

Eleanor Walker
Mayor
Mary Sohor
Council President
Anita Greenberg-Belli
Council Vice President
Darin Accetulli
Erik DePalma
Kiran Desai
Dave Merwin
Tony Paskitti
Mark Razzoli
Carl Von Stetten

Township of Old Bridge
Township Clerk's Office
One Old Bridge Plaza
Old Bridge, NJ 08857



Kathryn Hutchinson
Township Clerk

June 26, 2026

MEMORANDUM
EMAIL WITH DELIVERY CONFIRMATION

To:
Township of Aberdeen Clerk's Office
melissa.pfeifer@aberdeennj.org
Township of East Brunswick Clerk's Office
clerk@eastbrunswick.org
tiawful@eastbrunswick.org
Borough of Hemletta Clerk's Office
M.Hallerman@helmettaboro.com
Jamesburg Borough Clerk's Office
jamesburg@jamesburgborough.org
Borough of Matawan Clerk's Office
Karen.Wynne@matawanborough.com
Township of Manalapan Clerk's Office
clerk@mtnj.org
Marlboro Township Clerk's Office
clerk@marlboro-nj.gov
Borough of Sayreville Clerk's Office
jessica@sayreville.com

Monroe Township Clerk's Office
crobbins@monroetwp.com
City of South Amboy Clerk's Office
clerk@southamboynj.gov
Borough of South River Clerk's Office
aguqlietti@southrivernj.org
ahager@southrivernj.org
Borough of Spotswood Clerk's Office
clerk@spotswoodboro.com
iservis@spotswoodboro.com
Middlesex County Office of Planning
planning@co.middlesex.nj.us
Middlesex County Clerk's Office
clerk@co.middlesex.nj.us
Nancy.Pinkin@co.middlesex.nj.us
NJ Office of Planning Advocacy
feedback@sos.nj.gov

Re: Introduction of Ordinance No. 26-20

Enclosed for your review and appropriate action is a copy of Ordinance No. 26-20, entitled "ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF OLD BRIDGE, CHAPTER 250 "LAND DEVELOPMENT" AND SPECIFICALLY 250-6 "DEFINITIONS" TO ADD A DEFINITION FOR DATA CENTERS AND 250-42 "PROHIBITED USES" TO DESIGNATE DATA CENTERS AS A PROHIBITED USE IN ALL ZONING DISTRICTS WITHIN THE TOWNSHIP OF OLD BRIDGE" Said ordinances will be further considered for adoption after a public hearing scheduled for July 21, 2026.

If you have any questions, please contact the Township Clerk's Office via email at khutchinson@oldbridge.com or by telephone at 732-721-5600 ext. 2200.

Respectfully,

Kathryn Hutchinson, RMC, CMC, CMR, RPPS
Township Clerk

FILED

JUN 29 2026

DR. DALE G. CALDWELL
SECRETARY OF STATE

**TOWNSHIP OF OLD BRIDGE
ORDINANCE NO. 26-20**

AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF OLD BRIDGE, CHAPTER 250 "LAND DEVELOPMENT" AND SPECIFICALLY §250-6 "DEFINITIONS" TO ADD A DEFINITION FOR DATA CENTERS AND §250-42 "PROHIBITED USES" TO DESIGNATE DATA CENTERS AS A PROHIBITED USE IN ALL ZONING DISTRICTS WITHIN THE TOWNSHIP OF OLD BRIDGE

WHEREAS, the Township Council of the Township of Old Bridge is authorized to adopt and amend land use regulations pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. in order to promote public health, safety, and the general welfare; and

WHEREAS, the Township of Old Bridge, Master Plan emphasizes protection of the Township's agricultural lands, environmentally sensitive areas, open space, environmental resources, wildlife habitat, watershed areas, and historic and cultural heritage; 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, preliminary data cited by Members of the New Jersey State Legislature has cautioned that large-scale data centers can use as much as 3 to 5 million gallons of water in a single day between liquid cooling and water consumed to generate the energy that powers them; and

WHEREAS, this extreme volume of water usage impacts homes and businesses both within the host municipality and the surrounding communities; and

WHEREAS, High-Density Digital Infrastructure facilities, universally known as data centers, present an existential threat to the Township's hydrogeologic stability due to their extraordinary, non-terminating demands for evaporative cooling water, massive electrical substations, extensive backup diesel generator arrays, and vast impervious building footprints; and

WHEREAS, the high-volume water consumption or depletive cooling processes required by data center operations would exponentially accelerate the depletion of the Township's aquifers, disrupt local public and private residential well water pressures; and

WHEREAS, the Township Council is conscious of the hazards, such as depletion of critical groundwater resources, impacts on subterranean aquifers, degradation of the availability and quality of drinking water, and the impact on the environment and critical fish habitats, posed by the scope, depth and pervasiveness of large-scale commercial data center operations; and

WHEREAS, preliminary studies noted by the State Legislature also indicate that some data centers require significant amounts of electricity, which is roughly equivalent to the output of a small modular nuclear reactor; and

WHEREAS, small scale data centers also have negative impacts on local resources, the environment and the health, safety, and welfare of the community; and

WHEREAS, in only the last year the majority of the State has already seen consumer energy costs increase with additional increases expected; and

WHEREAS, the high-tech data centers that are proliferating throughout the state consume a large amount of electrical power at a time when energy costs are increasing for ratepayers; and

WHEREAS, municipal regulations designed for the preservation of the environment and the protection of ecological values are a well-recognized, legitimate, and proper exercise of municipality authority; and

WHEREAS, cutting and removal of trees has been found to cause and create increased soil erosion and dust, instability and deterioration in the value of surrounding property and other adverse environmental and geographical conditions; and

WHEREAS, dramatic increases and changes in population, development and the impact of certain data center operations on residents, businesses, the environment, and private and public property have imposed significant burdens on municipal resources and have created increased need to balance the rights and interests of the residents and general public with that of the legitimate rights of property owners to conduct business without unreasonable regulation; and

WHEREAS, in light of these significant changes in confluence with modern advancement in technology, scientific and environmental research that have allowed for a more accurate and comprehensive understanding of the hazards and dangers posed to surrounding property, environmental and natural resources, the general public, and the proliferation and expansion of governmental regulation of the environment, safety and business in general, that have occurred since the enactment of the municipalities zoning and development regulations, the Township Council has determined it necessary and appropriate

to amend and update its land development code to adequately address data center uses in a manner that best reflects present needs and realities; and

WHEREAS, the Township Council of the Township of Old Bridge has 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, to amend the Code of the Township of Old Bridge to include all manner of data centers land use and development as a non-permitted use within the geographic boundaries of the Township and to otherwise improve and strengthen the nature, scope, manner and effectiveness of such regulations.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Old Bridge, County of Middlesex, State of New Jersey, that the following provision of Chapter 250 Land Development Code of the Township of Old Bridge, §250-6 "Definitions" and §250-42 "Prohibited Uses," shall be amended and supplemented as follows [additions are bold and underlined; deletions have strikethrough]:

SECTION 1. §250-6 "Definitions" of the Old Bridge Township Land Development Ordinance is hereby amended and supplemented to add a new definition as follows:

DATA CENTER

Shall include but not be limited to any facility used primarily for the storage, management, and processing of digital or electronic data, which houses computer and network systems, including associated components such as servers, network equipment and appliances, telecommunications, and data storage systems, systems for monitoring and managing infrastructure performance, Internet-related equipment and services, data communications connections, environmental controls, fire protection systems, and security systems and services. Typical accessory components of a data center may include transformers, electrical substations, environmental controls, fire suppression, generators, redundant power supplies, and security facilities.

The term Data Center is intended to be construed broadly and shall include but not be limited to all facilities for the primary purpose of housing active information technology or digital infrastructure, including but not limited to hyperscale facilities, colocation facilities, cloud computing infrastructure, cryptocurrency mining operations, artificial intelligence processing facilities and other high-density digital infrastructure uses, regardless of how such is labeled or described. Such facilities may be characterized by large-scale or small-scale building footprints, substantial supporting infrastructure, continuous or near continuous energy consumption, reliance on backup power generation systems, and associate mechanical and cooling operations necessary to maintain system functionality.

SECTION 2. §250-42 "Prohibited Uses" of the Old Bridge Township Development Ordinance is hereby amended and supplemented as follows:

- A. *No change.*
- B. The following uses are prohibited in all zones:
 - (1) – (19) *No changes.*

(20) The construction, operation, expansion, or maintenance of any Data Center, server farm, high-density digital infrastructure facility, or associated high-voltage electrical substation and any and all uses related to the same is strictly prohibited within all zoning districts of the Township of Old Bridge.

This prohibition applies categorically and unconditionally across the entire municipality. Including that, no Data Center shall be permitted as a principal use, accessory use, conditional use, or via adaptive reuse within any area currently designated, or subsequently designated in the future, as an "Area in Need of Redevelopment" or an "Area in Need of Rehabilitation" under the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).

SECTION 3. A copy of said full ordinance is on file in the Office of the Municipal Clerk for public examination and acquisition. Copies of said ordinance are available to any member of the general public who requests a copy of the ordinance, free of charge, at the Municipal Clerk's Office located in the Township Municipal Building, Monday through Friday, 8:30 a.m. to 4:30 p.m.

SECTION 4. The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S. 40:44D-15. Upon adoption of this Ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of passage thereof and file a copy of this Ordinance as

