



**KINGWOOD TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY
ORDINANCE NO. 15 - 2026**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF KINGWOOD,
COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING
CHAPTER 132, "ZONING," OF THE CODE OF THE TOWNSHIP OF KINGWOOD TO DEFINE
DATA CENTERS AND TO EXPRESSLY PROHIBIT DATA CENTERS AS A PRINCIPAL,
CONDITIONAL, OR ACCESSORY USE IN ALL ZONING DISTRICTS WITHIN THE TOWNSHIP**

WHEREAS, the Township Committee of the Township of Kingwood is authorized under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., to adopt and amend zoning regulations to promote the public health, safety, morals, and general welfare, and to guide the appropriate use and development of lands within the Township; and

WHEREAS, Kingwood Township is a predominantly rural municipality characterized by farmland, forests, wetlands, narrow rural roads, scenic landscapes, historic villages, stream corridors, steep slopes, and a long-standing land use pattern that emphasizes agriculture, open space, conservation, scenic character, and low-intensity development; and

WHEREAS, the Kingwood Township Environmental Resource Inventory identifies Kingwood as a predominantly rural township that relies almost solely on individual water supply wells and on-site septic systems, and recognizes that Kingwood's geology supports a limited water supply that is vulnerable to quantity and quality degradation; and

WHEREAS, the Township's 2012 Land Use Plan goals and objectives of the Township Master Plan, include relating the intensity of development to available water resources and the ability of the soil and groundwater to sustain on-lot disposal systems without degrading or impairing the water quality; and

WHEREAS, the Township's 2008 Conservation Plan Element identifies ground water and water supply as a central conservation planning issue, establishes the goal to maintain and improve the quality of ground and surface waters through corresponding development intensity, and recognizes that Kingwood's fractured bedrock geology, groundwater recharge, potable water supplies, aquifers, shallow bedrock, high water table, steep slopes, and septic suitability are important considerations in guiding local land use policy; and

WHEREAS, the 2026 Periodic Reexamination Report finds that data centers are not compatible with Kingwood Township's rural planning objectives and long-term infrastructure considerations, and recommends that the Township prohibit large-scale data centers as a principal, conditional, or accessory use in all zoning districts and adopt clear definitions to avoid interpretive ambiguity; and

WHEREAS, the Township Committee finds that data centers, server farms, colocation facilities, cloud-computing facilities, artificial intelligence computing facilities, cryptocurrency mining facilities, and similar facilities are materially different from ordinary office, professional, agricultural, civic, commercial, or low-intensity nonresidential uses due to their scale, energy demand, cooling needs, backup power generation, security infrastructure, mechanical equipment, noise, lighting, visual impacts, utility demands, and potential groundwater and water-supply implications, and that prohibiting such uses is necessary and appropriate to promote the public health, safety, and general welfare and to implement the Township's 2012 Land Use Plan, 2008 Conservation Plan Element, and 2026 Periodic Reexamination Report.

NOW THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Kingwood, County of Hunterdon as follows:

Section 1. Amendment to § 132-4, Definitions.

Chapter 132, "Zoning," Article I, "General Provisions," § 132-4, "Definitions," of the Code of the Township of Kingwood is hereby amended and supplemented to add the following new definition:

DATA CENTER

A facility, building, structure, use, or portion thereof, whether commonly referred to as a data center, server farm, colocation facility, cloud-computing facility, artificial intelligence computing facility, cryptocurrency mining facility, or by another similar name, that is used primarily for the storage, management, processing, transmission, exchange, or distribution of digital or electronic data and that houses or supports computer servers, server racks, networking equipment, data storage systems, telecommunications equipment, routers, switches, fiber-optic or other data communications infrastructure, or similar computer-based components and new generations of upgraded and/or replacement technology that replace or render any of the foregoing components obsolete.

Section 2. Amendment to § 132-6, Prohibited uses.

Chapter 132, "Zoning," Article I, "General Provisions," § 132-6, "Prohibited uses," of the Code of the Township of Kingwood is hereby amended and supplemented to add a new subsection J as follows:

J. Data centers, as defined in § 132-4, are expressly prohibited in all zoning districts within the Township of Kingwood. A data center shall not be permitted as a principal use, conditional use, or accessory use.

Nothing herein shall prohibit ordinary, customary, and incidental computer servers, telecommunications equipment, data storage equipment, or information technology equipment that is accessory to and used solely in support of an otherwise permitted principal use on the same lot, provided that such equipment does not constitute a data center as defined in § 132-4.

Section 3. Appeals

Appeals from all decisions of an Administrative Agent appointed pursuant to this Ordinance shall be filed in writing with the Court.

Section 4. Codification

This ordinance may be renumbered for codification purposes.

Section 5. Repealer

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

Section 6. Severability

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 7. Effective Date

This Ordinance shall take effect upon passage and publication as provided by law.

I hereby certify the foregoing to be a true copy of an ordinance adopted by the Kingwood Township Committee at a meeting held on July 2, 2026.



Jeffrey J. Jotz, RMC
Township Clerk



Paymon Jelvani
Mayor

Committee	Motion	2 nd	Ayes	Nays	Abstain	Absent
Committeemember Floyd		x	x			
Committeemember Taylor	x		x			
Mayor Jelvani			x			
		Total Votes	3			