



Borough of Keansburg

Planning/Zoning Office

29 Church Street • Keansburg, New Jersey 07734
Phone: 732/787-0215 • Fax: 732/787-3699

Date: April 15, 2026

Property: 113 Highland Boulevard, Keansburg, NJ
Block 6, Lot 25

Dear Property Owner,

This office has reviewed the submitted documentation and applications for the above-referenced property, including the Floodplain Development Permit Application and Zoning Development Permit Application to legalize a third bedroom.

Floodplain Determination

1. The Floodplain Development Application is hereby approved, subject to compliance with all applicable regulations. Please note that floodplain determinations are cumulative over a ten (10) year period.
2. The area identified as a "basement" shall not be utilized as habitable or livable space and must remain in compliance with all applicable floodplain management requirements.

Zoning Determination – Denial

The application to legalize a third bedroom is hereby denied for the following reasons:

1. Expansion of a Nonconforming Use: The subject property is located in the R-5 Single-Family Residential Zone, where single-family dwellings are permitted. The existing use of the property as a two-family dwelling constitutes a lawful pre-existing nonconforming use. A review of municipal records confirms that the dwelling has historically been recognized and approved as containing two (2) bedrooms. The proposed legalization of a third (3) bedroom represents an expansion and intensification of this pre-existing nonconforming condition/use, which is not permitted without approval from the Board of Adjustment. Pursuant to the Borough's Land Use Ordinance, nonconforming uses and conditions shall not be expanded, enlarged, or intensified absent such approval. While the proposed room size may meet minimum building code requirements, such compliance does not supersede zoning regulations, and does not permit the expansion of a nonconforming use without the required Board approval.

2. Historical Record and Certificates of Occupancy

A review of municipal records indicates that Certificates of Occupancy issued between 1979 and 2017 consistently identify the dwelling as containing two (2) bedrooms and a hallway.

An inspection conducted in November 2020 identified an additional room (approximately 9' x 9') in place of the previously documented hallway; however, no zoning development application or approval was filed or granted for the creation of an additional bedroom at that time.

Subsequent inspections, including the inspection conducted on February 26, 2024 (at the time of property transfer), continued to recognize the dwelling as containing two (2) legal bedrooms, and Certificates of Occupancy were issued accordingly.

Additionally, property tax records reflect the dwelling as a two-bedroom unit, further supporting the longstanding recognized condition.

3. Failure to Meet Bulk and Zoning Requirements

The requested modification has not demonstrated compliance with applicable bulk and requirements of the R-5 Zone. The proposed additional bedroom (approximately 9' x 9') raises concerns regarding compliance with overall zoning requirements for a lawful bedroom.

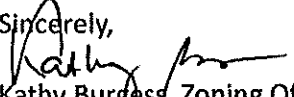
Conclusion

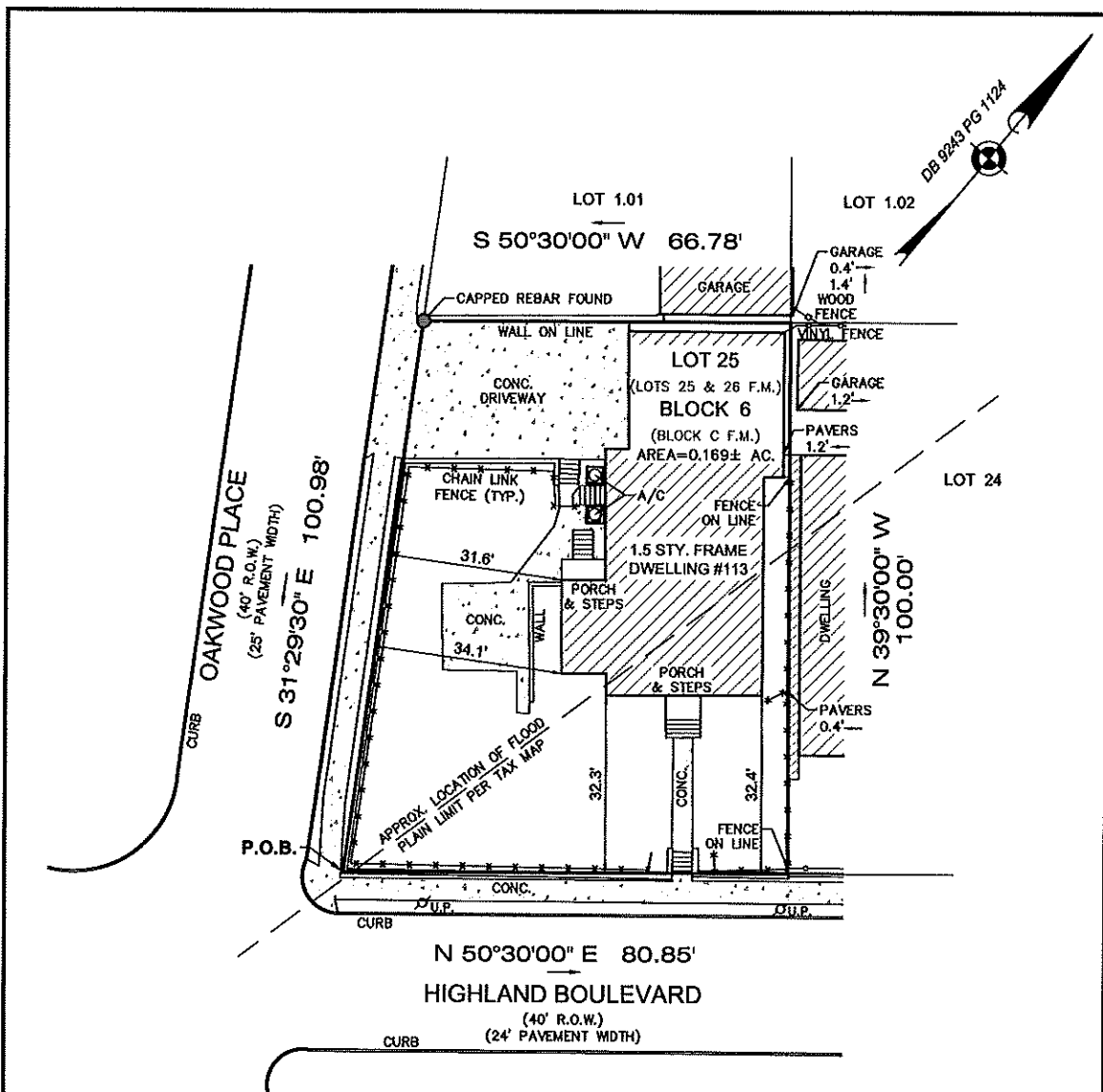
Based on the above, the request to legalize a third bedroom is denied. Any proposal to expand or intensify a nonconforming use or condition requires formal application to and approval by the Board of Adjustment. Should you wish to proceed, you may apply for the appropriate variance relief.

Requirement	Required (R-5 Zone)	Existing	Proposed	Compliance	Variance Type
Use	Single-Family Permitted	2-Family (Pre-existing)	Intensified 2-Family	NO	Use Variance
Lot Area per Dwelling Unit	7,500 sq ft / unit	~8,000 sq ft total	Same	NO	Density Variance
Minimum Lot Frontage	75 ft	~80 ft	Same	YES	None
Minimum Side Yard (One)	7.5 ft	~1.4 ft	Same	NO	Variance
Minimum Side Yard (Total)	15 ft	Deficient	Same	NO	Variance

Minimum Rear Yard	25 ft	~1.2 ft	Same	NO	Variance
Minimum Front Yard	25 ft	~31.6 ft	Same	YES	None
Maximum Building Height	2.5 stories	2 stories	Same	YES	None
Maximum Building Coverage	25%	Likely Exceeded	Same	NO	Variance
Maximum Impervious Coverage	50%	Likely Exceeded	Same	NO	Variance

Should you wish to appeal this determination, please contact the Zoning Board Secretary at 732-787-0215 ext. 223 for further assistance.

Sincerely,

Kathy Burgess, Zoning Officer



PREPARED FOR: LUCYNA DEBEK AND SEBASTIAN DEBEK

TITLE INSURER: FOUNDATION TITLE, LLC - EATONTOWN (315-227000)
FIDELITY NATIONAL TITLE INSURANCE COMPANY

MORTGAGE HOLDER: CROSSCOUNTRY MORTGAGE, LLC,
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: GEORGE A. MCGOWAN, III, Esquire
HEROLD LAW, PA

DISCUSSION TOPIC: PAVERS
CROSS BOUNDARY LINE

Filed Map Reference: MAP OF KEANSBURG HEIGHTS, KEANSBURG, N.J.	Filed Map Block: C	Filed Map Lot: 25 & 26	Filing Date: 6/25/1909	Filed Map No. 36-19
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IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 4/19/24 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(d))

DB 9243 PG 1124

CERTIFICATE OF AUTHORIZATION: 24GA28228900

MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

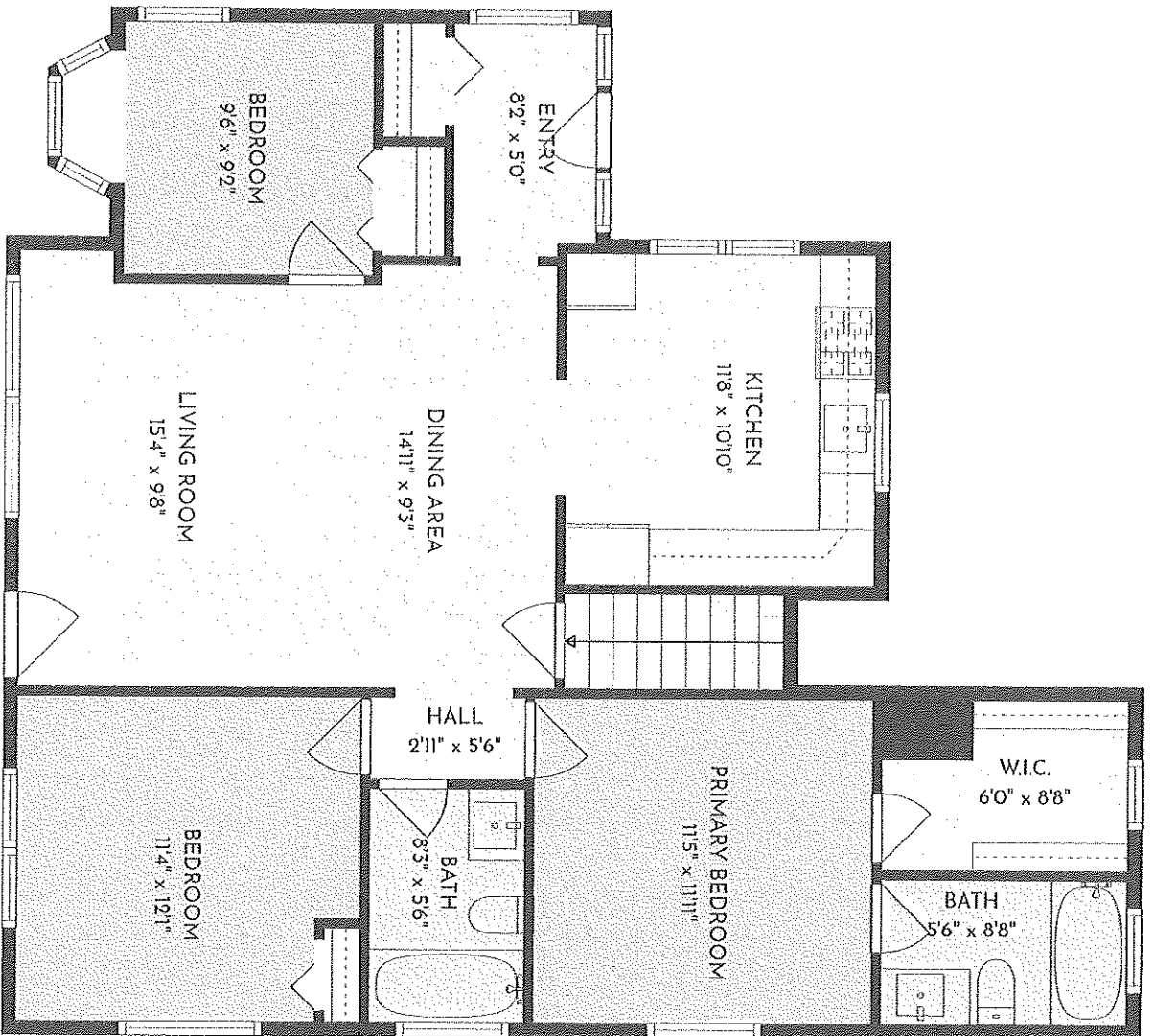
SURVEY OF PROPERTY

LOT 25 BLOCK 6
BOROUGH OF KEANSBURG

COUNTY OF MONMOUTH NEW JERSEY

DAVID J. VONSTEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

Scale: 1"=20'	Drawn By: NB	Date: 4/19/24	JOB #: 24-02889	CAD File #: 24-02889	Sheet #: 1 of 1
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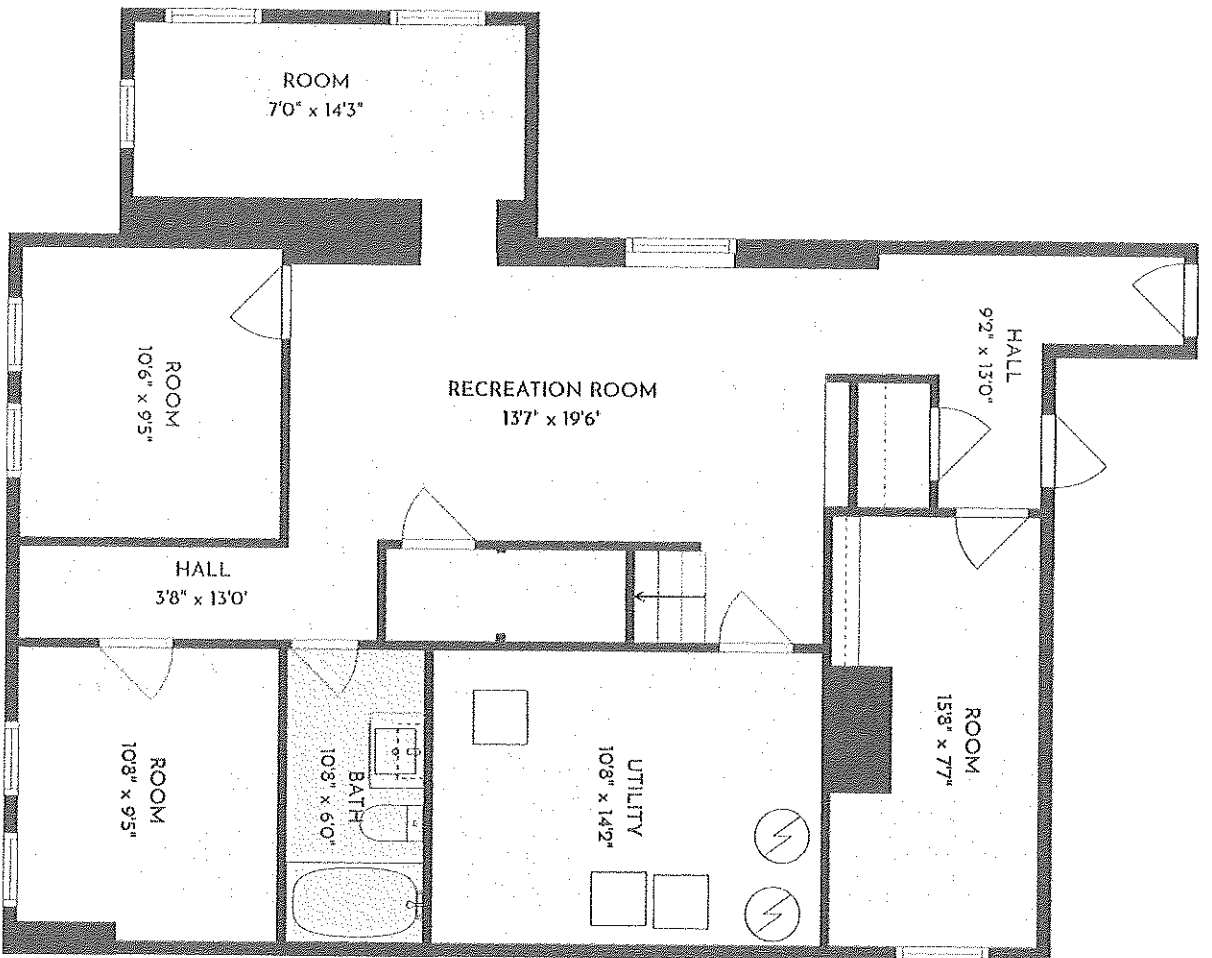


TOTAL: 1961 sq. ft

1st floor: 919 sq. ft, 2nd floor: 1042 sq. ft

EXCLUDED AREAS: UTILITY: 151 sq. ft, BAY WINDOW: 10 sq. ft, WALLS: 154 sq. ft

FLOOR PLAN CREATED BY CUBICSCA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Block 6 Land Desc 80X100 TRI
 Lot 25 Bldg Desc 1.5SF 26
 Qual Add Lots
 Acct# Acreage 0.184 Class 2
 Owners Name
 Street Address
 City & State
 Property Location 113 HIGHLAND BLVD
 Bank 00000 Land 269,900
 Zip 07734 Impr 333,000
 Zone R-5 Total 602,900
 Exemption Code Value 0
 Net Taxable Value Deductions Cd No-Ow

SITE INFORMATION

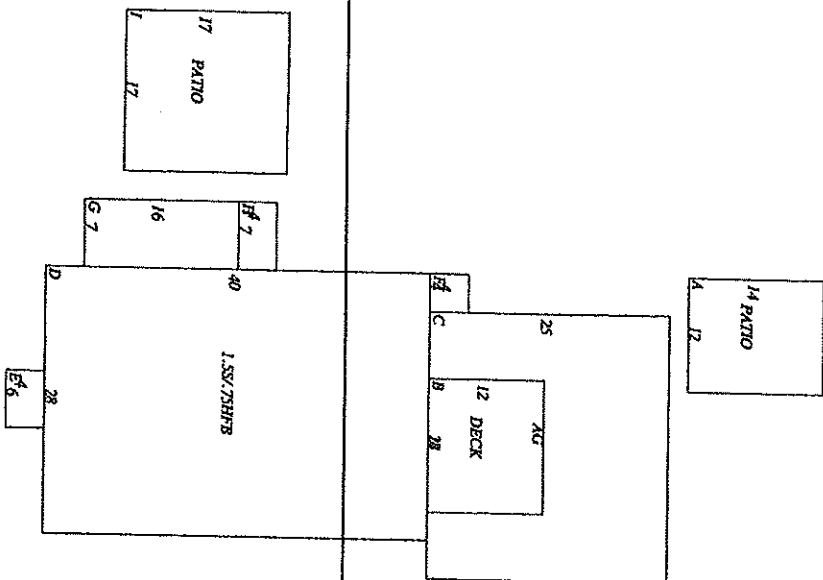
Sewer: SEW/WATER
 Water: SEWER ONLY
 Gas: LEVEL
 Topography: PAVED
 Road:

DESCRIPTION

BUILDING INFORMATION

Type and Use: N.A.
 Story Height: 1.5 STORY
 Style: MULTI FAMILY
 Exterior Fin: ALUM/VINYL
 Roof Type: GABLE
 Roof Material: SHINGLE
 Foundation: CONCRETE BLOCK
 Condition: NORMAL
 Quality: 4/5
 Source: OTHER
 Bath: Mod: Avg:3 Old:
 Kitchen: Mod: Avg:2 Old:
 Room Count: Tot: 6 Bed: 4 Bth: 3
 Year Built: 1938
 Eff Age (Years): 20
 Livable Area: 1904
 BASEMENT 1232 SF
 BASEMENT FINISH 840 SF
 FIRST STORY 1232 SF
 HW BASEBOARD 1
 AC (SEP DUCTS) 1904 SF
 3 FIXTURE BATH 1904 SF
 SMALL DORMER 3
 ENCLOSED PORCH 2
 OPEN PORCH 16
 DECK 52
 PATIO 168 SF
 ATTACHED GARAGE 457 SF
 700 SF

SKETCH



SALE DATE 00/00/00
 SALE PRICE 0