



ORDINANCE 2024-21

Amending and Supplementing Chapter 62, Land Use, Article IV, Zoning, Division 3. Districts, Subdivision XXIX OC Office/Corporate District

WHEREAS, the Township of South Brunswick maintains Chapter 62, Land Use, of the Township Code of the Township of South Brunswick; and

WHEREAS, certain revisions to the Code within the OC Office/Corporate District are required to clarify uses within the OC Office Corporate District; and

WHEREAS, it is necessary to make these changes to the Code at this time;

NOW THEREFORE BE IT ORDAINED, by the Township Council of the Township of South Brunswick, County of Middlesex, State of New Jersey, that:

I, Chapter 62, Article IV, Zoning, Division 3. Districts, Subdivision XXIX OC Office/Corporate District, of the South Brunswick Township Code, shall be and is hereby amended and supplemented as follows with deletions in strikethrough and additions in underline:

Sec. 62-1307. Uses permitted.

(7) Data Centers.

Sec. 62-1307.5. Prohibited uses.

Warehousing and distribution shall be prohibited in the OC office/corporate district.

Sec. 62-1309. Area and yard requirements.

Area and yard requirements in the OC office/corporate district shall be as follows; however, the provisions of section 62-1311(b) shall apply to a planned office/corporate development:

- (2) There shall be a minimum front yard setback of 100 feet from the public street line to the main foundation line of the nearest building or structure.

Sec. 62-1310. Off-street parking and loading requirements.

- (b) Office, research and assembly (except for data centers) uses shall provide a minimum of one

parking space for each employee on the maximum work shift or one parking space for each 300 square feet of gross floor area, whichever is greater.

- (h) Data center uses shall provide a minimum of one parking space for each 5,000 square feet of gross floor area.

Sec. 62-1312. Access.

- (a) No public vehicular access from Ridge Road or Mapleton Avenue is permitted.

Secs. 62-1312-1313 - 62-1345. - Reserved

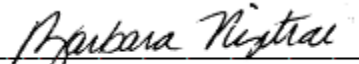
II. If any clause, sentence, paragraph, section or part of this ordinance or any other codes or ordinances incorporated herein shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder hereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which said judgment shall have been rendered.

III. This ordinance shall become effective twenty (20) days after its final passage and approval after a duly noticed Fairness Hearing to be held by the N.J. Superior Court.

The above ordinance was introduced and passed on first reading at a meeting of the Township Council of the Township of South Brunswick held on September 4, 2024. There was a public hearing held on September 18, 2024 after which this ordinance was tabled to October 2, 2024. On October 2, 2024 this ordinance was further tabled to November 6, 2024. It will be considered on final reading and final passage at a meeting of the Township Council of the Township of South Brunswick to be held at the Municipal Building, 540 Ridge Road, Monmouth Junction, New Jersey at 6:00 p.m. on November 6, 2024. At the time of final reading and final passage, any person having an interest therein will be given an opportunity to be heard.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joseph Camarota, Councilman
SECONDER:	Josephine "Jo" Hochman, Councilwoman
AYES:	Bierman, Camarota, Grover, Hochman, Carley

This is to certify that the foregoing is a true copy of a Ordinance Adopted at the South Brunswick Township Council meeting held on November 6, 2024.


Barbara Nyitrai, Township Clerk