

**ORDINANCE NO. 2026-06  
TOWNSHIP OF EAST WINDSOR  
COUNTY OF MERCER**

**AN ORDINANCE IMPOSING A MORATORIUM THROUGH  
DECEMBER 31, 2027 ON THE DEVELOPMENT OF FURTHER  
DATA CENTERS IN THE TOWNSHIP, PENDING STATE,  
REGULATORY AND LOCAL REVIEW OF IMPACTS AND STATE  
PROMULGATION OF COMPREHENSIVE REGULATIONS TO  
GOVERN AND CONTROL ANY SUCH DEVELOPMENT**

**WHEREAS**, the nature and scope of data centers have rapidly evolved recently, raising significant public questions and concerns about their impacts on energy supply and rates, grid reliability, consumption of natural resources, our environment and other impacts; and

**WHEREAS**, homeowner energy bills have escalated dramatically over the recent couple of years, with inadequate investigations, explanations and controls, to safeguard ratepayers and provide relief to overburdened households; and

**WHEREAS**, New Jersey is part of an interconnected thirteen state PMG operated grid system, which system and operations require full and immediate review by the State and regulatory agencies of PMG pricing methods, as well as PMG provisions for meeting energy capacity needs and energy growth, energy loads and projected loads, and necessary infrastructure improvements, to de-escalate rising energy rates and reform processes for energy pricing, generation and transmission; and

**WHEREAS**, the Governor and State departments and agencies, on an immediate basis, need to undertake a full review and investigation of the data center industry, to identify and evaluate issues, impacts and benefits, and to strategically promulgate responsible regulations and requirements for data center development and protection of our communities; and

**WHEREAS**, over 18 bills are pending for review in the NJ Legislature addressing various aspects of data center development and operations, which require immediate analysis and consideration, and the enactment of a wide-ranging set of protections and remedies to the many concerns and issues raised about this rapidly expanding industry; and

**WHEREAS**, areas of consideration for officials and regulators include, among others:

- Creation of market and regulatory mechanisms to ensure major energy users pay for all their energy-related costs, so that homeowners do not subsidize major energy user requirements and incur increased costs.
- Increased use of clean renewable energy sources by major power users.
- Transparent reporting of energy and water usage – so as to further energy efficiency and water conservation actions.

- Standards for facility design and construction, including ventilation and weatherproofing, for data centers to further mitigate energy use, water consumption, heat generation emissions, any potential noise impacts, and other identifiable factors; and

**WHEREAS**, to further these important public interests, the Mayor and Council wish to impose a moratorium on further data center use and development in East Windsor Township, pending needed complete review by State agencies and officials, and enactment of comprehensive regulations for the State, our municipalities and residents -- to address the many public concerns, as electricity cost increases, adequate energy capacity, electric grid reliability, promotion of clean energy goals, protection and conservation of water supplies, and any necessary environmental safeguards.

**NOW THEREFORE, BE IT ORDAINED** by the Township Council of the Township of East Windsor as follows:

**SECTION 1.** Effective through December 31, 2027, at which time this Ordinance, unless extended, shall automatically sunset without the need for further action by the Township Council, “computer centers”, “computer data or storage centers” and “computer digital data storage centers” are hereby deleted as permitted Principal Uses from Chapter 20, “ZONING”, Subsections 20-18.1, “R-O RESEARCH OFFICE PRINCIPAL USES”, 20-18A.1, “R-O2 RESEARCH OFFICE 2 PRINCIPAL USES” and 20-19.1, “I-O INDUSTRIAL OFFICE PRINCIPAL USES”, of the Revised General Ordinances of the Township of East Windsor.

**SECTION 2.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 3.** If any section, subsection, clause or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this Ordinance.

**SECTION 4.** This Ordinance shall take effect 20 days after final passage and publication according to law.

**ATTEST:**

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**ALLISON QUIGLEY**  
Municipal Clerk

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**JANICE S. MIRONOV**  
Mayor

Introduced:  
Adopted:  
Effective: