

ORDINANCE O-9-2026

**MANTUA TOWNSHIP
GLOUCESTER COUNTY**

**AN ORDINANCE OF THE TOWNSHIP OF MANTUA
AMENDING AND SUPPLEMENTING CHAPTER 230, "LAND DEVELOPMENT", ARTICLE
II, CHAPTER 230-7 "DEFINITIONS" TO DEFINE THE TERM "DATA CENTER" AND
ARTICLE VI, "GENERAL REGULATIONS", CHAPTER 230-44, "PROHIBITED USES" TO
PROHIBIT DATA CENTERS IN ALL ZONING DISTRICTS**

WHEREAS, the Township of Mantua ("Township") is a municipal entity organized and existing under the laws of State of New Jersey and located in Gloucester County; and

WHEREAS, the operation of large-scale data centers and similar facilities require significant infrastructure demands including but not limited to extremely high electrical power consumption, substantial cooling requirements necessitating excessive water consumption and that the operation of these facilities results in increased noise from the operation of large mechanical equipment, excessive heat generation and environmental impacts resulting from the operation of the equipment, while contributing limited local employment opportunities relative to the land consumption required for these facilities; and

WHEREAS, the Township is aware of growing concerns about the potential environmental and socioeconomic impacts resulting from the operational needs and impacts of data centers, including but not limited to the excessive amounts of electricity and water consumption required to operate these facilities, that this excessive demand can result in electrical grid overload and outages or service interruptions to other customers, that the excessive energy demand has caused increased consumer energy prices, aquifer depletion, heat generation; interference with cellular and wireless communications; and disturbing, disruptive ambient noise, all of which is detrimental to the health, safety and welfare of the public and is detrimental to the longstanding residential, commercial and agricultural uses within the Township as well as the potential harm which may be caused to sensitive natural resources and environmental areas within the Township; and

WHEREAS, the Township Committee further finds that data centers are frequently introduced into municipalities through zoning classifications such as warehouse, telecommunications facility, industrial processing facility, or accessory use, despite having substantially different operational characteristics; 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 Township's Master Plan; nor are data centers or similar facilities listed as permitted or conditionally-permitted uses or structures in any of the 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 the Township's zoning districts;

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 Township's Master Plan in any Residential, Business, Commercial or any of the special Enterprise zoning districts; and

WHEREAS, the Township Committee has determined that such facilities, however named or referenced, are incompatible with the Township's land use planning objectives, its present and projected future infrastructure capacity, and the character of its community, such that the construction and operation of data centers within the Township would be detrimental to the public health, safety, and welfare of the public; and

WHEREAS, the Township is authorized to enact legislation which regulates land use pursuant to N.J.S.A. 40:55D-1 et. seq., (the "Municipal Land Use Law") and by corresponding Resolution, refers the within legislation to the Planning Board for it to report its recommendations on the legislation and to make a finding as to its consistency with the Master Plan; and

WHEREAS, the Township Committee has determined that in order to preserve and protect the public health, safety and welfare, including the demands upon the Township's infrastructure to ensure that a consistent and high level of service is able to continue to be provided to existing residential, commercial, and agricultural properties within the Township, it is appropriate to enact legislation for this purpose.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Mantua, County of Gloucester, and the State of New Jersey as follows:

SECTION 1: Chapter 230-7 of the Township Code, entitled "Definitions" is hereby amended and supplemented, to define the term "Data Center" as follows:

DATA CENTER

A building or buildings which are occupied primarily by computers and/or telecommunications equipment and related equipment where digital information is processed, transferred and/or stored, primarily to and from offsite locations. This use does not include computers or telecommunications related equipment that is secondarily and customarily incidental to an otherwise permitted use on the property, such as servers associated with an office building. This use shall also include cryptocurrency mining, blockchain transaction processing, and server farms.

SECTION 2: Chapter 230-44 of the Township Code, entitled "Prohibited Uses" is hereby amended and supplemented to add Subsection L as follows:

All uses not expressly permitted in this chapter are prohibited. The following uses are specifically prohibited in every district.

A through K. [no change].

L. Data Centers

SECTION 3: All ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 4: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 5: This Ordinance shall take effect immediately upon final passage and publication as required by law.

THE FOREGOING was introduced by the Township Committee of the Township of Mantua and passed on first reading on the 13th day of April, 2026 at a regular meeting, and will be considered for final passage and adoption at a regularly scheduled meeting of the Mayor and Township Committee of the Township of Mantua to be held on the 11th day of May 2026 at 6:00 p.m., at the Mantua Township Municipal Building, Meeting Hall, 401 Main Street, Mantua, New Jersey 08051, at which time any person interested therein will be given an opportunity to be heard. Copies of the Ordinance are available for public inspection in the Office of the Township Clerk during normal business hours.

TOWNSHIP OF MANTUA

By: _____
Robert Zimmerman, Mayor

ATTEST:

Jennica Bileci, Township Clerk

Introduced: April 13, 2026

	<u>Zimmerman</u>	<u>Lukens</u>	<u>Legge</u>	<u>Snyder</u>	<u>Steen</u>
Yes					
No					
Abstain					
Absent					

Public Hearing Held: May 11, 2026

	<u>Zimmerman</u>	<u>Lukens</u>	<u>Legge</u>	<u>Snyder</u>	<u>Steen</u>
Yes	1				
No					
Abstain					
Absent					