



Pennsylvania Department of Human Services

Sent via email to: [REDACTED]
CERTIFIED MAIL – RETURN RECEIPT REQUESTED
MAILING DATE: OCTOBER 24, 2025

[REDACTED]
450 East Philadelphia Avenue Operations LLC
450 East Philadelphia Avenue
Shillington, Pennsylvania 19607

RE: Mifflin Court
License: 222063

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing (Department) inspections on July 9th, 2025, and July 17th, 2025, of the above facility, the violations specified on the enclosed Licensing Inspection Summary (LIS) were found.

Based on violations with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), the Department hereby REVOKES your certificate of compliance (license number 222062) dated May 14, 2025, to November 14, 2025, and issues you a THIRD PROVISIONAL license to operate the above facility. A THIRD PROVISIONAL license is being issued based on your acceptable plan to correct the violations as specified on the LIS. The license dated May 14, 2025, to November 14, 2025, is NOT reinstated upon expiration of this THIRD PROVISIONAL license. This decision is made pursuant to 62 P.S. § 1026 (b)(1); (4) and 55 Pa. Code § 20.71(a)(2); (3); (4); (5); (6) (relating to conditions for denial, nonrenewal or revocation). Your THIRD PROVISIONAL license is enclosed and is valid from OCTOBER 24, 2025 to APRIL 24, 2026.

All violations specified on the LIS must be corrected by the dates specified on the report and continued compliance with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), must be maintained. Failure to implement the plan of correction or failure to maintain compliance may result in a revocation of the license.

If you disagree with the decision to issue a PROVISIONAL license, you have the right to appeal through hearing before the Bureau of Hearings and Appeals, Department of Human Services in accordance with 1 Pa. Code Part II, Chapters 31-35. If you decide to appeal your PROVISIONAL license, a written request for an appeal must be received within 10 days of the date of this letter by:

[REDACTED]
Pennsylvania Department of Human Services
Bureau of Human Services Licensing
Forum Place, 6th Floor
PO Box 2675
Harrisburg, Pennsylvania 17105-2675
PH: 717-265-8942

This decision is final 11 days from the date of this letter, or if you decide to appeal, upon issuance of a decision by the Bureau of Hearings and Appeals.

Sincerely,



Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosure
Licensing Inspection Summary

cc:

[REDACTED]

Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY - PUBLIC

Facility Information

Name: *MIFFLIN COURT* License #: *22206* License Expiration: *11/14/2025*
Address: *450 EAST PHILADELPHIA AVENUE, SHILLINGTON, PA 19607*
County: *BERKS* Region: *NORTHEAST*

Administrator

Name: [REDACTED]

Legal Entity

Name: *450 EAST PHILADELPHIA AVENUE OPERATIONS LLC*
Address: [REDACTED]
Phone: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *10/30/1987* Issued By: *L & I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *63* Waking Staff: *47*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Incident* Exit Conference Date: *07/17/2025*

Inspection Dates and Department Representative

07/09/2025 - On-Site: [REDACTED]
07/17/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *67* Residents Served: *51*

Secured Dementia Care Unit

In Home: *Yes* Area: *unit* Capacity: *14* Residents Served: *13*

Hospice

Current Residents: *1*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *48*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *12* Have Physical Disability: *0*

Inspections / Reviews

07/09/2025 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *09/06/2025*

09/10/2025 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 09/23/2025

Reviewer: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 09/17/2025

09/23/2025 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 09/23/2025

Reviewer: [REDACTED]

Follow-Up Type: Bypass Document Submission

09/23/2025 - Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 09/23/2025

Reviewer: [REDACTED]

Follow-Up Type: Enforcement

42b - Abuse

1. Requirements

2600.

42.b. A resident may not be neglected, intimidated, physically or verbally abused, mistreated, subjected to corporal punishment or disciplined in any way.

Description of Violation

On [REDACTED] 2025, at approximately 8:23a.m., Staff Person A was in the dining room when they noticed Resident 1 putting their finger in their throat. Staff Person A went to assist Resident 1. When approached, Resident 1 said hello to Staff Person A and then started throwing up. Resident 1 began intermittently going in and out of consciousness. Emergency Medical Technicians were called and dispatched to the home for reports of a resident choking with aspiration. EMT's arrived and continued compressions started by the staff but also began suctioning. A food bolus was removed by EMT's from Resident 1's airway. At no time did any staff person attempt the Heimlich maneuver on Resident 1. All staff present denied knowing the resident was choking when interviewed but the EMT dispatch paperwork indicated that an ambulance was requested due to a choking incident. On [REDACTED] 2025 the coroner's office was contacted, and the department was informed that a piece of bread with Peanut Butter was lodged in Resident #1's throat. The death certificate indicated cause of death was food bolus, airway obstruction.

On [REDACTED] 2025, Resident 2 realized fraudulent charges were charged to their credit card and discovered that the card was missing from their room. The fraudulent purchases were reported to Administration, and the local Police Department. Law enforcement obtained video surveillance from a local grocery store that showed Staff Person B using Resident 2's credit card. Overall, a total of \$434.63 was fraudulently charged to Resident 2's credit card. Police have charged Staff Person B with the identity theft, forgery, theft by unlawful taking and exploitation of an older adult or care dependent.

Plan of Correction

Accept [REDACTED] - 09/16/2025)

Immediate Actions Taken regarding 2600.42b-Abuse- regarding Resident #1.

On 7/24/2025, The Administrator had Speech Therapist, [REDACTED] in-service all dietary staff on:

Handling special diets, with focus on pureed diets and appropriate textures.

Ensuring access to the list of residents with special diets or food allergies.

On 8/29/2025, The Administrator had the Director of Health and Wellness conduct an in-service training for all Direct Care Staff on medical emergency protocols, focusing on:

Recognizing signs of choking.

The appropriate use of the Heimlich maneuver.

Reinforcement of CPR and First Aid procedures for certified staff.

Special Diets with focus on Pureed diets and location of list of residents with special diets.

By 9/12/2025: Speech Therapist will provide resident education (for all residents on special diets that are on the Personal Care side of the home) about:

The health risks of non-compliance with their prescribed diet.

The dangers of consuming non-facility food, including food shared by others or brought in from outside.

To ensure ongoing compliance: The Administrator directed the Director of Health and Wellness to add dining room supervision duties to Direct Care Staff daily tasks sheet to ensure ongoing monitoring of residents during meals. Director of Health and Wellness will make weekly rounds to make sure Direct Care Staff are present in the dining room.

42b - Abuse (continued)

Immediate action taken regarding 2600.28b abuse- resident #2 Theft
Administrator suspended Staff Person B pending an internal investigation and terminated their employment on [REDACTED] 2024.

Administrator provided Resident #2 with a personal safe to secure personal belongings and money.
The criminal case involving the theft from Resident 2 is currently ongoing. A court hearing was held on [REDACTED] 2025, and a continuance hearing has been scheduled for [REDACTED] 25.
Resident 2 has already been credited back the full amount of the fraudulent charges by the credit card company.

7/3/2025: Administrator conducted a facility-wide in-service training for all staff on Resident Rights, with emphasis on 2600.42(b) and abuse prevention policies and regarding Theft.
On 9/17/2025, The Administrator will provide resident education during the Resident Council Meeting, focusing on: How to safeguard personal money and belongings.

To ensure compliance to 2600.28 b, Starting September 2025: The Administrator will include Resident Emergency Response, Special Diet Compliance, and Abuse Prevention as standing agenda items in all Quality Assurance Meetings and staff meetings held for the next 4 months.

Licensee's Proposed Overall Completion Date: 10/16/2025

161d - Dietary Needs

2. Requirements

2600.

161.d. A resident's special dietary needs as prescribed by a physician, physician's assistant, certified registered nurse practitioner or dietitian shall be met. Documentation of the resident's special dietary needs shall be kept in the resident's record.

Description of Violation

Resident 1 was ordered a pureed diet. On [REDACTED] 25, EMT's were contacted due to choking incident with Resident 1. Resident 1 [REDACTED] with the cause of death listed as a food bolus, airway obstruction.

Plan of Correction

Accept ([REDACTED] 09/10/2025)

Immediate Actions taken regarding 2600.161.d-Dietary Needs

7/24/2025: Speech Therapist Debra Henne in-serviced all dietary staff on:
Reinforcing the preparation of diet-appropriate textures, including pureed meals.
Confirming staff know the location of special diet and allergy lists.

Administrator conducted an audit ensuring proper documentation of dietary orders in each resident's record, all correct.

By 9/12/2025: Speech Therapist will provide resident education (for all residents on special diets) about:
The health risks of non-compliance with their prescribed diet.
The dangers of consuming non-facility food, including food shared by others or brought in from outside.
On 9/17/2025, at Resident Council Meeting, Administrator will educate residents on adherence to special diets.

To ensure ongoing Compliance to 2600. 161d -Dietary needs
Administrator directed the Health and Wellness director to add to Direct Care Staff daily tasks sheet to monitor

161d - Dietary Needs (continued)

residents during all meals to:

Ensure diet compliance

Observe for signs of difficulty swallowing or distress

Director of Health and Wellness will make weekly audits of the Dining room during meal time to ensure Direct Care staff are making rounds.

Starting September 2025: The Administrator will include 2600.161.d Dietary Needs as a standing item in all Quality Assurance meetings for 4 months.

Licensee's Proposed Overall Completion Date: 09/17/2025

Not Implemented ██████████ **09/23/2025)**