



June 8, 2023

Tom Hunt  
Stockton Borough  
2 S. Main St.  
P.O. Box M  
Stockton NJ 08559

**Subject:** Stockton School Inspection  
**Location:** 19 S Main St, Stockton, NJ 08559

Tom,

Statewide Insurance Fund is providing the following loss control inspection report that was conducted for the Stockton School historic building located at 19 S Main St, Stockton, NJ 08559 on June 2nd, 2023. All inspections were conducted to the current PEOSH standards along with loss control safety recommendations.

This building does have a unique history – built in 1872 and used in some form up until 2018 when it was at that point the oldest continually operating school in New Jersey. The building is on the National Register of Historic Places. Currently, the borough is considering a purchase of this building from the school system, so loss control was requested to conduct a walk-through inspection of the facility, and safety recommendations are summarized in the following inspection form. All recommendations should be addressed to ensure the safety of employees and compliance with current standards if the building is purchased by the borough. Documentation of all corrective action should be kept and filed along with invoices for any parts purchased for the repair. If a repair requires a partial or full shutdown of any equipment, a notation should be made in the file as to what steps were taken to ensure the equipment was not used until the repair was completed.

We ask that you consider these recommendations that are outlined in the report.

Thank you for the opportunity to inspect the Stockton School. If you have any questions or require additional assistance, please feel free to contact me at 862-926-7404 or email me at [dberkenbush@sifnj.com](mailto:dberkenbush@sifnj.com).

Sincerely,

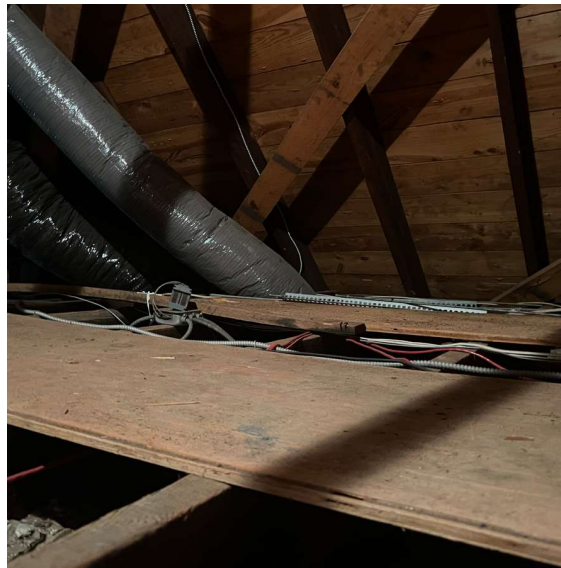
David Berkenbush  
Risk Control Consultant  
Statewide Insurance Fund  
One Sylvan Way  
Parsippany, NJ 07054

**Items of concern:**

- 1) Ensure the main level access slope meets ADA standards and approved by a qualified engineer:



- 2) Ensure all wiring meets current code – exposed wires observed in the basement bathroom and potentially in the limited access attic as well:



3) Rear access stairs are in need of repair:



4) Basement pump backup battery needs to be protected.



5) On the main level the building has significant floor sloping in all three rooms. Ensure the sloping is not a sign of structural instability by a qualified engineer.





- 6) Confirm aging bathroom facilities will be able to meet ADA compliance:



- 7) Significant vegetation growth in gutter may impact roof and cause water damage. Both a roof and gutter inspection are recommended by a qualified engineer:



- 8) The rear of the building has a facing slope that could lead to water damage during a storm – rainwater runoff and gutter drainage should be examined by a qualified engineer:



9) Confirm basement emergency exit is in compliance with current fire evacuation standards:



*The loss control and safety training services are provided to assist the Statewide Insurance Fund members in recognizing operational risk. Any evaluations provided to the member reflect only the conditions and practices that are discovered at the time of Statewide Insurance Fund visits. Statewide Insurance Fund and/or Public Risk Underwriters of New Jersey, Inc. make no warranties or representations of any kind. Specifically, Statewide Insurance Fund and/or Public Risk Underwriters of New Jersey, Inc. does not warrant that hazards of Statewide Insurance Fund members are discovered, adequately controlled or that employees, property, operations, workplaces, machinery, or equipment are safe or in compliance with any law, rule or regulation.*