

**TOWNSHIP OF EAST GREENWICH
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY**

ORDINANCE NO. 11-2026

**ORDINANCE TO PROHIBIT DATA CENTERS IN ALL ZONING DISTRICTS WITHIN
THE TOWNSHIP OF EAST GREENWICH**

WHEREAS, the Township of East Greenwich Master Plan emphasizes the preservation of the Township of East Greenwich's (the "Township") rural character and rural quality of life, agricultural lands, scenic landscapes, environmental resources, and historic and cultural heritage, and supports only those land uses and forms of development that are compatible with the Township's rural setting and limited infrastructure, taking into account considerations of scale, intensity, operational characteristics, and infrastructure demands, and that can be reasonably accommodated within the Township without resulting in adverse impacts that cannot be reasonably mitigated, consistent with the Master Plan and the public health, safety, and welfare; and

WHEREAS, the Township of East Greenwich Committee (the "Committee") finds that data centers, by their nature, constitute an unusually intense and specialized form of land use, characterized by continuous, twenty-four (24) hour operation and extraordinary demands for water use, electrical power, cooling infrastructure, backup generation, and supporting mechanical systems, and that such characteristics are inherently inconsistent with the Township of East Greenwich's Master Plan; and

WHEREAS, the Committee further finds that data center operations, including continuous cooling systems, mechanical equipment, ventilation infrastructure, and emergency or backup power generation, create ongoing and unavoidable impacts related to noise, vibration, air quality, water use, community character, and long-term land use planning objectives, which are incompatible with the Township's Master Plan vision and policies; and

WHEREAS, the Committee further finds that preliminary data and technical assessments, including information cited by members of the New Jersey State Legislature, indicate that large-scale data centers may require millions of gallons of water per day, including direct on-site water consumption for cooling systems as well as substantial indirect water consumption associated with the regional generation of electricity required to support such facilities; and

WHEREAS, concerns regarding the excessive water use of data centers are reflected in legislative actions including Senate Bill 4293/Assembly Bill 5548 along with Senate Bill 3379 and Assembly Bill 4096 from the 2026 session, which require quarterly reporting of data center water usage, and Assembly Bill A5892 along with Assembly Bill 3966 from the 2026 session, which would require the New Jersey Department of Environmental Protection to evaluate water impacts associated with data centers; and

WHEREAS, the Committee further finds that preliminary studies and state legislative reporting requirements indicate that certain data centers may require up to approximately three hundred (300) megawatts of continuous electrical power, placing significant strain on regional electrical infrastructure and associated natural resources; and

WHEREAS, This conclusion is supported by New Jersey legislative actions such as Senate Bill 4293/Assembly Bill 5548 along with Senate Bill 3379 and Assembly Bill 4096 from the 2026 session and Assembly Bill A5892 along with Assembly Bill 3966 from the 2026 session, which require quarterly reporting of electricity usage, and by load forecast and reliability planning documentation issued by PJM Interconnection, L.L.C., reflecting the contribution of data centers to continuous regional load growth; AND

WHEREAS, the Committee further finds that the impacts associated with data centers are inherent to the use type and cannot be adequately mitigated through site-specific conditions, buffering, or operational controls; and

WHEREAS, based upon the foregoing, the Committee finds that permitting data centers within the Township would pose unacceptable risks to environmental and natural resources, public infrastructure systems, water availability, and the Township's long-term planning goals, and would be inconsistent with the objectives and policies of the Township of East Greenwich's Master Plan and is adverse to the public health, safety and welfare of the citizens of East Greenwich Township.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of East Greenwich, County of Gloucester and State of New Jersey, as follows:

SECTION 1. Chapter 16.88.010, entitled "Prohibited Uses" of the Code of the Township of East Greenwich, County of Gloucester, State of New Jersey shall be amended by adding subsection 2 entitled "Data Centers" as follows:

§ 2 Data Centers

Definitions. As used in this section, the following terms shall have the meanings indicated:

A. Data Center” as commonly known, and as sometimes referred to as “internet data center” or “cloud data center” (and any and all functionally-equivalent but differently-named uses, structures and facilities) that house computer systems and include associated components such as data storage systems; redundant or “backup” power and data storage components; electrical transformers, substations, and other power supply infrastructure; data communication connections; environmental and safety controls for building climate, equipment cooling, and fire suppression; and security devices, systems, and installations, to serve as off-site or remote accessory facilities available and accessible to users via telecommunication or internet utilities for the purpose of aggregating collective computing demands for cloud services, video streaming, blockchain and crypto mining, artificial intelligence and machine learning, virtual reality, and other internet, telecommunication, computing, and data storage, maintenance, processing, and transmission purposes.

B. Data Centers Prohibited. Data centers are a prohibited use, whether as a principal or an accessory use, in all zoning districts within the Township.

SECTION 2. All ordinances or parts of ordinances in conflict or inconsistent with any part of this Ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

SECTION 3 - If any section, subdivision, paragraph, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to such section, subdivision, paragraph, clause, or provision and the remainder of this ordinance shall be deemed valid and effective. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4 - This ordinance shall take effect upon the publication of notice of final adoption as provided by law.

TOWNSHIP OF EAST GREENWICH

BY: _____

JAMES R. PHILBIN, JR., MAYOR

ATTEST:

Elizabeth McGill

ELIZABETH MCGILL, MUNICIPAL CLERK

NOTICE

The foregoing was introduced by the East Greenwich Township Committee of the Township of East Greenwich at its meeting held on April 28, 2026. This ordinance will be considered for adoption of final reading and public hearing to be held on May 26, 2026, at 7:00 PM, or shortly thereafter, and place to which such meeting may be adjourned, in the Municipal Building, 159

Democrat Road, Mickleton, NJ, at which time all persons interested may appear for or against the passage of said Ordinance.

I, Elizabeth McGill, Municipal Clerk, hereby certify that the foregoing ordinance is a true and accurate copy of an ordinance adopted on final reading by the East Greenwich Township Committee of the Township of East Greenwich at a regular and duly convened meeting held on May 26, 2026.

In witness thereof, I have set my hand and affixed the seal of the Township of East Greenwich this 26th day of May 2026.



Elizabeth McGill, RMC

Municipal Clerk, East Greenwich Township

**TOWNSHIP OF EAST GREENWICH
ORDINANCE NO. 11-2026**

**INTRODUCTION OF AN ORDINANCE TO PROHIBIT DATA CENTERS IN ALL
ZONING DISTRICTS WITHIN THE TOWNSHIP OF EAST GREENWICH**

Public hearing Scheduled May 26, 2026 7:00 PM at East Greenwich Township Municipal Building
159 Democrat Road, Mickleton, NJ 08056. Please contact Elizabeth McGill, Township Clerk to
view copy of full Ordinance: 856-423-0654 X8101 or emcgill@eastgreenwichnj.com

Resolution No. 14-2026

**RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE EAST
GREENWICH TOWNSHIP COMBINED PLANNING/ZONING BOARD TO THE EAST
GREENWICH TOWNSHIP MAYOR AND COMMITTEE REGARDING AN
ORDINANCE ENTITLED "ORDINANCE TO PROHIBIT DATA CENTERS IN ALL
ZONING DISTRICTS WITHIN THE TOWNSHIP OF EAST GREENWICH"
PURSUANT TO N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64**

WHEREAS, the East Greenwich Township Mayor and Committee referred an Ordinance entitled, "Ordinance to Prohibit Data Centers in All Zoning Districts Within the Township of East Greenwich", which was introduced on first reading on April 28, 2026 and which prohibits "Data Centers" in all zoning districts in the Township (the "Ordinance", attached hereto as Exhibit A), to the Planning Board for its recommendation concerning any inconsistency with the Master Plan and concerning any other matters the Planning Board deems appropriate in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64; and

WHEREAS, on May 19, 2026, the Planning Board reviewed a letter dated May 13, 2026 submitted by the Township Planner, Richard Hunt, AICP, PP and heard testimony from the Township Planner, wherein he reviewed the details of the Ordinance with the Planning Board and opined that the proposed Ordinance was not inconsistent with the Township's Master Plan; and

WHEREAS, the East Greenwich Township Combined Planning/Zoning Board did its review and made its recommendation regarding the Ordinance (Exhibit A), based on the above documents, and the testimony provided at the time of the hearing, including the testimony of its own professionals; and

WHEREAS, the East Greenwich Township Combined Planning/Zoning Board after careful review and discussion has determined at its meeting on May 19, 2026, that the adoption of the proposed Ordinance, which was referred to the Planning Board, conforms and is not inconsistent with the Master Plan and meets the goals of same. The Ordinance conforms with sound planning principles, the passage of the Ordinance would further assist in the orderly development of land and overall the adoption of the Ordinance, attached hereto as Exhibit A, is in the best interests of East Greenwich Township.

NOW, THEREFORE, BE IT RESOLVED by the Combined Planning/Zoning Board of the Township of East Greenwich, by a vote of 9 members in favor and 0 members opposed, and 0 members abstaining (Voting in favor: Phillips, Pfeiffer,

Schober, Summerville, Kafka, Montgomery, Lumia, Konrad, Klinewski) as follows:

1. The East Greenwich Township Combined Planning/Zoning Board endorses and recommends the adoption of the Ordinance, attached hereto as Exhibit A, which prohibits Data Centers in all zoning districts in the Township of East Greenwich and same is referred to the East Greenwich Township Mayor and Committee for review and adoption; and

2. The East Greenwich Township Combined Planning/Zoning Board determines that the Ordinance, attached hereto as Exhibit A, conforms with and is not inconsistent with the East Greenwich Township Master Plan; and

3. Any recommendations, if any, of the East Greenwich Township Combined Planning/Zoning Board are attached hereto as Exhibit B.


PATRICK MONTGOMERY, Chairperson
Combined Planning/Zoning Board of
East Greenwich Township

The foregoing Resolution was adopted and memorialized at a regular meeting of the Combined Planning/Zoning Board of the Township of East Greenwich held on the 19th day of May, 2026.


STEPHANIE MCCAFFREY, Secretary
Combined Planning/Zoning Board
of East Greenwich Township

VOTE TO MEMORIALIZE THE RESOLUTION: 9 in favor 0 opposed 0 abstained.

THOSE IN FAVOR: Philbin, Pfeiffer, Schober, Summerville, Kafka, Montgomery,

THOSE OPPOSED: Lumia, Konrad, Klinowski

THOSE ABSTAINED: N/A
N/A

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THE TOWNSHIP OF EAST GREENWICH**

Notice is hereby given that the above entitled ordinance was adopted by East Greenwich
Township Committee at a meeting held on May 26, 2026.

Elizabeth A. McGill
Township Clerk