

BOROUGH OF WOODSTOWN

ORDINANCE 2026-8

AN ORDINANCE AMENDING WOODSTOWN BOROUGH CODE CHAPTER 67 “LAND DEVELOPMENT” TO CONFIRM THAT DATA CENTERS ARE PROHIBITED USES/STRUCTURES IN ALL ZONING DISTRICTS AND TO LIST THEM SPECIFICALLY AS SUCH

WHEREAS, the Woodstown Borough Council is aware of facilities that are commonly known as “data centers,” and sometimes referred to as “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, and fire suppression, and 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 Woodstown Borough Council 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, and aquifer depletion; 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 Woodstown Borough Master Plan; nor are data centers or similar facilities listed as permitted or conditionally-permitted uses or structures in any of Woodstown Borough’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 Woodstown Borough’s zoning districts, such as, for example, “public utilities,” “office buildings,” “retail businesses,” “wholesale, warehouse, distribution, and transportation facilities,” or “manufacturing, assembly, fabricating, processing or packaging”; and

WHEREAS, the introductory language of the “Woodstown Borough Zoning Ordinance Schedule of District Regulations: Use Regulations” for Woodstown Borough’s CONS, R1, R2, CR, R3, R4, R5, R6, LC, C1, C2, C3, SI, GC, and LI Districts (67 Attachment 2:1 through 2.4 of Woodstown Borough Code Chapter 67 “Land Development”) provides, in its introductory statement, that “in each district, *only* the use listed below shall be permitted by right”; and

WHEREAS, Section 67-40 “Prohibited Uses” of Woodstown Borough Code Chapter 67 “Land Development” provides that “all uses not expressly permitted in the above Schedule are *prohibited*, including but not limited the following:” and then lists eleven (11) uses (designated as subsections A. through K.) that are specifically prohibited in all of Woodstown Borough’s zoning districts; and

WHEREAS, given the growing public concern about data centers and their potentially detrimental environmental and socioeconomic impacts, and the need to learn more about them before determining whether or subject to what conditions they might be permitted in any of Woodstown Borough's zoning districts, the Woodstown Borough Council has deemed it necessary and appropriate to state clearly in the Woodstown Borough Code that data centers are, and shall continue to be, prohibited uses/structures in all of Woodstown Borough's zoning districts unless and until they can be recommended in Woodstown Borough's Master Plan and appropriately designated as permitted or conditionally-permitted uses/structures in any one or more of Woodstown Borough's zoning districts;

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Woodstown, in the County of Salem, State of New Jersey, as follows:

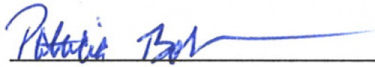
1. Section 67-40 "Prohibited Uses" of Woodstown Borough Code Chapter 67 "Land Development" is hereby amended to include the following additional (twelfth) specifically-listed prohibited use to be designated as new subsection L.:
 - L. "Data centers," as commonly known, and as sometimes referred to as "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.
2. The Woodstown Borough Clerk is directed to give notice of this Ordinance pursuant to *N.J.S.A. 40:55D-15* to the Clerks of all municipalities adjoining Woodstown Borough and to the Salem County Planning Board at least ten (10) days prior to the date scheduled for hearing on the adoption of this Ordinance.
3. 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.
4. Any article, section, paragraph, subsection, clause, or other provision of the Woodstown Borough Code that is inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.

5. 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*.

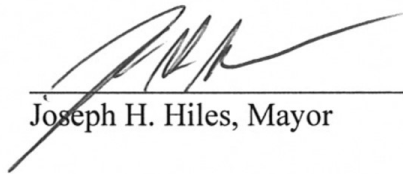
NOTICE

Notice is hereby given that the foregoing proposed Ordinance 2026-8 was introduced and passed on first reading by the Borough Council of the Borough of Woodstown, County of Salem, State of New Jersey, at a regularly scheduled meeting held on June 23, 2026. A second reading and public hearing on the foregoing Ordinance will be conducted by the Borough Council at a regularly scheduled meeting to be held on July 14, 2026, at 7:00 p.m., in the Woodstown Borough Hall, 25 West Avenue, Woodstown, New Jersey 08098, after which the Ordinance will be considered for final passage

ATTEST:



Patricia Bohren, Clerk



Joseph H. Hiles, Mayor

CERTIFICATION

I hereby certify the above to be a true copy of an Ordinance introduced and passed by the Woodstown Borough Council on second reading following a public hearing at a regular meeting held on July 14, 2026.



Patricia Bohren, Clerk

DATE: July 14, 2026