

TOWNSHIP OF PEMBERTON
ORDINANCE NO. 10-2026

ORDINANCE OF THE TOWNSHIP OF PEMBERTON, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 190 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF PEMBERTON ENTITLED, "ZONING" SO AS TO PROHIBIT THE CONSTRUCTION AND OPERATION OF DATA CENTERS WITHIN THE TOWNSHIP OF PEMBERTON

BE IT ORDAINED by the Township Council, Township of Pemberton, County of Burlington, State of New Jersey as follows:

SECTION 1.

Article IV of Chapter 190 of the Township of Pemberton entitled, "District Regulations" is hereby amended and supplemented to revise subsection 190-24(B)(12) of Section 190-24 entitled "GCLI General Commercial/ Light Industrial District" to read as follows:

(12) Light industrial uses on parcels not to exceed five acres, including manufacturing operations of a type which can carry on processes within completely enclosed buildings, including the manufacture, assembly or treatment of products from previously prepared materials where the molecular structure of materials remains unchanged, not including Data Centers, which shall be expressly prohibited.

SECTION 2.

Article IV of Chapter 190 of the Township of Pemberton entitled "District Regulations" is hereby amended and supplemented to revise subsections 190-24.1(B)(10) and (11) of Section 190-24.1 entitled "GCLI-1 General Commercial/ Light Industrial-1 District" to read as follows:

(10) Standard warehouses where all storage is contained in completely enclosed buildings on parcels not to exceed five acres, not including "Data Centers, which shall be expressly prohibited."

(11) Light industrial uses on parcels not to exceed five acres, including manufacturing operations of a type which can carry on processes within completely enclosed buildings, including the manufacture, assembly or treatment of products from previously prepared materials where the molecular structure of materials remains unchanged, not including Data Centers, which shall be expressly prohibited.

SECTION 3.

Article IV of Chapter 190 of the Township Code of the Township of Pemberton entitled, "District Regulations" is hereby amended and supplemented to revise subsection 190-24.3(B)(3) of Section 190-24.3 entitled "GCLI-3 General Commercial/ Light Industrial-3 District" to read as follows:

(7) Light industrial uses on parcels not to exceed three acres, including manufacturing operations of a type which can carry on processes within completely enclosed buildings, including the manufacture, assembly or treatment of products from previously prepared materials where the molecular structure of materials remains unchanged, not including Data Centers, which shall be expressly prohibited.

SECTION 4.

Article IV of Chapter 190 of the Township Code of the Township of Pemberton entitled, "District Regulations" is hereby amended and supplemented to revise subsection 190-26(C)(1) and (3) of Section 190-26 entitled "OP/LI Office Professional/Light Industrial District" to read as follows:

(1) Light industrial uses on parcels not less than four acres, including manufacturing operations of a type which can carry on processes within completely enclosed buildings, including manufacture, assembly or treatment of products from previously prepared materials where the molecular structure of materials remains unchanged, not including Data Centers, which shall be expressly prohibited.

(3) Warehouses or similar storage facilities, not including mini-storage facilities, not including Data Centers, which shall be expressly prohibited.

IT IS FURTHER ORDAINED THAT, if any part of this Ordinance shall be declared to be invalid or inoperative, such part shall be deemed severable and the invalidity thereof shall not affect the remaining parts of this Ordinance.

IT IS FURTHER ORDAINED THAT all ordinances or portions of ordinances inconsistent herewith are hereby repealed to the extent of their inconsistency only.

IT IS FURTHER ORDAINED THAT the Township Council intends that all general provisions, terms, phrases, and expressions contained in this Ordinance be liberally construed in order that the Township Council's true intent and meaning may be fully implemented.

IT IS FURTHER ORDAINED THAT this Ordinance shall take effect upon passage, approval, and publication, as required by law.

PEMBERTON TOWNSHIP COUNCIL

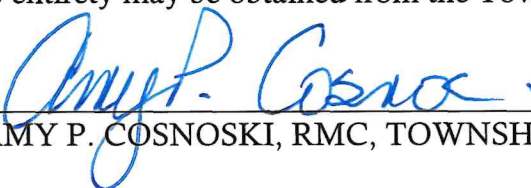
**TOWNSHIP OF PEMBERTON
ORDINANCE NO. 10-2026**

NOTICE OF PUBLIC HEARING

**ORDINANCE OF THE TOWNSHIP OF PEMBERTON, COUNTY OF
BURLINGTON, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING
CHAPTER 190 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF PEMBERTON
ENTITLED, "ZONING" SO AS TO PROHIBIT THE CONSTRUCTION AND
OPERATION OF DATA CENTERS WITHIN THE TOWNSHIP OF PEMBERTON**

The foregoing Ordinance was introduced and passed on first reading by the governing body of Pemberton Township at a meeting held on February 4, 2026, and will be considered for final passage after a public hearing at a meeting of the said governing body to be held on February 18, 2026, at the Pemberton Township Municipal Building, 500 Pemberton-Browns Mills Road, Pemberton, New Jersey, at 6:00 p.m. prevailing time, at which time any interested member of the public may comment on said Ordinance. During the week prior to and up to and including the date of such meeting or further consideration, copies of said Ordinance in its entirety may be obtained from the Township Clerk.

ATTEST:



AMY P. COSNOSKI, RMC, TOWNSHIP CLERK

**TOWNSHIP OF PEMBERTON
ORDINANCE NO. 10-2026**

NOTICE OF FINAL PASSAGE

**ORDINANCE OF THE TOWNSHIP OF PEMBERTON, COUNTY OF
BURLINGTON, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING
CHAPTER 190 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF PEMBERTON
ENTITLED, "ZONING" SO AS TO PROHIBIT THE CONSTRUCTION AND
OPERATION OF DATA CENTERS WITHIN THE TOWNSHIP OF PEMBERTON**

Notice is hereby given that Ordinance No. 10-2026 as entitled above has been finally adopted on final reading by the governing body of Pemberton Township after a public hearing, at a meeting held on February 18, 2026. Said Ordinance shall take effect in accordance with law.

ATTEST:



AMY P. COSNOSKI, RMC, TOWNSHIP CLERK


ACKNOWLEDGEMENT OF APPROVAL BY MAYOR



MATTHEW BIANCHINI

DATE: February 20, 2026

ATTEST:



AMY P. COSNOSKI, RMC, TOWNSHIP CLERK