REMOVED FROM AGENDA 3/11/2026

"DRAFT ORDINANCE – MARCH 11, 2026 ORDINANCE COMMITTEE MEETING"

AN ORDINANCE OF THE TOWNSHIP OF MONROE TO AMEND THE HEXA BUILDERS REDEVELOPMENT PLAN FOR A PORTION OF THE COMMERCIAL REDEVELOPMENT AREA PURSUANT TO N.J.S.A. 40A:12A-14

WHEREAS, a moratorium on Data Centers as a permitted use shall be added to Section I. Land Use and Development Regulations: Bulk Requirements, Design Standards, and Performance Criteria. 1. Land Uses, as follows:

A. Permitted Uses
Warehouse, Storage, and Distribution Facilities
Data Centers*****
Office space specific to Warehouse operations and/or Data Center Operations

***Until such time as state or federal regulations are enacted regulating the source of electric power needed to operate Data Centers, a moratorium is imposed which shall prohibit any Data Center that is not "off-grid" and independent of public utility power grids. This moratorium shall not apply to Data Centers that are using on-site energy sources for primary data center power or other "behind-the-meter" power solutions. This moratorium shall not apply to server rooms or IT facilities of less than 10,000 sf that are an accessory to an approved principal use.**

WHEREAS, definitions are hereby added to *Section I Land Use and Development Regulations: Bulk Requirements, Design Standards, and Performance Criteria* of the Redevelopment Plan and shall include the following:

Acoustic Barrier
An exterior solid or louvered wall containing sound-proofing materials designed to absorb noise and protect neighboring properties from noise pollution.

Data Center
A facility used or intended to be used primarily for the housing, operation, and/or co-location of computer and communications equipment and for handling, storing, and backing up the data necessary for the operation of a business or organizational entity.

Data Center Equipment ("DCE")
Equipment that supports Data Center operations including, but not limited to storage, security and office space or structures, electric and water utilities, and mechanical equipment.

Closed Loop Cooling System
A cooling system in which water, refrigerant, or other coolant circulates continuously within a sealed or recirculating system for the purpose of transferring heat, with no continuous withdrawal from or discharge to groundwater or surface water sources. Water losses are limited to evaporation, minor maintenance discharge, or blowdown.

Closed-loop systems include, but are not limited to, air-cooled chillers, dry coolers, recirculating chilled water systems, and indirect evaporative cooling systems.

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WHEREAS, additional permitted accessory uses shall be added to *Section 1. Land Use and Development Regulations: Bulk Requirements, Design Standards, and Performance Criteria. 1(b) Land Uses*, as follows:

b. Accessory Uses
Data Center Equipment ("DCE")

WHEREAS additional Area and Bulk Requirements and Parking shall be added to *Section I. Land Use and Development Regulations: Bulk Requirements, Design Standards, and Performance Criteria. 2. Building Size, Area and Bulk Requirements*, as follows:

1. Building Size, Area and Bulk Requirements
Data Centers

- **Minimum lot area: 20 acres**
- **Minimum lot frontage/width: 1500 feet**
- **Minimum front yard/building setback: 150 feet**
- **Minimum side yard: 150 feet**
- **Minimum rear yard: 500 feet**
- **Maximum lot coverage: 45%**
- **Minimum buffers: A 150-foot mature forest or landscaped buffer shall be required adjacent to side and rear property lines adjacent to a residential zoning district or an existing residential use, except that the buffer may be reduced to 100 feet if the buffer includes a sound attenuation wall. The design, façade and appearance of the sound attenuation wall shall be subject to the Township's review and approval. A 100-foot mature forest or landscaped buffer shall be required adjacent to side and rear property lines adjacent to all other districts. A 50- foot mature forest or landscaped buffer shall be required adjacent to front lot lines for principal and accessory buildings or uses and for vehicular circulation, parking and loading areas.**
- **Maximum building height: 60 feet**
- **Accessory structures or uses shall be set back a minimum of 150 feet from any lot line. Accessory structures or uses shall be prohibited in any front yard. Accessory structures or uses shall not exceed 50 feet in height.**
- **Building height shall not include parapets, chimneys, spires, towers, mechanical equipment, and similar projections. Appropriate screening of**

such elements is required. Rooftop mechanical equipment shall be screened by walls or parapets that are designed to effectively attenuate sound.

WHEREAS additional parking requirements and standards shall be added to *Section I. Land Use and Development Regulations: Bulk Requirements, Design Standards, and Performance Criteria. 3. Design Standards and Regulations: Parking, Lighting, Demolition, and Road Widening/Easement*s, as follows:

b. Parking Requirements

The parking standards for the Property have been formulated to ensure that adequate parking is being provided while also recognizing the benefit of a lower overall impervious cover. **Parking shall comply with §175-123 except as otherwise modified herein.**

vii. Data Centers shall provide one (1) parking space for every 2 employees on the largest shift.

viii. Data Centers shall provide 5 visitor parking spaces and 1 space per company vehicle stored on site.

ix. Should a Data Center use wish to provide additional parking greater than the requirements above, a parking demand study shall be provided to the Planning Board and shall include total projected staffing, shift schedules, and anticipated vendor frequency.

x. Truck docks, loading, and service areas shall not face or be visible from a public right of way.

WHEREAS additional design standards specific to Data Center uses shall be added to *Section I. Land Use and Development Regulations: Bulk Requirements, Design Standards, and Performance Criteria. **4A. Data Center Design Standards***, as follows:

4A. Data Center Design Standards

The following standards shall only pertain to Data Center Uses and accessory uses associated with Data Centers:

a) Architectural Design

i. With the exception of materials related to rooftop solar or vegetated green roof, all rooftop equipment shall be screened from view or setback adequately from the building edge as to not be visible from adjoining properties.

ii. **Blank facades or walls exceeding 100 feet in length shall not be permitted. To mitigate the appearance and perception of a large monolithic building, developers may consider but are not limited to the following: decorative patterns on exterior finishes, masonry, fenestration, horizontal banding, and vegetated "green" walls or a combination thereof.**

iii. **Buildings with direct frontage along the Black Horse Pike shall incorporate fully appointed front yard areas including landscaping with trees and shrubs, ornamental grasses, or ground cover in accordance with applicable Pineland Comprehensive Management Plan standards.**

b) Screening, Buffering, and Fencing

i. **To provide visual screening and reduce noise levels, ground-mounted and roof-mounted Data Center Equipment must be fully screened when visible from view at the ground level from all existing and planned public roads and adjoining parcels using enhanced landscaping, lattice, cladding, or similar methods.**

ii. **Fencing shall be permitted, however, shall not be used to reduce buffer widths. Fencing along property lines shall be permitted to a maximum height of 8' in the side and rear yard areas. Fencing color shall be earth tones where abutting landscape or mature forested buffers in the side and rear yard areas.**

iii. **Fencing shall not exceed 6' in height in the front yard. Fencing placed in the front yard shall not be solid or opaque.**

iv. **Substation, switchyard, and generator areas shall be enclosed by a minimum 8' high masonry wall or opaque fencing. Masonry walls shall incorporate color variation, non-reflective materials, and articulation every 50 feet.**

v. **Landscaped buffers at property lines as stipulated within this Redevelopment Plan shall consist of an earthen berm of not less than 6' in height and 36' in width at the base, a double staggered row of 8' high evergreen trees that are deer resistant, and the earthen berm shall have supplemental understory plantings.**

vi. **The landscaped buffer shall be comprised of at least 60% evergreen species.**

vii. **Trees shall be planted at a maximum 20-foot on center.**

viii. **Shrubs shall be planted at a maximum 12-foot on center.**

ix. Plant materials shall be native and in compliance with all applicable Pineland Comprehensive Management Plan standards.

c) Vibrations

i. The applicant shall demonstrate through a vibration study prepared by a qualified professional that no vibration from a Data Center or Data Center Equipment will be perceptible to the human sense of feeling beyond the property line.

d) Glare and Heat

i. No direct or reflected glare, or measurable heat, from any source shall be perceptible at or beyond the property line.

e) Fuel Systems

i. The applicant shall include information regarding the anticipated fuel systems to power the building, the emergency generators, and other necessary equipment within the applicable studies required.

ii. No fracking shall be permitted on site.

f) Emissions

i. The emission of any smoke, odorous gases, other odorous matter, or steam in quantities perceptible at or beyond the property line shall be prohibited. Activities which emit dangerous or harmful radioactivity are prohibited.

g) Lighting

i. Illumination levels shall not exceed 0.25 footcandles at any adjacent property line.

ii. For parking and circulation areas, an average of 3.0 footcandles shall not be exceeded.

iii. All fixtures shall be full cutoff or fully shielded.

iv. All fixtures shall utilize warm white LED lighting not to exceed 3000 Kelvin color temperature.

v. Mounting heights shall not exceed 16 feet when within 200 feet of a residential zone. Interior portions of the site may not exceed 25 feet in height.

vi. Security lighting shall be downward directed and motion activated where possible.

vii. Emergency lighting shall only exceed normal illumination limits during emergency conditions.

viii. Non-essential lighting shall be reduced by 50% between the hours of 11:00pm and 5:00am.

ix. Floodlights shall be prohibited.

h) Water Consumption and Thermal Management Report

i. The proposed cooling system shall be specified as to if air cooled or water cooled will be proposed.

ii. All cooling systems must operate in a closed loop configuration with no continuous groundwater withdrawal.

iii. A Water Consumption and Thermal Management report shall be submitted to the Planning Board and include the following:

a. The estimated amount of total water in acre feet that will be used by the proposed project and associated land use for a calendar year, along with a monthly breakdown of projected water demand for each month within that year.

b. The estimated amount of water in million gallons per day that will be used by the proposed project during a typical 24-hour operational period under normal conditions, including anticipated usage patterns.

c. The estimated amount of water in million gallons per day to be used by the proposed project in a 24-hour period on its highest water consumption day.

d. The estimated highest instantaneous flow rate in million gallons per day that will be used by the project along with the minimum, average, and maximum durations and frequencies of these flow conditions.

e. Indicate high consumption operational flexibility. Identify if high water demands can be aligned with the Township's low-demand periods.

f. The number of the proposed water meters and the size of each water meter for the proposed project.

i) Traffic Impact Study

i. The applicant shall submit a traffic impact study and shall include, but not be limited to, the following:

a. Existing traffic volumes and Level of Service (LOS) analysis at all intersections within ½ mile of the site or as determined by the reviewing Board Engineer.

b. Projected operational traffic volumes, including employee trips, service vehicles, and delivery vehicles.

c. Truck routing plan identifying access to County and State roadways as necessary.

d. Sight distance analysis at all proposed access points.

j) Environmental Impact Study

i. The applicant shall submit an environmental impact study and shall include, but not be limited to, the following:

a. An inventory of the existing environmental conditions at the site and the surrounding areas, which includes air and water quality, water supply, hydrology, geology, soil, topography, vegetation, wildlife, aquatic organisms, pollution sources, ecology, demography, land uses, aesthetics, history and archaeology.

b. A description of the proposed development.

c. A list of all licenses, permits and approvals required by law from other agencies.

d. An assessment of the probable impact of the proposed development upon all the inventory items.

e. A list of all the adverse environmental impacts which cannot be avoided.

f. Describe the steps proposed by the developer to minimize the adverse impacts during and after construction.

g. What alternatives exist to the proposed development.

h. Soil disturbance and grading analysis

i. Tree removal inventory and mitigation plan.

j. Heat island mitigation measures.

k. Identification of any threatened or endangered species habitat.

l. Such other information necessary to evaluate the impact of the development upon the environment.

k) Noise Control & Impact Study

i. The applicant shall demonstrate through a sound study conducted by a professional acoustic expert that the sound generated by a Data Center during normal operations shall be limited to a maximum A-weighted sound level standard, dB level of 65 from 7:00 am to 8:00 pm as measured from the property line adjacent a residential use. From the hours of 8:00pm to 7:00am the maximum A-weighted sound level standard shall be limited to a dB level of 50 as measured from the property line of an adjacent residential use. For areas where the Data Center abuts a commercial, industrial, or otherwise non-residential use, the applicant shall meet the requirements contained within Table 1 under §213-4C.(4).

ii. The applicant shall submit a noise impact study and shall include, but not be limited to, the following:

a. Baseline ambient noise levels.

b. Identify all mechanical equipment, including generators and cooling systems.

c. Provide projected decibel levels at all property lines.

d. Demonstrate compliance with NJDEP and Township noise regulations.

e. Include mitigation measures such as sound walls, enclosures, and setbacks to be constructed or utilized.

iii. Such sound study(s) shall be conducted using a sound level meter equipped with a modern octave band filter according to the standards prescribed by the American National Standards Institute (ANSI SI.4-2104) or the International Organization for Standardization (ISO 1996).

a. A preliminary study shall be conducted prior to submission for preliminary site plan approval. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the aforementioned sound limits.

b. An interim sound study shall be conducted during the building permit approval process based upon the proposed user or users of

the Data Center depicted on the building plans. Any sound reducing materials or systems recommended by the interim sound study shall be incorporated into the construction plans for the use.

c. An as-built sound study shall be conducted six months after issuance of the certificate of occupancy and prior to the final escrow release for any Data Center land development phase. An as-built sound study may also be required thereafter by the Township upon request. If it is determined that there is a violation of the aforesaid sound limits, then the owner or occupant of the Data Center shall promptly remediate the violation into compliance with the aforesaid sound limits.

iv. Data Centers, Data Center Equipment, and Data Center accessory uses and structures shall comply with the Township's Noise Ordinance set forth in §213 of the Monroe Township Code Book.

v. Maximum dBA limitations shall not apply during a power outage or similar emergency and for a period of two hours after power is restored.

vi. Maximum dBA limitations shall not apply during routine testing and maintenance of backup generators. Such testing shall not occur before 9am or after 8pm.

vii. The Data Center shall perform an annual sound study during peak routine operation of the Data Center mechanical equipment for five (5) years after completion of the as-built sound study.

viii. The Data Center shall provide the results of the sound study to the Township within 30 days of the anniversary of the date in which the certificate of occupancy was issued by the Township.

l) Air Quality and Generator Emissions Study

i. The applicant shall submit all emergency generator specifications including fuel type, number of units, and total capacity. The applicant shall also supply:

a. Generator testing frequency and maintenance schedule.

b. Provide emission calculations.

c. Demonstrate or show proof of NJDEP certification for air emissions.

m) Viewshed Impact Analysis

i. The applicant shall submit a Viewshed Impact Analysis consisting of the

following information:

a. **Identification of all residential properties or residential uses within 500 feet.**
b. **Existing topography and vegetation.**
c. **Photo simulations of views from adjacent residential properties or uses within 500' of the site.**
d. **Photo simulation views from the Black Horse Pike.**
e. **Identification of mechanical equipment visible from the property lines.**

n) Utility Capacity Certification

i. **The applicant shall provide written confirmation from the serving electric, sewer, gas, and water utility provider that adequate capacity exists to serve the proposed facility.**

o) Emergency Response Plan

i. **The applicant shall prepare and submit an Emergency Response Plan to the Township acceptable to the local fire department and emergency management services. The Emergency Response Plan shall include detailed procedures for fire suppression, containment, ventilation, and evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site.**

p) Solid Waste and Refuse Management

i. **All solid waste, recyclable materials, and refuse generated by a data center facility shall be stored in durable, leak-proof containers designed to prevent the escape of waste, odors, or debris.**

ii. **All waste storage containers shall be located within a designated refuse storage area.**

iii. **Outdoor refuse storage areas, dumpsters, and compactors shall be screened from view from public rights-of-way and adjacent properties through the use of architectural enclosures, fencing, landscaping, or a combination thereof.**

iv. **Enclosures shall be constructed of materials compatible with the primary structures on the site.**

v. **All solid waste shall be collected and disposed of in accordance with local,**

state, and federal regulations.

vi. **Waste collection shall be scheduled and managed in a manner that minimizes noise, traffic disruption, and nuisance conditions to neighboring properties.**

vii. **Open dumping, open burning, or accumulation of refuse outside designated containers is prohibited.**

viii. **Hazardous materials, electronic waste, or other regulated waste streams shall not be disposed of with general solid waste and shall be managed in accordance with applicable environmental regulations.**

WHEREAS additional regulations relating to enforcement of standards within the Redevelopment Area shall be set forth in Section M. Hexa Builders Redevelopment Program and Process Schedule. 3. Violations and Penalties which shall read as follows:

3. Violations and penalties. In addition to any remedy available to the Township to enforce its codes, ordinances and regulations, the Township has the following remedies available to enforce the standards and regulations of this Redevelopment Plan:

a. **Revoke or suspend permits and approvals;**
b. **Seek injunctive relief to restrain or correct violations;**
c. **Seek abatement of unlawful activities, structures or sues;**
d. **Recover costs incurred in enforcement, including administrative expense, inspection costs, expert fees, and reasonable attorneys' fees where authorized by law.**

SECTION VI. The Redevelopment Plan Amendment shall be appended to and considered part of the Hexa Builders Redevelopment Plan previously adopted under Ordinance No. 04-2023, as amended by Ordinance No. 02-2025 and Ordinance No. 17-2025, and as amended by Ordinance No. XX-2026.

SECTION VII. All zoning and development regulations within the Redevelopment Area shall be in accordance with the standards set forth in the Redevelopment Plan as amended. To the extent the Redevelopment Plan conflicts with the Township's Land Use and Development Ordinance, the provisions of the Redevelopment Plan shall govern.

SECTION VIII. A copy of this Ordinance and the Redevelopment Plan Amendment shall be transmitted to the Monroe Township Planning Board and filed with the Township Clerk in accordance with the Act.

SECTION IX. If any section or provision of this Ordinance shall be held to be invalid in any court of competent jurisdiction, the same shall not affect the other sections or

provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

SECTION X. This Ordinance shall take effect in accordance with all applicable laws upon final adoption and publication as required by law.

TOWNSHIP OF MONROE

_____
CNCL. PRES., DENISE ADAMS

ATTEST:

_____
Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC

CERTIFICATION OF CLERK

The foregoing Ordinance was introduced at a meeting of the Township Council of the Township of Monroe held on the _____ day of _____, 2026, and will be considered for final passage and adoption at a meeting of the Township Council of the Township of Monroe to be held on _____ day of _____, 2026 at the Municipal Building, 125 Virginia Avenue, Williamstown, New Jersey 08094, at which time any person interested therein will be given an opportunity to be heard.

_____
Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC

ROLL CALL VOTE

1st Reading

	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Cncl. Cope					
Cncl. Fox					
Cncl. Heverly					
Cncl. O'Reilly					
Cncl. Rossi					
Cncl. Valentine					
Cncl. Pres. Adams					
Tally:					

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2nd Reading

	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Cncl. Cope					
Cncl. Fox					
Cncl. Heverly					
Cncl. O'Reilly					
Cncl. Rossi					
Cncl. Valentine					
Cncl. Pres. Adams					
Tally:					

The foregoing ordinance was hereby approved by the Mayor of the Township of Monroe on this _____ day of _____, 2026.

_____

MAYOR GREGORY A. WOLFE