

**CITY OF VINELAND
VS.
ST. JAMES BIBLE DELIVERANCE EVANGELISTIC ASSOCIATION ITS 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
431W. LANDIS AVE.
BLOCK 3804, LOT 6
ORDER TO RENOVATE OR DEMOLISH**

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 Pastor Paul Lacy 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 unfit for human habitation, occupancy and use, blighted and unsafe. The following are findings of fact in support of such determination:

1. As the result of a hearing held on August 4, 2025, it was previously determined that the property was unfit for human habitation, occupancy, or use and is dangerous to the life, health, property, and safety of the public. The roof, or portions thereof, had collapsed subjecting the interior of the property to the elements. It was further determined that the structure 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 August 4, 2025 hearing the property owner was order to (1) remove the air conditioning unit from the collapsed roof and secure the roof no later than December 30, 2025; (2) continue to secure and maintain the building in accordance with the City of Vineland Property Maintenance Code; and (3) continue to diligently pursue all necessary financing and other steps necessary to renovate of the structure for use in furtherance of its non-profit mission. It was further Ordered that if the roof was not secured on or before December 30, 2025, or the property owner failed to maintain the property, or failed to keep the property secure, that the property owner obtain all appropriate permits for removal or demolition of said structure(s), in conformance with the Uniform Construction Code, and complete the demolition no later than February 27, 2026.
3. Despite ample opportunity to do so, the property owner failed to timely remove the air conditioning unit from the roof and has failed to address the other conditions set forth in the August 4, 2025 Order. The portions of the roof that had collapsed have not been addressed and the interior continues to be subject to the elements. The property 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. Pastor Paul Lacy testified that the air conditioning unit has been removed from the roof, but the collapsed areas of the roof have not been addressed and are too large to be secured by tarps. Pastor Lacy further testified that he has the funding to replace the front roof over the retail portion of the property and is seeking a grant through the City of Vineland's Operation Beautify Program for repair the façade. The Operation Beautify Program Administrator was not available to testify at the hearing but subsequently stated that the program is currently out of funding, and funding for façade improvement for 431 W. Landis Avenue was never approved.

5. It is now more than 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, with the exception of the removal of the air conditioning unit, the property remains in essentially the same condition and continues to be open to the elements and continues to be an eyesore and blight. It also appears that the property owner has made no progress in obtaining the funding necessary to renovate property or repair/replace the roof.

Based on the foregoing, you are hereby ordered to (a) obtain all necessary permits and replace the front portion of the roof over the retail area no later than October 15, 2026; (b) obtain all necessary permits and complete all necessary repairs to the façade no later than December 14, 2026; (c) continue to maintain the property in accordance with the City of Vineland Property Maintenance Code; and (d) diligently pursue funding for the repair/replacement of the roof and other steps necessary to renovate the structure for use in furtherance of your non-profit mission.

In the event that you, or any purchaser or transferee fails to comply with any of the foregoing, the City may proceed with steps to abate the foregoing conditions 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.

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 fully comply with, and be bound by, all the terms and conditions of this Order.

The steps outlined in this Order will not render the property fit for human occupation, occupancy, or use, or correct the blighted condition of the property. Accordingly, the City of Vineland reserves the right to reschedule the property for a further hearing to determine the property owner's progress in obtaining the necessary funding, compliance with this Order, and whether the property should be demolished.

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