

**BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ**

RESOLUTION 76-25

RESOLUTION ADOPTING THE BOROUGH'S FAIR SHARE AFFORDABLE HOUSING OBLIGATION FOR THE FOURTH ROUND

WHEREAS, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP v. Mount Laurel, 67 13 N.J. 151 (1975) and Southern Burlington County NAACP 14 v. Mount Laurel, 92 N.J. 158 (1983), determined that every municipality in New Jersey has a constitutional obligation to provide through its land use regulations a realistic opportunity for its fair share of its region's present and prospective needs for housing for low- and moderate-income families; and

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et al.); and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), (the "Amended Act") each municipality must adopt a binding resolution no later than January 31, 2025 determining its present and prospective fair share obligation for the Fourth Round; and

WHEREAS, pursuant to Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024, "[a] municipality seeking a certification of compliance with the [Amended Act] shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located" within 48 hours of adopting the municipal resolution of fair share obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(d), the New Jersey Department of Community Affairs issued "a report on the calculations of regional need and municipal obligations for each region of the State" on or about October 18, 2024 (the "DCA Report") providing its estimate of the obligation of all municipalities based on its interpretation of the Amended Act; and

WHEREAS, the DCA Report set the municipal obligation for Mountain Lakes Borough as follows:

Present Need: 0
Prospective Need: 267

WHEREAS, the Amended Act provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended Act would support lower calculations of Fourth Round affordable housing obligations; and

WHEREAS, Borough Planning Consultants Paul A. Phillips, AICP, PP and Elizabeth Leheny, AICP, PP, issued a memorandum to the Borough dated January 23, 2025 containing an evaluation of the accuracy of the DCA information and calculations used to determine the municipal obligation for the Borough of Mountain Lakes. A copy of this Memorandum is attached hereto; and

WHEREAS, the Borough Planners analysis adjusted the Land Capacity Factor after determining that the total developable acreage correctly utilizing the statutory mechanism was 13.7589. This reduced the Land Capacity Factor to "0.26%" from the original "2.0%"; and

WHEREAS, the Borough Planner's analysis also confirmed that no adjustment was needed to the DCA determined Equalized Nonresidential Valuation Factor or the Income Capacity Factor; and

WHEREAS, by applying the adjusted land Capacity Factor to the Average Allocation Factor the final housing obligation for Mountain Lakes should be 146 units.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey, as follows:

- 1. Mountain Lakes Borough hereby determines, based on the DCA Report and the evaluation of the accuracy of the DCA information and calculations by the Municipal Planner, to modify the obligations set forth in the DCA Report and declare the municipal Affordable Housing obligation to be:

Present Need: 0

Prospective Need: 146

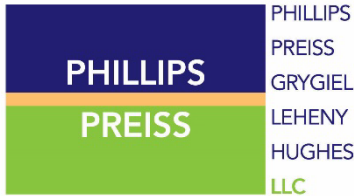
- 2. The Borough's Fourth Round Affordable Housing Obligation herein established shall be subject to adjustments made to account for future decisions of a court of competent jurisdiction on any challenges to the Amended Act or DCA methodology, any legislative changes adjusting obligations, adjustments in response to any third party challenge to the obligations herein established, and any durational adjustment or vacant land adjustments which will be adopted as part of the municipality's Fourth Round Housing Element and Fair Share Plan.
- 3. The Municipal Clerk and Municipal Attorney are authorized to take all actions required by N.J.S.A. 52:27D-304.1(f)(1)(b), including:
 - a. Filing a declaratory judgment action with the Superior Court and filing a copy of this Resolution with the Department of Community Affairs within forty-eight hours following adoption of this Resolution.
 - b. Publishing this Resolution on the Borough's website.
- 4. This Resolution shall take effect immediately.

XX

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on January 27, 2025.

Cara Fox
Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon		X	X			
Howley			X			
Menard			X			
Sheikh					X	
Tsai			X			
Muilenburg	X		X			
Barnett			X			



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Memorandum

To: Borough Council of Mountain Lakes, NJ

From: Paul A. Phillips, AICP, PP
Elizabeth Leheny, AICP, PP

Date: January 23, 2025

**RE: Assessment and Recommendations for Borough of Mountain Lakes, NJ
Regarding Round 4 Present and Prospective Need
Affordable Housing Obligations**

INTRODUCTION

This memorandum provides an analysis and sets forth recommendations to the Borough Council of Mountain Lakes, NJ (the “Borough”) regarding the Borough’s Round 4 (2025-2035) Present and Prospective Need affordable housing obligations.

BACKGROUND

On March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (“FHA”) which required the New Jersey Department of Community Affairs (“DCA”) to provide an estimate of the fair share affordable housing obligations of all municipalities on or before October 20, 2024, based upon the criteria outlined in the amended FHA.

DCA issued a report on October 18, 2024 (the “DCA Report”) wherein it reported its estimate of the fair share affordable housing obligation for all municipalities based upon its interpretation of the standards in the Act.

The DCA Report calculates Mountain Lake’s Round 4 (2025-2035) fair share affordable housing obligations as follows: a Present Need (Rehabilitation) Obligation of 0 and a Prospective Need (New Construction) Obligation of 267.

The Amended FHA states that the DCA Report is non-binding and permits municipalities to demonstrate that the Amended FHA would support revised calculations of Round 4 fair share affordable housing obligations; and provides municipalities the opportunity to propose a different fair share affordable housing obligation from those reported by the DCA Report. The Amended FHA requires municipalities to adopt a binding resolution no later than January 31, 2025, as to its obligations.



Prior to adopting the binding resolution setting forth the Borough's obligations, Mountain Lakes exercised its right to analyze the data reported by DCA in the October 18, 2024 Report. Below is an analysis of the Present Need and Prospective Need obligations stated in the October 18, 2024 Report, as well as our recommendations to the governing body regarding the Borough's Round 4 obligation.

PRESENT NEED

DCA's proposed non-binding Prospective Need obligation for Mountain Lakes is 0.

Recommendation: We recommend that Mountain Lakes accept the Present Need (Rehabilitation) Obligation of 0 as reported by the DCA in its October 18, 2024 Report.

PROSPECTIVE NEED

DCA's proposed non-binding Prospective Need obligation for Mountain Lakes is 267. As described in the "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" report, municipal Prospective Need obligations are calculated as a share of the region in which the municipality is located. Region 2, in which Mountain Lakes is located, includes Warren, Union, Morris, and Essex Counties.

As established in the Amended FHA, the regional Prospective Need is calculated by establishing the increase in households in the region between the 2020 and 2010 Federal Decennial Census and dividing the household change increase by 2.5 to estimate the number of low- and moderate-income households (and the number of homes needed to address same).

The Prospective Need for Region 2 is 20,506 units, with this need allocated to municipalities throughout the region, except for designated Qualified Urban Aid Municipalities, which are exempt from addressing Prospective Need. Regional Prospective Need is then allocated across the non-qualified urban aid municipalities in the region by applying three factors detailed below.

Equalized Nonresidential Valuation Factor

This factor is the change in nonresidential property valuations in the municipality from 1999 to 2023 divided by the regional total change in nonresidential valuations, with the intent to shift housing to municipalities experiencing employment growth.

Under the DCA calculation, Mountain Lakes experienced an equalized nonresidential valuation growth of \$74,132,735 between 1999 and 2023. This represents 0.29 percent of all growth experienced during this period across



Region 2, in other words, **the Equalized Nonresidential Valuation Factor for Mountain Lakes is 0.29 percent.**

We have reviewed the calculations that resulted in this number, i.e., the 1999 and 2023 Tax Assessment data for the Borough, and do not believe there are any errors that warrant a challenge by the Borough.

Income Capacity Factor

This factor incorporates is calculated by averaging the municipal share of the regional sum of differences between median household income and the same calculation but weighted by number of households within the municipality. The intent is to shift portions of the obligation to municipalities with higher household incomes. This **Income Capacity Factor for Mountain Lakes is 1.59 percent.** We have reviewed the calculations that resulted in this number and do not believe there are any errors that warrant a challenge by the Borough.

Land Capacity Factor

This factor purports to determine the total acreage that is developable in a municipality as a proportion of developable acreage in the Region. This is determined by utilizing the most recent land use / land cover data from the New Jersey Department of Environmental Protection (DEP), in combination with the most recently available MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from DCA. The calculation of developable land is intended to exclude lands subject to development limitations, including open space, preserved farmland, category one waterways and wetland buffers, steep slopes and open waters. DCA preserved all areas that remained that were greater than 2,500 SF in size, under the assumption that an area of twenty-five feet by 100 feet may be considered developable.

DCA estimated that Mountain Lakes has ±109 acres of developable land. The DCA calculated that Region 2 contains a total of 5,358 acres of developable land. As such, DCA calculated that the Borough had 2.0 percent of developable land across Region 2.

DCA issued the data that was the basis for the land allocation factor on November 27, 2024. While this data was intended to heed the methodology set forth in the Amended FHA, the land area contained in the dataset was described as an “estimate of the area of developable land, within municipal and regional boundaries, that may accommodate development. It is important to note that the identified areas could be over or under inclusive depending on various conditions



and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program."

Areas of Mountain Lakes identified as developable in the DCA's calculation of the Land Capacity factor is overinclusive per our analysis. A parcel-by-parcel analysis is provided in **Attachment A**. In short, our analysis set forth this basis for removing land treated as developable in the DCA's calculation:

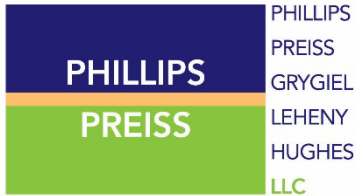
- Areas or portions of areas <25' wide (i.e., DCA's methodology report states that a 25' by 100' area was their minimum threshold for developability).
- Areas within the regulatory floodway.
- Open space/parkland properties with deed restrictions and/or on ROSI or listed as dedicated conservation, park lands and open space in the master plan.
- Properties under construction or recently developed.
- Sites with site plan approvals for development and/or permits issued for development.
- Public utility parcels, NJDOT/NJ Turnpike Authority parcels, DRPA parcels, railroad properties, rights-of-way, stormwater management, schools, houses of worship, etc.
- Properties with easements restricting development within developable area.

Accordingly, it is our opinion that the land capacity allocation factor should be adjusted from ± 109 acres to ± 14 acres. This would also reduce the total developable land within Region 2 by ± 95 acres from 5,358 acres to 5,263 acres. **The Land Capacity Factor for the Borough would also be reduced from 2.0 percent to 0.26 percent.**

Prospective Need Obligation

Pursuant to the Amended FHA, DCA averaged the Equalized Nonresidential Valuation Factor, Land Capacity Factor and Income Capacity Factor for each municipality were averaged to determine an Average Allocation Factor, which is the basis for municipal Prospective Need.

DCA calculated that Mountain Lake's Average Allocation Factor was 1.30 percent. This translates to Mountain Lakes having an affordable housing obligation to provide 1.30 percent of Region 2's Prospective Need of 20,506 units or 267 units. However, based on our analysis, the Land Capacity Factor of 0.26



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percent results in an Average Allocation Factor of 0.71 percent which translates to a **Prospective Need of 146 units** not the 267 units calculated by DCA. Please see table below.

	DCA CALCULATION	BOROUGH ESTIMATES
EQUALIZED NONRESIDENTIAL VALUATION FACTOR	±0.29%	±0.29%
INCOME CAPACITY FACTOR	±1.59%	±1.59%
DEVELOPABLE LAND IN REGION 2	5,358 acres	5,263 acres
LAND CAPACITY FACTOR	±2.03%	±0.26%
AVERAGE ALLOCATION FACTOR	±1.30%	0.71%
REGION 2 PROSPECTIVE NEED	20,506	20,506
PROSPECTIVE NEED	267 units (1.30% of 20,506 units)	146 units (0.71% of 20,506 units)

Recommendation: We recommend that Mountain Lakes adopt a binding resolution determining a reduced municipal Prospective Need obligation of 146 units based on a recalculation of the Land Capacity Factor to account for methodological errors as supported by the detailed analysis in Attachment A.

Attachment A: DCA Land Features
Borough of Mountain Lakes, NJ, Morris County

ID NUMBERS AND DEVELOPABLE ACREAGE OF EACH DCA FEATURES IDENTIFIED ON BLOCK/LOT		BLOCK	LOT	PROP CLASS	LOCATION	OWNER	TOTAL DEVELOPABLE ACREAGE OF DCA FEATURES IDENTIFIED ON BLOCK/LOT	TOTAL DEVELOPABLE ACREAGE PER BOROUGH	NOTES
ID #	ACREAGE								
30736	0.38757	1	2	15C	099 MIDVALE RD	BOROUGH OF MOUNTAIN LAKES	5.3	0.4	Only 0.41 acres is developable adjacent to the parking area. The remainder is railroad right-of-way.
30726	0.669402								
30746	2.355092								
30711	0.270511								
30713	0.207729								
30714	0.866597								
30716	0.170009								
30717	0.060725								
30720	0.496749								
30721	0.110197								
30724	1.634145								
30704	0.412681								
30678	0.727072	5	1.01	1	000 BLOOMFIELD AVE	HADDAD GROUP LLC	0.7	0.7	
30692	0.28043	6	12	15C	040 POCONO RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Parcel designated for conservation, park lands, and open space in master plan revised 11/14/2011
30708	1.292777	9	3	1	367 BLOOMFIELD AVE	GFM PROPERTIES INC	0.8	0.0	Developed with Veterans. Housing.
30708	1.292777	9	13	15C	000 LAKEWOOD DR	BOROUGH OF MOUNTAIN LAKES	0.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30708	1.292777	9	14	15C	014 LAKEWOOD DR	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30708	1.292777	9	21	1	000 FERNWOOD TRL	DALTON, THOMAS R & GLORIA F	0.1	0.1	
30708	1.292777	9	22	15C	008 FERNWOOD TRL	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30718	0.525644	15	5	15C	025 LAURELWOOD DR	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30700	0.072753	19	1	15D	010 NORTH POCONO RD	ST CATHERINE OF SIENA CHURCH	0.2	0.0	St. Catherine of Siena Church. Fragmented portions of features associated with church building and facilities.
30707	0.098554								
30709	0.138413								
30705	6.558575	21	37	15C	002 CRANE RD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30696	5.081056	21	38	15C	400 BOULEVARD & POCONO RD	BOROUGH OF MOUNTAIN LAKES	11.5	11.5	Municipal Building; Borough Volunteer Fire Department facility & parking; Borough Public Works facility
30697	0.16134								
30699	0.081508								
30701	0.18612								
30703	0.144879								
30705	6.558575								
30696	5.081056	21	40	15C	000 DORIAN RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30697	0.16134	21	41	15C	055 POCONO RD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30705	6.558575								
30712	1.354129	22	10.01	15C	160 EAST SHORE RD	BOROUGH OF MOUNTAIN LAKES	1.3	0.0	Boulevard Trolley Line Path. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30706	0.483193	22	20	15C	401 EAST SHORE RD	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Boulevard Trolley Line Path. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30712	1.354129								
30732	0.090603	24	4	1	000 NORTH POCONO RD	BARTLING,ALINE	0.1	0.1	
30772	0.623315	28	9	15C	000 CRESTVIEW RD	BOROUGH OF MOUNTAIN LAKES	0.6	0.0	Tourne County Park. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30741	1.707112	29	1	15C	049 WEST SHORE RD	BOROUGH OF MOUNTAIN LAKES	0.7	0.0	Tourne County Park & Birchwood Lake parking area. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30755	0.210779								
30759	0.293495								
30741	1.707112	29	2	15C	045 WEST SHORE RD	BOROUGH OF MOUNTAIN LAKES	1.6	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11

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ID #	ACREAGE								
30719	0.097858	34	5	15C	311 BLVD	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Boulevard Trolley Line Path (trail). Property designated for conservation, park lands and open space in master plan revised 11/14/11
30790	0.209649	46	15	15C	001 LOOKOUT RD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30780	0.273618	47	8	15C	027 LAUREL HILL RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30747	0.083362	52	13	15C	073 TOWER HILL RD	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30748	0.065136	52	19.02	15C	050 CONDIT RD	BOROUGH OF MOUNTAIN LAKES	0.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30748	0.065136	52	45	15C	000 OGDEN RD	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30752	0.433638								
30743	0.097976	52	54	15C	000 OGDEN RD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30745	0.073709								
30747	0.083362								
30731	0.656954								
30735	0.553316	53	1	15C	033 TOWER HILL RD	BOROUGH OF MOUNTAIN LAKES	1.2	0.0	Borough utility building (water pump station)
30738	1.118535	53	15	15C	175 LAUREL HILL RD	BOROUGH OF MOUNTAIN LAKES	1.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30751	0.09956	53	52	15C	000 OGDEN RD @ TWR HILL	BOROUGH OF MOUNTAIN LAKES	3.6	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30754	0.070379								
30735	0.553316								
30738	1.118535								
30750	3.241976								
30723	0.398744	54	12	15C	200 LAUREL HILL RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30753	0.061126	56	14	15C	187 BLVD	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30749	0.276687	56	34	15C	120 LAUREL HILL RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30757	0.422891	56	39	15C	110 LAUREL HILL RD	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30758	0.066095								
30766	0.383992	57	1	15C	097 COBB RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30768	0.99927	58	10	15C	129 BLVD	BOROUGH OF MOUNTAIN LAKES	0.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30768	0.99927	58	24	15C	78B COBB RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30765	0.811621	58	30	15C	082 COBB RD	BOROUGH OF MOUNTAIN LAKES	0.8	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30771	1.008958	59	39	15C	050 COBB RD	BOROUGH OF MOUNTAIN LAKES	1.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30770	0.388745	59	46	15C	060 COBB RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30775	1.018809	60	5	15C	061 COBB RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11

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ID #	ACREAGE								
30773	0.213401	60	9	15C	051 COBB RD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30778	0.749404	60	13	15C	041 COBB RD	BOROUGH OF MOUNTAIN LAKES	0.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30775	1.018809	60	27	15C	024 LAUREL HILL RD	BOROUGH OF MOUNTAIN LAKES	0.6	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30785	0.661762	61	25	15C	009 LOWELL AVE	BOROUGH OF MOUNTAIN LAKES	0.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30787	0.531161	61	31	15C	021 LOWELL AVE	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30791	0.406406	61	38	15C	035 LOWELL AVE	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30792	0.475377	61	45	15C	049 LOWELL AVE	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30794	0.195305	62	20.01	15C	002 BLVD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30793	0.785133	62	25	15C	020 BLVD	BOROUGH OF MOUNTAIN LAKES	0.8	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30788	0.713422	62	33	15C	030 BLVD	BOROUGH OF MOUNTAIN LAKES	0.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30784	0.428355	62	38	15C	040 BLVD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30781	0.354536	63	11	15C	041 HANOVER RD	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30783	0.156301								
30779	0.603527	63	17	15C	060 BLVD	BOROUGH OF MOUNTAIN LAKES	0.6	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30777	0.535634	64	19	15C	040 HANOVER RD	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30789	0.616931	65	13	15C	001 MELROSE RD	BOROUGH OF MOUNTAIN LAKES	0.6	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30776	0.984951	66	16	15C	024 MELROSE RD	BOROUGH OF MOUNTAIN LAKES	1.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30782	0.095024								
30786	1.993599								
30769	0.100888	68	10	15C	061 KENILWORTH RD	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30761	0.901757	70	6	15C	100 KENILWORTH RD	BOROUGH OF MOUNTAIN LAKES	0.9	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30767	0.549416	74	4	15C	117 HANOVER RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30767	0.549416	74	21	15C	106 BLVD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30764	1.737064	75	7	15C	121 MELROSE RD	BOROUGH OF MOUNTAIN LAKES	0.8	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30764	1.737064	75	27	15C	124 HANOVER RD	BOROUGH OF MOUNTAIN LAKES	0.9	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30762	2.037091	76	28	15C	120 MELROSE RD	BOROUGH OF MOUNTAIN LAKES	2.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30756	0.449514	80	1	15C	160 BLVD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Kaufmann Park. Property designated for conservation, park lands and open space in master plan revised 11/14/11

Attachment A: DCA Land Features
Borough of Mountain Lakes, NJ, Morris County

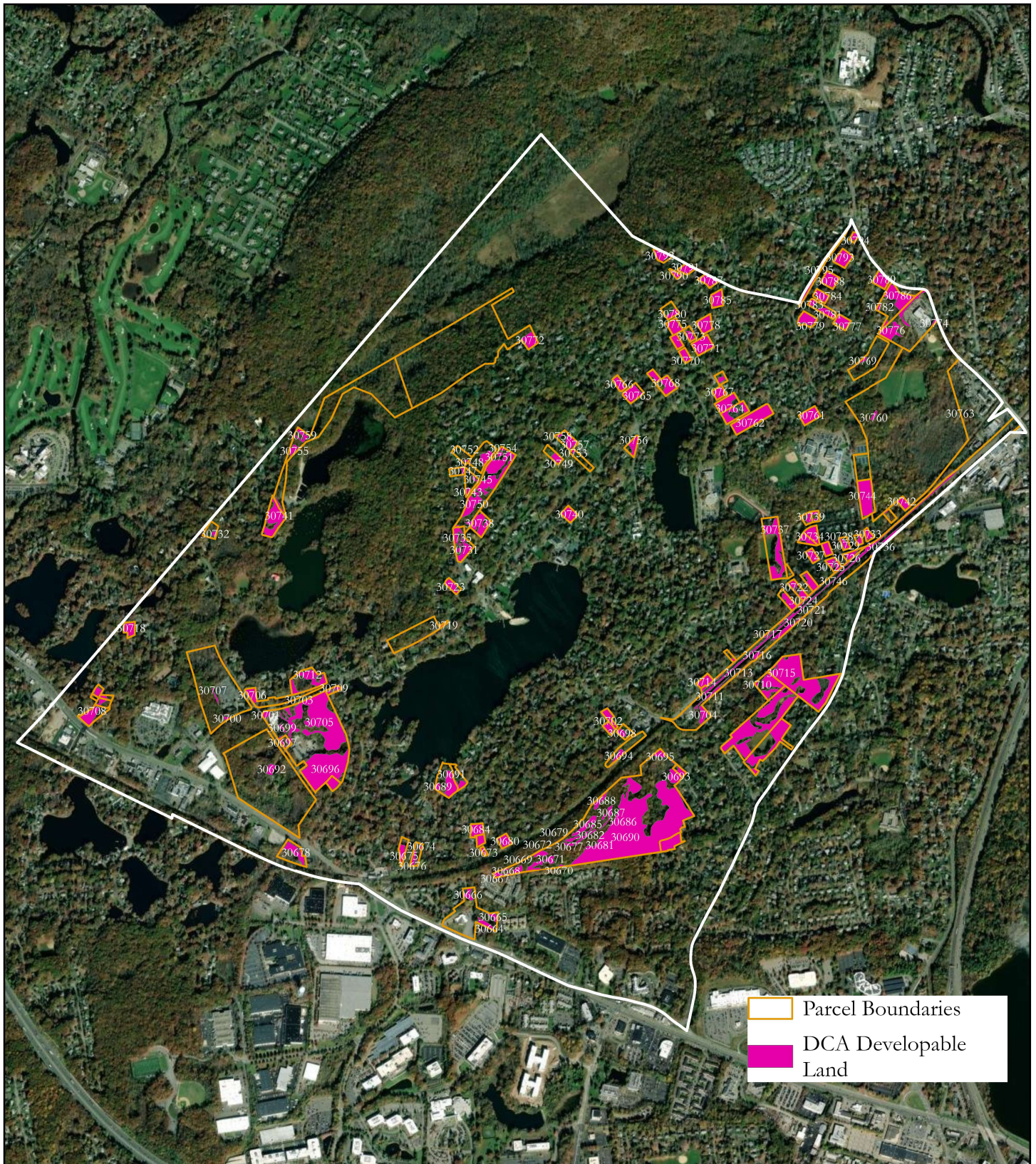
ID NUMBERS AND DEVELOPABLE ACREAGE OF EACH DCA FEATURES IDENTIFIED ON BLOCK/LOT		BLOCK	LOT	PROP CLASS	LOCATION	OWNER	TOTAL DEVELOPABLE ACREAGE OF DCA FEATURES IDENTIFIED ON BLOCK/LOT	TOTAL DEVELOPABLE ACREAGE PER BOROUGH	NOTES
ID #	ACREAGE								
30740	0.58507	80	28	15C	210 BLVD	BOROUGH OF MOUNTAIN LAKES	0.6	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30727	0.380062	86	9	15C	131 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30728	0.411004	86	13	15C	121 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30729	0.218687	86	18	15C	115 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30730	0.179478	86	22	15C	103 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30734	1.088338	86	40	15C	035 WILCOX DR	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30734	1.088338	86	41	15C	027 WILCOX DR	BOROUGH OF MOUNTAIN LAKES	0.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30737	1.994353	86.01	1	15C	149 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30737	1.994353	86.01	24	15C	000 BELLVALE RD	BOROUGH OF MOUNTAIN LAKES	2.0	0.0	Recreational fields associated with the Mountain Lakes Schools. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30739	0.329411	86.01	32	15C	022 WILCOX DR	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30739	0.329411	86.01	33	15C	026 WILCOX DR	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30733	0.272091	88	1	15C	101 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30742	0.405909	88	9	15C	085 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30742	0.405909	88	14	15C	079 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Vacant wooded land in a residential neighborhood behind train tracks. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30774	0.110507	88	17	15C	075 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Halsey A Fredrick Park & associated recreational fields and trails. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30742	0.405909								
30744	1.938034								
30760	0.120799								
30763	0.059474								
30744	1.938034	88	22	15C	101 POWERVILLE RD	BOROUGH OF MOUNTAIN LAKES	0.0	0.0	Tennis Courts associated with adjacent park and/or adjacent school(s). Property designated for conservation, park lands and open space in master plan revised 11/14/11
30744	1.938034	88	27	15C	101 POWERVILLE RD	BOROUGH OF MOUNTAIN LAKES	1.9	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30774	0.110507	88	30	15D	100 FANNY RD	LAKELAND HILLS FAMILY Y M C A	1.5	0.9	YMCA Building. Rear area is developable but remainder of DCA mapping consists of fragmented features surrounding the parking area.
30776	0.984951								
30786	1.993599								
30714	0.866597	91	1	15C	012 ELM RD	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30714	0.866597	91	14	15C	200 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30724	1.634145	91	35	15C	158 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30722	0.222103	91	39	15C	148 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30724	1.634145								

Attachment A: DCA Land Features
Borough of Mountain Lakes, NJ, Morris County

ID NUMBERS AND DEVELOPABLE ACREAGE OF EACH DCA FEATURES IDENTIFIED ON BLOCK/LOT		BLOCK	LOT	PROP CLASS	LOCATION	OWNER	TOTAL DEVELOPABLE ACREAGE OF DCA FEATURES IDENTIFIED ON BLOCK/LOT	TOTAL DEVELOPABLE ACREAGE PER BOROUGH	NOTES
ID #	ACREAGE								
30724	1.634145	91	43	15C	138 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30725	0.243616	91	50.02	15C	128 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30726	0.669402								
30726	0.669402								
30746	2.355092	91	55	15C	118 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30691	1.206498	101	71	15C	163 LAKE DR	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30689	0.14049								
30691	1.206498								
30702	0.758545	104	78	15C	011 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30702	0.758545	105	15	15C	260 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30698	0.222405	107	10	15C	010 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Portion of Wilson Basketball Courts. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30694	0.252983	108	10	15C	020 ROMAINE RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Portion of Wilson Basketball Courts. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30680	0.444367	110	33	15C	092 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30673	0.111957	110	40	15C	000 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30674	0.079484								
30676	0.265497								
30675	0.403942	110	61	15C	150 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30684	0.943697	112	6	15C	366 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.6		
30684	0.943697	112	45	15C	107 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30664	0.265524	116	3.01	15D	145 ROUTE 46	KING OF KINGS LUTHERAN CHURCH	0.7	0.0	King of Kings church. Fragmented portions of features associated with church building and facilities.
30665	0.190727								
30666	0.265586								
30690	18.456128	127.04	13.01	15C	000 MAPLE WAY	BOROUGH OF MOUNTAIN LAKES	0.9	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30693	0.855272	127.05	16	15C	005 CRESCENT DR	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30687	0.258771	127.06	1	15C	003 CRESCENT DR	BOROUGH OF MOUNTAIN LAKES	21.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30690	18.456128								
30693	0.855272								
30695	0.286573								
30671	0.209946								
30677	0.107919								
30679	0.158865								
30681	0.192877								
30682	0.057404								
30683	0.064292								
30685	0.507593								
30686	0.057404								
30688	0.301723								
30667	0.19377								
30668	0.07157								
30669	0.246182								
30670	0.400857								
30672	0.226981								
30715	14.064367	129	1	15C	056 WOODLAND AVE	BOROUGH OF MOUNTAIN LAKES	5.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11

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ID #	ACREAGE								
30710	0.086878	129.01	18.02	15C	044 WOODLAND AVE	BOROUGH OF MOUNTAIN LAKES	1.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30715	14.064367								
30715	14.064367	129.02	1	15C	000 INTERVALE RD	BOROUGH OF MOUNTAIN LAKES	5.0	0.0	Portion of Midvale Park & recreational fields. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30715	14.064367	129.03	13	15C	119 MIDVALE RD	BOROUGH OF MOUNTAIN LAKES	2.0	0.0	Portion of Midvale Park & recreational fields; Alden Haswell Field and Playground. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30795	0.881451	138	1	15C	000 BOULEVARD & ROCK LANE	BOROUGH OF MOUNTAIN LAKES	0.9	0.0	Boulevard Trolley Line Path. Property designated for conservation, park lands and open space in master plan revised 11/14/11
							DCA Calculations	Borough	
Acreage							108.7	13.7589	
Factor							2.0%	0.26%	
Prospective Need in Units							267	146	

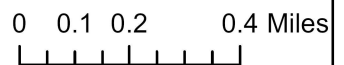


Parcel Boundaries
DCA Developable Land

Borough of Mountain Lakes DCA Land Capacity Analysis Parcels

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

2025



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere