

September 10, 2026

Borough of Keansburg
Planning Board
29 Church Street
Keansburg, NJ 07734

To Whom It May Concern,

When I purchased the home, it was represented and listed as a legal two-family, five-bedroom home. At no point during the purchase process were my attorney, real estate agent, or I made aware that the property was legally a four-bedroom home rather than a five-bedroom home.

After purchasing the property, I renovated the home and proceeded to rent the downstairs unit, believing that it was legally permitted as a three-bedroom unit. When I secured a tenant and applied for a new Certificate of Occupancy, I was informed that the existing Certificate of Occupancy only recognized two bedrooms in the downstairs unit.

I then made every effort to correct the issue and legalize the pre-existing third bedroom. I submitted a site plan application, but the application was denied because the third bedroom had apparently been added by a previous owner without obtaining the necessary approvals or legalizing the space.

I am therefore appearing before the Planning Board to respectfully request approval to legalize this pre-existing third bedroom. My intention is not to create a new or expanded use, but rather to bring the property into compliance and have the legal documentation accurately reflect the home as it was represented to me and as it has existed.

I purchased the property in good faith based on its representation as a five-bedroom, two-family home. I was unaware of the prior owner's failure to properly legalize the third bedroom, and I have since taken the necessary steps to address the issue once it was brought to my attention.

I respectfully ask the Planning Board to consider the circumstances surrounding the property and approve the legalization of the pre-existing third bedroom so that the home's legal status accurately reflects the property I purchased and the existing conditions of the home.

Best Regards,
Sebastian Debek
113 Highland Blvd
Keansburg, NJ 07734