

## DEMOGRAPHICS and ECONOMIC BASE

### Demographics

Why is the understanding of population demographics important to planning for the growth and development of a community? The demographic composition of a community's population is affected by the geographic, physical and economic character of the community. At the same time, the demographic composition is largely responsible for the manner in which a community develops and grows (or declines) in terms of demand for community facilities and services to meet the specific needs of the changing population, thereby altering the very character of the community.

Take for example the suburbs of New York City and Newark, New Jersey. These two cities, given their location with access to the Atlantic Seaboard and inland areas, historically functioned as the focus for trade and industry for much of the Northeast United States. As the population became more mobile with increased automobile ownership and improved highways, more and more urbanites moved from the city to nearby residential areas and commuted daily to their jobs in the city. As once rural areas developed into suburbs, the demands placed on local governments changed as the population changed. More highways, public water supplies, and public sewage disposal systems were needed. Along with the increasing population came the demand for commercial facilities to meet the retail and service needs of the changing population. In more recent years, the growing suburban areas have witnessed the development of industry and business, which followed the population shift from the cities.

This scenario is, of course, a simple explanation of a complex urban development process that has occurred over the past century. Nevertheless, it does demonstrate that differing and changing populations demand different public and private facilities and services, and the change itself can be initiated and amplified by the specific character of the community undergoing the population change. The example is especially appropriate for Milford Township and Milford Borough and the other small communities near the ever-expanding metropolitan areas of Pennsylvania, New Jersey and New York where population characteristics and land development have been so closely linked to residents leaving metropolitan areas for recreation and relaxation,

construction of vacation homes, and in many cases, permanent residency, in less populated nearby municipalities.

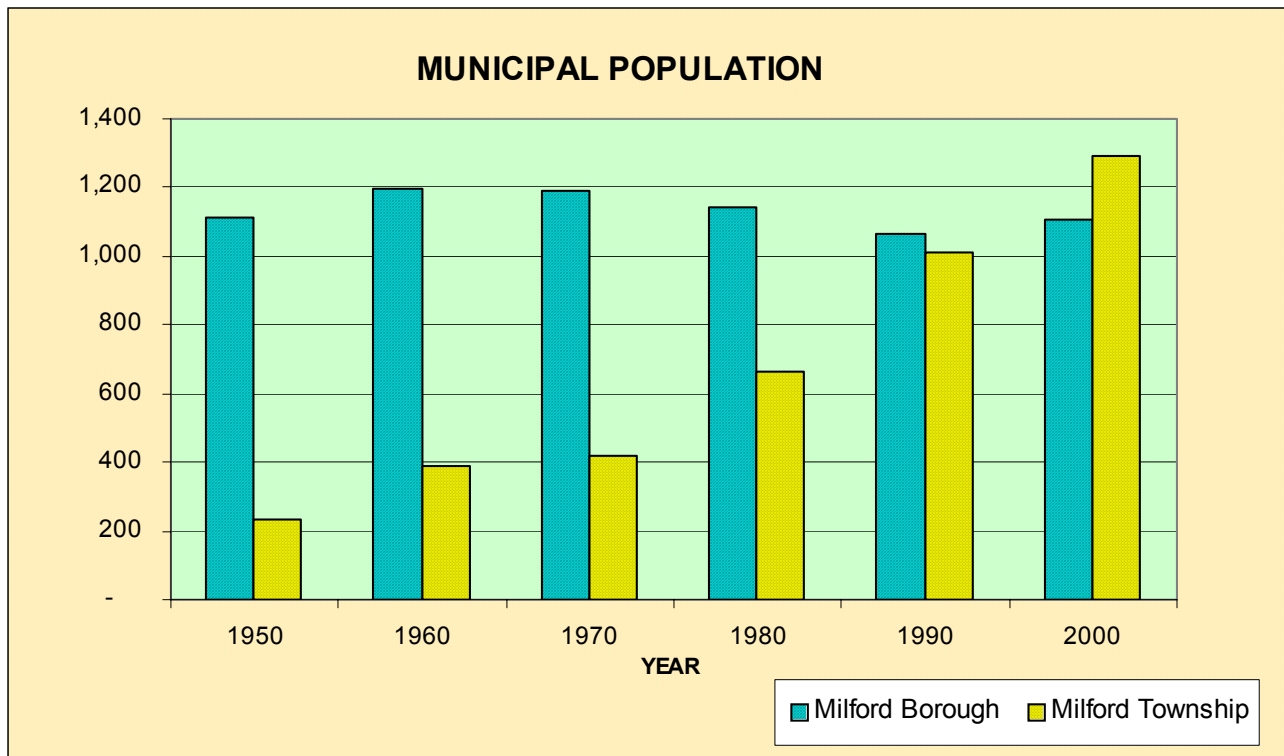
In short, by gaining an understanding of the demographic character of a community and forecasting how the population is likely to change, both in number and composition, local officials can assess the need for additional or different types of public and private facilities and services required to meet the demands of the changing population.

### Historic Population and Recent Trends

Milford Township and Milford Borough are situated in the northeast section of Pike County and are bordered by the Delaware River and the State of New Jersey to the east. From the beginning of their early settlement, the planning area's demographic composition and community character have been closely linked to the greater New Jersey and New York metropolitan area. Hundreds of hotels and boarding houses throughout the County took visitors during the nineteenth century and, with easy access from New York City by rail, tourism became a major industry, attracting not only the working classes but many of the rich and famous. In more recent times, tourism still remains as a major industry, however, the Township and Borough are developing into a bedroom community of residents who are employed in nearby New Jersey and New York. Transportation routes through adjoining areas and Pike County's close proximity to the greater metropolitan allow many Pike County residents to commute to those areas for employment.

The population in Pike County has historically been concentrated in the two boroughs in the County (Matamoras and Milford) situated along the Delaware River. However, in more recent times, the higher density population and the population growth has shifted to the Townships in the County, most dramatically to Lehman, Dingman and Delaware Townships, located south of Milford, which are all bordered to the east by the Delaware River and the State of New Jersey. While all of the township populations have increased significantly since 1950, the population of the Boroughs have increased only slightly and have maintained a steady population historically.

HISTORICAL POPULATION AND GROWTH RATES U.S. CENSUS										
Municipality	1950	1960	1970	1980	%70-80	1990	%80-90	2000	%90-00	%50-00
Blooming Grv	358	424	548	1,176	114.6%	2,022	71.9%	3,621	79.1%	911%
Delaware	511	549	671	1,492	122.4%	3,527	136.4%	6,319	79.2%	1137%
Dingman	361	382	518	1,855	258.1%	4,591	147.5%	8,788	91.4%	2334%
Greene	829	793	1,028	1,462	42.2%	2,097	43.4%	3,149	50.2%	280%
Lackawaxen	1,072	1,068	1,363	2,111	54.9%	2,832	34.2%	4,154	46.7%	288%
Lehman	459	318	624	1,448	132.1%	3,055	111.0%	7,515	146.0%	1537%
Matamoras	1,761	2,087	2,244	2,111	-5.9%	1,934	-8.4%	2,312	19.5%	31%
<b>Milford Boro</b>	<b>1,111</b>	<b>1,198</b>	<b>1,190</b>	<b>1,143</b>	<b>-3.9%</b>	<b>1,064</b>	<b>-6.9%</b>	<b>1,104</b>	<b>3.8%</b>	<b>-1%</b>
<b>Milford Twp</b>	<b>233</b>	<b>386</b>	<b>418</b>	<b>663</b>	<b>58.6%</b>	<b>1,013</b>	<b>52.8%</b>	<b>1,292</b>	<b>27.5%</b>	<b>455%</b>
Palmyra	582	651	1,204	1,722	43.0%	1,976	14.8%	3,145	59.2%	440%
Porter	94	51	88	277	214.8%	163	-41.2%	385	136.2%	310%
Shohola	455	413	574	986	71.8%	1,586	60.9%	2,088	31.7%	359%
Westfall	599	838	1,348	1,825	35.4%	2,106	15.4%	2,430	15.4%	306%
Pike County	8,425	9,158	11,818	18,271	54.6%	27,966	53.1%	46,302	65.6%	450%
PA (1,000's)	10,498	11,319	11,794	11,864	0.6%	11,882	0.1%	12,281	3.4%	17%



The *Historical Population and Growth Table* provides U. S. Census data from 1950 to 2000 for Milford Township and Milford Borough along with that of Pike County, and its other local municipalities, and the Commonwealth. The *Municipal Population Figure* presents a graphic representation of the Township and Borough population growth since 1950. While the Borough population has maintained a steady population with slight increases and decreases over the years, the Township has seen only growth since 1950. The Township exceeded the Borough population in 2000 when the Township was counted at 1,292 persons and the Borough at 1,104 persons. With a Year 2000 population of 1,292, the fifty-year growth rate for the Township was almost 455 percent, ranking as the fifth fastest growing municipality in the County during the fifty-year growth rate and exceeding the County growth by five percent. Milford Borough, on the other hand, experienced the smallest fifty-year growth rate among it's neighboring municipalities with a decrease of one percent. Given the relatively small base population, it is obvious that most of the population increase in both municipalities resulted from people moving into the community rather than from natural increase, that is more births than deaths.

The *Historical Population and Growth Table* reveals varied growth pattern for the other municipalities in

Pike County as well as the County and State. While all exhibited growth since 1950, a number have increased significantly since 1990. Taken as a whole, the Township, County and surrounding communities have been dramatically increasing in population while the two Boroughs and Porter Township have maintained a steady population. This population shift has contributed to many of the growth and development issues now facing the planning area and other municipalities in Pike County – loss of open land, traffic, increased numbers of school children, and demand for recreation, police protection and other public facilities and services.

Certainly, national and regional economic conditions can also be expected to either stimulate or inhibit the short term development patterns of the region. In short, the population dynamics of a community are dependent on a number of interrelated factors including location, relationship to the region, the economy, community character, the availability of community facilities such as sewage disposal and the transportation network. Given the planning area's (and Pike County's) geographic location in close proximity to the greater metropolitan economic trading area, its quality natural environment and small town character, and the regional highway network, continued growth is certain.

<b>RECENT POPULATION GROWTH IN NORTHEAST PENNSYLVANIA</b>							
2010 PROJECTIONS - CENTER FOR RURAL PENNSYLVANIA							
	1980	80-90	1990	90-00	2000	00-10	2010
<b>Milford Township</b>	<b>663</b>	<b>52.8%</b>	<b>1,013</b>	<b>27.5%</b>	<b>1,292</b>	--	--
<b>Milford Borough</b>	<b>1,143</b>	<b>-6.9%</b>	<b>1,064</b>	<b>3.8%</b>	<b>1,104</b>	--	--
Carbon Co.	53,285	6.7%	56,846	3.4%	58,802	9.4%	64,310
Lackawanna Co.	227,908	-3.9%	219,039	-2.6%	213,295	-0.9%	211,360
Luzerne Co.	343,079	-4.4%	328,149	-2.7%	319,250	1.7%	324,520
Monroe Co.	69,409	37.9%	95,709	44.9%	138,687	24.1%	172,170
Pike Co.	18,271	53.1%	27,966	65.6%	46,302	29.7%	60,060
Wayne Co.	35,237	13.4%	39,944	19.5%	47,722	4.3%	49,750
Northeast PA	697,467	10.1%	767,653	7.3%	824,058	7.3%	884,180
PA (1,000's)	11,865	0.2%	11,883	3.3%	12,281	1.0%	12,408

The *Recent Population Growth in Northeast Pennsylvania Table* provides details on the recent population growth of the Township and Borough compared to Pike County, surrounding counties and the Commonwealth. The more rural counties increased dramatically in population between 1990 and 2000 and are expected to increase through the next decade. In fact, because of the attraction of the Poconos to nearby metropolitan areas in Pennsylvania, New Jersey and New York, Pike, Monroe and Wayne Counties had the highest rates of growth in the Commonwealth. By contrast, the population of the more densely populated counties, Lackawanna and Luzerne, has declined with the same trend expected for Lackawanna County through 2010. By comparison, the Commonwealth as a whole has been increasing slightly in population since 1980, and a one percent increase is expected over the next ten years. These trends suggest continued population growth for the Northeast Pennsylvania Region as individuals and families leave urbanized areas seeking suburban and small town lifestyles.

**Population Density**

Based on a 0.5-square mile land area and the Census 2000 population of 1,104, the Borough’s population density in 2000 was 2,300 persons per square mile. The Township’s population density in 2000 was 104 persons per square mile with a 12.5 square mile land area and a 2000 Census population of 1,292. Population density for neighboring municipalities ranged from a high of 3,303 persons per square mile in Matamoras Borough to a low of about seven persons per square mile in Porter Township. Land area in the County ranges from Milford Borough’s compact area of one-half square mile to Lackawaxen Township’s seventy-eight square miles. Population density for Milford Township, Milford Borough, Pike County, the Commonwealth and neighboring municipalities is presented in the *Population and Density Table*. As the population of the area continues to increase, the density will, obviously, also continue to increase. One way of addressing increased population while maintaining community character is to promote land conservation programs and adopt zoning and subdivision regulations which require open land as part of residential development.

**Population Projections**

The *Population Projections Table* provides a forecast of population based on several growth rates. The Township’s growth rate in the past fifty years was the highest between 1950 and 1960, 65.7%, and declined

POPULATION AND DENSITY U.S. CENSUS			
MUNICIPALITY	2000 Population	Land Area (sq mi)	Population Density (persons per sq mi)
Blooming Grove	3,621	75.28	48
Delaware	6,319	44.02	144
Dingman	8,788	58.17	151
Greene	3,149	60.17	52
Lackawaxen	4,154	78.56	53
Lehman	7,515	48.88	154
Matamoras	2,312	0.70	3,303
<b>Milford Boro</b>	<b>1,104</b>	<b>0.48</b>	<b>2,300</b>
<b>Milford Twp</b>	<b>1,292</b>	<b>12.48</b>	<b>104</b>
Palmyra	3,145	34.42	91
Porter	385	58.58	7
Shohola	2,088	44.64	47
Westfall	2,430	30.43	80
Pike County	46,302	546.80	85

to it’s lowest growth rate at 8.3% percent between 1960 and 1970. After increasing again between 1970 and 1980 to 58.6%, the growth rate decreased slightly to 52.8% between 1980 and 1990, and 27.5% between 1990 and 2000. The Borough’s growth rate in the past fifty years was also the highest between 1950 and 1960, 7.8 percent, and declined gradually from 1960 to 1990. At 3.8%, the growth rate moved to the positive side between 1990 to 2000; however, the Borough was also the slowest growing municipality in the County during this time period, obviously due to the lack of available space.

Given this recent history of population growth rates, near term growth rates approaching the 1950-1960 65.7 percent rate in the Township and the 1950-1960 7.8 percent rate in the Borough are not expected. Based on a conservative 15% growth rate, the Township population would reach almost 1,600 by 2010 and over 1,700 by 2020. Based on a 5% growth rate, perhaps somewhat optimistic, the Borough population in 2010 would reach some 1,160 persons

POPULATION PROJECTIONS MILFORD TOWNSHIP			
2000 Census Population		1,292	
Projected Population			
10-Year Projected Growth Rate	Year 2005	Year 2010	Year 2020
5%	1,324	1,357	1,391
10%	1,357	1,424	1,492
20%	1,421	1,563	1,705
POPULATION PROJECTIONS MILFORD BOROUGH			
2000 Census Population		1,104	
Projected Population			
10-Year Projected Growth Rate	Year 2005	Year 2010	Year 2020
5%	1,132	1,160	1,188
10%	1,159	1,217	1,275
15%	1,187	1,276	1,365

and increase to almost 1,200 in 2020, essentially the same number of residents as in 1960 and 1970. In 2010, the population density would increase from 2,300 to 2,415 persons per square mile in the Borough. Historic data show that the Borough population has been counted at this level and the small town character would not change based on resident population. Any change would be more likely to occur due to increased traffic from area residents and visitors. In the case of the Township, population density would increase from 104 to 125 persons per square mile. Clearly, the Township would continue to be rural by Census definition, although many new lots and housing units will be required to meet the demands of the population.

For comparison, the Pennsylvania Department of Education projects for the Delaware Valley School District, which includes both Milford Borough and Milford Township, a 17% increase in enrollment from 5,405 students in the 2004-2005 school year to 6,545 students in 2012-2013. The projections are based on routine progression of students and resident live birth

rates, but do not consider migration patterns and new home construction.

As the Township and Borough population continues to increase, the rate of housing construction will also continue to increase, as shown on the *Rate of Housing Development Table*, indicating a *sprawling* population with more demand for housing and the associated decrease in open space. In terms of future planning at the local municipal level, the two municipalities, more so the Township than the Borough, can expect the platting of new lots. Although the development potential in the Borough is very limited compared to the Township and other parts of the County, both municipalities can expect to see a continued demand for housing. Conservation design subdivision standards and conservation easement acquisition are two examples of land use management tools which can be used to preserve open land.

**Age of Population**

The age of a community's population is important in terms of the types of community facilities and services which must be provided. Many of the services which are age dependant are provided by public entities other than the Township or Borough. For example, the number of children determines the size and type of educational facilities and services provided by the school district, while an aging population will require more social services from county and state agencies. The *Year 2000 Age Distribution Table* includes age data for the Township and Borough for the and *Age Distribution - 2000 Figure* provides an illustration. The *Age Cohorts Comparison Table* provides a comparison with Pike County and the State, and reports the changes between 1990 and 2000. (See also the *Age Comparison - 2000 Figure*. As shown on *Age Comparison Table*, the number of children, that is, persons under eighteen years old, increased by fifty-three persons in the Township and decreased by one in the Borough between 1990 and 2000, while the overall population increased by 279 persons in the Township and forty in the Borough. During the same period, the proportion of working age residents and senior citizens also increased. The proportion of working age adults in the Township and Borough closely mirrors that of the County, with a higher proportion of children and a lower proportion of senior citizens. The proportion of young adults, the 20-24 year old group, in the Township are less than that in the Borough, County and the Commonwealth, perhaps reflecting an exodus to college or first jobs.