

**TOWNSHIP OF MANALAPAN
ORDINANCE NO. 2026-09**

**AN ORDINANCE OF THE TOWNSHIP OF MANALAPAN, IN THE COUNTY
OF MONMOUTH, NEW JERSEY, AMENDING AND SUPPLEMENTING
CHAPTER 95, "DEVELOPMENT REGULATIONS", OF THE CODE OF THE
TOWNSHIP OF MANALAPAN, EXHIBIT 5-4 PERTAINING TO PERMITTED
USES IN COMMERCIAL, INDUSTRIAL AND OFFICE DISTRICTS.**

WHEREAS, the Development Regulations of the Township of Manalapan currently provide for data centers as a permitted use in certain zoning districts; and

WHEREAS, recent studies have indicated that data centers can utilize an extremely high volume of water usage as well as electricity consumption; and

WHEREAS, the areas of the Township in which data centers are currently permitted uses have experienced substantial development and residential growth; and

WHEREAS, the Township Committee finds that the environmental, noise, utility, and other impacts of data centers should be reviewed in order to determine whether data centers are an appropriate permitted use in any of the zoning districts of the Township;

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Manalapan, in the County of Monmouth, State of New Jersey as follows:

SECTION ONE. Chapter 95, "Development Regulations," of the Code of the Township of Manalapan, Table 95-5 (Exhibit 5-4), "Commercial, Industrial and Office District Schedule of Permitted Uses" (§95-5.1) be and the same is hereby amended to

delete "Data Centers" as a permitted use in the C-3, SED5, SED-20, SED-20/W and OP Zones.

SECTION TWO. All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance shall be and the same are hereby repealed to the extent of such inconsistency.

SECTION THREE. If any section, subsection, paragraph, sentence or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

SECTION FOUR. This Ordinance shall become effective upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

NOTICE OF PUBLIC HEARING

The Ordinance published herewith was introduced and approved at a meeting of the Township Committee of the Township of Manalapan held on [July 8, 2026](#) and will be further considered for final passage after a Public Hearing thereon before the Township Committee of the Township of Manalapan during a meeting to be held on [August 12, 2026](#) at the Municipal Complex, 120 Route 522 and Taylors Mill Road, Manalapan, New Jersey at 7:00 p.m. or as soon thereafter as the matter may be reached, or at any meeting

to which that meeting may be adjourned, at which time any and all persons who may be interested therein will be given an opportunity to be heard.

The proposed Ordinance in its entirety is on file in the Municipal Clerk's Office and copies may be obtained without charge between the hours of 8:30 a.m. and 4:30 p.m.

Monday through Friday. A complete copy may also be obtained from the Manalapan Township web-site www.mtnj.org by clicking on the Ordinance title listed on the Agenda posted for the Township Committee meeting of [August 12, 2026](#) and

https://mtnj.org/government/public_notices/

SHARI ROSE, RMC
Municipal Clerk