

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, July 17, 2025, at 7:00 p.m. at the Whitpain Township Building, 960 Wentz Road, Blue Bell, Pennsylvania, 19422 in order to hear and possibly render decision on the following new matter:

2446-25 – St. Helena’s School for property located at 1499 DeKalb Pike, Blue Bell, PA, requests a variance from Sections 160-160 and 160-220.C(6)(b) from the Whitpain Zoning Code to install field lights that are 40 feet high where a maximum height of 25 feet is permitted. This Property is in the IN Institutional Zoning District.

This notice is being mailed to you in accordance with the Township’s Zoning Ordinance, including Section 160-240, that requires the mailing or serving notice to the owners or occupiers, if known, of every lot on the same street within 500ft of the property that is the subject of the hearing or, if not on the same street, within 150ft of the subject property.

Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matter are on file with the Zoning Officer at the Township Building. Paper copies may be requested in writing from the Township at a cost as permitted by law. Applications and plans are also available for review on the Township’s website at www.whitpaintownship.org. All hearings will be held in-person and, unless an accommodation has been granted, all applicants, witnesses and individuals seeking to be a party to the proceeding or any individual wanting to provide public comment must be present to participate. Therefore, be advised that only testimony, evidence and public comment made before the Zoning Hearing Board may be considered as part of each hearing. Persons who wish to attend or participate in the above-referenced hearings and require an auxiliary aid, service or other accommodation, please contact the Township ADA Coordinator at 610-277-2400 or send an email to buildingandzoning@whitpaintownship.org within five days of the hearing.

Members of the public who wish to be considered a party to the proceedings may contact Whitpain Township at 610-277-2400 or send an email to buildingandzoning@whitpaintownship.org to request information about the procedure. The Zoning Hearing Board determines at the hearing who may participate in the hearing as a party in accord with Section 908(3) of the Pennsylvania Municipalities Planning Code hereafter referred to as the “MPC.” The MPC permits party status to any person or persons “affected” by the Application. Having taxpayer status and/or township resident status alone is not enough to obtain party status; however a person whose property or business abuts the property that is the subject of the Application is typically deemed to

be affected and sufficient for party status. Ultimately, it is the Zoning Hearing Board that makes the party status determination after reviewing the request.

You need not be a party in order to provide comment on an application. The Zoning Hearing Board will hear public comment on each application prior to closing the hearing. Following the close of the hearing, the Zoning Hearing Board will render a decision, unless it deems that additional time is required for consideration and deliberation, in which case it will continue the public meeting to an announced date and time for that purpose.

The Whitpain Township Planning Commission will also review these applications on Tuesday, July 8, 2025, at 7:00 PM in their capacity as an advisory body to the Township Board of Supervisors. If you have additional questions regarding the Planning Commission meeting and your ability to participate, please contact Whitpain Township at 610-277-2400. Applicants are encouraged to attend the Planning Commission meeting in order to better understand the requested zoning relief prior to the hearing before the Zoning Hearing Board.

**ZONING HEARING BOARD
OF WHITPAIN TOWNSHIP**

Art XXIII

160-160

Art XXVIII

160-220 c) 6) b)

Relief if granted will allow applicant to install field lights which are 40' in height where a maximum of 25' is required.

RECEIVED

Case: ZHB #2446-25



MAY 13 2025

WHITPAIN TOWNSHIP

Whitpain Township
960 Wentz Road
Blue Bell, PA 19422
610.277.2400

Codes@WhitpainTownship.org

Code Enforcement Department Zoning Hearing Board Application

1. Required Information:

Applicant Name: Patrick Traver / St Helena's School

Applicant is: Owner or Owner's Representative Equitable Owner Tenant Other

Applicant Address: 741 Palmer Place, Blue Bell, PA 19422

Phone: 610-304-1668 Email: traverp2@gmail.com

Subject Property Address: 1499 DeKalb Pike, Blue Bell PA 19422

2. Application Type (select all that apply):

Variance Appeal of the determination of Zoning Officer Appeal from a Zoning Enforcement Notice

Special Exception Request to extend a previously granted variance or special exception prior to expiration

Other: _____

3. Description of Project and Relief Request in Detail (required):

We are looking to install field lights at our school. The maximum permitted height is 25' per Section 160-220 c. (6)(b) of zoning laws. We would like to extend the height to 40' which is more in line with light heights for athletic fields.

4. Signatures:

Applicant: Patrick Traver Date: 5/6/25

Property Owner: Rev. Joseph W. Longard Date: 5/7/25

For Office Use Only

Fee: \$1,600.00 Zoning District: IN

Article: XXVIII Section: 160-220 C. 6. b.

Article: _____ Section: _____

Article: _____ Section: _____

Article: _____ Section: _____

Article: _____ Section: _____

Reviewed By: TD Review Date: 5/16/25

St Helena's, Blue Bell, PA

Recreation Field



Image #1

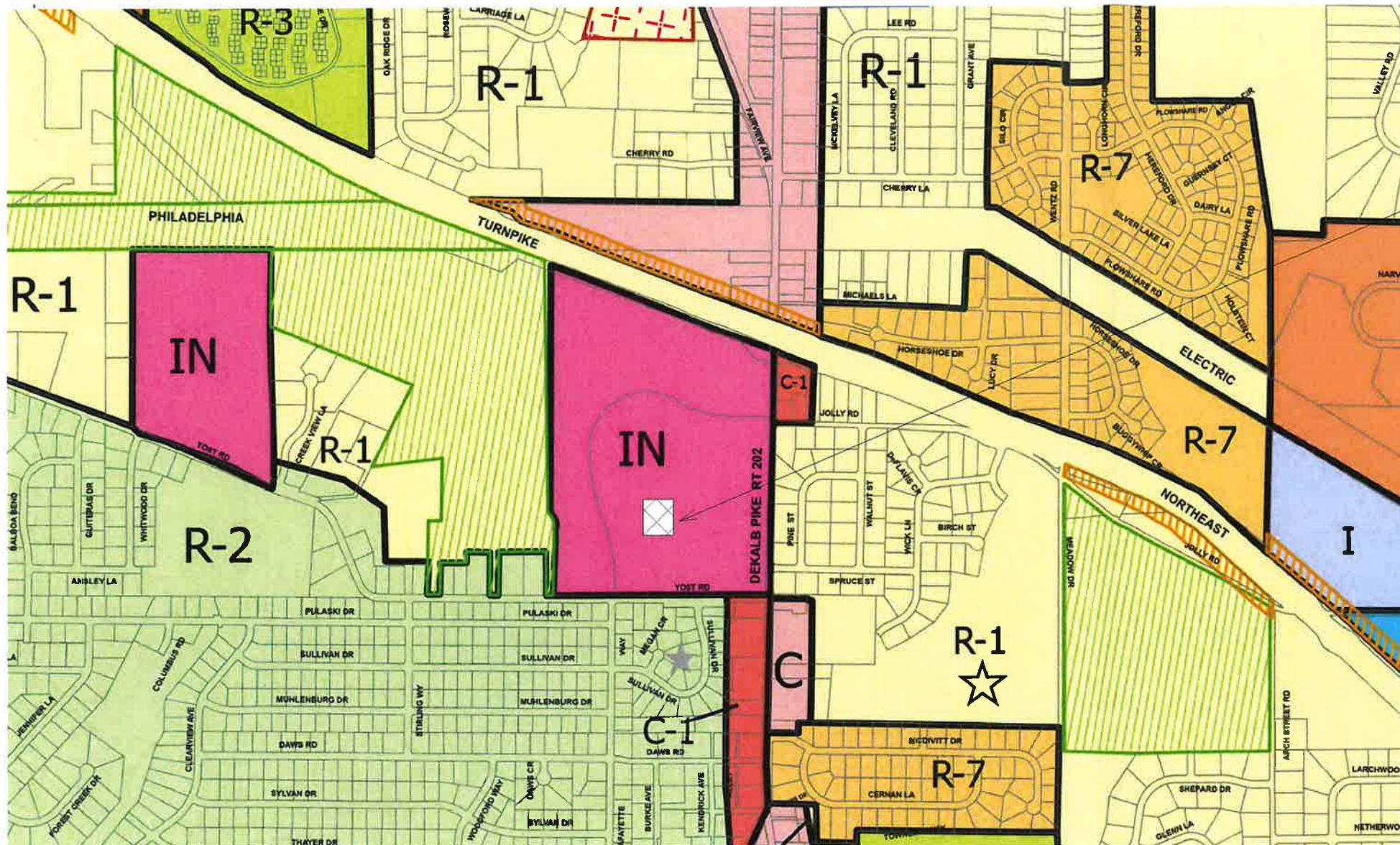


Image #2



St. Helena Recreation Field Lighting Project





1 ZONING PLAN
1" = 200'-0"

 R-1	Residential	 R-6	Agricultural/Residence	 R-E	Research and Engineering		Community Shopping Center Overlay District
 R-2	Residential	 R-7	Residential	 C	Commercial		Extended Daycare Overlay District
 R-3	Multifamily	 R-8	Residential	 C-1	Commercial		Park and Recreation
 R-3A	Low Intensity -Multifamily	 R-9	Residential	 S-C	Shopping Center		Off-Premises Advertising Sign Overlay District
 R-3B	Low Intensity -Multifamily	 AR	Administrative and Research	 I	Limited Industrial		Airport Overlay District
 R-4	Village Preservation	 AR-1	Administrative and Research	 IN	Institutional		ARD Age-Restricted Dwelling Overlay District
 R-5	Agricultural/Rural Residence	 VC	Village Commercial				

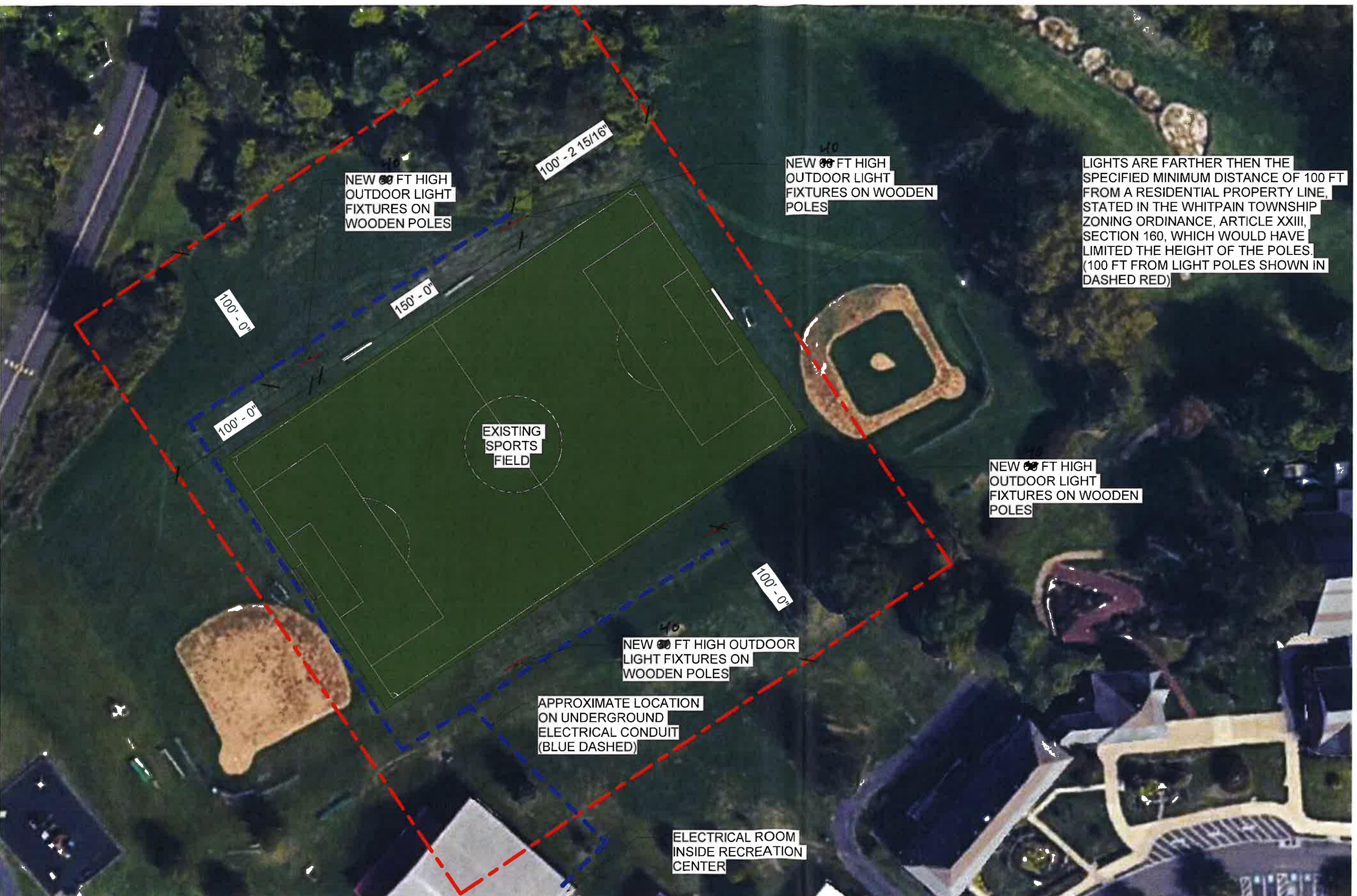


1 HIGH LEVEL SITE PLAN
1" = 300'-0"

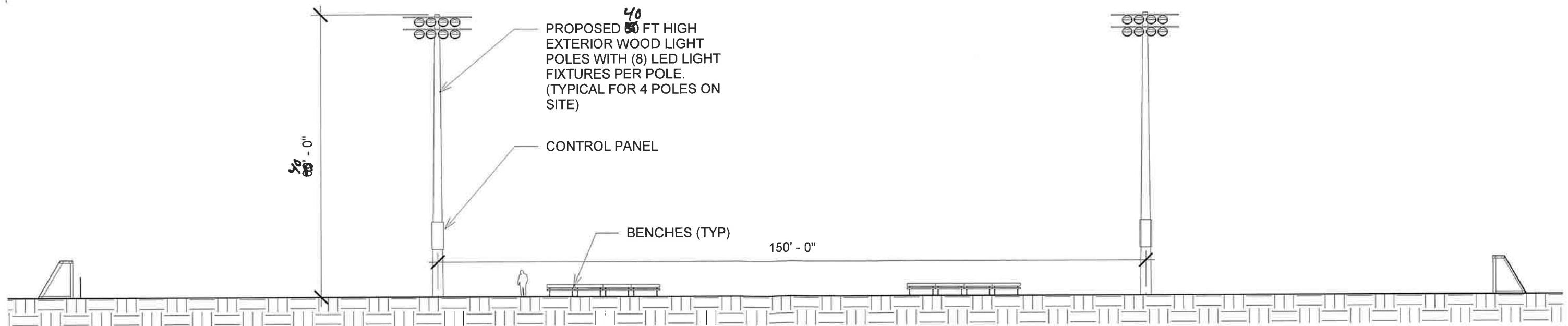
REFERENCE:

CURRENT DESIGN COMPLIES WITH CURRENT WHITPAIN ZONING ORDINANCE.

- ARTICLE XXIII FOR INSTITUTIONAL DISTRICTS (IN)
- SECTION 160 - 160 (ADDITIONAL CONTROLS)
- SECTION 160 - 220 (EXTERIOR LIGHTING)



1 SITE PLAN - RECREATION FIELD
1" = 60'-0"



1 SITE SECTION 3/64" = 1'-0"

SPORTS LIGHT (MSL01)

DESCRIPTION
By providing superior high output and high efficiency, the sports light series is the ideal solution for outdoor sports lighting such as municipal, school and semi-professional outdoor sports lighting. Dynamic thermal management design maximizes heat dissipation and significantly improves the life of luminaires. Built-in surge suppression adds an extra layer of protection to the luminaire driver. Versatile mounting bracket for hassle-free installation.

SPECIFICATION FEATURES

Construction

- Sealed die-casting housing for outdoor application
- Low profile, 35° vibration tested compact design minimizes wind load requirements
- Housing is completely sealed against moisture and environmental contaminants (IP65)

Optics

- Available in NEMA 3H/4V/4H/4V distributions
- Light engines are available in standard 4000 K, 5000 K, and 5700 K (70/80/90 CRI) configurations
- Scalable Lumen Packages from 65,660 to 118,023 lumens
- Optics are precisely designed to taper the distribution, maximizing efficiency and application spacing

Electrical

- Universal 120-277 VAC or 277-480 VAC input voltage
- Standard with 0-10V dimming driver
- Built-in surge suppression with max 20kV (120-277V) and 45kV (277-480V)
- THD <2.5%
- Power Factor >90%

Ambient Temperature

- Ambient operating temperature: 40°C to 55°C (40°F to 131°F)

Lifespan

- Estimated 100,000 hour LED lifetime based on IES LM-80 results with TM-21 calculations

Note

- Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 75°C (±5%). Specific values subject to change without notice.

Certifications

- DesignLights Consortium™ Qualified
- UL 60065 wet location listed
- Note: DesignLights Consortium™ Qualified products conform to IEC Standard refer to www.designlights.org for details

PERFORMANCE DATA

SYSTEM WATTS	VOLTAGE	NEMA	EPA	CRI	LUMENS (4000K)	LPW (4000K)	LUMENS (5000K)	LPW (5000K)	LUMENS (5700K)	LPW (5700K)	Warranty	
500W	120-277V/347-480V	1-2413	70	71000lm	142 lm/W	71000lm	142 lm/W	69000lm	138 lm/W	67000lm	136 lm/W	10 Years
600W	120-277V/347-480V	1-2413	70	68160lm	136 lm/W	68160lm	136 lm/W	66400lm	132 lm/W	64640lm	130 lm/W	5 Years
650W	277-480V	1-2413	70	84000lm	149 lm/W	84000lm	149 lm/W	82000lm	142 lm/W	80000lm	137 lm/W	10 Years
850W	277-480V	1-2413	70	118000lm	131 lm/W	118000lm	131 lm/W	112000lm	129 lm/W	107000lm	127 lm/W	10 Years
850W	277-480V	1-2413	70	113200lm	133 lm/W	113200lm	133 lm/W	107200lm	130 lm/W	101200lm	126 lm/W	10 Years

ELECTRICAL DATA

Number Of Drivers	Driver Current (mA)	Nominal Power (W)	INPUT VOLTAGE (V)	CURRENT (Amps)
1	4800	500	120	4.11
		500	208	2.40
		500	240	2.08
		500	277	1.81
		500	347	1.44
		500	480	1.04
		600	120	5.00
		600	208	2.46
		600	240	2.50
		600	277	2.17
		600	347	1.73
		600	480	1.25
		650	277	2.35
		650	347	1.87
		650	480	1.35
		850	277	3.07
		850	347	2.45
		850	480	1.77

PROPOSED 50 FT HIGH EXTERIOR WOOD LIGHT POLES WITH (8) LED LIGHT FIXTURES PER POLE. (TYPICAL FOR 4 POLES ON SITE)

CONTROL PANEL

BENCHES (TYP)

150' - 0"

ORDERING GUIDE

Fixture Type	Wattage	Voltage	CCT	Finish	Nema	Mounting (Option)	Control (Option)	Example: MSL01500W27VXXXXYYYY
MSL01	600 600W	27V 347-480V	40K 4000K	B44 4Hx4V	1-2413	C With Integrated Control	1-2413	MSL01500W27VXXXXYYYY
	650 650W	48V 277-480V	57K 5700K					
	850 850W							

Note: 1-2413 is only available for 277-480V. Note 2: A 5 year warranty for 600W and other power have a 10 year warranty.

ACCESSORIES

Black Top Visor (Default)	White Top Visor (Option)	Aiming Sight	Integrated Control (Option)

Mounting Bracket

Rise Adapter	Yoke Adapter (Optional)

Angled optional easy installation is provided to apply the fixture on a 2-D° Tension with Yoke adapter.

WAREHOUSE LIGHTING

Warehouse-Lighting.com
2750 South 163rd St
New Berlin, WI 53151
Phone: 888-454-4480
info@warehouse-lighting.com

NOTES:

LED LIGHT FIXTURES

- SPORTS LIGHT (MSL01). 500W, 27V (120-277V).
- CORRELATED COLOR TEMPERATURE (CCT = 50K (5000K))
- COLOR - BLACK WITH SHIELDS AS REQUIRED
- 30-40 FOOTCANDLES AT PLAYING SURFACE