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January 22, 2024

**VIA HAND DELIVERY**

Ms. Mariela Castro, Board Secretary  
Borough of Oakland Zoning Board  
One Municipal Plaza  
Oakland, New Jersey 07436

**Re: Patrick Kroog  
19 Ramapo Valley Road  
Block 2517, Lot 5 (formerly Block 1125, Lot 6.01)  
Oakland, New Jersey**

**WHISPERING WOODS HEARING FEBRUARY 6, 2024**

Dear Ms. Castro:

This office represents the Applicant, Patrick Kroog in connection with the property located at 19 Ramapo Valley Road, Oakland, New Jersey ("Property"). As you know, the Applicant was denied approval to install an addition on the existing single-family dwelling, along with a three-car garage, walkway, turn around driveway and associated site improvements on August 8, 2023 ("Denial"). Thereafter, the Applicant filed an appeal with the Superior Court of New Jersey, Law Division on September 12, 2023, Docket No. BER-L-004903-23, (the "Litigation") challenging the Board's Denial. The Parties subsequently entered into a settlement agreement to present a revised plan to the Board of Adjustment pursuant to Whispering Woods at Bamm Hollow, Inc. v. Twp. Of Middletown Planning Board, 200 N.J. Super 161 (Law Div. 1987) ("Whispering Woods Hearing").

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In anticipation of the Whispering Woods Hearing scheduled for February 6, 2024, kindly find twenty (20) signed and sealed sets of the *revised* Plan prepared by Paradigm Architecture Design and Consulting, last revised January 3, 2024 (7 Sheets).

We very much look forward to presenting the proposed settlement to your Board on February 6<sup>th</sup>. As always, we thank you for your professional attention.

Sincerely,

*/s/ Jennifer M. Berardo*

Jennifer M. Berardo

JMB/lvg  
Enclosures

Cc: **VIA EMAIL**  
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