BOROUGH OF FRANKLIN LAKES
ORDINANCE NO. 1926

**AN ORDINANCE AMENDING CHAPTER 300 "LAND USE AND
DEVELOPMENT" OF THE CODE OF THE BOROUGH OF FRANKLIN
LAKES TO AMEND THE MAXIMUM TOTAL COVERAGE REQUIREMENTS
IN THE A-40 AND A-22.5 ZONES FOR PROPERTIES WITH SWIMMING POOLS**

        BE IT ORDAINED by the Mayor and Council of the Borough of Franklin Lakes, in the County of Bergen and State of New Jersey as follows:

        Section 1. Footnote 11 of the Schedule of Area and Bulk Regulations, as attached to Chapter 300 "Land Use and Development" of the Code of the Borough of Franklin Lakes, which pertains to Maximum Total Coverage in the A-40 and A-22.5 Zones, is hereby amended to read as follows:

(11)   Where there is a pool on the property, lot coverage may be increased up to a maximum of 25% total lot coverage in the A-40 Zone and the A-22.5 Zone. The amount of the increased coverage shall be no greater than the area of the pool surface (water), the area of the deck contiguous to the pool and pad necessary to support pool equipment.

        Section 2. Repealer.
        All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflicts.

        Section 3. Severability.
        If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Franklin Lakes declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

        Section 4. Effective Date.
        This ordinance shall take effect immediately upon passage and publication according to law.

APPROVED: _____
                    Charles J. X. Kahwaty, Mayor

ATTEST: _____
                    Gail M. Rulli, Borough Clerk

Introduced: 08-16-2023
Adopted: 09-19-2023