

**Hillsborough Township
Open Space Meeting Minutes.
February 6, 2025
6:00 P.M.**

Greg Hawzen read the following: Open Public Meetings Act Statement: This meeting has been duly advertised according to Section 5 of the Open Public meetings Act, Chapter 231, Public Law 1975.

The following individuals were sworn in:

Greg Hawzen
Troy Lipani
Kevin Sluka
Robert Peason
Fred Gladstone

Roll call was taken by Greg Hawzen

Salute to the Flag was led by Greg Hawzen

	Present	Absent
Greg Hawzen	X	
Kevin Sluka	X	
Louise Wilkens	X	
Troy Lipani	X	
Mark Hasting	X	
Vivek Rao		X
Fred Gladstone	X	
Robert Peason	X	
Tom Shearer	X	

Other Attendees:

Invited: attendees: None

No public attendees

Election of Officers:

Greg Hawzen was elected Chairperson by a motion by Mark Hasting, seconded by Troy Lipani and voted favorably by all.

Kevin Sluka was elected as Vice Chairperson by a motion of Greg Hawzen, seconded by Louise Wilkins and voted favorably by all.

Minutes 11-7-24

Troy Lipani made a motion to accept the November 7, 2024 minutes, 2nd by Kevin Sluka. All who attended the November 7th, 2024 meeting voted favorably for the meeting minutes, all others abstained.

Ag Report

Kanack Farms, off Woodfern, is still in negotiation for acquisition.

Farmland lease program is considering changes. Examining a 5-year lease allowable for renewable up to 20 years. The changes will enable a greater investment, it will expand the return-on-investment opportunity. Currently it is only a 5-year lease without a renewing option.

That program offers township owned property to be farmed. Collection and billing issues are being resolved by staff.

The bidding/procurement process is also being evaluated.

At the AG meetings the County usually provides representation and updates.

Farming opportunities used to require 25 acres as a minimum it is being reduced to 10 acres for “starter” farms.

Open Space

Staff have reached out to the property owners on Amwell Road near Pheasants' landing. Township would consider a purchase with the ability to lease out to farming.

A second property is in a similar location but has a house on the property. Louise pointed out that improvements can be easily carved out of any purchase provided that the owner is amenable.

A third property for consideration is a landlocked property. This property has also been a discussion as part of meeting affordable housing obligations.

Other properties were identified in in a 97' and 99' Master Plan that included properties off 3 bridges that is wetlands, properties on Blackpointe Road and River Road and Mill Lane.

County has been offering up to \$65k per acre in certain instances, which enables the township to access county dollars to get deals completed.

When David Kois attended the meetings back in 2024, several areas were identified that required additional investigation. Louis and Greg advised that they had reviewed some of the properties that were listed in "gray" on the township excel spreadsheet. A new listing will be sent out.

Robert Peason provided the status and background on the 4th round affordable housing obligation. The Township Planning Office has conducted their vacant land adjustment which contributed to the township rejecting the DCA's numbers and adopting the appropriate resolution.

Louise suggested that the mapping be updated as the committee is reviewing a map with dozens of markups.

Motion was made by Louise Wilkins and 2nd by Troy Lipani to adjourn, all members voted favorably to adjourn the meeting.

Approximately 7:20 p.m.

Respectfully Submitted,

Kevin Sluka