

**CITY OF VINELAND
VS.
ST. JAMES BIBLE DELIVERANCE EVANGELISTIC ASSOCIATION ITS HEIRS,
DEVICES AND PERSONAL REPRESENTATIVES, AND THEIR OR ANY OF THEIR
SUCCESSORS IN RIGHT, TITLE AND INTEREST, AND UNKNOWN
OWNERS/UNKNOWN CLAIMANTS, THEIR HEIRS, DEVISEES AND PERSONAL
REPRESENTATIVES, AND THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT,
TITLE AND INTEREST
REGARDING UNFIT CONDITION OF PREMISES LOCATED
AT 431W. LANDIS AVE, BLOCK 3804, LOT 6
HEARING NOTICE**

PLEASE BE ADVISED that a hearing will be held before the Public Officer of the City of Vineland (or his designee) at Vineland City Hall, 4th Floor Conference Room, 640 E. Wood Street, Vineland, New Jersey at 11:00 am. on August 14, 2026. The purpose of this hearing is (1) to determine why St. James Bible Deliverance Evangelistic Association failed to renovate or demolish the unfit structure located at 431 E. Landis Avenue accordance with the August 4, 2025 Order of the Public Officer issued pursuant to N.J.S.A. 40:48-2.5 and Vineland City Code § 537-1 et seq.; (2) to determine whether the subject property is still unfit for human habitation, occupancy or use, and if so whether, the City should cause the subject building(s) to be renovated or demolished with the cost of renovation or demolition being a lien upon the property.

The City of Vineland, a Municipal Corporation of the State of New Jersey by way of a Complaint against St. James Bible Deliverance Evangelistic Association, its heirs, devices and personal representatives, and their or any of their successors in right, title and interest, and unknown owners/unknown claimants, their heirs, devisees and personal representatives, and their or any of their successors in right, title and interest says:

1. The above property has been the subject of an inspection by a Code Enforcement Officer for the City of Vineland Department of License and Inspections, Code Enforcement Division, pursuant to 537-3 of the Code of the City of Vineland for the condition of the building(s) and premises located thereon, and the structure located thereon declared to be an unsafe structure.
2. The aforementioned inspection disclosed that this building is unfit for human habitation, occupancy or use and is dangerous to the life, health, property or safety of the public.
3. Inspections of said building disclosed conditions which increase the hazards of fire, accident, injury or death to the occupants, and other calamities.
4. The property remains vacant and in a blighted condition, it continues to be unfit for human habitation, occupancy and use, and to negatively impact property values in the area.
5. The building in its present condition, without renovations, demolition or correction of the code violations makes same dangerous to the health and safety of persons on or near said property.

PLEASE BE ADVISED that a hearing will be held before the Public Officer of the City of Vineland (or his designee) in the Conference Room located in the Economic Development Offices on the Fourth Floor of City Hall, 640 E. Wood Street, Vineland, New Jersey on August 14, 2026 at 11:00 AM. The purpose of this hearing is to determine whether the subject property is in need of demolition of said structure(s) and, if so, the City may cause the subject building(s) to be removed or demolished with the cost of demolition being a lien upon the property.

YOU ARE FURTHER NOTICED that you have the right to file an answer in writing to the above complaint and to appear in person and give testimony at the time and place fixed herein. The New Jersey Rules of Evidence shall not apply to the hearing hereinabove scheduled.

Alan G. Giebner, Esq.
Associate Solicitor, City of Vineland
(856)794-4000 x4969