

PUBLIC NOTICE is hereby given that the ordinance set forth below was introduced at a meeting of the Township Committee of the Township of Union in the County of Union, held on May 12, 2026, referred by the Planning Board on May 28, 2026, and that said ordinance will be further considered for final passage at a meeting of the Township Committee at the Municipal Building, 1976 Morris Avenue, Union, New Jersey on June 9, 2026 at 7:30 o'clock P.M., at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning this ordinance. During the week prior to and up to the time for final passage, copies of said ordinance will be available in the Municipal Clerk's office, at no cost, in said Municipal Building, to the members of the general public who shall request a copy of same. This ordinance will also be posted outside the Municipal Clerk's office, as required by law.

EILEEN BIRCH
Township Clerk

**AN ORDINANCE AMENDING ORDINANCE CHAPTERS
170-1209 AND 170-201 BY THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF UNION, COUNTY OF UNION,
STATE OF NEW JERSEY (This ordinance prohibits AI
Data Centers in all zoning districts)**

WHEREAS, the Township Committee of the Township of Union finds that large-scale artificial intelligence ("AI") data centers and high-density computational processing facilities consume extraordinary amounts of electrical power, water, cooling resources, and telecommunications infrastructure;

WHEREAS, the Township Committee further finds that AI data centers may create substantial adverse impacts upon the public health, safety, and welfare including, but not limited to:

1. Excessive electrical demand and strain upon regional utility infrastructure;
2. Significant water consumption for cooling operations;
3. Increased greenhouse gas emissions and environmental impacts;
4. Noise impacts from cooling equipment, generators, transformers, and mechanical systems;
5. Increased truck traffic and industrial servicing activities;
6. Public safety concerns associated with backup fuel storage and emergency power systems;
7. Incompatibility with surrounding residential, commercial, mixed-use, and community-oriented development patterns;
8. Adverse impacts upon municipal planning objectives and smart growth initiatives; and
9. Consumption of developable land while generating minimal employment opportunities relative to the intensity of infrastructure usage.

WHEREAS, the Township Committee further finds that AI data centers constitute a unique land use category distinguishable from ordinary office uses, customary business servers, or accessory technology infrastructure due to their extraordinary computational density, utility consumption, and operational characteristics.

BE IT ORDAINED by the Township Committee of the Township of Union in the County of Union, as follows:

SECTION 1: Chapter 170-1209 entitled Prohibited Uses shall be amended to add the following:

E. AI Data Center

SECTION 2: Chapter 170-201 entitled Definitions; word usage shall be amended to add the following:

AI DATA CENTER as is defined in N.J.S.A. 34:1B-395.

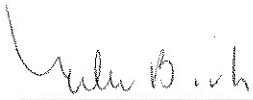
SECTION 3: **Effective Date.** This Ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

PASSED AND APPROVED

June 9, 2026

ATTEST:

TOWNSHIP OF UNION IN THE
COUNTY OF UNION



Eileen Birch
Township Clerk

By: 

Patricia Guerra-Frazier, Chairman
of the Township Committee

APPROVED AS TO FORM BY:
Daniel Antonelli, Township Attorney