

Township of Manalapan

MUNICIPAL CLERK

120 Route 522 • Manalapan, NJ 07726 • 732-446-8314 • Fax 732-446-5796

E-mail: clerk@mtnj.org



MANALAPAN TOWNSHIP PUBLIC NOTICE

Notice is hereby given that the following ordinance was introduced and approved upon First Reading at the July 8, 2026 regular meeting of the Township Committee of the Township of Manalapan, County of Monmouth, State of New Jersey and adopted after a public hearing on August 12, 2026.

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

Shari Rose, Municipal Clerk

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

Adopted August 12, 2026

**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:

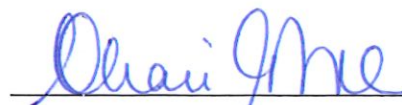
SECTION ONE. Chapter 95, "Development Regulations," of the Code of the Township of Manalapan, Table 95-5 (Exhibit 5-4), "Commercial, Industrial and Office District Schedule of Permitted Uses" (§95-5.1) be and the same is hereby amended to delete "Data Centers" as a permitted use in the C-3, SED5, SED-20, 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.

I, SHARI ROSE, Clerk of the Township of Manalapan, do hereby certify **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, as a true copy as adopted by the Township Committee on August 12, 2026.



SHARI ROSE, RMC
Municipal Clerk

Introduction 07-08-26	Public Hearing Held & Closed 08-12-26	Adopted 08-12-26	Amending Chapter 95 - Exhibit 5-4 Pertaining to Permitted Uses in Commercial, Industrial and Office Districts - to delete "Data Centers" as a permitted use in the C-3, SED5, SED-20, SED-20/W and OP Zones
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