

ORDINANCE NO. 3 – 2026

**TOWNSHIP OF GREENWICH
COUNTY OF GLOUCESTER**

**AN ORDINANCE OF TOWNSHIP OF GREENWICH IN THE COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING
CHAPTER 700 OF THE GREENWICH TOWNSHIP CODE TO INCLUDE AND
DESIGNATE DATA CENTERS AS A NON-PERMITTED USE IN ALL ZONES
WITHIN THE BOROUGH/TOWNSHIP/TOWN/CITY OF GREENWICH**

WHEREAS, the Township of Greenwich Zoning Ordinance was enacted to promote the public health, safety, morals and general welfare of the inhabitants of the Township of Greenwich and to promote the conservation of open space, valuable natural resources and to prevent urban sprawl and degradation of the environment through improper use of land; and

WHEREAS, data centers, by nature, present an intense and unique form of land use and development, posing significant challenges related to electricity consumption, noise, air quality, water use, community character and long-term planning objectives; and

WHEREAS, the Mayor and Council of the Township of Greenwich have determined that it is at this time necessary and appropriate, and 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 of Greenwich to amend the Zoning Ordinance (Chapter 700) to include all manner of data centers land use and development as a non-permitted use within the geographic boundaries of the Township of Greenwich and to otherwise improve and strengthen the nature, scope, manner and effectiveness of such regulations;

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

SECTION 1. Chapter 700-5 Word Usage; definitions shall be amended to add the following t

B. Terms Defined.

DATA CENTER. “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 telecommunication and 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.

SECTION 2. Chapter 700-54 Prohibited Uses shall be amended to add the following:

E. All Data Centers as defined in Chapter 700-5 of the Greenwich Township Code and all associated uses related to same.

SECTION 3. The Municipal Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Gloucester County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15, including to the Clerk of adjoining municipalities.

SECTION 4. After introduction, the Municipal Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Greenwich for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board Board is directed to make and transmit to the Mayor and Council of the Township of Greenwich, within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate. Upon the adoption of this Ordinance, after public hearing, the Municipal Clerk is further directed to publish notice of the passage and to file a copy of this Ordinance, as finally adopted, with the Gloucester County Planning Board, as required by N.J.S.A. 40:55D-16.

SECTION 5. Repealer. All ordinances or parts of ordinances contrary to or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

SECTION 6. 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.

SECTION 7. Effective Date. This Ordinance shall take effect immediately upon final passage and publication according to law.

INTRODUCTION: April 20, 2026

Council	Motion	Second	Aye	Nay	Abstain	Absent
Councilman Campbell						
Councilman Chila						
Councilwoman Cole						
Councilwoman Tranquillo						
Mayor Giovannitti						

TOWNSHIP OF GREENWICH

By: _____
Vincent Giovannitti, Mayor

I, Holly Tropea, do hereby attest the above Ordinance 3-2026 was introduced at a meeting of the Mayor and Council of the Township of Greenwich on April 20, 2026. A public hearing will occur on May 18, 2026 at 7:00 P.M.

ATTEST:

Holly Tropea, RMC, CMR
Municipal Clerk

ADOPTION: May 18, 2026

Council	Motion	Second	Aye	Nay	Abstain	Absent
Councilman Campbell						
Councilman Chila						
Councilwoman Cole						
Councilwoman Tranquillo						
Mayor Giovannitti						

I, Holly Tropea, do hereby attest the above Ordinance 3-2026 was adopted at a meeting of the Mayor and Council of the Township of Greenwich on May 18, 2026 after a public hearing which was scheduled for May 18, 2026. Said Ordinance shall take effect in accordance with the law.

ATTEST:

Holly Tropea, RMC, CMR
Municipal Clerk

On this _____ day of _____ 2026, I hereby approve the above Ordinance **3-2026**.

Vincent Giovannitti
Mayor