

ORDINANCE O-26-18

ORDINANCE OF THE TOWNSHIP OF HOWELL, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING THE TOWNSHIP CODE TO PROHIBIT DATA CENTERS IN ALL ZONING DISTRICTS

WHEREAS, the Land Use Ordinance of the Township of Howell does not permit data centers; and

WHEREAS, the Township desires to reconfirm data centers as a prohibited use.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Howell, County of Monmouth, State of New Jersey as follows:

Section 1. Chapter 188, Section 188-4, "Definitions and rules of general applicability" of the Municipal Code of the Township of Howell hereby supplemented to add a new definition to subparagraph B as follows:

DATA CENTER

A facility: (1) whose primary services are the storage, management, and processing of digital data; and (2) that is used to house 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. "Data center" shall not include a facility that is used primarily for internal operations by a licensed health care facility or licensed health care provider, so long as the facility does not operate as a commercial data processing or colocation facility for an unaffiliated entity. The types of data centers include:

1. Enterprise: A private data center collocated within the building of an existing company or organization. Users of the data center are limited to that company/organization. The peak electricity demand of this data center shall not exceed 100 MW.
2. Colocation: A data center that is shared by multiple companies/organizations. The peak electricity demand of this data center shall not exceed 100 MW.
3. Hyperscale: A data center built for massive computer and data storage, which may be for a single or multiple tenants. This type of data center produces peak energy demands greater than 100 MW.

4. Edge: A smaller data center designed to be near the people and businesses served by the data center's activities. The peak electricity demand of this data center shall not exceed 25 MW.
5. Residence-Based: A data center embedded in residences, which processes AI inference workloads for external clients. The homeowner hosts the hardware; operators manage it remotely and typically compensate the homeowner for power and space. The peak electricity demand of this data center shall not exceed 5 MW.

Section 2. Chapter 188, Section 188-67, "Prohibited uses in all zones." of the Municipal Code of the Township of Howell is hereby amended and supplemented to add subparagraph H. as follows:

H. All Data Centers as defined in Section 188-4 and any and all uses related to the same.

Section 3. Repealer. All ordinances or parts of ordinances contrary to or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of conflict or inconsistency.

Section 4. Severability. Each section, subsection, paragraph, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase. If any portion of this Ordinance, or its application to any person or circumstances, shall be adjudged or otherwise determined to be invalid, unconstitutional, preempted, void, or ineffective for any clause or reason, such determination shall not affect the remaining provisions of this Ordinance, and the application of such remaining provisions shall not be affected thereby and shall remain in full force and effect, and to this end, the provisions of this Ordinance are severable.

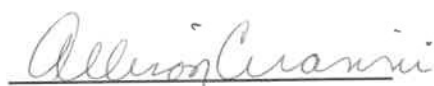
NOTICE

The Ordinance published herewith was introduced and passed on first reading by the Township Council of the Township of Howell on **July 14, 2026** and will be further considered for final passage and adoption at the Township Municipal Building on 4567 Route 9 North, Howell, New Jersey on **August 18, 2026 at 7:00 p.m.** or as soon thereafter as the matter can be reached on the Agenda, at which time and place all persons interested therein shall be given an opportunity to be heard and during the week prior thereto, and up to, and including, the date of such meeting, copies of said Ordinance will be available at the Clerk's Office in the Township of Howell Municipal Building to the members of the general public who shall request same.

Introduction:

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilman Nadel</i>	X		X			
<i>Councilwoman O'Donnell</i>			X			
<i>Councilman Wrubel</i>		X	X			
<i>Deputy Mayor Fischer</i>			X			
<i>Mayor Leggio</i>			X			

I, Allison Ciranni, Municipal Clerk of the Township of Howell, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Mayor and Township Council, at the regular Meeting held July 14, 2026. WITNESS my hand this 15th day of July 2026.



Allison Ciranni, RMC
Municipal Clerk
Township of Howell

This is to certify that the foregoing Ordinance was adopted by the Township Council at a regular meeting of the Township of Howell held on August 18, 2026.

Adoption:

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilman Nadel</i>			X			
<i>Councilwoman O'Donnell</i>			X			
<i>Councilman Wrubel</i>	X		X			
<i>Deputy Mayor Fischer</i>		X	X			
<i>Mayor Leggio</i>			X			

I, Allison Ciranni, Municipal Clerk of the Township of Howell, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Mayor and Township Council at the Regular Meeting held August 18, 2026. WITNESS my hand this 19th day of August 2026.



Allison Ciranni, RMC
Municipal Clerk
Township of Howell