

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, February 19, 2026, 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:

2481-26 – 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 60 feet high where a maximum height of 25 feet is permitted. The Applicant was previously granted relief to permit 40 foot high field lights by Application 2446-25. The 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.whitpainttownship.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@whitpainttownship.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@whitpainttownship.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.

**ZONING HEARING BOARD
OF WHITPAIN TOWNSHIP**



RECEIVED

ZHB
Case #: 2481-26

JAN 07 2026

WHITPAIN TOWNSHIP
Code Enforcement Department
Zoning Hearing Board Application

1. Required Information:

Applicant Name: Patrick Traver
Applicant is: Property Owner Legal Council Equitable Owner Tenant
Owner's Rep
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):

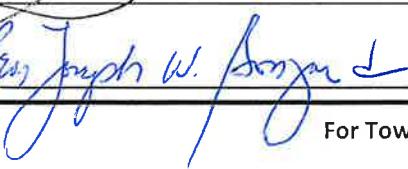
Variance Appeal of the determination of Zoning Officer Appeal from a Zoning Enforcement Notice
 Special Exception Request to extend a previously granted variance or special exception prior to expiration
 Other: _____

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 ft, per section 160 -220C.(6)(b) of zoning laws. We would like to extend the height to be 60 ft which is more in line with light heights of similar athletic fields. We were previously approved for 40 ft on July 17, 2025 (2446-25), but our new lighting provider highly recommends going to 60 ft to address glare, light noise, and improve overall safety. We are resubmitting to be approved at 60ft.

4. Signatures:

Applicant:  Date: 12/17/25

Property Owner:  Date: 12/17/25

For Township Use Only	
Fee: <u>\$200.00</u>	Zoning District: <u>IN</u>
Article: <u>XXVIII</u>	Section: <u>160-220 C.G.b.</u>
Article: _____	Section: _____
Reviewed By: <u>TD</u>	Review Date: <u>1/20/26</u>



St. Helena Recreation Field Lighting Project



PROPOSED ADDITION OF EXTERIOR LIGHTING TO EXISTING SPORTS FIELD

1499 Dekalb Pike, Blue Bell, PA 19422

January 02, 2026

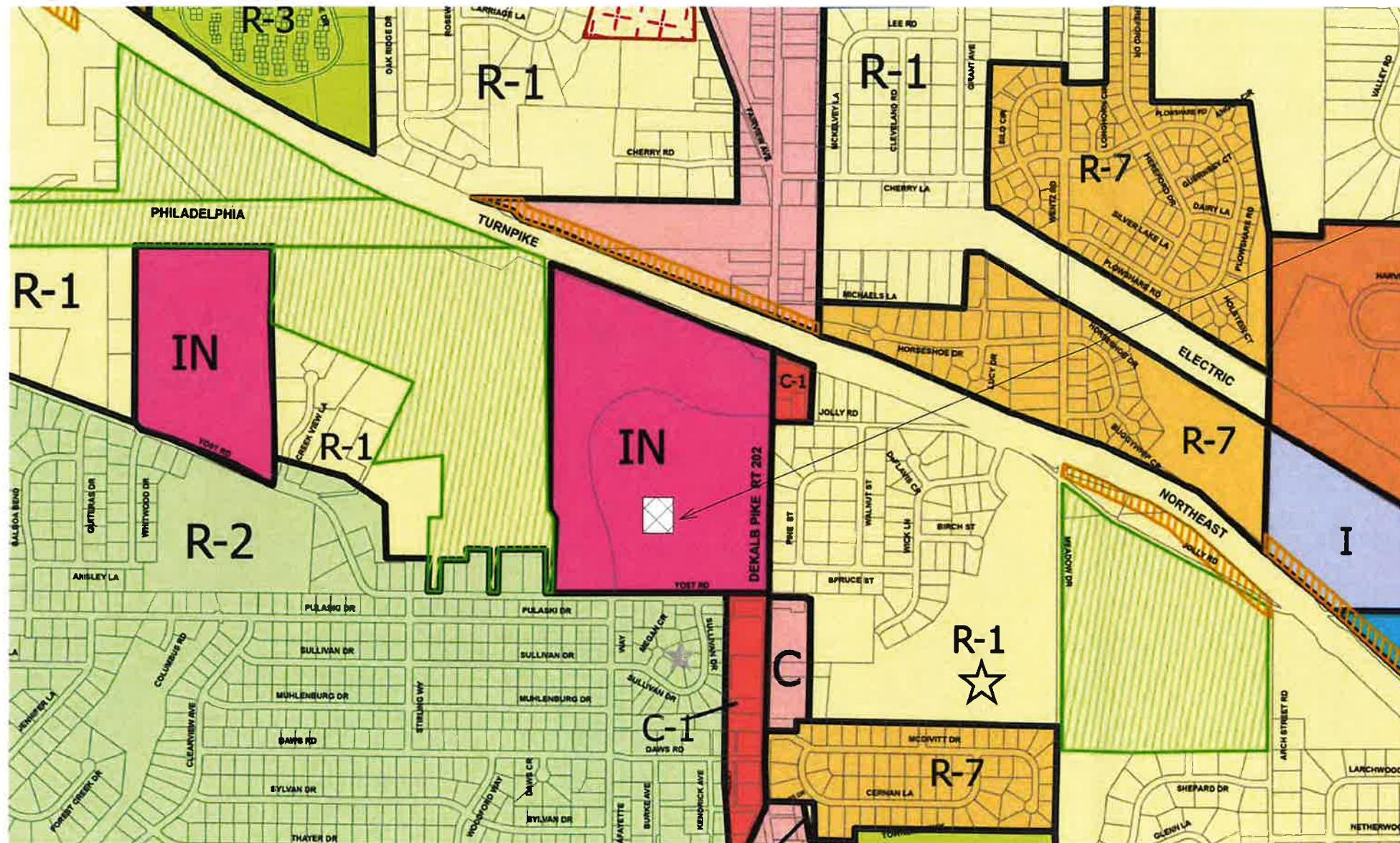
ST HELENA'S, BLUE BELL RECREATION FIELD EXISTING SITE PHOTO'S



Image #1



Image #2



1 ZONING PLAN
1" = 200'-0"

	R-1	Residential
	R-2	Residential
	R-3	Multifamily
	R-3A	Low Intensity -Multifamily
	R-3B	Low Intensity -Multifamily
	R-4	Village Preservation
	R-5	Agricultural/Rural Residence

	R-6	Agricultural/Residence
	R-7	Residential
	R-8	Residential
	R-9	Residential
	AR	Administrative and Research
	AR-1	Administrative and Research
	VC	Village Commercial

	R-E	Research and Engineering
	C	Commercial
	C-1	Commercial
	S-C	Shopping Center
	I	Limited Industrial
	IN	Institutional

	Community Shopping Center Overlay District
	Extended Daycare Overlay District
	Park and Recreation
	Off-Premises Advertising Sign Overlay District
	Airport Overlay District
	ARD Age-Restricted Dwelling Overlay District

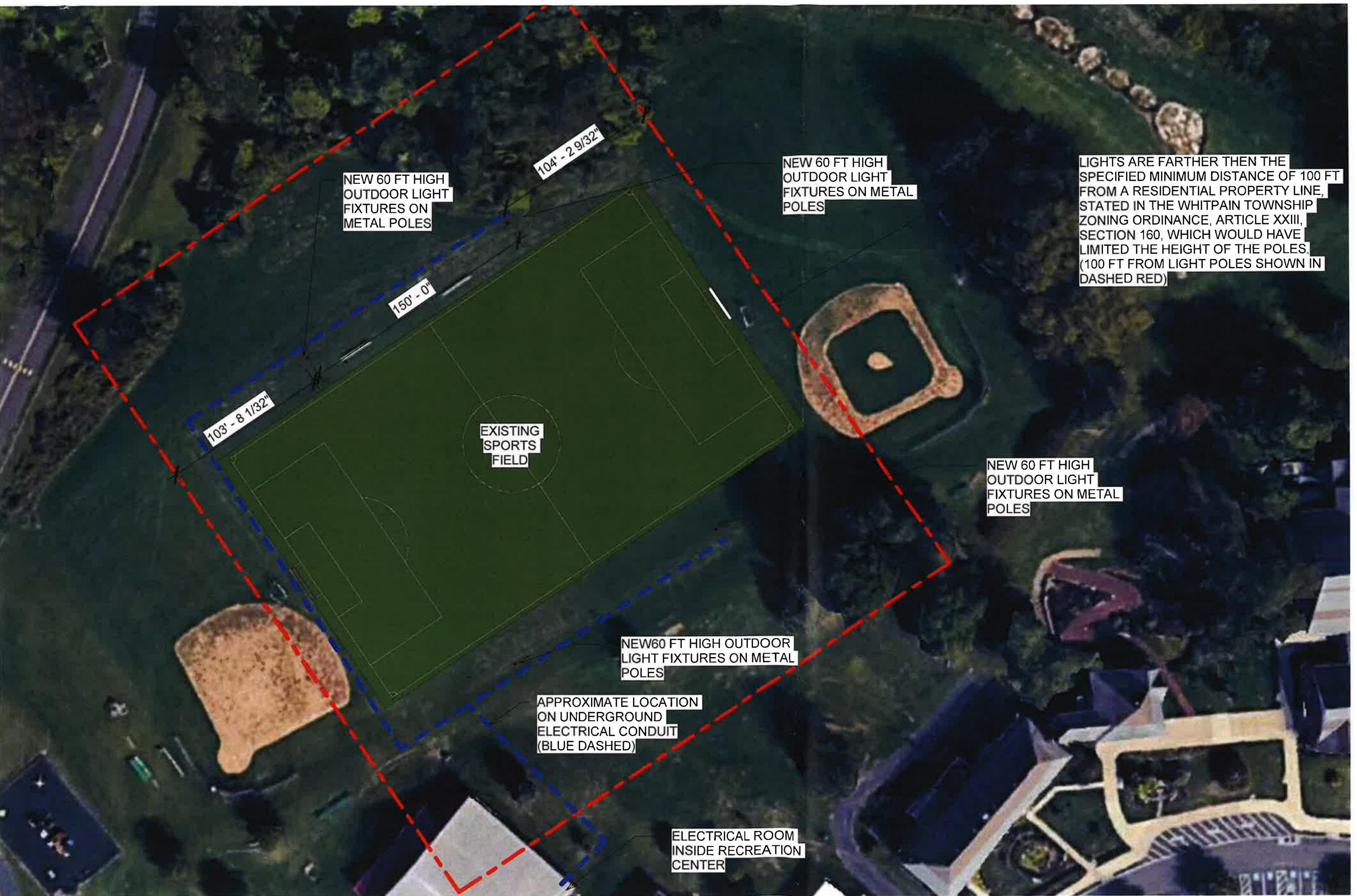


1 HIGH LEVEL SITE PLAN
1" = 300'-0"

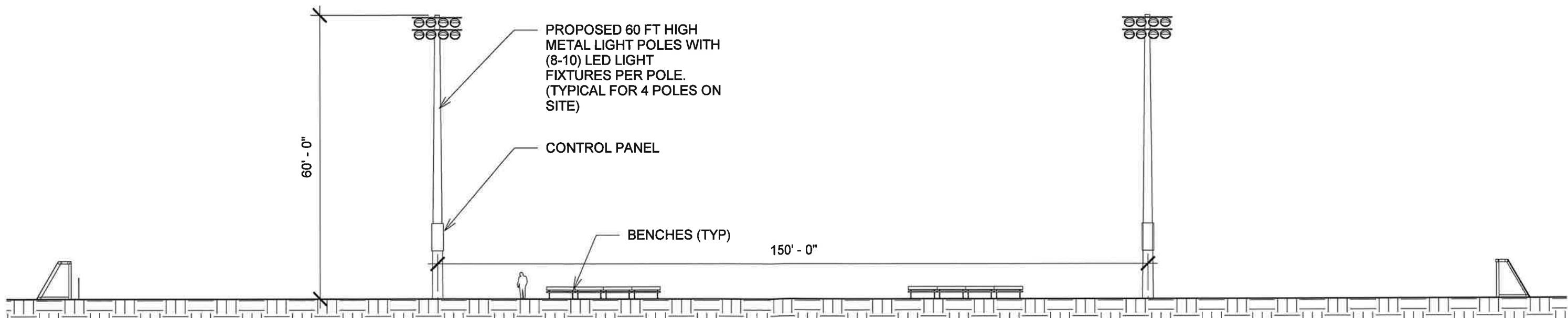
REFERENCE:

CURRENT DESIGN COMPLIES WITH CURRENT WHITPAIN ZONING ORDINANCE.

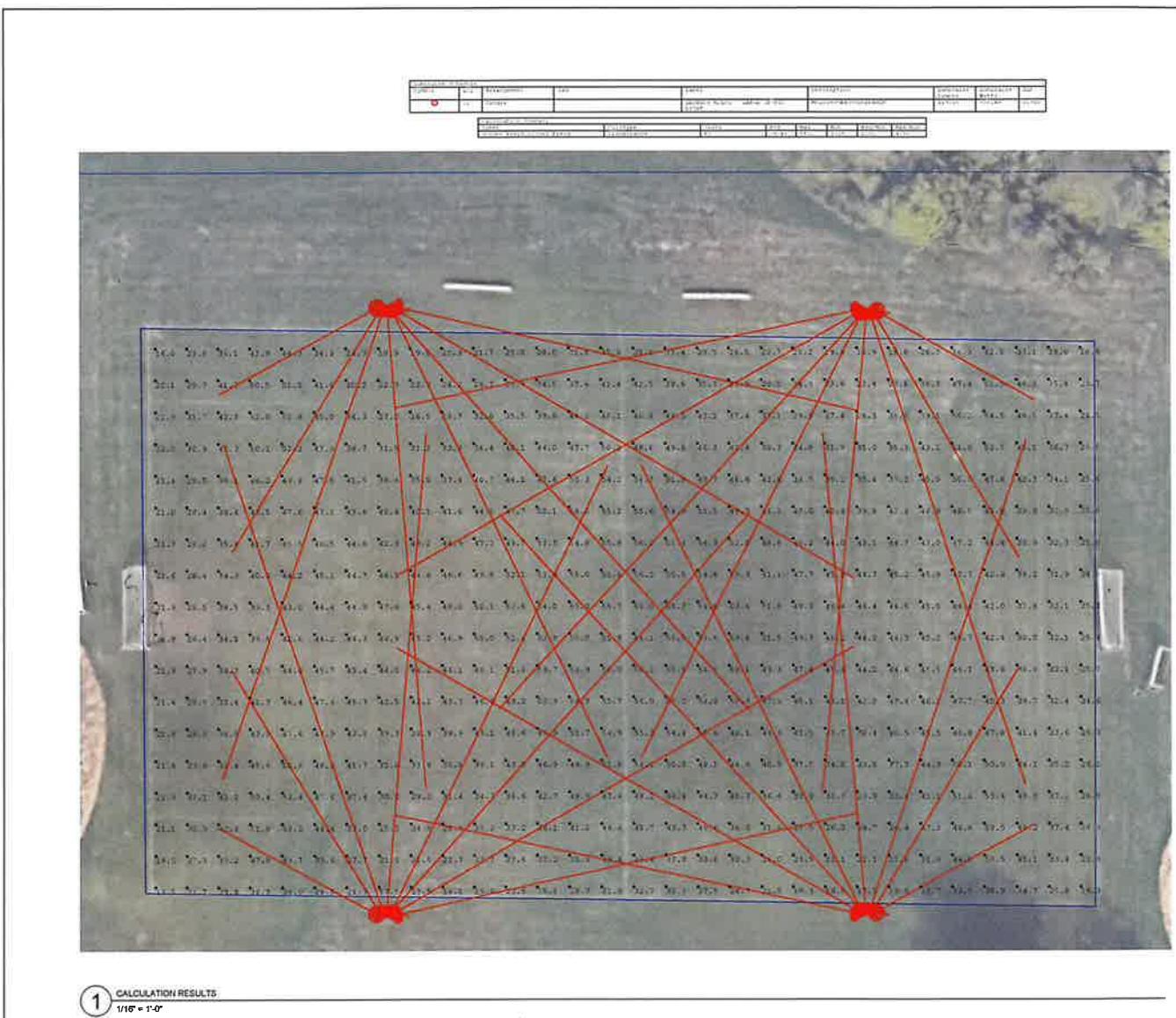
- ARTICLE XXIII FOR INSTITUTIONAL DISTRICTS (IN)
- SECTION 160 - 160 (ADDITIONAL CONTROLS)
- SECTION 160 - 220 (EXTERIOR LIGHTING)



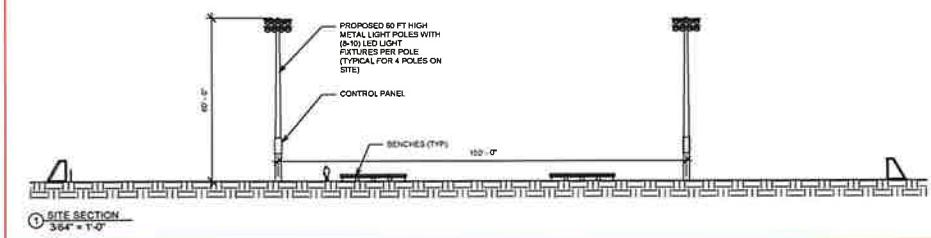
1 SITE PLAN - RECREATION FIELD
1" = 60'-0"



① SITE SECTION
3/64" = 1'-0"



FROM DESIGN PACKAGE DATED 12/4/25



These calculations have been performed according to IES Standard and are for practice. Some differences between measured values and calculated results may occur due to tolerances in the calculation methods, testing procedures, working conditions, performance measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the site specific calculations, such as room dimensions, reflectances, furniture and architectural elements, significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

IES (ILLUMINATING ENGINEERING SOCIETY) LIGHTING STANDARDS

RECOMMENDED LIGHTING LEVELS PER SPORT IN FOOT CANDLES (fc) FOR CLASS II / III FACILITIES (ELEMENTARY / HIGH SCHOOL)

SOCCER = 30-50 fc
FLAG FOOTBALL = 30-50 fc
FIELD HOCKEY = 30-50 fc
GENERAL RECREATIONAL USE = 20-30 fc

(4) 60 FT LIGHTING POLES HELPS US ACHIEVED THE CORRECT LIGHTING LEVELS AND UNIFORMITY ACROSS THE ENTIRE FIELD

- EVENLY DISTRIBUTES LIGHT ACROSS THE PLAYING SURFACE
- MINIMIZES SHADOWS ON PLAYING FIELD FOR SAFER GAME-PLAY
- REDUCES GLARE CAUSED BY HORIZONTAL LIGHTING PLACEMENT
- MINIMIZES DARK PATCHES/GAPS WHICH DIMINISHES THE RISK OF INJURIES
- ALLOWS BETTER VISIBILITY FOR THE BALL IN PLAY ESPECIALLY FOR SMALLER BALLS SUCH AS FIELD HOCKEY BALLS
- CAN ACHIEVE REQUIRED LIGHTING LEVELS ON THE FIELD OF PLAY WITH USING JUST 4 POLES INSTEAD OF 6
- REDUCES THE OVERALL WATTAGE CONSUMPTION
- PROVIDES PROPER LIGHTING FOR SPECTATORS FOR SAFETY AND VISIBILITY

LEDALUX NSL01 - Large Sports Light

ez CATALOG PLANNER

120° THRU Beam

PERFORMANCE DATA

PERFORMANCE	WATTS	TYPE	FC	WATTS	TYPE	FC	WATTS	TYPE	FC
WATTS	100W	100W	100W	100W	100W	100W	100W	100W	100W
WATTS	100W	100W	100W	100W	100W	100W	100W	100W	100W
WATTS	100W	100W	100W	100W	100W	100W	100W	100W	100W

ELECTRICAL DATA

Number of Lamps	Line Current (A)	Line Power (W)	Input Mains (W)	Efficiency (%)
1	400	160	160	40%
1	400	160	160	40%
1	400	160	160	40%

ACCESSORIES

MOUNTING BRACKET

PHOTOMETRICS

FEATURES

- Sealed die-casting profile for outdoor applications
- Low profile, 90° vibration mount design minimizes wind load
- Housing is completely sealed against moisture and environmental contaminants (IP65).
- Available in 100W, 140W, 200W, 300W and 500W (100W/200W/300W/500W)
- Light engines are available in standard 8000K and 5700K (100W/200W/300W/500W)
- Scalable Lumen Packages from 63,000 to 138,000 Lumens.
- Optically designed lenses shape the distribution, minimizing shadows and light pollution.
- Electric:

 - Input: 110-277V 1A-3A 100W input voltage
 - Standard 0-10V dimming driver.
 - Built-in surge suppression with max 20KV @110-277V (Max 4KV @110-277V)
 - Power Factor: 0.97%
 - Ambient operating temperature: -40°C to 35°C (40°F to 95°F)
 - Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
 - Actual performance may differ as a result of outdoor environment and ambient temperature.
 - Dynamic thermal management design minimizes heat dissipation and significantly improves the life of luminaire.
 - Built-in large expressional add-in zero layer driver.
 - Dimming: Constant Current Qualified.
 - Dimming: DALI Qualified and classified for DDC control.
 - Dimming: Power over Ethernet (PoE) Qualified and classified for DDC control.

PRODUCT DESCRIPTION

By providing superior high output and high efficiency, Utilux sports light series is the ideal solution for outdoor sports lighting such as soccer, football, baseball, basketball, tennis, and more. Utilux's dynamic thermal management design minimizes heat dissipation and significantly improves the life of luminaire. Built-in large expressional add-in zero layer driver.

ORDERING INFORMATION

EXAMPLE: NSL01 300W-27V-50E-B-B44-TR

Model	Wattage	Voltage	CCT	Finish	Mounting	Imperial Control	Internal Control
NSL01	100W	110-277V	5700K	Black	Wall	None	None
NSL01	140W	110-277V	5700K	Black	Wall	None	None
NSL01	200W	110-277V	5700K	Black	Wall	None	None
NSL01	300W	110-277V	5700K	Black	Wall	None	None
NSL01	500W	110-277V	5700K	Black	Wall	None	None

Notes: 1. Utilux does not include the 110-277V input.

LEDALUX is a division of Molex Lighting, Inc. • 44 Baker Street, Providence, RI 02903 • 800.552.5766 • Fax 401.459.5509 • www.LEDALUX.com

Provide submittals for review and approval. Substitution requests must be accompanied by a horizontal photometric study demonstrating that the luminaire(s) in question meet the design intent of this plan. Substitution requests without a photometric study will be rejected.

Lighting Solutions

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lightingsolutionsinc.net

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