-6-4	CISLO MICHAEL	22 REDFORD AVENUE	CRANFORD NJ	07016
1323-6-25	DEBEK LUCYNA & SEBASTIAN	113 HIGHLAND BLVD	KEANSBURG NJ	07734
1323-67-7	31 ST JAMES LLC	215 N BEVERWYCK RD	PARSIPPANY NJ	07054
1323-3-17	20 OAKWOOD PLACE LLC	20 OAKWOOD PL	KEANSBURG NJ	07734
1323-4-18	12-18 OAKWOOD KEANSBURG LLC	PO BOX 163	HOLMDEL NJ	07733
1323-6-2	GALLAGHER HUGH	PO BOX 331	NAVESINK NJ	07752
1323-5-20	CARUSOTTO ANTHONY & DEBORAH	123 SEABREEZE WAY	KEANSBURG N.J.	07734
1323-6-22	NEGRO JAMES & CORDI GEORGINA	99 HIGHLAND BLVD	KEANSBURG NJ	07734