





Welcome to Mountain Lakes

#1 Best place to raise a family in Morris County

#2 Best place to raise a family in NJ

- (Niche.com)

Just 32 miles west of New York City, nine scenic lakes, rolling hills and natural beauty welcome you to the resort-like community of Mountain Lakes.

The “Hidden Gem” of New Jersey offers consistently top rated schools, excellence in athletics and arts, a range of recreational opportunities, and beautiful homes in a safe, tranquil oasis. All this, plus easy access to major highways, public transit, major corporations and NYC.

***“We feel so lucky to be part
of such a special place.”***



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“Mountain Lakes is like a big extended family. There are so many wonderful people and lots of activities for children and adults.”



Memories Are Waiting to be Made

This upscale community of 4500 residents is just the right size to be welcoming, friendly and walkable! Some say the only thing better than the schools in Mountain Lakes is summer here! The town's natural setting and nine lakes provide an ideal environment to raise an active family.



This unspoiled pocket of tranquility is a welcome respite from traffic, industry and strip malls, yet just minutes from major employers, corporate headquarters, hospitals, shopping, hundreds of restaurants, hotels, fine arts venues, and universities.

"We were welcomed by our neighbors and the community with open arms and have made so many close friendships along the way. It has been years of wonderful memories watching our boys grow up sailing on the lake in the summer or ice skating and sledding in the winter."



You'll Wish You Had Grown Up Here

#2 Best place to raise a family in NJ (Niche.com)

This idyllic setting is a throwback to yesteryear with a focus on community and family activities...Memorial Day parades...July 4th fireworks over the lake...kayak races...sailing classes...ice skating on the lake...swimming and sand castles... walking to school...fishing...hiking...biking...sports championship celebrations... sunset dining at The Club...backyard barbeques...strolling the Boulevard...The Newcomer Welcome party...and Trick or Treating in "The Village".

"Living here is wonderful because you don't have to travel far to see your friends. Just walk down the street and knock on someone's door. They'll be happy you stopped by."
(Student – age 12)



Top Rated Schools

Mountain Lakes offers an academically rigorous K-12 private school experience in a public school setting. The district is home to 1700 students in four schools. With a caring, highly qualified and experienced staff, exceedingly involved parental support and student participation at all levels, the district has a long tradition of excellence, leading the state in academic, athletic and artistic achievement, and community service.

The District is proud to offer Ivy Hall Preschool, and full day kindergarten for a solid beginning to a stellar education. As an outgrowth of its Lake Drive School for the Deaf, all students are introduced to American Sign Language in middle school and have the opportunity to take advanced ASL classes in high school.

Wildwood Elementary School (K-5)

National History Bee – national finals qualifiers
Science Bee – finalist qualifiers
Math Olympiad – qualifiers



“Mountain Lakes’ great schools, lakes, woods, beautiful homes, and genuine sense of community make it a special place to live and raise a family. You really feel like you’re home and safe here.”



Recent District Achievements

Briarcliff Middle School (6-8)



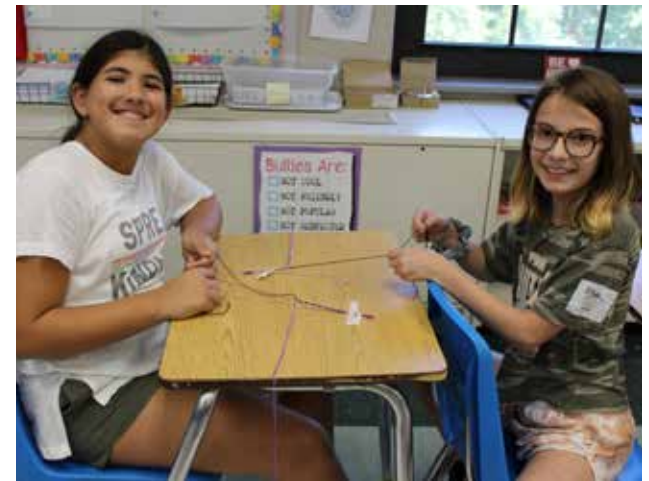
Global and National qualifiers in multiple years for:

- Destination Imagination
- Model United Nations
- Quiz Bowl
- Morris County "Math Counts" Champions
- International Geography Bee, Science Olympiad, & National History Bee – national qualifiers

Robotics – **State finalists**

Teen Arts Festival – **Outstanding ratings**

Region 1 band – **multiple students**



"We moved here for the schools, but will stay here for the tight knit community."



Mountain Lakes High School



MLHS offers a rigorous curriculum with a wide array of AP courses, fine arts, athletics and extracurricular activities to create well-rounded students and help the district achieve top rankings for decades. Graduates from MLHS earn admission to the nation's most prestigious Ivy League and highly selective universities at rates that outpace selective enrollment and peer schools. Well prepared for life, graduates have risen to the highest echelons of business, academics and sports.

Work Hard. Play Hard. MLHS is a perennial powerhouse in lacrosse, football, track & field, cross country, swimming and crew/rowing and more recently, girls' soccer and tennis and boys' basketball. Scores of MLHS athletes are recruited each year to top universities' Division I, II & III programs after leading their teams to state and/or sectional championships.



- American Profiles in Courage Award
- National Merit Commended Scholars – ~10% annually
- 1st AP Comp Sci Female Diversity Award
- Dozens recruited to college sports programs annually
- “Pride and Prejudice” performance rated Best HS Play in NJ
- NJ Monthly HS Rank - 12th (2018), 17th (2016)
- Students grade 11-12 taking an AP Course 89.1%*
- AP Scholars with distinction - 57***
- Lacrosse - Boys’ State Champ ‘19, 9th straight
- Lacrosse - Girls’ State Sectional Champ -9th straight sectional finals
- Football (8x State Champ)
- Tennis - Girls’ State Champ ‘19, Boys’ Singles semifinalist
- Cross Country, Track & Field - multi-year boys’ and girls’ team and individual State & sectional titles
- Swimming - girls 4th straight State finals ‘16 – ‘19
- Soccer - girls State Champ ‘19
- Basketball - State Sectional champ ‘19
- 2 Top 99 NJ Coaches of All Times - Flynn (lacrosse) & Wilkins (football)
- Region 1 Orchestra & NJ Area Symphonic Band



“My kids love the atmosphere where it is cool to excel academically AND in sports, fine arts or other activities. They were accepted at numerous highly ranked colleges and were well prepared for the course work.”



NJ Performance Report 2017-18

School/Grades	Students	Student: Teacher Ratio	Teacher Avg. Experience (yrs.)
Mtn. Lakes HS	683	11:1	11.1
Briarcliff Middle	306	10:1	12.9
Wildwood Elementary	474	11:1	13.3
Lake Drive School for Hearing Impaired	71	4:1	16.3

Lake Drive School for the Deaf and Hard of Hearing

Lake Drive School celebrated 50 years in 2019/20 as the state's pre-eminent program for hearing impaired students. Lake Drive educates 150 students across 100 districts in Mountain Lakes and via its itinerant program of traveling teachers.



“The district offers a unique educational opportunity...Many Lake Drive students are integrated into the mainstream schools, and all Briarcliff students learn American Sign Language (ASL) so they can use it with their Lake Drive peers all the way through high school.”

***All tuition and costs for non-resident students attending Lake Drive are paid for by the sending school district and are NOT borne by Mountain Lakes taxpayers.

Ivy Hall Preschool

Ivy Hall Preschool is an innovative, preschool program for students with hearing loss and Mountain Lakes children led by a team of certified teachers to create self-empowered learners in an atmosphere of acceptance and respect.

Sound Start Babies

Sound Start Babies Program provides specialized intervention and education to babies with hearing loss during the most critical years of brain and communication development —birth to age 3. It is NJ's only full-day, integrated early intervention program for toddlers with hearing loss, offering both listening and spoken language and sign language classrooms. Additionally, teachers and therapists provide home-based services to educate families about hearing loss and support language development throughout daily routines.

Resident Profile

Tapestry Segmentation classifies neighborhoods into 67 unique segments based on demographics and socioeconomic characteristics in easy-to-visualize terms

66% Top Tier 1A



These highly educated professionals have reached their corporate career goals. Their average net worth is over \$1.5 million; their income is supplemented by strong investment portfolios. Many have moved into consulting roles or operate their own businesses. In addition to expenses for the upkeep of lavish homes, these consumers select upscale salons, spas, and fitness centers; they shop at high-end retailers.

10% Upscale 1A



Prosperous domesticity best describes the settled denizens of this group. They move less than any other market. Home improvement and remodeling projects are a priority - preferably done by contractors. Families maintain their standard of living with dual incomes. Residents spend their spare time participating in a variety of sports or watching movies. They shop online in a variety of stores, from upscale to discount, and use the internet largely for financial purposes.

24% Upscale 2A



These residents are professionals that live sophisticated, exclusive lifestyles. Half of 2A segment households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers, avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of almost 43 years, and growing slowly, but steadily.

Socioeconomic Characteristics

- Population: 4,359
- Median age: 43.3
- Highest Median Household Income in NJ - \$216,000 (per NJ SpotLight). (nat'l avg. \$61,937)
- Highest Median Disposable Income: \$112,000
- Homeownership Rate 91.3% (nat'l avg. 63.9%)
- US Citizenship: 95.1%
- NJ Town with Highest Proportion of Adults with at least a Bachelor's Degree or Higher - 80.4% (NJ Spotlight)
- Average Commute: 30.2 minutes
- Work from Home: 9.22% Pre-COVID (one of the highest in the US**)
- Employment by Occupation:
 - 20.3% Management
 - 11.2% Office & Administrative Support
 - 9.58% Sales
 - 9.21% Health Diagnosing & Treating Practitioners & Other Technical
 - 8.89% Education Instruction
 - 8.68% Business & Financial Operations
 - 7.88% Computer & Math
 - 4.66% Community & Social Service
 - 4.24% Legal
 - 2.06% Architecture & Engineering
 - 2.06% Art Design, Entertainment, Sports, media

Real Estate Data 2018 Age Profile

■ Retirement Age	348
■ Working Age	2,704
■ Children	1,423
<i>Total</i>	4,474

Total Population

3 Mile Radius 56,307

5 Mile Radius 158,866

Total households

3 Mile Radius 22,230

5 Mile Radius 48,411

Average Household Income

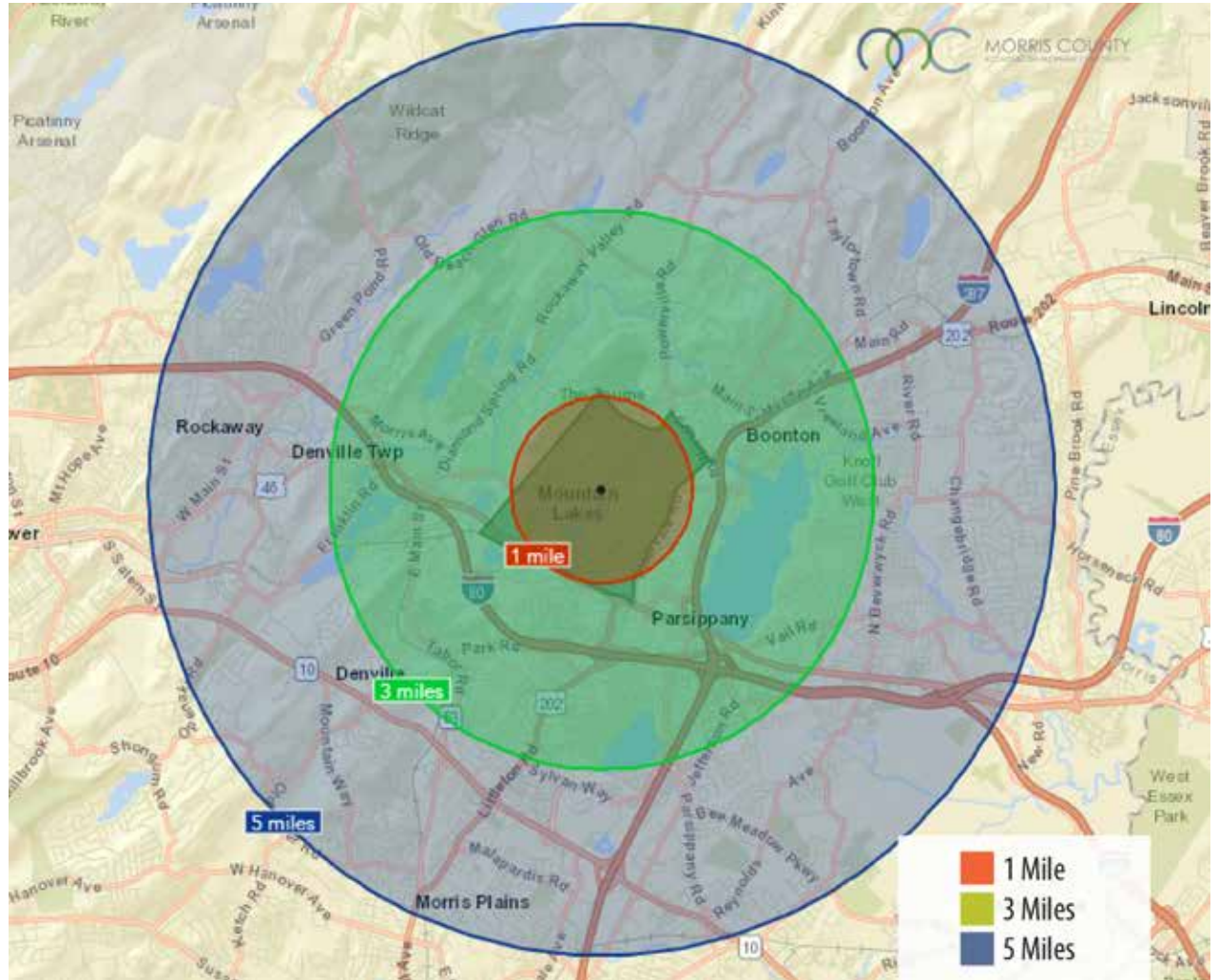
3 Mile Radius \$131,260

5 Mile Radius \$146,055

Bachelor Degree or higher

3 Mile Radius 56.10%

5 Mile Radius 56.60%



Extraordinary Market

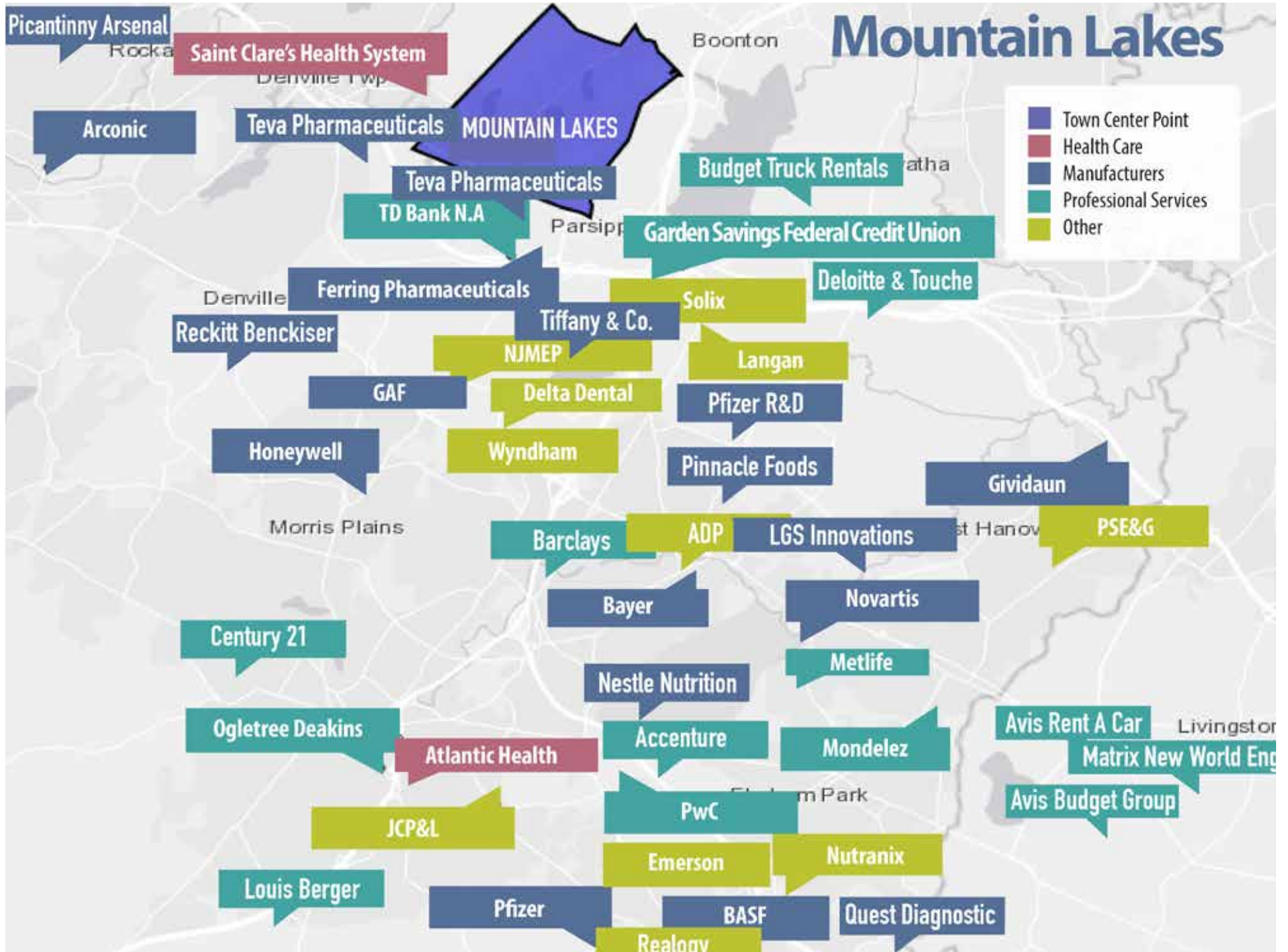
Rated #1 Best place to raise a family in Morris County in 2020 by Niche.com

The market is exceptional by all standard demographic measures.

- One of the most highly educated communities in the US:
 - 98.3% of the population age 25+ hold a bachelor's degree or higher
 - 87.3 % hold a graduate or professional degree.
- Income of \$78,623 per capita reflects a high level of professional achievement and 96.98% of the workforce employed in white-collar jobs.
- An upscale community with median home value in 2019 of \$721,663
- Exceedingly safe – zero violent crimes in past five years.
- Consistently rated one of the top places to live in NJ and across the nation
- Historic preservation and charm

“It’s a community in the truest sense of the word, from the enjoyment of outdoor living, friendly neighbors, and excellent schools to easy access via bus, train or car to NYC and the mountains – it’s a neighborhood that has it all.”





World-Class Companies



Gross Regional Product (Grp)



Wealthiest County in US
(Median Household Income)



Fortune 500 and 1000 Companies



Best County in US
in Which to Live
(Forbes)



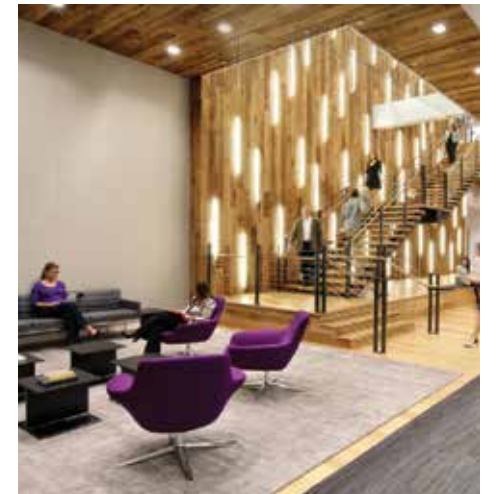
Main Corporate Headquarters

Peaceful Mountain Lakes is surrounded by the global and U.S. headquarters of some of the world's most prestigious corporations such as Honeywell, Novartis, PBF Energy, Avis, Pfizer, and Zoetis. Numerous major employers are just minutes away, including Mondelez International, Deloitte, Reckitt Benckiser, Bayer, BASF, Picatinny Arsenal, GAF, Accenture, ADP, United, Wyndham Worldwide, and Atlantic Health. New York City is only an hour away via bus, train or car.

Morris County is known for thriving pharma, biotech and chemistry communities. Less well known is that our biopharma industry is balanced with major operations in management and IT consulting, large project construction, engineering and real estate development, hospitals, and insurance industries.

We are proud to be part of Morris County, which features a diverse economy that is larger than five states.* Join us; your company will grow here, talent will flourish and recreation is near at hand.

The surrounding office market contains 16+ million sq. ft. of corporate office facilities. Mountain Lakes is within 2 miles of two walkable downtown shopping districts and borders Route 46 which has a wide variety of commerce.



Morris County 2017 GRP: \$254,661,884

NAICS Description

Professional Scientific and Technical Services	\$58,137,926
Health Care and Social Assistance	\$50,305,991
Government	\$35,632,343
Transportation and Warehousing	\$19,706,626
Wholesale Trade	\$19,068,240
Manufacturing	\$14,090,575
Administrative Support and Remediation Services	\$13,180,279
Finance and Insurance	\$11,867,696
Retail Trade	\$7,082,699
Information	\$6,167,240
Educational Services	\$5,905,699
Other Services (except Public Administration)	\$5,418,222
Accommodation and Food Services	\$2,898,423
Construction	\$2,517,134
Real Estate and Rental and Leasing	\$2,445,997
Arts, Entertainment, and Recreation	\$230,829
Mining, Quarrying, and Oil and Gas Extraction	\$0
Utilities	\$0
Management of Companies and Enterprises	\$0
Agriculture, Forestry, Fishing and Hunting	(\$3,946)

“We enjoy being surrounded by people who share the same values and have the same interests. Being in a tight knit community is rare, and Mountain Lakes is such a great example of that.”



109,790
Daytime
Population



6,700
Number of
Businesses



84:100
Employees:
Residential



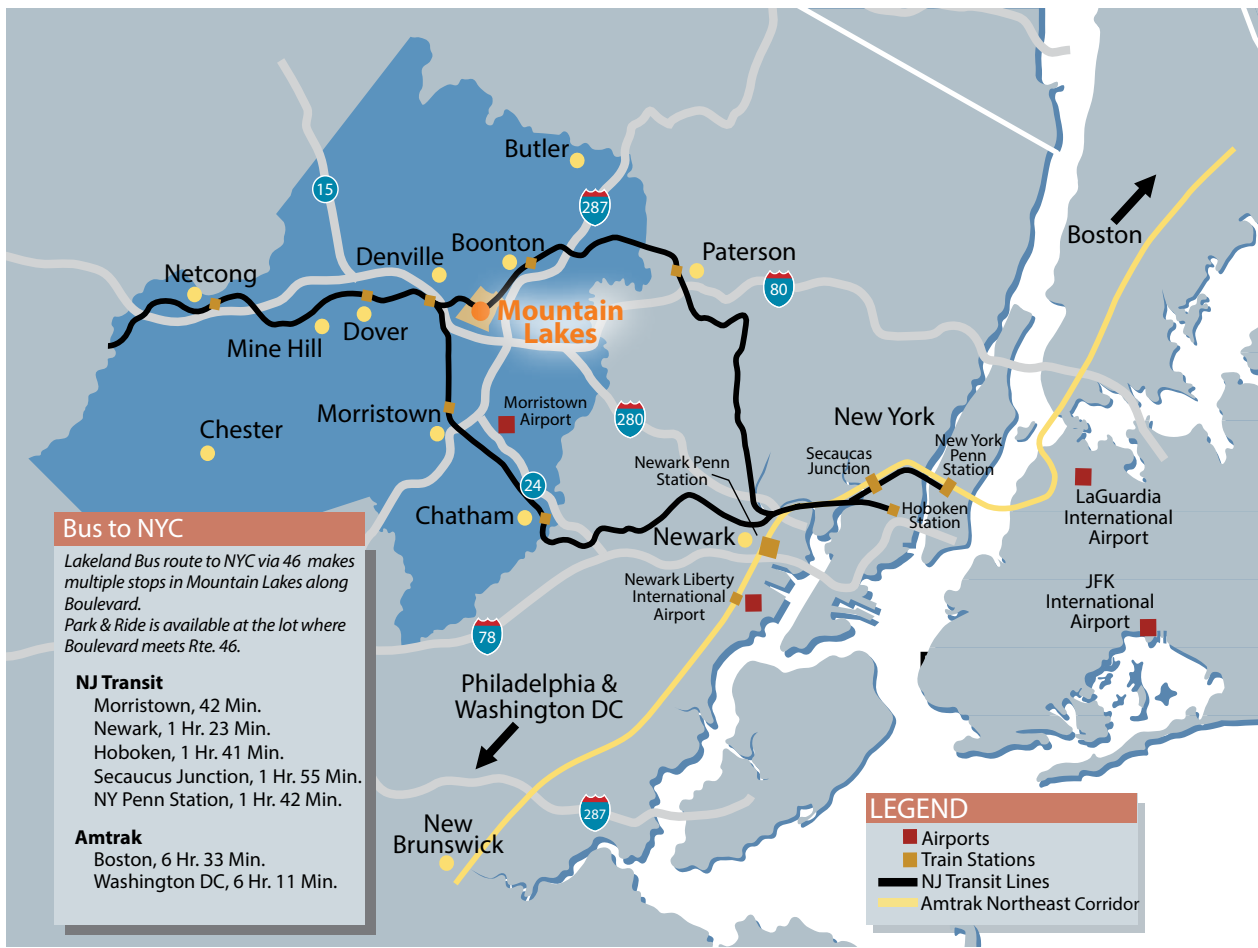
\$4 Billion
Total Sales by
Area Businesses

*Gross regional product (GRP) is a monetary measure of the market value of all final goods and services produced in a region or subdivision of a country in a period (quarterly or yearly) of time. **The Other Services (except Public Administration) sector comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system. Establishments in this sector are primarily engaged in activities, such as equipment and machinery repairing, promoting or administering religious activities, grantmaking, advocacy, and providing dry cleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services. *Gross regional product (GRP) is a monetary measure of the market value of all final goods and services produced in a region or subdivision of a country in a period (quarterly or yearly) of time. **The Other Services (except Public Administration) sector comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system. Establishments in this sector are primarily engaged in activities, such as equipment and machinery repairing, promoting or administering religious activities, grantmaking, advocacy, and providing dry cleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services.

Commute & Transportation

Mountain Lakes is conveniently located just 2 minutes off I-80, I-280, and I-287 with easy access to New York City via Lakeland bus service or train with stations in Mountain Lakes and Denville. It's on the threshold to the world — just a half hour from Newark International Airport, with a new 1 million sq. ft., 33-gate Terminal One addition scheduled to open in 2021.

“We have the best of both worlds ...close proximity to one of the world’s most exciting cities while enjoying the quiet natural beauty of our little town ...the wildlife, trees and lakes.”



Bus to NYC
 Lakeland Bus route to NYC via 46 makes multiple stops in Mountain Lakes along Boulevard. Park & Ride is available at the lot where Boulevard meets Rte. 46.

NJ Transit
 Morristown, 42 Min.
 Newark, 1 Hr. 23 Min.
 Hoboken, 1 Hr. 41 Min.
 Secaucus Junction, 1 Hr. 55 Min.
 NY Penn Station, 1 Hr. 42 Min.

Amtrak
 Boston, 6 Hr. 33 Min.
 Washington DC, 6 Hr. 11 Min.

Commute Times and Distances from Mountain Lakes to:

Destination	Miles	Time
Parsippany	2	3 min
Morristown	10	18 min
Newark Airport	28	37 min
Trenton	64	1 hr. 18 min
NYC	40	1 hr. 16 min (car or train), 65 min (bus),
Philadelphia	92	2 hr. 13 min
Boston	238	3 hr. 50 min
Wash DC	238	3 hr. 57 min

****commute times based on current bus and train schedules

Local Amenities

Residents cherish Mountain Lakes' richly varied community life and walkable proximity to all schools, beaches, parks, walking paths, public transit, the library and churches. A tradition of community volunteerism has enabled a wide variety of civic and cultural organizations to flourish for decades.



This tranquil, resort-style haven offers fine dining in scenic history-rich venues; superb day care/preschools, recreational activities and fitness centers. It is just 3 minutes to not one, but two, walkable downtown shopping areas and more fine dining, and it is only 15 minutes from major shopping malls, business corridors and performing arts centers. The cultural and entertainment mecca of New York City is merely 45-60 minutes away via bus, car or train.

Parks

- The Tourne County Park (lakes and 8 miles of hiking and mountain biking trails)
- The Boulevard (2-mile walking path)
- Plus numerous sports field, playgrounds, beaches, and greenspace parks

In Town Recreation

- Lakeland Hills YMCA fitness center
- Sailing Lessons
- Beaches and Swimming
- Fishing, Canoes, Kayaking, Paddle Boarding
- Running, Walking, Hiking and Biking
- Tennis, Soccer, Softball and Adult Bowling Leagues
- Championship Rowing (Crew) team
- Park District sports teams and summer camps
- CAVU Trampoline, Tumbling & Ninja Warrior Gym

Nearby Fun

- Within a 60 mile radius, Lakers have access to the Jersey Shore, snow skiing, water parks, ziplining, tubing, professional baseball, football and soccer in NJ, plus all the amenities of NYC.

Churches

- King of Kings (Lutheran)
- Mountain Lakes Community (UCC)
- St. Catherine of Siena (Catholic)
- St. Peter's (Episcopal)

Shopping

- Mountain Lakes Downtown (Midvale Rd)
- Rt. 46 commercial corridor (borders town)
- Waterview Shopping Ctr. (borders town)
- Morris Hills Shopping Ctr. (1 mi)
- Main Street Boonton (0.7 mi)
- Downtown Denville (1 mi)
- Rockaway Mall (6 mi)
- NYC (52 miles)

Health

- Urgent Care and Medical Ctr. (In town)
- 2 Hospitals (3 & 10 miles)

Restaurants

- 11 Restaurants in 1 mile radius, 100 in 3-mile radius

*Spending on eating out per annum \$7,808

Child Care/Preschool

- 6 Licensed facilities



Credits and Acknowledgements

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Data Sources:

U.S. Census Bureau, Environmental Systems Research Institute (ESRI), HERE, Garmin, NGA, USGS, NPS, Economic Modeling Specialist International (EMSI), New Jersey Department of Labor and Workforce Development, ARCGIS, Morris County Department of Planning and Public Works, CoStar Group, The Morris County Geographic Information Systems (MCGIS), Newsweek, Transwestern, US News, NJ Monthly, NJ Division of Taxation, Niche.org, NJ Spotlight, Mountain Lakes School District, taxpolicycenter.org, taxfoundation.org, U.S. Department of Education, National Center for Education Statistics (IPEDS)

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