

TOWNSHIP OF SPRINGFIELD, UNION COUNTY, NEW JERSEY
NOTICE OF INTRODUCTION
ORDINANCE 2026-20

PUBLIC NOTICE is hereby given that Ordinance 2026-20 entitled:

ORDINANCE (a) AMENDS THE LAND USE PROVISIONS AT CHAPTER 35 OF THE TOWNSHIP CODE WITHIN §35-10.1 (AMENDMENTS TO ZONING MAP) TO REZONE THE REAR PORTIONS OF THE PROPERTIES LOCATED AT 171 ROUTE 22 EAST BOUND (BLOCK 3703, LOT 1), 99 ROUTE 22 EAST BOUND (BLOCK 3801, LOT 5), AND 391 ROUTE 22 EAST BOUND (BLOCK 3903, LOT 2) FROM THE GENERAL INDUSTRIAL (1-40) ZONE DISTRICT TO THE HIGHWAY COMMERCIAL (H-C) ZONE DISTRICT AND (b) RESCINDS AND REPEALS TOWNSHIP ORDINANCE NO. 2026-13 IN ITS ENTIRETY

was introduced and passed on First Reading at the Regular Meeting of the Township Committee of the Township of Springfield, County of Union, State of New Jersey, held on **September 22, 2026 at 7:00 p.m.** The within Ordinance will be further considered for Final Passage on Second Reading after public hearing thereon which shall take place at the Regular Meeting of the Township Committee to be held in the Kenneth Faigenbaum Committee Chamber at the Township Municipal Building, 2nd floor, 100 Mountain Avenue, Springfield, New Jersey 07081 on **October 13, 2026 at 7:00 p.m.**, or as soon thereafter, as said matter can be reached. At which time and place, all persons who are interested therein will be given an opportunity to be heard and ask questions concerning the same.

Currently, and continuing through the week prior to and up to the time of Public Hearing, copies of said Ordinance will be available at no cost in the Municipal Clerk's office in the Municipal Building, 1st floor, 100 Mountain Avenue, Springfield, New Jersey 07081, and to members of the general public who shall request the same.

The purpose of the Ordinance is to amend portions of the land use provisions set forth in Chapter 35 of the Township Code at § 35-10.1 (Amendments to Zoning Map) to rezone the rear portions of three properties located at:

171 Route 22 East Bound (Block 3703, Lot 1), including rear portion of lot along Lawrence Road and Diamond Road

99 Route 22 East Bound (Block 3801, Lot 5), including rear portion of lot along Diamond Road; and

391 Route 22 East Bound (Block 3903, Lot 2), including rear portion of lot along Cornell Parkway

from the General Industrial (1-40) Zone District to the Highway Commercial (H-C) Zone District. In addition, the Ordinance rescinds and repeals prior Township Ordinance No. 2026-13 in its entirety, which prior ordinance sought to rezone portions of the property located at 171 Route 22 East Bound (Block 3703, Lot 1). A complete copy of Ordinance 2026-20 and its exhibits is attached to this Notice.

Linda M. Donnelly, RMC
Township Clerk

Explanation: This ordinance (a) amends the land use provisions at Chapter 35 of the Township Code within § 35-10.1 (Amendments to Zoning Map) to rezone the rear portions of the properties located at 171 Route 22 East Bound (Block 3703, Lot 1), 99 Route 22 East Bound (Block 3801, Lot 5), and 391 Route 22 East Bound (Block 3903, Lot 2) from the General Industrial (I-40) Zone District to the Highway Commercial (H-C) Zone District and (b) rescinds and repeals Township Ordinance No. 2026-13 in its entirety.

**TOWNSHIP OF SPRINGFIELD
ORDINANCE NO. 2026-20**

WHEREAS, pursuant to N.J.S.A. 40:55D-62, the Township Committee may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, the property located at 171 Route 22 East Bound and identified as Block 3703, Lot 1 on the Township Tax Maps ("Autoland Property") is presently developed with a franchise automobile dealership bounded by Route 22 to the north, Lawrence Road to the west, Diamond Road to the south, and Block 3703, Lots 2 and 3 to the east; and

WHEREAS, the property located at 99 Route 22 East Bound and identified as Block 3801, Lot 5 on the Township Tax Maps ("Mazda Property") is presently developed with a franchise automobile dealership bounded by Route 22 to the north, Block 3801, Lots 1 and 4 to the west, Diamond Road to the south, and Block 3801, Lots 6 and 10 to the east; and

WHEREAS, the property located at 391 Route 22 East Bound and identified as Block 3903, Lot 2 on the Township Tax Maps ("BMW Property") is presently developed with a franchise automobile dealership bounded by Route 22 to the north, Block 24.05, Lots 4 and 4.01 located in the Borough of Mountainside to the west, Cornell Parkway to the south, and Block 3903, Lots 3 and 4 to the east; and

WHEREAS, the Autoland Property, Mazda Property, and BMW Property (collectively the "Subject Properties") are each split between the Highway Commercial (H-C) Zone District and the General Industrial (I-40) Zone District in Springfield Township; and

WHEREAS, the +/- 19.42-acre Autoland Property consists of a +/- 8.0-acre northern or "front" portion of the property located in the Highway Commercial (H-C) Zone District and a +/- 11.42-acre southern or "rear" portion of the property located in the General Industrial (I-40) Zone District, as shown on Exhibit 1; and

WHEREAS, the +/- 3.45-acre Mazda Property consists of a +/- 2.49-acre northern or "front" portion of the property located in the Highway Commercial (H-C) Zone District and a +/- 0.96-

acre southern or “rear” portion of the property located in the General Industrial (I-40) Zone District, as shown on Exhibit 2; and

WHEREAS, the +/- 1.15-acre BMW Property consists of a +/- 0.52-acre northern or “front” portion of the property located in the Highway Commercial (H-C) Zone District and a +/- 0.63-acre southern or “rear” portion of the property located in the General Industrial (I-40) Zone District, as shown on Exhibit 3; and

WHEREAS, automobile sales was previously a non-permitted use in the Highway Commercial (H-C) Zone District, as the 1997 Master Plan identified that “although automobile sales is not permitted in the Highway Commercial District, a significant land area adjacent to Route 22 is devoted to that use,” and “expansion of existing automobile sales establishments should only be permitted for compelling reasons as long as this policy remains;” and

WHEREAS, through the adoption of Ordinance No. 2003-18, “Automobile sales, lease and service” was included as a permitted conditional use in the Highway Commercial (H-C) Zone District under Appendix A (Schedule of Zoning Limitations) of § 35-14 of the Township Code, with one of the required conditions being that the site must be a minimum of five acres in area per § 35-41.2h of the Township Code, thereby demonstrating a shift in the Township’s position to accommodate automobile sales uses in the Highway Commercial (H-C) Zone District at an appropriate scale; and

WHEREAS, while the Highway Commercial (H-C) Zone District permits automobile sales, leasing, and service establishments as conditional uses, such uses are not permitted within the General Industrial (I-40) Zone District; and

WHEREAS, the presence of separate zoning districts, and consequently differing permitted uses, on the Subject Properties has created unnecessary regulatory obstacles for the existing franchise automobile dealership uses, which is evidenced through a history of multiple use variances granted for applications pertaining to the Subject Properties; and

WHEREAS, such use variance applications pertaining to the Subject Properties have consisted of 1) preliminary and final site plan approval with a conditional use variance and associated bulk variances to expand the existing automobile repair business on the Autoland Property, which is not a permitted use within the portion of the property zoned General Industrial (I-40) Zone, granted to Application No. 2020-3 by the Zoning Board of Adjustment on October 20, 2020; 2) preliminary and final site plan approval with a conditional use variance and associated bulk variances to allow a new automobile sales business with related uses on the Mazda Property, which is not a permitted use within the portion of the property zoned General Industrial (I-40) Zone, granted to Application No. 2022-18 by the Zoning Board of Adjustment on October 18, 2022; 3) preliminary and final site plan approval with a conditional use variance and associated bulk variances to construct a car wash solely for corollary use to the automobile dealership on the Mazda Property, which is not a permitted use within the portion of the property zoned

General Industrial (I-40) Zone, granted to Amended Application No. 2022-18 by the Zoning Board of Adjustment on April 18, 2023; 4) preliminary and final site plan approval with a conditional use variance and associated bulk variances to reconfigure and renovate the building for a new automobile sales business on the Mazda Property, which is not a permitted use within the portion of the property zoned General Industrial (I-40) Zone, granted to Application No. 2024-11 by the Zoning Board of Adjustment on June 18, 2024; and 5) preliminary and final site plan approval with a conditional use variance and associated bulk variances to permit the expansion of the automobile service reception area on the Autoland Property, which is not a permitted use within the portion of the property zoned General Industrial (I-40) Zone, granted to Application No. 2024-14 by the Zoning Board of Adjustment on October 15, 2024; and

WHEREAS, in order to mitigate future regulatory obstacles for the existing franchise automobile dealership uses associated with the portions of the Subject Properties located in the General Industrial (I-40) Zone District, which does not permit automobile sales, leasing, and service establishments as conditional uses, the intent and purpose of this ordinance is to rezone the rear portions of the Subject Properties from the General Industrial (I-40) Zone District to the Highway Commercial (H-C) Zone District, which permits automobile sales, leasing, and service establishments as conditional uses, thereby incorporating the entirety of the Subject Properties into the Highway Commercial (H-C) Zone District; and

WHEREAS, the franchise automobile dealership uses located on the rear portions of the Subject Properties within the General Industrial (I-40) Zone District are consistent with the uses existing on the front portion of the Subject Properties located in the Highway Commercial (H-C) Zone District, as demonstrated by the prior approvals granted by the Zoning Board of Adjustment, and are further consistent with the permitted conditional uses of the Highway Commercial (H-C) Zone District; and

WHEREAS, rezoning the rear portions of the Subject Properties from the General Industrial (I-40) Zone District to the Highway Commercial (H-C) Zone District will support continued economic development along the Route 22 corridor, eliminate the split-zoning condition affecting the Subject Properties, and incorporate the entirety of the Subject Properties in the Highway Commercial (H-C) Zone District to improve the site area and design conditions in consistency with the conditional use standards for franchise automobile sales, leasing, and service establishments in the Highway Commercial (H-C) Zone District; and

WHEREAS, rezoning the rear portions of the Subject Properties to the Highway Commercial (H-C) Zone District will not substantially impact the surrounding properties or the surrounding Highway Commercial (H-C) Zone District or General Industrial (I-40) Zone District, nor impair the intent and purpose of the Township's Zone Plan and Master Plan; and

WHEREAS, by way of Ordinance No. 2026-13, adopted on July 14, 2026, the Township Committee previously sought to implement amendments to the Zoning Map similar to those set

forth herein, but which were limited to the Autoland Property, and irregularities in connection with the adoption of such ordinance having been brought to the attention of the Township, the Township Committee wishes to rescind and repeal said ordinance in its entirety.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Springfield, County of Union, State of New Jersey, that the Revised General Ordinances of the Township of Springfield are amended as set forth below:

SECTION I

Chapter 35 (Land Use), Article IV (Zoning Districts and Zoning Map) is supplemented and amended only to add the following to Section 35-10.1 (Amendments to Zoning Map):

§ 35-10.1 Amendments to Zoning Map.

.....

The Zoning Map shall be amended to rezone the following areas:

- a. **The southern or “rear” portion of the property located at 171 Route 22 East Bound and identified as Block 3703, Lot 1 on the Township Tax Maps, which portion consists of +/- 11.42 acres and is currently located in the General Industrial (I-40) Zone District (see Exhibit 1), shall be rezoned to the Highway Commercial (H-C) Zone District so that the entirety of Block 3703, Lot 1 is located in the Highway Commercial (H-C) Zone District.**
- b. **The southern or “rear” portion of the property located at 99 Route 22 East Bound and identified as Block 3801, Lot 5 on the Township Tax Maps, which portion consists of +/- 0.96 acres and is currently located in the General Industrial (I-40) Zone District (see Exhibit 2), shall be rezoned to the Highway Commercial (H-C) Zone District so that the entirety of Block 3801, Lot 5 is located in the Highway Commercial (H-C) Zone District.**
- c. **The southern or “rear” portion of the property located at 391 Route 22 East Bound and identified as Block 3903, Lot 2 on the Township Tax Maps, which portion consists of +/- 0.63 acres and is currently located in the General Industrial (I-40) Zone District (see Exhibit 3), shall be rezoned to the Highway Commercial (H-C) Zone District so that the entirety of Block 3903, Lot 2 is located in the Highway Commercial (H-C) Zone District.**

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SECTION II – SPECIFIC RESCISSION AND REPEAL

Township of Springfield Ordinance No. 2026-13, adopted on July 14, 2026 by the Township Committee, is hereby repealed and rescinded in its entirety, and shall no longer have any force or effect.

SECTION III – RATIFICATION

Except as expressly modified herein, all other provisions and terms of the Code of the Township of Springfield shall remain in full force and effect.

SECTION IV – SEVERABILITY

In case any section, subsection, paragraph, subdivision, clause or provision of this ordinance shall be judged invalid by a court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any section, paragraph, subdivision, clause or provision of this ordinance and to this end, the provisions of each section, paragraph, subdivision, clause or provision of this ordinance are hereby declared to be severable.

SECTION V - REPEAL

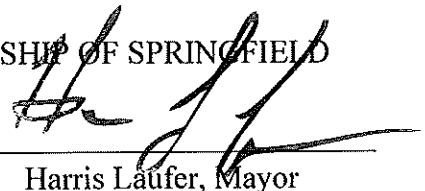
This ordinance is not meant to repeal any provisions of the Code or any other ordinance other than those designated herein, and all ordinances or portions of ordinances which are inconsistent or in conflict with the provisions of this ordinance are repealed only to the extent of such inconsistency or conflict.

SECTION VI - EFFECTIVE DATE

This ordinance shall take effect immediately upon passage and publication according to law.

TOWNSHIP OF SPRINGFIELD

By: _____


Harris Laufer, Mayor

Introduced:

September 22, 2026

I hereby certify that this is a true and correct copy.


Linda M. Donnelly, RMC
Township Clerk

Exhibit 1 - Block 3703, Lot 1 (Existing Zoning)
Springfield Township Zone Map



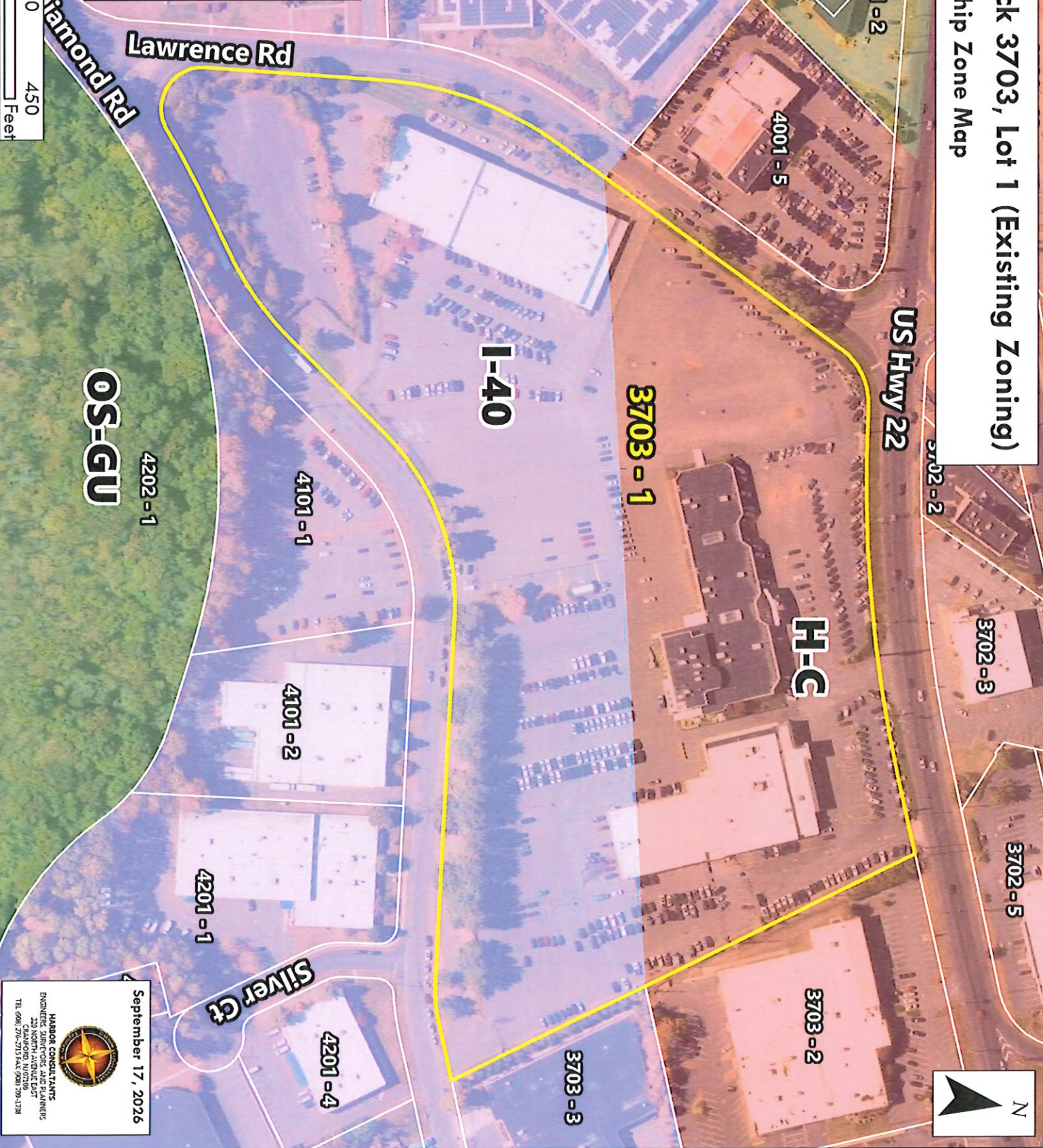
LEGEND

Block 3703, Lot 1

Springfield Zones

- PUD
- H-C
- I-40
- OS-GU

Scale: 0 75 150 300 450 Feet



HARBOR CONSULTANTS, INC.
ENGINEERS, ARCHITECTS, AND PLANNERS
3000 N. 10TH AVE., SUITE 200
CALIFORNIA, NJ 07006
TEL: (908) 276-2715 FAX: (908) 790-1728

September 17, 2026

3101 3101-14

Exhibit 2 - Block 3801, Lot 5 (Existing Zoning)

Springfield Township Zone Map

3106 - 4

3105 - 1

3105 - 2

US Hwy 22



LEGEND

 Block 3801, Lot 5

 Springfield Zones

 H-C

 I-40

H-C

3801 - 5

I-40

3703 - 2

3703 - 1

3703 - 3

Fadem Rd

3801 - 2

3801 - 3

3801 - 4

3801 - 1

Diamond Rd

3802 - 1

3801 - 6

3801 - 7

3801 - 10

3801 - 8

Fadem Rd



4201 - 5



September 17, 2026

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3803 - 2

Exhibit 3 - Block 3903, Lot 2 (Existing Zoning)

Springfield Township Zone Map

