

**BOROUGH OF FRANKLIN LAKES  
ORDINANCE NO. 1963**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CERTAIN  
DEFINITIONS IN CHAPTER 300 "LAND USE AND DEVELOPMENT"  
OF THE CODE OF THE BOROUGH OF FRANKLIN LAKES**

**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. Section 300-98 "Terms defined" of Article XX "Tree Removal and Replacement" of Chapter 300 "Land Use and Development" of the Code of the Borough of Franklin Lakes is hereby supplemented by the addition of the following:

**ACCESSORY APARTMENT**

A self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is created within an existing home, or through the conversion of an existing accessory structure on the same site, or by an addition to an existing home or accessory building, or by the construction of a new accessory structure on the same site.

**KITCHEN SANITARY FACILITIES**

A room or area consisting of a refrigerator, sink and work surface to prepare food.

Section 2. The definition of "Cabana" in Section 300-98 "Terms defined" is hereby amended to read as follows:

**CABANA**

A detached accessory structure open to one side not exceeding 300 square feet in area or more than two rooms. A cabana may include either a kitchen or a bathroom and shall not be utilized for residential occupancy or as an accessory apartment. "Cabana" shall have the meaning as set forth and contained in §§ 300-107B(6) and 300-121G(1).

Section 3. Repealer.

All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflicts.

Section 4. 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.

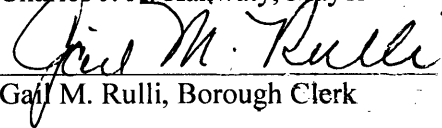
Section 5. Effective Date.

This ordinance shall take effect immediately upon passage and publication according to law.

APPROVED:

  
Charles J. X. Kafwaty, Mayor

ATTEST:

  
Gail M. Rulli, Borough Clerk

Introduced: 08-20-2024

Adopted: 09-17-2024