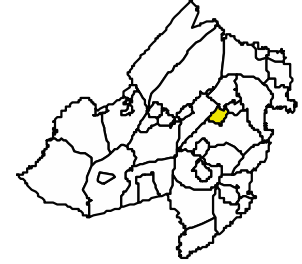




MOUNTAIN LAKES BOROUGH

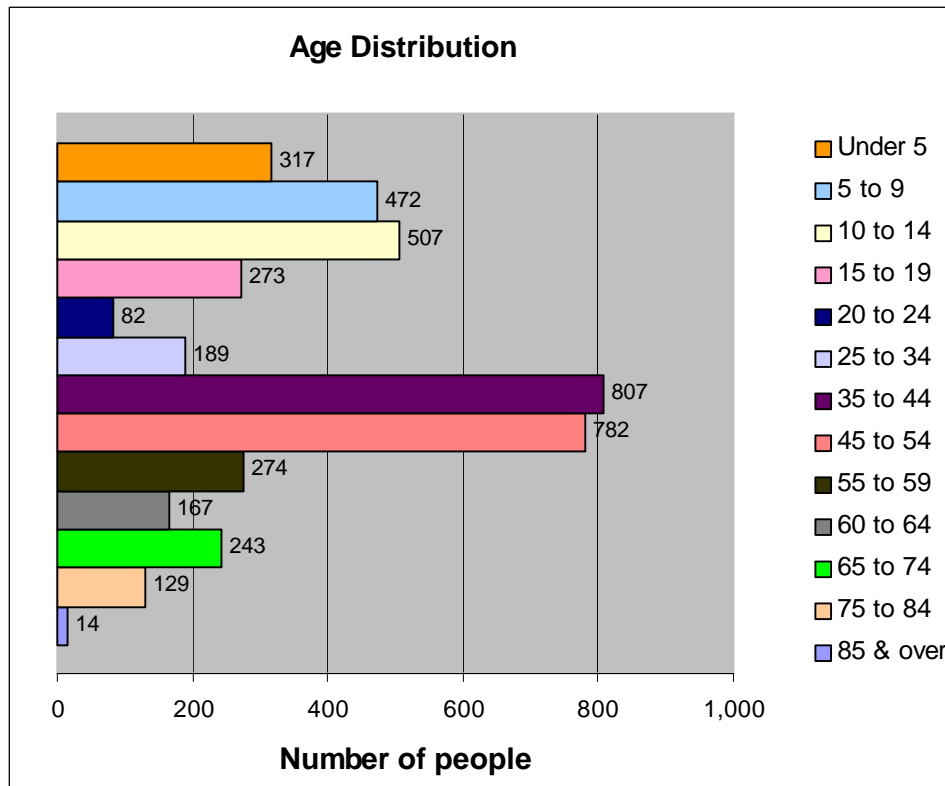


OVERVIEW

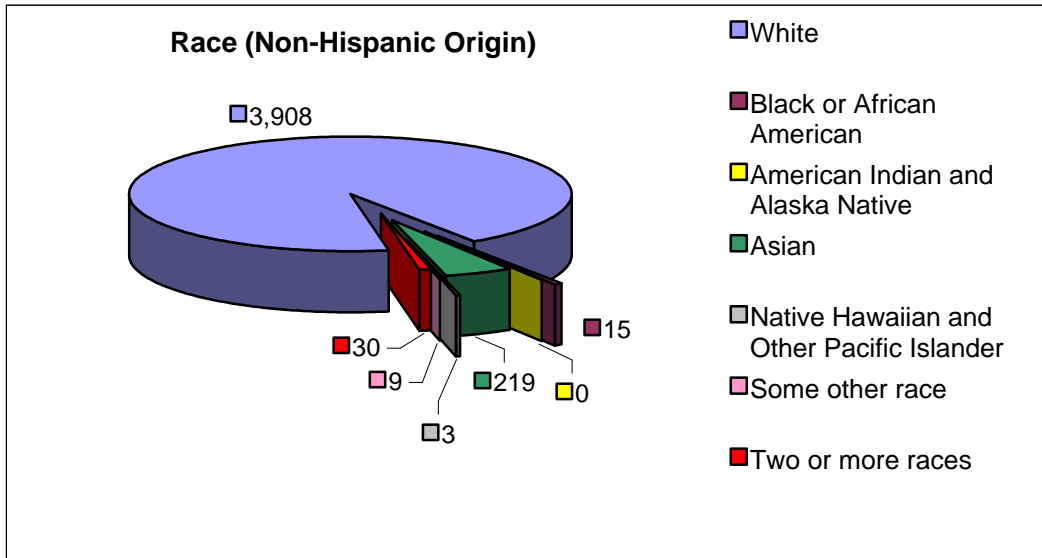
The Borough of Mountain Lakes is located in the east central section of Morris County, between the townships of Denville and Parsippany-Troy Hills. It is a small community of only three square miles and consists of numerous small lakes and forested greenways. The borough was incorporated in 1924 and was one of the first planned residential commuter communities in the county. It is known for the original architecture of its numerous Hapsgood houses. Mountain Lakes can be accessed via Route 46, which connects with Interstate 287 and Interstate 80.

POPULATION DATA	1990	2000	Change
Total population	3,847	4,256	409
Land size (miles ²)	2.7	2.7	0
Density (persons/mile ²)	1,425	1,593	168
Male	1,880	2,119	239
Female	1,967	2,137	170
Median age (years)	39.5	39.4	-0.1

AGE GROUPS	2000	%
18 years and over	2,738	64.3
male	1,327	31.2
female	1,411	33.2
65 years and over	386	9.1
male	205	4.8
female	181	4.3



Mountain Lakes



HOUSING	1990	2000	Change
Total housing units	1,268	1,357	89
Occupied units	1,239	1,330	91
Owner occupied	1,162	1,281	119
Renter occupied	77	49	-28
Average size owner-occupied	3.13	3.21	0.08
Average size renter-occupied	2.79	3.00	0.21
Vacant units	39	27	-12
Seasonal or occasional use	3	8	5

RACE BY HISPANIC ORIGIN	Hispanic	Total
White	52	3,960
Black or African American	1	16
American Ind. & Alaska Native	0	0
Asian	1	220
Native Hawaiian/ Oth. Pacific Isl.	0	3
Some other race	13	22
Two or more races	5	35
Total Population	72	4,256

HOUSEHOLD BY TYPE	2000	%
Total households	1,330	100.0
Family households	1,187	89.2
With children under 18	714	53.7
Married Couple	1,108	83.3
With children under 18	665	50.0
Female householder, no husband	51	3.8
With children under 18	35	2.6
Non-family households	143	10.8
Householder living alone	122	9.2
Householder 65 and over	55	4.1
Households w/ indiv. under 18	724	54.4
Households w/ indiv. 65 & over	266	20.0
Average household size	3.20	
Average family size	3.41	

RELATIONSHIP	2000	%
Total population	4,256	100.0
In households	4,256	100.0
Householder	1,330	31.3
Spouse	1,108	26.0
Child	1,689	39.7
Own child under 18	1,498	35.2
Other Relatives	67	1.6
Under 18	14	0.3
Nonrelatives	62	1.5
Unmarried partner	16	0.4
In group quarters	0	0.0
Institutionalized	0	0.0
Non-institutionalized	0	0.0