

TOWNSHIP OF CARNEYS POINT

ORDINANCE 2026-1093

AN ORDINANCE AMENDING CARNEYS POINT TOWNSHIP CODE CHAPTER 212 “ZONING” TO CONFIRM THAT DATA CENTERS ARE PROHIBITED USES/STRUCTURES IN ALL ZONING DISTRICTS AND TO LIST THEM SPECIFICALLY AS SUCH

WHEREAS, the Carneys Point Township Committee is aware of facilities that are commonly known as "data centers," and sometimes referred to "internet data centers" or "cloud data centers," that are utilized to house computer systems and associated components such as telecommunication and data storage systems, redundant or "backup" components, infrastructure for power supply, data communication connections, environmental and safety controls for building climate, equipment cooling, fire suppression, security devices; systems and installations, 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 data maintenance and transmission purposes; and

WHEREAS, the Carneys Point Township Committee is aware of growing public concerns about data centers and their potential environmental and socioeconomic impacts, including but not limited to high electricity and water consumption that can result in electrical grid overload and outages, increased consumer energy prices, aquifer depletion and degradation; heat generation; interference with cellular and wireless communications; and disturbing, disruptive ambient noise; and

WHEREAS, neither data centers as described above, nor any similar types of functionally-equivalent but differently-named facilities, have been recommended or otherwise designated as permitted or conditionally-permitted uses or structures in the Carneys Point Township Master Plan; nor are data centers or similar facilities listed as permitted or conditionally-permitted uses or structures in any of Carneys Point Township's zoning districts; nor are data centers or similar facilities included within any current category or classification of permitted or conditionally-permitted uses or structures in any of Carneys Point Township's zoning districts, such as, for example, "public utilities," "office buildings," "business offices," "retail businesses," "wholesale, warehouse, distribution, and transportation facilities," "wholesalers or distributors," "manufacturers," or "experimental, research or testing laboratories"; and

WHEREAS, Chapter 212 “Zoning” of the Code of Carneys Point Township establishes specific use regulations, permitted principal uses, conditional uses, and accessory uses within the Township’s zoning districts; and

WHEREAS, § 212-6 of Chapter 212 “Zoning” requires compliance with the Township’s use regulations, and § 212-17.2 establishes uses prohibited in all zoning districts within the Township of Carneys Point; and

WHEREAS, the Township Committee of the Township of Carneys Point has determined that it is necessary and appropriate to state clearly within Chapter 212 “Zoning” that data centers, including internet data centers, cloud data centers, hyperscale data centers, server farms, artificial intelligence processing facilities, and functionally-equivalent facilities operating under different names or classifications, are prohibited uses and prohibited structures in all zoning districts within the Township of Carneys Point;

NOW THEREFORE IT BE ORDAINED, by the Township Committee of the Township of Carneys Point, County of Salem, State of New Jersey, as follows:

A. § 212-17.2 of Chapter 212 “Zoning” of the Code of the Township of Carneys Point entitled “Uses Prohibited in All Districts” is hereby amended to include the following additional specifically-listed prohibited use:

“Data centers,” as commonly known, and as sometimes referred to as “internet data centers” or “cloud data centers” (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.”

B. § 212-16(A)(6)(b)(3) shall be revised to state, “Miscellaneous electrical equipment with the exception of Data Centers.”

C. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the section, paragraph subsection, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.

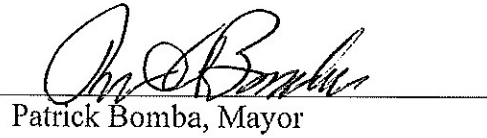
D. Any article, section, paragraph, subsection, clause, or other provision of the Carneys Point Township Code that is inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.

E. This Ordinance shall, following adoption and publication in accordance with the laws of the State of New Jersey, take effect immediately upon its filing with the Salem County Planning Board pursuant to N.J.S.A. 40:55D-16.

THIS ORDINANCE shall take effect according to law. All other Ordinances or part of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

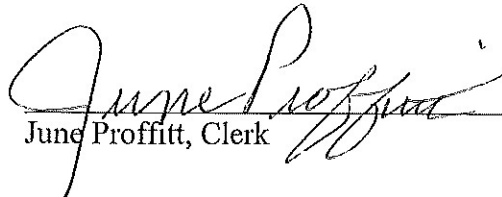
Attest:


June Proffitt, Clerk


Patrick Bomba, Mayor

COMMITTEE	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
BROWN			X			
JOHNSON		X	X			
C. MARTIN	X		X			
G. MARTIN			X			
BOMBA			X			

Notice: The above ordinance was introduced and passed on the first reading at the meeting of the Township Committee of the Township of Carneys Point in the County of Salem held on June 17, 2026 and will be considered for final passage at a meeting to be held by the Township Committee at Carneys Point Township Municipal Building, 303 Harding Highway, Carneys Point, New Jersey at 6:00 p.m. on July 15, 2026 at which time any interested person will be given an opportunity to be heard.


June Proffitt, Clerk