

**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) in the Conference Room located in the Economic Development Offices on the Fourth Floor of City Hall, 640 E. Wood Street, Vineland, New Jersey at 10:00 am. on September 15, 2026. The purpose of this hearing is (1) to determine why St. James Bible Deliverance Evangelistic Association failed to comply with the Order issued by the Public Officer, pursuant to **N.J.S.A. 40:48-2.5** and Vineland City Code § **537-1 et seq**, as a result of a hearing held on August 4, 2026 regarding the condition of the building located at 431 E. Landis Avenue; and (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 by way of complaint says:

As the result of a hearing held on August 4, 2026, at which Pastor Paul Lacy and Assistant Pastor Valerie Robinson were present and provided an opportunity to testify, the Public Officer determined that (1) the structure located at 431 W. Landis Avenue was unfit for human habitation, occupancy, or use, and that the property was dangerous to the life, health, property, and safety of the public; (2) the roof, or portions thereof, had collapsed subjecting the interior of the property to the elements and accelerated deterioration; (3) the Property constituted a blight negatively affecting the economic interest of the neighboring properties; (4) and the defects to the structure increased the hazards of fire, accident, or other calamities. Pastor Paul Lacy and Assistant Pastor Valerie Robinson testified at the August 4, 2026 hearing that the property had suffered extensive fire damage approximately 15 years before but that the roof collapse had only occurred within the prior 6 months.

As the result of the August 4, 2025 hearing the Public Officer, based on the above determinations and testimony Ordered: (1) that the air conditioning unit be removed from the roof and the roof secured no later than December 30, 2025; (2) that the property owner continue to secure and maintain the building in accordance with the City of Vineland Property Maintenance Code; and

(3) that the property owner continue to diligently pursue all necessary financing and other steps necessary to renovate of the structure.

The property owner has failed to comply with the August 4, 2025 Order and the property and building thereon continue to be unfit for human habitation, occupancy, or use. The property remains in a blighted condition negatively impacting property values in the area. The property and the structure located thereon continue to be unsafe and the roof remains unsecure. The condition of the property increases the hazards of fire, accident, injury or and other calamities and is dangerous to the health and safety of persons on or near said 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.

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