

# MASON, GRIFFIN & PIERSON

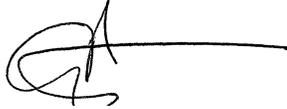
A PROFESSIONAL CORPORATION  
COUNSELLORS AT LAW

## MEMORANDUM

*via Electronic Mail*

To: Mayor and Council of Municipality of Princeton

From: Edwin W. Schmierer, Esq.  
Assistant Municipal Attorney



Date: November 17, 2025

**Re: Municipality of Princeton - Fengqiao Lu: 246 Valley Road License Agreement**

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Fengqiao Lu obtained a variance from the Princeton Zoning Board of Adjustment to permit a 22-foot-wide curb cut to the driveway on her property located at 246 Valley Road. The variance as granted is to facilitate appropriate parking on said property and provide for safe ingress and egress for the property. The Zoning Board approval, however, was subject to the property owner entering into a License Agreement since the curb cut encroaches into the Valley Road right-of-way.

To this end, I have prepared and attach hereto a proposed Resolution and License Agreement for the curb cut.

We would appreciate very much if you would consider this request at your meeting on November 24, 2025.

Encl.

**MASON, GRIFFIN & PIERSON**  
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COUNSELLORS AT LAW

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cc: *(via email):*

Bernard Hvozdovic Jr., Administrator

Deanna Stockton, PE, Municipal Engineer

Derek W. Bridger, Princeton Zoning Officer

Claudia Ceballos, Zoning Board of Adjustment Secretary/Administrative Coordinator

Trishka W. Cecil, Esq., Princeton Attorney

Fengqiao Lu, Proposed Licensee