

## **PILESGROVE TOWNSHIP**

### **ORDINANCE NO. 2026-05**

#### **AN ORDINANCE AMENDING PILESGROVE TOWNSHIP CODE CHAPTER 145 LAND USE TO DEFINE DATA CENTERS AND COMPUTER CENTER TO CONFIRM THAT DATA CENTERS ARE PROHIBITED USES/STRUCTURES IN ALL ZONING DISTRICTS**

**WHEREAS**, the Pilesgrove 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, 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 Pilesgrove 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, 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 Pilesgrove Township Master Plan; nor are data centers or similar facilities listed as permitted or conditionally-permitted uses or structures in any of Pilesgrove 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 Pilesgrove Township’s zoning districts; and

**WHEREAS**, for the foregoing reasons “data centers” as described above are not and have never been permitted or conditionally-permitted by right in any Pilesgrove Township zoning district; and

**WHEREAS**, §145-14 of Pilesgrove Township Code Chapter 145 “Land Use” which is entitled “Prohibited Uses” provides that all uses not expressly permitted by this chapter are prohibited, and

**WHEREAS**, given the growing public concern about data centers and their potentially detrimental environmental and socioeconomic impacts, and public nuisance and the need to learn more about them before determining whether or subject to what conditions they might be permitted in any of Pilesgrove Township’s zoning districts, the Pilesgrove Township Committee has deemed it necessary and appropriate to state clearly in the Pilesgrove Township Code that data centers are,

and shall continue to be, prohibited uses/structures in all of Pilesgrove Township's zoning districts unless and until they can be recommended in Pilesgrove Township's Master Plan, and appropriately designated as permitted or conditionally-permitted uses/structures in any one or more of Pilesgrove Township's zoning districts; and

**WHEREAS**, to prevent future misunderstandings about the fact that "data centers" are not "computer centers" for purposes of the Pilesgrove Township Code, the Pilesgrove Township Committee has deemed it necessary and appropriate to define the term "computer center" in Chapter 145 "Land Use" as set forth below;

**NOW THEREFORE BE IT ORDAINED**, by the Township Committee of the Township of Pilesgrove, in the County of Salem, State of New Jersey, as follows:

1. Section 145-8 of the Pilesgrove Township Code Chapter 145 "Land Use," entitled "Definitions" is hereby amended to include the following definitions:

#### **DATA CENTERS**

A facility that houses computer systems and includes 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. Sometimes referred to as "internet data centers" or "cloud data centers" (and any and all functionally-equivalent but differently-named uses, structures and facilities).

#### **COMPUTER CENTER**

A facility that houses individual computers and their associated components at which users convene in-person to engage in on-site use of on-site workstations in an office or laboratory ("computer lab") setting for research and other endeavors of a business, professional, scientific, or academic nature. The term "computer center" does not include "data centers" as described and defined in this Chapter.

2. Section 145-14 of Pilesgrove Township Code Chapter 145 "Land Use" entitled "Prohibited Uses" is hereby amended to include the following additional specifically-listed prohibited use as subsection (C):

C. "Data centers," "internet data centers" or "cloud data centers."

3. The following sections of Chapter 145 are amended to add "Data Centers are prohibited uses pursuant to §145-14. A Data Center is not permitted as a principal use, accessory use, temporary use, or conditional/special exception use."
  - a. Section 18 R (RR Restricted Residential)
  - b. Section 18.1 Q (SR Single-Family Residential)
  - c. Sections 18.2 I (SR-5 Single-Family Residential-5)
  - d. Sections 19 I (VN Village Neighborhood))
  - e. Section 20 J (NC Neighborhood Commercial)
  - f. Section 21 J (HC Highway Commercial – H-1, H-2, H-3)
  - g. Section 22 L (PLI Planned Light Industrial)
  - h. Section 22.2 P(AH-1 Affordable Housing No. 1)
  - i. Section 22.3 F (CONS Conservation Planning District)
  - j. Section 41 G (Planned Developments)
  - k. Section 41.2 K (PRD-1 Residential Planned development)
  - l. Section 41.3 E (Traditional Neighborhood Design)
  - m. Section 41.4 J (PLI General Development Plans)
4. Section 145-16 is amended to add SubSection H "Data centers are prohibited pursuant to § 145-14 and are not considered or deemed to be a public, civic, or cultural purpose use or public utility for purposes of this Chapter. A Data Center is not permitted as a principal use, accessory use, temporary use, or conditional/special exception use."
5. Section 145-17 is amended to add SubSection Q "Data centers are prohibited pursuant to § 145-14 and are not considered or deemed to be a public purpose use for purposes of this Chapter. A Data Center is not permitted as a principal use, accessory use, temporary use, or conditional/special exception use and cannot be approved under any listed category, including public utilities."
6. Section 145-55(B)(2) is amended to add "Data centers are prohibited pursuant to § 145-14 and are not considered or deemed to be a public purpose use for purposes of this Chapter. Data centers are not a permitted nonresidential category in any district and cannot qualify for change-of-use (with or without site plan)."
7. The Pilesgrove Township 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 Pilesgrove Township 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.

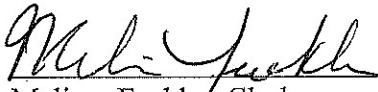
8. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the section, paragraph subsection, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.
9. Any article, section, paragraph, subsection, clause, or other provision of the Pilesgrove Township Code that is inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.
10. 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*.

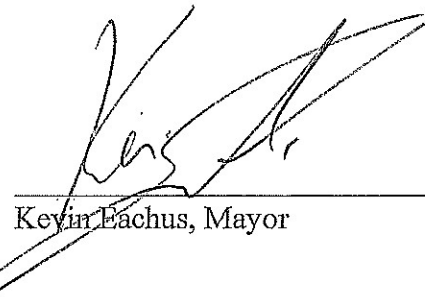
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## NOTICE

Notice is hereby given that the foregoing proposed Ordinance No. 2026-05 was introduced and passed on first reading by the Township Committee of the Township of Pilesgrove, County of Salem, State of New Jersey, at a regular meeting held on April 14, 2026. A second reading and public hearing on the foregoing Ordinance will be conducted by the Township Committee at a regular meeting to be held on May 12, 2026, at 7:00 p.m., at the Pilesgrove Township Municipal Building, 1180 Route 40 Pilesgrove, NJ 08079, after which the Ordinance will be considered for final passage.

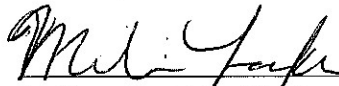
ATTEST:

  
Melissa Fackler, Clerk

  
Kevin Eachus, Mayor

## CERTIFICATION

I hereby certify the above to be a true copy of an Ordinance introduced and passed by the Pilesgrove Township Committee on second reading following a public hearing at a regular meeting held on May 12, 2026.

  
Melissa Fackler, Clerk

DATE: 5/13/2026