



**EWING STREET**  
(41.5' RIGHT-OF-WAY PER TAX MAP)

REFERENCE:  
DEED BOOK 2177, PAGE 590.

CERTIFIED TO:  
FENGQIAO LU  
JIANSHE WU

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION & BELIEF, THIS MAP OR PLAN IS A RESULT OF A FIELD SURVEY MADE IN MAY 2022 BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, NJAC 13:40-5.1 LAND SURVEYOR, PREPARATION OF LAND SURVEYS".

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF, THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

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- A. TO THE TITLE INSURER SO IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON.
- B. TO THE MORTGAGE HOLDER THE DECLARATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS.

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**Landmark Surveys**  
51 BRIDGE STREET  
HIGHTSTOWN, N.J. 08520-2277  
OFFICE (732) 548-8782  
WWW.LMSPLS.COM

REV#	DATE	REVISION

OTTO CRAIG ROSSMEYER  
PROFESSIONAL LAND SURVEYOR, N.J. LIC. No. 43214

**PROPERTY SURVEY  
FOR  
FENGQIAO LU & JIANSHE WU**

MERCER COUNTY	NEW JERSEY	
BLOCK 7203	TOWNSHIP OF PRINCETON	LOT 8
LS #22081	TAX SHEET NO. 72	DATE: 05-20-2022
SHEET : OF 1	DRAWN BY: HC	CHCKD BY: OCR
DESIGNED BY: OCR	SCALE: 1" = 20'	



**PRINCETON ZONING BOARD OF ADJUSTMENT  
COUNTY OF MERCER**

**Feng Qiao Lu—Owner and Applicant  
246 Valley Road  
Block 7203, Lot 8  
File No. Z22-224**

**FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION GRANTING  
“C” VARIANCE**

**WHEREAS**, the Applicant Feng Qiao Lu has applied for “c” variances pursuant to *N.J.S.A.* 40A: 55D-70 (c) for property located at 246 Valley Road, Princeton, New Jersey (being Block 7203, Lot 8 on the Princeton Tax Map), in the R6 zoning district of the former Princeton Township; and

**WHEREAS**, the Board held public hearings on the application on November 8, 2023 and December 13, 2023; and

**WHEREAS**, the Board reviewed the following testimony and evidence presented at the hearing:

1. Feng Qiao Lu is the owner of 246 Valley Road, Princeton, NJ, Block 7203, Lot 8, the subject property (“the Property”), which is located in the R6 zoning district of the former Princeton Township and the Applicant in the pending application.
2. The Property is subject to the use and bulk regulations set forth in Sections 10B-246, 253 and 255 of the former Princeton Township Land Use Ordinance.
3. The Applicant has complied with the notification and publication requirements of the Municipal Land Use Law. All property taxes due and owing for the subject property are paid in full as are the professional fees/escrow account in connection with the within application.
4. The Applicant seeks to expand the existing driveway in exception to the required parking setbacks and requires variance relief.
5. Derek Bridger, Zoning Officer, testified regarding his memorandums dated September 13, 2023, and December 8, 2023. He advised that the existing single-family use is permitted as of right. Mr. Bridger advised that the subject lot is non-complying with respect to the following bulk requirement:

1. Lot Area	Required- 10,891 sf.	Existing- 10,391 sf.
2. Lot Depth	Required-85 ft.	Existing- 69.28 ft.

Mr. Bridger further testified that the existing residence is noncompliant with an existing side yard setback of 9.51 feet and a zone requirement of 15 ft. He reviewed the zoning history of the Property. He advised that the Applicant was granted variance relief in 1971 to construct a 9’9” by 33.’6” addition to the rear of the structure and in 2018 received approval for the construction of a two-story addition to the rear of the existing residence.

Mr. Bridger further testified a summons was issued to the Applicant dated February 11, 2023, for renting rooms without zoning approval. The violation was corrected, and the Applicant is renting the property to a group of individuals living as a family unit.

Mr. Bridger noted that the proposed project results in more than 400 sf. of net new impervious coverage and that a stormwater plan will be required prior to the issuance of a zoning permit if the application is approved. In addition, Mr. Bridger advised that the Applicant has expanded the existing curb cut to accommodate the wider driveway. He noted that the curb cut is in the public right of way and that a license agreement from Mayor and Council will be required if the application is approved by the Board.

Mr. Bridger testified that the Applicant's initial application sought approval for the following variances:

Side Yard Parking Setback	Required: 5 ft.	Proposed: 2 ft.
Driveway Width at Property Line:	Maximum: 10 ft.	Proposed: 25 ft.
Driveway Width for first 75 ft:	Maximum: 22 ft.	Proposed: 25 ft.

In response to the Board's comments at the initial hearing, Mr. Bridger advised that the Applicant revised her application to eliminate the requested side yard parking variance and driveway width variance for the first 75 feet, but that she still seeks a variance to allow the driveway width at the Property line to be 22 feet.

Mr. Bridger reviewed the required criteria for granting the requested variances.

6. Feng Qiao Lu testified at the initial hearing on November 8, 2023 hearing. She apologized for altering the driveway and curb cut without prior approval. Ms. Lu explained that the Property is located close to the Valley Road intersection with Ewing Street and that no parking is allowed on the north side of the street. Ms. Lu further testified that her tenants are unable to park their cars on a compliant driveway without parking in the front yard setback which violates the zoning bulk standards. In response to Board comments, Ms. Lu asked to carry her application in order to make changes responsive to the Board's concerns.

Qiao Dinallo, Ms. Lu's daughter, testified on her behalf at the December 13, 2023, hearing. Ms. Dinallo advised that the Applicant had revised her application to eliminate all variances but for the variance for a driveway width at the property line to allow a width of 22 feet. She explained that a two-car width driveway was necessary in order to allow adequate parking space for the tenants' cars outside of the front yard setback. In response to Board comments, Ms. Dinallo agreed that municipal ordinances do not allow parking in front of the Property and that the Property is located very close to the intersection of Valley Road and Ewing Street which restricts the ability to park on the south side of the street.

7. The application was opened to public comment and no comment was provided. **AND WHEREAS**, based upon the following findings, the Board of Adjustment has determined and concluded that relief should be granted, by way of a bulk variance to permit a driveway width of 22 feet at the Property line as follows:

1. Feng Qiao Lu is the owner of 246 Valley Road, Princeton, NJ, Block 7203, Lot 8, the subject property (“the Property”), which is located in the R6 zoning district of the former Princeton Township and the Applicant in the pending application.
2. The Property is subject to the use and bulk regulations set forth in Sections 10B-246, 253 and 255 of the former Princeton Township Land Use Ordinance.
3. The Applicant has complied with the notification and publication requirements of the Municipal Land Use Law. All property taxes due and owing for the subject property are paid in full as are the professional fees/escrow account in connection with the within application.
4. The Applicant seeks to expand the width of the existing driveway to allow a driveway width of 22 feet at the Property line in exception to the required zone requirements and requires variance relief.
5. The Board entertained authority over the application under *N.J.S.A. 40:55D-70 (c)* of the Municipal Land Use Law.
6. The Board finds that the location of the Property is unique due to its proximity to the Princeton Shopping Center and the inability for the occupants of the existing single-family residence to park on Valley Road due to municipal prohibition on the north side and practical difficulties on the south side given the proximity to the intersection of Valley Road and Ewing Street. The Board further finds that allowing an expanded driveway width would allow the home’s occupants to park in a compliant location on the Property, which would eliminate parking in the front yard setback and provide a more desirable visual appearance.
7. The Municipal Land Use Law (MLUL) gives the Board the power to grant a C (1) hardship variance whereby reason of exceptional narrowness, shallowness, or shape of a property or by reason of exceptional topographic conditions or physical features affecting a property or the structures thereon, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property. In addition, the MLUL gives the Board the power to grant “flexible c” variance, *N.J.S.A. 40:55D-70(c) (2)* when the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance and the benefits of the deviation would substantially outweigh any detriment.

Here, the Board finds that the Property is situated in a unique location with respect to traffic impacts, in light of its closeness to the intersection of Valley Road and Ewing Street and its proximity to the Princeton Shopping Center and that a variance for the driveway width will eliminate the need for the home’s residents to parking in the front yard setback. The Board finds that denial of the variance would present a particular hardship for the Applicant as a result of the location of the Property and would also promote the purposes of zoning by facilitating a more desirable visual environment pursuant to *N.J.S.A. 40:55D-2 (i)* by eliminating the need for parking in the front yard setback. The Board further finds, based on the foregoing findings, that variances can be granted without substantial detriment to the public good nor will such relief impair the intent and purpose of the zone plan and ordinances.

The Board further finds, based on the foregoing, that allowing a curb cut of 20 feet would permit the most appropriate ingress and egress for the driveway and recommends that the governing body approve such a curb cut.

NOW, THEREFORE, BE IT RESOLVED based upon the foregoing findings of fact and conclusions, the Princeton Zoning Board of Adjustment does hereby grant to the Applicant Feng Qiao Lu a c (1) variance to allow a driveway width of 14 feet at the Property line in accordance with the application, plans and testimony subject to the following conditions:(1) Submission of stormwater management plan for review and approval by municipal staff; (2) Approval by the governing body to allow the required curb cut; (3) Confirmation of payment by Applicant of current outstanding taxes and outstanding professional review fees including supplementation of escrow account if necessary.

ROLL CALL VOTE ON MOTION TO APPROVE "C" VARIANCE  
(December 13, 2023)

Moved by: Davidge  
Seconded by: Chen  
Those in Favor: Chen, Cohen, Coulson, Davidge, Floyd, Stein  
Those Opposed: Schreiber  
Those Absent: Tenenbaum

ROLL CALL VOTE ON MOTION TO APPROVE  
RESOLUTION OF MEMORIALIZATION (January 24, 2024)

Moved by: Chen  
Seconded by: Coulson  
Those in Favor: Chen, Cohen, Coulson, Davidge

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the municipality of Princeton at its meeting held on January 24, 2024. This Resolution memorializes said action taken by the Board at its meeting on December 13, 2023.

Claudia Ceballos  
Claudia Ceballos, Secretary