

**CITY OF VINELAND
VS.
KAYLA KERR, EXECUTOR OF THE ESTATE OF NANCY PARKIN, HER 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
870 E. ELMER ROAD
BLOCK 5804, LOT 52
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 and lien holder having failed to appear and Moshe Rothenberg appeared and testified on his 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. The former machine shop at the rear of the property is vacant, and the structure is unfit for human habitation, occupancy, or use. The Property has been left 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 defects to the structure continue to increase the hazards of fire, accident, or other calamities. The structure is damaged, decayed, dilapidated structurally unsafe to the point that a partial or complete collapse is possible.
2. The property as a whole is not being maintained. The property constitutes a blight negatively affecting the economic interest of the neighboring properties.
3. The property Owner has failed to address the foregoing conditions.
4. Moshe Rothenberg testified that house on the property is a duplex and he has been renting one of the units since around 2010 to be used as a law office. The current property owner apparently has no interest in the property and in fact he pays rent directly to the lien holder. His concern is the need to relocate his law practice.

Based on the foregoing, you are hereby ordered to obtain all necessary permits for the demolition or renovation of the former machine shop and all auxiliary structures on the property, except the house on the front portion of the property, no later than October 15, 2026 and complete the renovations or demolition no later than January 13, 2027.

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 structure and otherwise bring the premises into full compliance with all statutes and the Vineland City Code. Demolition of the structure includes all structures on the property, including basements, removal of all impervious surfaces in an around the machine shop, and backfilling to the extend necessary to grade with clean fill. 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