



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to QUAKERTOWN OPCO, LLC

LEGAL ENTITY

To operate FRANKLIN COURT

NAME OF FACILITY OR AGENCY

Located at 1660 PARK AVENUE, QUAKERTOWN, PA 18951

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide Personal Care Homes

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 120

or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: _____

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from April 8, 2026 until April 8, 2027,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **153870**


ISSUING OFFICER


DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable
and should be posted in a conspicuous place in the facility.

HS 628 – 04/23



Pennsylvania Department of Human Services

Emailing Date: April 7, 2026

[REDACTED]
[REDACTED]
Quakertown Opco, LLC
[REDACTED]
[REDACTED]

RE: Franklin Court
1660 Park Avenue
Quakertown, Pennsylvania 18951
License #: 153870

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on March 26, 2026 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes, a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Juliet Marsala".

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosures
License
Licensing Inspection Summary

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

April 6, 2026

[REDACTED]
QUAKERTOWN OPCO LLC
[REDACTED]
[REDACTED]

RE: FRANKLIN COURT
1660 PARK AVENUE
QUAKERTOWN, PA, 18951
LICENSE/COC#: 15387

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 03/26/2026 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,
[REDACTED]

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: FRANKLIN COURT

License #: 15387

License Expiration:

Address: 1660 PARK AVENUE, QUAKERTOWN, PA 18951

County: BUCKS

Region: SOUTHEAST

Administrator

Name:

Legal Entity

Name: QUAKERTOWN OPCO LLC

Address:

Certificate(s) of Occupancy

Type: C-2 LP

Date: 06/13/1988

Issued By: COPA L&I

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 59

Waking Staff: 44

Inspection Information

Type: Partial

Notice: Announced

BHA Docket #:

Reason: Change Legal Entity

Exit Conference Date: 03/26/2026

Inspection Dates and Department Representative

03/26/2026 - On-Site:

Resident Demographic Data as of Inspection Dates

General Information

License Capacity:

Residents Served: 47

Secured Dementia Care Unit

In Home: No

Area:

Capacity:

Residents Served:

Hospice

Current Residents: 5

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 47

Diagnosed with Mental Illness: 2

Diagnosed with Intellectual Disability: 1

Have Mobility Need: 12

Have Physical Disability: 0

Inspections / Reviews

03/26/2026 - Partial

Lead Inspector:

Follow-Up Type: Not Required

NO DEFICIENCIES FOUND