

**CITY OF VINELAND
VS.
SAMUEL RICHARDSON JR. AND PAULETHA E. ROSS-RICHARDSON THEIR
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
29 D'SHIBE TERRACE
BLOCK 4207, LOT 24
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 owners, Samuel Richardson, Jr., and Pauletha E. Ross-Richardson having appeared and testified on their own behalf; and James French, Esq. having appeared and testified on behalf of PennyMac Loan Services; 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. The property is vacant, and the structure is unfit for human habitation, occupancy, or use. The property has been declared to be unsafe, and the property owners forced to relocate due to the condition of the property. At present the property is vacant and is dangerous to the life, health, property, and safety of the public. Dilapidation, disrepair, and uncleanness of said building, without renovations, render same dangerous to the health and safety of persons on or near said property. The structure is damaged, decayed, dilapidated structurally unsafe to the point that a partial or complete collapse is possible.

2. The Property constitutes a blight and is otherwise a nuisance, negatively affecting the economic interest of the neighboring properties. The defects to the structure continue to increase the hazards of fire, accident, or other calamities.

3. The foregoing conditions have not been addressed.

Based on the foregoing, and due to the urgency posed by the condition of the property, you are hereby ordered to obtain all necessary permits for the demolition or renovation of the property by October 14, 2016.

The necessary repairs, alterations, and improvements, include all 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 and otherwise bring the premises into full compliance with all statutes and the Vineland City Code. In the event you elect to renovate the property, the Public Officer shall retain jurisdiction to assure that renovations are completed in a safe and expeditious

manner, and may, at his option, have this property scheduled for a additional hearings to address the time necessary to complete the renovations; the need for reports from structural engineers regarding the ongoing stability of the structure, and any safety concerns that may arise from the renovation process.

Demolition of the structure includes all structures on the property, including basements, decommissioning any well and/or septic system servicing the structure, and the removal of all impervious surfaces, and backfilling to grade with clean fill. In the event you elect to demolish the structure the Public Officer shall retain jurisdiction until the demolition is completed and the permit closed out.

In the event the property is, or has been, transferred before or after the September 15, 2026 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