

**TOWNSHIP OF ROCKAWAY  
COUNTY OF MORRIS, STATE OF NEW JERSEY**

**ORDINANCE NO. O-26-23**

**AN ORDINANCE AMENDING CHAPTER 54 ENTITLED "LAND USE AND  
DEVELOPMENT" OF THE CODE OF THE TOWNSHIP TO ROCKAWAY TO  
INCLUDE AND DESIGNATE DATA CENTERS AS A PROHIBITED USE IN ALL  
ZONING DISTRICTS**

**WHEREAS**, data centers present an intense and unique land use which poses potentially significant challenges related to electricity consumption, noise, air quality, water usage, community character, and long-term planning objectives; and

**WHEREAS**, the operation of data centers requires significant infrastructure demands including but not limited to high electrical power consumption as well as substantial cooling requirements necessitating high water consumption; 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; and

**WHEREAS**, data centers and similar types of facilities have not been recommended or otherwise contemplated in the Township's master plan, nor are they currently identified as permitted or conditionally permitted uses in the Township's land use and development regulations; and

**WHEREAS**, the Township Council has therefore determined at this time that it is necessary and appropriate, as well as in the best interest of the health, safety, and welfare of its residents and members of the public who visit, travel or conduct business in the Township, to amend the Township's land use and development regulations to identify data centers as prohibited uses within all of the Township's zoning districts.

**BE IT ORDAINED** by the Council of the Township of Rockaway as follows:

**Section 1.** Section 54-4.1, Definitions, of Chapter 54 of the Code of the Township of Rockaway, Land Use and Development, is hereby amended by adding the following definition:

**DATA CENTER**

Any building, structure, or premises primarily used for the storage, management, processing, routing, transmission, or hosting of digital and/or electronic data, applications, and/or computing services through the use of servers, networking equipment, and/or similar electronic infrastructure, including but not limited to commercial colocation facilities, cloud computing facilities, server farms, cryptocurrency mining operations, and/or digital infrastructure uses.

**Section 2.** Section 54-30.6, General Provisions, of Chapter 54 of the Code of the Township of Rockaway, Land Use and Development, is hereby amended by adding the following item L.:

L. Data centers. Data centers shall be prohibited in all zone districts of the Township.

**Section 3.** Any and all other ordinances or parts thereof in conflict or inconsistent with any terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

**Section 4.** This Ordinance shall take effect immediately upon final passage and publication as required by law.

#### **Purpose**

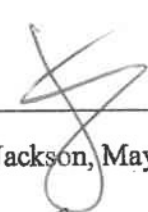
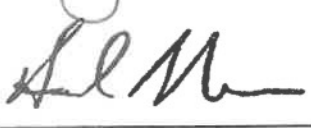
The purpose of this ordinance is to avoid the excessive usage of limited available resources essential to habitation and daily living along with avoidance of the potentiality of negative environmental impacts in an effort to ensure the health, safety, and welfare of existing Township residents and members of the public who visit, travel or conduct business in the Township by amending the Township's land use and development regulations to specifically identify data centers as prohibited uses within all of the Township's zoning districts.

#### **CERTIFICATION**

I, Adele Wadleigh, Acting Township Clerk of the Township of Rockaway, County of Morris, State of New Jersey, do hereby certify that the foregoing is a true and accurate copy of an Ordinance introduced by the Township Council of the Township of Rockaway at a duly convened meeting held on June 9, 2026, and adopted at a duly convened meeting held on July 14, 2026.



Adele Wadleigh, Acting Township Clerk

  
\_\_\_\_\_  
Joseph Jackson, Mayor  
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Howard Morrison, Council President