

KEVIN SAUM'S

# New Jersey

*Advanced Relocation Guide*



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# 06

*Why* **move**

Why Choose New Jersey?



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## *Culture & Lifestyle*

Shopping Districts, Restaurants and Outdoor Recreation

“

*Discover the lifestyle, neighborhoods, and opportunities of Morris County, New Jersey.*



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## *Cities & Neighborhoods*

Explore the Areas We Serve

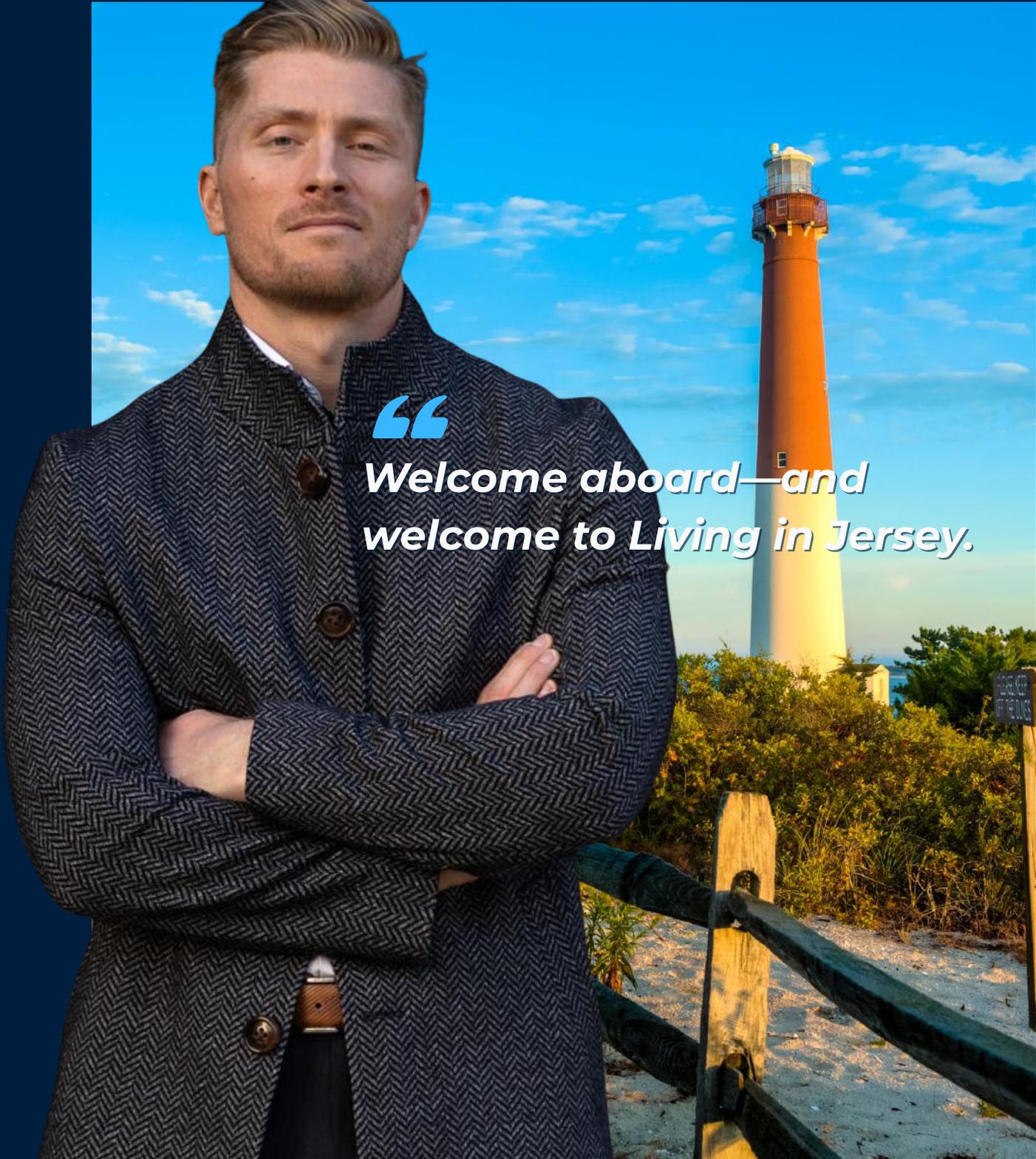


# *Living in* **Jersey**



Welcome to the Morris County Relocation Guide. I'm Kevin Saum with Living in Jersey, and I'm excited to help you explore everything Morris County, New Jersey has to offer. Whether you're relocating for career opportunities, lifestyle upgrades, schools, or a better balance between city access and suburban living, this region delivers a unique mix of charm, convenience, and long-term value.

This guide will walk you through the essentials: local towns and communities, housing options, cost of living, schools, lifestyle amenities, healthcare, and more. My goal is to make your move into the area as smooth and informed as possible.

A man with short, light brown hair and a beard, wearing a dark grey herringbone patterned coat, stands with his arms crossed. He is positioned in the foreground, slightly to the left of the center. Behind him is a tall, white lighthouse with a red top section, set against a clear blue sky with a few wispy clouds. The lighthouse is situated on a grassy area with some wooden posts and a dark green railing in the foreground. The overall scene is bright and sunny, suggesting a coastal location.

“

*Welcome aboard—and  
welcome to Living in Jersey.*



## Why Move to Morris County New Jersey?

Morris County has long been one of New Jersey's most desirable places to live, especially for buyers seeking strong schools, commuter access, and a high quality of life without sacrificing space or community. Located just west of New York City, this area offers a refined suburban lifestyle paired with nature, history, and economic stability.

### **Balanced Lifestyle:**

Residents enjoy access to parks, hiking trails, reservoirs, and preserved open space—while still being close to vibrant downtowns like Morristown and Madison.

### **Strong Economy & Commuter Access**

Morris County is home to major corporate campuses, healthcare systems, and research hubs, with easy access to New York City via NJ Transit, highways, and nearby employment centers.

### **Housing Variety**

Whether you're looking for estate homes, classic colonials, townhomes, or properties with acreage in areas like Long Valley, Montville, or Roxbury, Morris County provides diverse options for every stage of life.

### **Community Appeal**

From the historic charm of Mendham and Chester to the family-friendly neighborhoods of Randolph and Mount Olive, each town offers its own character while maintaining a strong sense of community and safety.

### **Long-Term Value**

With consistently strong demand, excellent school districts, and thoughtful zoning, Morris County real estate has proven to be a stable long-term investment compared to many surrounding metro areas.





## *Your Guide to the **Morris County** Housing Market*

Morris County's real estate market remains consistently strong and competitive, driven by high buyer demand, excellent schools, and proximity to New York City. Median home prices across the county generally range from the **mid-\$600,000s to over \$900,000**, depending on the town and property type (as of 2025).

Buyers will find a wide mix of housing styles—from historic colonials and updated single-family homes to townhomes, condos, and luxury estates. Communities such as Morristown and Madison offer walkable downtown living, while areas like Mendham, Chester, and Long Valley provide larger lots and a more private, suburban feel.

# Neighborhoods

To watch



## Morristown

Morristown is one of the most sought-after locations in Morris County, known for its vibrant downtown, historic charm, and direct NJ Transit access to New York City. Buyers love the mix of classic homes, modern townhomes, and luxury condos, along with walkability to restaurants, shopping, and cultural venues.

## Madison

Madison offers a picturesque small-town atmosphere with a strong community feel and a lively downtown area. Tree-lined streets, classic architecture, and an easy train commute make it especially appealing to professionals and families.

## Randolph

Randolph is popular with buyers looking for more space, newer housing options, and top-rated schools. It offers a suburban lifestyle with parks, recreation facilities, and convenient access to major highways.



## Mendham

Mendham is known for its upscale homes, scenic landscapes, and quiet residential environment. Larger properties, historic estates, and a strong sense of privacy make it ideal for buyers seeking a more refined, low-density lifestyle.

## Montville

Montville blends convenience and comfort, offering a mix of established neighborhoods, townhome communities, and proximity to major roadways. It's a popular choice for commuters who want suburban living with easy regional access.



## *Why Buy in Morris County, New Jersey?*

Morris County delivers a rare combination of **top-tier schools, commuter convenience, strong property values, and lifestyle flexibility.** Whether you're purchasing your first home, upgrading into a larger suburban property, or investing in a long-term hold near New York City, this region offers options across a wide range of lifestyles and price points.

Buyers are drawn to the walkable downtowns of Morristown and Madison, the estate-style living in Mendham and Chester, and the family-friendly neighborhoods in Randolph, Roxbury, and Mount Olive. For buyers who want long-term stability, Morris County has a proven track record of resilience, appreciation, and sustained demand, especially among NYC commuters and relocating families.

# The Lifestyle

Is it worth the price?

Morris County offers a high quality of life with costs that reflect its location, schools, and proximity to New York City. While it is more expensive than the national average, residents consistently feel the value justifies the cost.

## Housing

Median home prices across Morris County typically range from the mid-\$600,000s to over \$900,000, depending on the town, school district, and property type (2025). Downtown-adjacent areas and luxury communities command premium pricing, while townhomes and condos provide more accessible entry points.

## Groceries & Healthcare

Grocery prices are slightly above the national average, reflecting New Jersey's overall cost structure. Healthcare access is excellent, with world-class hospitals and providers throughout North Jersey, though costs are generally higher than national averages.

## Utilities & Transportation

Utility costs are moderate for the region. Transportation is one of Morris County's biggest advantages—NJ Transit rail lines, major highways, and bus routes make commuting to NYC and surrounding employment hubs efficient and reliable.



# Cost of Living

## Taxes explained

### Income Tax

New Jersey has a progressive state income tax system ranging from approximately 1.4% to 10.75%, depending on income level. Higher earners should plan accordingly, especially when relocating from lower-tax states.

### Sales Tax:

New Jersey's statewide sales tax rate is 6.625%, which applies to most goods and services, with limited local variation.

### Property Taxes:

Taxes in New Jersey are higher than the national average. Morris County's effective property tax rates generally range around 2%+, varying by municipality, school district, & assessed value. While higher, these taxes support top-ranked public schools, infrastructure, and municipal services.



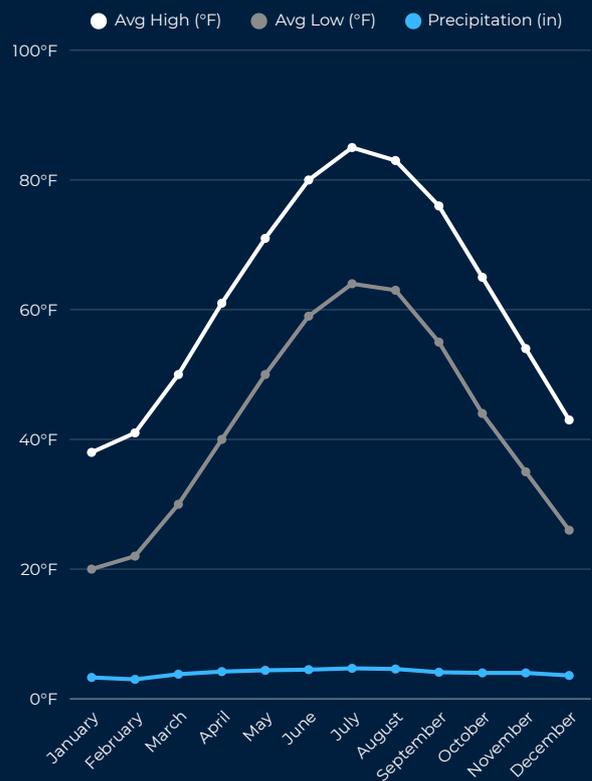
*Your Climate Guide:*

# Seasons in Morris County, New Jersey

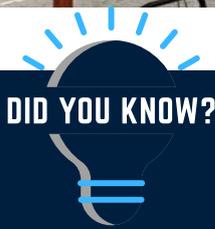


Morris County experiences **four true seasons**, giving residents a classic Northeast climate with seasonal variety. Winters bring snow and crisp air, springs are mild and green, summers are warm and humid, and fall delivers cooler temperatures and vibrant foliage throughout the county's parks and neighborhoods.

This seasonal balance is a big reason many buyers love living in towns like **Morristown, Madison, Mendham, Chester, and Randolph**, where outdoor activities and community events shift naturally with the seasons.



# “*Transportation* Getting Around



## DID YOU KNOW?

**MORRIS COUNTY OFFERS QUICK ACCESS TO NYC AND NEARBY SUBURBS THROUGH I-287, ROUTE 24, AND ROUTE 80. WITH STRONG TRANSIT OPTIONS, HISTORIC TOWNS, AND SCENIC PARKS, THE AREA PROVIDES A CONVENIENT AND COMFORTABLE LIFESTYLE FOR COMMUTERS AND FAMILIES ALIKE.**

### **Public Transit:**

NJ Transit provides rail and bus service throughout Morris County, with major train hubs in Morristown, Madison, Montville, and nearby towns. The Morristown Line and Montclair-Boonton Line offer direct access to Midtown Manhattan, making daily commuting realistic and efficient.

### **Major Highways:**

Morris County is served by I-287, I-80, Route 10, Route 24, and Route 46, providing fast connections to neighboring counties, North Jersey business hubs, and New York City. This road network makes it easy to navigate between towns like Randolph, Roxbury, and Mount Olive.

### **Airport Access:**

Newark Liberty International Airport is typically 30–40 minutes away, offering nonstop domestic and international flights. Additional options include LaGuardia and JFK for expanded travel flexibility.

The average commute in Morris County ranges from **30 to 45 minutes**, depending on destination and transportation method. Many residents appreciate having multiple commute options—train, bus, or car—depending on their schedule.

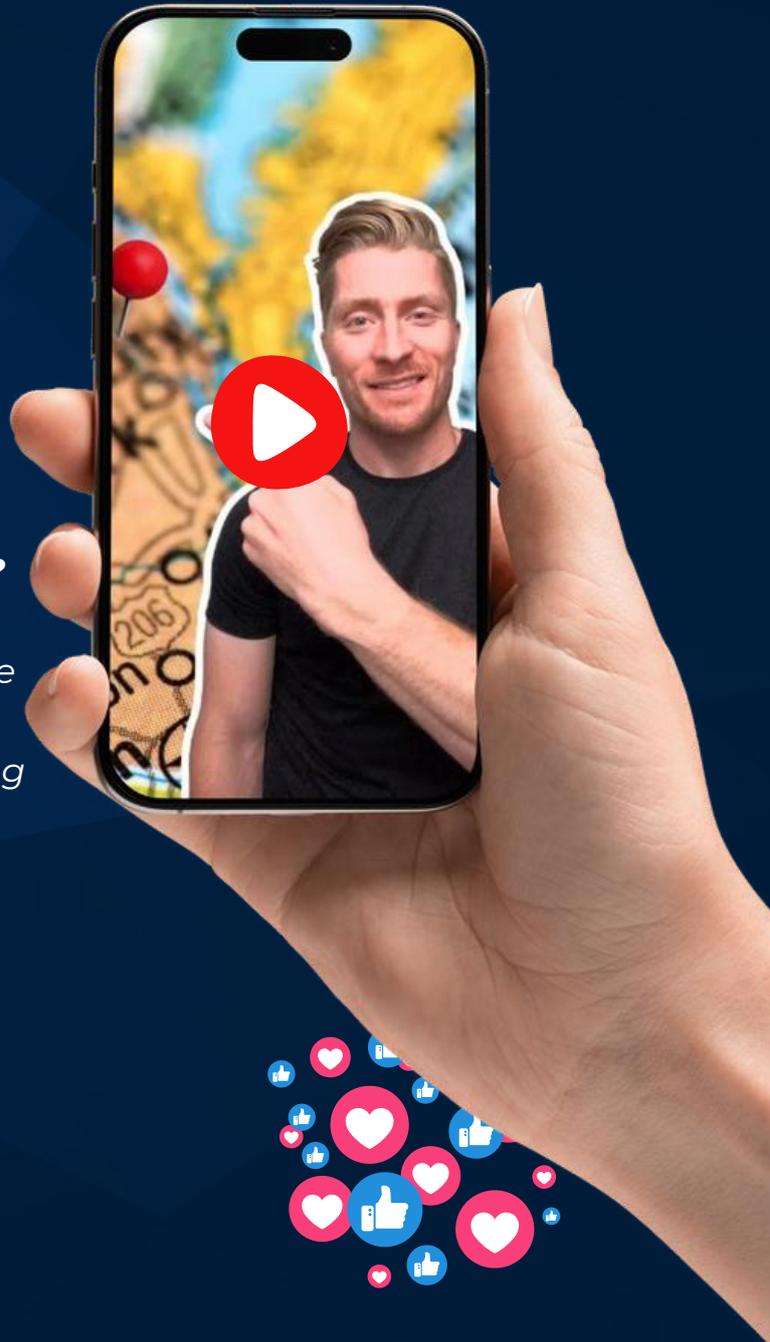




# Stay *Social Links* Connected!



**Want to see Morris County and North Jersey real estate in action?**  
Visit my channel *Living in Jersey*, where I share town tours, real estate updates, lifestyle insights, and relocation tips for buyers considering a move to New Jersey.



## **DON'T MISS OUT!**

Don't forget to subscribe so you never miss new content!



*Get freshly baked cider doughnuts at the Hacklebarney Cider Mill in Morris County*



## **Culture & Lifestyle**

Morris County offers a balanced lifestyle that combines suburban comfort, cultural amenities, and historic character. From lively downtown districts and local arts venues to scenic parks and community-focused events, the area provides residents with plenty to explore year-round.

Whether you're drawn to its small-town charm, outdoor recreation, or proximity to New York City's cultural scene, Morris County delivers a well-rounded living experience.



## Arts & Museums

The **Mayo Performing Arts Center** anchors the county's cultural scene with Broadway shows, concerts, and national touring acts. History lovers enjoy local museums, Revolutionary War landmarks, and preserved estates throughout the region.



## Dining & Nightlife

Downtown Morristown is known for its lively restaurant scene, cocktail lounges, craft breweries, and coffee spots. Madison and Chester offer quieter, upscale dining experiences with strong local followings.



## Sports & Entertainment

Residents are within easy reach of professional sports teams, including the New Jersey Devils and major NYC teams. Minor league and community sports are also popular throughout Morris County.



## Local Traditions

Seasonal festivals, farmers markets, summer concerts on the Green, and holiday parades give towns like Mendham and Chester a strong sense of local pride and community connection.

***Close to New York City, but rich in its own identity. Morris County delivers a lifestyle that balances comfort, culture, and opportunity.***

RETAIL & LIFESTYLE HIGHLIGHTS

# Morris County New Jersey

## BEST SHOPPING SPOTS

*Morris County offers a diverse and high-quality shopping experience, ranging from luxury malls and open-air lifestyle centers to charming downtown boutiques and locally owned specialty shops. Whether you're running everyday errands, looking for upscale brands, or spending a weekend browsing small-town main streets, Morris County delivers convenience, variety, and character.*





## *The Mall at Short Hills*

One of New Jersey's premier luxury shopping destinations, The Mall at Short Hills features high-end retailers, designer boutiques, and upscale dining options. Shoppers come here for brands like Neiman Marcus, Nordstrom, and Bloomingdale's, along with fine dining and specialty stores. It's a go-to destination for luxury shopping just a short drive from towns like Mendham, Madison, and Morristown.



## *Downtown Morristown*

Downtown Morristown blends shopping, dining, and entertainment into a vibrant, walkable district. Here you'll find national retailers mixed with local boutiques, specialty gift shops, salons, and coffee spots. Many residents enjoy pairing a shopping trip with lunch, nightlife, or a show nearby, making it one of the most popular lifestyle hubs in Morris County.



## *Rockaway Townsquare*

Located near Randolph, Roxbury, and Mount Olive, Rockaway Townsquare offers a traditional indoor mall experience with popular national retailers, dining options, and easy access from major highways. It's a practical and convenient option for everyday shopping needs.



RETAIL & LIFESTYLE HIGHLIGHTS

# Morris County New Jersey

## RESTAURANT SPOTLIGHT:

*Morris County's food scene is diverse, refined, and constantly evolving, offering everything from upscale chef-driven restaurants to relaxed neighborhood favorites. Whether you're planning a special night out, a business dinner, or a casual weekend meal, the county delivers standout dining experiences across multiple towns.*

*Here are some must-try restaurants residents and newcomers consistently rave about:*



## *South + Pine American Eatery*



Located in the heart of downtown Morristown, South + Pine is known for its seasonal, locally inspired American cuisine and elevated yet approachable atmosphere. The menu highlights fresh ingredients, creative flavors, and expertly crafted cocktails, making it a favorite for both casual dinners and date nights.



## *Jockey Hollow Bar & Kitchen*



Housed in a historic mansion, Jockey Hollow Bar & Kitchen offers a unique fine-dining experience with multiple dining rooms, each featuring its own menu and vibe. Known for refined dishes, an impressive wine list, and impeccable service, it's one of Morris County's premier destinations for upscale dining.



RETAIL & LIFESTYLE HIGHLIGHTS

# Morris County New Jersey

## ADVENTURE AWAITS

*Morris County offers endless opportunities for recreation, culture, and family-friendly fun.*

*Whether you love the outdoors, enjoy history and the arts, or want vibrant town-center experiences, this region delivers a well-rounded lifestyle close to New York City.*

*Here are three standout activities that showcase the best of what Morris County has to offer:*





## Morristown Green

The Morristown Green is the historic and cultural heart of downtown Morristown. Surrounded by shops, restaurants, and landmarks, this central green space hosts community events, concerts, seasonal festivals, and farmers markets throughout the year. It's a popular gathering spot and a perfect place to experience the energy and walkability that make Morristown so desirable.



## Jockey Hollow National Historical Park

Jockey Hollow is one of Morris County's most iconic destinations, offering a unique blend of American history and outdoor recreation. Once a Revolutionary War encampment, the park now features miles of hiking and walking trails through open fields and wooded landscapes. It's ideal for history lovers, outdoor enthusiasts, and families looking to explore nature close to home.



## Mayo Performing Arts Center

For arts and entertainment, the Mayo Performing Arts Center is a major cultural anchor in Morris County. Located in downtown Morristown, it hosts Broadway tours, concerts, comedy shows, and family performances year-round. Residents love having access to top-tier entertainment without needing to travel into New York City.





# WHERE LEARNING THRIVES

*Morris County is known for its excellent education options, offering highly-rated public and private schools as well as prestigious higher education institutions. From strong academic programs and advanced STEM offerings to vibrant arts and athletics, the county provides families and students with opportunities to thrive. Residents can enjoy a well-rounded educational environment, with easy access to nearby colleges, universities, and continuing education programs.*



## **Rutgers University**

Rutgers University, located in New Brunswick, New Jersey, is the state university of New Jersey and one of the oldest universities in the United States. The New Brunswick campus serves as the largest of the university's campuses, offering a broad range of undergraduate and graduate programs across multiple disciplines, including arts, sciences, engineering, and business.



## **County College of Morris (CCM)**

Located in Randolph, New Jersey, County College of Morris is a community college that offers a range of associate degree programs and certificate courses. It serves the residents of Morris County and surrounding areas, providing accessible higher education opportunities at an affordable price.



## **Delbarton School**

Delbarton School is a prestigious private Catholic college-preparatory school for boys, located in Morristown. Known for its rigorous academics, leadership development, and emphasis on character, Delbarton consistently ranks among the top private schools in New Jersey. The school offers a robust AP curriculum, strong athletics, and a tradition of academic excellence.

# YOUR HEALTH IN GOOD HANDS

*Morris County is home to **some of the most respected healthcare systems in New Jersey**, offering advanced medical care, nationally ranked hospitals, and convenient access to specialists and urgent care. Whether you need emergency services, ongoing treatment, or preventive care, residents benefit from a robust medical network close to home. Here are the top healthcare providers serving Morris County and surrounding North Jersey communities:*



### **Morristown Medical Center**

Morristown Medical Center is one of the highest-ranked hospitals in New Jersey and the nation, serving as a flagship hospital of Atlantic Health System. It offers comprehensive services including emergency medicine, cardiac care, oncology, orthopedics, maternity services, and advanced surgical procedures.



### **RWJBarnabas Health**

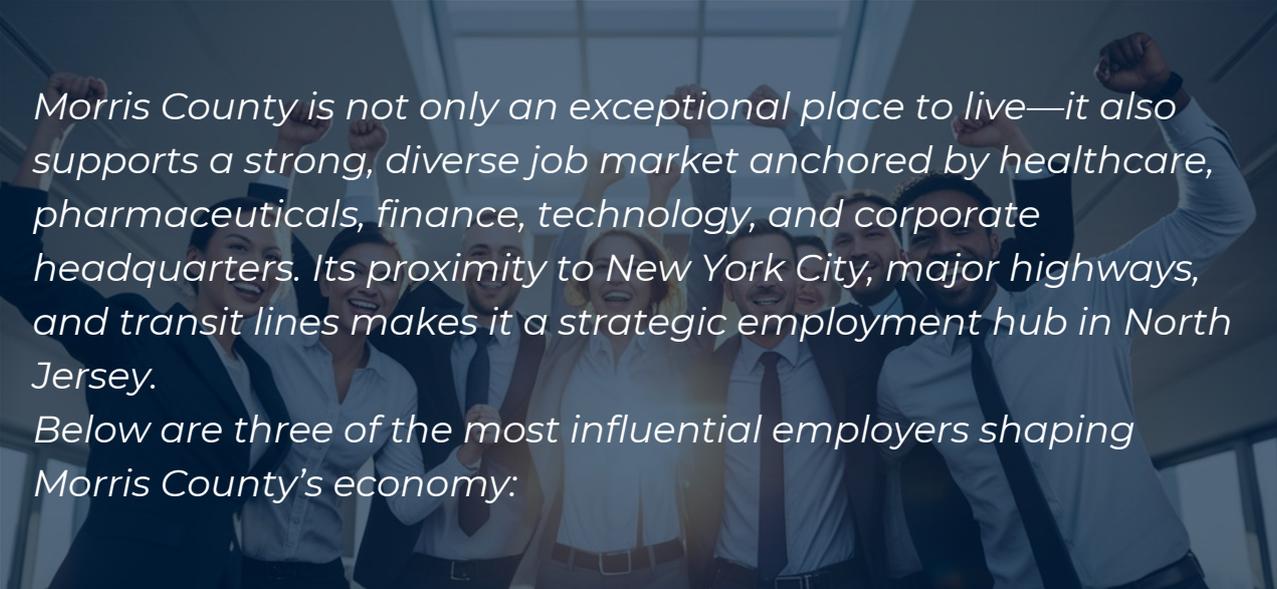
RWJBarnabas Health is one of the largest and most comprehensive health systems in New Jersey. It operates a network of hospitals, outpatient services, urgent care centers, and healthcare programs across the state. It provides a wide range of medical services, from emergency care to advanced surgical procedures, and is known for its leadership in healthcare innovation and patient care.



### **Atlantic Health Urgent Care**

Atlantic Health Urgent Care offers convenient, walk-in medical services throughout Morris County and North Jersey. With extended hours and multiple locations, it's a popular option for non-emergency needs such as minor injuries, illnesses, physicals, and vaccinations—providing peace of mind for busy families and professionals.

# WORK & OPPORTUNITY



*Morris County is not only an exceptional place to live—it also supports a strong, diverse job market anchored by healthcare, pharmaceuticals, finance, technology, and corporate headquarters. Its proximity to New York City, major highways, and transit lines makes it a strategic employment hub in North Jersey.*

*Below are three of the most influential employers shaping Morris County's economy:*

## **Atlantic Health System**

Atlantic Health System is one of the largest employers in Morris County, anchored by Morristown Medical Center. The system operates hospitals, outpatient centers, and specialty practices throughout North Jersey. It employs thousands of physicians, nurses, administrators, and support staff, and is nationally recognized for excellence in cardiac care, oncology, and patient outcomes—making healthcare a cornerstone of the local economy.

## **Novartis**

Novartis maintains a major U.S. presence in East Hanover, employing a large workforce across pharmaceuticals, research, data, and corporate operations. As a global leader in life sciences, Novartis attracts highly skilled professionals and contributes significantly to Morris County's reputation as a pharma and biotech hub.

## **ADP**

Headquartered in Roseland, ADP is one of the world's largest providers of payroll and human capital management solutions. The company employs thousands of professionals in technology, finance, HR, sales, and operations. ADP's long-standing presence reinforces Morris County's strength in corporate services and tech-driven business.



# “ **Find the Right Neighborhood Your Neighborhood**”

Morris County offers a diverse range of neighborhoods, each with its own unique character, amenities, and lifestyle opportunities. From charming historic towns and family-friendly suburbs to vibrant downtowns and quiet, scenic communities, there's a place to suit every preference.

Whether you're looking for top-rated schools, convenient commuting options, recreational spaces, or a bustling local scene, Morris County's neighborhoods provide a variety of living experiences designed to fit your lifestyle.



# Randolph

MORRIS COUNTY

Suburban tranquility, schools, parks

## Amenities

Randolph offers a variety of recreational facilities, including parks, tennis courts, and sports fields. The township also has a community center, library, and numerous walking trails. Residents enjoy proximity to shopping centers and dining options.

## Notable Attractions

Randolph's notable attractions include the Randolph Community Center and its beautiful parks, such as Freedom Park. Residents also enjoy outdoor sports like hiking, soccer, and baseball in the town's many recreational fields. Randolph offers a quiet suburban lifestyle with easy access to neighboring towns.

## Why Residents Love it

Randolph residents love the quiet, suburban feel, with an abundance of parks, recreation, and easy access to neighboring towns. The community's strong educational system and family-friendly environment make it ideal for raising children. With affordable housing options, Randolph offers a peaceful lifestyle.

## Community Vibe

Randolph has a **\*\*family-oriented, quiet suburban\*\*** vibe, where neighbors are friendly and supportive. The town's recreational opportunities and strong school systems make it a great place to raise children. Randolph is small enough to retain a cozy atmosphere, yet large enough to have a variety of services and amenities.



POPULATION

25859



MEDIAN HOME PRICE

\$550,000



PUBLIC SCHOOL

RANDOLPH TOWNSHIP SCHOOLS



PUBLIC TRANSPORT

NJ TRANSIT



# Mendham

MORRIS COUNTY  
Historic charm, schools, luxury

### Amenities

Mendham provides luxury living with private estates, scenic parks, and top-tier educational facilities. Its parks offer ample green space for outdoor activities, and the town is home to a wide range of shops and fine dining restaurants. The close-knit community values history and outdoor recreation.

### Notable Attractions

Mendham's main attractions are the historic downtown area, the scenic Mendham Pond, and the Mendham Golf & Tennis Club. The town is home to several historic buildings and churches, including the Mendham Borough Hall. The close proximity to the Jockey Hollow National Park and nearby hiking trails is another draw for nature lovers.

### Why Residents Love it

Mendham is loved for its upscale, suburban atmosphere and historical charm. Residents enjoy a strong sense of community and proximity to New York City for commuting professionals. The town's top-rated schools and abundant green spaces make it a perfect location for families seeking both tranquility and convenience.

### Community Vibe

Mendham's community vibe is **\*\*affluent, welcoming, and highly involved\*\***. Residents often participate in local events and enjoy spending time in the scenic parks or dining in the town's upscale restaurants. The town's historical roots add to its unique charm, creating a close-knit yet sophisticated atmosphere.



POPULATION

18884



MEDIAN HOME PRICE

\$900,000



PUBLIC SCHOOL

MENDHAM TOWNSHIP SCHOOLS



PUBLIC TRANSPORT

NJ TRANSIT



# Chester

MORRIS COUNTY

*Small-town charm, parks, restaurants*

### Amenities

Chester features a charming historic downtown filled with shops, restaurants, and community events. It offers many outdoor activities with ample parks, hiking trails, and natural preserves. The community has a variety of local services and is known for its welcoming vibe.

### Notable Attractions

Chester is known for its historic downtown filled with independent shops and restaurants. The Ralston Cider Mill and Chester Library are notable landmarks, and the town's location offers easy access to hiking at the Black River Wildlife Management Area. Chester also hosts a variety of community festivals and events.

### Why Residents Love it

Chester is adored for its historic charm, strong sense of community, and vibrant downtown area. Residents appreciate the small-town feel with close-knit neighbors, local businesses, and excellent parks. The town's focus on preserving its history while offering modern amenities makes it a great place to live.

### Community Vibe

Chester offers a **\*\*charming, historic\*\*** community vibe that blends small-town traditions with modern conveniences. The town thrives on a sense of local pride, with residents actively participating in community events and maintaining strong connections with neighbors. It's a town where everyone knows each other, creating a strong sense of belonging.



POPULATION

8622



MEDIAN HOME PRICE

\$600,000



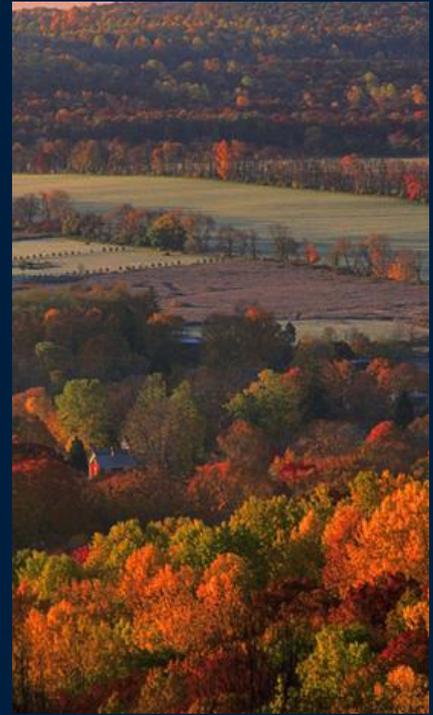
PUBLIC SCHOOL

CHESTER SCHOOL DISTRICT



PUBLIC TRANSPORT

NJ TRANSIT



*Long Valley*  
 MORRIS COUNTY  
 Rural atmosphere, nature,  
 schools

**Amenities**

Long Valley is known for its vast open spaces, farms, and close-knit community. Residents enjoy the serene environment with a mix of nature preserves, parks, and recreational options. The town is known for its outdoor activities like hiking, biking, and nature walks.

**Notable Attractions**

Long Valley's notable attractions include the Hacklebarney State Park, perfect for picnicking, hiking, and fishing. The town is also home to the scenic Long Valley Brewing Company. Its proximity to the Morris Canal Greenway and local farm markets adds to its appeal.

**Why Residents Love it**

Long Valley is valued for its rural beauty, spacious properties, and welcoming community atmosphere. It's a popular choice for those seeking a slower pace of life while still being within reach of New York City and other suburban conveniences. The town is perfect for outdoor enthusiasts who enjoy exploring nature.

**Community Vibe**

Long Valley provides a **\*\*peaceful, rural\*\*** community vibe where residents can enjoy outdoor living and a slower pace. The town offers plenty of opportunities for outdoor activities and enjoys a low-key, family-friendly atmosphere. It's perfect for those who value space, nature, and community.



**POPULATION**

**7305**



**MEDIAN HOME PRICE**

**\$525,000**



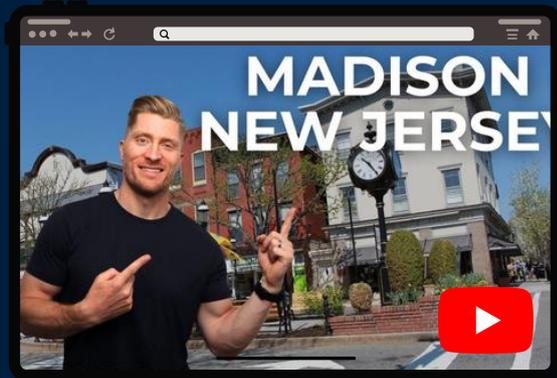
**PUBLIC SCHOOL**

WASHINGTON TOWNSHIP  
 SCHOOLS



**PUBLIC TRANSPORT**

NJ TRANSIT



*Madison*  
 MORRIS COUNTY  
 Vibrant downtown, schools,  
 dining

**Amenities**

Madison boasts a vibrant downtown with boutiques, cafes, and dining options. Its parks and green spaces offer plenty of places for outdoor recreation. The community has excellent public services, including a library, community center, and cultural events.

**Notable Attractions**

Madison features the Morris Museum, which showcases a range of exhibits from art to science. The community enjoys outdoor activities at the Madison Recreation Complex and the Dodge Field. Residents also frequent the Madison Farmers Market, which is held on weekends throughout the summer.

**Why Residents Love it**

Madison is beloved for its walkability, charming downtown, and excellent schools. Residents are drawn to its sense of community, with frequent social events and a high quality of life. The town's proximity to New York City and beautiful residential areas are also major draws for professionals and families.

**Community Vibe**

Madison's community vibe is **\*\*vibrant, friendly\*\***, and filled with a variety of local events and activities. The town is home to both young professionals and families, with a focus on both socializing and local engagement. Madison offers a welcoming environment for newcomers, fostering a sense of connection and community.



**POPULATION**

**16028**



**MEDIAN HOME PRICE**

**\$750,000**



**PUBLIC SCHOOL**

MADISON PUBLIC SCHOOLS



**PUBLIC TRANSPORT**

NJ TRANSIT



# Roxbury

## MORRIS COUNTY

Community feel, parks,  
schools

### Amenities

Roxbury has a mix of suburban and rural living, offering ample outdoor spaces and recreational facilities. Its parks and playgrounds are ideal for families, and the town's proximity to larger shopping malls offers residents convenient retail options. Roxbury also has a variety of local schools and libraries.

### Notable Attractions

Roxbury is home to Lake Hopatcong, one of New Jersey's largest lakes, offering recreational boating and fishing. The town also boasts the Roxbury Arts Alliance, which brings cultural events and performances to the community. It is also known for its parks, including Horseshoe Lake Park, which offers walking trails, fishing, and picnic areas.

### Why Residents Love it

Roxbury residents love the blend of suburban living with easy access to recreational activities. The town offers a variety of outdoor activities and strong schools, making it great for families. The close proximity to major highways and local shops adds to the overall appeal of this Morris County gem.

### Community Vibe

Roxbury has a **\*\*relaxed, community-oriented\*\*** vibe, where families can enjoy suburban life while being close to urban amenities. The town is known for its strong community events, outdoor activities, and welcoming spirit. Residents actively participate in local initiatives and events, making it a great place for those looking for a close-knit community.



POPULATION

13764



MEDIAN HOME PRICE

\$400,000



PUBLIC SCHOOL

ROXBURY TOWNSHIP  
SCHOOLS



PUBLIC TRANSPORT

NJ TRANSIT



# Mount Olive

MORRIS COUNTY

Family-oriented, parks,  
schools

### Amenities

Mount Olive features scenic parks, a library, and various community centers. The town has several walking trails, sports fields, and picnic areas, making it a great place for outdoor activities. Mount Olive also boasts a strong educational system and excellent local amenities.

### Notable Attractions

Mount Olive's notable attractions include the Turkey Brook Park, known for its sports fields and recreational activities. The town also has the Mount Olive Township Library, providing various educational programs. The local museums and cultural festivals are well-regarded by the community.

### Why Residents Love it

Mount Olive is known for its strong community feel, excellent parks, and family-friendly environment. It offers a variety of recreational options and is ideal for those seeking a quiet suburban lifestyle. The town's top-notch schools and abundance of green space make it a popular choice for families.

### Community Vibe

Mount Olive is a **\*\*family-focused, peaceful\*\*** community with an abundance of parks, recreational areas, and outdoor activities. The vibe is welcoming and friendly, with neighbors frequently engaging in social events and outdoor pursuits. It's a town where families can enjoy the balance of suburban tranquility and community engagement.



POPULATION

28594



MEDIAN HOME PRICE

\$475,000



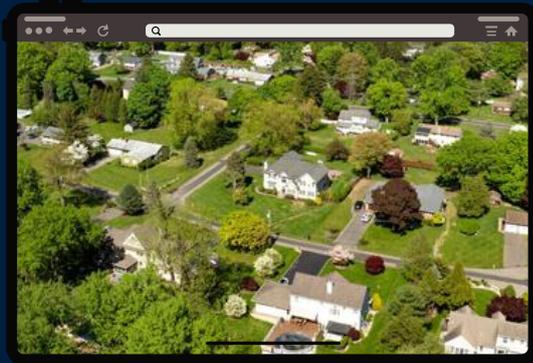
PUBLIC SCHOOL

MOUNT OLIVE TOWNSHIP  
SCHOOLS



PUBLIC TRANSPORT

NJ TRANSIT



# Montville

MORRIS COUNTY

*Town center, dining, parks*

### Amenities

Montville offers suburban living with plenty of parks, schools, and shopping centers. The town is home to a variety of restaurants and small businesses. Residents also enjoy an abundance of recreational activities, including sports leagues, hiking, and a vibrant local arts scene.

### Notable Attractions

Montville is home to the Montville Community Park, which features sports fields, a playground, and walking trails. The town also boasts the Montville Township Library and several community centers. It is a short drive to nearby attractions such as the Turtle Back Zoo and the South Mountain Recreation Complex.

### Why Residents Love it

Montville residents love the suburban charm combined with access to great schools and convenient shopping. The town is perfect for those who want a family-friendly environment with access to cultural activities. The beautiful parks and recreational spaces make Montville an ideal place to live.

### Community Vibe

Montville offers a **\*\*welcoming, suburban\*\*** community vibe that's ideal for families and professionals. The town is known for its peaceful residential neighborhoods and access to cultural and recreational opportunities. Montville residents enjoy an active, engaged community with many local events throughout the year.



POPULATION

21915



MEDIAN HOME PRICE

\$600,000



PUBLIC SCHOOL

MONTVILLE TOWNSHIP SCHOOLS



PUBLIC TRANSPORT

NJ TRANSIT



# Morristown

MORRIS COUNTY

*Cultural hub, restaurants,  
parks*

### Amenities

Morristown provides a mix of urban and suburban amenities, with a bustling downtown filled with restaurants, shops, and cultural institutions. The town is home to beautiful parks, historic landmarks, and frequent events. The area has a thriving arts scene and is a hub for local businesses.

### Notable Attractions

Morristown is a cultural hub, home to the Morristown Green, a historic landmark that hosts events and gatherings. Other key attractions include the Morris Museum, the Washington's Headquarters Museum, and the Shakespeare Theatre of New Jersey. The town also offers scenic walking paths along the Foote's Pond and the scenic College Hill neighborhood.

### Why Residents Love it

Morristown is beloved for its vibrant downtown, cultural diversity, and excellent schools. The town offers a rich history, strong community events, and easy access to New York City. Residents enjoy the bustling social scene, outdoor parks, and historical attractions, making it a dynamic place to call home.

### Community Vibe

Morristown has a **\*\*dynamic, urban\*\*** community vibe, where history and modernity coexist. The downtown area is lively, with plenty of events, dining, and cultural activities. Residents of Morristown value both its rich heritage and vibrant social scene, making it an ideal place for those seeking an active lifestyle.



POPULATION

19650



MEDIAN HOME PRICE

\$700,000



PUBLIC SCHOOL

MORRISTOWN PUBLIC SCHOOLS



PUBLIC TRANSPORT

NJ TRANSIT



# Morris Township

MORRIS COUNTY

*Historic, downtown, parks*

### Amenities

Morris Township is known for its proximity to Morristown, providing easy access to amenities while maintaining a suburban, residential feel. The township features many parks, sports fields, and walking trails. It also boasts a range of shops, restaurants, and cultural venues.

### Notable Attractions

Morris Township is home to the Acorn Hall Museum and the Frelinghuysen Arboretum, a notable botanical garden. The township is also close to the Morristown National Historical Park, which includes several Revolutionary War landmarks. The Morris County Library and the Museum of Early Trades & Crafts are also popular attractions.

### Why Residents Love it

Morris Township is appreciated for its proximity to Morristown while offering a quieter, suburban lifestyle. Residents enjoy the town's access to green spaces, well-regarded schools, and historic sites. The township also benefits from great public services and community events that bring people together.

### Community Vibe

Morris Township offers a **\*\*suburban, historic\*\*** community vibe, where residents enjoy the serenity of quiet streets and green spaces while being close to Morristown's downtown. It's a town with a rich sense of tradition and community involvement, offering residents a peaceful yet engaged lifestyle.



POPULATION

22342



MEDIAN HOME PRICE

\$675,000



PUBLIC SCHOOL

MORRIS TOWNSHIP  
SCHOOLS



PUBLIC TRANSPORT

NJ TRANSIT





# FAQS

## **Is Morris County good for remote and hybrid workers?**

Yes. Morris County offers reliable high-speed internet, commuter rail options, and easy access to NYC while still providing quiet residential neighborhoods—making it ideal for remote and hybrid professionals.

## **How is the job market in Morris County?**

Strong and diverse. Key industries include healthcare, pharmaceuticals, corporate services, technology, and education. Major employers such as Atlantic Health System, Novartis, and ADP support a stable local economy.

## **Does Morris County get a lot of snow?**

Snowfall varies year to year, but winters are manageable compared to more northern regions. Roads are well maintained, and most residents are well prepared for seasonal weather.

## **Is Morris County family-friendly?**

Absolutely. The area is known for excellent public school districts, respected private schools, safe neighborhoods, and abundant parks, recreation, and community activities.

## **How does the cost of living compare to nearby areas?**

While higher than the national average, Morris County offers strong long-term value through school quality, commuter access, healthcare, and resale stability—often viewed as a worthwhile tradeoff compared to living closer to New York City.



# Your Next Chapter *Starts Here*

Relocating to a new area is an exciting journey, and Morris County, New Jersey offers so much to love—from vibrant downtowns and scenic outdoor spaces to top-rated schools, respected healthcare systems, and strong career opportunities. We hope this guide has given you a clear picture of what life in Morristown, Morris Township, Randolph, Mendham, Chester, Long Valley, Madison, Montville, Roxbury, and Mount Olive can look like, and helped you narrow in on the lifestyle that fits you best.

## **Let's Connect**

I'd love to help you find the right Morris County home and community that matches your goals and lifestyle.

 **Phone:**

**908-892-2892**

 **Email:**

**[kevin@livinginjersey.com](mailto:kevin@livinginjersey.com)**



**Your New Jersey  
journey starts  
here—let's make  
it a reality.**



