

**CITY OF VINELAND
VS.
MAHALAXMI PROPERTIES 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
271 S. DELSEA DRIVE
BLOCK 3701, LOT 1
ORDER TO DEMOLISH OR RENOVATE**

The City of Vineland, a Municipal Corporation of the State of New Jersey by way of a Complaint against Mahalaxmi Properties LLC, its heirs, devisees 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 says:

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 Sukhjot Singh, a prospective purchaser of the property having submitted a written proposal for the development of the property 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 existing structures are 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 structures, without renovations, render same dangerous to the health and safety of persons on or near said property. The structure is damaged, decayed, and dilapidated.
2. The property is not being maintained. The Property constitutes a blight 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 Owner has failed to address the foregoing conditions.

Based on the foregoing, the property owner is hereby ordered to bring the property into compliance with the City of Vineland's Property Maintenance Code, provide the City of Vineland Police Department with a Power of Attorney to allow the enforcement of trespassing laws, and paint the existing structures by October 30, 2026. Thereafter the property owner has until December 29, 2026 to sell the property.

In the event the property is sold on or before December 29, 2026, the following time periods shall be applicable to the purchaser or any transferee:

Within 120 days of closing the purchaser or transferee shall obtain, from the appropriate land use board, all approvals necessary for the proposed development of the property.

Within 45 days of receiving approval from the appropriate land use board, the purchaser or transferee shall pull all permits necessary for the development of the property.

Within 2 years of obtaining approval for the development of the property the purchaser or transferee shall complete the construction of the proposed improvements as evidenced by the issuance of a C.O. or T.C.O.

Any extension of the foregoing time periods shall be only for good cause and must be approved, in writing, the Public Officer in his or her sole discretion. In the event the purchaser or any transferee fails to comply with the foregoing time periods, including the October 30th deadline for bringing the property into compliance with the City of Vineland's Property Maintenance Code and painting the structures, the December 29th deadline for the sale of the property, and various deadlines for the development of the property, the property owner, purchaser or transferee, as the case may be, is Ordered to demolish all structures within 45 days of the expiration of the missed deadline.

Demolition includes all structures on the property, including basements, decommissioning any well and/or septic system septic system servicing the structure, and removal of all impervious services, and backfilling to grade with clean fill.

It is further ordered that any purchaser or transferee 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