

**TOWNSHIP OF MANSFIELD
COUNTY OF BURLINGTON
ORDINANCE 2025-11**

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MANSFIELD, CHAPTER 65 “ZONING”, TO ADD “AUTOMOBILE REMARKETING SERVICE USES” TO SECTION 65-34 “CONDITIONAL USES” AND TO ADOPT A NEW SECTION 65-41 “SPECIAL REGULATIONS FOR AUTOMOBILE REMARKETING SERVICE USES”

WHEREAS, an automobile remarketing service facility involves a variety of services and activities as part of the primary use; and is a dynamic and evolving use with additional services and activities periodically being added to the facility; and

WHEREAS, an automobile remarketing service facility is not an expressly permitted use or expressly permitted conditional use in the Township’s C-2 Highway Commercial zoning district; and

WHEREAS, if said use is not expressly permitted, each time a service or activity is added to the facility, a use variance pursuant to N.J.S.A. 40: 55D-70(d) is required to permit said activity or service at the facility; and

WHEREAS, the need for a use variance each time an activity or service is added to the facility results in inefficient use of the time and resources of the applicant and the Township zoning office and professional staff; and

WHEREAS, by adoption of Resolution 2025-6-9, on June 23, 2025, the Mansfield Township Planning Board endorsed and adopted various amendments to the Township's Master Plan, including a Land Use Plan Element; and

WHEREAS, the Land Use Plan Element included a Section 4, Future Development Plan, and included a specific recommendation, on page 31 to add a definition of “automobile remarketing service uses” to the zoning ordinance, and, on pages 40 and 41, to add “automotive remarketing services uses” as a permitted conditional use in the C-2 Highway Commercial zoning district.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, as follows:

SECTION ONE: Chapter 65, “Zoning”, Section 65-7 “Definitions” is hereby amended to add the following definition:

Automobile Remarketing Service Uses: The business of reselling used motor vehicles purchased from manufacturers, rental companies, and licensed automobile vendors, including: vehicle preparation, such as inspection, diagnostics, cleaning, detailing, and minor cosmetic and mechanical repairs; vehicle resales, such as by onsite and online auctions and through online and other media marketplaces to licensed vehicle dealers and retailers; and vehicle logistics, such as inventory documentation, storage, and

transportation, and similar, compatible uses. It does not include the retail purchase, sale, or leasing of used vehicles to individuals.

SECTION TWO: Chapter 65 “Zoning”, Article X, C-2 Highway Commercial Zoning District, Section 65-34A “Conditional Uses” is hereby amended to add a new subsection (5) as follows:

(5) Automobile Remarketing Service Uses.

SECTION THREE: Chapter 65, “Zoning”, Article X, C-2 Highway Commercial Zoning District, is hereby amended to add a new Section 65-41, as follows:

§65-41. Special Regulations for Automobile Remarketing Service Uses.

Automobile Remarketing Service Uses shall be subject to all of the following standards and regulations.

- A. Additional Bulk Requirements:
 - 1. Minimum Tract Size: 20 acres comprising one or more contiguous or non-contiguous parcels.
 - 2. Maximum Impervious Coverage: 100% of an individual tax parcel.
 - 3. Minimum Deed-Restricted Conservation Area: 20% of tract comprising one or more contiguous or non-contiguous parcels and excluding stormwater management and renewable resource areas.
 - 4. Minimum Buffer: 20 feet between vehicular storage / parking areas and residential uses or residential zoning districts.
- B. Other Conditional Use Requirements
 - 1. The business shall not include the following on-site services:
 - a. The remarketing of the following vehicle types: truck tractors or truck trailers.
 - b. Retail sale of motor vehicle fuels, parts, and other supplies or of repair and inspection services to individual consumers or other entities; and
 - c. Purchases from or retail sales or leasing to individual consumers or other entities.
 - 2. All areas used for the display, storage, parking, and internal circular of vehicles shall be of a paved surface.
 - 3. The delivery of autos shall take place on the premises and not on a public street or within a public right-of-way.
 - 4. No vehicles shall be displayed, stored, or parked on any public street or within any public or private right-of-way, public easement, or deed-restricted conservation area.
 - 5. Tract connection to public sewer service and to a parallel highway access road are not required.

C. Permitted Accessory Uses to Automobile Remarketing Service Uses.

1. Solar Arrays, both ground and roof mounted.
2. If the site is serviced by private well water and private waste water treatment plant, private stormwater management and renewable resource areas are permitted accessory uses.

SECTION 5: REPEALER, SEVERABILITY AND EFFECTIVE DATE

- A. Any and all Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency
- B. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.
- C. This Ordinance shall take effect immediately upon final passage and publication according to law.

MOTION: BOYD

SECOND: JENNINGS

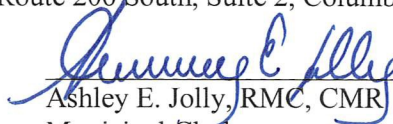
ROLL CALL VOTE:

AYE: BOYD, JENNINGS, STOBIE, SISZ

NAY: NONE ABSTAIN: NONE ABSENT: MOJENA

CERTIFICATION

I, ASHLEY E. JOLLY, RMC, CMR, Municipal Clerk of Mansfield Township, County of Burlington, State of New Jersey do hereby CERTIFY the foregoing to be a true and accurate copy of the ordinance which was introduced by the Township Committee of the Township of Mansfield on November 17, 2025 and adopted after public hearing on December 17, 2025 at 7:00 PM at the Municipal Complex located at 3135 Route 206 South, Suite 2, Columbus, NJ 08022.



Ashley E. Jolly, RMC, CMR
Municipal Clerk