

Northumberland Borough & Point Township

Comprehensive Plan

April 14, 2026 **DRAFT**



The Plan Summary

Northumberland Borough–Point Township Comprehensive Plan

This plan updates the 2009 comprehensive plan for Northumberland Borough & Point Township. The vision or long-range goal for one riverside community, comprised of a small-town center with expansive rural countryside to the north and east, remains the same. While development pressures to local daily life may be few, resident migration and business activity within the existing development pattern as well as social and economic trends and innovations shape new uses and demands on infrastructure and services.

Community and Economic Metrics & Projections

Population growth has been slow and steady. Area population was 7,682 in 2023 (3,874 Borough residents and 3,808 Township residents) and increased from 2000 at a pace of <4 percent. Continued population growth is projected through 2030 (+70) and 2040 (+130).

Housing unit growth has been slow and steady. There were an estimated 3,721 housing units in 2023 (1,861 in the Borough and 1,860 in the Township)—more than in 2000 but the pace of new units slowed from 2010 to 2020. Continued housing unit growth is projected through 2030 (+240) and 2040 (+150).

The number of working age residents has declined—3,649 in 2023, due to residents aging into retirement and young adults migrating out of the community. Continued trends suggest a net loss of working age residents (-10) by 2040.

Job change has been positive. There were 3,133 jobs in the area in 2022, an increase since 2000. Continued job growth is projected through 2030 (+90) and 2040 (+240).

Desired Long-Range Outcomes

By 2035, the Norry-Point community will have made strides toward becoming a vibrant, civically engaged riverfront community and tourism destination...

...where small-town and suburban development patterns provide business and job opportunities across a variety of industries and housing choices for all stages of life attainable with local household income.

... with a vibrant, walkable, and accessible downtown where residents and visitors shop, socialize, and discover connections to local history throughout public spaces and public-serving hospitality destinations in town and along the river.

...where farms, woodlands, and pockets of green space yield food and forest products, conserve rural character, and protect environmental quality.

... with abundant access to outdoor recreation along the riverfront, in community parks, and along land and water trails.

The Plan Summary

Resident Priorities

What Residents Value

- Small-town character, comprised of walkable blocks and daily destinations, and the Borough’s historic district.
- Continued working (for-profit) open spaces through modern agricultural operations.
- Growth through infill, redevelopment, and re-use of existing buildings in developed areas, as well as new development, compatible in scale and serviceable by infrastructure and utility systems.

Desired Community Features

- Affordable living, including housing and community services.
- A broader range of modern housing options, which meet the needs of families, young people, and older adults, including apartments, multi-unit homes, small to mid-size single family homes, and senior living options.
- Economic investment, especially small/mid-size employers and local-serving businesses, which expands and balances the local tax base.
- Maintenance of roads, sidewalks, and sewer systems.

What We Have to Build On

Assets to Sustain

- Working landscapes—large swaths of vegetation, supporting crop and livestock production, and food processing.
- Established retailers and manufacturers contributing to jobs and tax base.
- Walkable and bikeable neighborhoods, especially in the Borough and Kapp Heights.
- Historic resources, including the Northumberland historic district, Joseph Priestley House, and railway heritage.
- Community recreation sites and strong riverfront potential.

Challenges to Address

- Limited local economic development and lack of jobs for recent graduates and college-educated residents.
- Zoning ordinances not yet aligned with emerging land uses.
- Aging housing stock that requires investment to remain marketable.
- Limited staffing and funding capacity, affecting local system maintenance and service enhancements.
- Declining volunteerism, reducing capacity for community programs and emergency services.

The Plan Summary

Priority Projects & Initiatives with potential partners

1. Update Zoning Ordinances

- Modernize zoning to manage new and emerging uses, ensure appropriate locations.
Northumberland County, PA DCED, and SEDA-COG may be able to provide sample regulations. DRIVE Industry, Inc. may have additional uses to be included.

2. Strengthen Communications about Local Projects & Initiatives

- Share roadway and utility project “pipelines.”
- Explore cooperative and shared safety services; share the results of shared services studies for public comment prior to Council/Board of Supervisors decision.

3. Downtown Revitalization

- Build organizational capacity for sustained revitalization.
The Joseph Preistley House and Preistley-Forsyth Memorial Library may have interest.
- Seek successful models and select one appropriate for Northumberland.
PA DCED, SEDA-COG, and the PA Downtown Center may be able to provide downtown revitalization success stories and contacts.
- Develop a clear identity, vision, and goals for downtown.
- Focus initial efforts on a few key blocks for visible impact.
SEDA-COG MPO has a model complete streets policy and checklist.

4. Riverfront Development

- Create a Central Susquehanna Heritage Park.
Northumberland County is a major landowner; PA DCNR and PHMC may have guidance.
- Explore feasibility of a Riverfront Business District.
- Build the Point Riverfront Trail and the North Branch Canal Trail to enhance recreation and connectivity.
Northumberland County is a major landowner; Montour Area Recreation Commission and Union County may have experience and/or guidance to share.

5. Agricultural & Food System Expansion

- Support local food production, dairy and livestock diversification and processing, and agritourism to strengthen the rural economy.
- Ensure provisions for stormwater management and standards for visitor access, parking, and facilities (restrooms) as applicable and compliance with state law.

Acknowledgements

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Charles (Chuck) Stroup, Vice President
Frank Wetzel, Chairman Pro Tem

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Cover Photo Credit

Chesapeake Bay Program

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1. Introduction

This comprehensive plan for Northumberland Borough and Point Township, also known as the Norry-Point community, recommits borough and township government leaders to guide community and economic development in a coordinated and complementary fashion. This plan builds upon the 2009 Joint Comprehensive Plan, which outlined shared goals for growth management, infrastructure, environmental conservation, and economic vitality.

Since 2009, the Norry-Point community has undergone a significant transformation driven by new infrastructure projects, demographic and economic shifts. The opening of Central Susquehanna Valley Thruway (CSVT) has reshaped regional mobility, transforming how the residents and businesses interact with the region’s transportation network. Between 2010 and 2020, the community saw steady population and housing growth, with a notable increase in the Hispanic or Latino population, reflecting broader demographic change. The COVID-19 pandemic also highlighted what people desire the most in their day-to-day lives—accessible outdoor spaces with a focus on health and wellness.

In 2024, Northumberland Borough and Point Township initiated the development of a renewed comprehensive plan to respond to the region’s evolving community dynamics. This effort was driven by the need to address ongoing demographic changes, including population growth and increasing diversity, as well as to support the area’s future economic vitality. At the same time, there was a strong commitment to preserving the Borough’s small-town charm and the Township’s rural character amid continued development across the region.

This section outlines the purpose of this updated plan, reviews the implementation of recommendations from the previous plan, describes the planning process and community engagement efforts, and highlights the emerging themes and ideas that residents envision for the future.

Plan Purpose

The comprehensive plan is a policy guide for the continuing development of Northumberland Borough and Point Township over the next 10 years. It establishes goals for community and economic development and identifies tools and strategies to help achieve those goals. At the heart of the plan is a future land use plan, which characterizes the amount, location, intensity, and character of future development and provides the foundation for the municipal zoning ordinance and associated updates. The plan also

outlines needs and priorities for improvements in transportation, housing, municipal and community services, utilities, and natural and historic resource protection to achieve stated goals and complement the future land use plan.

The Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as reenacted and amended, authorizes municipalities to plan for their future, whether planning individually or jointly, using specific planning tools. These tools include the comprehensive plan, the official map, the zoning ordinance, the subdivision and land development ordinance, the capital improvements plan and associated impact fees, and other tools, as well as the planning commission and zoning hearing board.

The comprehensive plan may recommend changes to ordinances to better guide public and private investment toward development goals, but the plan does not enact these changes. Separate efforts are needed to prepare or amend ordinances and other planning tools,

This Comprehensive Plan...

- Evaluates existing land use, transportation system, housing, community facilities and services, and natural and cultural resources.
- Provides a clear, concise, and aspirational vision, set of goals, and an objective to guide community development for the next 10 years.
- Identifies assets, challenges and opportunities, and proposes priority projects that can catalyze the social and economic development for years to come.
- Proposes future land use plan, and parks, recreation and open space recommendations.
- Recommends changes to regulations, infrastructure, services, and programs to help advance the area toward its goals.
- Provides strategy for the Borough and Township to begin implementing the plan's recommendations and for reviewing and maintaining the plan in the future years of this partnership.

Implementation of the 2009 Plan

The 2009 Comprehensive Plan addressed challenges and opportunities that both municipalities faced at the time. These challenges included managing anticipated growth due to the planned construction of the CSVT, addressing aging infrastructure, and preserving the distinct identities of the Borough and Township. Both municipalities also

faced pressures related to land use conflicts, limited transportation options, and the need for coordinated zoning and development policies. The plan also recognized the potential for regional collaboration to better manage land use through planning, enhance economic development, and improve riverfront, parks and recreation.

Amid everyday local governance, Borough and Township leaders have taken several key steps to implement the plan and more importantly to achieve the “thriving residential community...with an attractive, welcoming, and walkable downtown... where development occurs in planned locations and is coordinated with local, regional, and state investments in the economy, transportation network, and other infrastructure...and natural resource conservation supports outdoor recreation and tourism” as envisioned in the plan.

Since 2009, the Borough:

- Met with business owners to understand their challenges and identify ways to support local businesses.
- Continued to participate regularly in regional tourism studies.
- Administer its property maintenance code, addressing building and property conditions.
- Completed a minor update to its Act 537 Sewage Facilities Plan.

Since 2009, the Township:

- Revised its zoning ordinance and zoning map in 2022, allowing more varied housing types in medium density residential zones.
- Revised its subdivision & land development ordinance (SALDO) in 2022, including off-site sign design provisions and mandatory dedication of parkland/open space.
- Established the practice of meeting with anticipated applicants prior to development plan submission to discuss development goals from both sides.
- Expanded street lighting along US Route 11.
- Approved surplus grocery outlets, expanding food access.
- Hired a park manager to oversee sports league use of fields.

Both municipalities:

- Continue to rely on DRIVE Industry to market sites in the Central PA region.
- Conducted a bicycle and pedestrian audit (2019).
- Remain interested in the preservation of history.

- The Borough is exploring interest in a local historic district, design guidelines for historic preservation, and a Historical Architectural Review Board (HARB).
- The Borough continues to collect and display community photographs and memorabilia.
- The Township is aware of similar materials owned by residents.

Plan Preparation

The development of this comprehensive plan was a collaborative process among an 11-member planning committee and the consultant planning team, and the voices of community members. The steering committee worked closely with the consultant team in drafting the plan for review by the Planning Commissions, the Borough Council, and the Township Board of Supervisors.

Technical Analysis & Planning

The consultant team reviewed available data to characterize existing social, economic, and environmental conditions, patterns, and trends. Data sources included the U.S. Census Bureau, the 2009 plan, and spatial datasets obtained from federal, state, and county sources. These datasets were used to create a series of inventory maps (maps 1 through 13) through Geographic Information Systems (GIS) technology, providing a visual representation of existing conditions. Key data sources included Northumberland County, the Pennsylvania Open Data Portal (PASDA), PennDOT, the Department of Environmental Protection (DEP), and the Department of Conservation and Natural Resources (DCNR). The results of this analysis are presented in Chapter 2, which characterizes existing conditions.

Throughout the process, the consultant team met with the planning committee to validate findings and confirm the accuracy of the existing conditions. These collaborative sessions also served as opportunities to assess the community's evolving needs and aspirations. The results of this analysis are presented in Chapter 3, which identifies the community's key assets, challenges, and opportunities, and Chapter 4, Vision and Objectives.

The consultant team met with the planning committee to define priority projects and implementing actions, noted in Chapter 5 and Chapter 6, respectively.

Community Engagement

Planning Committee

The Borough and Township assembled a Comprehensive Plan Committee to advise the consultant on the plan's preparation. The committee met (5) times from October 2024 to

June 2025 to discuss trends and citizen survey results, envision future conditions, explore priorities, and refine strategies.

Citizen Surveys

The Planning Committee and consultant team conducted two citizen surveys to collect opinions on current and future community development conditions.

Conducted in Fall 2024, **Survey 1** asked citizens about assets, or what they like about living and working in the Borough and Township, and issues, or what changes or improved conditions they would like to happen over the next decade. Survey 1 was promoted by a poster and take-along cards at municipal offices before, during, and after Election Day.



With responses from nearly 60 citizens, the consultant team concluded three key findings.

Finding #1. Respondents appreciate:

- 1) the variety and affordability of housing.
- 2) parks, river access, and local events.
- 3) local police and fire protection services.

Finding #2. In the future, respondents desire a better future that includes:

- 1) better maintenance of streets and roads.
- 2) better maintenance of existing parks.
- 3) consolidation of borough and township services that maintains service and reduces costs to the taxpayer.

Finding #3. Some respondents are interested in more community facilities or expanded community services, such as:

- 1) more parks (sports courts/fields and playgrounds).
- 2) more recreational activities and programs for children and youth.

- 3) more community and cultural events.
- 4) additional services, such as trash collection/disposal, recycling, yard waste disposal/recycling.

The Survey 1 Report is available in the Appendix.

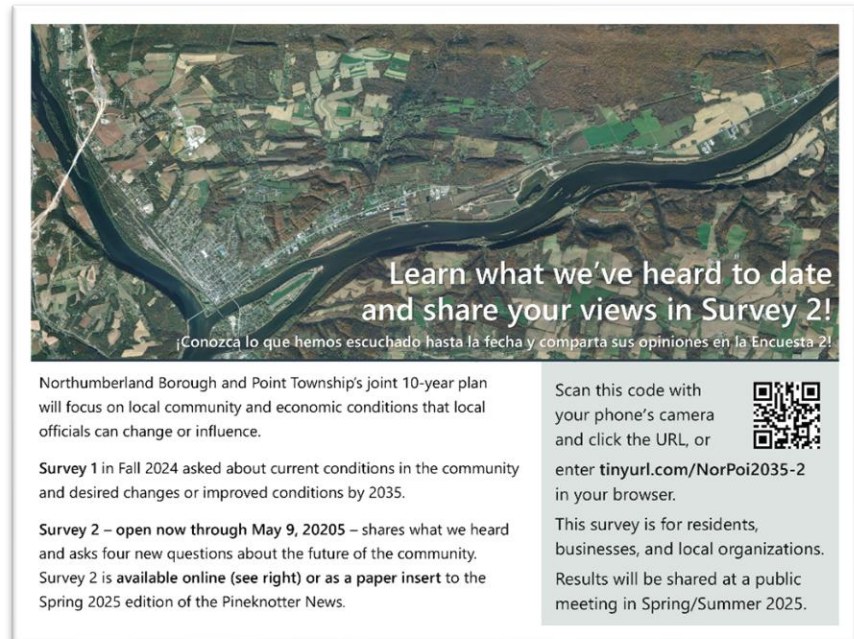
Citizen Survey 2 of 2

Conducted in Spring 2025, **Survey 2** asked citizens how the community should manage growth and development. With responses from more than 130 citizens, and a nearly even split of responses from the Borough and the Township, the consultant team reported four key findings.

Finding #1. Respondents

hold varied opinions on how to manage the location of future development:

- **Grow upward** (35.1%), maintaining the current balance of overall development and open space, employing more intensive use of existing developed properties over new development of farmland and woodlands. I understand that this approach would intensify the use of road and infrastructure/utility networks and increase the demand for community services.
- **Grow outward in traditional small-town patterns** (21.4%), expanding development characterized by multi-story buildings on small lots as seen in the Borough and Kapp Heights neighborhood, which would reduce open space. I understand that this approach would require the expansion of road and infrastructure/utility networks and increase the demand for community services in limited areas.
- **Grow outward in suburban patterns** (16.0%),...characterized by single story buildings with wide setbacks, which would reduce open space. I understand that this approach would require the expansion of road and infrastructure/utility networks and increase the demand for community services.
- **Not sure** (19.8%)



Finding #2. Most respondents (57.3%) support additional commercial development of stores, professional offices/services, and restaurants, among other profit operations, and industrial development of manufacturing, food/material processing, warehousing (long-term storage), distribution facilities (short-term storage), among others.

Finding #3. Respondents support expansion of smaller multi-family housing options ranging from 2-unit to 9-unit structures (but not additional 10+ unit structures) as well as additional senior living options.

Finding #4. A plurality of respondents (40.5%) do not support allowing taller buildings; however, 37.4% of respondents believe taller buildings should be allowed in select locations, like Route 11, Water Street, and the bypass area, emphasizing benefits like a compact building footprint and reduced environmental impact, and only if emergency services can adequately serve the building.

The Survey 2 Report is available in the Appendix.

Public Review and Adoption

[Note: dates to be filled in as the review and adoption process advances]

The Borough and Township planning commissions held a joint public meeting at the ____ (place) to receive comments on the draft plan on ____ (date). Following consideration of public comments made at the meeting, the planning commissions accepted the draft plan, forwarded it to Borough Council and the Township Board of Supervisors, and provided notice of the draft plan's availability to Northumberland County, the Shikellamy School District, and adjoining townships for the 45-day review period, as required by the PA MPC.

On ____ (date), Borough Council held a public hearing to receive final comments on the draft plan. On ____ (date), the Township Board held a public hearing to receive final comments on the draft plan. Following consideration of public comments made at the hearings, each body adopted the comprehensive plan by resolution.

This chapter summarizes existing community and economic development conditions in Northumberland Borough and Point Township as well as future conditions based on current trends and predictable influences. It provides an overview of the planning area’s natural, social, and physical characteristics, exploring the key issues and dynamics that may impact the region’s long-term growth and development. Additional data and analysis are included in the Appendix.

The planning area is located in central Pennsylvania, which lies within the Ridge and Valley Province of the Appalachian Highlands, a region known for its folded mountains and fertile valleys. The Susquehanna River, its North and West Branches, and its many tributaries drain southward to the Chesapeake Bay and into the Atlantic Ocean.

A map of Northumberland, PA, 17857, showing the location of the town in the state of Pennsylvania. The map includes major highways, surrounding cities, and state boundaries. The town is marked with a red pin. The map also shows the surrounding states: West Virginia, Maryland, Delaware, and New Jersey. The map is titled "Northumberland, PA, 17857" and includes a red pin icon.

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The Planning Area

Northumberland Borough & Point Township Comprehensive Plan

The Borough–Township planning area is located at the confluence of the North and West Branches of the Susquehanna River in central Pennsylvania. The Borough occupies land at the confluence point, and the Township wraps around the Borough, extending roughly twice as far east as north.

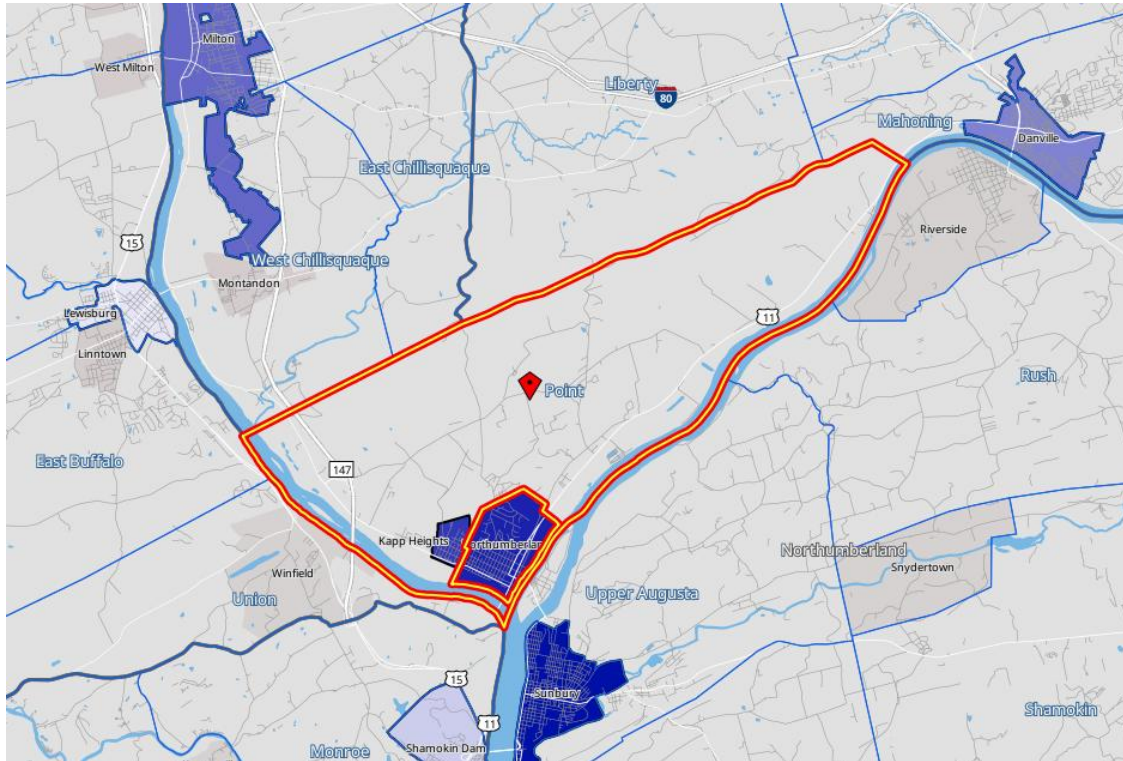


Figure 2. Municipal context of the Planning Area.

Source: OnTheMap

Ten municipalities in five counties surround the planning area. East Chillisquaque Township and West Chillisquaque Township in Northumberland County, and Liberty Township and Mahoning Township in Montour County, lie north of Montour Ridge. Riverside Township, Rush Township, Upper Augusta Township and the City of Sunbury in Northumberland County, lie to the south across the North Branch of the Susquehanna River. Buffalo Township and Union Township in Union County, lie to the west across the West Branch of the Susquehanna River.

The Planning Area

Northumberland Borough & Point Township Comprehensive Plan

Quick Facts & Projections

Metrics from the 2020 census show that both municipalities experienced an increase in population, households, housing units, and local jobs and a loss of resident workers from 2000 to 2020. The Borough gained more residents, likely due to larger households, and jobs, while the Township gained more households and housing units, and lost more resident workers, whether due to relocation or retirement.

Table 1: Quick Facts from 2020 and Trend Projections to 2030

Statistics from the 2020 Census	Northumberland Borough	Point Township	Planning Area
Land Area (acres)	1,030	16,034	17,064
Population, 2020	3,911	3,832	7,743
2000-2020 Population Change (#)	+197	+110	+307
Projected 2030 Population	3,960	3,850	7,810
Per Capita Income	\$76,683	\$87,170	\$81,927
Median Household Income	\$68,019	\$77,739	\$72,879
Persons below poverty	8.7%	12.3%	21.0%
High school graduates, age 25+	43.0%	49.1%	46.1%
Bachelor's degree or higher, age 25+	13.6%	12.8%	13.2%
Households, 2020	1,727	1,542	3,269
2000-2020 Household Change (#)	+70	+99	+169
Average Household Size (persons per household)	2.28	2.23	n/a
Projected 2030 Households	1,790	1,710	3,500
Housing Units 2020	1,873	1,669	3,542
2000-2020 Housing Change	+101	+146	+247
Homeownership Rate	71.3%	81.6%	76.2%
Median Value of owner-occupied housing units	\$139,100	\$183,400	\$161,250
Resident Workers (Workforce) 2020	1,920	1,636	3,556
2000-2020 Worker Increase	-61	-231	-292
Projected 2030 Workforce	1,960	1,670	3,630
Major Employment Industries	Educational Services, Health and Social Services, Manufacturing and Retail Trade		
Local Jobs			
Employment (Local Jobs) 2020	1,316	1,921	3,237
2000-2020 Employment (Local Jobs) Change (#)	+351	+158	+509
Live-Work Patterns			
Live and work in Planning Area	126	180	306
Live in Planning Area, work elsewhere	1,647	1,732	3,379
Mean travel time to work (minutes), age 16+	22.4	22.3	n/a

Source: US Census Bureau 2020

Population and Demographics

The U.S. Census Bureau manages official, national population data sets. The U.S. Decennial Census is collected every 10 years with a goal of counting every person living in the United States. The American Community Survey (ACS) is complementary to the Decennial Census; it collects data from roughly 300,000 households per month on an ongoing basis and releases 1-year estimates and 5-year estimates. The ACS is a sample survey, so there will be margins of error.

A Small 10-Year Population Increase

According to the 2023 ACS, the Borough had an estimated population of 3,874 residents and the Township had 3,808 residents. From 2000 to 2020, the Borough gained a net 160 residents (4.3%) and the Township gained a net 86 residents (2.3%). Over the same period, the Northumberland County population decreased by 4,436 residents (-4.7%) and the state population rose and then fell, resulting in a net gain of 680,629 residents (5.5%).

New Residents Originate from County and State

Resident migration or mobility data from the 2023 ACS shows that 7.8% of Borough residents moved into the Borough within 12 months of their survey response. Half of these recent residents (50%) moved from elsewhere in Northumberland County, followed by 45% from elsewhere in the state. Just 5% moved from a different state and no migration occurred from abroad. In the Township, 3.2% of residents relocated over the past 12 months. Half of these recent residents (50%) moved from elsewhere in the county, followed by 47% from elsewhere in the state. Just 3% moved from a different state, with no migration from abroad.

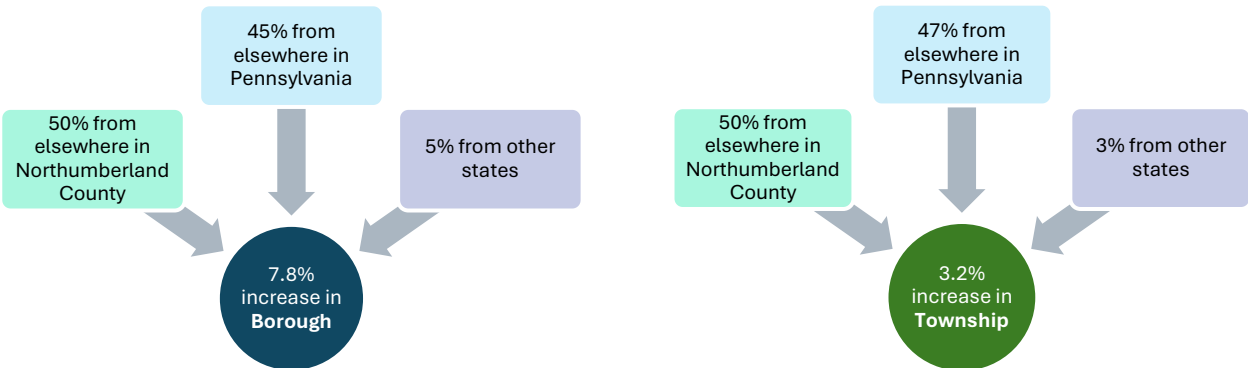


Figure 3: Population growth in the Borough and Township in the past 12 months.

Source: ACS 5-Year estimates

The Planning Area

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In-migration percentages were similar for Northumberland County and slightly higher for Pennsylvania. The county experienced 48% resident mobility within the county, 41% migration from elsewhere in the state, 10% from other states, and 1% from abroad. Pennsylvania experienced 54% resident mobility within same counties, 24% migration within the state, 80% from other states, and 4% from abroad.

Continued Population Growth is Expected

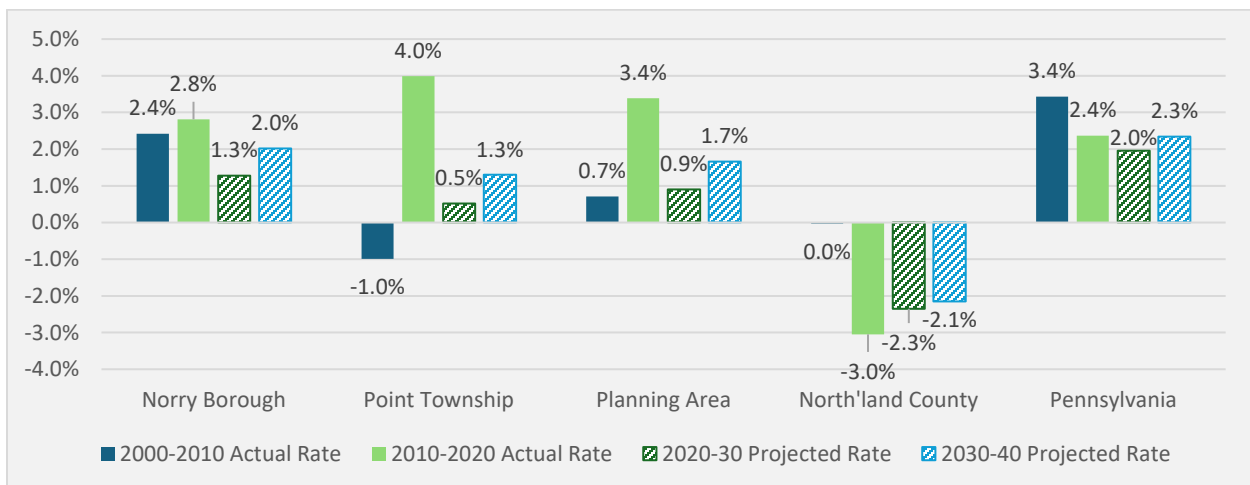
Trends suggests that population growth in the planning area will continue. Under a steady rate of growth, the Borough is projected to gain 50 residents (1.3%) by 2030 and 80 more residents (2.0%) by 2040, and the Township is projected to gain 20 residents (0.5%) by 2030 and 50 more residents (1.3%). Together, population growth in the planning area would result in a total increase of 70 (0.9%) by 2030 and 130 (1.7%) by 2040, raising population counts to about 3,900 per municipality in 2030 and about 4,000 per municipality in 2040.

Table 2: Population Trend Projections, to 2040

Population	Census Counts			Estimate	Trend Projections		Change	
	2000	2010	2020	2023	2030	2040	2020-30	2030-40
Norry Borough	3,714	3,804	3,911	3,874	3,960	4,040	50	80
Point Township	3,722	3,685	3,832	3,808	3,850	3,900	20	50
Planning Area	7,436	7,489	7,743	7,682	7,810	7,940	70	130
Northumberland County	94,556	94,528	91,647	90,120	89,490	87,570	-2,150	-1,920
Pennsylvania	12,281,054	12,702,379	13,002,700	12,961,683	13,256,650	13,566,920	253,950	310,270

Source: U.S. Census Bureau, 2000, 2010, and 2020; 2023 ACS 5-year Estimates.

Figure 4: Rates of Actual and Projected Population Change



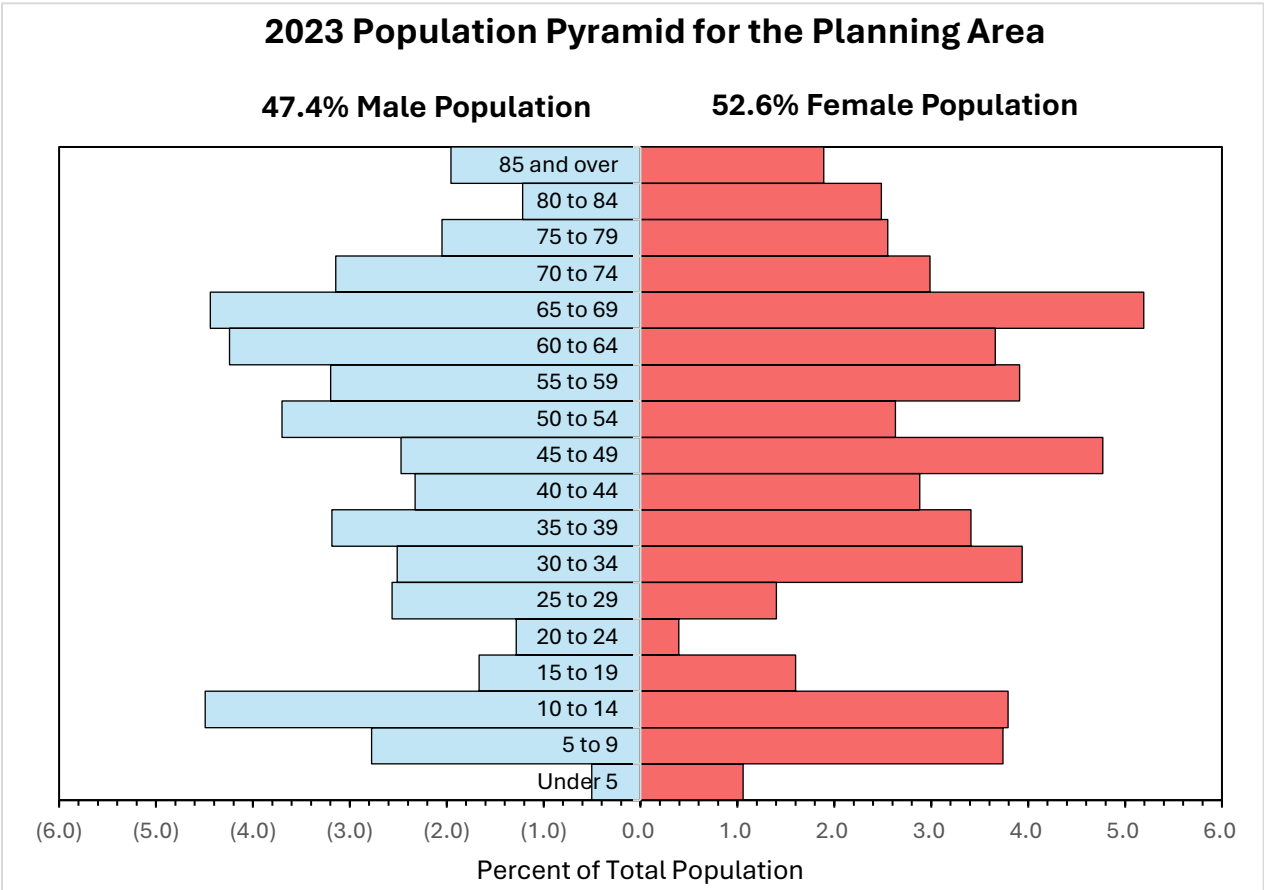
Source: U.S. Census Bureau, 2000, 2010, and 2020; 2023 ACS 5-year estimates.

Population Age

The population of the planning area is primarily middle aged or older, as shown in the population pyramid (Figure 3). Median age in the Borough in 2023 was estimated at 41.6 years, compared to the same 41.6 years in 2010 and 43.7 years in 2020. Median age in the Township was older, 53.9 years, compared to 48.4 years in 2010 and 54.4 years in 2020. Females outnumber males in eight of the 10 age cohorts, namely 10 to 14 years, 15 to 19 years, 20 to 24 years, 25 to 29 years, 50 to 54 years, 60 to 64 years, 70 to 74 years, and 85 and over.

The lack of young people between the ages of 15 and 29 years will likely lead to slower natural growth from births and challenges in maintaining a strong workforce and sustaining the local economy. The larger aging population will likely also impact the community with growing needs for senior and transportation services.

Figure 5: 2023 Population Pyramid, Northumberland Borough and Point Township



Source: 2023 ACS 5-year estimates

Population Diversity in Flux

Overall, between the years 2000 and 2023, the racial composition of residents did not change drastically. The Borough's racial diversity increased as percentages of Blacks and persons of 2 or more races rose, while small percentages of Native American and Asian residents declined to zero; the percentage of residents of Hispanic ethnicity rose to 3.5 percent then returned 2.6 percent. The Township racial diversity decreased over the period, as residents reporting Native American and Asian race fell to zero, and rates among Whites, Blacks, and persons of 2 or more races rose; the percentage of residents of Hispanic ethnicity fell from 1.8 percent to 1.2 in 2020 to 0.6 by 2023. Northumberland County experienced an increase in racial and ethnic diversity as the percentages of Whites declined from 96.6 percent to 91.1 percent and Hispanics rose to 1.8 of the population. Similarly, the state's population became more diverse across all minority races and Hispanics.

Table 3: Racial and Ethnic Composition, 2000, 2020 and 2023

Municipalities	Race (%)					Hispanic Ethnicity (%)
	White	Black	Native American	Asian	2+ races	
2000						
Norry Boro	96.2	1.0	0.2	0.3	1.2	2.6
Point Township	93.3	1.6	0.3	0.2	3.8	1.8
Northumberland County	96.6	2.0	0.1	0.3	0.9	0.7
Pennsylvania	84.1	9.8	0.1	1.8	0.9	3.2
2020						
Norry Boro	89.8	1.2	0.1	0.5	4.8	3.5
Point Township	93.3	1.5	0.2	0.2	3.6	1.2
Northumberland County	90.4	2.8	0.2	0.5	4.1	2.0
Pennsylvania	75.0	10.9	0.2	3.9	6.0	3.9
2023 ACS						
Norry Boro	90.2	4.4	0.0	0.0	2.8	2.6
Point Township	94.1	2.8	0.0	0.0	2.5	0.6
Northumberland County	91.1	2.7	0.1	0.5	3.9	1.8
Pennsylvania	75.8	10.7	0.2	3.7	6.1	3.4

Source: U.S. Census Bureau 2000, 2020; ACS 5yr 2023

Housing

Housing is important to the economic and social well-being of a community. An affordable, and strong housing market supports a stable tax base, attracts residents and employers, and contributes to long-term community growth. Over the past two decades, the planning area has experienced rising home values and a high occupancy/low vacancy rate, but limited housing types, aging housing stock, especially in the Borough, and increasing affordability are concerns.



Housing Units Growth and Occupancy

As of 2020, there were 3,542 housing units in the planning area. Between 2000 and 2022, the number of housing units in the planning area increased steadily, with the Township experiencing a growth rate nearly double that of the Borough. The Borough's population growth rate between 2000 to 2023 was around 0.2% while the housing unit growth rate was around 1.3%. Comparatively, the Township's population growth rate was 5.85% and the housing unit growth rate was 7.9%. This trend mirrors broader patterns across Pennsylvania, where housing growth outpaced population growth due to smaller household sizes, secondary housing markets for seasonal and investment properties, as well as vacancy. Projecting a steady housing growth trend results in an estimated 3,940 units by 2040.

Housing Tenure and Vacancy

The Borough and Township have overall housing occupancy rates of 92.2 percent and 92.4 percent, respectively. The housing vacancy rate, averaging 7.7 percent and just above the healthy range of 4 to 6 percent, indicates a relatively balanced housing market with neither a significant house shortage nor oversupply for the resident population.

Between 2010 and 2020, housing tenure trends in the planning area showed contrasting patterns between the two municipalities. The Borough experienced a 4.4% increase in owner-occupied units, reflecting preferences for existing and sometimes historic building stock and living in walkable proximity to public services and amenities. In contrast, the Township saw a 2.6% decline in owner-occupied units, which may be due to shifts in

lifestyle preferences, an aging population, increased rental investment, or the outmigration of homeowners. Despite these differences, the planning area as a whole experienced a modest increase in homeownership.

Vacancy patterns further highlight these trends. In the Borough, less than half of vacant units (41.3%) are available for rent, reinforcing the community's strong demand for homeownership. Meanwhile, in the Township, the majority of vacant units (66.7%) are used for seasonal or recreational purposes, likely due to the planning area's internal natural features and proximity to public forest, game, and recreation lands.

Lack of Housing Diversity

Single-family detached homes (66.7 percent) comprise the majority of local housing stock, similar to the county and state. The Borough offers multi-family units, including duplexes, 3-4 units multi-family and apartments, though single-family homes still dominate its housing portfolio. In the Township, there are a few mobile homes, trailers, and other unit types, but very limited multi-family housing options, mostly found in the Kapp Heights area adjacent to the Borough.

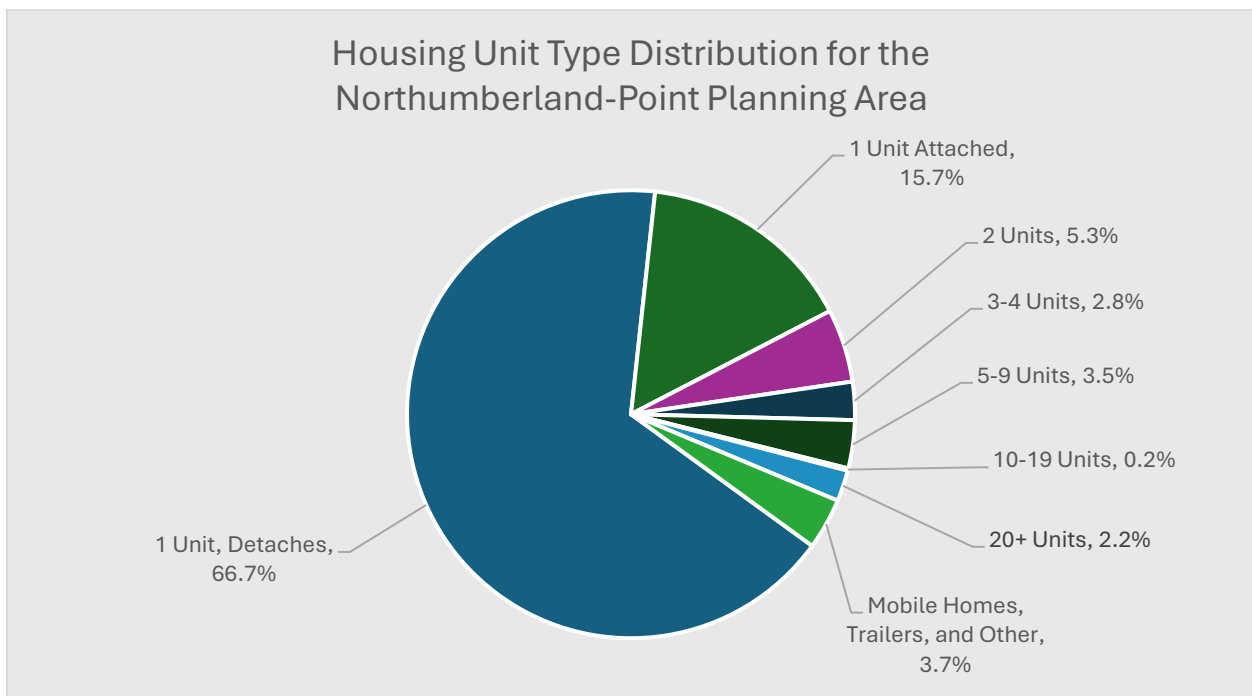


Figure 6: Housing Unit Type Distribution, 2020.

Source: U.S. Census Bureau, 2020 ACS.

The lack of diverse housing types may contribute to higher vacancy rates, particularly for rental and seasonal properties, and to the lack of young adults and young families, whose financial investment capacity may be limited. As the population ages and housing needs evolve, there is an opportunity to introduce variety of housing options such as duplexes, townhomes, and small-scale multi-family units. These alternatives can help meet affordability needs, reduce urban sprawl, and accommodate changing lifestyle preferences while maintaining the community's character.

Housing Affordability

Most homes (76%) are valued between \$100,000 and \$299,999, a higher percentage than both the county (54.3%) and the state (57.1%). Only 16.2% of homes are valued below \$100,000, more in the Borough than in the Township. Similarly, the median gross rent in the planning area is \$774, higher than the county's \$514 and close to the state's \$788. While housing is more expensive in the planning area than elsewhere in Northumberland County, it remains relatively affordable compared to some parts of the state.



With median home value in the Borough rising from \$139,100 in 2020 to \$158,200 in 2023, and in the Township rising from \$183,400 in 2020 to \$221,700 in 2023, housing costs are a growing concern. Residents worry about maintaining a sustainable cost of living that aligns with local household income.

Age of Housing Stock

The age of housing varies significantly between the two municipalities. Nearly half of the homes in Northumberland Borough were built before 1940, with many more dating to the 1940s and 1950s. This older housing stock may present challenges related to outdated building materials, such as lead pipes and asbestos. In contrast, Point Township has a much newer housing stock, with most homes built between the 1970s and 1990s after building material standards were in place.

The contrast between the two communities highlights the need for tailored housing strategies, preservation and modernization in the Borough, and continued development and diversification in the Township.

Economic Conditions

Major Employers

According to the Center for Workforce Information and Analysis at the PA Department of Labor Industry, 13 of Northumberland County's top 50 employers had a presence in the planning area in the second quarter of 2025. Most of these businesses were located along Route 11, known locally as Point Township Drive. Other top 50 employers are in nearby Danville (11 miles), Milton (11 miles), Sunbury (3 miles), Watsontown (18 miles), and Shamokin/Coal Township (18 miles).

Table 4: Local Major Employers

Employer	Industry/Use	County Rank
Weis Markets Inc 120 Point Township Drive	Retail Trade/Warehouse	1
Furman Foods Inc 770 Cannery Road	Manufacturing/Food Processing & Production	9
Nottingham Village, Assisted Living & Memory Care 60 Neitz Road	Health and Social Services	14
Priestley Elementary School, Shikellamy School District 423 Cannery Road	Educational Services	15
Masonite Architectural 980 Point Township Drive	Manufacturing/Door sales/service	20
UGI Utilities Inc 1349 Susquehanna Trail	Utilities	22
Keystone Service Systems Inc 430 Park Avenue	Health and Social Services	25
W & L Subaru 535 Point Township Drive	Retail Trade/Auto sales/service	33
Reinhart Foodservice LLC P.O. Box Northumberland	Wholesale Trade/Retail Trade	34
United Parcel Service Inc 401 Duke Street	Transportation/Courier & delivery services	36
Zartman Construction Inc 3000 Point Township Drive	Construction	44
Bimbo Bakeries USA Inc 201 Point Township Drive	Transportation/ Sales-Distribution Center	45
Strong Industries Inc 3204 Point Township Drive	Manufacturing/Hot Tubs & Pools	48

Source: Center for Workforce Information and Analysis, PA Department of Labor and Industry

Local Jobs/Employment

From 2002 (earliest available) to 2022, jobs in the joint planning area increased while jobs across the Northumberland County declined. Both the Borough and the Township experienced a gain in local jobs from 2002 to 2022—a net gain of 405 jobs (14.8%). Over the same period, total jobs in Northumberland County fell steadily by 2,140 (-7.4%), while jobs across the state rose by more than 580,500 (11.2%).

Figure 7. Employment Counts, 2002, 2010, 2020 and 2022, and Trend Projections, to 2040

Employment	OnTheMap Counts				Trend Projections		Change	
	2002	2010	2020	2022	2030	2040	2020-30	2030-40
Norry Borough	965	920	1,316	1,271	1,400	1,570	80	170
Point Township	1,763	1,675	1,912	1,862	1,920	1,990	10	70
Planning Area	2,728	2,595	3,228	3,133	3,320	3,560	90	240
Northland County	28,974	27,290	26,628	26,834	25,830	24,880	-800	-960
Pennsylvania	5,205,995	5,389,418	5,476,696	5,786,513	5,817,910	6,028,810	341,220	210,900

Source: OnTheMap, 2002, 2010, 2020, and 2022.

In 2023, jobs in the Borough reached 1,292, while jobs in the Township fell slightly to 1,751.

Local jobs in goods-producing industries including agriculture, construction, and manufacturing, declined in recent years from 46.7 percent of all jobs in 2010 to 46.3 percent in 2022. By 2023, the 1,304 goods-producing jobs comprised 45.0 percent of all local jobs, drawn down by fewer local jobs in construction.

Manufacturing, health care and social assistance, and retail trade offered the most local jobs in 2022. From 2002 to 2022, manufacturing jobs increased from 500-600 jobs to nearly 1,300 jobs, surpassing health care and social assistance (413 jobs) and educational services (112 jobs), which were previously combined. Jobs in health care jobs increased slightly (441) in 2023, while jobs fell slightly in manufacturing (1,131) and educational services (104). Retail jobs rose from 198 in 2010 to 313 in 2022 and to 324 in 2023. Additionally, two smaller industries experienced significant local jobs: utilities (+48; 212.2%) and the information industry, e.g., publishing, broadcasting, telecommunications (+94; 1044.4%).

Only about 300 of the 3,133 local job holders (About nine percent) also live in the Borough and Township. The vast majority travel to and from their home communities, primarily from Northumberland and adjoining counties.

Resident Workers

OnTheMap reported 3,649 residents workers from the Borough and the Township in 2022: 1,789 Borough residents and 1,860 Township residents holding at least one job, regardless of the job location. From 2002 to 2022, resident workers from the Borough netted a loss of 57 working residents (-3.1%), while in the Township, working residents increased to 1,860 for a net gain of 138 working residents (8.0%). Over the same period, the number of working residents from Northumberland County fluctuated as well, resulting in a net gain of 395 working residents (1.0%) by 2022. The number of working residents in the state increased by almost 573,000 (10.8%).

Figure 8. Working Resident Counts and Estimates, 2000-2020 and 2023, and Trend Projections, to 2040

Resident Workers, 16 yrs and older	Census Counts				Trend Projections		Change	
	2000	2010	2020	2022 Est.	2030	2040	2020-30	2030-40
Norry Borough	1,846	1,881	1,773	1,789	1,760	1,730	-10	-40
Point Township	1,722	1,782	1,632	1,860	1,780	1,790	140	20
Planning Area	3,568	3,663	3,405	3,649	3,540	3,520	130	-20
North'land County	38,556	38,943	37,391	38,951	38,190	38,030	800	-160
Pennsylvania	5,291,349	5,484,688	5,561,158	5,864,220	5,897,830	6,105,280	336,670	207,450

Source: U.S. Census Bureau, 2000, 2010, and 2020; 2023 ACS 5-year Estimates.

In 2023, the trend of fewer resident workers in the Borough and more in the Township continued.

In 2022, residents worked predominately in health care and social assistance (724; more workers than local jobs), manufacturing (545; fewer workers than local jobs), and retail trade (440; more workers than local jobs), employing 46.9 percent of resident workers. Several industries experienced significant gains in resident worker participation from 2010 to 2022: Agriculture, Forestry, Fishing and Hunting (+17; 113.3%), Arts, Entertainment, and Recreation (+13; 81.3%); and Real Estate and Rental and Leasing (+9; 33.3%).

Resident workers are more involved in service and public administration industries, at 75.7 percent and 4.2 percent, respectively, than goods-producing industries (20.2 percent).

Owner-Operators in Agriculture & Forestry

According to On the Map, a mapping and reporting tool of the US Census Bureau, only 32 resident workers were employed in agriculture, forestry, fishing and hunting industries, whether full-time or part-time, in 2022. This employment may be one of several jobs held by the worker, particularly if the worker is a farm owner. Many modern farmers have day-time jobs off the farm to generate sufficient income and garner employment benefits such as a health insurance.

Similarly, woodland owners may generate income from timber harvesting but the harvesting typically occurs only once in several decades and is often contracted.

Natural Resources

Topography and waterways have played a central role in guiding the planning area's patterns of land use and development. The Susquehanna River, its many creeks, the Montour Ridge along the northern border of Point Township, and the rolling agricultural fields have all influenced the area's development potential, conservation priorities, and land use decisions over the years.

These landforms continue to define the character of the area and will remain key factors in future planning and development.

Topography

The Montour Ridge along the northern boundary of the Township is the most prominent local topographic feature. Its steep slopes, exceeding 20%, make any type of development more costly than in lowland areas, therefore the ridge remains wooded. The bluffs along US 11 rise above the river floodplain and offer scenic vistas of the river corridor. The river floodplain and gently sloped interior lands are primarily used for agriculture. The rest of the Township is moderately sloped (10%-20%) and supports low-density residential development. The Borough developed on the wide flat terrain at the confluence. Map 2 Sensitive Land Resources shows the location of steep, moderate and mild slopes in the planning area.

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Planning Area topography and confluence of the River as seen from Shikellamy State Park.
Photo Credit: Gannett Fleming Inc.

Fertile Soils

Map 2 Sensitive Environmental Land Features shows the locations of soils that are best suited for agriculture. While some quality farmland has already been developed for intensive uses, approximately 4,325 acres (26%) of prime farmlands and 5,609 acres (33%) of farmland of statewide importance remain available for agricultural use.



Agriculture has been a dominant use in the planning area since the land was colonized. However, the long-term continued use of these lands is uncertain as farm operators age and look for ways to fund their retirement. As a result, naturally fertile lands may be vulnerable to land sale and pressure to rezone for intensive development purposes. Fewer young people pursuing traditional agriculture, both locally and statewide, and pressures threaten the long-term viability of the agricultural industry in the region.

Floodplains

Floodplains serve as natural water storage zones that help recharge aquifers, trap sediment, and stabilize stream banks. These areas also support diverse wildlife and aquatic ecosystems. Regulatory floodplains are defined by the 100-year and 500-year flood events, which have a 1% and 0.2% annual chance of occurring, respectively. In the Borough and Township, 1,566 acres of land (9.5% of the total area) fall within the 100-year floodplain, and another 370 acres (2.2%) lie within the 500-year floodplain. Most flood-prone areas are concentrated along the Susquehanna River. The rest of the planning area benefits from higher elevations and favorable topography, reducing overall flood risk.



Wetlands

According to the National Wetlands Inventory (NWI), approximately 220 acres or 1.3% of the planning area are classified as wetlands. Map 3 Sensitive Environmental Water Resources shows large contiguous wetland areas along both branches of the Susquehanna River and smaller wetlands along perennial and intermittent streams. The data, based on USGS topographic maps, is intended for regional analysis and is not suitable for detailed site-specific assessments or legal delineations. Because wetlands play a vital role in protecting water quality and supply, their disturbance or removal is regulated by both state and federal laws, meaning any development within these areas will require appropriate permits.

Impaired Streams

According to the Pennsylvania Department of Environmental Protection, approximately 19.2 miles of streams in the planning area are classified as impaired due to pollution from agricultural runoff, industrial discharges, and low dissolved oxygen levels. Lithia Springs Creek and Johnson Creek are among the most affected, with Furman Foods identified as a major pollution source. One unnamed waterway west of Furman Foods and traveling toward 16th Street is designated as a Category 5 stream, meaning a Total Maximum Daily Load (TMDL) is required to set pollution limits, though it currently holds only medium priority for remediation. Continued monitoring and restoration efforts

need to be planned to protect aquatic ecosystems and maintain water quality in the stream corridor.

Forest Blocks

The Northumberland County Natural Heritage Inventory emphasizes that large, contiguous forest blocks are among the most important landscape features for maintaining the county's biodiversity, ecological health, and water quality.

Large forest blocks (250–2,500+ acres) provide essential habitat for wildlife that cannot survive in edge or fragmented environments, such as the Northern Goshawk, Barred Owl, Bobcat, Timber rattlesnake, and many migratory songbirds. These species need deep, connected forest cover to nest, hunt, and avoid predators.

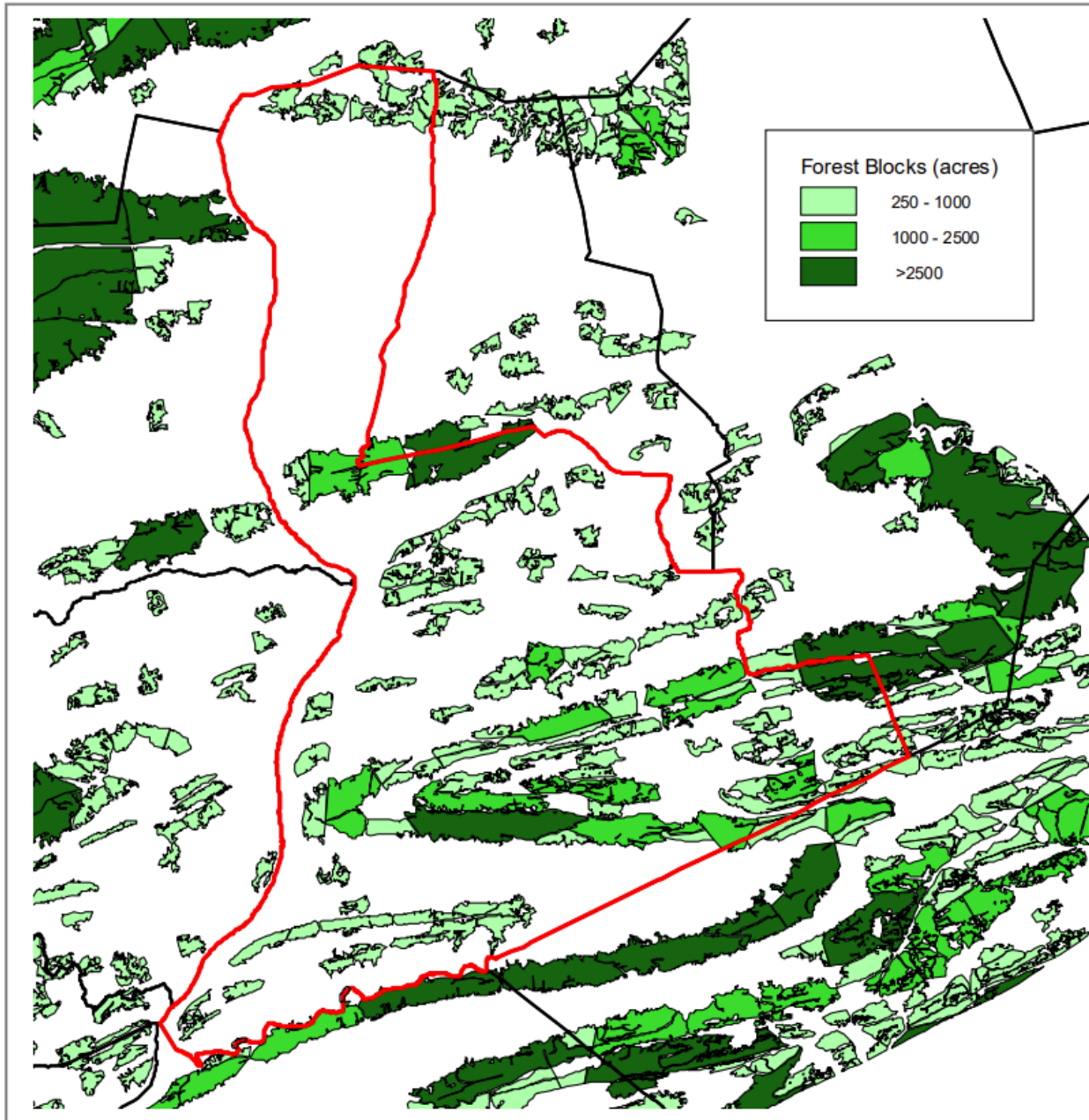
Linked blocks of forest function as ecological corridors, allowing animals to move between wetlands, upland forests, and streams. Loss of the connected corridors leads to population isolation, reduced genetic diversity, and population decline, and local extinctions.

Forests filter stormwater, reduce sedimentation, and safeguard the hydrology of streams and wetlands. High-quality watersheds exist because they are embedded in intact forest blocks.

To support rare wildlife, safeguard clean water, maintain ecosystem health, and connect natural habitats across the landscape, the Natural Heritage Inventory recommends that municipal planning and public and private land management strive to:

- Prevent fragmentation from road construction, utility rights-of-way, and development
- Protect riparian zones with a minimum of 328-foot forested buffered along waterways
- Strengthen connectivity by reforesting riparian zones and gaps between forest blocks
- Practice sustainable, low-impact forestry that uses selective logging over clearcutting, avoids logging near wetlands, and prevents logging debris from being deposited into wetlands
- Monitor and control invasive species
- Integrate the protection of forest block maps into local planning

Figure 9. Areas of Contiguous Forest (Forest Blocks) in Northumberland County



Source: Northumberland County Natural Heritage Inventory, 2008.

Wildlife and Aquatic Life

The Northumberland County Natural Heritage Inventory calls out high-value terrestrial wildlife, especially amphibians and forest-dwelling species, likely to be found in the vernal pools, hemlock ravines, and swamps of Point Township. These habitats are vital

for breeding, shelter, and ecological connectivity. The report's recommendations for habitat management include:

- Protect vernal pools (especially Sites #1 & #6).
- Maintain and connect forest blocks on Montour Ridge.
- Safeguard ravines and swamps from hydrological changes and invasive species.
- Engage landowners in conservation planning.

Aquatic life in the planning area is generally healthy. Lithia Springs Creek, Spruce Creek, and a unnamed creek on the north side of Hollow Road support natural trout reproduction, indicating clean, healthy aquatic ecosystems. Packers Run, which springs to the surface just south of the State Game Lands, is managed by the Pennsylvania Fish and Boat Commission (PFBC) as a Cooperative Fish Nursery.

Fresh water mussels, bats, aquatic birds, fish, frogs, and salamanders, and the aquatic insects that comprise their diet, will continue to inhabit the river corridor as long as water remains sediment and pollutant-free. Much of the river's water quality is dependent on land management upstream, but local awareness and management should not be abandoned.

Historic and Cultural Resources

The planning area has the potential to highlight and celebrate its culture and history including buildings, sites, and traditions that reflect the community's identity. These resources can help build local pride, attract visitors, and contribute to local economy.

Historic Resources

Data from PA-SHARE, a statewide database of known historic and cultural resources, identifies 229 historic and archaeological resources in the planning area. Locations of these resources are illustrated on Map 4 Historic Resources.

Resources include nationally recognized sites such as the Joseph Priestley House, a National Historic Landmark, the Northumberland Historic District, three properties listed on the National Register of Historic Places, and eight sites and buildings eligible for listing. These buildings, structures, and districts were identified through various means, including voluntary nomination of a site or resource to the National Register of Historic Places, a request for the State Historic Preservation Office (SHPO) to make a determination of

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eligibility for the National Register, environmental reviews conducted to determine the potential risk of impact from public projects, like highway or building construction.

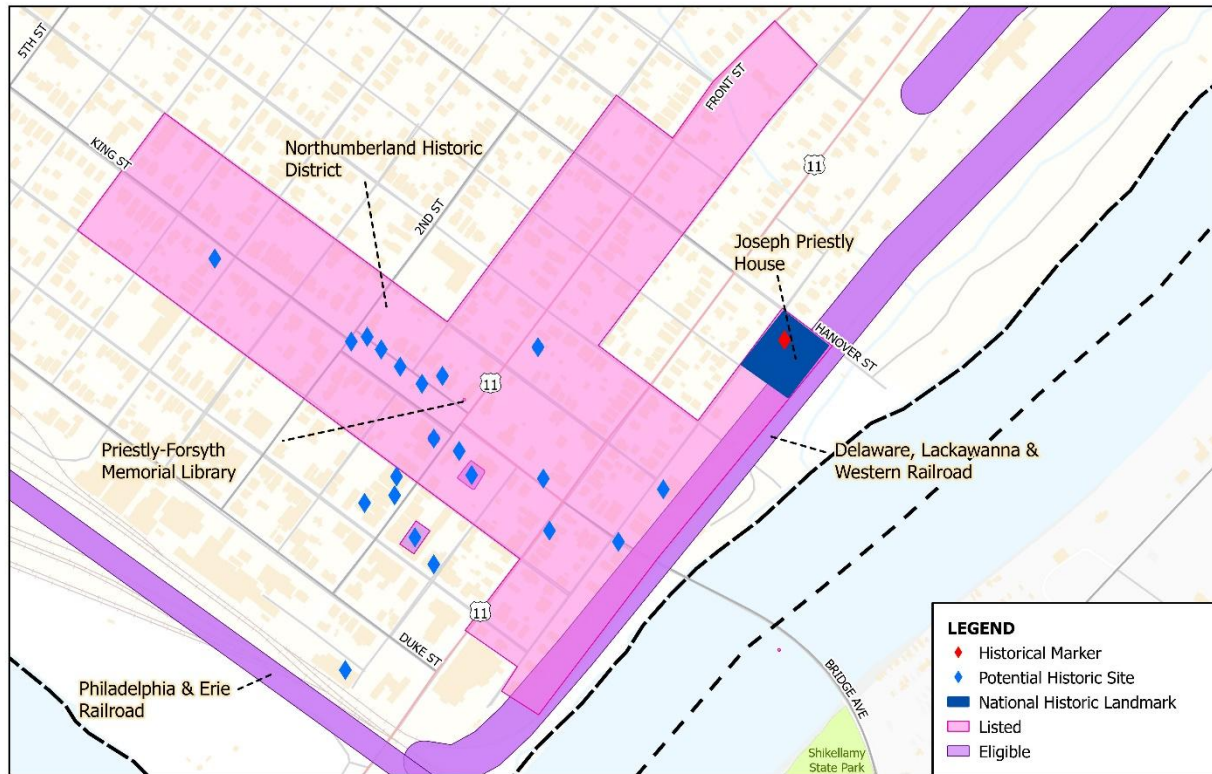


Figure 10: Northumberland Historic District. Source: PA-SHARE

Historic preservation designations, such as listing on the National Register of Historic Places or designation as a National Historic Landmark, draws attention to the site or structure; it does not preserve the property from alteration or demolition. These designations provide credibility to owners and organizations promoting tourism and encouraging investment in revitalization efforts. For property owners, being listed on the National Register can offer access to tax credits, grants, and technical support for restoration, while also increasing awareness of the site's historic significance and contributing to community character.

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Historic Pride

The Joseph Priestley House and the Priestley-Forsyth Memorial Library are cherished local landmarks and sources of pride for the community. These sites offer educational and cultural value through tours, special events, and their preserved architectural beauty.

The Northumberland Historic District encompasses and recognizes 234 properties along King, Front, Water, and Priestley Avenues, including 12 Federal-style homes. The historic district not only expresses the planning area's rich past but also enhances its present-day charm.

There have also been sites and structures significant to local history in Point Township. These included pioneer-era structures built from wood and unable to weather centuries of central Pennsylvania's temperate climate. While the structures are no longer visible and available for preservation, stories of their owners and builders persist as part of local legend and lore, connecting the historic people of the planning area to state and national history.



Joseph Priestly House and Priestley-Forsyth Memorial Library

Cultural Events

The planning area hosts a rich calendar of cultural events that play a vital role in community building and identity. Pineknotter Days is a week-long celebration in July, featuring food, crafts, music, and community awards. This signature community event brings residents, past and present, together. Other seasonal events, such as the Music in the Park, Bunny Trail Egg Hunt, History Day, Corn Fest, Fall Festival, Santa in the Park and Pop-Up Holiday Market, offer regular opportunities for social connection, volunteerism, and celebration of local heritage.



These events are more than entertainment for the community. They foster a strong sense of belonging, encourage civic pride, and create shared memories that strengthen community bonds. They also support local businesses by drawing visitors to the area and increasing customer traffic at local stores and restaurants. In addition, events like Music in the Park and the Pop-Up Holiday Market activate public spaces and promote local artists.

Cultural Attractions

Cultural attractions include the upcoming Central Susquehanna Riverboat, which will offer educational and scenic cruises from Pineknotter Park, enhancing tourism and river heritage appreciation. Additionally, the area has many locally owned restaurants. Popular places such as Front Street Station and Pineknotter Brewery are social hubs for residents and express the area's cultural identity in its economy. Supporting these businesses and initiatives is key to preserving the community's unique character and fostering a strong sense of place.

Community Facilities and Services

The planning area is supported by a range of community facilities and services that protect public health, safety, and well-being and define quality of life for residents. Many facilities and services, such as educational institutions, healthcare facilities, and public safety services, are provided by local government, while others like sports league and the library, are sponsored by the private sector, or sustained by both sectors. Map 5 Community Facilities & Services illustrates the community facilities, parks and recreational amenities in the planning area.

Municipal Administration

Both the Borough and the Township maintain municipal buildings with administrative offices, police departments, and separate public works facilities. Both municipal buildings were built in the 1970s. In 2022, the Township consolidated township functions into a single, multi-use facility, housing the township offices, police department, road department, sewer authority, tax office, and codes department under one roof. The building was modernized for energy efficiency and redesigned for accessibility and community use; it has limited space for staff expansion. The Borough has repurposed the property located at 178 Prince Street to expand its public works facility.

Public Safety

The Borough Police Department is staffed by six full-time officers, one part-time officer, and one full-time administrative assistant. The Township Police Department has six full-time officers. Both departments collaborate to provide 24-hour coverage, with one on-duty and one back-up officer at all times.

Call volumes in Borough have remained stable since 2009, while there has been a decrease in Township's call volume. However, both departments have reported increasing complexity in service calls, due to online fraud and technology related crimes. While the Borough expects crime reporting to remain stable, Point Township expects an increase in demand for police services, resulting from residential growth.

Costs for police services in both municipalities have been rising steadily for several years. Officer compensation has become increasingly competitive, resulting high turnover that impacts recruitment and retention, training costs, and other officer readiness, as well as periods of low police coverage. In Point Township, police expenditures rose from \$717,214 in 2020 to \$863,263 in 2024, a 20 percent increase over five years, according to PA DCED's municipal audit records. Municipal audits records for Northumberland Borough were reported in 2020 and 2021 as \$766,082 and \$783,600, reflecting a two percent annual increase; later reports were not available from PA DCED. The police expenditures line item in a municipal audit report may not include all administrative and support costs but are sufficient for trend analysis.

Regionalization of police services may be able to sustain the same (or similar) level of police service at a cost savings, as determined by a regionalization study specific to the interested municipalities.

In early 2026, the elected officials of Point Township and Milton Borough requested technical assistance from the Governor's Center for Local Government Services to explore the feasibility of regionalizing police departments. Participation in the study did not obligate either municipality to take any action toward police regionalization.

While the population, traffic patterns, calls for service, and crime rates per 1,000 residents of the two municipalities are different, both municipalities have experienced difficulty in hiring and retaining full-time officers and steadily increasing costs for salaries, benefits and insurance. In Milton Borough, police expenditures rose from \$785,370 in 2020 to \$1,094,774 in 2024, a 39 percent increase, according to municipal audit records.

A regional police study typically includes an analysis of the benefits and costs of regionalization, addressing factors such as the amount of police coverage (both patrolling and calls for service), the quality of police services, start-up expenditures and cost savings associated with a regional police service, and cost distribution by municipality and per taxpayer. The analysis should quantitatively compare the operations and costs of separate police services to a regional service, wherever possible. Where quantifiable data is limited, anecdotal evidence may be presented and acknowledged.

A study report is pending as of April 13, 2026.

Fire protection and emergency response is provided by four volunteer fire companies--two in each municipality. Each municipality has a fire chief responsible for oversight and coordination of the companies within its jurisdiction. All four facilities are reported to be in good condition.

- Northumberland Fire Company Number 1, 206 Queen Street
- Northumberland Hook & Ladder Fire Company, 348 5th Street
- Point Township Fire Company, 438 Old Danville Highway
- Tuckahoe Volunteer Fire Company, 875 Cannery Road

Numbers of active volunteers have been declining, resulting in fewer respondents to calls for service and heavier reliance on mutual aid responders, who also face volunteer shortages. While mutual aid agreements can help to provide a response, it does not address the duplication of administrative and fundraising efforts at each fire company and may not support a comprehensive evaluation of apparatus needs and associated fundraising. Due to some overlap in services areas, annual fundraisers may ask residents to support more than one company.

There has been some interest in a single, collective fundraising campaign and other cooperative efforts, or in merging fire companies. Like police regionalization, PA DCED has a program to assist interested fire companies in exploring the costs and benefits of a potential merger.

The planning area is also served by three emergency medical service providers: one in the planning area, another in Sunbury, and LifeFlight at Geisinger Medical Center in Danville.

Parks & Recreation

The planning area has 9 parks totaling approximately 60 acres of recreation space, with a mix of community parks, sports fields, boat launch and a dog park. Key parks include:

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- **Pineknotted Park** – A flagship community park that includes ballfields, playground, picnic facilities, benches, and riverfront access. In addition to being a host for major state and regional sports tournaments, the park is also a central venue for many large scale community events during Pineknotted Days like Pine Mudder. The park will also be a docking point for the upcoming Central Susquehanna Riverboat Project.
- **Second Street Community Center & Playground** – This community center housed in a repurposed school building now serves not only as municipality offices but also as a vibrant community center with a playground, basketball court, meeting space, and a local history gallery wall. It provides year-round indoor and outdoor recreation for the community and has the potential to become a central activity hub for the community.
- **King Street Park** - Located in the heart of the Historic Downtown District, King Street Park is the heart of the community that hosts events like Music in the Park, Santa in the Park and is the primary venue for Pineknotted Day events. As the only open space in downtown, it offers a peaceful retreat and serves as a central gathering place for the community.
- **Point Township Recreation Park** – As the only operational park in Point Township, this facility is well-equipped with sports fields, pavilions, restrooms and play areas. It is home to local soccer leagues and YMCA programs. Built with community efforts, it is a vital recreational asset not only for the area but for the broader region.

In addition to the major parks, a few other facilities offer more recreational opportunities. Acorn League Field hosts youth baseball, the Point of Northumberland owned by the Borough Authority provides river access and a boat launch, and Howling Hollow Dog Park is the only dedicated dog park in the area.

Public fishing access and river viewing are available at several PFBC-designated sites, including Riverfront Campground, the Northumberland Municipal (River) Access, Pineknotted Park, and the Point of Northumberland.

Expanding Recreational Opportunities

In addition to the existing parks, the planning area has several other opportunities to enhance outdoor recreation, improve riverfront access, and strengthen connections to the river. These include:

- **Former Liberty Hollow Park site:** It offers potential for nature-based recreation, trails and environmental restorations. It already has a planned bike-ped connector

trail linking the park to the community, however, currently the project is stalled due to lack of funding.

- **North Branch Canal Trail:** It has the potential to connect Northumberland to Danville, enhancing regional trail network, riverfront connection, and promoting active transportation.
- **County-owned riverfront property:** The 88-acre parcel along West Susquehanna River branch, owned by Northumberland County, presents a major opportunity for waterfront development, including boardwalks, trails, and educational spaces, supporting both recreation and eco-tourism

With its proximity to Shikellamy State Park, the Susquehanna River, Lake Augusta, and State Game Lands #115, the planning area is well-positioned to expand outdoor recreation and eco-tourism through enhanced parks, connected trails, and improved riverfront. Residents value the availability of sports fields and express a strong desire for more outdoor recreation, which also serves as a powerful tool for community building. These amenities not only improve the quality of life for current residents but also make the area appealing to newcomers. Additionally, recreational tourism presents an opportunity for economic growth by attracting visitors to local parks and amenities, while also supporting downtown businesses through connected pedestrian and biking paths.

Healthcare Facilities

There is no hospital facility in the planning area itself. However, it is served by two major hospitals within 12-mile distance, namely Geisinger Medical Center and Evangelical Community Hospital, both offering a range of general and specialized medical services. Locally, two nursing and assisted living facilities, Emmanuel Homes and Nottingham Village, provide combined total of 159 beds or housing units for older residents, enabling residents to age in place with access to old age care. The Nottingham Village area is also specially zoned to allow for assisted living facilities, offering an opportunity for future growth. A third facility, Evers Manor, is temporarily closed due to infrastructure issues, there is potential for its reopening with investment.

Schools & Library

The Shikellamy School District serves the planning area and surrounding municipalities, with about 35% of its population residing in the planning area. The district operates four elementary schools, one middle school, and one high school, with facilities located across Point Township, Northumberland Borough, Upper Augusta Township, and Sunbury. The

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Priestley Elementary is located in Point Township and Shikellamy Middle School is located in the Borough.

With changing demographics, the student population in the school district has continued to decline over the past five years, with the exception of an increase during the 2021–2022 school year. Enrollment in 2023–2024 was 2,803 students. Projections for the next ten years indicate that enrollment will continue to decrease, reaching 2,166 students by the 2033–2034 school year.

Currently, there is only one private school in or near the planning area, Northumberland Christian School located in a former manufacturing facility on 5th Street in the Borough. In the 2023-24 school year, the school had 260 students enrolled in preschool through grade 12.



The Priestley-Forsyth Memorial Library in Northumberland offers a wide range of educational and community programs for all ages, in addition to its traditional book lending service. Additionally, the community maintain Little Free Libraries, that serve as informal book-sharing hubs throughout the Norry-Point area, promoting reading and neighborhood engagement.

Infrastructure

Public Water

Three water systems make withdrawals from surface waters to serve customers in the Norry-Point area: Aqua PA draws from Roaring Creek Division, PA American from White Deer Run, and the Municipal Authority of Sunbury from the Susquehanna River.

Water systems that rely on surface waters typically show:

- Higher rates of disinfection byproducts (TTHMs, HAA5)
- Higher variability due to weather, runoff, and seasonal changes
- Potential for metals or agricultural contaminants depending on watershed conditions

As a result, they require robust treatment and monitoring.

Public water service is provided by PA American Water Company to most of the Borough and to densely developed areas of the Township, such as Kapp Heights and Oak Park. However, some Borough properties and many Township homes still rely on private wells.

Public Sewer

The Northumberland Borough Wastewater Treatment plant was brought online in 2017. The plant provides advanced biological nutrient removal (BNR) and can mitigate phosphorus levels with aluminum.

The hydraulic design capacity of the plant is 1.125 million gallons per day (mgd). Actual annual average daily demand from 3,194 equivalent dwellings units (EDUs) in 2024 was 0.64 mgd (57 percent), resulting in a positive capacity balance of 0.48 mgd (43 percent). Similarly, the plant's capacity to treat organic matter, without releasing oxygen-depleted water back into the environment, is higher than actual annual average demand; the organic design capacity is rated at 3,690 pounds per day compared to the 2024 annual average demand of 800 pounds/day (22 percent of capacity).

Two industrial users, Bimbo Bakery and Imhoff, screen their wastewater prior to remove excessive solids.

About 12 miles of pipe convey sewage from customer sites to the wastewater treatment plan in the Borough alone, as shown in Figure 11.

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Figure 11. Sewage Conveyance Lines and Pump Stations (PS) in Northumberland Borough.

The majority of existing pipe in the Borough is clay, original to the system, or nearly so. A notable portion of the system was replaced with PVC (plastic) pipe in the late 1960s to mid-1970s. Over the past decade, the Borough has chosen CIPP (cured in place pipe) as its main method of pipe upgrade/replacement. Roughly 3 miles of main line upgrade/replacement have been completed, including key interceptors and lines in state highways.

Reduction of inflow and infiltration, which reduces system efficiency, is an ongoing priority.

Sewer service areas in the township include Kapp Heights and the PA 405 corridor north approximately to Hilbish Road; Strawbridge Road and the Nottingham Village area; Old Danville Highway and Oak Park; and Spruce Hollow Road, Roush Road, Church Drive, and adjacent portions of Ridge Road.

Transportation

An efficient, well-planned and maintained transportation is important for community development and prosperity. For the community to function well and support a good quality of life and future growth, the Borough and Point Township must support a variety of travel options for its residents, students, businesses, workers, residents, visitors, and tourists.

Street and Highway System

State Highways

The area is served by a network of U.S. and state highways that connect it to regional and national transportation corridors. The key transportation corridors include:

- **PA Route 147:** A major north-south route along the Susquehanna River, connecting to I-80 in the north and U.S. Routes 22/322 in the south. PA 147 was formerly co-designated with PA 405 through the Borough and the Township. As a result of the Central Susquehanna Valley Thruway project, PA 147 has a new separate alignment: from the Chillisquaque Creek to a new interchange with Ridge Road in Point Township, across the new river bridge to Winfield where it joins Business US 15, to Shamokin Dam, where it crosses the Veterans Memorial Bridge back to the eastern bank of the Susquehanna River.
- **U.S. Route 11:** The interstate route enters the study area in the northeast corner of Point Township and runs parallel to the North Branch of the Susquehanna River until it intersects PA Route 147 in the Northumberland Borough. It connects the area to cities like Bloomsburg, Wilkes-Barre, and Harrisburg.
- **U.S. Route 15:** Although Route 15 does not pass directly through the Northumberland Borough, it provides local access to urban areas such as Williamsport and Mansfield in the north as well as Harrisburg and Gettysburg in the south.

The functional highway classifications and average annual daily traffic volumes for these and other state highways are shown on Map 6 Average Annual Daily Traffic and Map 7 Functional Classification of State Highways.

A New Highway Connection

The Central Susquehanna Valley Thruway (CSVT) is a PennDOT project in the Sunbury-Selinsgrove area, creating a new limited-access state highway to improve north-south travel along the US 15 corridor. The Northern Section, from just south of Milton across a new Susquehanna River bridge to US 15 in Winfield, opened to traffic in 2022. Construction of the Southern Section, from Winfield to Selinsgrove, is ongoing; opening of the mainline is expected in 2027, and opening of the Route 61 connector, in 2028, marking the full completion of the project.

The project was designed to address local and regional travel needs. While only the Northern section has opened to traffic, PennDOT reported in a [January 2024 news release](#) that traffic, safety, and quality of life benefits have already been realized.

1. Reduced Traffic Congestion in Local Communities

PennDOT's comparison of 2022 and 2023 traffic counts show major reductions in north-south through-traffic on Route 15 and Route 405, confirming that the new alignment is successfully relieving congestion in town centers. Locally, on Route 405 (old Route 147) north of Northumberland Borough:

- The daily total traffic volume counted in October 2022 and October 2023 (8,000) was roughly 40% less than prior to the CSVT Northern Section opening (13,000).
- The daily truck volume counted in October 2023 (700) was roughly 75% less than prior to the CSVT Northern Section opening (3,100). The daily truck volume counted in October 2022 was 800.

2. Improved Safety

By moving heavy truck and through-traffic off local streets and onto a modern, limited-access highway, the CSVT reduces conflict points, improves flow, and enhances roadway safety for local drivers, cyclists, and pedestrians. This is supported by PennDOT's reported shift of thousands of vehicles—roughly 16,000 vehicles per day, including 3,800 trucks in 2023—onto the new river bridge and highway alignment.

3. More Efficient Regional Travel and Freight Movement

The CSVT is designed as part of a high-priority regional corridor (Corridor P-1 of the Appalachian Development Highway System), improving regional connectivity from the Harrisburg area north toward Williamsport. By creating a continuous, limited-access route, the project enhances long-distance travel efficiency and supports freight movement.

4. Supports Local Economic Development

Improved travel reliability and reduced congestion make the region more attractive for commercial and industrial development. The substantial decrease in heavy through-traffic in downtown areas also makes those communities more appealing for business growth and reinvestment.

5. Environmental and Quality-of-Life Improvements

Lower traffic volumes in borough centers mean reduced noise, fewer emissions in populated areas, and an improved pedestrian and community environment. Early traffic data shows thousands fewer vehicles traveling through small towns each day after the Northern Section opened.

6. Long-Term Infrastructure Modernization

The project includes new bridges, upgraded interchanges, noise walls, drainage improvements, and Intelligent Transportation Systems (ITS) planned for future phases. These enhancements support a more modern and resilient transportation system in the region.

Local Streets

According to PennDOT (2020 Census), Borough and Point Township have a total of 67 miles of roadway, with majority owned and maintained by the municipalities themselves. Northumberland Borough has 19.6 miles of roads, 88% of which are municipally owned, while Point Township has 47.37 miles, with 58% under township jurisdiction.

Spatial Distribution

The spatial layout of the road system follows two distinct patterns that correspond to the topography of the land. The southern half of Northumberland Borough and parts of Point Township (Kapp Heights) have a numbered grid system. This grid is concentrated in the flat lowlands near the confluence of the North and West Branches of the Susquehanna River. In contrast, the northern half of the Borough and most of Point Township feature a more dispersed, rural road network. This system is anchored by a few arterial roads such as

Ridge Road, Strawbridge Road, and Cannery Road that provide access to major highways like Routes 11 and 147.

Traffic Volumes

Traffic volume data indicates that the highest traffic concentrations occur along Routes 11 and 147, especially near their intersection in downtown Northumberland. Local streets such as Front Street, Water Street, Duke Street, and King Street experience significant traffic flow due to their proximity to these major corridors and high demand uses like retail, commercial uses, and community facilities.

In Point Township, Ridge Road is used as a major rural collector, and it also serves as a bypass for drivers avoiding downtown congestion to connect from Route 147 to Route 11. In contrast, Strawbridge Road and Spruce Hollow Road show lower traffic volumes, suggesting they are primarily used by local residents.

Crash Patterns

7th Street, 8th Street, King Street, and Strawbridge Road experience the highest traffic volumes from Routes 11 and 147. As a result, intersections connecting these local roads to Routes 11 and 147 have a high incidence of traffic accidents. Additionally, the section of Duke Street, Water Street, and Front Street in Downtown Northumberland Borough records the highest number of crashes.

These patterns underscore the urgent need for traffic calming measures and safety improvements along key corridors and vulnerable intersections, particularly where local and regional traffic converge. The areas in the downtown core with high volumes of both vehicle and pedestrian traffic, where most conflicts occur, also require targeted safety enhancements.

Public Transportation

Public transit in the area is limited due to its rural setting, but two services provide essential mobility options. The Northumberland County Department of Transportation operates a shared-ride paratransit service, mainly for seniors but open to all. Additionally, rabbittransit offers a reservation-based Shared Ride program and the Stop Hopper, an on-demand micro transit service operating on weekdays from 6:30 AM to 6:30 PM. It primarily serves the Selingsgrove/Sunbury area and parts of Northumberland Borough, allowing users to request flexible rides via a mobile app for just \$2 per trip and is free for seniors. Destinations include schools, parks, shopping centers, and community facilities, enhancing accessibility for residents.

Bicycle and Pedestrian Facilities

According to the Bike-Ped Audit inventory and analysis conducted in February 2019, the bicycle and pedestrian network in the planning area is limited, with significant gaps in connectivity and safety hazards. Sidewalk infrastructure is inconsistent and most streets outside the downtown core lack continuous or ADA-compliant sidewalks. Where sidewalks are present, they are narrow, obstructed, or deteriorated, while crosswalks and pedestrian signals are largely absent or outdated, especially near key community destinations.

According to the audit, there is no dedicated bicycle infrastructure, that includes no dedicated bike lanes or signed routes. This means cyclists must share roadways with vehicular traffic, which discourages biking for both transportation and recreation. Despite the Borough's compact layout and relatively flat terrain which are both favorable for active transportation, there are few safe, direct routes connecting neighborhoods to key destinations. These conditions also discourage the use of area's ample recreational opportunities, and connection to nearby parks and trails.

Future planning should prioritize filling sidewalk gaps, improving pedestrian crossings, introducing protected bike lanes or shared-use paths, and enhancing connectivity between residential areas, schools, parks, and downtown.

Rail Services

Two private freight railways pass through the planning area. Norfolk Southern's Lycoming Valley line parallels Route 147 along the West Branch of the Susquehanna River. SEDA-COG Rail Authority's North Shore line parallels Route 11 along the North Branch of the Susquehanna River.

The Planning Area

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Land Use

The Map 8 2025 Land Use Map provides the most current land use data for Point Township and the Borough of Northumberland. It was developed using parcel data from the Northumberland County GIS and Tax Assessment Office, reviewed and updated by the Steering Committee and planning consultants using aerial imagery.

Land Use Distribution

In 2025, woodland is the most dominant land use in the planning area, covering approximately 5,500 acres or 33.3% of the total area. Agricultural land is the second largest, with over 4,000 acres making up 24.8%. Residential uses, including mobile homes, garages, and vacant lots, are third largest, occupying more than 3,600 acres or about 22% of the total land area.

Table 5: Land Use Distribution, February 2025

Land Use	Borough			Point Township			Planning Area		
	# of Tracts	Acres	%	# of Tracts	Acres	%	# of Tracts	Acres	%
Residential	1,431	528.6	59.2%	1,438	2,584.2	16.5%	2,869	3,112.8	18.8%
Residential/Mobile Home		0.0	0.0%	45	5.6	0.0%	45	5.6	0.0%
Residential Garage/Building	10	1.7	0.2%	21	18.1	0.1%	31	19.8	0.1%
Residential Vacant	72	51.4	5.8%	153	448.7	2.9%	225	500.1	3.0%
Commercial	121	87.3	9.8%	108	585.5	3.7%	229	672.8	4.1%
Civic (Govt., Institutional, Religious)	34	57.9	6.5%	16	52.4	0.3%	50	110.3	0.7%
Infrastructure	27	55.2	6.2%	30	427.0	2.7%	57	482.2	2.9%
Industrial	11	29.7	3.3%	22	484.9	3.1%	33	514.6	3.1%
Agriculture	0	0.0	0.0%	137	4,106.9	26.2%	137	4,106.9	24.8%
Agriculture/Animal Production	0	0.0	0.0%	7	335.9	2.1%	7	335.9	2.0%
Woodland	5	51.4	5.8%	193	5,466.7	34.9%	198	5,518.0	33.3%
Open Space (Parks, Conservation Land)	10	29.2	3.3%	13	1,148.5	7.3%	23	1,177.7	7.1%
Total	1,721	892.3	100%	2,183	15,664.5	100%	3,904	16,556.7	100%
Intensive Development	1,706	811.7	91.0%	1,833	4,606.5	29.4%	3,539	5,418.2	32.7%
Working/ Conservation Lands	15	80.6	9.0%	350	11,058.0	70.6%	365	11,138.5	67.3%

Source: Northumberland County Tax Assessment Office; Northumberland Borough; Point Township; Gannett Fleming, Inc.

The Borough is highly urbanized, with 91% of its land dedicated to intensive development, such as residential, commercial, and civic uses. It features a walkable, gridded street network with small blocks and compact lot sizes. Median residential and commercial lots in the Borough are just 0.2 acres.

In contrast, Point Township maintains a rural character, with 70% of its land classified as working and conservation lands, including agriculture and woodland. Only 30% is intensively developed, primarily low-density residential use. Lot sizes in the Township are significantly larger as compared to the Borough. Median lot sizes are 0.9 acres for residential, 1.7 acres for commercial, and 10.1 acres for industrial. This development pattern reflects the Township's more dispersed and low-density character, with larger residential lots and significant open space contributing to its overall rural character.

Development Activity

Data is available only for development activity from 2022 to 2025. Development during this period was limited in both the Borough and the Township. The municipalities report that this level of development is consistent with previous years as well. A total of 102 building permits were issued, 32 in the Borough and 70 in the Township. In total, only six new residential constructions and two demolitions occurred, resulting in a net gain of four homes. Most permits were for maintenance, upgrades, or small additions such as solar panels, decks, and enclosures. All five new commercial or industrial buildings were constructed in the Township, and five permits were issued for commercial renovations or additions.

Current and Proposed Development

Two major residential developments are proposed in Point Township: Equestrian Heights, with 21 townhouses and duplexes, and Hemlock Hollow, a 31-unit single-family development on agricultural land. Furman Foods has expressed interest in building a new warehouse, though no formal plans have been submitted. Several infrastructure projects are planned in Township for 2026, including road resurfacing and stormwater improvements.

Agricultural Land and Future Outlook

Agriculture remains a significant land use in the planning area, covering over 4,000 acres or nearly 25% of the total land area. However, its future is uncertain due to aging landowners and shifting development pressures. Many local farmers are over the age of 65 and may retire by 2035, raising concerns about whether their land will remain in agricultural use.

While some properties may be passed on or leased to other farmers, others, especially those near residential zones, could be sold for housing or commercial development.

As of early 2025, there are 97 farmland owners in the community, with a median farm size of 18.25 acres. Several families and business groups, such as the Furman, Strouse, Geise, Snyder, Whitenight, and Epler families, hold large tracts of farmland and potential farmland (currently woodland). The Furman family alone owns 544 acres, much of it tied to their food processing operations. While most of the other family own at least 200 acres or more.

Without proactive preservation strategies, such as conservation easements or agricultural zoning protections, the area may face continued loss of farmland to development. Additionally, to ensure the continued economic viability of these lands, municipalities will need to support farmland owners to explore alternative agriculture-related uses, such as agritourism, specialty crop production, or trying out emerging agricultural markets and innovative, sustainable farming practices.

Development Capacity

The planning area has significant capacity for future development. In the Borough, 74 vacant residential parcels totaling 57.8 acres are available for medium-density housing. Point Township has 153 vacant residential parcels covering 448.7 acres, plus 1,746 acres of agricultural and woodland land zoned for residential use. Commercial development potential includes 90 acres of agricultural or woodland parcels in commercial zones, while industrial development could occur on 48 acres of similarly zoned land. Furman Foods also owns a large portion of industrial land, offering further development opportunities. Redevelopment of underutilized properties and encouraging diverse housing types can support growth while preserving rural character.

3. Local Development Priorities

The planning area may be small in population, but its residents take pride in their community, its varied landscape, and its river and rail history. This section highlights the varied assets that provide the foundation for a distinct river town identity, sustainable development, and quality of life. This section also identifies the challenges to quality development in the planning area, in the present and anticipated in the future, as well as opportunities to strengthen development and its outcomes.

What key factors should the municipalities address to overcome these challenges? What opportunities can be leveraged to help shape and achieve the community's vision for its future?

Planning Priorities

Community Growth and Identity

- Residents value the planning area's small-town character and rural setting. They view the Northumberland historic district and the Township's open spaces as key elements of the community's identity.
- Residents want a safe, affordable, and family-oriented community.
- More than 40% of residents support infill and upward growth (in contrast to outward growth) in the Planning Area.



King Street Park, Northumberland Borough.
Photo Credit: Gannett Fleming Inc.

- They emphasize balancing new development with adaptive use of older buildings, build out of approved plans, and redevelopment across residential and economic uses as well as the preservation of open spaces.
- There are mixed opinions on allowing taller buildings, e.g., 4 or 5 stories. Some residents support taller buildings in select locations such as along US Route 11.
- Retaining a small-town feel as the community continues to grow will require an emphasis on civic engagement, volunteerism, and transparent communication about planning and development decisions.

Local Development Priorities

Northumberland Borough & Point Township Comprehensive Plan

Infrastructure Maintenance and Expanded Services

- Residents value the local parks, river access, and community events and they desire more recreational facilities and programs for children and youth.
- Residents view maintenance of roads, sidewalks, alleys, water lines, and public utilities as critical to supporting current development and future growth.
- Among suggested changes to municipal services, some residents would like to see expanded services like recycling, trash collection, and large appliance disposal, while others suggest shared police and fire protection services might offer cost savings.

Diverse Housing Types



Typical single-family housing in Northumberland Borough and Point Township.

- Residents desire a mix of housing options—like multi-unit houses, small apartment buildings, senior living options, and affordable homes—to meet the needs of families, young people, and older adults.
- Residents believe that local owners are better stewards of their properties than absentee landlords.

Commercial and Industrial development

- Residents support commercial and industrial development as jobs generators and contributors to a healthy, balanced tax base.
- Residents prefer small to mid-size businesses such as shops, restaurants, and services that meet residents' needs over businesses with a large physical footprint and noise, traffic, and other environmental impacts.

4. Assets & Challenges

The planning area may be small in population, but its residents take pride in their community, its varied landscape, and its river and rail history. This section highlights the varied assets that provide the foundation for a distinct river town identity, sustainable development, and quality of life. This section also identifies the challenges to quality development in the planning area, in the present and anticipated in the future, as well as opportunities to strengthen development and its outcomes.

What key factors should the municipalities address to overcome these challenges? What opportunities can be leveraged to help shape and achieve the community's vision for its future?

Assets

By maintaining, enhancing, and promoting their shared heritage, the Borough and Township can continue to celebrate their past and foster a strong, welcoming community identity that residents cherish and it attractive for the newcomers.

Natural Assets

The planning area is located at the confluence of the **North and West Branches of the Susquehanna River**. This valuable natural asset not only provides scenic beauty but also offers recreational opportunities such as boating, fishing, and rowing. There is an opportunity to better connect the community to the waterfront, enhance the river town identity, and support local tourism and the economy.

- The North Branch is approximately 1000' wide and 6'-8' deep when the Fabridam is inflated.
- The West Branch is approximately 1000' wide and 5'-15' feet deep when the Fabridam is inflated.



Confluence of West and North Branch of Susquehanna River. Photo Credit: Chesapeake Bay

The **topography** of the planning area varies from wide, relatively flat river floodplains to rolling hills and prominent ridge, creating **physical conditions** that support distinct **biological communities**. The floodplain has been cleared of native vegetation and developed due to its easy access to the river, making it ideal for residential, commercial, and recreational activities. This easy accessibility has the potential to support more riverfront activities, to attract visitors and boost local business.

The small **Montour Ridge** along the Township's northern border, with its wooded steeper slopes, acts as a natural barrier, providing protection against strong winds and erosion. It offers scenic views and opportunities for hiking and wildlife observation. The smaller ridge along Ridge Road divides the planning area into two valleys, creating distinct micro-environments that can support varied land uses and biodiversity.



Figure 12: Rolling hills and plains of the Planning Area

There are approximately 1,315 acres of hydric soils and 206 acres of potential wetlands. These land areas play a crucial role in water management by absorbing and filtering water, thus reducing flood risks and improving water quality. These areas provide habitats for various plant and animal species, supporting biodiversity and ecological balance. Map 3 shows the location of hydric soils, wetlands and floodplains.

Prime Farmland Soils

Approximately 4,400 acres are actively farmed today, including prime farmland soils and others. Working farmlands are key components of the local and rural identity. Key components of agriculture include farmer/workforce, land/where happens, market/buyer (corporate or direct to consumer); support services (seeds, feed supply, equipment dealer/repair). Farmland has several community benefits such as it generates income for

owners and farmers, it also generates demand for services such as the police, fire, schools, etc.

Historic and Cultural Assets

The **Priestley House** is a significant historical and cultural asset in the Borough. This house that serves as museum today, was the residence of Joseph Priestley, the renowned English theologian and chemist who discovered oxygen in 1774. The museum is operated by Friends of Joseph Priestley House in cooperation with Pennsylvania Historical and Museum Commission, and offers guided tours and special events, providing educational value and attracting tourists. It is listed as a National Historic Landmark and on the National Register of Historic Places.



Joseph Priestley House. Photo Credit: Flickr, Joseph A.

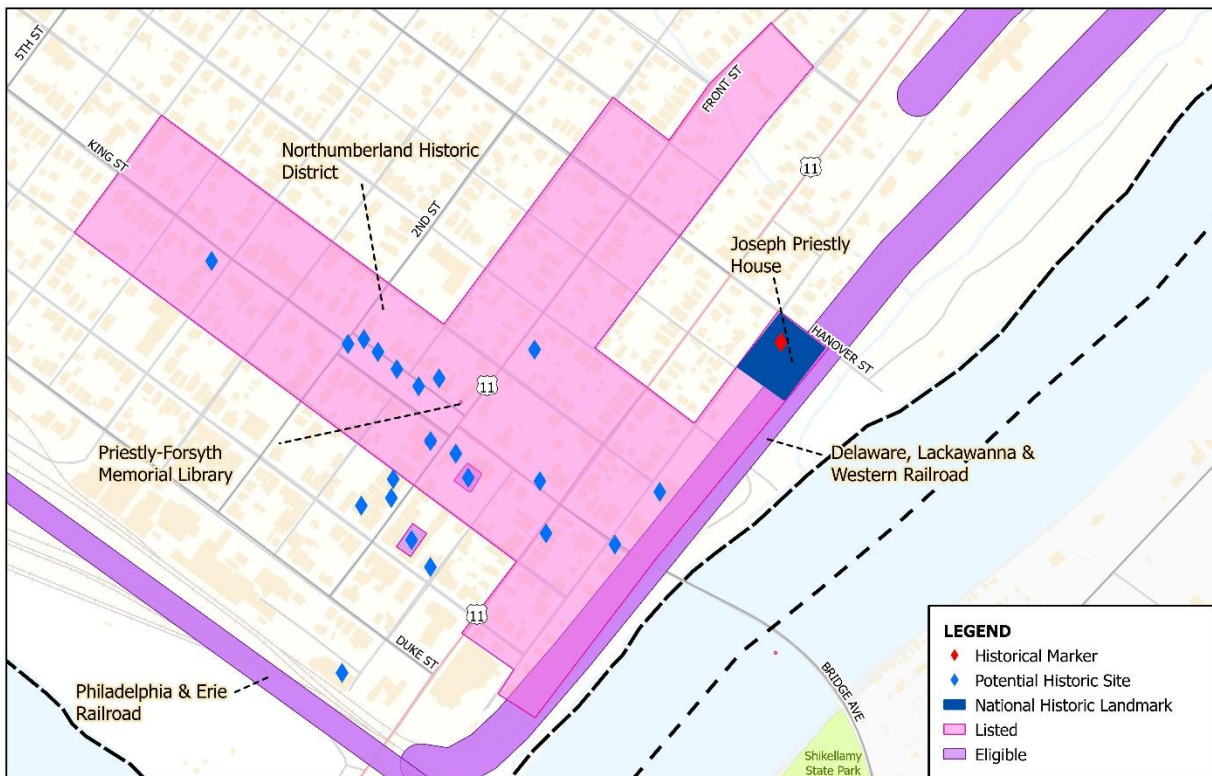


Figure 13: Northumberland Historic District. Source: PA-Share

Assets & Challenges

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The Northumberland Historic District has a total of 234 properties, including 12 federal style homes. It spans along parts of King St, Front Street, Water St, and Priestley Ave. The district also abuts the North Branch of the Susquehanna River on one side. Places of interest in the district include the Priestley House, Priestley-Forsyth Memorial library, King St Park, Priestley Chapel House. The district is an important asset as it showcases the history, attracts visitors and adds to the beauty to the Borough. The district was added to the National Register of Historic Places in 1988.

Northumberland's railway history contributed to its growth and development. The town gained significant advantages from rail transportation, bringing heavy industry and increasing the population steadily between 1860 and 1890. Historic buildings related to the railroad, such as the former Lackawanna Railroad Freight Station and Front Street Station, which now serves as an eatery. The North Shore Railroad is still operational today, with infrastructure owned by SEDA-COG Rail Authority. The presence of the railroad has historic significance, demonstrates the history of the region, and also enables transportation for industry in the area.

There is a strong desire among residents to preserve their living history, not just through buildings, but also by collecting memorabilia from the recent past and creating a "living museum" that future generations can learn from. Additionally, community-driven initiatives like walking tours, heritage festivals, or guided experiential water and land tours can bring history to life and deepen public appreciation for the area's cultural legacy.



Pennsylvania Railroad Depot reconstructed in 1908 (left). Today, this building is a restaurant – the Front Street Station (right). Photo Credit: susquehannavalley.blogspot.com and [@trainiacproductions](https://www.instagram.com/trainiacproductions) (Instagram)

Built Assets

Vacant buildings and developable land provide immediate opportunities for new businesses and attract investment opportunities. One third of the land has already been intensively developed for commercial, industrial, and residential uses and their supporting manmade infrastructure, in the planning area. Leveraging these existing assets to expand and diversify business and residential stock, can explore the growth potential for sustainable development. Redevelopment of existing buildings means lower costs, as the projects can utilize existing infrastructure rather than starting from scratch. The history of the existing infrastructure can be leveraged to enhance the character and appeal of new developments.

Additionally, the planning area has roughly 4,000 acres of quality farmland soils and 5,500 acres of woodland, accounting for about 58 percent of the land area. This fertile land can support agricultural ventures, contributing to food security and the local economy. Lower costs, as the development does not have to start from zero,

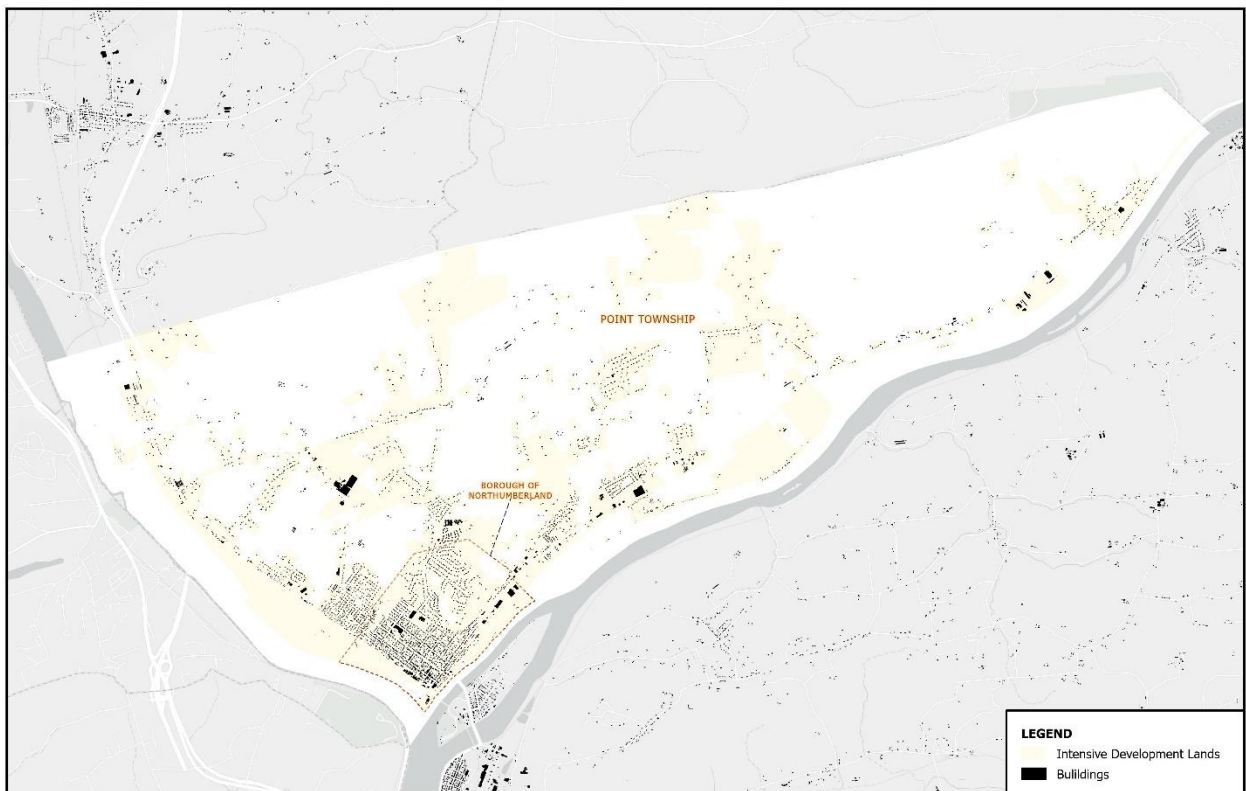


Figure 14: Figure Ground Map of the Planning Area

Assets & Challenges

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The 13-mile limited access highway, known as the Central Susquehanna Valley Thruway (CSVT), connects PA 147 in Northumberland County to US 11/15 in Snyder County, enhancing regional connectivity. Part of the highway runs through Point Township and helps alleviate traffic congestion by diverting north-south through traffic away from local roads, thus improving safety and reducing travel time. The improved accessibility is expected to support economic development by attracting new business, residential developments and supporting smoother freight transportation.



Section of CSVT passing through Point Township

Recent growth in the area has led to increased tax revenue and public investment in the community. This growth has provided local funds to match grants, enabling opportunity to further develop and improve the community infrastructure and services.

Civic Assets

The Northumberland Community Center, located at Second & Orange Streets in the Borough, serves as a central hub for various community functions. It houses the Borough's administrative office, code office, council meeting space and the police department. The Community Center includes public recreation facilities including a basketball court and both early childhood and school-age playground equipment. There is an outdoor pavilion in the playground area, which can be reserved for \$50/day. There is also an indoor kitchen and meeting space, the Savidge Room, which can be rented for \$200.



Northumberland Borough Office and Community Center. Photo Credit: Northumberland Borough

Together, the Borough and Township have about 65 acres of open space with potential for low-impact development, while supporting active public use through sports, recreation,

Assets & Challenges

Northumberland Borough & Point Township Comprehensive Plan

and access to nature. The Borough encompasses 44.84 acres of parkland distributed across 7 parks and recreational areas, while Township has additional 20.15 acres between 2 parks. These open spaces offer significant health and wellness benefits to the community. Residents consider these areas among their most prized assets, with recreational amenities being particularly attractive. Additionally, the undeveloped parcel of 88.6 acres along the Susquehanna North Branch waterfront holds great promise as a waterfront attraction and economic generator.

Pine Knotter Park is located at 1 Water Street and has more than # feet of riverfront along the West Branch of the Susquehanna River just north of the confluence. It is adjacent to the Northumberland Sewage Plant, and the Point, which has public boat dock for easy river access. The park spans 20 acres and has a baseball field operated by the American Legion Post 44 Baseball team. There is also a new dock being constructed in the park, that will be the docking point for the planned riverboat project on Susquehanna River. The park is also just three blocks away from the King Street Park, which is the heart of the community for many local events like Pineknотter Days Festival Music in the Park and many others.



Baseball in Pineknотter Park. Photo Credit: Pan Boen Smith (Facebook)



Music in the Park at King Street. Photo Credit: Mike Harvey (Facebook)

While Liberty Splashland has been demolished, Liberty Hollow Park remains an opportunity to connect residences along Susquehanna Avenue and the presidentially named streets (Jefferson, Lincoln, and Madison) atop the bluff to the neighborhoods, schools and parks, and downtown below with a pedestrian path and other recreational activities as envisioned in the 2019 Bicycle and Pedestrian Audit.

Assets & Challenges

Northumberland Borough & Point Township Comprehensive Plan



Figure 15: Liberty Hollow Park and Liberty Splashpad connected to the community.

Source: Gannett Fleming Inc. and Google Earth.

Shikellamy State Park lies just outside the planning area. The 50-acre Marina Section, located on Packers Island between Sunbury and Northumberland, offers 100 marina slips, boat launching, hiking, picnicking, and bicycling, and is connected to the Borough by Priestley Bridge. The Overlook Section is about 190 acres perched on a 360-foot cliff, overlooking the confluence of the river. This section offers stunning views, hiking trails and nature observation.

Lake Augusta is a seasonal lake created each summer by the Adam T. Bower Dam, the largest inflatable dam, also known as Fabridam. When the dam is raised, the water level goes up by about 8 feet, making a lake that covers around 3,000 acres and provides about 4 miles of open water for boating. The lake is about 12 feet deep near the dam and gets shallower, down to about 2.5 feet, at the far end. Shikellamy State Park and the Pennsylvania Department of Conservation and Natural Resources take care of the lake, which is popular for boating, fishing, and other summer activities.



View of the Confluence, Lake Augusta from Shikellamy State Park.

Photo Credit: Gannett Fleming Inc.

Regional Assets

Proximity to several colleges and universities, including Bucknell University in Lewisburg, Susquehanna University in Selinsgrove, Bloomsburg University of Pennsylvania in Bloomsburg, and Lackawanna College in Sunbury, as well as several community colleges, provides residents with access to higher education, research opportunities, and cultural events. The closeness to universities with a young crowd is also an opportunity for the town to attract visitors from these universities and create amenities that attract students.

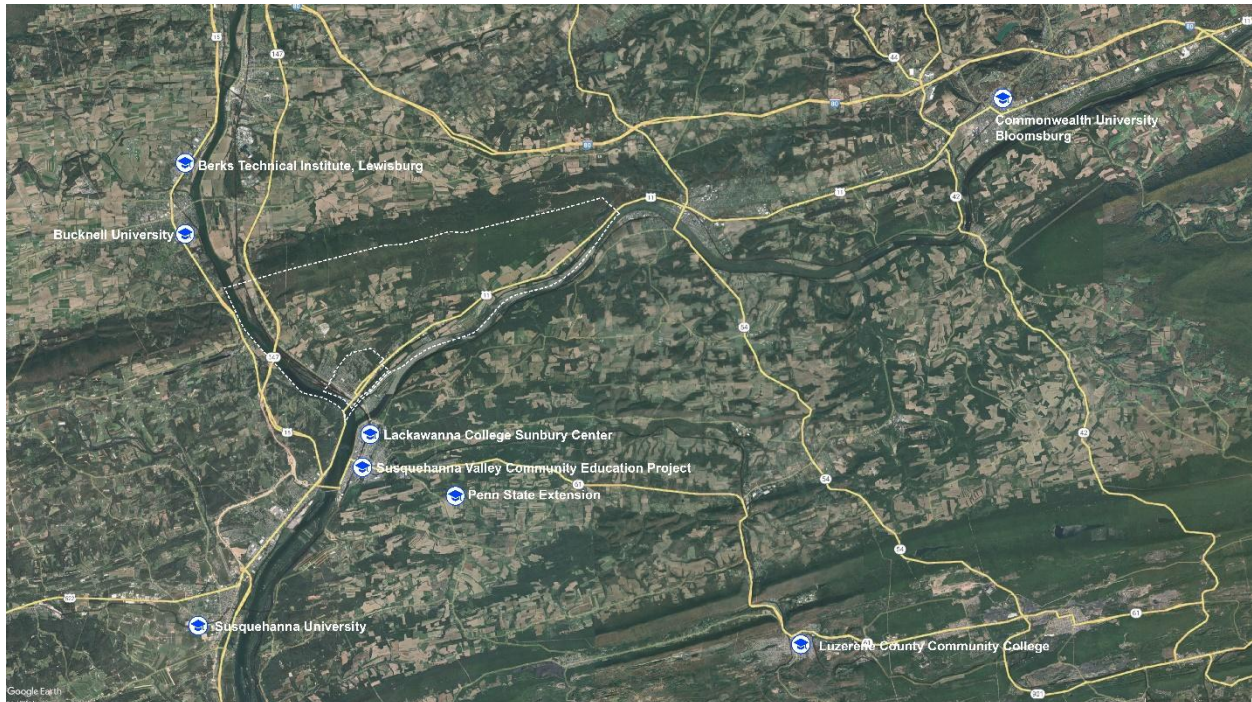


Figure 16: Regional Institutions of Higher Education.

The cost of living in Northumberland County is 12% lower than the national average. Point Township has a moderate cost of living compared to the USA, the lowest compared to Pennsylvania, and a high median household income. Northumberland Borough also has a moderate cost of living compared to the USA, the lowest compared to Pennsylvania, but with a lower median household income. This affordability makes the area attractive for residents.

Challenges

Managing Land Use & Growth

The borough is fully developed, with no large vacant greenfield parcels available for new development. This limits opportunities for modern development projects within the borough and pushes development into the Township. As the area continues to grow, unchecked low-density expansion could result in the loss of farmland, woodland destruction, and increased pollution, undermining the very qualities that make the community attractive. To avoid these outcomes, both municipalities must adopt a sustainable growth strategy that integrates conservation efforts into land use planning.

To achieve growth and land conservation, future development will need to allow higher density (taller buildings) and a possibly mix of uses within structures. Zoning amendments may be required to facilitate such development. Securing community buy-in will be crucial, along with implementing design oversight to ensure that more intensive development does not significantly alter the small-town community character.

Maintaining farmland is a way to maintain the local and rural identity, as well as prevent overdevelopment. The main challenge faced in maintaining and preserving farmland is that the current aging farmers seek retirement and they may or may not have a next generation owner in the family. This is a significant challenge as the current large and consolidated farms (each farm at least 220 acres) are owned by about 6 entities or families. If one single farmer, that does not have a next generation interested in continuing farming, chooses to retire and sells the farm there is no guarantee that the next owner will be a farmer. If the next owner is a non-farmer, in the worst-case scenario, the farmland becomes residential (low or very low density). This can lead to depletion and eventually loss of good quality farming soil, and impact food security and agricultural business in the region.

New and Emerging Land Uses

Municipal zoning is being pushed to evolve faster than at any point in decades.

Communities are facing new technologies, new economic models, and new social expectations that zoning codes written just 10–15 years ago often don't account for. A modern ordinance addresses the potential development and impacts of new land uses rather than shoehorning them into outdated use categories.

Modern zoning codes in central Pennsylvania need to address these 10 land use categories in terms of use permissions in one more districts and supplemental regulations as deemed necessary by the municipality.

1. Utility-Scale Solar & Agrivoltaics

Renewable energy and alternative energy sources barely existed when many zoning codes were written, yet proposals for these uses are regionally on the rise:

- Utility-scale solar installations, which generate and transmit renewable energy to the regional grid and are typically operated as the sole use on a property.
- Agrivoltaics, which combine solar installations with active farming—raising panels to allow crop cultivation or livestock grazing underneath, enabling dual land use and supplemental farm income.

These land uses are essentially “single-story” uses suitable for zoning districts that permit energy facilities and/or agricultural activities as primary uses, i.e., agricultural and/or industrial districts. Alternatively, facility-scale solar installations can be integrated with building design, e.g. as a rooftop installation, or other site features, e.g., floating solar fields, as an accessory use in all districts.

2. Data Centers & AI Infrastructure

With the dramatic rise of “cloud” services and generative artificial intelligence applications provided at a world-wide scale, the development of facilities for data processing and storage is rampant.

- Data centers, which place a heavy draw on electricity to power equipment and water for conventional cooling due to their 24/7 operations.

Data centers may be suitable for a variety of commercial and/or industrial zoning districts.

3. Logistics, E-Commerce, and Last-Mile Delivery

Online shopping and anywhere-anytime delivery has reshaped product distribution. Products once shipped from factory to warehouses to retail stores now move from production lines to regional distribution centers to customer-order fulfillment centers. The final leg of delivery might be made by truck or drone (on ground or in air) to the customer or pick-up station.

- Micro-fulfillment centers, which often supplement product availability near retail stores.
- Last-mile delivery hubs, which can serve multiple retail sources.
- Dark stores, i.e., retail spaces used only for online order fulfillment.
- Drone delivery facilities, which are sometime paired with fulfillment centers.
- Autonomous vehicle staging or charging areas, where vehicles await their next load.

These uses related to the distribution of goods may be suitable for a variety of commercial and/or industrial zoning districts.

4. Urban Agriculture & Food Systems

Due to consumer demand for “fresh and local” produce, food production is moving closer and even into to population centers.

- Vertical farms, i.e., layered production often using soilless growing methods
- Hydroponic and aquaponic facilities
- Rooftop garden boxes and greenhouses, particularly on a household scale
- Urban livestock (e.g., chickens, bees), similarly on a household scale
- Community gardens, making pockets of land available to citizens for vegetable, herb, and flower growing

Vertical and hydroponic growing facilities may be suitable for agricultural, commercial and/or industrial zoning districts.

5. Agritourism & On-Farm Experiences

Agritourism has been around for decades but the COVID pandemic drove interest in on-farm activities as a way to get outdoors. Activities (and therefore uses) include:

- Farm visits with educational tours, on-farm dining, and even on-farm stays, often with a hands-on farm work.
- Harvest festivals.
- U-pick operations for fruits and vegetables.

These uses are closely tied to farm and field operations, making them most suitable for agricultural zoning districts.

6. Creative Expression & Cultural Uses

For certain professions, the separation of home and office/studio/shop is arbitrary; makers of art, music, and digital products thrive in spaces where they can move fluidly between personal and creative tasks day and night. They also benefit from short-term retail and performance spaces.

- Live-work artist studios
- Artisan manufacturing, single or co-tenant
- Pop-up retail or temporary event spaces
- Performance facilities, indoor and outdoor

These uses span production, retail, performance, and residential uses and may be suitable in a variety of residential and/or commercial districts.

7. Flexible Mixed-Use and Hybrid Spaces

Similarly, entrepreneurs and start-ups can build their businesses more efficiently when spaces support production and sales beyond the traditional 9 to 5. Modern zoning can employ form-based and/or performance-based approaches to manage an acceptable appearance and operations.

- Hybrid retail/production spaces, operated for one or more producers
- Live-work-light-industrial combinations, such as for glass, metal, or material production or processing

These mixed and hybrid uses also may be suitable in a variety of residential and/or commercial districts.

8. Stormwater Management

Once collected, piped, and discharged into local waterways, stormwater is now managed close to its source to minimize soil erosion and maximize infiltration, recharging groundwater supplies. Public and private properties are increasingly designed to hold water temporarily during rainfall events.

- Floodable parks, such as Pineknoller Park
- Green stormwater infrastructure, using best management practices (BMPs) such as rain gardens for on-site infiltration and vegetated swales to slow and infiltrate waters during conveyance to a detention or retention pond

These uses often don't fit neatly into traditional zoning categories but may be permitted through other ordinances.

9. New Housing Typologies

Due in part to rising housing costs, a portion of market demand is shifting toward smaller units and/or smaller lots.

- Accessory dwelling units (ADUs)
- Tiny homes and tiny-home villages
- Modular and prefabricated housing
- Missing-middle housing types (duplexes, triplexes, courtyard apartments)

These uses are suitable for districts where residential uses are permitted.

10. Accessory Uses for Electric and Autonomous Mobility

Accessory uses that support bicycle, pedestrian, and other shared and low-cost forms of travel are also becoming more common.

- EV charging stations (public and private)
- Electric bike/scooter share hubs
- Autonomous vehicle drop-off and pick-up zones
- Mobility hubs, combining transit, micromobility, and rideshare access; more common in larger urban centers

Facilities that supply travelers with shared vehicles and provide predictable locations for drop-off and pick-up, separate from parking lots, are typically suitable for districts that permit commercial uses and public services.

Natural Hazards

Approximately 10% of the planning area lies within the 100-year floodplain, and another 2% within the 500-year floodplain. The floodplain is primarily concentrated along the shoreline, south of US 11 along north branch of the river, and west of Susquehanna Trail along west branch of the river. Much of the Borough is situated on a bluff and therefore naturally protected from frequent flooding. Parts of Duke Street fall within the 500-year floodplain. While the overall risk is minimal, flood risk remains a consideration in lower-lying parts of both the Township and the Borough. Any development in these designated areas must comply with floodplain regulations and incorporate infrastructure adaptations, such as elevated structures, stormwater management systems, and resilient design standards for streets, buildings and structures.

Economic Opportunity and Workforce Retention

There is a lack of local jobs, especially for college-educated individuals, in the planning area, with only 20% of jobs in Northumberland and 19% in Point Township requiring a bachelor's degree in 2022. As a result, many residents commute outside the area for work - 1,671 from the Borough and 1,689 from the Township, with average travel times of approximately 23 minutes. The inflow-outflow of workers from Township is balanced. But more residents commute out of Northumberland for work. This means, they spend less time and money in the community, which weakens local businesses and reduces their overall quality of life.

Assets & Challenges

Northumberland Borough & Point Township Comprehensive Plan

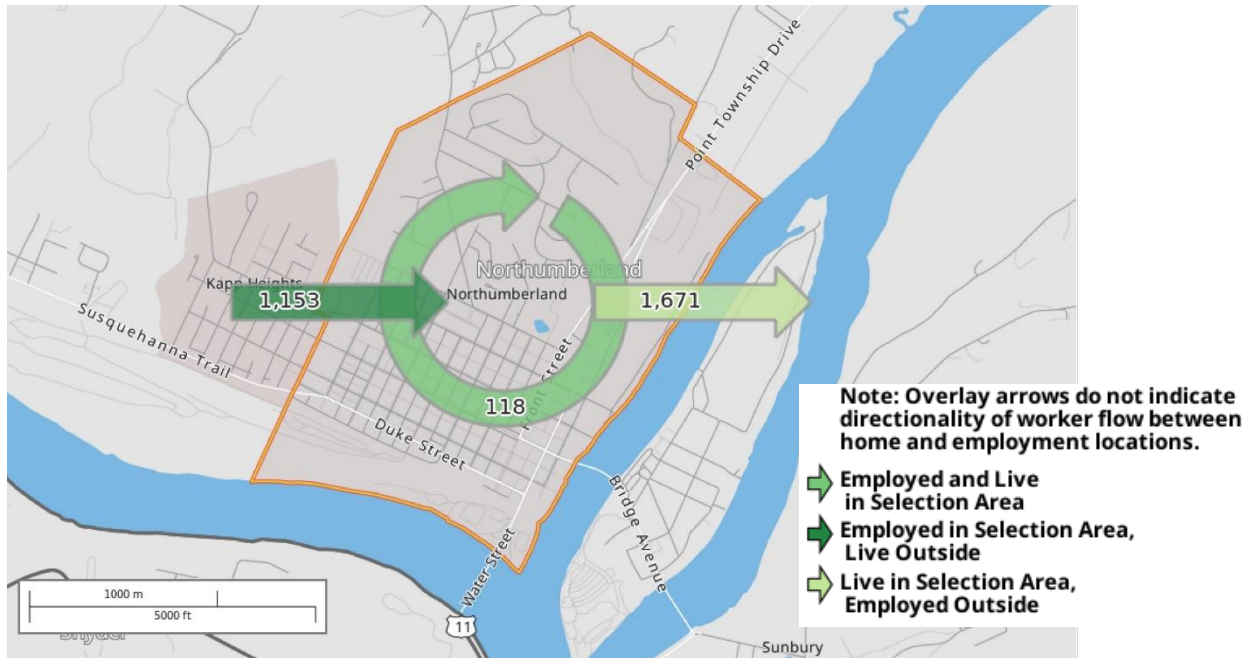


Figure 17: Inflow/Outflow Counts of all jobs in Northumberland Borough, 2022.
Source: OnTheMap

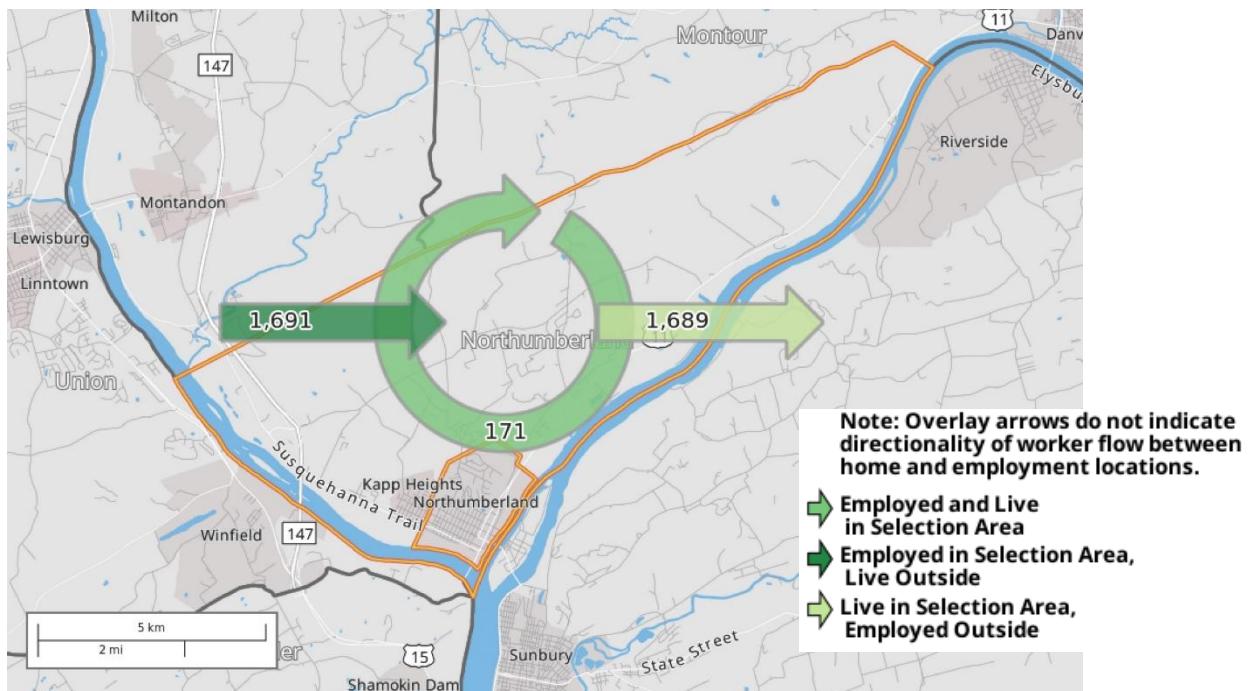


Figure 18: Inflow/Outflow Counts of all jobs in Point Township, 2022.
Source: OnTheMap

The region is also facing a concerning trend of young people moving away. Between 2000 and 2020, the number of residents aged 15–19 dropped by 56.8%, and those aged 20–24 fell by 64.6%. This sharp decline is largely due to the limited job options, and few opportunities for career growth or starting a business. Without focused efforts to keep and attract young talent, the area could face long-term challenges in both population and economic stability.

Housing Affordability and Stability

Housing in the Borough faces both physical and market challenges. Nearly half of the homes were built before 1940, with many more from the 1940s and 1950s. This older housing stock raises concerns about potential health risks from materials like lead pipes and asbestos, and it can make maintenance and renovations more expensive. In contrast, most homes in the Township were built after the 1970s.

The Borough also has a high rental vacancy rate of 41.3%, much higher than the county and state averages of 8.8% and 14.3%. This may be due to people moving away, low demand for higher-

density housing, or a preference for more suburban or rural living. These trends highlight the need for housing strategies that improve both the quality and appeal of available homes, while also meeting the changing needs of current and future residents.



Home at 80 King St. built in 1836.

Photo Credit: Google Street View

Civic Services and Infrastructure Capacity

Both the Borough and Township operate with small teams of just 10 staff members each, making it difficult to complete time-intensive tasks like applying for external funding—an essential resource for community improvement projects. This limited capacity is a common issue in neighboring communities as well, making it harder to address shared regional challenges.

There is also a shortage of civic volunteers. Many local boards, planning commissions, advisory groups, and even the fire department struggle to find people willing to serve. Community events such as parades, children’s activities, and holiday celebrations also lack leadership and support. This lack of engagement may be due to residents commuting

out of the area for work or education, limited local job opportunities, and a weakened sense of connection to the community.

While there is available capacity to treat sewage at the Northumberland sewage treatment plant, there is limited available land within the existing service areas and very limited financial capacity to extend sewer main lines and services areas to encourage new economic development.

Educational quality is another concern, with local elementary, middle, and high schools receiving low national rankings, which can deter families from settling in the area.

Transportation and Mobility Challenges

Local roads are also in fair condition, and there is not enough funding to keep up with the repairs needed. This affects daily commutes and creates safety risks for drivers, cyclists, and pedestrians.

Local streets like King Street and Water Street have a lot of heavy truck traffic because of routing. This creates safety risks and puts extra wear and tear on the roads and infrastructure. These streets are also home to local businesses and residents, so the heavy traffic causes concerns about pollution, noise, and the overall quality of life in the community.

Transportation is heavily reliant on personal vehicle ownership. Owning a car comes with significant costs, including purchase or financing, insurance, fuel, and maintenance. According to ALICE data, transportation is the second-highest monthly expense for households in Northumberland County, with estimated costs of \$396 for single adults, \$1,047 for two adults with two children, and \$332 for a single senior. While Rabbit Transit offers the Stop Hopper shuttle service in Northumberland Borough, it operates only within a limited zone and can have unpredictable wait and travel times.

Railroad tracks run along both branches of the Susquehanna River, creating physical barriers to the riverfront and posing safety concerns. The West Branch has four crossings, two small rural ones and two with bridges, while the East Branch has eleven crossings, including residential and recreational areas like the Baseball Park and Priestley Bridge. These tracks not only limit access to the river but also make it difficult to consolidate nearby parcels for development. At-grade crossings can block traffic and disrupt local circulation.

Opportunities

Downtown and Riverfront Revitalization

The Borough's Historic Downtown District offers significant potential for a more vibrant mixed-use development in a pedestrian and bike friendly core. Adaptive reuse of vacant or underutilized buildings can preserve historic character while meeting modern needs. Similarly, redeveloping surface parking lots into housing, green spaces, or community hubs can help fill gaps in the urban fabric. A revitalized "Main Street" spanning Queen and Duke Streets (possibly others), with active storefronts, public art, and community events, can serve as a central gathering place and economic driver for the entire area.

The planning area is uniquely positioned to become a key addition to the Susquehanna Greenway. Along the entire stretch of riverfront, there is a strong opportunity to develop the waterfront with a mix of economic and recreational uses such as trails, boat launches, cafés, and event spaces, that reconnect the community with the river and transform the area into a vibrant public destination.

Expanding Local Businesses and Tourism

There is a potential to invite more business investment along Route 11, a key commercial corridor, and in the Historic Downtown District, where increased foot traffic can support retail, dining, and service businesses. Portions of Route 11 in Point Township is also well-suited for small-scale industrial manufacturing, especially in sectors like food processing, specialty goods, and green technologies, that can be supported by local agricultural production and availability of land. Additionally, the region's agricultural sites offer opportunities for agri-tourism, such as farm tours, tasting events, and factory visits (e.g., Furman Foods), which can attract visitors and support local producers.



Figure 19: Aerial view of the 88.6-acre Northumberland County-owned parcel along the North Branch of the Susquehanna River Source: Gannett Fleming Inc. and Northumberland County.

Supporting the growth of local, home-grown businesses through mentorship and marketing assistance available through regional partners can help build a more resilient economy. The library, community center, or any new community facility can be used to provide co-working spaces for small businesses. The Susquehanna Riverboat is also expected to draw visitors and boost downtown activity and strengthen the local economy.

Enhancing Community Services and Engagement

Enhance community engagement by expanding the use of platforms like 17875.org to share volunteer opportunities, public meeting details, and local news. Promote these and other public information channels, social media page on both the Borough and Township websites. This will help boost the resident participation and showcase local events to visitors who may not frequent/ or be aware of the community social media sites.

Enhance trash and recycling services, while promoting public education on waste reduction. Encouraging residents and businesses to reduce, reuse, and recycle can help manage service demand, lower municipal costs, and support environmental goals. Expand outreach through workshops, digital campaigns, and printed materials.

Improving Public Transportation and Connectivity

The completion of the Central Susquehanna Valley Thruway (CSVT) will help reduce traffic on local roads like Route 405, improve travel times, and make the region more attractive for new businesses and visitors. This improved connectivity also supports future development by making it easier to move people and goods in and out of the area.

There is also a strong need to improve walking and biking infrastructure within the Borough, and especially in adjoining Township neighborhoods. Expanding sidewalks into higher density neighborhoods in Township like Kapp Heights and other residential areas bordering the Borough can encourage walking for daily activities and enhance street safety.

Promoting and expanding Rabbit Transit's Stop Hopper services, potentially along US Route 11 could improve access to jobs and services, while reducing local reliance on personal vehicles.

Expanding the North Branch Canal Trail along the North Branch riverfront will create a vital connection between the Borough, the Township, and the broader Susquehanna Greenway. This extension will attract more visitors, support local tourism, and provide residents with improved access to regional attractions through safe and scenic biking and walking paths.

Leveraging Natural and Cultural Resources

Proximity to Shikellamy State Park presents a great opportunity to promote tourism and outdoor recreation on both land and water. Improving connections between the park and downtown Northumberland through better signage, walking and biking trails, or shuttle services can encourage visitors to explore local shops, restaurants, and cultural attractions, helping to boost the local economy.

There is also a strong opportunity to expand cultural programming by hosting regional festivals and events, such as music, food, or heritage celebrations, to attract visitors from across the region and strengthen community pride. Adding public art and murals in parks, along Main Street, or near the riverfront can highlight local history and identity while making public spaces more inviting.



Murals in Williamsburg, PA by Michael Pilato.
Photo Credit: Wikimedia

Regional Investment, Still in Motion

CSVT, the PA 147 Interchange, and Ridge Road

PA 147 is a designated north-south route between US 22/322 in Reed Township, Dauphin County and Interstate 80 and I-180 in Turbot Township, Lycoming County. Upon the opening of the northern section of the CSVT in July 2022, PA 147 was rerouted to cross the new river bridge between PA 405 in Northumberland County and US 15 in Union County. Upon completion of the southern section, PA 147 will be rerouted from US 15 in Snyder County across the Sunbury Bridge (PA 61) to its existing designation along the eastern side of the Susquehanna River toward.

The CSVT project introduced a new access point, the PA Route 147 Interchange, to the regional highway system in the planning area—specifically in Point Township. PA Route 147 interchanges with Ridge Road (SR 1024) on the western side of the Township, about a half-mile from Susquehanna Trail (PA Route 405). It is the southern-most interchange on the east side of the West Branch of the Susquehanna River. Given the location of other system interchanges, traffic using the PA Route 147 Interchange is likely be bound for (or coming from) communities along the US Route 11 corridor, primarily from Northumberland to Berwick.

According to PennDOT’s 2015 [FAQ document about Ridge Road and the CSVT project](#), “some increase in traffic on Ridge Road (above the most recently counted volume of 1,384 vehicles each day [Year 2012]) is likely to occur as new travel patterns are established. The future traffic volume has not yet been estimated, but the increase in traffic on Ridge Road caused by the CSVT Project is anticipated to be manageable through minor roadway improvements (not “tenfold” as suggested in recent news stories).”

Traffic patterns are indeed changing due in part to the northern section of CSVT being open to traffic. According to recent traffic volumes data available on PennDOT’s One Map site, traffic volumes for both total traffic and commercial vehicles (trucks) on Ridge Road have increased. Average annual daily traffic on Ridge Road in 2022 was counted at 1,913 vehicles per day, including 96 trucks; for 2025, traffic growth was projected at 2,039 vehicles per day, including 103 trucks. This most recent growth projection was slightly slower than the growth rate from 2017 to 2022. Figure 1 shows that traffic volumes steadily increased though the pace of growth slowed according to projected volumes (estimates) in recent years.

Over the same time period, traffic volumes on US Route 11 have decreased. Average annual daily traffic on US Route 11 fell below 10,000 vehicles per day in 2012 for the segment between King Street and the Borough line while volumes on other segments exceeded 10,000. Traffic count data shows that the Spruce Hollow to Ridge Road segment fell below 10,000 in 2023 and the Gaskins Run to Township line segment fell below 10,000 daily vehicles by the count in 2025. See Figure 2.

While traffic volumes along Ridge Road has grown steadily to date, values for total traffic and trucks remain at the low end of PennDOT's traffic volume scales.

An additional increase in traffic on Ridge Road can reasonably be expected when the southern section of CSVT is complete. The southern section will be designated as US Route 15 and PA Route 147. US Route 11 will continue to be designated as it is today. However, travel navigation systems include nearly all roads and highways, not only state-designated routes, and some traffic bound for communities along US Route 11 will likely use the CSVT route to the PA Route 147 interchange to Ridge Road. As shown above, PennDOT's position has been that the traffic increase is expected to be manageable with minor improvements. PennDOT is currently designing minor improvements to address intersections and flatten several curves.

Figure 20. Ridge Road Historic Traffic Volume, 2002-2025

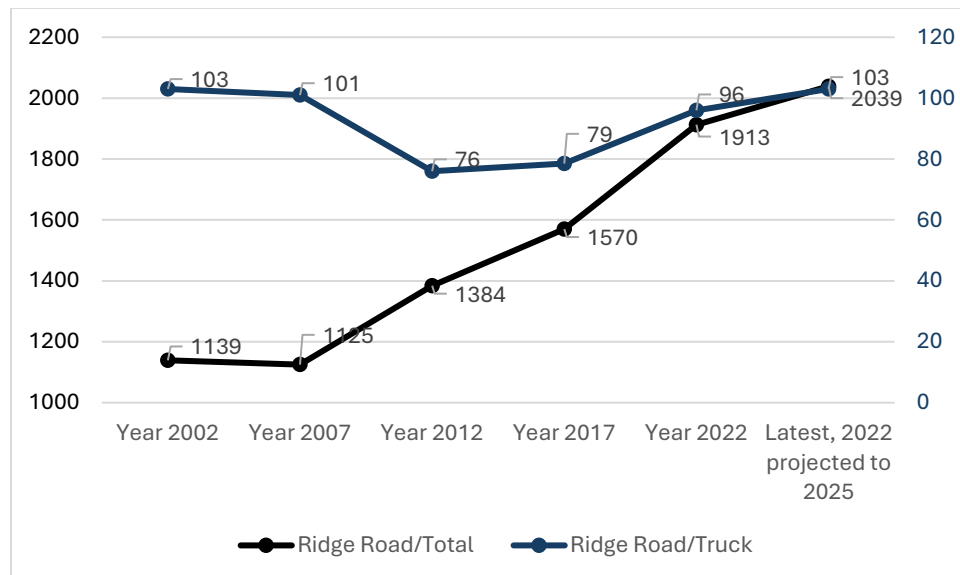
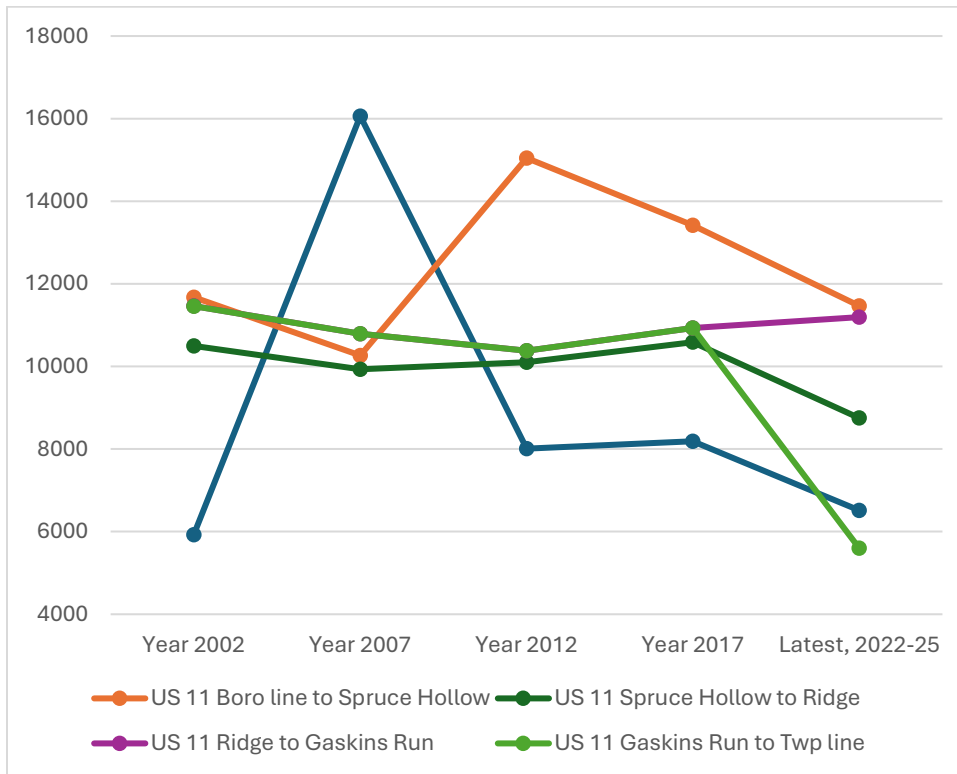


Figure 21. US Route 11 Historic Traffic Volumes, 2002-2022/2025



Impacts and Implications

Increased traffic on Ridge Road will cause greater wear and tear on the pavement, pavement markings, etc., requiring increased maintenance by PennDOT. It may also create delays for motorists entering Ridge Road at intersections and from private driveways. These are common impacts of incremental traffic growth. The Township may want to monitor, i.e., keep record of, PennDOT-reported traffic volumes over the next 5-10 years and make it anecdotal observations of traffic changes and impacts that might inform future improvement needs.

At present, citizens have expressed a desire to remain a rural community with a small urban core in the borough and its immediate surroundings. The planned future land uses along Ridge Road remain agriculture, woodland, and low density residential and associated farm-, lot-, and home-based businesses.

5. Vision and Objectives

Residents of Northumberland Borough and the Point Township truly value the small-town, countryside, and riverside living that the community offers. As the community looks forward to its future, there is a cautious optimism about growth accompanied by a desire for thoughtful development that brings in new jobs, helps to fund new facilities and improved services, stewards natural resources, and sustains local heritage and culture.

Vision Statement

The vision statement is crafted from inputs from the planning committee and the citizen survey responses. It represents what the residents want their future to be like and will serve as a guide for updating development-related policies over the next decade.

Vision Statement for 2035

In 2035, the Norry-Point community will be an emerging riverfront destination...

...where small-town and suburban development patterns provide business and job opportunities across a variety of industries and housing choices aligned with local needs and income.

... with a vibrant, walkable, and accessible downtown where residents and visitors shop, socialize, and discover connections to local history and the river.

...where farms, woodlands, and pockets of green space yield food and forest products, conserve rural character, and protect environmental quality.

... with abundant access to outdoor recreation along the riverfront, in community parks, and along land and water trails.

Municipal officials and staff should reference the vision statement regularly, ensuring their daily decisions and actions are aligned to sustain, enhance, and improve the community.

Sharing the vision and objectives with community and regional organizations can help to build partnerships and achieve common goals.

Development Objectives

The following development objectives describe how existing and future development—construction, renovation, activity and operations—help to achieve the vision and provide a foundation for development regulations. The principles offer more detailed guidance for municipal regulations, projects and initiatives as well as review of development proposals.

Future Land Use

Objective: Manage development to sustain small-town and rural characters; accommodate modern uses; and increase permitted use intensity in select locations.

Principles:

- Promote uses, activity, and public infrastructure that sustain Northumberland’s role as a center of community activity.
- Support reuse of existing buildings and redevelopment of developed lands.
- Mix daily and weekly uses (shops, eateries, services, and parks) within walkable and bikeable distances and along transit routes.
- Expand existing development patterns where feasible.
- Manage development, such as building scale, building orientation, and parking and alternative access, to protect community character.
- Manage development impacts, such as drainage (stormwater), air and water pollutants, noise, and light, to protect environmental quality.

Economy

Objective: Increase economic development investment.

Principles:

- Accommodate diverse and growing industries, such as manufacturing, technology, healthcare, and tourism, as well as education and workforce training.
- Create a positive customer experience in downtown Northumberland—with beautified streetscapes, enhanced facades, and improved accessibility—to attract new businesses.
- Communicate regularly with county and regional economic development offices comparing local opportunity sites and market trends and interests.
- Encourage small business growth and startup interest, e.g., through referrals to regional and state resources.

Housing

Objective: *Provide housing options for people at all stages of life.*

Principles:

- Allow a variety of housing types, sizes, and densities within neighborhoods.
- Accommodate modern rental units and units suitable for first-time homebuyers.
- Accommodate housing options for seniors, including assisted living and independent living facilities, as well as support housing modifications for aging in place.
- Promote the maintenance and preservation of the current housing stock, especially multi-family housing and housing with historic significance.
- Support affordable living through varied housing options in walkable neighborhoods and along transit routes.
- Manage short-term rental housing to protect the availability and affordability of long-term housing.

Transportation

Objective: *Provide safe, convenient local travel and transportation options and access to regional transportation systems.*

Principles:

- Provide and maintain “complete streets” for all local users—pedestrians, bicyclists, transit riders, and passenger and truck drivers. Complete streets are safe, accessible, and continuous facilities for each mode that is known to travel in corridor or segment.
- Maintain public roadways and operations in a state of good repair.
- Periodically assess safety hazards, including driver behavior and enforcement efforts, and determine needs for improvement.
- Coordinate with the regional transportation planning agency, the SEDA-COG MPO, to identify and prioritize improvement needs to the regional transportation system.

Community Facilities and Services

Objective: *Maintain and enhance community facilities and services.*

Principles:

- Assess community needs through environmental and system studies and citizen surveys.

Vision and Objectives

Northumberland Borough & Point Township Comprehensive Plan

- Provide public services to meet health, safety, and well-being of all residents.
- Enhance and/or expand municipal services, as feasibly supported by municipal budgets or cooperative arrangements.

Natural Resources

Objective: Protect natural features of significant economic or cultural value; restore ecological systems, where beneficial and feasible.

Principles:

- Protect high-quality agricultural soils from development.
- Protect environmentally sensitive areas, such as waterways, floodplains, wetlands, steep slopes, and habitats of rare, threatened, or endangered species, as designated by county, state, and federal agencies, from development and its impacts.
- Conserve locally valued natural features and protect them from development impacts.

Historical & Cultural Resources

Objective: Preserve and interpret historical and cultural resources for present and future generations.

Principles:

- Preserve the man-made features, records and stories that define the community's significance by its people, places, and events.
- Collect, document, and archive present-day people, places, and events.
- Provide educational programs, activities, and events to interpret features for residents and visitors.

Future Land Use Classification

The Future Land Use Map (Map 10) illustrates the planning area's desired land use pattern. The map is a planning tool that considers current use patterns (Map #) and the planning area's vision for downtown revitalization, riverfront conservation and connections, and managed growth across the rest of the planning area, as it lays a foundation for a new zoning ordinance and zoning map.

The Future Land Use Map uses 10 land use categories, listed below and described in Table 6 over Page 61-65.

Vision and Objectives

Northumberland Borough & Point Township Comprehensive Plan

Table 6. Future Land Use Classification

	Downtown Business <i>Brown</i>	Downtown Neighborhood <i>Peach</i>
Purpose:	Accommodate moderately intensive commercial and residential uses, including mixed-use buildings, in pedestrian-scale block and building patterns	Sustain existing urban neighborhood uses and built patterns; accommodate higher development intensity
Primary Uses:	Small- to medium-scale retail and office; institutional (educational, health care, social service and local government); medium and high-density housing	Medium and high density residential (ranging from single to multi-family units); neighborhood/small-scale commercial; and institutional (educational, health care, social service and local government)
Secondary Uses:	Low-density residential (limited to existing homes and minor additions); recreation (mini or pocket parks)	Low density residential; recreation (mini and neighborhood parks, trails)
Water & Sewer Service:	Public Water and Public Sewer	Public Water and Public Sewer
Transportation System:	Gridded streets, signals, as warranted; bus transit routes and stops; sidewalks/crosswalks/pedestrian signals; on-road bike lanes, bike racks, repair stations; on-street and off-street parking (as side, rear, or structured parking)	Gridded streets; bus transit routes and stops; sidewalks/crosswalks; on-road bike lanes, bike racks; off-road trails, bike repair stations
Natural Resource Priorities:	Street trees/urban forestry; bioswales; emphasis on native species; flood mitigation and stormwater management.	Street trees/urban forestry; bioswales; emphasis on native and pollinator species
Historic Resource Priorities:	Adaptive reuse of historic structures and sites; conserved building facades; use of compatible/complementary design features; National Register nominations	Adaptive reuse of historic structures and sites; use of compatible/complementary design features; National Register nominations
Design Characteristics:	Minimal setbacks; active ground floor façades (with doors and windows), street furniture; wayfinding signage; commercial signage standards; murals and public art; pedestrian lighting; planters/garden boxes and baskets	Compatible setbacks; lighting; on-street and off-street parking (as side, rear, or structured parking)
Land Use Practices & Tools:	Infill/Redevelopment; Transfer of Development Rights (receiving zone); Business Improvement Districts (BIDs); Architectural Design Guidelines, Parking Management Strategies	Infill/Redevelopment; Traditional Neighborhood Development (TND); Transfer of Development Rights (receiving zone); Architectural Design Guidelines
Reference Pattern of Development:	Downtown Selinsgrove, Downtown Bloomsburg, Downtown Danville, Downtown Lewisburg	Neighborhoods within the boroughs of Selinsgrove, Bloomsburg, etc.

Vision and Objectives

Northumberland Borough & Point Township Comprehensive Plan

Table 4. Future Land Use Classification (continued)

	Suburban Mixed Use <i>Red</i>	Suburban Neighborhood <i>Gold</i>
Purpose:	Accommodate moderate-intensity uses and facilities to support commercial and economic development	Accommodate low- to medium-density neighborhoods with complementary neighborhood-scale uses
Primary Uses:	Commercial retail and office; light industrial; warehousing and storage facilities; civic/cultural facilities; and institutional services (educational, health care, social service and local government)	Low-medium density residential uses (single-family homes, duplexes, townhomes)
Secondary Uses:	High- medium density residential; low-density residential (limited to existing homes and minor additions); recreation facilities (parks, trails, river access)	Limited home-based business; limited civic and institutional (educational, health care, social service and local government); neighborhood parks and trails
Water & Sewer Service:	Public Water and Public Sewer	Public Water and Public Sewer
Transportation System:	Interconnected streets and active transportation networks; bus transit routes and stops; sidewalks/crosswalks or pedestrian/bicycle paths; on-road bike lanes; bike racks, repair stations; off-street parking	Interconnected streets; pedestrian/ bicycle paths (especially to schools and parks); shoulders/crosswalks; sharrows/ shared roads; off-street parking
Natural Resource Priorities:	Urban forestry, minimize impervious surface, maximize pervious materials and infiltration; natural area site buffers and management; flood mitigation and stormwater management; native tree/landscape species	Open space conservation/greenways; riparian and wetland buffers; forest and habitat conservation; minimal impervious cover and maximum infiltration
Historic Resource Priorities:	Adaptive reuse of historic structures and sites; use of compatible/complementary design features in new construction, infill, or re-development	Use of compatible/complementary design features in new construction, infill, or re-development.
Design Characteristics:	Mixed-uses within sites and within structures; moderate setbacks; streetscapes and plazas; commercial and wayfinding signage standards; buffers; lighting in public street facing areas.	Maintain neighborhood character; Street trees and lighting in parks; landscape buffers; setbacks consistent with neighborhood character; low impact lighting
Land Use Practices & Tools:	Traditional Neighborhood Development (TND); Transfer of Development Rights (receiving zone); Roadway/Highway Access Management, Complete Streets (Policy), Planned Unit Developments (PUDs)	Low Impact Development (LID); Clustered Development; Conservation Subdivision; Transfer of Development Rights (sending zone); Traditional Neighborhood Development (TND) principles.
Reference Pattern of Development:	Country Cupboard (Lewisburg), Proposed Redevelopment of former Kmart headquarters (Troy, Michigan)	

Vision and Objectives

Northumberland Borough & Point Township Comprehensive Plan

Table 4. Future Land Use Classification (continued)

	Countryside <i>Yellow</i>	Agri-Community <i>Lime Green</i>
Purpose:	Accommodate low-impact uses while conserving land and natural resources	Support agricultural use and other low-impact uses (e.g., agri-tourism, and recreational opportunities tied to farming)
Primary Uses:	Low-density residential uses (e.g. single family homes on large lots)	Farmland and agricultural production; Rural residential (farmsteads, homesteads)
Secondary Uses:	Recreation (parks and trails); small-scale commercial (shops); limited civic and institutional uses (educational, health care, social service and local government); agriculture	Small-scale retail (farm markets, home- and farm-based shops); agri-tourism (farm stays, tasting rooms, seasonal events); agri-recreation (pick-your-own farms, corn mazes, nature trails); educational and demonstration farms
Water & Sewer Service:	Public Water and Public Sewer, as provided; on-lot wells and on-lot septic systems	Public Water and Public Sewer, as provided; on-lot wells and on-lot septic systems
Transportation System:	Collector and local streets; rural roads; pedestrian/bicycle paths; off-road trails	Collector and local streets; rural roads; multi-use trails (walking, biking, horseback riding); limited public transit (seasonal or demand-based, e.g. tourism shuttles)
Natural Resource Priorities:	Agricultural land/soil preservation; waterway (riparian) and wetland buffers; forest and habitat conservation; wellhead protection	Soil conservation and erosion control; sustainable land management practices; riparian buffers; minimal impervious cover and maximum infiltration
Historic Resource Priorities:	Adaptive reuse of historic structures and sites (including barns and mills, farmsteads, rural landscapes)	Preservation of historic farm structures; interpretation of agricultural heritage; adaptive reuse of farm structures as tourism and education facilities
Design Characteristics:	Landscaped buffers; large setbacks, low impact lighting, integration with natural topography and viewsheds.	Large setbacks and open fields; rustic and natural materials; minimal lighting to preserve night skies; limited commercial signage to preserve rural character; interpretive signage
Land Use Practices & Tools:	Low Impact Development (LID); Clustered Development; Conservation Design; Transfer of Development Rights (sending zone)	Agricultural Conservation Easements; Cluster development to preserve farmland; Agritourism zoning overlays; Right-to-Farm protections; Transfer of Development Rights (sending zone); Low Impact Development
Reference Pattern of Development:		Agri-tourism farms: Ard's Farm (Lewisburg, PA), Cherry Crest Farm (Lancaster, PA), Schantz Haus (Davidsville, PA), Hope Hill Lavender Farm (Pottsville, PA)

Vision and Objectives

Northumberland Borough & Point Township Comprehensive Plan

Table 4. Future Land Use Classification (continued)

	Riverfront Conservation & Development Moss Green	Upland Conservation Forest Green
Purpose:	Conserve the riverfront (ecosystem, floodplain, and scenic landscape); accommodate low-impact uses that support culture, recreation, and economy	Conserve woodlands and natural resources; allow very low-impact development
Primary Uses:	Land and water management; Parks and Outdoor recreation; Cultural and Entertainment uses (e.g. interpretive center, outdoor performance space)	Woodlands
Secondary Uses:	Limited residential development; Limited small-scale commercial and retail (e.g., cafés, galleries, seasonal markets)	Outdoor recreation (hunting, fishing, hiking, camping, environmental education; trails); limited forest residential development
Water & Sewer Service:	Public Water and Public Sewer, as provided; on-lot wells and on-lot septic systems	On-lot systems; public or community systems only to protect public health
Transportation System:	Local roads; on-road and off-road pedestrian/bicycle trails; river/stream access; limited public transit (seasonal or demand-based, e.g. tourism shuttles)	Rural roads; on-road and off-road pedestrian/bicycle trails
Natural Resource Priorities:	Waterway (riparian) and wetland buffers; water/stream access; flood mitigation and stormwater management.	Forest and habitat conservation; Waterway (riparian) and wetland protection; water/stream access
Historic Resource Priorities:	Preservation of cultural landscapes and viewsheds	Adaptive reuse of historic structures and sites; historic landscape designations
Design Characteristics:	Mixed uses within sites and within structures; setbacks compatible with adjacent uses; signage standards	Landscaped buffers; large setbacks; low impact lighting.
Land Use Practices & Tools:	Conservation easements; Floodplain regulations; Riparian buffer ordinance; Clustered Development	Large-Lot or Conservation Subdivision Zoning; Conservation Easements; Riparian buffer ordinance; Transfer of Development Rights (TDRs; sending zone); Timber Harvest Regulations
Reference Pattern of Development:	City of Warren Riverfront, Live Oak Bank Pavillion Riverfront Par (Wilmington, NC)	Kittatinny Ridge Corridor, Carbon County, PA

Vision and Objectives

Northumberland Borough & Point Township Comprehensive Plan

Table 4. Future Land Use Classification (continued; last page)

	Industrial <i>Purple</i>	Regional Rail <i>Gray</i>
Purpose:	Accommodate intensive commercial and industrial uses	Accommodate freight rail and passenger rail service and facilities
Primary Uses:	Manufacturing; Warehousing, storage/distribution; e-commerce/ fulfillment facilities; truck parking facilities	Freight rail facilities; rail maintenance facilities; rail station.
Secondary Uses:	Commercial office; commercial retail, Research & Development labs; Recreation facilities (trails) and access	Commercial retail and services; Rail trail per rail owner/operator permission.
Water & Sewer Service:	Public Water and Public Sewer	Public Water and Public Sewer
Transportation System:	Collector roads and local streets; sidewalks where appropriate; bus transit service and stops/shelters	Freight transportation; potential regional passenger rail; rail crossing facilities and warning signals; rail trail
Natural Resource Priorities:	Waterway (riparian) and wetland buffers; wellhead protection; natural area buffers and management; flood mitigation and stormwater management.	Waterway (riparian) and wetland buffers; natural area site buffers and management; flood mitigation and stormwater management.
Historic Resource Priorities:	Adaptive reuse of historic/existing industrial structures and sites; use of compatible/complementary design features in new or re-development; interpretive murals	Adaptive reuse of historic/existing rail structure and rail lines; education signage and display to highlight history of rail
Design Characteristics:	Compatible or buffered building scale and height toward adjacent non-industrial properties and streets; signage standards; street trees on frontages; lighting	Lighting at crossings; screen and landscape buffers to adjacent residential uses; signage standards
Land Use Practices & Tools:	Industrial Performance Standards (environmental); Road/Highway Access Management; Environmental Impact Review; Brownfield Redevelopment Incentives.	Performance Standards (environmental); Road/Highway Access Management; Environmental Impact Review
Reference Pattern of Development:	Bridgeworks Enterprise Center (Allentown, PA)	Schuylkill River Passenger Rail Authority (restoration of passenger rail service), York County Heritage Rail Trail County Park

Land Use Consistency

The Pennsylvania Municipalities Planning Code requires that each comprehensive plan include a statement “indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county comprehensive plan.”

Consistency with Adjoining Municipal Land Use Patterns and Land Use Planning

As of 2025, West Chillisquaque Township zones lands along the border with Point Township for floodplain protection, agricultural preservation, and rural residential uses, largely reflecting existing uses with limited future development potential.

As of 2016, Liberty Township, Montour County, zoned land on the north side of Montour Ridge as Woodland.

As of 2004, Mahoning Township, Montour County, zones lands upriver and to the east as its agricultural / forest district.

The Borough and Township future land use map is consistent with these designations.

Consistency with Northumberland County Comprehensive Plan

The most recent Northumberland County comprehensive plan was adopted in 2000. The plan’s general land use goal is to develop and adhere to a systematic, coordinated land use pattern that provides a variety of uses, recognizes land capacities, respects natural features and environmental and physical factors. The County land use objectives are outlined as follows:

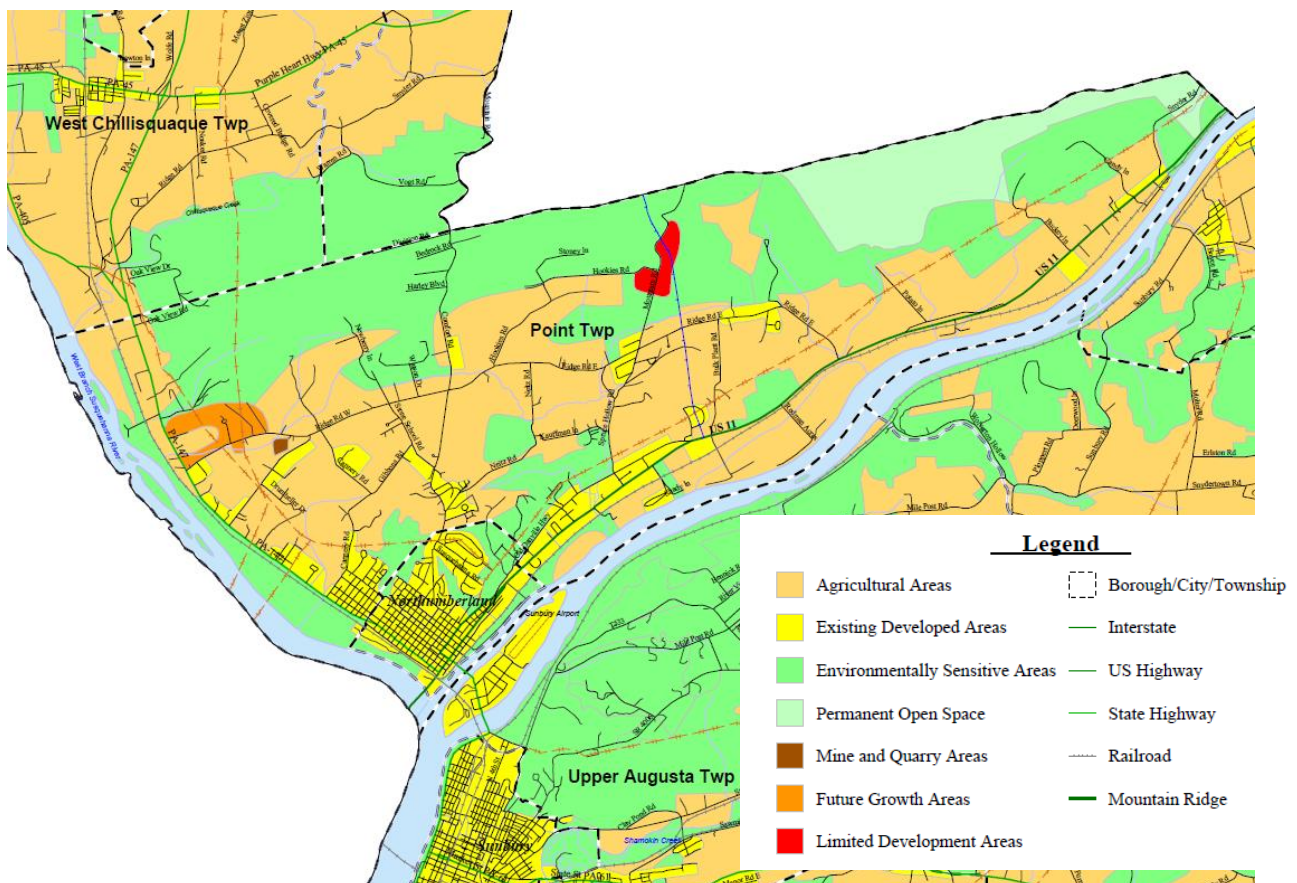
- Direct new development to areas adjacent to existing development, with adequate sewer and water and transportation capacities.
- Maintain and rehabilitate existing urban areas.
- Integrate non-residential uses with the residential community ensuring the uses do not negatively impact the residential uses.
- Discourage development of areas lacking infrastructure that supports the use.
- Preserve agricultural land in order to maintain the agricultural economy and agricultural community.

Vision and Objectives

- Provide sufficient, well located growth centers to provide employment, homes, and goods and services to County residents with emphasis on design, convenience, and safety.

The County's future land use map outlines seven broad land use areas: agricultural, existing development, environmentally sensitive, permanent open space, miny and quarry, future growth, and limited development, which acknowledges existing development patterns with little to no public infrastructure.

Figure 22. Excerpt from Northumberland County's Future Land Use Map

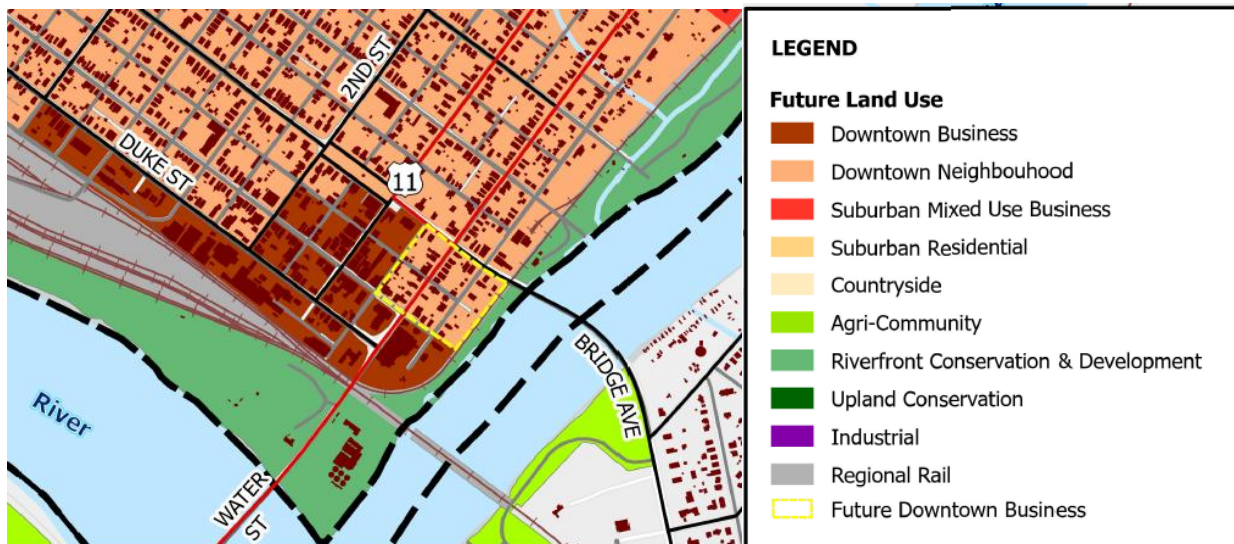


The County designates lands in the Borough as an existing developed area with environmentally sensitive areas along the riverfronts and atop the bluffs. The county's applies nearly all of its future land use classes to lands in the Township, recognizing existing developed areas, one limited development area (where development exists generally absent public infrastructure), one future growth area (roughly at the location of the PA 147 interchange), agricultural areas, environmentally sensitive areas (woodlands), and permanent open space (state game lands). The Borough and Township future land use map is consistent with these county designations.

6. Priority Projects

Downtown Revitalization

Downtown revitalization is central to achieving the community’s priorities of expanding housing options, enhancing local amenities, and strengthening essential services. A vibrant downtown contributes directly to community spirit and economic vitality. By improving the streetscape, supporting local businesses, and creating opportunities for housing and entrepreneurship, the downtown can become a more attractive and active destination—especially for youth, young families, and new residents. These efforts will help fill underutilized and vacant spaces, generate jobs, and bring more life to the streets, reinforcing Northumberland’s identity as a welcoming and thriving small town.



Key Efforts

- ◆ Build capacity to carry out revitalization efforts.
- ◆ Explore successful downtown revitalization efforts; identify 2-3 peer communities.
- ◆ Select a revitalization model or program to guide local efforts.
- ◆ Develop (or refine) a downtown identity, vision, and goals.
- ◆ Focus efforts on a few blocks.



Outdoor dining in parking lane in Milwaukee, WI

Actions to Build Capacity for Revitalization

1. Identify citizen and business volunteers willing to help. Solicit their ideas for low-cost and sponsored improvements, events, and activities in downtown. Pursue 1-2 feasible suggestions per year under their leadership or with their assistance. Give prompt feedback, including questions, to guide their efforts. Acknowledge efforts annually.
2. Ensure the Borough Planning Commission membership includes a downtown business perspective. If needed, identify candidates for the next vacancy.
3. Explore revitalization support services (and cost) available from SEDA-COG ([Community Revitalization – SEDA Council of Governments](#)).

Actions to Explore Other's Successful Revitalization

4. Ask SEDA-COG, PA DCED, and the PA Downtown Center for examples of successful revitalization—examples that demonstrate revitalization in small communities, in riverfront communities, and in communities adjacent to other communities pursuing revitalization. Ask for multiple examples, with contact information, from each agency.
5. Talk with the local contact(s) in each community. Ask about their experience—starting and current conditions, model or program used, early efforts, first success(es), etc.—and for their guidance in organizing and funding revitalization. Explore their marketing, make a visit, observe building, street/sidewalk, and parking conditions, and drop into businesses to chat with owners and managers about what's working.
6. Based on the conversations above, select 2-3 communities as peer communities—people who can continue to share experiences and give guidance, informally.

These actions could be delegated to the Planning Commission or volunteers. If delegated, short written reports (1 page or less) should be submitted to Borough Council to document time (hours), effort (tasks), and outcomes (what was learned or gained). Documentation can support future program and funding applications.

Actions to Select a Revitalization Model or Program

7. Explore several proven downtown revitalization models and programs. Attend webinars and conferences, and/or invite a visit to learn what each program offers in direct services, support services, resources, tools, and training, and what each program expects or requires in terms of effort, participation in state or national activities, reporting, etc. Include the National Main Street Program, [programs](#) offered by the PA Downtown Center, the Susquehanna Greenway Partnership's [River Towns program](#), and others models used by successful revitalization communities.
8. Evaluate which model or program is best suited to this community, its character, and its leadership, whether Council and staff, or Council and volunteers, or a combination.

9. Establish an organizational structure to lead and engage the community for the next 2-3 years. This structure might affirm the Borough and citizen representation that's already in place or might be chance to ask past volunteers to step into leadership and to ask for fresh volunteers. Define a purpose or mission statement to keep the work on track—again just for the next few years.

Actions to Develop (or refine) a Downtown Identity, Vision, and Goals

10. Define what distinguishes the downtown so that these features can be maintained protected and qualities can be sustained.
11. Develop a vision for downtown in 10 years. Imagine what downtown could offer as a business location (advantage) and a customer/visitor experience—from arrival and circulation (all travel modes) to the street and sidewalk environment (facades, street trees/planters, and seating) to the mix of retail, restaurant, and services—that continues to distinguish downtown from other communities and therefore make it a worthy destination.
12. Identify goals—future conditions that Borough and volunteers will work achieve.

These “definitions” are required by all formal revitalization programs. They take time to develop, incorporate with feedback from a wide array of stakeholders, and refine—again these are 2-3 years tools and can be revisited is goals are achieved and other conditions change.

Actions to Focus on a Few Blocks

13. Assess where current downtown conditions are closest to goals. For example, this might be the 000 and 100 blocks of Queen Street and the 200 block of Front Street. It might include more or fewer blocks on these or other streets, like the 000 block of King Street or portions of Duke Street.
14. Determine if efforts should continue in these blocks only or be expanded. Consider the time and resources available, program guidance, and the experience of peer communities.
15. Develop and implement a 2-3 ear action plan to improve the “focus” blocks. Actions can include policy and ordinance updates, physical maintenance and capital improvements such as street, drainage, and signage, marketing/promotions, and activities/events, as well as management, reporting and participation in selected program requirements/activities, and annual reporting to Council and the public.

Sample Downtown Development Principles

In addition to the vision and goals, development principles can be used a general guide for updating Borough policies and services for the downtown.

Land Use

- Prioritize preservation existing historic buildings.
- Encourage in-fill and redevelopment of previously developed sites.
- Require ground floor retail – stores, personal and household services, food and beverage establishments, plus civic/cultural sites
- Encourage mixed-use structures that combine commercial and residential uses.
- Allow and manage short-term rentals.
- Discourage parking minimums and consolidate parking spaces.

Economy

- Retain and support growth of existing businesses; attract new businesses that fit the vision and goals.

Housing

- Promote the maintenance and preservation of the current housing stock, especially those with historic importance.
- Accommodate purpose-built rental housing, alone or use combinations.

Transportation

- Accommodate pedestrian, bicycle, transit, and vehicular access and parking.
- Provide (or allow sponsorship) and maintain street furniture (benches or seatwalls).

Community Facilities and Services

- Provide waste and recycling collection and street sweeping that frequencies that keep a clean appearance.

Natural Resources

- Plant and maintain street trees and seasonal planters in the public ROW.
- Encourage private planters.

Cultural Resources

- Celebrate significant people, places, and events through commemorative signage.
- Interpret local history, architecture, and landmarks through walking tour routes (published online or as a pamphlet) or seasonal guided tours.

Potential Initiatives

Priority Projects

Northumberland Borough & Point Township Comprehensive Plan

- Develop a cohesive visual identity for downtown, including design standards for storefronts, building façades, and signage.
- Allow (event-based or seasonal) outdoor dining in parking areas to activate retail/restaurant storefronts.
- Organize downtown events, that involve street closures such as street fairs, parades and festivals, to attract visitors, support local business and activate public spaces.
- Identify a location for a co-working hub or business incubator, using adaptive reuse of vacant buildings, like the Pittsburgh Hispanic Development Corporation, Incubator Space in the City's Beechview neighborhood.
- Encourage mixed-use development with retail or commercial uses on the ground floor and 3–4 story multi-family apartments above along the commercial Duke Street.
- Move parking lots behind or to the side of buildings to activate the street front and improve walkability along Duke Street, where feasible.
- Allow for pop-up uses (i.e., very temporary uses), food trucks, and “streateries” (i.e., on-street outdoor dining establishments) to bring energy and variety to the streetscape.
- Permit and provide sample agreements for shared parking between businesses.
- Identify and enhance pedestrian and bike routes to the riverfront, the Priestley House, and the community center on 2nd Street.



Outdoor Market, Downtown State College, PA



Food Pop-up on parking lot in Edwardsville, IL



Martin Corner Mixed Use Development, Nashville, TN

Riverfront Development

A key part of achieving the defined vision is the need to develop a distinct riverfront community identity. Northumberland Borough and Point Township are uniquely bordered by two branches of the Susquehanna River, yet the town community is minimally connected to the waterways due to the Norfolk Southern railyard and between the Borough and the West Branch and the North Shore rail line along the North Branch.

The river is currently underutilized—not only as a recreational and aesthetic asset, but also as a powerful tool for economic revitalization. Any or all of the following concepts could be explored and refined, connecting the community to the river and enhancing its role as a cultural and economic engine that supports local businesses, draws visitors, and enhances quality of life.

A Central Susquehanna Heritage Park

The 88-acre riverfront parcel, currently owned by the County, could be developed into a cultural and economic destination. Such a destination could include one or more of the following:

- A cultural center focused history and heritage of rail and river. Themes could include Native American history and archaeology, riverside ecology, and goods transportation by river, canal, rail, among other themes that could emerge, in both indoor and outdoor settings.
- An outdoor event space or pavilion for concerts, festivals, and regional events, similar to Live Oak Bank Pavilion in Wilmington, NC.
- Natural or naturalized areas with boardwalks through the wetlands and along the river edge for nature-based education and passive recreation, supported with interpretive signage and/or recorded audio, accessible through scannable codes.
- A trailhead and right-of-way for the North Branch Canal Trail; see below.
- Picnic and barbecue areas to support family and community gatherings.
- A public boat launch for boats, canoes, and kayaks; a secondary dock for the Susquehanna Riverboat.
- An accessible (ADA-compliant) fishing pier.



Live Oak Bank Pavilion, City of Wilmington, NC

Key Efforts

- ◆ Determine the County’s long-term interest in parcel ownership and short-term support for interim development. Active participation by the County (or its donation/sale of the site to another public entity) would be needed for property control. Feasibility study of potential uses and activities, assessment of site constraints, e.g., floodplains, wetlands and sensitive habitats, as well as implications of the grant used to obtain the site and consideration of the county’s short-term land lease for farming, and master planning and design could take several years and significant funding. Interim development of small-scale features could be accomplished and begin to yield public benefits and potential private investment interest.
- ◆ Identify examples of similar parks/facilities and potential operational models. Talk with owners/managers about their planning, development, and operations experiences. Visit sites for firsthand experience of space, facilities, and amenities. Evaluate which facilities, features, and amenities are desirable for the local site.
- ◆ Explore (and begin to assemble) potential regional planning and development partners. Explore the concept with SEDA-COG, both as a public agency with service and with perspective on the central PA region; the Susquehanna Greenway Partnership, for its focus on the riverfront and for its regional perspective; the Pennsylvania Historic and Museum Commission for its guidance on a museum/cultural center; PA DCNR Bureau of Recreation and Conservation for program priorities and funding opportunities and the Bureau of State Parks for awareness of future planning and development at Shikellamy State Park on Packers Island; and others as appropriate; PA DCED Commonwealth Financing Authority and private foundations.

A Riverfront Business District

The Future Land Use Map shows a future business district between Water Street and Bridge Avenue, as well as the adjacent blocks toward downtown. This 4-block area sits on a bluff above the North Branch, protected from most frequent flooding. With management of the vegetation at the top of the bank, this area could offer views of the river for dining and private events at food and beverage establishments. Like the Heritage Park concept, additional planning would be needed to assess the detailed development potential, including whether to relocate or extend the riverfront business district upstream.

Key Efforts

- ◆ Assess property owner interest and market feasibility.
- ◆ Conduct site assessment and initial planning.
- ◆ Update zoning and associated ordinances.

North Branch Canal Trail

The North Branch Canal Trail is envisioned as a multi-municipal greenway corridor that adaptively reuses the historic North Branch Pennsylvania Canal and towpath to provide a continuous, low-impact recreational route along the Susquehanna River. The trail will connect river towns, celebrate cultural heritage, support healthy lifestyles, strengthen local economies, and protect natural and scenic resources, while functioning as a key land-based component of the Susquehanna Greenway network. It was originally planned to connect Danville, Montour County to Catawissa, Columbia County to Bloomsburg, also Columbia County. Efforts to plan and build the trail have been led by the Montour Area Recreation Commission (MARC), in cooperation with Columbia County.

The canal and its towpath extend farther in each direction and the trail could be extended southward through Mahoning Township, Montour County and Point Township to Northumberland, public lands at the confluence, and Pineknott Park. MARC has years of experience in trail planning and development. A partnership with MARC to explore, plan, and build the trail from its current southern terminus to Pineknott Park would significantly expedite trail development—whether by incremental extension or by phasing of trail development into discrete segments.

Key Efforts

- ◆ Explore County support for trail extension. Participate in the anticipated 4-county greenway plan to ensure that the North Branch Canal trail is a listed project and that the PA 405 bridge is addressed as a safe bike-ped river crossing.
- ◆ Seek coordination or partnership with MARC.
- ◆ Assess property owner interest.
- ◆ Conduct trail feasibility/master planning to determine segment phasing.

Accommodate Modern Agricultural Operations

Permitting both traditional and modern farming operations is essential to the community's priority of maintaining rural character and specifically its working or productive open spaces, including farms and woodlands. For farmers, these lands and their management represent opportunities for income, as well as for sustaining family businesses. For non-farm residents, the lands directly represent local heritage, food production, and seasonal, scenic beauty. Additionally, they filter and recharge groundwater supplies, capture carbon, and contribute to the tax base while requiring few public services.

Traditional farming is challenging—labor intensive, requires a large financial investment in land and equipment, and specialized services needed, is heavily influenced by commodity pricing and factors over which the farmer has no control, such as weather. For these reasons, accommodating alternative food production operations and agri-tourism/ agri-tainment can help to support sustain farms and farmers, thereby deterring farmland from development. These include the following use types and activities, which may require permission or supplemental regulations:

- **Commercial Greenhouse Production**, which employs a controlled environment to optimize produce, herb, or flower production year around. Nearby in Selinsgrove, BrightFarms Greenhouse produces two million pounds of pesticide-free, leafy greens year-round.
- **Hydroponics**, which produce similar products in a soilless environment. Common systems include Deep Water Culture, drip systems, Nutrient Film Technique, and Ebb and flow. Crops grown include leafy greens, herbs, and some fruits (strawberries, tomatoes). Good Harvest Farms, Wayne, PA is an example.
- **Aquaculture**, which raises fish for food markets or operates hatcheries for stream stocking.
- **Butchering** of livestock and game animals. As the regional population diversifies, demand for processed goat, lamb, and other livestock could increase.
- **Agri-tourism/agri-tainment** combines the agriculture with the tourism and entertainment industries. Examples include:



Hydroponics at Good Harvest Farms, Wayne, PA

Priority Projects

Northumberland Borough & Point Township Comprehensive Plan

- Pick-your-own or “U-pick” farms allow customers to pick their own crops such as strawberries, berries, tomatoes, pumpkins, and flowers, as is available at Blooming Meadows Farm on the outskirts of nearby Watsontown.



Blooming Meadows Farm, Watsontown, PA

- Farm Tours, Classes, and Demonstrations, showcase farm activities and food processing, as well as the history and heritage of the farm (e.g. making dairy products, like yogurt and cheese; cooking, baking, and canning; wine-making; etc.). The Amish Farm & House in Lancaster, PA offers an immersive experience. The Schantz Haus in Davidsville, PA provides accommodation and shows the history of the farm.
- Farm-to-Table Dinners (can be in collaboration with local restaurants)
- Harvest Festivals, Corn Mazes & Hayrides, Petting Zoos & Animal Encounters
- Farm Stays that allow visitors to experience hands-on farm operations. Visitors lodge on the farm or just help for the day.

Key Efforts

- ◆ Review ordinances for use permission, stormwater management, and standards for visitor access, parking, and facilities (restrooms).
- ◆ Be aware of design and operational standards and certifications for food processing.

Bicycle and Pedestrian Network

The 2019 Bicycle and Pedestrian Audit identified and prioritized potential projects. The following projects have been advanced over the past five years and faced some challenges. Yet they remain the most important improvements to improve safety and access.

Bike-Ped Project (Audit report page #)	Description (2019 \$)
The Point Riverfront Trail (pg. 38, 39)	0.6-mile gravel trail along the confluence of the North Branch and West Branches in Northumberland. Estimated cost of \$200,000, for design and construction, and additional of \$380,000 to stabilize the riverbanks. Status: Pursuit of this trail concept has been hindered by Norfolk Southern's resistance to allow the trail to pass beneath the railroad bridge. Alternate Route: If the railroad bridge remains a barrier to trail development, consider an alternate route that would connect the Joseph Priestley House and Acorn Fields with the Point via a parallel on-street route, such as Priestley to Queen, crossing to the north side of Water to the pedestrian underpass of the railroad to Pineknoller Park to the Point.
North Branch Canal Trail to Danville (pg. 30, 32, 38)	Rail-with-trail corridor from Northumberland Borough, through Point Township, to Danville in collaboration with collaboration with the North Shore Railroad and the SEDA-COG Joint Rail Authority.
Intersection Enhancements (pg. 30, 38)	Status: PennDOT improved several intersections in 2023, primarily for compliance with the Americans with Disabilities Act. However, these improvements did not improve the visibility of the crosswalks, which are designated pedestrian street-crossing locations. The Borough should request that PennDOT install high-visibility crosswalks at all marked pedestrian crossings of state highways through the Borough. Maintenance of the high-visibility pavement parkings should be discussed prior to installation.
	Water Street at: ▪ Duke Street Route 147 ▪ Queen Street ▪ King Street ▪ Orange Street ▪ Hanover Street Front Street Route 11 at: ▪ King Street ▪ Orange Street ▪ Hanover Street
Street Tree Planting (pg. 31, 38)	Installation of street trees to slow traffic, increase property values, improve the environment, and encourage walking and biking along 7 streets in Northumberland: ▪ King Street ▪ Hanover Street ▪ West Way Street ▪ Priestley Avenue ▪ 4th Street ▪ 7th Street ▪ 3rd Street

Implementation: Action Plan

Northumberland Borough & Point Township Comprehensive Plan

7. Implementation: Action Plan

This section presents 29 actions to implement the vision and community and economic development of the joint comprehensive plan. Resource agencies for guidance, technical assistance, and funding programs are identified in the headings and applicable to the actions beneath. A recommended timing of ongoing, short-range (2026-2028), mid-range (2029-2031), or long-range (2032-2035) is provided.

Borough and Township officials may delegate the monitoring of implementation and/or any reprioritization of actions to the planning commissions. Officials should review this section during preparation of the annual budget and budget forecasting activities.

Action	Recommended Timing
Land Use & Future Development	
Resource: PA DCED Municipal Assistance Program	
1. Update zoning ordinances and zoning maps to implement future land use objectives and principles (page 60) and map (map 14). A. Review guidance and model ordinances for new and emerging uses (page 50). Ask PSATS and Northumberland County for examples. Also check for guidance on county planning commission websites in central and southeast Pennsylvania. B. Ensure modern agricultural methods/practices are permitted. Review provisions for, stormwater management, and standards for visitor access, parking, and facilities (restrooms) as applicable to agri-tourism/agri-tainment.	Short-range 2026-2028
2. Become aware of design and operational standards and certifications for food processing.	Short-range 2026-2028
3. Continue to have regular conversations with local business owners. Conversations can occur as scheduled yet informal meetings, casual drop-ins (to a restraint or barber/beauty shop), or chance passings in the community. • Ask about business trends and needs to retain and expand each business. • Document conversations briefly; review for needs common to multiple business. • Consider needs relevant to local government authority and services and take action accordingly. Refer other needs to regional and state government offices.	Ongoing
4. Communicate regularly with DRIVE Industry to share opportunity sites and request market activity and interest.	Ongoing, twice a year

Implementation: Action Plan

Northumberland Borough & Point Township Comprehensive Plan

Action	Recommended Timing
Local Mobility Networks	
Resources: SEDA-COG MPO	
5. Continue to regularly maintain and improve the street and roadway network, including drainage, and to publicize planned and completed projects.	Ongoing
6. Monitor, i.e., keep record of, PennDOT-reported traffic volumes on Ridge Road over the next 5-10 years and make it anecdotal observations of traffic changes and impacts that might inform future improvement needs.	Ongoing
7. Adopt a Complete Streets Policy that frames local commitment to safe, accessible bicycle and pedestrian infrastructure. The SEDA-COG MPO has model policy and checklist. The model municipal policy can be found here . The model municipal checklist can be found here .	Short-range 2026-2028
8. Maintain sidewalk conditions and enhance the pedestrian environment.	Short-range 2026-2028
9. Implement bicycle and pedestrian network improvements. (page 90 with original details in the 2019 Bicycle and Pedestrian Audit report) A. The Point Riverfront Trail, as planned or an alternative route B. Ice Dam Hollow Trail C. Intersection Enhancements, i.e., high-visibility crosswalks.	Mid-range 2029-2031
Local Infrastructure & Services	
Resource: PA DCED Municipal Assistance Program	
10. Maintain and enhance water and wastewater system efficiency by improving conveyance systems.	Ongoing
11. Complete the Milton Borough and Point Township regional police study; share its findings with the community and determine future Township action, if any.	Short-range 2026-2028
12. Continue cooperative efforts among fire companies; explore a fire company merger among interested companies with PA DCED assistance.	Ongoing; Mid-range 2029-2031
Culture & Recreation	
13. Collect and document artifacts, photographs, and narratives from major events, visits from dignitaries, and important inaugurations to build a living record of the community.	Ongoing
14. Assess citizen needs for parks and recreation programs. Partner with community groups and regional providers to conduct a citizen	Mid-range 2029-2031

Implementation: Action Plan

Northumberland Borough & Point Township Comprehensive Plan

Action	Recommended Timing
survey and public meeting that identifies and prioritizes recreation needs.	
15. Update the Joint Parks and Recreation Plan to: • meet outdoor facility needs through improvements to community parks, • meet programming needs through municipal services, if feasible, as well as community and regional providers, like the library, the YMCA, and civic groups.	Mid-range 2029-2031
Downtown Revitalization Resources: SEDA-COG, PA DCED, PA Downtown Center	
16. Build Capacity for Revitalization (page 81)	Short-range 2026-2028
17. Explore Other's Successful Revitalization (page 81)	Short-range 2026-2028
18. Select a Revitalization Model or Program (page 81)	Short-range 2026-2028
19. Develop (or refine) a Downtown Identity, Vision, and Goals (page 82)	Mid-range 2029-2031
20. Focus on Revitalization Efforts a Few Blocks (page 82)	Mid-range 2029-2031
Riverfront Economic and Recreational Development Resources: PA DCED, PA Downtown Center, PA DCNR, PHMC, SEDA-COG, Susquehanna Greenway Partnership, Montour Area Recreation Commission	
A Central Susquehanna Heritage Park (page 85)	
21. Determine the County's long-term interest in ownership and short-term support for interim development of its riverfront parcel.	Short-range 2026-2028
22. Identify examples of similar parks/facilities and potential operational models.	Short-range 2026-2028
23. Explore (and begin to assemble) potential regional planning and development partners.	Short-range 2026-2028
Riverfront Business District (page 86)	
24. Assess property owner interest and market feasibility of a riverfront business district.	Mid-range 2029-2031
25. Conduct site assessment and initial planning.	Long-range 2032-2035
26. Update zoning and associated ordinances to define a new district or overlay with associated controls, if needed.	Long-range 2032-2035

Implementation: Action Plan

Northumberland Borough & Point Township Comprehensive Plan

Action	Recommended Timing
North Branch Canal Trail (page 87)	
27. Explore County support for North Branch Canal Trail extension.	Short-range 2026-2028
28. Seek coordination or partnership with MARC.	Mid-range 2029-2031
29. Conduct trail feasibility (e.g., property owners support and concerns) and master planning (e.g., segment phasing).	Long-range 2032-2035

Appendix

A1. Housing Profile

Housing is important to the prosperity of any community. Affordable, available, and attractive housing is critical to a sound tax base that will continue to appreciate in value. Data from the U.S. Census Bureau characterizes housing unit growth, density, type, age, ownership, vacancy, and affordability in this housing inventory.

Housing Units

The increasing number of housing units reflects regional growth and a strong housing market from 2000 to 2022. The housing unit's growth for Point Township is double of the growth in the Borough, which follows the Pennsylvania's growth pattern. Housing growth was greater than the population growth. New housing units were constructed or converted in the Planning Area, greater than the population growth. This trend of housing growth concurrent with population stagnation or slow growth is typical of contemporary communities as residents move toward lower density housing options. Both Point Township and Northumberland Borough have a similar housing occupancy, resulting in an occupancy percentage of the area of 92.3 percent. The housing vacancy percentage of the region indicates a balanced demand and supply housing market, as it is not a house shortage or oversupply.

Table 7: Housing Unit Counts and Estimates, 2000-2020 and 2023, and Projections, to 2040

Housing Units	Census Counts			Estimate	Trend Projections		Change	
	2000	2010	2020	2023	2030	2040	2020-30	2030-40
Norry Borough	1,772	1,839	1,873	1,861	1,900	1,950	30	40
Point Township	1,523	1,689	1,669	1,860	1,880	1,990	210	110
Planning Area	3,295	3,528	3,542	3,721	3,780	3,940	240	150
North'land County	43,164	45,125	43,300	43,395	43,580	43,480	280	-100
Pennsylvania	5,249,750	5,567,315	5,742,828	5,779,663	5,967,450	6,195,850	224,620	228,400

Source: U.S. Census Bureau, 2000, 2010, and 2020; 2023 ACS 5-year Estimates.

Housing Occupancy and Vacancy

The housing occupancy rates for the Borough and Township were both just above 92 percent in 2020, resulting in vacancy rates just below eight percent. Vacancy rates for the county and the state were higher--more than 12 percent and 9 percent respectively.

Table 8: Occupied and Vacant Housing Unit, 2020

Municipality	Occupied Housing Units		Vacant Housing Units	
	#	%	#	%
Norry Borough	1,727	92.2%	146	7.8%
Point Township	1,542	92.4%	127	7.6%
Joint Planning Area	3,269	92.3%	273	7.7%
Northumberland County	37,932	87.6%	5,368	12.4%
Pennsylvania	5,210,598	90.7%	532,230	9.3%

Source: U.S. Census Bureau, 2020

Housing Tenure for Occupied Units

Between 2010 and 2020, the Township and Borough experienced opposite changes in housing tenure. Northumberland Borough had a 4.4 percent increase in owner occupied units and Point Township had a -2.6% decrease in owner occupied units. The increase in owner-occupied units in the Borough may indicate a growing desire to live closer to amenities, invest in the community and establish long-term residence. While the decrease in Point Township may be due to shift in lifestyle preference, increased investment in rental properties, or outmigration of homeowners due to aging and other reasons.

Table 9: Occupied and Vacant Housing Unit, 2020

Municipality	2010		2020		Change 2010-2020	
	% owner occupied	% renter occupied	% owner occupied	% renter occupied	% owner occupied	% renter occupied
Norry Borough	66.9%	33.1%	71.3%	28.7%	4.4%	-4.4%
Point Township	84.2%	15.8%	81.6%	18.4%	-2.6%	2.6%
Joint Planning Area	74.9%	25.1%	76.2%	23.8%	1.4%	-1.4%
Northumberland County	72.4%	27.6%	71.2%	28.8%	-1.2%	1.2%
Pennsylvania	71.0%	29.0%	69.0%	31.0%	-2.0%	2.0%

Source: U.S. Census Bureau, 2010, 2020 ACS

Housing Vacancy for all Housing Units

Table 10 shows the rate and percentage of vacant housing units in the planning area according to the reason for the vacancy. The vacancies in the Borough are typically unoccupied rentals. In 2020, with 41.3% of vacant units for rent, this figure was higher than both the county and state. In the Township, the most vacant units are used for seasonal, recreational, or occasional use, likely due to the area's ridge and river features that are popular for hunting and fishing.

Table 10: Vacant Housing by Status, 2020

Municipality	Number (#) of Vacant Housing Units by Status							Total
	For rent	Rented, not occupied	For Sale only	Sold, not occupied	For seasonal, etc.*	For migrant workers	Other	
Norry Borough	105	0	0	0	0	0	149	254
Point Township	0	0	0	0	86	0	43	129
Joint Planning Area	105	0	0	0	86	0	192	383
Northumberland County	572	80	486	134	778	0	4,424	6,474
Pennsylvania	86,625	22,979	48,852	27,564	169,072	535	251,117	606,744
Municipality	Percent (%) of Vacant Housing Units by Status							Total
	For rent	Rented, not occupied	For Sale only	Sold, not occupied	For seasonal, etc.*	For migrant workers	Other	
Norry Borough	41.3%	0.0%	0.0%	0.0%	0.0%	0.0%	58.7%	100.0%
Point Township	0.0%	0.0%	0.0%	0.0%	66.7%	0.0%	33.3%	100.0%
Joint Planning Area	27.4%	0.0%	0.0%	0.0%	22.5%	0.0%	50.1%	100.0%
Northumberland County	8.8%	1.2%	7.5%	2.1%	12.0%	0.0%	68.3%	100.0%
Pennsylvania	14.3%	3.8%	8.1%	4.5%	27.9%	0.1%	41.4%	100.0%

Source: U.S. Census Bureau, 2020 ACS

* For seasonal, recreational or occasional use

Housing Type Choices

Table 11 shows the number of housing units by type and Figure 22 shows the distribution. The majority of the houses in the planning area are single family detached units.

The distribution of local housing units by type is similar to the county and the state. Point Township has a high percentage of mobile homes compared to all other jurisdictions and relatively few multi-family housing options. Northumberland Borough has more options for multi-family units, although single family homes still dominate the housing landscape.

Table 11: Housing Unit Type Distribution, 2020

Municipality	Percent Total Housing Units								Total Units
	Single Family		Multi Family					Mobile Homes, Trailers, and Other	
	1 Unit, Detaches	1 Unit Attached	2 Units	3-4 Units	5-9 Units	10-19 Units	20+ Units		
Norry Borough	1,108	359	152	45	122	6	72	19	1,883
Point	1,240	192	34	52	0	0	7	111	1,636
Joint Planning	2,348	551	186	97	122	6	79	130	3,519
North'land County	26,751	9,470	2,057	1,891	966	397	1,810	2,134	45,476
Pennsylvania	3,264,031	1,060,733	248,422	228,942	182,004	146,248	363,501	217,645	5,711,526
Source: U.S. Census Bureau, 2020									

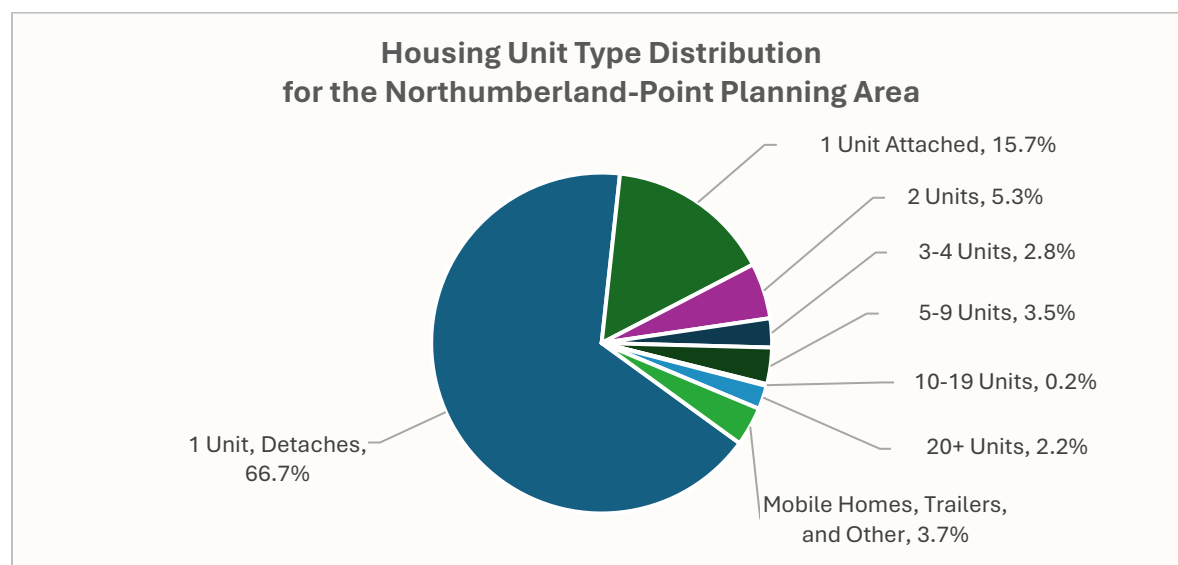


Figure 23: Housing Unit Type Distribution, 2020. Source: U.S. Census Bureau, 2020 ACS.

The lack of diverse housing type choice could be the reason for higher vacancy rates in the planning area, particularly for rental and seasonal uses. As the needs of the residents evolve, there is an opportunity to provide a wider range of housing options to meet the

demands of an aging population, affordability concerns, and changing lifestyle preferences. Housing types such as duplexes, townhomes, and small-scale multi-family units can expand choices, reduce the impact of urban sprawl, and still respect the community's overall preference for single-family homes.

Housing Unit and Rental Values

Like other housing data, values for owner- and renter-occupied housing units were collected from the US Census Bureau, where value is the respondent's estimate of how much the property (house and lot, mobile home, or condominium unit) would sell for if it were for sale.

Over the past two decades, housing prices have increased with about 75 percent of homes in the \$100,000 to \$299,999 range in 2020. This figure is higher than the county's 54.3 percent and state's 57.1 percent of homes in the same range. Only 16.2 percent of homes are valued below \$99,999 in the planning area, compared to 35.5 percent in the county. Although housing is more expensive compared to the county, it is still relatively affordable when compared to the state's median home price. However, rising costs are a growing concern among residents, who worry about maintaining a sustainable cost of living that aligns with the local economy.

Table 12: Housing Unit Value Distribution, Owner Occupied, 2020

Housing Unit Value	Pennsylvania		Northumberland County		Northumberland Borough		Point Township		Joint Planning Area	
	#	% of total	#	% of total	#	% of total	#	% of total	#	% of total
< \$50,000	70,691	3.3%	1,640	12.0%	0	0.0%	22	3.4%	22	1.6%
\$50,000-\$99,999	252,538	12.0%	3,208	23.5%	163	23.5%	33	5.1%	196	14.6%
\$100,000-\$299,999	1,206,498	57.1%	7,425	54.3%	510	73.4%	509	78.1%	1,019	75.6%
\$300,000-\$499,999	409,764	19.4%	1,042	7.6%	22	3.2%	88	13.5%	110	8.2%
\$500,000-\$749,999	119,797	5.7%	288	2.1%	0	0.0%	0	0.0%	0	0.0%
\$750,000-\$999,999	30,062	1.4%	56	0.4%	0	0.0%	0	0.0%	0	0.0%
\$1,000,000 or more	22,119	1.0%	20	0.1%	0	0.0%	0	0.0%	0	0.0%
Total	2,111,469	100.0%	13,679	100.0%	695	100.0%	652	100.0%	1,347	100.0%
Median	\$204,300		\$137,800		\$139,100		\$183,400		n/a	

Source: U.S. Census Bureau, 2020 ACS

Similarly, the median gross rent paid on renter occupied units in the planning area is higher than the county but only slightly lower than the state, indicating high cost of renting compared to rest of the county. Both municipalities had between 30 and 37 percent of renter occupied units valued at a gross rent of \$500-\$749 per month. The second largest gross rent range was \$750 to \$999 with 28.5 percent of renter occupied units falling into this category. This pattern was also true for the county, however, the largest gross rent category for the state was the \$1000 to \$1,499 range, followed by \$750-\$999.

Table 13: Housing Unit Value Distribution, Renter Occupied, 2020

Rent Value	Pennsylvania		Northumberland County		Northumberland Borough		Point Township		Joint Planning Area	
	#	% of total	#	% of total	#	% of total	#	% of total	#	% of total
Less than \$200	19,872	1.3%	170	1.5%	0	0.0%	7	2.5%	7	0.9%
\$200-\$299	53,208	3.4%	608	5.4%	0	0.0%	13	4.7%	13	1.7%
\$300-\$499	99,021	6.3%	1,459	13.0%	11	2.4%	14	5.1%	25	3.4%
\$500-\$749	269,693	17.0%	4,167	37.0%	170	36.3%	83	30.0%	253	34.0%
\$750-\$999	366,786	23.2%	2,517	22.4%	155	33.1%	57	20.6%	212	28.5%
\$1,000-\$1,499	457,458	28.9%	1,043	9.3%	106	22.6%	45	16.2%	151	20.3%
\$1,500 or more	230,337	14.5%	116	1.0%	0	0.0%	24	8.7%	24	3.2%
No cash rent	87,957	5.6%	1,174	10.4%	26	5.6%	34	12.3%	60	8.1%
Total	1,584,332	100.0%	11,254	100.0%	468	100.0%	277	100.0%	745	100.0%
Median Rent	\$788		\$514		\$784		\$764		\$774	

Source: U.S. Census Bureau, 2020 ACS

Age of Housing Stock

The age of housing stock in the planning area mirrors that of the county and the state, however individually the Borough and the Township are vastly different. Nearly 50 percent of homes in the Borough were built before 1940. Another 375 Borough homes date to the 1940s and 1950s. This is typical of older communities but could be a cause for concern regarding toxic or hazardous materials, including lead pipes or asbestos, used in construction before building codes instituted. Since 1960, home construction in the Borough has been much slower but has increased in the Township, peaking in the 1970s.

Table 14: Housing Unit Date of Construction, 2020

Municipality	Number (#) of Structures Built by Year								Total Housing Units
	1939 or earlier	1940 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 or after	
Norry Borough	959	755	768	748	0	771	713	0	4,714
Point Township	0	0	0	857	781	1,750	0	0	3,388
Planning Area	959	755	768	1,605	781	2,521	713	0	8,102
North'land County	18,482	7,604	3,558	5,684	3,794	3,112	2,460	828	45,522
Pennsylvania	1,478,165	1,182,493	578,217	716,112	547,325	547,325	464,687	197,284	5,711,608

Municipality	Percent (%) of Structures Built by Year								Total Housing Units
	1939 or earlier	1940 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 or after	
Norry Borough	20.3%	16.0%	16.3%	15.9%	0.0%	16.4%	15.1%	0.0%	4,714
Point Township	0.0%	0.0%	0.0%	25.3%	23.1%	51.7%	0.0%	0.0%	3,388
Planning Area	11.8%	9.3%	9.5%	19.8%	9.6%	31.1%	8.8%	0.0%	8,102
North'land County	40.6%	16.7%	7.8%	12.5%	8.3%	6.8%	5.4%	1.8%	45,522
Pennsylvania	25.9%	20.7%	10.1%	12.5%	9.6%	9.6%	8.1%	3.5%	5,711,608

Source: U.S. Census Bureau, 2020 ACS

Household and Housing Unit Projections

Gannet Fleming, Inc. projected households and housing units for 2030 and 2040 using the following methodologies:

- Projected Households = Population Projection / Average Persons per Household (2020)
- Projected Housing Units = Projected Households X (100 + Vacancy Rate)

This calculation yields a projected decrease in households and housing units in the Borough and an increase in households and housing units for the Township through the year 2030. Borough households would decline by 262 or -15.8% and require 292 fewer homes. Township households would increase by 344 or 23.9% and require 377 more homes. (Housing unit projections are higher than household projections in order to account for a percentage of vacant units.) As a planning area, approximately 100 additional homes would be needed by 2030.

If however, the decennial rate of decline in the size of households (-0.16 persons per household for the Borough and -0.15 persons per household for the Township) is assumed

to continue, growth in households and housing units could occur in both municipalities. See Table 7.

A2. Natural Resources Profile

Geology

Northumberland Borough and Point Township are underlain by 10 varied geologic formations, each with unique properties that determine construction suitability, such as its cut-slope stability, ease of excavation, and foundation stability, as well as groundwater chemistry and yield. See Table 15 for a description of each formation's engineering characteristics. See Table 15 for a description of each formation's engineering characteristics.

Township is composed of various geologic formations, while Northumberland Borough is composed of only two formations, the Irish Valley and Sherman Creek formations, both of which are members of the much larger Catskill Formation. Map 1 Geologic Formations in Appendix B shows Montour Ridge, the major landform that runs along the northern border of Point Township, is generally composed of two geologic formations, the Clinton Group and the Tuscarora Formation.

Porosity and permeability, the ability to absorption and transfer water to aquifers, and groundwater yield are key construction site selection. Northumberland Borough and Point Township's porosity and permeability are generally low to moderate, except for the Old Port Formation, which runs through the middle of Point Township. Excavation is typically difficult, though foundation stability is good. Groundwater yields vary significantly in the study area. Remote areas often rely on nearby wells rather than public water systems for their water supply. Formations with higher groundwater yields are better suited for rural development as the wells are less likely to dry out. The median yield for most formations is around 30 gallons per minute (gpm). The formation with the highest groundwater yield of 300 or gpm is the Irish Valley Formation located in Northumberland Borough. The formations with the lowest groundwater yield are the Old Port and Clinton Group Formations, 10 and 12 gpm, both of which are in Point Township.

Table 15: Engineering Characteristics of Geologic Formations in the Planning Area

Formation	Description	Porosity	Permeability	Ease of Excavation	Foundation Stability	Median Groundwater Yield (GPM)
Bloomsbury Formation	Silty claystone; some limestone and calcareous shale	Low to Moderate	Moderate	Moderately Easy	Good	45 gpm
Clinton Group	Fossiliferous sandstone; hematitic sandstone and shale	Low	Low	Moderate	Good	12 gpm
Hamilton Group	Fossiliferous siltstone and shale; oolitic hematitic; conglomerate	Low to Moderate	Moderate	Moderate	Good	30 gpm
Irish Valley Member of Catskill Formation	Interbedded mudstone, siltstone and red sandstone	Moderate	Low to Moderate	Difficult	Good	300+ gpm
Keyser Formation	Medium-gray limestone and calcareous shale	Moderate	Low to Moderate	Difficult	Good	30 gpm
Mifflintown Formation	Shale interbedded with fossiliferous limestone; some interbeds of red claystone	Low	Low to Moderate	Moderately Easy -Moderately Difficult	Good	20 gpm
Old Port Formation	Sandstone, chert, shale, and limestone	Moderate to High	Moderate to High	Difficult	Good	10 gpm
Onondaga Formation	Medium-gray limestone and calcareous shale	Moderate	Low	Difficult	Good	30 gpm
Sherman Creek member of Catskill Formation	Interbedded mudstone, siltstone and red sandstone	Moderate	Low to Moderate	Difficult	Good	300+ gpm
Tonoloway Formation	Laminated limestone interbedded with shale and siltstone	Moderate	Low to Moderate	Difficult	Good	30 gpm
Trimmers Rock Formation	Interbedded siltstone, sandstone, and silty shale Interbedded siltstone and silty shale	Moderate	Low to Moderate	Moderately Difficult	Good	30 gpm
Tuscarora Formation	Sandstone and quartzite; some siltstone and silty shale	Low to Moderate	Low	Difficult	Good	23 gpm
Wills Creek Formation	Shale and siltstone; interbedded dolomite and limestone	Moderate	Low to Moderate	Moderately Difficult	Good	30 gpm

Source: Engineering Characteristics of the Rocks of Pennsylvania, rev. 1982.

Soils

Agricultural Soils

Map 2 Sensitive Environmental Land Features shows soils within the study area that are best suited for agriculture. Prime farmland soils, as defined by the U.S. Department of Agriculture (USDA), are soils best suited for producing food, feed, forage, fiber, and oilseed crops. It has quality soil, growing season, and water supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. These fertile soils are dispersed throughout most of the study area, except for the steep sloping areas of Montour Ridge along the northern border of Point Township. Collectively, Northumberland Borough and Point Township have about 4,540 acres of prime farmland soil, which makes up around 27% of the area's total soil, according to the USDA. Some of this land has already been developed. About 4,325 acres (26%) are still available for farming and are currently, mostly dedicated as farmland or forested land.

Farmland of statewide importance soils are predominantly used for agricultural purposes within a given state but have some limitations that reduce their productivity or increase the amount of energy and economic resources needed and are classified by the USDA as capability class II or III. This soil is scattered throughout most of the study area, except for the sloping areas of Montour Ridge. Farmland soils of statewide importance make up about 34% of the study area's soil coverage, totaling around 5,703 acres as designated by the USDA. This includes some areas that have already been developed. Of this, approximately 5,609 acres (33%) remain undeveloped and are available for farming.

Although both soil types constitute valuable farmlands, neither are protected from non- agricultural development under Pennsylvania's ACRE law passed in 2005. The ACRE law creates a process for farm owners and operators to seek judicial review of local ordinances believed to be restrictive of normal agricultural operations. Types of ordinances that may be restrictive include farm size and ownership, financial matters, water supply protections, air quality and "noxious" odor restrictions, and construction and expansion limitations. Even though the ACRE law does not directly protect these specific farmland soils, it does provide the opportunity for farm owners and operators to override local ordinances to increase the size of their farms, which would result in the augmented preservation and use of local farmland soil.

Hydric Soils

Hydric soils are soils that retain water during a portion of the year. Hydric soils provide water storage and infiltration that naturally regulates water sources and flows. These soils are susceptible to compaction and uneven settling when developed. These factors impact land use decisions. Hydric soils in Northumberland Borough and Point Township are generally located along perennial and intermittent streams throughout the study area and at the foot of the Montour Ridge and in the floodplains that border the North Branch of the Susquehanna River. There are 1,321 acres of hydric soil, primarily in Point Township, accounting for 8 percent of the soil coverage in the study area. Refer to Map 3 Sensitive Environmental Water Resources for specific locations.

Since hydric soils are one of the decisive factors of wetlands, these areas are potential wetland locations. Onsite investigation is recommended for site development planning to determine the actual field presence or absence of hydric soils, soils with inclusions, and/or wetlands.

Wetlands

The Pennsylvania Department of Environmental Protection, the United States Environmental Protection Agency, and the United States Army Corps of Engineers define wetlands as, “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas,” per Pennsylvania Code 93.1.

Wetlands are identified by hydric soils, hydrophytic vegetation, and the presence of water during the growing season. Wetlands are important as they provide habitat for most threatened and endangered species, food for game fish and other animals, as well as nesting birds. Moreover, wetlands function to reduce flooding by absorbing additional water and slowing the pace of water to neighboring creeks and streams. Wetlands also act to buffer creeks and streams from excessive erosion and sedimentation. The following listing outlines several other socioeconomic values and environmental functions of wetlands.

There are problems associated with developing on wetland and hydric soils. Wetlands located in floodplains are often flooded. Draining or filling in of upland wetlands removes natural water storage, which can add to storm water runoff problems downstream. Wetland soils are easily compacted, which results in uneven and

excessive settlement of structures. Wetlands with low permeability and high groundwater tables are not suitable for the installation of on-lot septic systems. Because wetlands perform essential functions that protect water supply and quality, disturbance and removal of wetlands is regulated by state and federal law. Therefore, any development in these areas is subject to both federal and state permitting processes.

Wetlands in Northumberland Borough and Point Township can be seen in Map 3 Sensitive Environmental Water Resources. The data shown is from National Wetlands Inventory, a service of the US Fish and Wildlife Service. The data set represents the surface extent, approximate location, and type of wetlands as defined by Cowardin et al. (1979) in “Classification of Wetlands and Deepwater Habitats of the United States” and as interpreted from aerial imagery. The data is intended to provide citizens with current geospatially referenced information on the status, extent, characteristics and functions of wetlands, riparian, deepwater and related aquatic habitats in priority areas to promote the understanding and conservation of these resources. Developed in conjunction with US GS topographic quadrangles, the data are intended for use in publications, at a scale of 1:24,000 or smaller. Due to the scale, the data are appropriate for regional and watershed data display and analysis, but not for specific project site analysis. They do not represent legal or regulatory wetland delineations.

Map 3 Sensitive Environmental Water Resources shows that wetlands are scattered throughout Northumberland Borough and Point Township. They are commonly found along perennial and intermittent creeks, namely Packers Run, and within the floodplains bordering the North and West Branch of the Susquehanna River. The map also identifies both branches of the Susquehanna as large contiguous wetland areas. In addition, the map shows several small pockets of wetlands scattered throughout Point Township between Montour Ridge and Ridge Road, with the highest concentration located at the major bend in Ridge Road near its eastern terminus. There are 217 acres of wetlands throughout the study area, as estimated by the National Wetland Inventory, accounting for roughly 1.3 percent of the land.

Floodplains

Floodplain areas absorb and store large amounts of water, resulting in aquifer recharge. Natural vegetation supported by floodplains helps to trap sediment from upland surface runoff, stabilize stream banks, and reduce soil erosion. Floodplains also provide shelter for wildlife and proper stream conditions for aquatic life. Regulations of floodplains help to reduce the threat of human life and property caused by periodic

flooding. For regulatory purposes, a floodplain is defined by the 100-year or base flood, which has one percent chance of being equaled or exceeded each year, and the 500-year flood, which has 0.2 percent chance of being equaled or exceeded in a given year.

Map 3 Sensitive Environmental Water Resources shows the 100-yr floodplain and 500-yr for streams and rivers in Northumberland Borough and Point Township. Johnson Creek in Point Township is the only stream shown to have 100-year floodplains. All other floodplains in the study area are located along the North and West Branch of the Susquehanna River. Approximately 9.5% (1,566 acres) of Northumberland Borough and Point Township land area lies within the 100-year floodplain area, while only about 2.2% (370 acres) of Northumberland Borough and Point Township lie within the 500-year floodplain area. Most of the flood risk is concentrated along the riverbank, where development is limited. The rest of the planning area is generally safe due to higher elevation and favorable topography.

Stream Health

According to the Pennsylvania Department of Environmental Protection (DEP), streams are classified into supporting and impaired classifications. Supporting streams are those that meet or exceed water quality standards and are capable of sustaining their designated uses, without the need for restoration efforts. Impaired streams do not meet these standards due to contamination or pollution, making them unable to support one or more of their designated uses, and potentially requiring restoration.

As of 2025, the DEP has identified approximately 19.2 miles of impaired streams within Northumberland Borough and Point Township. These impairments are primarily caused by excessive organic content and low dissolved oxygen levels, which are linked to agricultural runoff, rural residential development, industrial point source discharges, and siltation. These conditions degrade water quality and negatively impact the ecological health of the streams.

Map 3 Sensitive Environmental Water Resources shows the impaired streams, including Lithia Springs Creek and Johnson Creek. Several industrial facilities contribute to the pollution, with Furman Foods being the most significant source, followed by Crafcro Inc., Tulpehocken Spring Water, Eldorado Property Corporation, and UGI Sunbury. Most of the streams in the area are impaired primarily for recreational use, meaning they are not safe for activities like swimming. However, the stream near Furman Foods, which flows into the West Branch of the Susquehanna River, is classified as impaired and unsuitable for

aquatic life. It is listed as a Category 5 stream, meaning it requires a Total Maximum Daily Load (TMDL), that sets pollution limits to protect or improve water quality. The stream has been given a medium priority for TMDL development, indicating it is on the DEP's list for future action, but is not considered an urgent case unless conditions worsen. None of the other impaired streams in the area have been assessed to require a TMDL.

For Fishing & Boating

Lithia Spring Creek and Creek parallel to Hollow Road are designated as Trout Natural Reproduction Areas, as shown in Map 3. This means wild trout reproduce naturally in these waters without the need for stocking. Their presence indicates good water quality, and healthy stream ecosystem.

Packers Run is identified as a Cooperative Fish Nursery. These nurseries are managed in partnership with local sportsmen's groups and the Pennsylvania Fish and Boat Commission (PFBC). They raise fish, including trout and release them into public waters, supporting both conservation and recreation.

There are several areas designated as PFBC Access Areas (brown fish), including the area around Pineknott Park, Shikellamy Acorn Little League Field, and N Brokaw Drive/Gaskins Run.

Steep Slopes

The slope of the landscape affects land use patterns and development in a variety of ways. Steep slopes constrict development potential and cost, e.g. the placement of sewage systems and septic tanks, as well as buildings. Slope can also be an economic incentive, offering unique scenic quality and placement of structures. Slopes with grades over 20% are considered steep. Slopes with grades 12 to 20% are considered moderate. Map 2 Sensitive Environmental Land Resources shows that most moderate and steep slopes in the study area are located in the Montour Ridge area along Point Township's northern border and along the southeastern border parallel to the North Branch of the Susquehanna River.

Wildlife

Table 16 lists plant and animal species for which native populations have declined and been classified as a species of concern at the state or global level. The Natural Heritage Inventory for Northumberland County, prepared by The Pennsylvania Science Office of The Nature Conservancy and last updated in 2008, identifies threats to these

species and land management recommendations to protect their populations and habitat.

Table 16: Wildlife Species of Concern known to exist in the Planning Area, 2002 and updated 2008

Species; Site	PNHP Rank		State Legal Status	Last Seen (m/d/y)	Quality
	Global	State			
False hop sedge (<i>Carex lupuliformis</i>)					
Montour Ridge Pools and Ravine	G4	S1	Tentatively Undetermined, due to taxonomic uncertainties, limited evidence within historical records, or insufficient data.	10/2/2002	Good to Fair; likely impacted to recovering from disturbance
Yellow Lampmussel (<i>Lampsilis cariosa</i>)					
West Branch of Susquehanna River at Chillisquaque	G3G4	S3S4	-	8/9/2001	Fair to Poor; disturbed to severely disturbed or highly vulnerable
Susquehanna river at Riverside				9/28/1995	Verified but quality was not determined
Susquehanna River at Sunbury				8/28/1995	Poor; severely disturbed or highly vulnerable
Northern myotis (<i>Myotis septentrionalis</i> ; a bat species)					
West Branch of Susquehanna River at Chillisquaque	G4	S3B,S3N	-	7/26/2001	Verified but quality was not determined
Peregrine Falcon (<i>Falco peregrinus</i>)					
Shikellamy Bluffs	G4	S1B, S2N	-	8/17/1995	Verified but quality was not determined

A3. Historic and Cultural Resources Profile

Historic and cultural resources refer to events, places, buildings, structures, outdoor works of art natural features, and other objects having a special social, cultural community, or aesthetic value. Such resources may include different events of folk life, art cultural or religious practices, and different traditions, as well as the venues that host such events. Knowledge of these resources increases our understanding and appreciation of the local heritage. Preservation of such resources can strengthen local economies, stabilize property values, and foster civic beauty, community pride, and the appreciation of local and national history, resulting in an improved quality of life.

Inventory Resources

Historic resource data was collected from Pennsylvania's State Historic and Archaeological Resource Exchange (PA-SHARE), the online data management and cultural resources GIS tool of the State Historic Preservation Office (SHPO).

PA-SHARE lists 52 known resources that exist or have existed in the city. These buildings, structures, and districts were identified by voluntary nomination to the National Register of Historic Places, requesting the SHPO for a determination of eligibility, environmental reviews conducted to determine the potential risk of impact from public projects, or other similar screenings.

PA-SHARE classifies the resources into the following eligibility statuses:

Map 4 Historic Features illustrates the locations of 229 historic and archaeological resources in the planning area. These include all resource classification including building, landscape, district, object, site, and structure. Table 17 indicates the physical status and national recognition for these resources: 1 national historic landmark, 3 resources listed on the National Register of Historic Places, 8 resources eligible for National Register listing at the time of their most recent evaluation, and 24 resources determined ineligible for national recognition though they may be historically significant at a state or local level. Many resources are ineligible for recognition due to changes in use or function and/or modifications to architectural forms. Nationally recognized resources and resources eligible for national recognition in the region are listed in Table 18: Recognized Historic Resources.

Table 17: Historic Resources

Municipality	Total Resources	Demolished	National Historical Landmark / NHL	National Register Listed / NRL	National Register Eligible / NRE	Not Eligible	Undetermined
Norry Borough	116	0	1	3	3	4	104
Point Township	113	1	0	0	5	20	87
Total	229	1	1	3	8	24	191

Source: PA-SHARE, accessed 4/14/2025

Table 18: Recognized Historic Resources

Municipality	Name	NHL; NR-Listed; NR-Eligible
Northumberland Borough	Joseph Priestley House	NHL
	Northumberland Historic District	NR-Listed
	Dr. Joseph Priestley House (Priestley-Forsyth Memorial Library)	NR-Listed
	Lena D. Kohl Property	NR-Eligible
	Philadelphia & Erie Railroad	NR-Eligible
	Lackawanna & Western Railroad Delaware	NR-Eligible
Point Township	John Watts Farm	NR-Eligible
	Dentler Farm Property	NR-Eligible
	Philadelphia & Erie Railroad	NR-Eligible
	Mertz Family Historic District	NR-Eligible
	Lackawanna & Western Railroad Delaware	NR-Eligible

Source: PA-SHARE, accessed 4/14/2025

Recognized Historic Sites

The Priestley House is a National Historic Landmark and significant cultural attraction in the region. The site features a Georgian-federal style manor and has been renovated and kept preserved over the years. It serves as a museum dedicated to Joseph Priestley's life and scientific contributions, operated by Friends of Joseph Priestley House in cooperation with Pennsylvania Historical and Museum Commission. The museum is open to the public for tours, education programs and special events.

The Northumberland Historic District, and the Priestley-Forsyth Memorial Library (Dr. Joseph Priestley House) are listed on the National Register of Historic Places. The historic district consists of a total of 234 properties, including buildings and sites. It comprises 12 federal style homes located along King, Front, Water, and Priestley Ave. Listing on the

National Register requires public agencies to study the impact of publicly funded projects on these properties before finalizing the design. This designation does not preserve the property from action by the private sector, though the property must maintain its historic integrity to retain the designation.

Priestley-Forsyth Memorial Library is a three-story federal period building, featuring original brick masonry and fine architectural details. The original residential building was converted to a library in 1926. Currently, the building is well preserved and serves as a center for community learning and culture.

There are 191 sites and buildings of undetermined eligibility for the National Register among the PA-SHARE records, of which 104 are in the Borough and 87 are in the Township and 48 are archaeological (underground) resources. They predominantly represent Georgian style buildings though Colonial Revival, Greek Revival, Late Victorian, Gothic, and Federal styles are also represented. These resources are largely unmapped. Map 4 shows the extent of Resources in planning area the Heritage Resources located in Northumberland Borough.

Historic Records & Artifacts

A collection of photographs and articles about the planning area's history is on display at the Borough Office. Additional historic records documenting the area's rail history and other topics is known to exist in private ownership. There is local interest in assembling, preserving, and displaying these materials, however storage and display space at the Borough Office is already at capacity.

Cultural Events

Many vibrant cultural events are hosted in the community throughout the calendar year that bring the community together and mark celebration of seasons and holidays. The centerpiece is Pineknotter Days, an annual week-long festival of food, crafts and special events hosted by the Borough at Pineknotter Park around the fourth of July. The festival includes a church service, soap box car races, a car show, and evening musical performances. The Pineknotter of the Year award in recognition of volunteer community service is also presented at the festival.

In addition, other cultural events throughout the year include the Bunny Trail Egg Hunt (Saturday before Easter); Borough's History Day (early May); Music in the Park outdoor concerts (June, July, and August); Lemonade Day (1st Saturday in August); Norry Block Party (1st Sunday in September); Corn Fest (2nd Saturday in August); Fall Festival (late

October); Pop-Up Holiday Market (Saturday after Thanksgiving) and Santa in the Park (1st week in December) as well as Memorial Day and Halloween parades.

Pineknotter News newsletter is published four times a year and distributed to every mailing address in the zip code, to keep the residents informed. The publication provided updates on upcoming events, community news and other local news important for residents.

Community Information

Community members actively share information via several public Facebook pages, including:

- [17857.org](#) –This page is run by a non-profit that shares about cultural events happening in the Borough with its 3,100 followers. It is a citizen run initiative, a mix of working, retired, old and new residents of the town who work together to bring Norry-Point community news and events information to the region.
- [Northumberland Borough](#) - At 2,000 followers, this is the official page of the Borough. It is used to share municipal updates, public notices and important public services announcements directly from the local government to the local residents.
- [Borough of Northumberland, PA Events and Announcements](#) – This is a community run group, with a wide reach of 10,000 members, including locals and others who live beyond. This is the hub for sharing community events announcements, project discussions, concerns and to share local history of the area. Residents also use this group for business marketing and advertisements.
- [Point Township Fire Company](#) – This is a page is run by volunteer fire company that supports the Fire Department, and keeps the community informed about fire safety, emergency response, fundraising events and public service announcements.
- [NSSC - Norry/Sunbury Soccer Club](#) – Primarily posts information about youth soccer club activities, match schedules and team updates.

Additionally, [Residents of Point Township](#) is a private Facebook group.

Cultural Attractions

Central Susquehanna Riverboat

The Central Susquehanna Riverboat Society (CSRS), a non-profit organization, is working to bring a paddlewheel riverboat to the West Branch of the Susquehanna River. The Central

Susquehanna Riverboat will be docked at Pineknott Park in the borough and will offer cruises that highlight the history and ecology of the region. Once complete, the riverboat will serve as a new attraction for local tourism, recreation, and education by connecting people to the river and its rich history.

CSRS has been pursuing this initiative since 2016 and recently secured significant grant from the Degenstein Foundation to help fund the construction of a docking site, the riverboat cabin, pilot house, picnic tables, and a gazebo to create an inviting and welcoming space for residents and visitors. The organization continues to raise money for other start-up costs.

Locally Owned Restaurants

There are ten locally owned restaurants within Northumberland Borough and Point Township. These establishments not only support the local economy but also serve as important “third places”—gathering spaces outside of home and work where residents can connect, socialize, and build community ties.

In addition to providing jobs, these businesses contribute to the cultural identity of the area and help activate the streetscape. For example, Front Street Station is located in a beautifully restored 1910 train station, offering a unique dining experience that connects the community to its historical roots. Similarly, Pineknott Brewery celebrates local heritage through small-scale, on-site beer production and serves as a social hub by hosting live music and community events.

Some of the other local restaurants include Ric-Mar Restaurant, New Star Garden, Amato’s Pizza & Hoagies, On A Roll, Townside Garden Café, The Mason Jar, Washington Tavern, and The Grindstone Coffee Shop. They are more than just places to eat, they are integral to cultural fabric of a small town life. As the community plans for the future, it is important to support continued viability of such small businesses that prioritize local life and contribute meaningfully to area’s economic and identity.

A4. Community Facilities and Services Profile

This profile inventories facilities and services provided by the public and private sectors in the interest of public health, safety, and well-being. Map 5 Community Facilities and Services illustrates the general location of these facilities.

Municipal Facilities

The Northumberland Borough municipal building is located at 175 Orange St., site of an old school building built in 1921. The building includes general and administrative offices, a conference room, and the police department. The building provides adequate space for municipal services and the overall condition of the municipal building is good. Borough public works is located at 178 Prince Street. The outdoor storage and recycling center are located on Route 11. Northumberland Sewage Plant is also located on route 11 at the riverfront. The Borough also owns six properties used for public recreation and the riverfront parcel along the North branch of the river.

The Point Township municipal building is located at 759 Ridge Road. It includes the general and administrative office, a meeting room and the police department. Public works and outdoor storage are located at the rear of the same property. The township owns one property and maintains a second for public recreation. The township has a property at 759 Ridge Rd, which has the potential to be a park.

Parks and Recreation Facilities

Municipal Parks

Northumberland Borough and Point Township have 9 parks with about 60 acres of parkland. Despite the relatively small acreage, the municipalities have diverse parks and recreation facilities including small urban parks, a community park, riverfront recreation, and an emerging community center, a former elementary school building that is being recycled for year round indoor recreation.

Parks and their type are listed in Table 19. Table 20 provides the municipal facility inventory for the community, followed by descriptions of the parks.

Table 19: Parks in the Planning Area

Park Name	Type	Acreage
Northumberland Borough		
Pineknotter Park	Community Park	20.00
The Point	Special Use – River Access	3.00
Second Street Community Center & Playground	Special Use – Indoor/outdoor	1.50
King Street Park	Public Green Space	1.00
Acorn League Field	Special Use - Ballfield	3.00
Howling Hollow Dog Park	Dog Park	0.90
Ice Hollow (Potential for Development)	Planned Trail/Mountain Bike Park	13.44
Point Township		
Point Township Recreation Facility	Community Park	16.85
Oak Park	Neighborhood Park	3.30

Table 20: Municipal Park and Recreation Facility Inventory

Park	Baseball Fields	Softball Fields	Flat Fields	Basketball Courts	Tennis Courts	Picnic Facilities	Playground	Trails	Restroom	River Access	Boat Ramp	Pavilion	Concession	Swimming Pool	Open Space	Indoor Facilities	Parking
Northumberland Borough																	
Pineknotter Park	1* 90'					X	1	X		X		X	1		X		X
The Point											1						X
Second Street Community Center & Playground				1			X					X			X	X	X
King Street Park												X			X		X
Acorn Little League Field	2											X					
Howling Hollow Dog Park															X		
Ice Hollow																	
Point Township																	
Point Township Recreation Park	1		2			X	X		X			X	X		X		X
Oak Park															X		

*lighted

Pineknotter Park is the flagship park of Northumberland Borough. It serves as a community park with ballfields, playground, concessions, picnic facilities and riverfront access. Pineknotter Park is the location for major state and regional sports tournaments. The park will also be a docking point for the planned riverboat project on Susquehanna River. As part of which, it will get a new cabin, pilot house, picnic tables, and a gazebo. The park could benefit from the addition of restrooms, as it is expected to become a visitor attraction.

The Point is the location of a new boat access ramp. This site, of nearly three acres within the Sewage Treatment Plant lot, has the potential to be a gem with its riverfront views. A master site plan and capital improvement plan would help to guide the creation of a scenic public park.

The Borough secured the former elementary school on Second Street and transformed it into a **Community Center and Playground**. The Borough pursued grants for capital improvements and was also fortunate to obtain private funding for the development of the playground and basketball court at this site. The building has since been completely renovated and now houses the Borough office, council meeting space and the police department. The center also includes a History Museum, showcasing the history of Northumberland on the walls of the halls and Savidge Room. The Savidge Room is a meeting space with attached kitchen, which can be rented for community events. This project was a significant effort for the Borough and has been a success in providing recreational amenities for children of all age groups. The basketball court at this site is heavily used by teenagers all the time, suggesting the need for more such amenities in the area. To keep the center thriving, it is crucial to plan for long-term management, maintenance programming and financing required to operate the center. The Borough should aim to expand its programming to include community activities for all age groups and wider demographics.

King Street Park evokes the nostalgia of days gone by with its picture-postcard image. As a green respite in the town with accessible location, it serves as the central gathering space for events like Pineknotter Days, Music in the park, Santa in the Park and Touch a Truck. The lush site features a gazebo available for rent, walking paths and seating areas. It has the potential to become an even stronger community hub by expanding programming, improving landscaping, and enhancing connectivity to nearby trails, bike network and the riverfront. As the only open space in the Historic Downtown District, this park adds to the charm and value that makes this neighborhood a highly desirable place to live.

The former Liberty Hollow Park is a scenic woodland area in the Borough that has the potential to offer a variety of recreational activities in the natural environment. Part of the park is owned by a private owner named Branchview Inc. The park also has natural features like wetlands and streams, which should be protected and restored to support wildlife and provide scenic areas for visitors. The Borough had secured funding from the Pennsylvania Department of Conservation and Natural Resources (DCNR) for trail construction to connect the former Liberty Splashland (swimming pool) site to Strawbridge Road. The trail was designed and released for construction bidding. However, due to site challenges, the submitted bids were nearly double the approved funding. As a result, the project was placed on hold, and the state grant was returned to DCNR. Currently, there is no interest from the Borough in pursuing the trail project. However, the Township continues to receive complaints from residents about poor pedestrian conditions and trespassing concerns along Strawbridge Road. Although the Borough has other priorities at this time, the Liberty Hollow Trail project remains a viable candidate for future capital improvements.

Development of **Point Township Recreation Area** on Quarry Road began in about 1980. The park includes a building with restrooms, picnic area, pavilions, ballfields, play equipment, and a rubber mulch area, making this a community destination. The site was built in phases with state grants, community donations, volunteer labor and donated materials, including trees from the Seiple Foundation. Norry/Sunbury Soccer Club uses this park as their home ground for training and games. The park is also used by YMCA for their programming. Other site improvements are needed to harness the full potential of this recreational asset.

Oak Park serves as a neighborhood park for the people of this section of the Township along US 11. It has limited access with very narrow right of way, which makes it hard for township maintenance vehicles or equipment to access it. Currently the park is occasionally mowed by the township, but overall, it lies in poor condition, with playground equipment being demolished. The residences surrounding the park restrict any major programming of the space due to noise and disturbance concerns. It park can be transitioned to a neighborhood park, with regular maintenance and basic seating and play areas for kids.

Other Public Parks & Facilities

Northumberland County owns an **88-acres parcel** of land along the north branch of Susquehanna River and leases a portion for farming. The land was purchased using Project 70 state grant funds. Although it is currently undeveloped, the site offers strong potential for economically viable waterfront development that could also provide community

recreation and connect residents to the river. Much of the land consists of wetlands, which could support elevated or boardwalk trails, while approximately 26 acres are suitable for development. The site also has archaeological and environmental value, creating opportunities for educational use. In recent years, the land has been used for farming, but it holds significant potential for future development. Moving forward, successful development would require cooperation with the County to create a master plan, complete design work, pursue funding opportunities, and establish a long-term maintenance plan.

Shikellamy State Park spans Northumberland and Union counties. The 78-acre Shikellamy Overlook is on the western shore of the Susquehanna River above the confluence of the North and West Branches of the Susquehanna River. The 54-acre Shikellamy Marina is on the southern tip of Packer's Island in Northumberland County, between the Borough of Northumberland and the City of Sunbury, at the confluence of the river branches. Recreation opportunities include enjoyment of scenic views, picnicking, hiking along two miles of trails, limited bicycling, a 23-slip marina, unlimited horsepower boating, boat access, and courtesy docks.

State Game Lands #115 in Point Township along Montour Ridge is about 1000 acres open space. Opportunities include hunting, trapping, falconry, environmental education, public information about conservation, and wildlife watching.

The Susquehanna River offers opportunities for fishing and boating. The Pennsylvania Fish & Boat Commission has boat access in Northumberland Borough at the Point. The Susquehanna Greenway Partnership is working to expand recreation opportunities along the entire 500 miles of river from New York to Maryland that would feature river towns, such as Northumberland Borough, as destinations.

Lake Augusta in Sunbury is the world's largest inflatable fabric dam, eight feet high and 2,100 feet long. This huge placid basin has become the hub for a multitude of diverse recreational activities. It encompasses some 3,000 acres, has more than 40 miles of useable shoreline along the Susquehanna River and extends upstream more than 5 miles on both branches. This water body provides swimming, boating and waterskiing opportunities in summer, when the water level would normally be too low.

Shikellamy School District facilities are often used for public recreational purposes. While educational and related use of facilities is always the first priority, recreation is a compatible use. The Shikellamy School District is trying to find ways to increase public use of school facilities such as exploring how to get additional funding to open the libraries with computers to the public. Community basketball and wrestling programs use school district

gyms and related rooms. Sports trends reported by the school district include requests for field use for lacrosse from Lewisburg teams.

Use of Private Land for Recreation

In addition to municipal park, sports organizations in Northumberland Borough and Point Township use private land for league play and practice. This includes the fields known as the Weis Soccer Complex along Route 11 in Point Township and the ballfield across from Acorn Little League Field in Northumberland Borough.

Norry/Sunbury AYSO Soccer Region 522 uses property owned by Weis Markets for the community soccer program. This site (opposite Surplus Outlets) of about 16.5-acres, located on Route 11, is the home to AYSO (American Youth Soccer Organization) League. The league has 275 participants in the fall and 310 players in the spring. In addition to local residents, the site attracts regional soccer play from places such as Mifflinburg, Middleburg, Lewisburg, Selinsgrove, Warrior Run, and Lion Mountain.

Tournaments attract participants from Harrisburg and Altoona. Since there is no formal lease for this facility and the land is categorized for commercial use, this property is not secure in perpetuity for recreational use. The lack of a lease or ownership prevents the community or the league from obtaining grants for field improvements. The location of the AYSO fields on a major commercial highway makes it vulnerable to potential development, although the property has wetlands. Point Township Recreation Park is the only municipal park facility that can accommodate soccer. Therefore, additional park acreage is needed for soccer and other flat field sports, if a formal long-term lease agreement cannot be secured.

The property across from Acorn Little League Fields once had a forty-year lease. However, the owner passed away and the status of the lease is in question. The site is owned by the Borough and maintained by the Acorn Little League. It houses a t-ball field complete with dugouts.

Public Recreation Trails

North Branch Canal Trail

An extension is planned for the North Branch Canal Trail to connect Northumberland Borough through Point Township to Danville. Planned in partnership with North Shore Railroad and the SEDA-COG Rail Authority, the project will create a rail-with-trail pathway alongside the historic canal's remnants. This offers an opportunity to revitalize the north

branch of the Susquehanna River, enhancing outdoor recreation and fostering partnerships with local businesses along the route.

Susquehanna River Water Trail

The U.S. Department of the Interior has designated a 103-mile section of the Susquehanna River Water Trail, from Sunbury to the Maryland border, as a National Recreational Trail. The designation recognizes exceptional existing trails that connect people to resources and improve the quality of life. National Recreation Trails benefit from increased visibility by being part of the National Trail System. Northumberland Borough and Point Township's 12-mile section of the Susquehanna River is part of this prestigious national designation.

Liberty Hollow Run Trail (Ice Dam Hollow Trail)

A 0.33-miles pedestrian and bicycle trail is planned through the Liberty Hollow Park as part of Liberty Hollow Master Plan. It is planned to be a bike-ped connector linking the park to Susquehanna Road and include improvements like bike skills park and bike trails. However, currently the project stands stalled.

Recreation Services

Traditionally, municipal recreation is focused on youth, summer, and sports programs and services. In rural communities, recreation usually is rooted in services provided by volunteer and faith based organizations. This is the case in Northumberland Borough and Point Township. The volunteer presence in community recreation is essential to just about all of the services that are.

Youth Sports

The Good News Clubs, Northumberland Borough and Point Township have several youth sports leagues that provide leagues for soccer, baseball, softball and t-ball. They include the following:

- AYSO Soccer operates leagues in the spring and fall seasons for boys and girls aged four to 16. AYSO offers both league play and tournaments. AYSO has five fields of various sizes along with practice areas on property owned by Weis Markets on Route 11.
- NorCenPenn (NCP) is a Youth Soccer League operating in North Central Pennsylvania throughout the upper Susquehanna Valley. The NCP league has teams

throughout the upper Susquehanna Valley. It services youth ages 9 -18 in a travel league format and is affiliated with FIFA (Fédération Internationale de Football Association - French for International Federation of Association Football, which is soccer in America) through USYS (United States Youth Soccer) and EPYSA (Eastern Pennsylvania Youth Soccer Association). The league uses the AYSO fields and the Point Township Recreation Area. divisions sometimes use larger field at the Shikellamy Middle School.

- Shikellamy Little League runs baseball and softball programs for boys and girls ages 5 to 14 in. The League uses the Acorn Little League fields and the t-ball field across the street on private land as well and Pineknott Park.
- Central Pennsylvania Rowing Association provides rowing facilities, lessons, competitions, regattas, and masters rowing. The association is based nearby in Shamokin Dam. CPRA has reported that the Susquehanna River is the finest rowing river east of the Mississippi due to its length, width, depth and turning radius for the sculls. They regularly host rowing classes and maintain a boathouse at Shikellamy State Park on Packers Island. Limitations for rowing in the area are parking, limited support facilities, and the boathouse that gets periodically flooded.

Summer Camp

Joseph Priestley House hosts a free summer camp called “History Camp” for children entering grades 1-5. The history camps offer activities and trips designed to foster appreciation of the community’s heritage through fun and education.

Greater Susquehanna YMCA

The Greater Susquehanna Valley YMCA, through its Sunbury Branch, serves Northumberland Borough and Point Township by offering health and wellness programs, childcare and youth activities, community engagement initiatives, and recreational opportunities. It acts as a key resource for families and individuals, promoting healthy living, youth development, and social connection in the area.

Shikellamy School District

The School District has received 21st Century Community Learning Centre grant from the Pennsylvania Department of Education (DEO). It supports after-school and enrichment programs for students in the district, including those in the planning area.

In addition, the School District has established “Braves Foundation” in collaboration with Central Susquehanna Community Foundation to assist in funding resources, scholarships

and grants to Shikellamy students and staff. The foundation accepts private donations and supports academic, athletics and artistic programs for students throughout the district. They also provide technological resources to educators to advance learning experiences.

SSD also participates in Northumberland County's Alternative Education for Disruptive Youth (AEDY) Program, funding by the State DOE.

Health Care Facilities

There are two hospitals proving a range of general to specialized medical care within 12 miles of the planning area. There are three nursing homes that together provide a full range of housing and care from independent living to skilled and secure nursing care. The three facilities offer a total of 185 beds or housing units. Having such facilities enables residents to stay in their home community as they age and require progressive assistance.

Table 21: Health Care Facilities in the Vicinity of the Planning Area

	Facility Type	Location	Capacity (Beds)	Distance (miles)
Hospital Facilities				
Geisinger Medical Center	Hospital	Danville	400	10
Evangelical Community Hospital	Hospital	Lewisburg	147	12
Other Healthcare Facilities				
Emmanuel Home 800 Priestley Ave	Assisted Living Home	Township	38	-
Nottingham Village 60 Neitz Rd	Living, Secure Dementia Unit & Retirement Homes	Borough	121	-

Source: PA Department of Health; Northumberland Borough; Point Township

Eyers Manor is temporarily closed due to septic system failure, creating an operational issue. The facility as a prospective buyer interested in low investment turnover. However, the site would require easements for the creek and pump for it to be functional again.

Public Safety

Police

The Borough department has 6 full-time officers, 1 part-time officer, and one full-time administrative assistant. The Township has 6 full time officers. The two local forces have worked cooperatively to provide one on-duty officer and one back-up officer on a 24-hour basis. Each department is housed in its respective municipal building, both built in the early 1970s. The Township has recently upgraded their entire complex through a grant.

However, the current facility has limited capacity for expansion and could only accommodate one or two additional officers in the future.

The Borough reports that the volume and severity of calls for service have remained relatively stable since 2009, but there has been an increase in computer crimes and fraud. The department now utilizes Lexipol for policy management and is in the process of obtaining accreditation through the Pennsylvania Law Enforcement Accreditation Commission (PLEAC). The external vendor services have increased operational costs for the department.

In the Township, over the past decade, the number of service calls has gradually declined from 3,625 in 2014 to 3,110 in 2024, mostly due to more efficient and less redundant reporting. Despite the decrease in volume, the complexity and time demands of calls have increased significantly, particularly due to a sharp rise in fraud-related complaints linked to technological and internet advancements, similar to the issue reported by the Borough.

The Township is also working towards improving the department's security systems, interdepartmental networking, and investing in technology to improve efficiency. Looking ahead, the department anticipates an increase in service demand as Point Township continues to grow, with new housing developments emerging across its many undeveloped areas. The Township's Police Night Out is a popular annual event featuring police vehicle and equipment displays, safety awareness information, and prize giveaways.

Fire Protection Services

The planning area is served by four volunteer fire companies. All four facilities are said to be in good condition. Fire protection and emergency response services are staffed 100% by volunteers; some are reported to hold membership in more than one company.

Collectively, the two fire companies in Northumberland operate an engine, a ladder truck, and three support/utility vehicles. The companies in Point Township operate two engines, two tankers, a ladder truck, an attack and two support/utility vehicles.

Emergency Medical Services

The planning area is also served by three emergency medical service providers: one in the planning area, another in Sunbury, and LifeFlight at Geisinger Medical Center in Danville.

Table 22: Public Safety Facilities in the Planning Area

Facility, Address, Primary Service Area	Facility Condition	Staff	Apparatus Source: https://fire.fandom.com
Police			
Northumberland Police Dept. 219 2nd Street Northumberland	Good, but crowded	6 full-time; 1 part-time; 1 admin	n/a
Point Township Police Dept. 759 Ridge Road Point Township	Good	6 full-time	n/a
Fire Companies			
Northumberland Hook & Ladder Fire Company (#73) 348 5th Street Northumberland	Good	100% Volunteer	Engine 73 - 2012 Pierce Arrow XT (2000/500) Truck 73 - 2001 E-One Cyclone II (2000/300/100' rear-mount ladder) Rescue 73 - 2023 Spartan Metro Star / Rescue 1 20' walk-around
Northumberland Fire Company Number 1 (#73) 206 Queen Street Northumberland	Good	100% Volunteer	QRS 73 - Ford Escape Traffic 73 - 2014 Ford F-350 / utility box (Northumberland Fire Police)
Point Township Fire Company (#74) 438 Old Danville Highway Point Township	Good	100% Volunteer	Air 74 - 1998 Spartan Advantage / 4-Guys walk-in Engine 742 - 2009 Pierce PUC (1500/750) Tanker 744 - 2007 Sterling / 1980 Marion tanker body / ITE (450/2500) Squad 746 - 1997 Ford F / Reading canopied utility body
Tuckahoe Volunteer Fire Company (#7) 875 Cannery Road	Good	100% Volunteer	Engine 7-41 - 2006 Sutphen Shield (1500/750/25A/25B) Tanker 7-43 - 1989 Mack MC / Saulsbury (1000/2500) Brush 7-45 - 1950s Dodge M-37 Attack 7-49 - 2006 Ford F-550 (400/300/20F)
Emergency Medical Services			
AREA Services, Inc. Prince Street (Station 91) Southern Northumberland County	Fair	Paid	Ambulance for emergency, non-emergency and wheelchair transport
Americus Ambulance Service 100 Linden Street, Sunbury (Stations 5-4)	n/a	n/a	Ambulance for emergency, non-emergency and wheelchair transport

Facility, Address, Primary Service Area	Facility Condition	Staff	Apparatus Source: https://fire.fandom.com
Southern Northumberland County			
LifeFlight Geisinger Medical Center, Danville Central Pennsylvania	n/a	Paid	Helicopter

Source: Northumberland Borough, Point Township

Facilities and Services for Public Well-being

Public Schools

Shikellamy School District serves Northumberland Borough, Point Township, Rockefeller Township, Snyderstown Borough, the City of Sunbury, and Upper Augusta Township. The planning area comprised approximately 35% of the school district's total resident population which was 22,210 in 2022.

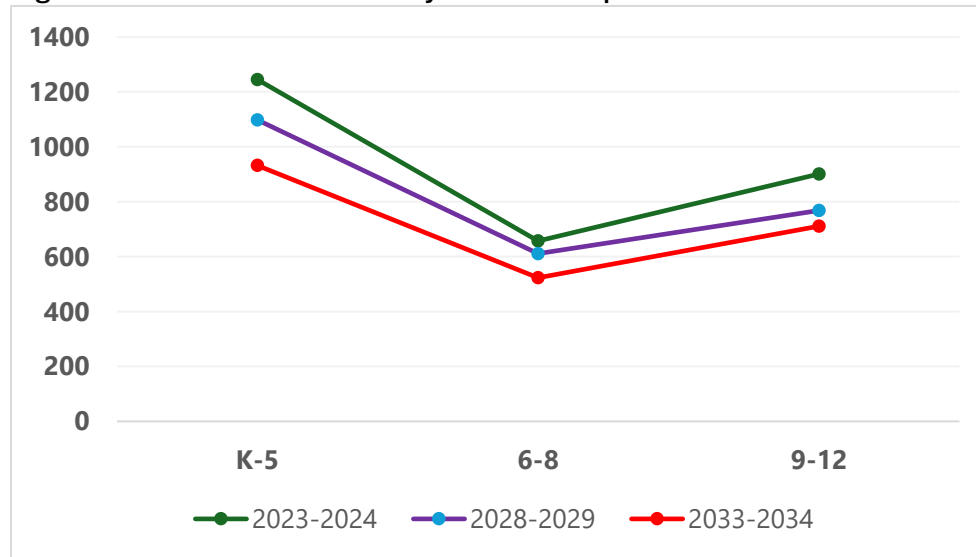
The School District operates four elementary schools, one middle school and one high school. The Priestley Elementary School is located in Point Township and Shikellamy Middle School in the Borough. Chief Shikellamy and Oaklyn Elementary School are located in Upper Augusta Township and Grace S. Beck Elementary School is located in Sunbury. Shikellamy High School is located in the City of Sunbury.

Table 23: Enrollment History and Projections for the Shikellamy School District

School Years	Total Students
Enrollment	
2019-2020	2892
2020-2021	2838
2021-2022	2922
2022-2023	2847
2023-2024	2803
Enrollment Projections	
2024-2025	2716
2025-2026	2666
2026-2027	2597
2027-2028	2537
2028-2029	2477
2029-2030	2420
2030-2031	2357
2031-2032	2306
2032-2033	2234
2033-2034	2166

Source: PA Department of Education

Figure 24. Enrollment Trends by Grade Group



Source: PA Department of Education

The district receives services from the SUN Area Career and Technology Center (CTC) in New Berlin and the Central PA Workforce Development Corporation in Lewisburg. It is also a member district of the Central Susquehanna Intermediate Unit (IU 16).

The student population in the school district has dropped in the past 5 years, with the exception of increase in 2021-22 school year. Enrollment projection for the next 10 years indicates that student enrollments will continue to drop, reaching 2,166 in 2033-2024.

Private Schools

Currently, there is only one private school in or near the planning area. The Northumberland Christian School is a Baptist-affiliated institution offering preschool through grade 12 instruction and is located in a former manufacturing facility on 5th Street in the Borough. In 2023-24 school year, the school has 260 students enrolled.

Libraries

The Priestley Forsyth Memorial Library is a historic and public library located at 100 King Street in Northumberland. The library is listed on the U.S. National Register of Historic Places and is part of the Northumberland Historic District. It hosts a vast array of books, videos, audiobooks, and programs for children, youth and adults. Programs include family friendly spaces, gamer nights, teen reading lounge and artistic programs. There are

Figure 25: Grade Groupings for Actual and Projected Enrollments for the Shikellamy School District

summer programs for kids, with free lunch provided. Wireless services are available inside the library. The staff offers computer instruction, reference assistance, computers with Internet access, fax services, Interlibrary Loan, etc. As a participant in Access PA, cardholders can borrow from most public libraries in the Commonwealth and make available numerous premium subscription services through Power Library, Live Homework Help, the Learning Express Library, Fact on File, Ask Here PA and other resources useful to students and researchers of all ages are available through links on the library's website.

Parking is available along both Front and King Streets. Parking on Front Street is said to be dangerous due to traffic speeds and volumes. Street sweeping on King Street is said to limit parking on Mondays and Tuesdays. And snow piles after street plowing are said to block sidewalk access. The street gets crowded at program turnover times.

Library visitors tend to come from Northumberland and Sunbury more than Point Township, though was noted as only a casual observation. A United Way study in 2006 found that 20% of library users are Hispanic- mostly children and youth and generally white middle school girls or Hispanic boys who come to the library after the computer room at CW Rice Middle school closes. Other library users include cyber students, who need a place for studying, tutoring, or testing when the home is not available or suitable. Christian school students and teachers are also frequent users. Amish and Mennonite have been known to use other libraries in central Pennsylvania but have not been regular users of the Priestley-Forsyth Memorial Library. The economy impacts adult use of the library's services, as adults utilize the facility and its resources to look for employment.

The library is using the existing renovated space to its capacity. Currently two floors are open to the public. Another two floors are unused and unheated. These floors are also not ADA- accessible. A side yard has been used for outdoor programs in the past but was found to be too noisy for group discussion. The side yard may offer an opportunity for on-site expansion. The board has begun to discuss the need for expansion of usable public space. A community room for gatherings for 12+ people has been a frequent request.

Staffing is adequate. There are two fulltime librarians supported by volunteers. There are two persons on site during library hours for security.

Funding for the library comes from the Priestley endowment, the school district, and Northumberland Borough. State funds can be leveraged when municipal contributions are made, though these have been declining.

Little Free Library

The little free libraries are a community-driven initiative, stewarded by local volunteers who maintain the small, wooden crafted huts, used for sharing books. The community uses the little free libraries to exchange and share their book collection with each other at no cost. These little libraries around the corners of the Norry-Point community serve as mini community hubs, promoting reading, care and spontaneous interaction points. The Township Library is in view of a camera, which helps to monitor its condition.

Solid Waste Collection and Recycling

Solid waste collection is not mandatory in the planning area. Collection services are made available to property owners through approved independent contractors. The Borough operates a recycling center along US 11; the facility is open to the public, not just Borough residents.

Approximately 15 years ago, a grant-supported partnership between the Township, the Borough, and the City of Sunbury facilitated the shared use of a tub grinder—equipment larger than a standard woodchipper, for yard waste disposal. Three years ago, the Borough initiated yard waste collection and chipping. Meanwhile, the Township had previously collaborated with a private operator, K&T, to grind yard waste at no cost. This arrangement has since been discontinued.

At present, the Township does not accept yard waste but collects Christmas trees, which are donated to a local goat farm for reuse. The most significant volume of organic debris typically results from post-storm cleanup efforts. The Township may consider yard waste collection in the future.

A5. Infrastructure Profile

Water

The Borough is essentially fully served by public water, provided by PA American Water Company, served locally by an office in Milton. Nearby and densely developed areas of Point Township, namely the Kapp Heights and Oak Park neighborhoods, are also served by PA American Water. A few Borough properties and many Township properties use on-lot wells for their domestic water supply.

PA American replaced and upgraded about 3,900 feet of mainline pipe along Queen Street and Strawbridge Road, among other locations in Northumberland County and in 2025 to reliability, reduce service disruptions and increase water flows for firefighting.

PA American's source water is 100% surface water from the Susquehanna River, Spruce Run Reservoir, and White Deer Creek—all in the Susquehanna River Basin. The water supplies are considered vulnerable to runoff from transportation corridors and stormwater runoff, as reported in a 2003 source water assessment prepared by the Pennsylvania Department of Environmental Protection (DEP).

Water Quality Reporting

Surface water supplies are treated with chlorine to manage bacteria in the distribution system and fluoride occurs naturally in these water supplies.

According to recent PA American's water quality reporting, drinking water complied with all state and federal drinking water requirements in years 2023 through 2025.

The report does not disclose the presence or measurement of per- and polyfluoroalkyl substances (PFAS), commonly known as "forever chemicals." The report states that the parent company, American Water, is "actively assessing treatment technologies that can effectively remove PFAS from drinking water."

Wastewater

The Borough is completely served by a wastewater collection system owned by the Borough Authority and nearby areas of Point Township are served by a connected system owned by the Point Township Authority. Wastewater from both systems is treated at the Northumberland Borough Wastewater Treatment Plant.

Northumberland Borough Wastewater Treatment Plant

The Northumberland Borough Wastewater Treatment plant was brought online in 2017. The plant provides advanced biological nutrient removal (BNR) and can mitigate phosphorus levels with aluminum.

The hydraulic design capacity of the plant is 1.125 million gallons per day (mgd). Actual annual average daily demand from 3,194 equivalent dwellings units (EDUs) in 2024 was 0.64 mgd (57 percent), resulting in a positive capacity balance of 0.48 mgd (43 percent). Similarly, the plant's capacity to treat organic matter, without releasing oxygen-depleted water back into the environment, is higher than actual annual average demand; the organic design capacity is rated at 3,690 pounds per day compared to the 2024 annual average demand of 800 pounds/day (22 percent of capacity).

Two industrial users, Bimbo Bakery and Imhoff, screen their wastewater prior to remove excessive solids.

About 12 miles of pipe convey sewage from customer sites to the wastewater treatment plan in the Borough alone

The majority of existing pipe in the Borough is clay, original to the system, or nearly so. A notable portion of the system was replaced with PVC (plastic) pipe in the late 1960s to mid-1970s. Over the past decade, the Borough has chosen CIPP (cured in place pipe) as its main method of pipe upgrade/replacement. Roughly 3 miles of main line upgrade/replacement have been completed, including key interceptors and lines in state highways.

Reduction of inflow and infiltration, which reduces system efficiency, is an ongoing priority.

Sewer service areas in the township include Kapp Heights and the PA 405 corridor north approximately to Hilbish Road; Strawbridge Road and the Nottingham Village area; Old Danville Highway and Oak Park; and Spruce Hollow Road, Roush Road, Church Drive, and adjacent portions of Ridge Road.

Stormwater Infrastructure

A localized storm sewer system was installed in the Kapp Heights neighborhood in 2024. Major storm pipe replacements are planned for Cannery Road and Mountain Road in 2026.

Utility corridors

Several utility corridors pass through the planning area. Major lines include:

- One electric transmission line across the West Branch about 2,500 feet south of the PA 147/CSVV bridge; the line crosses PA 405/Susquehanna Trail then turns north, crossing Lahrs Road, Ridge Road, and Montour Ridge
- One electric transmission line across the North Branch, just north of the PA 405 bridge, traversing the Brough north to Front Street, then along Front Street and shifting north of and parallel to US 11 to Bald Top Road in Mahoning Township.
- One petroleum and natural gas corridor across Montour Ridge
- One gas line from Milton to the point in Northumberland to Danville
- One natural gas line parallels US 11

A6. Transportation Profile

The transportation system is a key infrastructure component for a community's development and economic prosperity. As a system, it should provide reasonable travel and transportation options - including both vehicular and non-vehicular - for residents, merchants and industry, as well as University students and tourists. A carefully planned and well-maintained transportation system will help sustain the existing quality of life and shape future opportunities for growth.

Roadway System Ownership

According to PennDOT, Point Township has 47.37 total miles of roadway. Approximately 58 percent (27.49 miles) of this total mileage is owned by the Township, while the remaining 42 percent (19.88 miles) is owned by the state. This data includes 2.23 miles of ACT 32 Turnback Mileage that had been transferred from the state over to Point Township.

According to PennDOT, Northumberland Borough has 19.60 total miles of roadway. Approximately 88 percent (17.19 miles) of this total mileage is owned by the Borough, while the remaining 12 percent (2.41 miles) is owned by the state. This data includes 1.61 miles of ACT 32 Turnback Mileage that was transferred from the state to Northumberland Borough.

State Highways

The Northumberland Borough and Point Township are serviced by a network of U.S. and State- owned roadways linking it to the vital national highway system. This intricate system of roadways provides this planning area with access to neighboring counties and cities. The key transportation corridors in this region include:

PA Route 147 is a north-south route that runs along the Susquehanna River in central Pennsylvania. The roadway enters the study area in the northwest corner of Point Township and runs along the eastern bank of the Susquehanna River's West Branch until it intersects U.S. Route 11 in the Northumberland Borough. After intersecting U.S. Route 11, the roadway exits the study area as it crosses the North Branch of the Susquehanna River and continues south through Sunbury. PA Route 147 connects Northumberland Borough and Point Township to major regional highways such as Interstate 80 at its northern terminus and U.S. Routes 22 and 322 at its southern terminus.

U.S. Route 11 is a north-south interstate that extends from northeast Pennsylvania to the south central portion of the state. The interstate route enters the study area in the northeast corner of Point Township and runs parallel to the North Branch of the Susquehanna River until it intersects PA Route 147 in the Northumberland Borough. After intersecting PA Route 147, the roadway exits the study area as it crosses the West Branch of the Susquehanna River and continues south through Snyder County where it merges with U.S. Route 15. U.S. Route 11 connects Northumberland to several urban areas such as Bloomsburg, Wilkes-Barre, and Scranton in the north as well as Harrisburg, Shippensburg, and Chambersburg in the south.

U.S. Route 15 is a north-south interstate that extends from north central Pennsylvania to the south central portion of the state. U.S. Route 15 does not pass through the study area; however, it is part of the study area's peripheral highway network. The roadway runs along the west bank of the Susquehanna River's West Branch and merges with U.S. Route 11 in Snyder County a few miles south of the study area. Although Route 15 does not pass directly through the Northumberland Borough, it provides local access to urban areas such as Williamsport and Mansfield in the north as well as Harrisburg and Gettysburg in the south.

State Highway Classifications and Traffic Volumes

The functional highway classifications and average annual daily traffic volumes for these and other state highways are shown on Map 6 Average Annual Daily Traffic and Map 7 Functional Classification of State Highways and summarized in Table 26.

Table 24: Functional Highway Classification

Route No. / Name	Federal Function Classification	Segment Description	Historical Data		Recent Traffic Data			
			AADT 2011	AADT 2021	Year	AADT	ADTT	Truck %
Front Street (SR 0011)	Other Principal Arterial Highways		--	--	2023	6486	593	9
Water Street (SR 0011)	Other Principal Arterial Highways		8009	7416	2023	6515	605	9
Duke Street (SR 0405)	Other Principal Arterial Highways		17250	18507	2023	8242	499	6
State Route 405	Other Principal Arterial		12372	12806	2024	6926	682	10
State Route 147 (CSV T)	Major Collector	Northbound	--	--	2022	320-354	32-35	10
		Southbound	--	--	2022	348-371	35-37	10
		CSV T Bridge	--	--	2024	6970-7645	697-765	10
King Street	Minor Arterial	5 th St to Front St	1462	934	2023	776	12	1
	Major Collector	16 th St to 5 th St	284	491	2024	170	16	9
Ridge Road (SR 1047)	Major Collector	SR405 to SR147	--	--	2024	4158	956	10
		SR147 to SR11	1126	1617	2022	2039	103	5

Strawbridge Road (SR 1035)	Major Collector	Stone School Rd to Jefferson St	628	678	2020	741	59	8
	Minor Collector	Ridge Rd to Stone School Rd	628	678	2020	737	59	8
Prince Street	Major Collector		--	--	2022	720	51	7
16th Street	Major Collector		284	491 (2020)	2024	172	16	9
8th Street	Major Collector		854	364 (2020)	2021	522	9	2
7th Street	Major Collector		1512	542 (2020)	2022	561	56	10
5th Street	Minor Arterial/ Major Collector		4699	2179 (2020)	2023	2575	51	2
2nd Street	Major Collector		750	550 (2020)	2021	668	19	3
Spruce Hollow Road (SR 1037)	Local Road		492	1257	2022	1402	155	11

Source: Commonwealth of Pennsylvania Federal Functional Class Map; PennDOT (Historical data comes from AADT History dataset and Most Recent Data comes from RMS Traffic dataset)

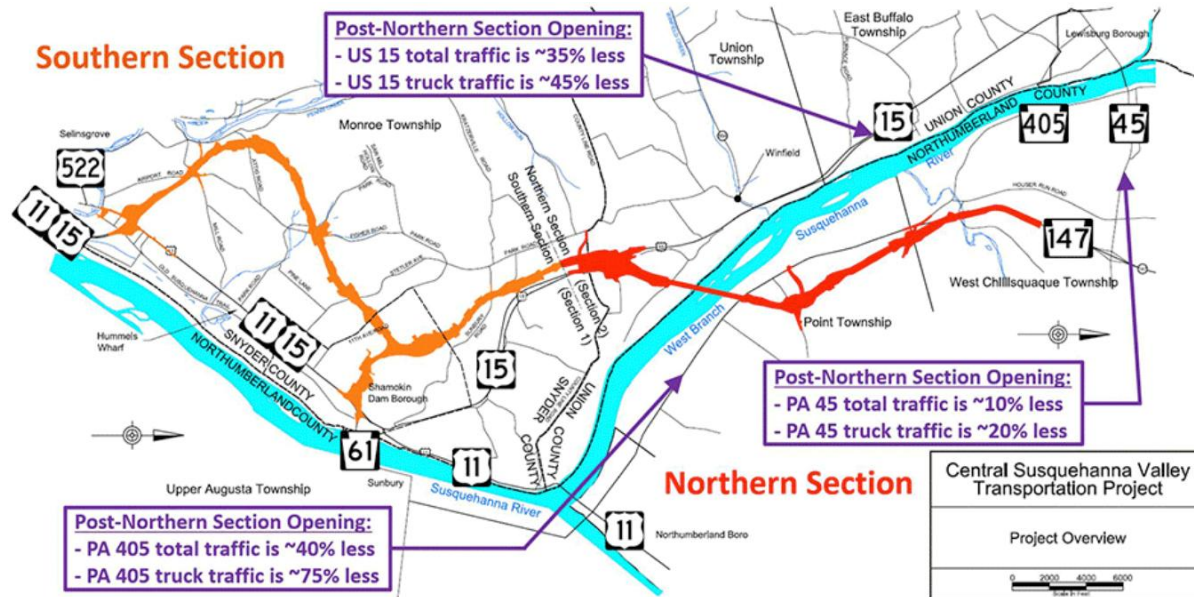
A New Highway Connection

The CSVT project consists of a 4-lane limited access highway approximately 13 miles long, and the total estimated cost of the project is \$900 Million, and it includes 7.2 miles of new roadway, about 4.27 million cubic yards of excavation, 21 new bridges and 319,000 square yards of pavement, 4 interchanges. The project was divided into two sections, Northern and Southern.

The construction officially began in December of 2025. In July of 2022, the CSVT Northern Section was completed and opened to traffic, and the constructions of the Southern Section began. The Northern section included The CSVT Northern Section starts at the south end of the existing 4-lane, limited access portion of Route 147 just south of Route 45 in West Chillisquaque Township, Northumberland County. It proceeds south to the new interchange with existing Route 147 at Ridge Road in Point Township. It then continues across the West Branch Susquehanna River to the new interchange with existing Route 15 near County Line Road in Union Township, Union County and Monroe Township, Snyder County.

Traffic data released by PennDOT in 2023 indicated the CSVT Northern Section confirm that the project has reduced volumes of north-south through traffic from both Lewisburg Borough in Union County and Northumberland Borough in

Northumberland County.



The CSVT Southern Section starts at the Northern Section's new interchange with existing Route 15 and proceeds south mostly through Monroe Township, Snyder County to connect to the existing Routes 11/15 interchange. It includes an interchange/connector to existing Route 61 (Veterans Memorial Bridge) and Routes 11/15 in Shamokin Dam. The construction of the Southern Section started in 2022, and it is anticipated to be completed and opened to public in 2027.

Local Roadways

The planning area's local road system follows two basic patterns that correspond to the general topography of the land. A grid system covers southern half of the Northumberland Borough and the Kapp heights area of Point Township. The grid pattern is primarily restricted to the flat lowlands near the confluence of the West and North Branches of the Susquehanna River. The grid pattern covers a rectangular area, bounded by Penn Street in the southwest, 8th Street (also the municipal border) in the northwest, Prince Street in the northeast, and Water Street in the southeast. At the 8th Street boundary, the grid pattern extends beyond the Borough's municipal border into the Kapp Heights neighborhood. In Kapp Heights, the grid pattern extends from 8th Street in the southeast to 16th Street in the northwest, and is bounded by PA Route 405 in the southwest and Orange Street in the northeast.

The rest of the planning area is served by a few arterial roadways, collectors and local roadways. These arterial roads include Strawbridge Road, Cannery Road, Spruce

Hollow Road, Lahrs Road, Bulk Plant Road, and Ridge Road. All of these arterial roadways are located within Point Township except for Strawbridge Road, which serves both municipalities.

Traffic Volumes

The traffic volume patterns indicate that most drivers are traveling through Point Township and the Northumberland Borough along Route 147 and Route 11. Patterns show that most of the high traffic volumes occur in the downtown area, particularly on roadways near the Route 147/11 intersection. Local downtown roadways such as Front Street (Route 11), Water Street (Route 11), Duke Street (Route 147), Prince Street, 2nd Street,

7th Street, 8th Street, King Street, and Strawbridge Road receive most of the traffic flow from Routes 11 and 147. As a result, intersections connecting some of these local roadways to Routes 11 and 147 have high incidents of traffic accidents.

Traffic volume patterns show that many drivers travel through central Point Township via Ridge Road. The volume of traffic along Ridge Road indicates that local and non-local drivers may use Ridge Road to connect to Routes 147 and 11 in order to avoid downtown traffic. In addition, the relatively low volume of traffic along Strawbridge Road and Spruce Hollow Road (the two roads connecting central Point Township to the downtown area) suggests that they may be utilized by more local drivers than non-local drivers who live in or around central Point Township and routinely travel to and from the downtown area.

Roadway Safety

The Borough and Township police departments submit reportable crashes to the state annually and PennDOT publishes general crash data through the Pennsylvania Crash Information Tool. This data was reviewed to determine where reportable crashes, involving injury or vehicle towing, have occurred over a given time period.

Figures 25 and 26 show crash locations on state highways and one local roadways in the Borough, respectively, from January 2014 through December 2024, the most recent 10-year period at the time of data collection. Figures 27 and 28 show the same for the Township.

Figure 26. Reportable Crashes on State Highways in Northumberland Borough, Jan 2014-Dec 2023

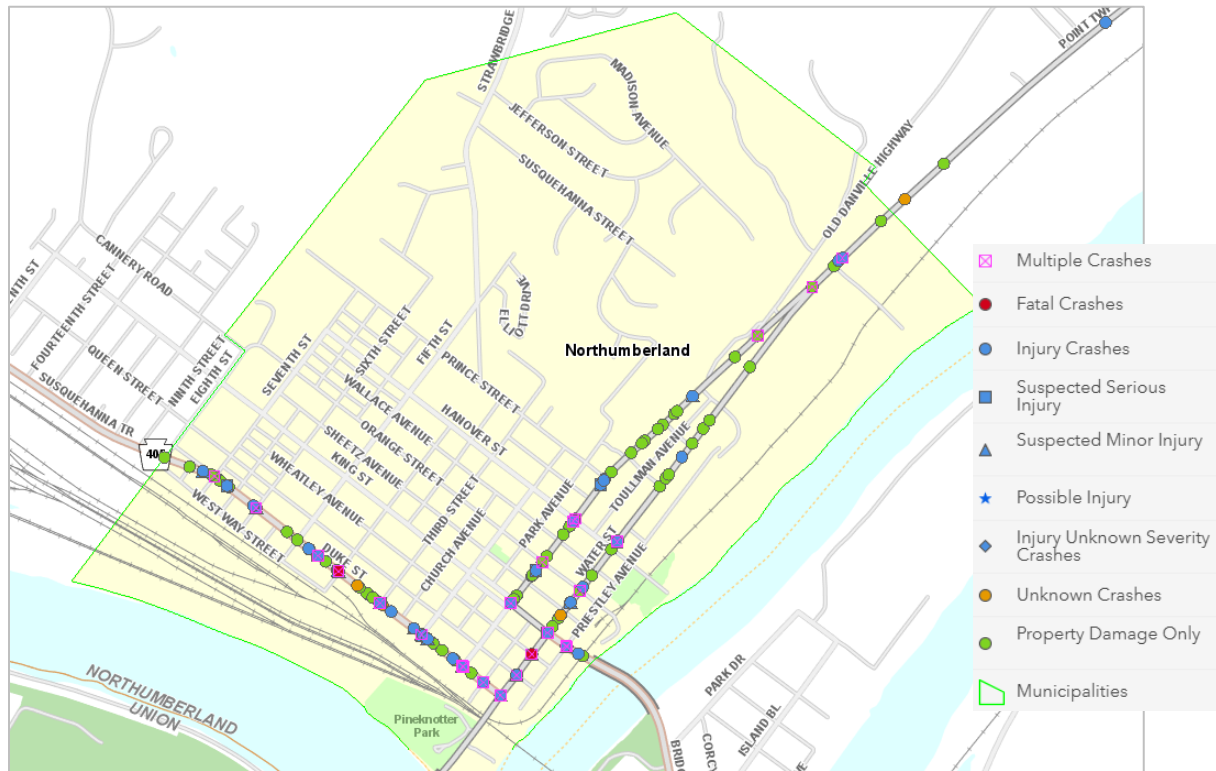


Figure 27: Reportable Crashes on Local Streets in Northumberland Borough, Jan 2014-Dec 2023



Figure 28. Reportable Crashes on State Highways in Point Township, Jan 2014-Dec 2023

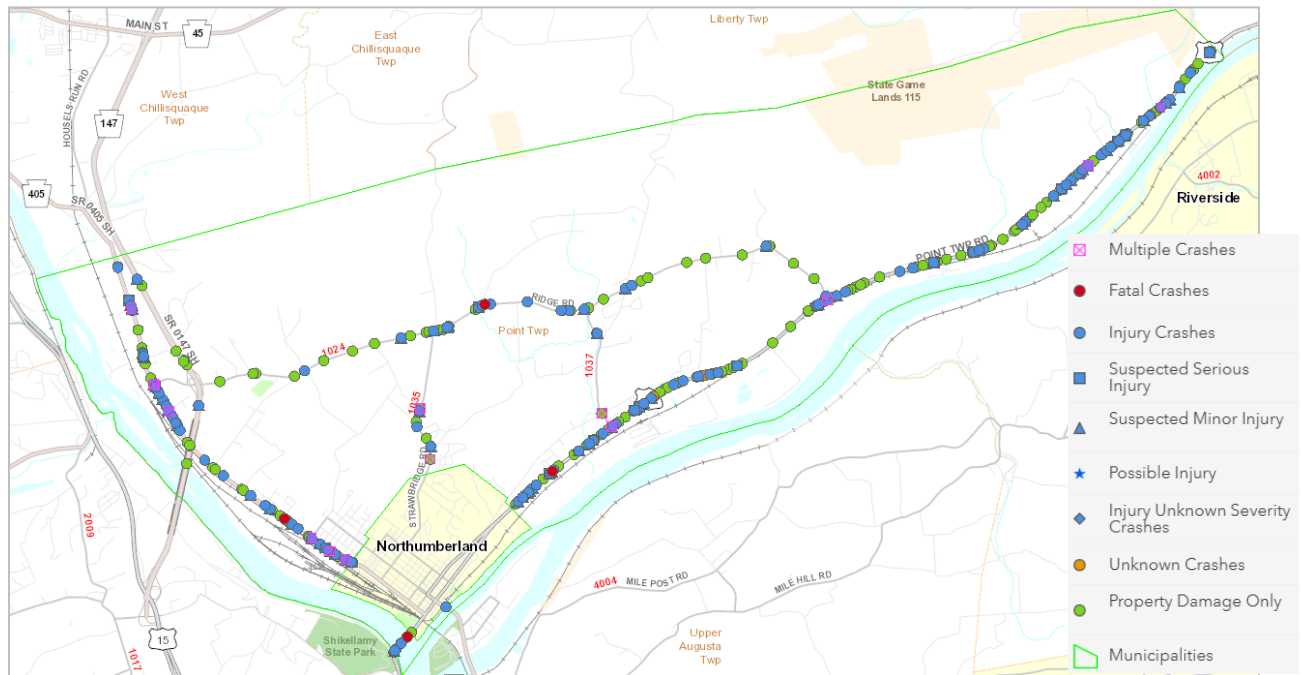
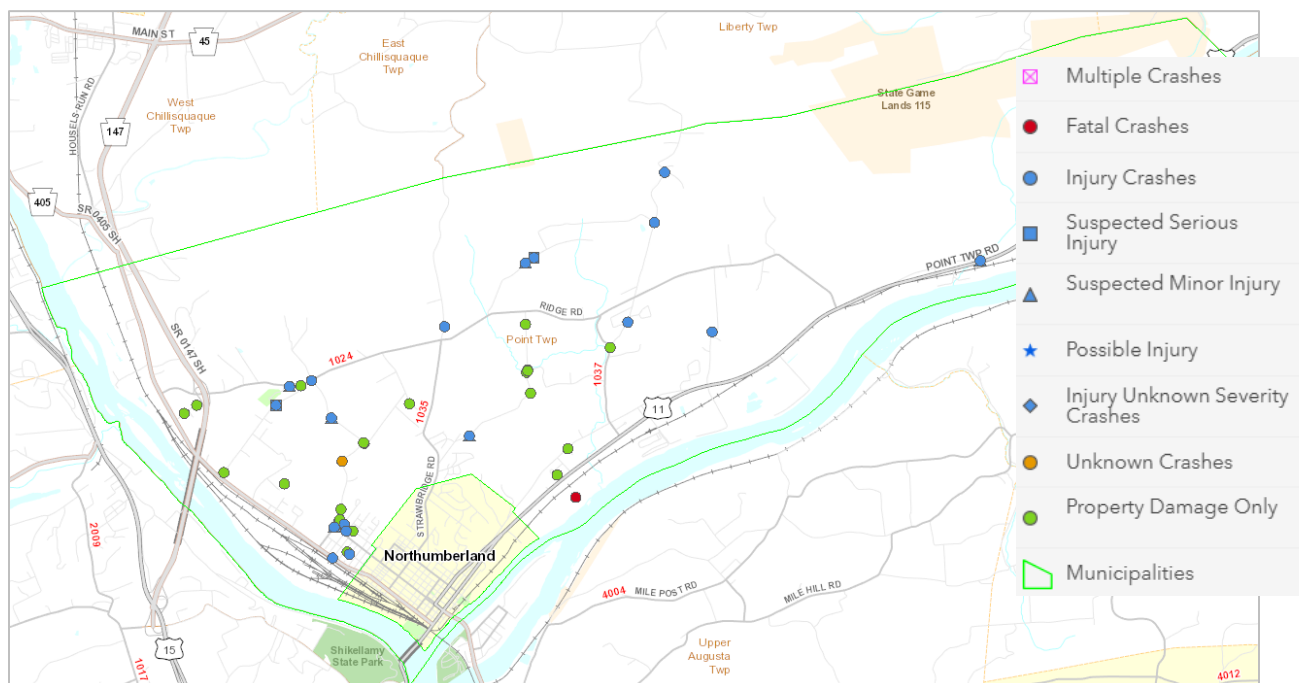


Figure 29: Reportable Crashes on Local Roadway in Point Township, Jan 2014-Dec 2023



Higher concentrations of reportable crashes are typical on higher volume roadways, which are often state highways. If local police determine that roadway design may have contributed to frequent crashes, the municipality can request the PennDOT and the regional transportation planning agency, SEDA-COG MPO, evaluate the location, detailed crash factors, and potential improvements. Given that the southern section of the CSVT remains under construction and traffic patterns may change after its opening, expected in 2027, the Borough and Township may to review the frequency of crashes and crash factors recorded in their police department records of a more recent 10-year period, and determine if any locations warrant consideration for a safety study.

In 2005 PennDOT completed a safety audit of the Duke Street (SR 147) corridor and recommended the installation of safety devices to warn drivers of the congested area and pedestrian crossings ahead if the Borough would maintain the devices (e.g., signals, signs, and pavement markings). No action was taken.

Public Transportation

Because of the rural character of much of Northumberland County, the availability of mass transportation is very limited. Northumberland County has two public transit services as follows.

The Northumberland Department of Transportation operates a call-and-demand paratransit service. The shared ride service is provided primarily to senior citizens age 60 and over residing throughout Northumberland County, although the service is open to the general public.

The rabbitransit offers two services that are served in Northumberland County: Shared Ride (Paratransit) and Stop Hopper.

The Shared Ride service “provides consolidated trips between customers’ origins and destinations that are not well served by scheduled route bus service.” The use of this service requires an application and reservation. Arrival and Return times vary depending on origin and destination, for example Northumberland/Sunbury to Selinsgrove arrival times are from 9am-2pm and destination times are from 10am-3pm. Destinations/origins served from and to Northumberland/Sunbury include: Dalmatia/Herndon/Dornsife, Danville (AKA Mechanicsville), Selinsgrove, Shamokin/Coal Township/Mt Carmel/Kulpmont/Elysburg, Watsontown/Milton, and out of County. Fares range from \$0 to \$50 depending on Cash Fare Type and Purpose (Senior Shared Ride 65+, Senior Share Ride 60-64, Persons with

Disabilities, General Public, etc.) and Zone (Zone 1 is up to 9.99mi, Zone 2 is 10-29.99mi, Zone 3 is 20-29.99mi and Zone 4 is 30+mi). Transportation for Senior Shared Ride 65+ listed purpose, Mental Health/Intellectual & Developmental Disabilities, and Medical Assistance Transportation is \$0 for all zones. See Fare examples below:

Example 1: Senior Shared Ride 65+ for medical purposes is \$0 dollars for any zone, but any other trip purpose not mentioned in rabbittransit website is \$3 for zone 1, \$4.5 for zone 2, \$6 for zone 3, and \$7.5 for zone 4.

Example 2. General public pays full far, for zone 1 it is \$20, increasing by \$10 per increase in zone, up to \$50 for zone 4.

The Snyder & Northumberland County Stop Hopper service is an on-demand shuttle service where rides can be requested through a smartphone app to request a ride to and from anywhere they wish to travel within the service zone boundaries. The service is \$2.00 per one-way trip and is FREE for seniors. It operates from Monday to Friday from 6:30AM-6:30PM in the Selinsgrove/Sunbury and parts of Northumberland borough service area. Examples of destinations include

- Selinsgrove: the Susquehanna University, AYSO Soccer fields, PennDOT, BJ's
- Hummels Wharf: Giant, Hummel Station, Sunset Skating Rink II
- Shamokin Dam: Merit Dental Shamokin Dam, Shamokin Dam Fire Company
- Sunbury: the Shikellamy Stadium, James R. Eister Youth Community Center, Shikellamy State Park
- Northumberland Borough: Joseph Priestley House, Pineknottter Park, Priestley Elementary School, Bordner Tax Service.



Bicycle & Pedestrian Facilities

Bicycle and Pedestrian Audit

Vision

“A Walkable and Bike-able Northumberland Borough and Point Township”

“Northumberland Borough and Point Township leverage the advantage of its strategic location at the confluence of North and West Branch Susquehanna Rivers, to create an interconnected network of greenways, trails and natural areas, establishing itself as a regional hub on the evolving Susquehanna Greenway. The historic river town of Northumberland is the center for trails connecting up-river destination of Danville and Lewisburg, as well as being the jewel of the Lake Augusta greenway loop trail linking Sunbury and Shamokin Dam. The Norry – Point Township trail network connects residents with each other, the natural world, and the community’s unique heritage, improving the quality of life of local residents, while creating a destination for out-of-town visitors.”

Current Conditions

The Bike-Ped Audit inventory and analysis consisted of 4 field views, done by the Bike-Ped Audit Consultant, to evaluate the conditions for walking and biking, a review of municipal plans and ordinances, and discussions led by the Study Committee and community members. The Study Committee and community members identified bike-ped safety concerns and limitations due to private property. They proposed new key destinations and discussed strategic locations like the confluence of the Susquehanna River branches and Lake Augusta. These areas offer recreational opportunities and enhance community quality of life. The committee expressed disappointment over the lack of progress and emphasized the importance of these locations as a hub on the Susquehanna Greenway, advocating for the Lake Augusta greenway and open space plan.

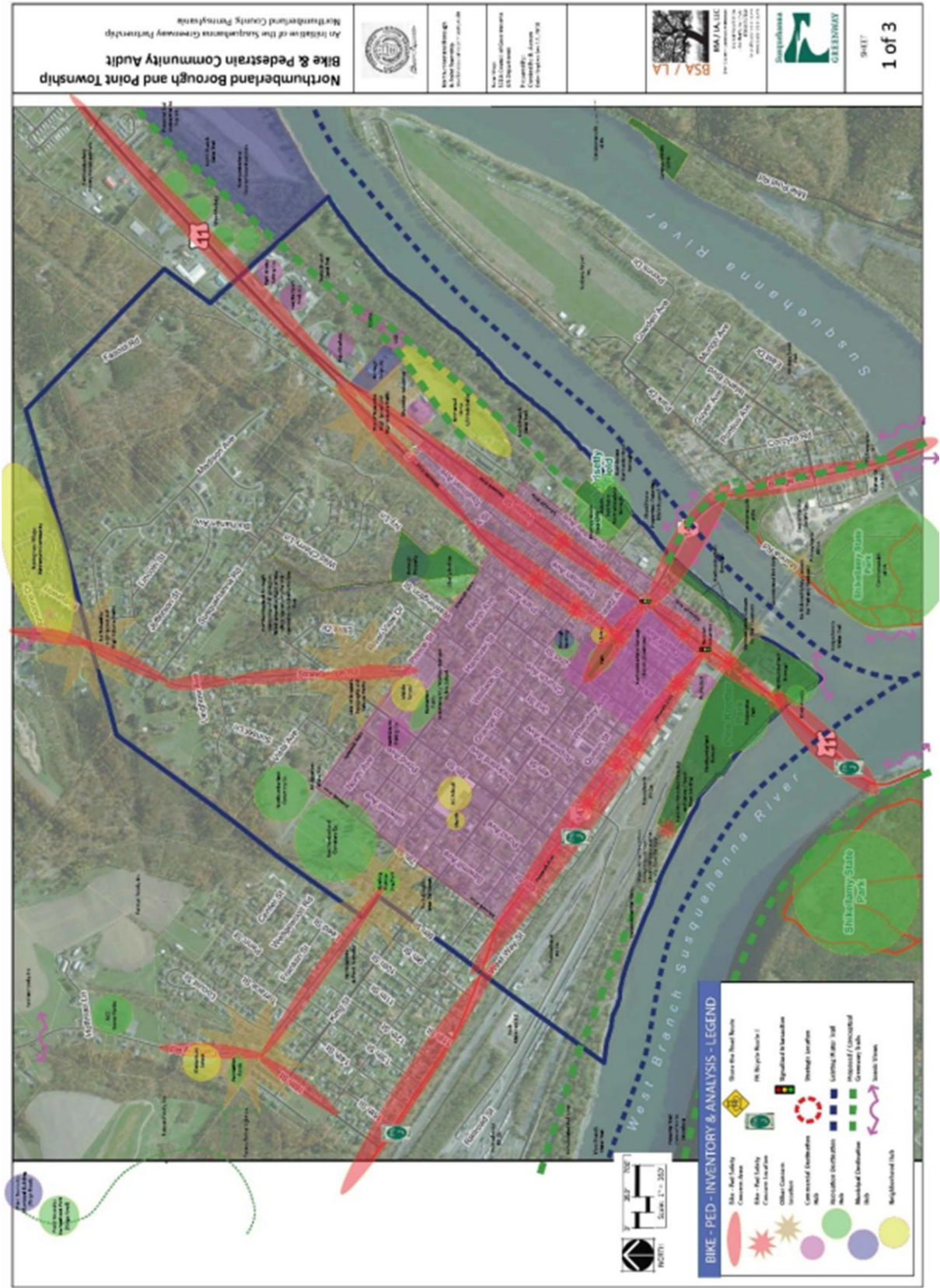
Figure 30. Legend for Bike-Ped Inventories

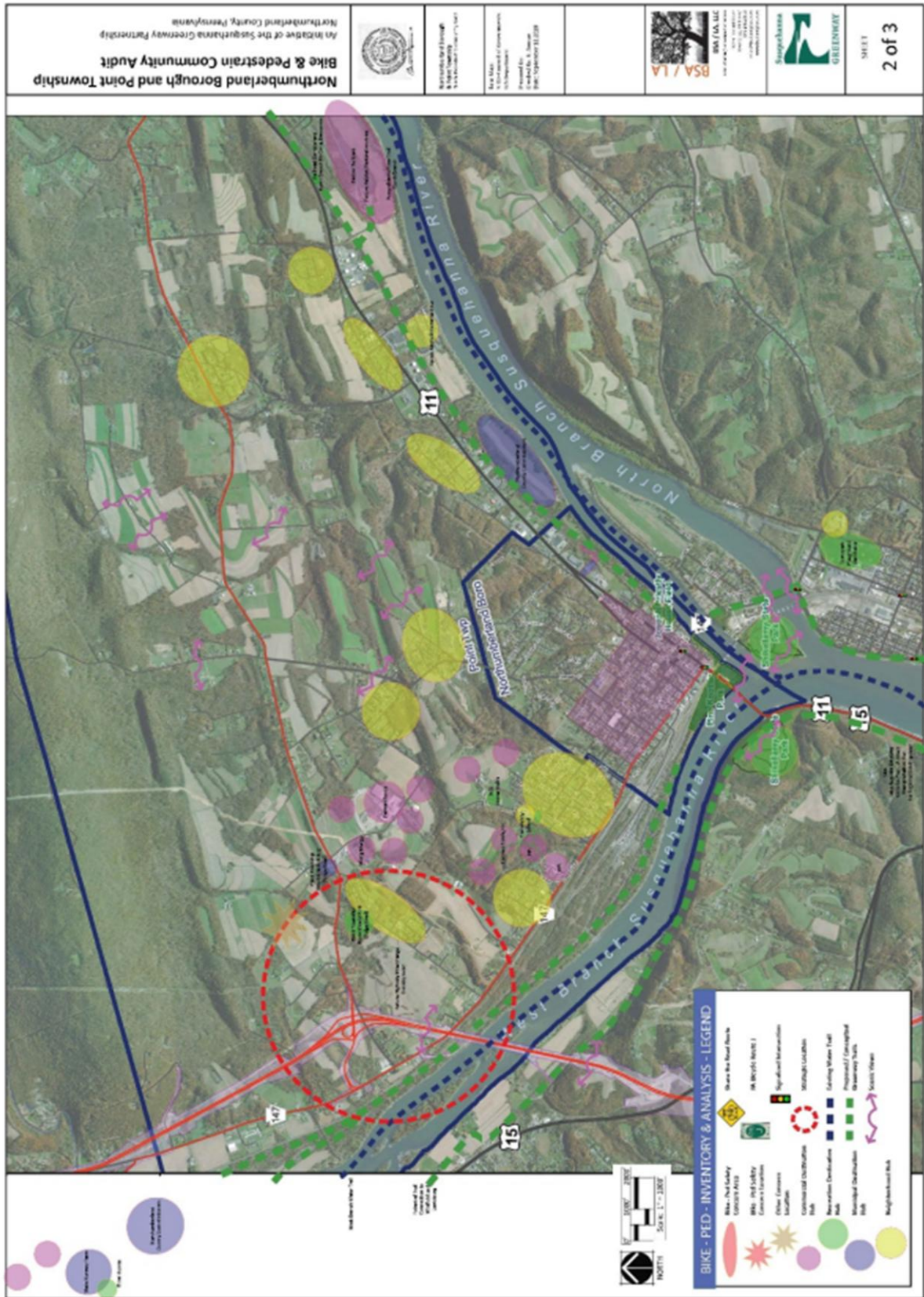


Figure 28 and Figure 28 show the inventory results obtained from the Bike-Ped Audit for Northumberland Borough and Point Township, respectively. Inventory Mapping of Northumberland Borough and Point Township depicts “regional connectivity corridors such as the North and West Branch Water Trails, North Branch Canal corridor, and proposed greenway trail connections for the West Branch and Lake Augusta. This mapping also

depicts concentrated neighborhoods in the township that may seek improved bike-ped connections with the town. Also depicted (purple circles) are strategic properties owned by corporations that could create a network of trails connecting rural parts of Point Township, with Northumberland Borough.”

Figure 31. Northumberland Borough Bike-Ped Inventory





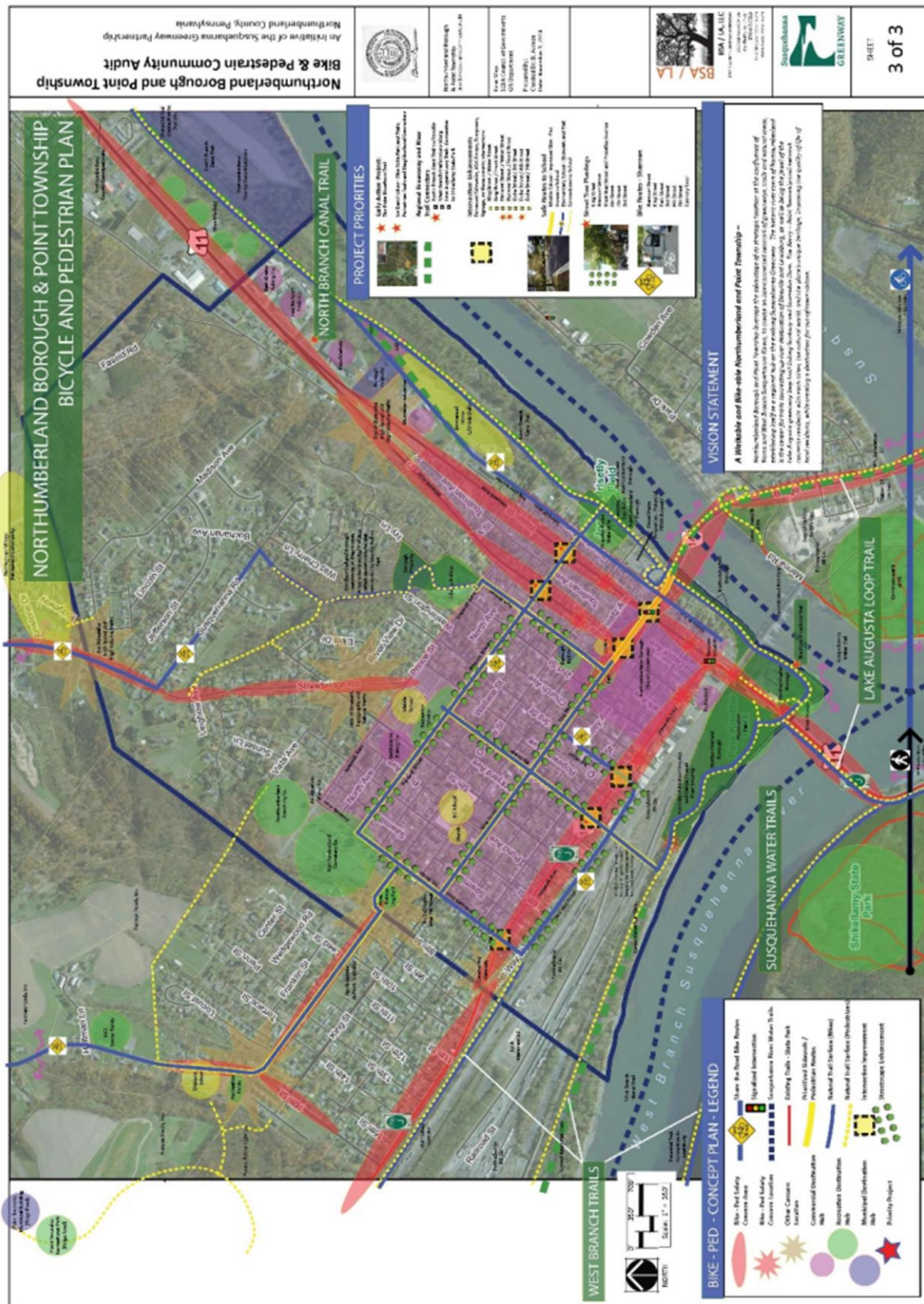


Table 25. Northumberland Borough and Point Township Priority Projects

Name (Audit page #)	Project Sizing	Type	Location	Description
The Point Riverfront Trail (pg. 38, 39)	0.6 miles	Bike-Ped Trail	At confluence of the North Branch and West Branch Susquehanna River, Northumberland Borough	Trail made of gravel. Estimated cost of \$200,000, for design and construction, and additional of \$380,000 for stabilize Riverbanks.
Ice Dam Hollow Trail (pg. 38, 40)	0.33 miles	Bike-Ped Trail	Ice Dam Hollow Park, connecting to cul-de-sac and Susquehanna St.	Segments composed of gravel and natural surfaces. Total estimated cost of \$270,000. Features include ADA Parking Space, Trail Head Kiosk and Benches.
Ice Dam Hollow Mtn. Bike Trails and Bike Skills Park (pg. 38, 41)	~1 mile and 6-8 features in park	Bike Trail and Park	Northeast side of Ice Dam Hollow Park	The trail made of natural surface and park features made of natural materials found on site. Total estimated cost of \$200,000.
North Branch Canal Trail to Danville (pg. 30, 32, 38)	TBD	Greenway and River Trail Connectors	From Northumberland Borough, through Point Township, to Danville	Rail-with-trail corridor in collaboration with collaboration with the North Shore Railroad and the SEDA-COG Rail Authority.
Intersection Enhancements (pg. 30, 38)	3 intersections	Streetscape Enhancements/Traffic Calming	Northumberland Borough: -Hanover St./Water St. -Hanover St./Front St. -Duke St./4 th St.	Enhance crosswalks, sidewalks, signage, and ADA curbs.
Street Tree Planting (pg. 31, 38)	7 streets	Street Tree Plantings	Northumberland Borough: -King St. -Hanover St. -West Way St. and - Priestley Av -4 th St. -7 th St. -3 rd St.	Incorporation of street tree planting too slow traffic, increase property values and improve the environment to encourage walking and biking

TBD: To be determined

Other Potential Projects

Table 26. Northumberland Borough and Point Township Other Potential Projects

Name (Audit page #)	Project Sizing	Type	Location	Description
Ice Dam Hollow Improvements (pg. 28)	n/a	Greenspace Improvements	Ice Dam Hollow Park	Fill or repurpose pool to skate park, redesign lawn area to family picnic area, remove fence, and make park ADA accessible.
West Branch Trails Connector to Lewisburg (pg. 38)	TBD	Greenway and River Trail Connectors	West Branch Trails to Lewisburg	Implement a trail connector.
Lake Augusta Loop Trail Connector to Shikellamy Skate Park (pg. 33-34, 38)	TBD	Greenway and River Trail Connectors	Lake Augusta Loop Trail to Shikellamy Skate Park	Partner with others organization, demonstration for project by creating an interconnected riverfront trail that also passed by historic downtown and neighborhoods, and advocacy for Susquehanna River Sport Complex. Also, implement bike-ped street improvement on Route 147 King and Bridge.
Improved Bike-Ped Access to Middle School (pg. 38)	TBD	Safe Routes to School	Middle School Campuses in Point Township	On-road improvements and trail connections, as well as off road trails.
Sidewalk and Trail Connections to Elementary School (pg. 32, 38)	TBD	Safe Routes to School	Surroundings of Priestly Elementary School in Point Township	On-road improvements and trail connections, as well as off road trails to be used as physical education, outdoor classroom, environmental studies curriculum for the school.
Rural Bike Routes (pg. 32)	TBD	Bike Trail	Cannery, Strawbridge, Neitz, Comfort, and Mountain Roads	Widen shoulder and 'fog line' at Cannery and Strawbridge Roads for better bicycle use.
Intersection Enhancements (pg. 30, 38)	4 Intersections	Streetscape Enhancements/Traffic Calming	Northumberland Borough: -King St./Water St. -King St./ Front St. -Duke St./ 3 rd St. -Duke St./ 7 th St.	Enhance crosswalks, sidewalks, signage, and ADA curbs. Designate Neitz Road, Comfort Road, and Mountain Road, as 'share the road' bike routes.
Bike Route Sharrows (pg. 38)	7 streets	Bike Routes	Hanover St., King St., Park St., 3 rd St., 4 th St., 7 th St., and Cannery Road	Add sharrow markings.

TBD: To be determined

Actions

Based on Northumberland County Comprehensive Plan (2005)

- **Promote** the preservation and creation of a permanent network of adequate and diverse open space, park and recreation resources for the use and enjoyment by present and future County residents.
- **Encourage** an acquisition and development program that furthers the specifics of Northumberland County's Open Space and Recreation Plan.
- **Promote** a wide range of recreational experiences spread throughout Northumberland County, which consists of active and passive recreational facilities, natural open space and conservation environments, or a combination of both.
- **Provide** for an adequate amount of active recreation and passive park opportunities.
- **Acquire** land for the recreation purposes in areas showing a deficiency of parkland according to accepted recreation standards and in areas experiencing development.
- **Provide** for the protection of unspoiled and undeveloped open space areas throughout Northumberland County.
- **Emphasize** the acquisition of "unspoiled and undeveloped open space areas" lands for open space and conservation purposes that secure irreplaceable, unique or threatened natural features and environmentally sensitive resources, or serve as buffer areas for other public open space and recreational holdings.
- **Advocate** a County-wide greenbelt system interconnecting Northumberland County's parks, recreation and open space resources through a network of open space corridors and linear parks and trails. (The greenbelt network should be designed to link urban communities to each other and to the rural areas)
- **Emphasize** the assembling of lands conforming to the stream-valley park concept, including stream and river corridors, abandoned railroad rights-of-way, utility rights-of-way, except high voltage transmission right-of-way, and canal beds.

Northumberland County Greenway and Open Space Plan

- **Connect** activity centers, as identified in the background studies, using linear, natural corridors wherever possible.
- **Protect** and expand existing open space as part of the Northumberland County greenways network.
- **Work** with stakeholders—including land owners, government agencies, conservation and recreation organizations, developers, volunteers, and others—to develop trail segments and preserve open space.

- **Build** upon existing trail and pathway efforts, such as the Warrior Run Pathways Partnership and the Anthracite Outdoor Adventure Area (AOAA), to develop and support the greenway system.
- **Encourage** municipalities to require—through local zoning and subdivision ordinances—that developers incorporate trails and open space into all new developments.
- **Explore** the use of utility corridors and railroad rights-of-way as part of the county trail network.
- **Identify** conservation greenways as a means of preserving lands for a variety of reasons throughout the county.
- **Use** the boroughs and other activity centers as hubs within the greenways network.

Based on Northumberland Borough and Point Township Comprehensive Plan and Parks, Recreation and Open Space Plan

- **Consider** the broad national and local trends on changes in lifestyle, health and interests that may affect the kinds of recreation facilities that communities need.

Others:

- **Review and update**, by municipalities, the SALDO and Zoning Ordinances to guide regional growth, focusing on greenways, trails, walkable community design (including sidewalks and street trees), and accommodating changes from the CSV/Route 147 Interchange construction.

Rail Service

Two private freight railways pass through the planning area. Norfolk Southern's Lycoming Valley line parallels Route 147 along the West Branch of the Susquehanna River. SEDA-COG Rail Authority's North Shore line parallels Route 11 along the North Branch of the Susquehanna River.

A7. Land Use Profile

The 2025 Land Use Map presents the most up to date land use data for the planning area of Point Township and the Borough of Northumberland. The data was sourced from Northumberland County GIS Department and reflects the most recent parcel and associated data from the Northumberland County Tax Assessment Office. The land use data was reviewed in comparison to aerial imagery by the Steering Committee and planning consultant and updated to reflect current prominent uses of land by parcel.

The 2025 Land Use Profile introduces new land use categories and eliminates the “vacant” category. Parcels classified by the Tax Assessment Office’s as “exempt” are presented as Civic for various government and institutional facilities, Open Space for parks and conservation lands, or Infrastructure for transportation rights-of-way and public utilities. Additionally, “agriculture” is sub-categorized into agriculture use, animal production use and woodland.

Parcels classified as “vacant” have no built structures but are neither agriculture, woodland, nor open space. Parcels indicated for future residential use by their lot size and configuration in comparison to adjoining lots or by the presence of access streets are presented as Residential Vacant. In other cases where surface parking is the land use on a “vacant” parcel, the land use was assigned based on the parcel owner and his/her adjoining lots.

Land Use Definitions

Land uses are broadly categorized as Intensive Development and Working and Conservation lands.

Intensive Development

Intensive development refers to lands that are predominantly developed for human habitation and outdoor activity. They are characterized by dense development, i.e., structures, and substantial public service demands and use of infrastructure. Specific uses include residential, commercial, civic, industrial and infrastructure uses.

- **Residential use:** Lands used for housing, primarily including single family homes, multi-family homes, and public housing. This category includes following sub-categories:

- **Mobile Home use:** Lands occupied by prefabricated structures built in factory and transported to site for residential purposes.
- **Garage / Storage use:** Lands in residential areas assumed to be associated with residential use.
- **Vacant Residential:** Undeveloped lots within residential subdivisions.
- **Commercial use:** Lands occupied by business activities, including retail, stores, offices, and other service-related establishments; also includes privately owned apartment buildings and mixed-use structures or complexes that contain a significant commercial component.
- **Civic use:** Lands occupied by public service facilities and institutions, such as government buildings, schools, educational facilities, libraries, healthcare facilities, places of worship, and other activities that serve the community.
- **Industrial use:** Lands occupied by manufacturing, production, and distribution activities, includes factories, warehouses and logistics facilities.
- **Infrastructure use:** Lands developed for essential public services and systems. It includes utilities, sewage and waste management, transportation infrastructure, (including railway lands), water distribution system etc.

Working & Conservation Lands

Working lands refer to areas that are typically used for economic production while supporting ecological benefits. These include open space, agriculture and animal production. Conservation lands refer to areas set aside primarily for preserving natural resources, protecting wildlife, maintaining ecological balance and outdoor recreation. These include open space and woodland use.

- **Agriculture use:** Land used for farming, crop production and animal farming. It includes following sub-categories:
- **Agriculture use:** Includes general farming activities, including crop cultivation, food production, and other agricultural uses.
- **Animal Production use:** Includes lands used for livestock rearing, such as dairy farming and poultry production, and related activities.
- **Woodland use:** Includes forested areas used for timber production, recreation, wildlife habitat, and environmental conservation; typically, woodlands are privately owned.
- **Open Space use:** Lands used or protected from development for recreation activities or resource conservation. This includes municipal parks designed for recreation, leisure and community gathering, private lands made available for

public recreation, and lands managed for wildlife habitat and biodiversity protection, such as state game lands.

Land Use Distribution

In 2025, woodland is the largest land use in the planning area, covering approximately 5,500 acres or 33.3% of the total land area. Agriculture follows with more than 4,000 acres, making up 24.8% of the total land area. All residential uses, which includes mobile homes, garages, and vacant residential properties, are the third most prominent, with over 3,600 acres, accounting for about 22% of the total land area.

Table 27: Land Use Distribution, February 2025

	Northumberland Borough			Point Township			Planning Area		
Land Use	# of Tracts	Acres	%	# of Tracts	Acres	%	# of Tracts	Acres	%
Residential	1,431	528.6	59.2%	1,438	2,584.2	16.5%	2,869	3,112.8	18.8%
Residential/Mobile Home		0.0	0.0%	45	5.6	0.0%	45	5.6	0.0%
Residential Garage/Building	10	1.7	0.2%	21	18.1	0.1%	31	19.8	0.1%
Residential Vacant	72	51.4	5.8%	153	448.7	2.9%	225	500.1	3.0%
Commercial	121	87.3	9.8%	108	585.5	3.7%	229	672.8	4.1%
Civic (Govt., Institutional, Religious)	34	57.9	6.5%	16	52.4	0.3%	50	110.3	0.7%
Infrastructure	27	55.2	6.2%	30	427.0	2.7%	57	482.2	2.9%
Industrial	11	29.7	3.3%	22	484.9	3.1%	33	514.6	3.1%
All Intensive Development	1,706	811.7	91.0%	1,833	4,606.5	29.4%	3,539	5,418.2	32.7%
Agriculture	0	0.0	0.0%	137	4,106.9	26.2%	137	4,106.9	24.8%
Agriculture/Animal Production	0	0.0	0.0%	7	335.9	2.1%	7	335.9	2.0%
Woodland	5	51.4	5.8%	193	5,466.7	34.9%	198	5,518.0	33.3%
Open Space (Parks, Conservation Land)	10	29.2	3.3%	13	1,148.5	7.3%	23	1,177.7	7.1%
All Working/Conservation Lands	15	80.6	9.0%	350	11,058.0	70.6%	365	11,138.5	67.3%
Total	1,721	892.3	100%	2,183	15,664.5	100%	3,904	16,556.7	100%

Source: Northumberland County Tax Assessment Office; Northumberland Borough; Point Township; Gannett Fleming, Inc.

Brief Comparison of Borough and Township Land Use

The Borough supports 91% intensive development, and 9% working and conservation lands, predominantly parkland. It is characterized by a gridded street network with small blocks that adapt to natural topography, making the borough walkable. Lot sizes in the Borough are relatively small, with median residential lot 0.2 acres, commercial lot 0.2 acres, and industrial lot 1.9 acres.

The Township is 70% working and conservation lands, and 30% intensive development, predominantly residential uses, including nearly 500 acres prepared for future residential use (residential vacant). The residential development in Township is sparse with single family homes spread out over larger lots. The low density residential pattern, expansive agriculture and woodland land renders a rural character to the Township. Lot sizes in the Township are larger than the Borough, with median residential lot 0.9 acres, commercial lot 1.7 acres, and industrial lot 10.1 acres.

Land Preservation

The planning area currently has no preserved farmland or formally conserved woodland areas. While there are State Game Lands within the area, these lands are not legally protected through deed restrictions. However, they are owned and managed by the state, which helps prevent development.

Land Use Changes

Overall, there are only a few observable changes in land use from 2006 to 2025. The change reflected in Table 2 below is primarily due to the introduction of new intensive land use categories, such as civic and infrastructure, which replaces the previous “exempt” classification. Additionally, the reclassification of some “exempt” lands as open space for parks and conservation purposes has resulted in an increase in the area designated as working and conservation lands.

Table 28: Percentage of change in Land Types coverage from 2006 - 2025

	Northumberland Borough		Point Township		Planning Area	
	2006	2025	2006	2025	2006	2025
Intensive Development	95%	89.4%	31.3%	29.4%	34.5%	32.7%
Working & Conservation Lands	5%	10.6%	68.7%	70.6%	65.5%	67.3%

Source: Northumberland County Tax Assessment Office; Northumberland Borough; Point Township; Gannett Fleming, Inc.

In The Borough

Borough experienced limited land use changes, with little to no redevelopment or change in use. Most changes were localized additions, or residential new builds.

Changes observed in the Borough include:

- Commercial land use grew from 66.4 acres (7.6%) to 87.3 acres (9.8%), primarily driven by the development of Earl's Landing Guest House and its adjoining campground at 7 Earl's Rd.
- Subdivision Build-Out: New residential developments occurred in areas around Liberty Hollow Park, including Susquehanna St., Jefferson St., Lincoln St., and Madison Ave.
- Lots Bounded by King St., Queen St., 10th St., and 11th St.: Reclassified from "Residential" to "Commercial," affecting 7 lots (66-72) in this area.
- 966 Water St (Adjacent to Weis Market): Changed from "Exempt" to "Commercial."

In the Township

Most of the development resulted from the expansion of previously developed areas, both commercial and residential. Notable changes include:

- 62 Neitz Rd (Nottingham Village Senior Community Expansion): Development included the addition of a memory care facility, seven new retirement duplex buildings, and expanded campus infrastructure to address the growing demand for senior living services.
- New residential growth occurred along Ridge Rd., Tower Rd., and Acorn Dr., with large parcels identified as "Residential Vacant" being prepared for future subdivision development. Notably, developments along Tower Rd. and Acorn Dr. are located within the proposed Resource Conservation area from the 2007 Future Land Use Map.
- Expansion of commercial and residential land use was observed along Susquehanna Trail south of State Route 147.
- Kapp Heights: Commercial developments included duplexes and semi-detached homes by Canary Homes at King St. and 16th St., reflecting a change from "Residential" to "Commercial."

- 1119 Point Township Dr. - Reclassified from "Residential/Agriculture" to "Commercial."
- East End of Township (south/east of US Route 11)- Land use changed from "Agriculture" to "Industrial."

Developments of Significance

The planning area includes two developments of significance due to their size and role in the local economy.

- **Northumberland Freight Yard** includes 382 acres with 3 parcels owned by Pennsylvania Railroad Company and 2 parcels along the waterfront owned by Consolidated Rail Corp. The yard is the interchange point for the North Shore Railroad and the Shamokin Valley Railroad. There is daily service, if needed by customers. There is some seasonality to customer operations, so it varies widely.
- **Furmano Foods** – 6 parcels, 252.40 acres with additional land under corporate ownership. [GF to support with impact: # of employees, year round and seasonal; ask if future growth/development is excepted]

Development Activity

The planning area experienced minimal development activity between March 2022 and March 2025, as indicated by the data provided by Northeast Inspection Consultants (NEIC) on building permit history for the Borough and the Township from March 1, 2022, to March 4, 2025. No permits were issued in 2022. Since 2023, the Borough issued a total of 32 permits and the Township issued 70 permits. Most development permits were issued for modifications and upgrades to existing buildings. Only 6 new residential constructions and 2 demolitions took place during this period, resulting in a net total of 4 new homes.

9 permits were issued for maintenance and upgrades, including 6 roof replacements. There were 74 permits issued for additions of covered, enclosed spaces or new amenities such as pool, fence, generator, or solar panels. Most of these included 12 enclosures/ patio roof, 28 solar installations and 13 decks. Permits for additions also included 4 accessory buildings which may have been on residential, agricultural or commercial land use.

For commercial or industrial development, 5 new business buildings were constructed. There may have been accessory buildings too. One building was demolished, resulting in a net gain of 4 business related buildings. Only 5 permits were issued for commercial

renovations or additions, which included interior work, loading dock addition, signage installation, and electrical upgrades.

NEIC also reported that building permit activity prior to 2022 was similar in volume and primarily focused on maintenance and modernization of existing property to suit owner's lifestyle and personal needs.

Table 29. Building Permit Activity

	2023		2024		2025	
	Boro	Twp	Boro	Twp	Boro	Twp
Total	0	21	26	43	6	6
Residential	0	18	26	41	5	5
New construction		2	1	2		
New – manufactured home		1				
Demolitions			1			
Demolitions – manufactured home				1		
Renovations						
Roof			3	1		2
Deck				1		
Garage				1		
Interior				1		
Additions (deck, pool, solar)						
Enclosure, Patio Roof		1	4	6	1	
Ramp, Stairs			3	3		
Deck		3	6	3		1
Pool		2	3	4		
Solar		8	5	11	3	1
Generator				1		
Garage				1		
Fence				1		
Unknown				1	1	1
Commercial/Industrial	0	3	0	2	1	1
New construction – pre-engineered, barn, pole building		1		3		1
Demolition					1	
Renovations (interior)		1				
Additions						
Loading Dock		1				
Sign				2		

	2023		2024		2025	
	Boro	Twp	Boro	Twp	Boro	Twp
Other – electrical service to camp sites/pads		1				

Source: NEIC; Gannett Fleming, Inc.

Current Development Activity

There are only 2 major development projections proposed in Point Township, as of data received on 28, Month, 2025.

- Equestrian Heights: A residential development featuring 21 townhouses and duplex units, located on 16th and 17th Street in Kapp Heights.
- Hemlock Hollow: Single family residential development with 321 units, proposed along the east side of Strawbridge Rd. This area is currently agricultural land use.

Additionally, Furman Foods has expressed interest in building a new warehouse or facility in the township, but no formal proposal has been submitted yet.

For civic and infrastructure improvements, several resurfacing projects and storm pipe replacements are planned for 2026, as outlined in Table 4.

Table 30: Current Development Activity

Residential Project Name	Units Approved (or Proposed*)	# Building Permits Issued	# Approved Units Remaining
Township			
Brubaker	2	0	2
Valero	1	1	1
Equestrian Heights - duplex/townhouses on 16 th and 17 th Street in Kapp Heights <i>Parcel #039-00-034-041</i>	21	0	0
Hemlock Hollow – single-family homes (detached) along east side of Strawbridge Road <i>Parcel #039-00-029-057-E</i>	321	0	0
Commercial/Industrial Project Name/Owner	Units or SF Approved (or Proposed*)	# Building Permits Issued	# Approved Units or SF Remaining
Township			
Furman Foods Warehouse and new facility	TBD	n/a	n/a

Recent Development Interest

There has been no notable development activity in the planning area of Northumberland Borough and Point Township in recent years. However, one major proposal was received in November 2022 from Encina Development Group to build a \$1.1 billion recycling facility on Route 11 along the Susquehanna River waterfront in Point Township. The facility aimed to convert plastic waste into petrochemicals, but it faced strong opposition from residents due to concerns about pollution, traffic, and environmental risks. As a result, Encina withdrew the proposal in April 2024 after failing to gain local approval.

Another project of interest is the Central Susquehanna Valley Transportation (CSVT) Project. The Southern Section of this major highway construction effort is expected to be completed by 2027. Passing just outside Point Township, the new highway is anticipated to spur development, improve access, and attract businesses, housing developments, and other investments to the area.

Future of Agricultural Use in the Norry-Point Community

Farming has been the key part of Norry-Point Community identity, but changes in demographics, and land ownership would create uncertainty about the future of farmlands and related economic activity for the future. The Steering Committee has noted that many local farmers in the area are 65 years or older and may not be farming by 2035. This raises questions about what will happen to their land. In some cases, these farmers may rent or sell their land to other farmers, keeping it in agricultural use. However, another possibility is selling farmland to developers, especially if the land is located near residential districts. This could lead to farmland being used for housing developments or commercial properties.

As of February 2025, there are 97 unique farmland owners in the community, with median farm size of 18.25 owned by single owner or entity. Farming families or business groups that own the largest acreage of land in the community are listed below. These areas include only the land designated for agriculture use and is the total land area registered under different entities but belonging to the same family/group.

- Furman Family– 544 acres
- Strouse Family: 300 acres
- Geise Phillip P/Karen L – 263 acres
- Snyder Family – 235 acres
- Whitenight Family – 224 acres
- Epler Leon Farms Inc. – 220 acres

Additionally, Central Builders Supply owns about 400 acres, of which 115 acres is designated for agricultural use and the remaining for industrial and commercial use.

Capacity for Future Community and Economic Development

Reuse/Redevelopment

Existing developed areas in both the Borough and Township present opportunities for redevelopment to increase housing density or commercial intensity. Older buildings and underutilized structures can be repurposed or redeveloped for medium to higher-density housing or more intensive commercial development, including multi-story structures. This approach would improve the utilization of available land while supporting economic growth.

Encouraging a variety of housing types such as duplexes, townhomes, and fourplexes would enhance the community's capacity to meet diverse housing needs while protecting valuable agricultural and woodland lands. Redeveloping existing properties would help create vibrant neighborhoods with better accessibility, closer access to community facilities and infrastructure efficiency.

Potential for New Development

Residential Development

Borough and Point Township have significant potential for development, with numerous vacant residential parcels zoned for residential use. The Borough has 74 vacant residential parcels totaling 57.8 acres, primarily suited for medium density housing such as duplexes, townhomes, and fourplexes. These parcels are already zoned for residential use, making them readily available for infill development.

Point Township offers even greater opportunities, with 153 vacant residential parcels and approximately 448.7 acres of vacant developable land. Additionally, there are 1,746 acres of agricultural and woodland parcels within areas zoned for residential development, which could be repurposed for housing or mixed-use projects. Agriculture Woodland Land Use parcels available in residential zones in the Township:

- R-1: 69 parcels, 1,661 acres
- R-2N: 3 parcels, 82 acres
- R-2N: No agricultural or woodland parcels identified

Commercial Development

Across both the Borough and Township, there are 28 agricultural or woodland parcels within commercial zoning districts, totaling 90 acres. These areas could support retail, office, or service-oriented development.

Industrial Development

There are 4 agricultural or woodland parcels within industrial zones, totaling 48 acres, offering opportunities for light manufacturing, warehousing, or other industrial uses.

Summary of Findings

- 90% of the Borough's land area is used for intensive development and 10% for conservation (parkland). Since 2006, the Borough gained a new 27 acres of residential lands, 24 acres of commercial land, and 18 acres of parkland, or these lands were not classified as parkland in 2025. Industrial use land appear to have decreased by 3.5 acres, or were re-classified.
- 30% of the Township's land area is used for intensive development and 70% for working and conservation lands (agriculture, woodland, parks, and state game lands.) Since 2006, the Township gained 328 acres of residential land, an estimated 346 acres of future residential land (residential vacant), and 15 acres of commercial land, and lost 19 acres of industrial land.
- No preserved farmland
- Land development projects that were active in 2007 have been substantially completed and occupied.
- There are two developments of local significance due to their size and role in the local economy.
- Subdivision activity has been slow, resulting in a net loss of 9 parcels in the Borough and a net gain of 4 parcels in the Township.
- Land development activity has also been slow. Most residential building permits issued since March 2022 (80 of 95; 84%) have been for home or building renovations or improvements, not new construction projects.
- Available parcels sales data indicates that relatively few properties (#) have changed ownership since 2007. Sales dates were available in the county parcel database for only 70% of parcels.

Appendix B: Public Involvement

Fall 2024 Survey Report

Spring 2025 Survey Report

Spring 2026 Open House Report

Appendix C: Map Set

Map 1	Base Map
Map 2	Land Resources
Map 3	Water Resources
Map 4	Historic Resources
Map 5	Community Facilities & Services
Map 6	Average Annual Daily Traffic
Map 7	Functional Classification
Map 8	2025 Land Use, Point Township
Map 9	2025 Land Use, Northumberland Borough
Map 10	Future Land Use, Point Township
Map 11	Future Land Use, Northumberland Borough