



MOUNTAIN LAKES *Shade Tree Commission*

Right of Way Data

The chart below provides information on the right(s)-of-way (ROWs) adjacent to your property. The ROWs are Borough property, and the roadbed, trees and shrubs located in a ROW are owned and maintained by the Borough. You may not plant or remove trees or shrubs in a ROW without permission of the Shade Tree Commission which has been designated by the Borough to manage its trees.

The area between the edge of the roadbed and the edge of the ROW is the "planting belt." If more than half of the trunk of a tree at ground level is within the planting belt, it is a Borough tree.

The approximate width of the planting belt is calculated by subtracting the width of the roadbed from width of the ROW and dividing the result by two. Since, in many cases, the roadbed is not centered in the ROW, this calculation results in only an approximation of the actual planting belt dimension. To find the exact edge of your property, consult your survey. Also bear in mind that at street corners most roadbeds are curved while most property lines are defined by straight lines. Often property limits are beveled at street corners rather than defined by right angles. Thus at street corners, consult your survey rather than using the table."

NOTE: The Shade Tree Commission keeps an inventory of all trees in all the ROWs in the Borough. This information includes the type and size of the tree, its location and its health. If you want this information, call the Borough Hall (973-334-3131) and ask for Joan Best.

STREET	RANGE	WIDTH IN FEET		
		ROW	Roadbed	Planting Belt
Arden Road	All	50	30	10
Baldwin Lane	All	20	16	2

Ball Road	All	30	16	7
Barton Road	All	30	20	5
Beechway Road	All	29	16	6.5
Bellvale Road	All	30	16	7
Boulevard (<i>See Note 1.</i>)				
Bridle Court	All	40	18	11
Brook Lane	All	40	18	11
Briarcliff Road	All	50	20	15
Center Drive	All	40	28	6
Cobb Road	Boulevard to N. Glen	30	18	6
	N. Glen to N. Briarcliff	30	19	5.5
Condit Road	All	30	18	6
Cove Place	All	30	13	8.5
Crane Road	All	50	22	14
Craven Road	All	50	30	10
Crescent Drive	All	40	20	10
Crestview Road	All	30	18	6
Crestwood Drive	All	30	16	7
Crystal Road	N. Crane to Overlook	40	20	10
	Overlook to Dead End	30	20	5
Dartmouth Road	All	50	20	15
E. Shore Road	All	30	19	5.5
Elcock Avenue	All	35	20	7.5

Elm Road	Ball Road to Morris Avenue	30	16	7
	Morris to Railroad Station Plaza	50	44	3
Esplanade	All	30	14	8
Fanny Road (See Note 2)				
Fernwood Place	All	30	17	6.5
Fernwood Trail	All	30	14	8
Fox Hill Lane	Rt. 46 to Brook	50	18	16
	Brook to Bridle	30	18	6
	Bridle to Cul-de-sac	50	18	16
Glen Road	Boulevard to Kenilworth	50	20	15
	Kenilworth to Briarcliff	50	32	9
Grove Place	All	40	20	10
Hanover Road	All	30	16	7
Hillcrest Road	All	30	18	6
Howell Road	All	30	18	6
Intervale Road	All	40	22	9
Kenilworth Road	Glen to Powerville	30	16	7
	Powerville to Dead End	30	18	6
Lake Drive	Boulevard to Dartmouth	50	30	10
	Dartmouth to Morris	30	20	5

Lake End Place	All	30	14	8
Lakewood Drive	All	30	18	6
Larchdell Way	All	30	18	6
Laurel Hill Road	All	30	18	6
Laurelwood Drive	All	30	16	7
Littlewood Court	All	28	20	4
Lockley Court	All	28	20	4
Lookout Road	All	30	18	6
Lowell Avenue	All	30	18	6
Maple Way	All	40	26	7
Martin's Lane	All	30	20	5
Melrose Road	All	30	16	7
Midvale Road	Lake to Morris	50	20	15
	Morris to Romaine	50	36	7
	Romaine to Intervale	40	24	8
Morris Avenue	Crane to Rockaway Terrace	50	20	15
	Rockaway Terr. to Briarcliff	50	24	13
	Briarcliff to Powerville	50	22	14
	Powerville to Fanny	50	18	16
Newcastle Court	All	28	20	4
N. Crane Road	All	40	18	11
N. Briarcliff Road	All	30	20	5

N. Glen Road	All	30	20	5
N. Pocono Road	All	50	26	12
Oak Lane	All	30	16	7
Oakland Road	All	30	16	7
Overlook Road	All	30	22	4
Peartree Road	All	40	30	5
Park Lane	All	30	12	9
Pickwick Lane	All	30	17	6.5
Pinewood Lane	All	30	16	7
Pocono Road	Boulevard to Crane	50	36	7
	Crane to Dead End	30	18	6
Pointview Place	All	30	15	7.5
Pollard Road	All	30	16	7
Powerville Road	All	50	20	15
Rainbow Trail	Rt. 46 to Fernwood	50	22	14
	Fernwood to Pinewood	30	22	4
	Pinewood to Laurelwood	30	20	5
Raynold Road	All	30	18	6
Roberts Drive	All	50	24	13
Robin Hood Drive	All	50	20	15
Rockaway Terrace	All	30	16	7
Roger Road (Haswell Park Entr)	All	40	20	10

Ronarm Drive	All	50	26	12
Scarborough Road	All	30	17	6.5
Sherwood Drive	All	50	20	15
Stonewall Lane	All	50	18	16
Sunset Road	All	30	12	9
Summit Avenue	All	20	16	2
Tower Hill Road	All	30	15	7.5
Vale Drive	All	40	24	8
Valley Road	Morris to Pollard	30	16	7
	Pollard to Pocono	30	18	6
Van Duyne Road	All	30	18	6
Warwick Road	All	30	12	9
Whitby Road	All	30	17	6.5
Wilcox Drive	All	50	26	12
Willow Drive (<i>See Note 3</i>)	All		20	
W. Shore Road	All	30	18	6
Woodland Avenue	All	50	29	10.5
Yorke Road	All	30	16	7

NOTES:

1. The Right of Way (ROW) along the Boulevard is the property of Morris County. In some cases there is a Borough ROW between your property and the county's ROW. To find the width of edge of your property, consult your survey. If you have any questions about this, please consult the Borough Manager.
2. Since the ROW for Fanny Road belongs to Boonton, either consult with Boonton or your survey for the size of the planting zone."

3. Willow does not have a Borough-owned ROW because it is private property.

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