

**Green Hedges School**  
**Buffers with Adjacent Neighbors**  
**January 23, 2026**

| Property   | Existing Buffer (Approx)        | Proposed Buffer (at 1/14/26 PC)   | REVISED Proposed Buffer   | Notes   |
|------------|---------------------------------|---|---|---|
| 221 Nutley | On average 3' to 5'             | 15' for 1/3 of property; 3'-10' remaining section<br><br><i>Field no longer adjacent to property line</i> | 3'-15' along head of school house property line & 10' by parking area<br><br><i>Field no longer adjacent to property line</i> | Unable to move retaining wall along head of school house property line. Parking areas to be supplemented with additional shrubs where feasible. |
| 245 Nutley | Ranges from 0' to 8'            | 10'   | 15'   | Modified driveway & removed 3 parking spots to accommodate.   |
| 434 Knoll  | South section 6' to 8'; East 0' | East – 15'; South 10'   | 15'   | Modified driveway & removed 3 parking spots to accommodate.   |
| 428 Knoll  | 0' to 8'                        | 15'   | 15'   | Meets Zoning Ordinance width requirement. Adding Acoustiblok or similar material.   |
| 424 Knoll  | 15'                             | 15'   | 15'   | Meets Zoning Ordinance width requirement. Adding Acoustiblok or similar material.   |
| 420 Knoll  | 15'                             | 15'   | 15'   | Meets Zoning Ordinance width requirement. Maintain existing wood fence.   |
| 416 Knoll  | 15'                             | 15'   | 15'   | Meets Zoning Ordinance width requirement. Maintain existing wood fence.   |
| 412 Knoll  | 15'                             | 15'   | 15'   | Meets Zoning Ordinance width requirement. Maintain existing wood fence.   |
| 206 Lewis  | 0' – 9'                         | 9'  | 15'   | Meets Zoning Ordinance width requirement. Adding Acoustiblok or similar material.   |

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|-----------------|-----|-----------------------------|--|--|
| 435<br>Windover | 10' | 15' for most of<br>property | 15' except for<br>30 feet<br>adjacent to<br>stormwater<br>management<br>facility and 20'<br>adjacent to<br>shed. | Stormwater facilities<br>were reconfigured to<br>increase buffer to<br>maximum extent<br>possible. |
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