ORDINANCE 2026-21

AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102, "DEVELOPMENT REGULATIONS," OF THE CODE OF THE TOWNSHIP OF COLTS NECK

WHEREAS, the Colts Neck Township Committee is aware of facilities that are commonly known as "data centers," and sometimes referred to "internet data centers" or "cloud data centers," that are utilized to house computer systems and associated components such as telecommunication and data storage systems, redundant or "backup" components, infrastructure for power supply, data communication connections, environmental and safety controls for building climate, equipment cooling, and fire suppression, and security devices, systems, and installations, for the purpose of aggregating collective computing demands for cloud services, video streaming, blockchain and crypto mining, artificial intelligence and machine learning, virtual reality, and other data maintenance and transmission purposes; and

WHEREAS, the Colts Neck Township Committee is aware of growing public concerns about data centers and their potential environmental and socioeconomic impacts, including but not limited to high electricity and water consumption that can result in electrical grid overload and outages, increased consumer energy prices, and aquifer depletion; heat generation; interference with cellular and wireless communications; and disturbing, disruptive ambient noise; and

WHEREAS, neither data centers as described above, nor any similar types of functionally equivalent but differently-named facilities, have been recommended or otherwise designated as permitted or conditionally-permitted uses or structures in the Colts Neck Township Master Plan; nor are data centers or similar facilities listed as permitted or conditionally-permitted uses or structures in any of Colts Neck Township's zoning districts; nor are data centers or similar facilities included within any current category or classification of permitted or conditionally-permitted uses or structures in any of Colts Neck Township's zoning districts; and

WHEREAS, for the foregoing reasons "data centers" as described above are not and have never been permitted or conditionally-permitted by right in any Colts Neck Township zoning district; and

WHEREAS, Section 102-22 of Colts Neck Township Code, Chapter 102 "Development Regulations" Subsection 22 "Prohibited Uses" provides that all uses not expressly permitted by this chapter are prohibited, and

WHEREAS, given the growing public concern about data centers and their potentially detrimental environmental and socioeconomic impacts, and public nuisance and the need to learn more about them before determining whether or subject to what conditions they might be permitted in any of Colts Neck Township's zoning districts, the Colts Neck Township Committee has deemed it necessary and appropriate to state clearly in the Colts Neck Township Code that data centers are, and shall continue to be, prohibited uses/structures in all of Colts Neck Township's zoning districts unless and until they can be recommended in Colts Neck Township's Master Plan, and appropriately designated as permitted or conditionally-permitted uses/structures in any one or more of Colts Neck Township's zoning districts; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Colts Neck, in the County of Monmouth, State of New Jersey, as follows: (additions to text indicated by underline; deletions to text indicated by ~~strikeout~~).

SECTION I That Chapter 102 "Development Regulations" Article IV "Terminology" Subsection 4 "Definitions" is hereby amended to include the following new definition:

DATA CENTERS
A facility used primarily for the storage, management, processing, and analysis of digital and electric data that houses computer and network systems and includes associated components such as telecommunication and data storage systems; redundant or "backup" power and data storage components; electrical transformers, substations, and other power supply infrastructure; data communication connections; environmental and safety controls for building climate, equipment cooling, and fire suppression; and security devices,

systems, and installations, to serve as off-site or remote accessory facilities available and accessible to users via telecommunication or internet utilities for the purpose of aggregating collective computing demands for cloud services, video streaming, blockchain and crypto mining, artificial intelligence and machine learning, including the training, development, testing, and deployment of artificial intelligence and machine-learning models, virtual reality, and other internet, telecommunication, computing, artificial intelligence, data storage, maintenance, processing, analysis, and transmission purposes. Such facilities may include high-performance computing systems, specialized processors, and other computing infrastructure designed or utilized for artificial intelligence, machine learning, and other computationally intensive applications. Sometimes referred to as "internet data centers" or "cloud data centers" (and any and all functionally equivalent but differently named uses, structures and facilities).

SECTION II That Chapter 102 "Development Regulations" Article VIII "Zoning Requirements" Subsection 84B "Principal permitted uses on land and buildings" be amended and supplemented in the following parts only:

11. Data Centers, sometimes referred to as internet data centers or cloud data centers, shall be prohibited.

SECTION III That Chapter 102 "Development Regulations" Article VIII "Zoning Requirements", Subsection 85B "Principal permitted uses on land and in buildings" be amended and supplemented in the following parts only:

7. Data Centers, sometimes referred to as internet data centers or cloud data centers, shall be prohibited.

SECTION IV That Chapter 102 "Development Regulations" Article VIII "Zoning Requirements", Subsection 85.2B "Principal permitted uses on land and in buildings" be amended and supplemented in the following parts only:

5. Data Centers, sometimes referred to as internet data centers or cloud data centers, shall be prohibited.

SECTION V That Chapter 102 "Development Regulations" Article VIII "Zoning Requirements", Subsection 85.3B "Principal permitted uses" be amended and supplemented in the following parts only:

5. Data Centers, sometimes referred to as internet data centers or cloud data centers, shall be prohibited.

SECTION VI That Chapter 102 "Development Regulations" Article VIII "Zoning Requirements", Subsection 86B "Principal permitted uses on land and buildings" be amended and supplemented in the following parts only:

10. Data Centers, sometimes referred to as internet data centers or cloud data centers, shall be prohibited.

SECTION VII That Chapter 102 "Development Regulations" Article X "Zoning Requirements" Subsection 109B "Principal permitted uses on land and in buildings" be amended and supplemented in the following parts only:

17. Data Centers, sometimes referred to as internet data centers or cloud data centers, shall be prohibited.

SECTION VIII That Chapter 102 "Development Regulations" Article X "Zoning Requirements" Subsection 111B "Permitted principal uses" be amended and supplemented in the following parts only:

4. Data Centers, sometimes referred to as internet data centers or cloud data centers, shall be prohibited.

SECTION IX That Chapter 102 "Development Regulations" Article X "Zoning Requirements" Subsection 112B "Principal permitted uses on the land and in buildings" be amended and supplemented in the following parts only:

14. Data Centers, sometimes referred to as internet data centers or cloud data centers, shall be prohibited.

SECTION X That Chapter 102 "Development Regulations" Article X "Zoning Requirements" Subsection 112.1B "Principal permitted uses on land and in buildings" be amended and supplemented in the following parts only:

9. Data Centers, sometimes referred to as internet data centers or cloud data centers, shall be prohibited.

SECTION XI: Severability.

If any section, paragraph subsection, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainer of this ordinance shall be deemed valid and effective.

SECTION XII: Repealer.

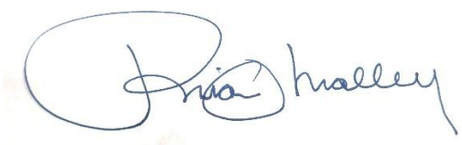
The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this ordinance shall remain in full force and effect.

SECTION XIII: Inconsistent Ordinance.

All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

SECTION XIV: This ordinance shall take effect immediately upon passage, publication and filing according to law.

The foregoing Ordinance was introduced and passed on the first reading at the meeting of the Township Committee of Colts Neck Township on September 30, 2026 and duly adopted by the Township Committee of Colts Neck Township after public hearing on October 14, 2026.



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Brian O'Malley, RMC
Municipal Clerk

RECORD OF VOTE										
	First Reading					Second Reading				
	September 30, 2026					October 14, 2026				
	M	S	Yes	No	NV	Ab	M	S	Yes	No	NV	Ab
Mayor Viola			X						X			
Deputy Mayor Buzzetta		S	X					S	X			
Rizzuto		M	X						X			
Torchia Buss			X						X			
Tobia			X				M		X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent												