

**CITY OF VINELAND
VS.
REJOYCE, A NJ NONPROFIT CORPORATION ITS 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
542 BROADLAWN TERRACE
BLOCK 2305, LOT 16
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 Anthony McAnany, the listing broker for the property, having appeared and testified on behalf of the property owner 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 a blight and nuisance negatively impacting the neighborhood and residences therein. The following are findings of fact in support of such determination:

1. One or more of the gutters have become detached, the property is vacant, not fully secure, and has been the source of neighborhood complaints regarding trespassing, unauthorized occupation, and ferrel/stray cats.
2. The rear portion of the property has not been maintained. Attached hereto is a copy of the City of Vineland's tax map showing the property to make the property owner aware of the area that it responsible for maintaining.
3. The Property constitutes a blight negatively affecting the economic interest of the neighboring properties.
3. The Owner has failed to address the foregoing conditions.

Based on the foregoing, the property owner is hereby ordered to: (a) bring the entire property, including the rear portion thereof, in compliance with the City of Vineland's Property Maintenance Code; (b) completely secure the house by boarding of all broken windows; (c) replace or repair all broken, loss, or detached gutters; and (d) provide the City of Vineland Police Department with a Power of Attorney to allow the enforcement of trespassing laws. All of the foregoing shall be completed no later than October 15, 2026. Thereafter the property owner is Ordered to continue to maintain the entire property in compliance with the City of Vineland's Property Maintenance Code and assure that the house continues to be fully secure until the property is sold in an arm's length transaction, at which time this Order shall terminate.

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