



115 East 12th Street
Ocean City NJ 08226
(609) 399-6111 ext 9733

Application Date 9/5/2025
Application Number HPC-25-003
Project Name _____
Project Number _____

Historic Board Application

Worksite Location: 300 WESLEY AVE Block 306
Ocean City NJ 08226 Lot 13
Qualifier _____

Zone HPC---
Owner MYERS, CHRISTIAN P & CLAUDENA M Applicant ROBERT COSTE INC
Owner Address 300 WESLEY AVE Applicant Address 2113 ASBURY AVE
OCEAN CITY NJ 08226 OCEAN CITY NJ 08226 (609)
399-1173
info@rcostebuilders.com

Application Type Historic Preservation Infill/Demo Decision (None)
Fee \$150 Decision Date _____
Escrow \$600 Decision Number _____
Checklist Status (None)

Additional Comments
DEMOLITION AND NEW CONSTRUCTION. PLEASE PROVIDE WRITTEN REPORT BY 9/19/2025

Application Dates (None)

Conditions (None)

Performance Guarantees (None)

Prior Approvals (None)

Professionals
Name _____ Comment _____
AVERY TEITLER, ESQ.
THOMAS BECHTOLD

Payments (None)

TEITLER & TEITLER, LLC

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226

(609) 814-9995

FAX (609) 398-4017

September 5, 2025

VIA HAND DELIVERY

Terri L. Ney, Secretary
Historic Preservation Commission
Henry Knight Building
115 12th Street
Ocean City, New Jersey 08226



RE: Robert Coste, Inc.
300 Wesley Avenue, Ocean City, New Jersey 08226
Lot: 13, Block: 306

Dear Mrs. Ney:

I herewith enclose the application of Robert Coste, Inc., contract purchaser of the above Property. The Applicant is seeking approval to demolish the existing dwelling and construct a new two-family dwelling on the Property. The Applicant is filing this Application pursuant to Article 1800 of the City of Ocean City municipal ordinance. As the testimony and evidence will indicate, the Applicant has designed the proposed building in an eclectic colonial revival with a shingle influence.

Enclosed please find a check in the amount of \$750.00 representing your \$150.00 application fee and \$600.00 escrow fee. Also enclosed are eleven (11) copies of the Historic Preservation Commission application and architectural plans prepared by Thomas/Bechtold.

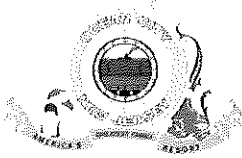
I thank you very much for your attention and consideration to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Avery S. Teitler

cc: Applicant (via email only)
Andrew Bechtold (via email only)

enclosures



115 12th STREET OCEAN CITY, NJ 08226
609-399-6111 * FAX 609-525-2496

Application Date: 9/5/2025
Office Use Only

Application #: HPC-25-003
Office Use Only

Historic Preservation Commission
Application

- | | | |
|---|---|---|
| ☐ Air Condenser units | ☒ New Construction/Addition | ☐ Sidewalk/Walkway replacement |
| ☐ Auxiliary Structure(s) | ☐ Patio | ☐ Siding Replacement |
| ☐ Door Replacement | ☐ Porch/Balcony/Deck Construction | ☐ Windows |
| ☐ Exterior Alteration(s) | ☐ Railings | ☐ Other: _____ |
| ☐ Fence Installation/Replacement | ☐ Roof/Gutter Repair | |

REQUIRED INFORMATION:

With each application depending on the scope of work proposed, you are required to submit color photographs of the property (minimum of six of the overall property and work area plus any available historic photographs), architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Before your application is deemed complete and scheduled for a hearing, you may be required to submit additional information or copies of your application and other submitted documents.

1. Block: 306 Lot: 13

2. Site Address: 300 WESLEY AVENUE

3. Property Owner's Information (Required):

Applicant's Information (Required):

☐ Check if same as Property Owner

Name: Christian P. & Claudena M. Myers

Name: Robert Coste, Inc.

Address: 300 Wesley Avenue

Address: 2113 ASBURY

Ocean City, NJ 08226

Ocean City, NJ 08226

Phone: 609-814-1522

Phone: 609-226-3350

Email: denamyerss@gmail.com

Email: info@rcostebuilders.com

4. Property Type: Single ☐ 2-4 Family ☒ Apartments ☐ Commercial ☐

5. Number of Units (if applicable): # Res. Units: 2 #Commercial Units: 0

6. Zoning Approval (if required): Yes ☐ No ☐

If your scope of work includes the construction, erection, reconstruction, alteration, conversion or installation of any building or structure, zoning approval is required prior to your application being reviewed by the Commission.

7. Does your project include the demolition of existing structure(s): Yes: X No

8. Describe all proposed work to be conducted on the subject property below. Be sure to include all items to be removed and/or replaced and all new materials to be used. Attached additional pages if necessary.

SEE ATTACHED COVER LETTER & ARCHITECTURAL PLANS

☒ I am the Property Owner of record proposing the work referenced herein. I do hereby certify that the information herein is correct and complete to the best of my knowledge.

☒ I hereby authorize any member of the Historic Preservation Commission to enter upon the property which is subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Commission as to the pending application.

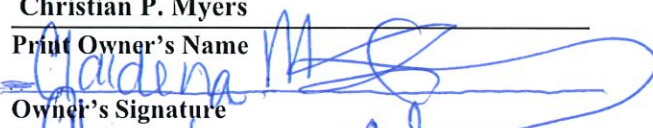
☒ As the Property Owner of record, I understand that the Historic Preservation Commission or the Administrative Officer for the Commission may require additional information for my application to be considered "complete" AND hereby authorize the above mentioned applicant to appear before the Commission at a public hearing.


Owner's Signature

9/4/25
Date

Christian P. Myers

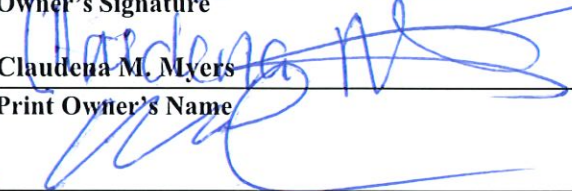
Print Owner's Name


Owner's Signature

9/4/25
Date

Claudena M. Myers

Print Owner's Name


Applicant's Signature

9-4-25
Date

Robert Coste, Inc.

Print Applicant's Name

Commission Member's Signature

Date

Print Commission Member's Name

Commission Member's Signature

Date

Print Commission Member's Name

ESCROW FEES SUBMITTED
FINANCIAL DISCLOSURE STATEMENT

Section 25-1300.15.2 Amounts Specified Are Estimates, of the Ocean City Zoning Ordinance, 88-27, Volume II, reads as follows:

The amounts specified for escrow deposits are estimates, and it is recognized additional escrow fees may be necessary in particular applications. In the event that more than the amount specified for escrow is required in order to pay the reasonable costs incurred, the applicant, shall prior to being permitted to move forward in the approval procedure, or prior to being permitted to move forward in the approval procedure, or prior to obtaining Certificates of Occupancy for any portion of the application project, pay all additional required sums.

.....

I have read Section 25-1300.15.2 and understand that additional escrow fees may be charged at a later date. I herewith agree to pay these additional charged fees. If I fail to pay these fees when requested, I understand that the City will also charge reasonable attorney's fees for the collection of these fees.

Please Print Clearly

Robert Coste -Robert Coste, Inc.

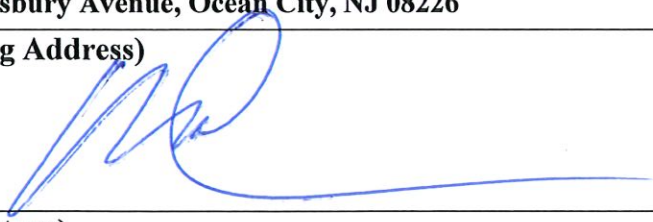
(Name)

609-226-3350

(Daytime Phone)

2113 Asbury Avenue, Ocean City, NJ 08226

(Billing Address)



(Signature)

9-4-25

(Date)

Mc

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF NEW JERSEY HERITAGE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO.

HISTORIC NAME:

LOCATION: 300 Wesley

COMMON NAME:

BLOCK/LOT 306 / 13

MUNICIPALITY:

USGS QUAD:

OWNER/ADDRESS:

COUNTY:

UTM REFERENCES:

Zone/Easting/Northing

DESCRIPTION

Construction Date: 1900s

Source of Date:

Architect:

Builder:

Style:

Form/Plan Type:

Number of Stories:

Foundation:

Exterior Wall Fabric:

Fenestration:

Roof/Chimneys:

Additional Architectural Description:

PHOTO

Negative File No.

