



ENGINEERING, LLC

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April 10, 2024

Mr. Scott England
Regan Young England Butera, P.C.
456 High Street
Mount Holly, NJ 08060

Re: Tabernacle Town Hall
Structural Inspection
163 Carranza Road
Tabernacle, NJ

Dear Sir:

On April 9, 2024, I was requested to perform a structural inspection of the Tabernacle Town Hall, 163 Carranza Road, Tabernacle, New Jersey.

I visually observed the above referenced existing property to structurally evaluate the overall structure. The existing building is a two story building with a full attic and basement. It was constructed in approximately 1874. The building has currently been declared unsafe for occupancy by the construction official. The last use for the structure was administrative offices and court for the Township.

The building structure consists of wood framing supported on interior wood beams and columns. The exterior foundation walls are rubble stone. The roof structure consists of roof rafters that span from the eave to the ridge supported by a midspan strong back. There are unconventional wood trusses that also span the entire attic that support this strong back or flat member.

It is my understanding that the building has been declared unsafe and is scheduled for demolition. I agree with this conclusion and course of action. The building has numerous structural deficiencies that require immediate action. Given its location to Medford Lakes Road and current disrepair, it is a potential threat to the life, safety and welfare of the public. This building is unsafe and should be demolished as soon as possible.



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Observations

1. The rubble stone foundation wall was noted to be damp. The cement parging and mortar joints have been removed in numerous areas. Some stones could be easily removed by hand.
2. There are several cracks and damaged foundation areas visible from the outside. This includes vertical cracking, spalling of the stucco coating, and deterioration of the ramp wall.
3. Several first floor joists are cracked. This indicates that the joists have been overloaded to failure.
4. Several main support beams are cracked. This indicates that the beams have been overloaded to failure. As a result of this observation, temporary support walls have been erected below the joists in the basement area. No foundation was noted below the support wall.
5. The main beams have several support shims between the masonry pier and the beam. These shims are numerous and excessive.
6. Steel supports and steel beam reinforcement were erected in one portion of the basement. One steel beam was found to have deflected and rotated. No column footings were noted below the steel columns.
7. Evidence exists of past termite infestation. This damage was not repaired.
8. Several wood member to wood member connections are inadequate.
9. Severe deterioration of one main beam at the exterior wall was found. The stone is cracked and has shifted, the beam has deflected and is cracked. The wood has deteriorated.
10. The stairs from the basement to the first floor are cut stringers stairs. They are structurally inadequate.
11. The electrical panel is attached to a damp wet foundation wall.
12. The first floor is visibly not level and pitches significantly.



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13. Movement in the first floor ceiling was noted at the hard ceilings. There are gaps at the junction of the first floor walls to the ceiling. There is cracking visible within the ceiling.
14. The exterior rear entrance canopy has failed at the rear exterior column.
15. There are numerous drywall screws used to secure the exterior siding. This improper and will result in deterioration of the main wood support wall.
16. There are numerous gaps visible within the exterior siding.
17. The stair from the first floor to the second floor is a cut stringer. These members are structurally inadequate.
18. The second floor is visibly not level and pitches significantly.
19. The attic roof rafter is spliced. This connection is structurally inadequate.
20. There are missing battens within the roof.
21. There is evidence of past and current roof leakage.
22. The connections of the wood trusses are inadequate and improper.
23. Missing shingles were noted.

Conclusions

Due to the numerous deficiencies noted, it is my professional opinion that building is structurally inadequate, unsafe and potentially a threat to the general public. It is structurally inadequate for the prior use and requires not only repair for loading but also for vast deterioration. Further, the building would also require modification due to the requirement of the current codes. It does not conform to present day building codes for loading, lateral loading, egress, ADA access, ADA restrooms, storm water management, etc. Virtually the entire building would have to be taken apart and reconstructed within the confines of the existing structure. Each condition would have to be evaluated on a case by case basis and repaired with temporary shoring, jacking, removal and replacement.



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Alternately, the building can be demolished and reconstructed. The new building would conform to the present codes and be constructed with modern materials employing modern methods.

In conclusion, the existing building has numerous structural deficiencies that require immediate action. Given its location, it is a potential threat to the life, safety and welfare of the public. This building is unsafe and should be demolished as soon as possible.

If you have any questions regarding the above, please do not hesitate to contact me at your convenience.



JBR:njc

Very truly yours,

SE2 ENGINEERING, LLC

JAY B. ROSEN
Professional Engineer