



## State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Natural and Historic Resources, Historic Preservation Office  
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JON S. CORZINE  
Governor

LISA P. JACKSON  
Commissioner

October 1, 2007  
HPO J 2007-1 PROD  
05-1034-6, 05-1034-7  
05-1034-8

Ramah Chansen  
Senior Licensing Analyst  
Office of the Comptroller of Currency  
Administrator of National Banks  
250 E Street SW  
Mail Stop 713  
Washington, DC 20219

Re: Site Visit  
Valley National Bank  
Forney Clinic  
94 North Main Street  
Milltown, Middlesex County

Dear Ms. Chansen:

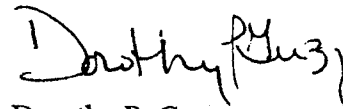
I am writing in regard to the site visit made by Meghan MacWilliams Baratta and Robin Stancampiano, of my staff, on September 25, 2007. The site visit, which you requested in the September 18, 2007 conference call between you, my staff, Valley National Bank (VNB) and a few representatives from the public, was very helpful. Thank you to VNB and their consultants, who made themselves available to answer any questions. Based on the visit, it is evident that the house has suffered from deferred maintenance and therefore is in need of multiple repairs. Although in the HPO's professional opinion the building can be rehabilitated, we concur with Salvatore Corvino, VNB's architect, that adaptive reuse as a bank is not the best option for this building due to the extensive remodeling needed and subsequent loss of integrity. As stewards of historic properties in New Jersey, we recommend that the property be rehabilitated in its current use as a residential/commercial rental property. In its current use, the owner could utilize both the Historic Rehabilitation Tax Credit and the Rehabilitation Subcode. Funding may be available through New Jersey's Department of Community Affairs ([www.state.nj.us/dca](http://www.state.nj.us/dca)), the New Jersey Housing Mortgage Finance Agency ([www.state.nj.us/dca/hmfa](http://www.state.nj.us/dca/hmfa)), as well as other possible sources.

As the HPO has stated in our consultation comments dated September 26, 2006, HPO I 2006-106 PROD, the demolition of the Forney Clinic, a property eligible for inclusion on the National Register of Historic Places, is an adverse effect pursuant to §800.5(a)(1). According to §800.6(b)(1)(iv), in the event that the OCC decides to permit this adverse effect, the OCC and the SHPO shall execute a memorandum of agreement (MOA). In

accordance with 800.6(c)(2) The OCC may invite additional parties to be signatories to the MOA. Any such party that signs the MOA shall have the same rights with regard to seeking amendments or termination of the agreement as other signatories. I recommend that, in the event that the OCC pursue an MOA, the signatories are: the OCC, the HPO, VNB, and a representative group or groups from the public, such as the Milltown Historic Society and/or the Milltown Preservation Advisory Board.

If you have any questions regarding this letter or the September 25, 2007 site visit, please contact Meghan MacWilliams Baratta, of my staff, at (609) 292-1253 or [meghan.baratta@DEP.State.NJ.US](mailto:meghan.baratta@DEP.State.NJ.US). Thank you for the opportunity to comment on this project. We look forward to continuing consultation with you.

Sincerely,



Dorothy P. Guzzo  
Deputy State Historic  
Preservation Officer

DPG/mmb

- C: Michael J. Ghabrial, Valley National Bank  
Fredric Azrak, Azrak & Associates, L.L.C.  
Peter McArthur, Azrak & Associates, L.L.C.  
Steve Hildner, Office of Congressman Holt  
Mayor Gloria Bradford, Borough of Milltown  
Ron Emrich, Preservation New Jersey  
Philip Rosenbach, Berman Rosenbach  
Patrick Diegnan, Jr.  
Stacy Waters, Milltown Preservation Advisory Board  
Michael P. Shakarjian, Milltown Environmental Commission  
Anna Aschkenes, Middlesex County Cultural and Heritage Commission  
Debora Acierno  
Ian Burrow, Hunter Research  
Milltown Shade Tree Commission  
Alan Godber, Milltown Environmental Commission  
Kathy Heilman, Milltown Historical Society  
Carol A. and Charles Jegou  
Susan Plumeau  
Michael Lewycky  
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Thomas R. Besold  
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Alex Weiner  
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Dr. James Strimple  
William Sigle

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