

NOTICE OF INTRODUCTION

TOWNSHIP OF CINNAMINSON

Ordinance 2026 – 8

An Ordinance Amending the Land Use Procedures Of Chapter 330, Of The Township Of Cinnaminson to Add the Definition of, And to Amend the Cinnaminson Township Zoning Ordinances, To Prohibit Data Centers

The below Ordinance(s) was introduced at a regular meeting on Monday, June 15, 2026. Ordinance(s) will be considered on second and final reading at a meeting to be held on Monday, July 20, 2026 at 6:30 pm., in the Municipal Building located at 1621 Riverton Road, Cinnaminson, New Jersey. All persons interested will be given an opportunity to be heard concerning said Ordinances(s).

The Ordinance(s) will take effect immediately upon adoption and publication as required by law.

Copies of the full ordinance(s) will be made available at no charge at the Municipal Clerk's office of the Township of Cinnaminson at 1621 Riverton Road, Cinnaminson, NJ to members of the general public who shall request them during normal operating hours.

Lisa A. Passione, Municipal Clerk

Published June 16, 2026

TOWNSHIP OF CINNAMINSON

ORDINANCE 2026 – 8

AN ORDINANCE AMENDING THE LAND USE PROCECURES OF CHAPTER 330, OF THE TOWNSHIP OF CINNAMINSON TO ADD THE DEFINITION OF, AND TO AMEND THE CINNAMINSON TOWNSHIP ZONING ORDINANCES, TO PROHIBIT DATA CENTERS

WHEREAS, the Cinnaminson Township Code, Section 525-112 provides that unless a use is specifically or conditionally permitted in a zone as set forth in Chapter 525 “Zoning” the use is not permitted; and

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

WHEREAS, the Township Code does not define a data center, nor do the municipal development regulations permit such a use, as it was not a well-known use during the last Master Plan Reexamination in 2019, and the term “data center” is not even referenced in the December 10, 2019 “Reexamination of the Master Plan”; and

WHEREAS, a data center reportedly consumes a large amount of electrical power at a time when energy costs are increasing for ratepayers, and while the Township does not have any authority over the regulation of electric rates, the impact of data center growth is a legitimate consideration for municipal zoning; and

WHEREAS, land is a scarce resource in Cinnaminson Township, and most, if not all, areas of the Township where a data center owner/operator might wish to site its facilities are within relative proximity of residential areas; and

WHEREAS, recognizing the public concerns surrounding the potentially negative impacts of uncontrolled data center growth, and the need to gain knowledge of their true impacts on the

environment, and surrounding communities, before determining if they might be permitted within an industrial or other commercial zone in the Township with appropriate development regulations, the Township Committee has determined that data centers shall be prohibited within the Township unless and until they are recommended in the next master plan reexamination report and the Township Committee determines at that time that the use, with appropriate development regulations, should be permitted.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Cinnaminson as follows:

ARTICLE I. Chapter 330 of the Code of the Township of Cinnaminson, “Land Use Procedures”, and specifically Chapter 330-2 “Definitions”, is amended to add the definition “Data Center” as follows:

DATA CENTER shall mean and include 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.

This term is to be broadly construed to include facilities constructed for the primary purpose of housing active information technology or digital infrastructure, including cloud computing infrastructure, cryptocurrency mining operations, artificial intelligence processing facilities, and any other high-density digital infrastructure uses, regardless of how such use is labeled or described. Such facilities are generally characterized by large building footprints, substantial supporting infrastructure, continuous or near-continuous energy consumption, reliance on backup power generation systems, and associated mechanical and cooling operations necessary to maintain system functionality.

Accessory data server facilities such as Accessory Server Rooms which are dedicated rooms or space within a facility that houses computer servers and networking equipment that is subordinate to the principal use within that facility are excluded from the definition of a data center if limited in size to the lesser of two percent (2%) of the gross floor area of the principal structure in which they are located or two thousand (2,000) square feet.

ARTICLE II. The Cinnaminson Township Zoning Ordinance, Chapter 525 of the Code,

is hereby amended at Section 525-112 to now read as follows: [underlined text new]

“525-112. Any Use Not Expressly Permitted Is Prohibited. Any use not specifically permitted, conditionally permitted, or permitted as an accessor use, is hereby prohibited. To the extent any interpretation may become necessary, Data Centers, as defined in Section 330-2, are prohibited in all zoning districts.”

ARTICLE III. REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

ARTICLE IV. FILINGS.

- A. The Township Clerk shall give notice at least ten (10) days prior to the public hearing on the adoption of this ordinance to the Burlington County Planning Board and to all other persons or entities entitled to notice pursuant to N.J.S.A. 40:55D-15, including to the Clerk of adjoining municipalities.
- B. After introduction, the Township Clerk shall provide a copy of this ordinance to the Planning Board for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board shall transmit to the Township Committee, 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 Township Clerk shall file a copy with the secretary of the Burlington County Planning Board.

CINNAMINSON TOWNSHIP COMMITTEE

CERTIFICATION

I, Lisa A. Passione, RMC, Clerk of the Township of Cinnaminson, County of Burlington, do hereby certify that the foregoing Ordinance was introduced at the meeting of the Township of Cinnaminson held on June 15, 2026, and thereafter duly advertised on the Public Notices page of the Township website at <https://cinnaminsonnj.org/public-notices-2/> at least ten (10) days prior to it being considered for final passage and adoption. Ordinance will be considered for final passage at a meeting to be held on July 20, 2026, at 6:30 pm in the Municipal Building located at 1621 Riverton Road, Cinnaminson, New Jersey. All persons interested will be given an opportunity to be heard.

LISA A. PASSIONE, RMC
Municipal Clerk