

## 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 Damascus, Manchester and Oregon Townships 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

Damascus Township, Manchester Township and Oregon Township are situated in the east-central section of Wayne County and are bordered by the Delaware River and the State of New York to the east, and are closely linked to Honesdale Borough, the County Seat and historical commercial center some ten miles south along Route 191. From the beginning of its early settlement, the Planning Area's demographic composition and community character have been associated with the land and its natural resources, and transportation connections to the urban areas which consumed the agricultural and forest products of Wayne County. In later years, much of the focus changed from natural production to tourism and recreation. This aptly describes the demographic history of the Planning Area, as well as many of the other local municipalities in Wayne County over the past hundred years. The population in Wayne County has historically been concentrated in the larger boroughs in the County – Hawley, Honesdale and Waymart. However, in more recent times, while population density remains higher in the Boroughs, most of the population growth has shifted to the Townships.

The *Historical Population and Growth Table* provides U. S. Census data from 1950 to 2000 for the Planning Area along with that of Wayne County, its other local municipalities, and the Commonwealth. The *Municipal Population Figure* presents a graphic representation of individual Township population

Note: Detailed demographic information for Damascus Township, Manchester Township and Oregon Township, is provided at the end of this Section.

HISTORICAL POPULATION AND GROWTH RATES (U. S. CENSUS)									
MUNICIPALITY	1950	1960	1970	1980	1990	80-90	2000	90-00	50-00
Damascus Twp	1,898	1,703	2,006	2,536	3,081	21.5%	3,662	18.9%	92.9%
Manchester Twp	667	558	494	629	663	5.4%	888	33.9%	33.1%
Oregon Twp	344	322	348	518	606	17.0%	745	22.9%	116.6%
<b>Total</b>	<b>2,909</b>	<b>2,583</b>	<b>2,848</b>	<b>3,683</b>	<b>4,350</b>	<b>18.1%</b>	<b>5,295</b>	<b>21.7%</b>	<b>82.0%</b>
Berlin Twp	971	1,010	1,109	1,676	1,777	6.0%	2,188	23.1%	125.3%
Bethany Boro	148	181	267	282	238	-15.6%	292	22.7%	97.3%
Buckingham Twp	612	593	578	667	648	-2.8%	656	1.2%	7.2%
Canaan Twp	1,838	1,831	1,470	928	1,267	36.5%	1,916	51.2%	4.2%
Cherry Ridge Twp	544	729	890	1,362	1,600	17.5%	1,817	13.6%	234.0%
Clinton Twp	1,266	1,132	1,105	1,399	1,582	13.1%	1,926	21.7%	52.1%
Dreher Twp	691	654	705	743	1,022	37.6%	1,280	25.2%	85.2%
Dyberry Twp	584	594	706	898	1,223	36.2%	1,353	10.6%	131.7%
Hawley Boro	1,602	1,433	1,331	1,181	1,244	5.3%	1,303	4.7%	-18.7%
Honesdale Boro	5,662	5,569	5,224	5,128	4,972	-3.0%	4,874	-2.0%	-13.9%
Lake Twp	1,506	1,621	1,755	2,453	3,287	34.0%	4,361	32.7%	189.6%
Lebanon Twp	363	300	363	417	479	14.9%	645	34.7%	77.7%
Lehigh Twp	446	533	637	884	1,178	33.3%	1,639	39.1%	267.5%
Mt. Pleasant Twp	1,007	892	967	1,196	1,271	6.3%	1,345	5.8%	33.6%
Palmyra Twp	514	568	528	773	905	17.1%	1,127	24.5%	119.3%
Paupack Twp	336	411	644	1,379	1,696	23.0%	2,959	74.5%	780.7%
Preston Twp	950	879	946	1,036	1,044	0.8%	1,107	6.0%	16.5%
Prompton Boro	197	204	224	249	238	-4.4%	243	2.1%	23.4%
Salem Twp	1,289	1,324	1,581	2,538	2,933	15.6%	3,664	24.9%	184.3%
Scott Twp	473	447	604	576	590	2.4%	669	13.4%	41.4%
S. Canaan Twp	1,136	1,058	1,106	1,345	1,320	-1.9%	1,666	26.2%	46.7%
Starrucca Boro	326	330	292	216	199	-7.9%	216	8.5%	-33.7%
Sterling Twp	440	490	576	730	974	33.4%	1,251	28.4%	184.3%
Texas Twp	1,598	1,765	2,003	2,250	2,570	14.2%	2,501	-2.7%	56.5%
Waymart Boro	1,068	1,106	1,122	1,248	1,337	7.1%	1,429	6.9%	33.8%
<b>Wayne County</b>	<b>28,478</b>	<b>28,237</b>	<b>29,581</b>	<b>35,237</b>	<b>39,944</b>	<b>13.4%</b>	<b>47,722</b>	<b>19.5%</b>	<b>67.6%</b>
<b>PA (1,000's)</b>	<b>10,412</b>	<b>11,243</b>	<b>11,758</b>	<b>11,856</b>	<b>11,883</b>	<b>0.2%</b>	<b>12,281</b>	<b>3.3%</b>	<b>18.0%</b>

growth since 1950. While the population of each Township decreased somewhat between 1950 and 1960 there has been a steady increase since then. In terms of real numbers, Damascus Township has by far the highest population and has seen the greatest increase, while Oregon Township registered the highest proportionate increase since 1950. The *Population Estimates Table* reports U.S. Census data suggesting that the population in all three Townships

has continued to increase by about six percent through June 2005.

The population increase beginning in 1960 may reflect the larger trend of migration from urban areas to rural areas, and the conversion of second homes to permanent residences, in many cases by retirees. Given the relatively small base population, it is obvious that most of this population increase resulted

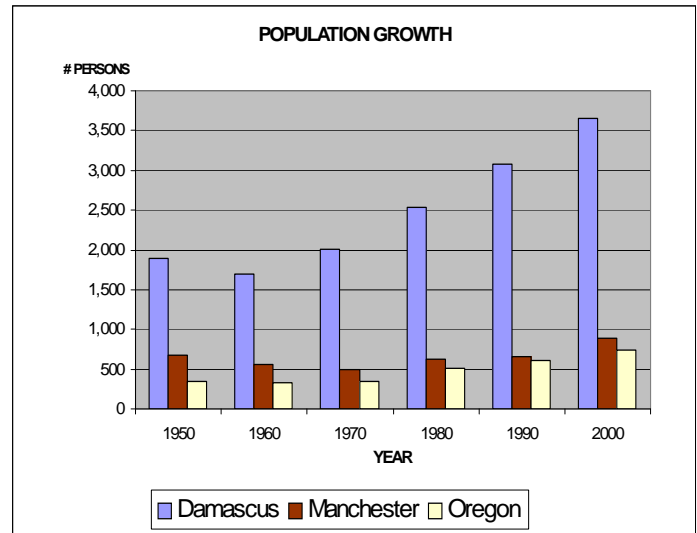
POPULATION ESTIMATES (U.S. CENSUS )			
MUNICIPALITY	July 1		00-05
	2000	2005	
Damascus Twp	3,662	3,888	6.2%
Manchester Twp	888	939	5.7%
Oregon Twp	745	792	6.3%
Total	5,295	5,619	6.1%
Wayne County	47,722	50,113	5.0%

from people moving into the community rather than from natural increase, that is more births than deaths. As a point of comparison, Honesdale Borough declined in population during the same period. Another good example of this is in the nearby Lackawanna Valley where the City of Scranton and the many Boroughs spanning the Lackawanna River have declined in population while the rural townships in Lackawanna County are experiencing sustained growth.

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 Wayne 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.

**Population Density**

As the population of the area continues to increase, the population density will, obviously, also continue to increase. Nevertheless, the East Central Wayne County Planning Area will certainly remain rural for many years even with continued strong growth rates. Population density in Wayne County's municipalities in 2000 ranged from a high of 2,172 persons per square mile in the Borough of Hawley to a low of about fifteen persons per square mile in Buckingham Township and Scott Township in the northwest corner of the County. County population density in 2000 was



sixty-five persons per square mile. (See the *Population, Land Area and Population Density Table.*)

Land area ranges from Bethany Borough's compact one-half square mile to Damascus Township's seventy-nine square miles. Based on a 141.2-square mile land area and the 2000 population of 5,295 persons, the Planning Area's population density in 2000 was 37.5 persons per square mile, with Damascus Township at 46.4, Manchester at 19.9 and Oregon at 42.6 persons per square mile., the third lowest in the County.

PERCENT OF COUNTY POPULATION (U. S. CENSUS)				
	1990		2000	
	Count	% of Co.	Count	% of Co.
Damascus	3,081	7.7%	3,662	7.7%
Manchester	663	1.7%	888	1.9%
Oregon	606	1.5%	745	1.6%
Total	4,350	10.9%	5,295	11.1%

As shown on the *Percent of County Population Table*, the Planning Area's population as a proportion of the total of the population of Wayne County remained essentially unchanged between 1990 and 2000. This shows that the three Townships have remained in the same position in terms of their relationship to the overall population distribution in the County.

POPULATION, LAND AREA & POPULATION DENSITY (U. S. CENSUS)						
	1990	2000	% 90-00	# 90-00	sq. mi.	persons per sq mi
Damascus Twp	3,081	3,662	18.9%	581	79.0	46.4
Manchester Twp	663	888	33.9%	225	44.7	19.9
Oregon Twp	606	745	22.9%	139	17.5	42.6
<b>Total</b>	<b>4,350</b>	<b>5,295</b>	<b>21.7%</b>	<b>945</b>	<b>141.2</b>	<b>37.5</b>
Berlin Twp	1,777	2,188	23.1%	411	38.6	56.7
Bethany Boro	238	292	22.7%	54	0.5	584.0
Buckingham Twp	648	656	1.2%	8	44.4	14.8
Canaan Twp	1,267	1,916	51.2%	649	18.0	106.4
Cherry Ridge Twp	1,600	1,817	13.6%	217	21.5	84.5
Clinton Twp	1,582	1,926	21.7%	344	38.5	50.0
Dreher Twp	1,022	1,280	25.2%	258	14.9	85.9
Dyberry Twp	1,223	1,353	10.6%	130	22.2	60.9
Hawley Boro	1,244	1,303	4.7%	59	0.6	2,171.7
Honesdale Boro	4,972	4,874	-2.0%	(98)	3.9	1,249.7
Lake Twp	3,287	4,361	32.7%	1,074	28.3	154.1
Lebanon Twp	479	645	34.7%	166	37.3	17.3
Lehigh Twp	1,178	1,639	39.1%	461	11.8	138.9
Mt. Pleasant Twp	1,271	1,345	5.8%	74	56.4	23.8
Palmyra Twp	905	1,127	24.5%	222	15.7	71.8
Paupack Twp	1,696	2,959	74.5%	1,263	28.1	105.3
Preston Twp	1,044	1,107	6.0%	63	50.7	21.8
Prompton Boro	238	243	2.1%	5	1.6	151.9
Salem Twp	2,933	3,664	24.9%	731	30.5	120.1
Scott Twp	590	669	13.4%	79	44.3	15.1
S. Canaan Twp	1,320	1,666	26.2%	346	27.7	60.1
Starrucca Boro	199	216	8.5%	17	7.5	28.8
Sterling Twp	974	1,251	28.4%	277	27.4	45.7
Texas Twp	2,570	2,501	-2.7%	(69)	14.5	172.5
Waymart Boro	1,337	1,429	6.9%	92	3.1	461.0
<b>Wayne County</b>	<b>39,944</b>	<b>47,722</b>	<b>19.5%</b>	<b>7,778</b>	<b>729.4</b>	<b>65.4</b>
<b>PA (Pop - 1,000's)</b>	<b>11,883</b>	<b>12,281</b>	<b>3.3%</b>	<b>398</b>	<b>44,819.6</b>	<b>274.0</b>

**Population Projections**

The *Population Projections Table* provides a forecast of population based on several growth rates. The forecasts suggest that the Planning Area population in 2020 could range from 5,700 to 7,000 persons. Planning Area population density would increase from thirty-eight to fifty persons per square mile at the higher Year 2020 estimate. As noted earlier, the Planning Area and each of the three Townships will remain rural even with continuing high population growth rates. The real issue is: How will the Planning Area manage growth in order to maintain the quality

rural lifestyle? In the case of Damascus Township and Oregon Township, the 1980-1990 and 1990-2000 population growth rates were not significantly different. However, the 1990-2000 growth rate in Manchester Township increased some six-fold from the 1980-1990 rate. There was obviously a significant in-migration during the decade or there may have been an undercount in 1990. Given this recent history of population growth rates and Census Bureau estimates, growth rates beyond twenty percent by 2010 and 2020 are not expected.

POPULATION PROJECTIONS DAMASCUS TOWNSHIP				
2000 Census Population		3,662		
Projected Population				
10-Year Projected Growth Rate	Year	Year	Year	
	2005	2010	2020	
5%	3,754	3,847	3,941	
10%	3,845	4,037	4,230	
20%	4,028	4,431	4,834	
POPULATION PROJECTIONS MANCHESTER TOWNSHIP				
2000 Census Population		888		
Projected Population				
10-Year Projected Growth Rate	Year	Year	Year	
	2005	2010	2020	
5%	910	933	956	
10%	932	979	1,026	
20%	977	1,074	1,172	
POPULATION PROJECTIONS OREGON TOWNSHIP				
2000 Census Population		745		
Projected Population				
10-Year Projected Growth Rate	Year	Year	Year	
	2005	2010	2020	
5%	764	783	802	
10%	782	821	860	
20%	820	901	983	

In any case, the Planning Area’s population is expected to increase along with the County population and at a rate significantly higher than the Commonwealth. Although the real number of new residents is not that great, it will nevertheless, result in more and more demand for community facilities and services and housing. Increased housing demands will support the continuation of the historical trend of converting open land with the platting of new lots.

However, changing conditions in nearby communities may result in greater population increases in ECWC. In Oregon Township, where large landowners have chosen to hold onto their land, increasing demand from the Honesdale area for housing may increase land values to the point where more residential development and population increases may occur in the Township. Gambling, a new arts center, and

increased demand for housing in Sullivan County, New York, could also have significant spillover effects in Damascus and Manchester Townships and translate into significant housing and population increases.

**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 Townships. 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.

