

ORDINANCE NO. O2026x06

TOWN OF BELVIDERE

WARREN COUNTY, NEW JERSEY

**AN ORDINANCE AMENDING CHAPTER 505 OF THE CODE OF THE TOWN OF
BELVIDERE ENTITLED “ZONING” TO ESTABLISH A DEFINITION OF
WAREHOUSE THAT INCLUDES THE EXCLUSION OF DATA CENTERS**

WHEREAS, Warehouses are a permitted use in the current LM and B/LM Zoning Districts of the Town of Belvidere; and

WHEREAS, there is no definition of “Warehouse” in the zoning ordinances of the Town codified in Chapter 505 of the Belvidere Code; and

WHEREAS, it is necessary to define what is meant by “Warehouse” as currently permitted; and

WHEREAS, there is concern with the potential that data centers could be construed to fall within the Warehouse permitted use, absent appropriate limitation by definition; and

WHEREAS, data centers, by nature, present an intense and unique form of land use and development, posing significant challenges related to electricity consumption, noise, air quality, water use, community character and long-term planning objectives; and

WHEREAS, the Mayor and Council of the Town of Belvidere have determined that it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of its residents and the public at large to specifically exclude data centers from the Warehouse category of permitted uses, such as to make data centers non-permitted uses throughout the Town pursuant to the express provisions of §505-23 that specifically prohibits any use that is not specifically permitted in all zones throughout the Town.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Belvidere, Warren County, New Jersey as follows:

Section I.

Chapter 505, §505-2 entitled, “Word usage and definitions” be and hereby is amended to add the following new definitions:

DATA CENTER - shall mean and include any facility used primarily for the storage, management and/or processing of digital or electronic data, which houses computer and network systems, including associated components such as servers, network equipment and appliances, telecommunications and data storage systems, systems for monitoring and managing infrastructure performance, Internet-related equipment and services, data communications connections, environmental controls, fire protection systems and security systems and services.

WAREHOUSE - shall mean a building used for the temporary storage of goods,

materials or merchandise for later or subsequent distribution or delivery elsewhere for purposes of processing or sale. A data center as defined in this chapter shall not be considered a warehouse.

Section II.

After introduction, the Municipal Clerk is hereby directed to submit a copy of the foregoing Ordinance to the Belvidere Planning Board for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Belvidere Planning Board is directed to make and transmit to the Belvidere Town Council, within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate. Upon the adoption of this Ordinance, after public hearing, the Municipal Clerk is further directed to publish notice of the passage and to file a copy of this Ordinance, as finally adopted, with the Warren County Planning Board, as required by N.J.S.A. 40:55D-16.

Section III.

Repealer. All Ordinances or parts of Ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section IV.

Codification. This Ordinance shall be a part of the Code of the Town of Belvidere as though codified and fully set forth therein, The Municipal Clerk shall have this ordinance codified and incorporated in the official copies of the Code. The Municipal Clerk and the Municipal Attorney are authorized and directed to change and Chapter, Article and/or Section number of the Code of the Town of Belvidere in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

Section V.

This Ordinance shall take effect after final passage, adoption and publication according to law.

NOTICE

The foregoing ordinance was introduced at a public meeting of the Belvidere Town Council held on July 13, 2026 and was read for the first time. This ordinance will be further considered for final adoption by the Belvidere Town Council at a meeting to be held on August 24, 2026 at Belvidere Town Hall, 691 Water St., Belvidere at 7:00 PM or at any time and place to which said meeting may be adjourned. All interested persons will be given the opportunity to be heard concerning said ordinance at that time. Any member of the general public can obtain a copy of said ordinance at no cost at the Municipal Clerk's Office, 691 Water St., Belvidere, Monday through Friday from 9:00 AM to 4:30 PM. Or on the municipal website, belvidere.nj.net

Teresa A. Yeisley, RMC/CPM
Municipal Clerk/Administrator

NOTICE

Be advised that the foregoing ordinance was duly adopted by the Belvidere Town Council at a public meeting held on August 24, 2026

Teresa A. Yeisley, RMC/CPM
Municipal Clerk/Administrator