

**CITY OF VINELAND
VS.
DEBRA K. SCHASER, HER HEIRS, DEVISES 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
247 E. FOREST GROVE ROAD
BLOCK 909, LOT 3
ORDER TO DEMOLISH OR RENOVATE**

Notice, constructive or actual, having been given to the above interested parties of an opportunity to appear on September 15, 2026 and be heard regarding the condition of the above listed building(s) and premises; and the property owner Debra Schaser having appeared and testified on her own behalf; and Derek Leary having testified on behalf of the City of Vineland, the Public Officer of the City of Vineland, hereby determines that the building(s) and premises are unfit for human habitation, occupancy and use, and is otherwise unsafe. The following are findings of fact in support of such determination:

1. As the result of a hearing held on September 17, 2025 the property was determined to be unfit for human habitation, occupancy, or use and dangerous to the life, health, property, and safety of the public. It was further determined that the house was damaged, decayed, dilapidated structurally unsafe to the point that a partial or complete collapse was possible. The property was not being maintained and constituted a blight negatively affecting the economic interest of the neighboring properties.
2. As a result of the September 17, 2025 hearing the property owner was order to complete all renovations necessary to close in the house and render it weatherproof by November 17, 2025, or demolish the structure by December 17, 2025. In the event the house was rendered weather proof by November 17, 2026, the property owner was ordered to complete all necessary repairs alterations, and improvements to render the property habitable no later than March 17, 2026, or demolish the structure by April 17, 2026.
3. Despite ample opportunity to do so, the property owner has failed to address any of the foregoing conditions. The structure has not been closed in and rendered weatherproof and continues to deteriorate. The structure remains unfit for human habitation, occupancy, or use, and continues to be dangerous to the life, health, property, and safety of the public. The structure continues to decay and is still dilapidated and structurally unsafe to the point that a partial or complete collapse was possible. The property continues to constitute a blight negatively affecting the economic interest of the neighboring properties.
4. The property owner testified that due to the condition of the house, she has been living in a barn on the property, which does not have running water and described herself as a camper.

5. The property owner also shared an e-mail from Rescue Titan Restoration which provided a preliminary estimate to renovate the house at between \$200,000 and \$300,000, noting that the property needed a significant amount of work, including new electrical, new plumbing, new HVAC, siding, roofing, and interior finishes. The e-mail further noted that funding for the repairs was an issue, and that the property owner may need to rely on GoFundMe or grants. During the September 15, 2026 hearing the property owner was unable to identify a reasonable funding source for the necessary repairs.

6. It is now one (1) year after the prior hearing which resulted in the prior Order to Demolish or Renovate. The times set forth in the previous Order have long expired and the house remains in essentially the same condition, it continues to be open to the elements and continues to deteriorate. It appears that the property owner has no reasonable prospect of obtaining the funding necessary to renovate the house and presented no reasons to extend the deadlines set forth in the September 17, 2025 Order to Renovate or Demolish.

Based on the foregoing, you are hereby ordered to obtain all necessary permits for the demolition or renovation of the house by October 16, 2026.

Renovation of the house includes all necessary repairs, alterations, and improvements that are necessary to render the structure habitable, and to obtain a Certificate of Occupancy or T.C.O. for the property. Demolition of the structure includes removal of the house, together with all auxiliary structures, and includes the removal of the foundation, and basement and all impervious surfaces, and leveling the area to grade with clean fill. Demolition also includes the decommissioning any well and/or septic system servicing the house. The property owner is strongly encouraged for her own safety and health to immediately seek help to find alternative living arrangements such as those suggested to during the September 15, 2026 hearing.

In the event the property is, or has been, transferred before or after the August 4, 2025 hearing, it is ordered that the purchaser or transferee apply to the City of Vineland for a Certificate of Transfer of Title, pursuant to City Code Section 537-10(B)(1)(c), and fully comply with, and be bound by, all the terms and conditions of this Order.

You are further ordered to maintain the property, at all times, in accordance with the City of Vineland Property Maintenance Code.

In the event that you, or any purchaser or transferee fails to comply with the foregoing, the City may proceed with steps to abate the foregoing conditions constituting a danger to the health and safety of all persons on or near the said property and place a lien upon the premises for the costs of same. The City may cause the subject building(s) to be removed or demolished and the cost of demolition shall likewise become a lien upon the property. Additional legal action may be instituted regarding continuing municipal and/or state statutory violations.

You may appeal this Order by filing, within 30 days of the posting and service of this Order, an action for injunctive relief, pursuant to N.J.S.A. 40:48-2.8, seeking to restrain the public officer from carrying out the provisions of this Order.

Richard G. Franchetta, EJD, RMC

Acting Public Officer