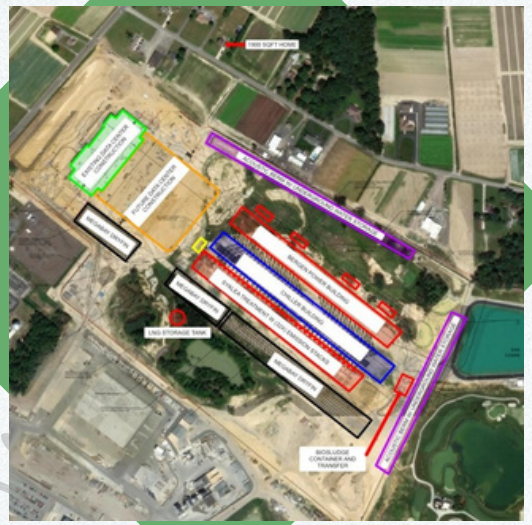
WHAT EC'S CAN DO

- Develop a check list for site plan review specific to data centers
- Review Municipal Zoning ordinances to determine if data centers are a permitted use and consistent with the Master Plan
- Confirm that all required permits have been issued and the project is in compliance with all municipal ordinances. Pay attention to air quality, water allocation, wetlands, stormwater control, tree protection, and impervious cover
- Recommend adoption of ordinance to limit data centers only to industrial zoned parcels or to include them as a non-permitted use within the boundaries of your minicipality

  Pinelands Alliance Model Ordinance
  https://tinyurl.com/5n78vc89



MORE STATISTICS

Information from Food and Water Watch Report (https://tinyurl.com/292zkcd8)

- Data centers can house 5,000 servers across millions of sq ft of space.
- Hyperscale centers can consume as much energy as 2 million U.S. households.
- Hundreds of new US natural gas facilities are being developed to cover energy needs
- By 2028, AI data centers could use as much water as 18.5 million households.
- Closed-loop water systems can lose 25% of water volume per month and suffer from bacterial growth.
- Backup diesel generators emit harmful pollutants like nitrogen oxides (NOx) at levels 200 to 600 times higher compared to newer gas plants.
- Long-term employment growth is minimal, creating relatively few permanent positions
- According to Data Center Watch, as of March 2025, local activism has delayed or blocked around $64 billion in data center projects across the US.

STAY INFORMED

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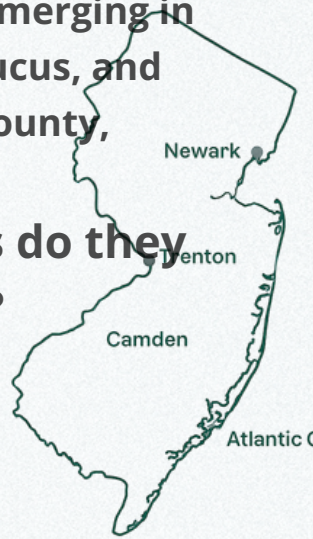
ANJEC
Local Environment Matters

AI DATA CENTERS

New Jersey is experiencing a massive boom in AI data center development, driven by billions in investments from companies. Major hubs are emerging in Vineland, Secaucus, and Middlesex County,

What Impacts do they have?



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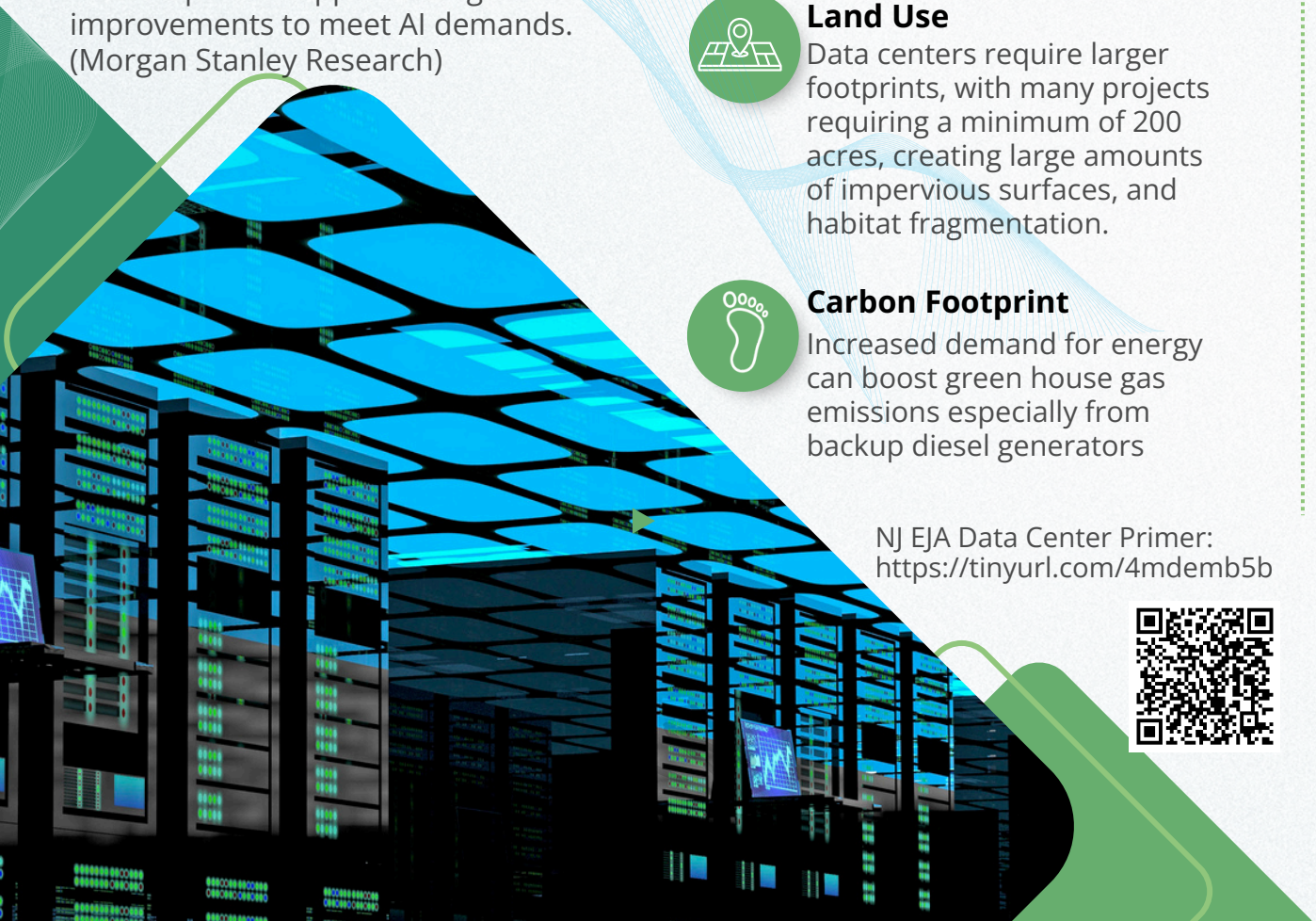
Local Environment Matters

ELECTRICAL DEMAND

- By 2030, data centers are projected to consume as much as 12% of U.S. electricity, according to a study by Harvard Law School's Environmental and Energy Law Program.
- Electricity prices are increasing due to the high energy consumption of AI servers as much as 20% for some US households. (CNBC report)
- There is up to a trillion-dollar need for new power supplies and grid improvements to meet AI demands. (Morgan Stanley Research)



ENVIORNMENTAL IMPACT

Water Usage

Data centers require vast amounts of water for cooling, as much as 720 billion of gallons a year by 2028 just in the US (Food and Water Watch report).

Noise Pollution

Significant noise, 24/7 from massive cooling fans and backup generators- often exceeding 80-90 dBA (Environmental Health Project)

Land Use

Data centers require larger footprints, with many projects requiring a minimum of 200 acres, creating large amounts of impervious surfaces, and habitat fragmentation.

Carbon Footprint

Increased demand for energy can boost green house gas emissions especially from backup diesel generators

NJ EJA Data Center Primer:
https://tinyurl.com/4mdemb5b

THINGS TO CONSIDER

- *Redevelopment Loophole* - Areas designated in need of "redevelopment" can adopt plans that function as zoning overlays - permitting uses such as warehouses or data centers that would otherwise be prohibited.
- *Full disclosure*- Ask for all technical documents to be made available to the public and hold a public hearing with at least 30 day notice as well as a 90 day public written comment period.
- *Environmental Justice* - Data Centers built in overburdened communities will bear the burden of associated pollution.
- *Comprehensive Environmental Review*- Has an independent Environmental Impact Assessment been conducted?
- *Water Usage*- Verify that a closed-loop water-recycling cooling system will be used with no impact to wetlands, streams, recharge, residential or agricultural demand.
- *Noise Impact Analysis* - Confirm a comprehensive noise impact analysis has been conducted, including continuous operational sound levels, night-time thresholds with mitigation measures such as acoustic enclosures.
- *Electricial Usage*- Understand how much power the Data Center will require and its effect on local grid and use of back up generators using LNG.