



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to BETHLEHEM MANOR SENIOR LIVING LLC  
LEGAL ENTITY

To operate BETHLEHEM MANOR  
NAME OF FACILITY OR AGENCY

Located at 815 PENNSYLVANIA AVENUE, BETHLEHEM, PA 18018  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

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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 75  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. (MAXIMUM CAPACITY)  
Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 36

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 May 24, 2017 until May 24, 2018,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **226840**

Robert E. Robinson  
ISSUING OFFICER

Jay Baul  
DIRECTOR

**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.



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

MAY 25 2017

Ms. Nimita Kapoor-Atiyeh,  
Owner/President  
Bethlehem Manor Senior Living LLC  
1177 Sixth Street  
Whitehall, Pennsylvania 18052

RE: Bethlehem Manor  
815 Pennsylvania Avenue  
Bethlehem, Pennsylvania 18018  
License #: 226840

Dear Ms. Kapoor-Atiyeh:

As a result of the Department of Human Services' licensing inspection on May 9, 2017 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 (related to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because the home is new and not yet serving four or more residents.

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.

In an effort to improve our licensing processes, the Bureau of Human Services Licensing is soliciting feedback about your recent human services provider application submission experience. To participate in the online applicant survey, launch your web browser and go to [https://www.surveymonkey.com/r/BHSL\\_Application](https://www.surveymonkey.com/r/BHSL_Application).

Ms. Nimita Kapoor-Atiyeh

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The survey is brief and will only take about 5 minutes to complete. Your participation in the survey is completely voluntary and all of your responses will be kept confidential. The responses will be reviewed as part of an aggregate of provider applicant responses. Thank you in advance for providing feedback.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Rowe', written over the printed name.

Jacqueline L. Rowe  
Director

Enclosures  
License  
Licensing Inspection Summary

**VIOLATION REPORT**  
**PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600**

|   |  |  |
|---|--|--|
| PCH Name: BETHLEHEM MANOR   |  | License Number: 22684  |
| Address: 815 PENNSYLVANIA AVE, BETHLEHEM, PA 18018  |  | County: Lehigh   |
| Administrator: Monica Burger  |  | Region: NORTHEAST  |
| Legal Entity Name: BETHLEHEM MANOR SENIOR LIVING LLC  |  |  |
| Legal Entity Address: 1177 SIXTH STREET, WHITEHALL, PA 18052  |  |  |
| Certificate(s) of Occupancy<br>I-2<br>04/11/2017<br>CITY OF BETHLEHEM   |  |  |
| Staffing Hours<br>Resident Support: NM                      Total Daily Staff: 0                      Waking Staff: 0   |  |  |
| Type of Inspection: Partial   |  | BHA Docket Number:                      Notice: Unannounced <i>Announced n/a.</i>  |
| Reason(s) for Inspection(s)<br>New  |  |  |
| On-Site Inspections Dates and Department Representatives On-Site<br>05/09/2017: Hummel, Jesse; Deluca, Amy  |  |  |
| Off-Site Inspection Dates and Inspectors, if Applicable   |  |  |
| Other Details<br>Partial or Full Triggers:                      Random Indicators:  |  |  |
| Resident Demographic Data as of Inspection Dates  |  |  |
| Licensed Capacity: 75<br>Number of Residents Served: 0<br>Secured Dementia Care Unit In Home: Yes<br>Area: Second Floor<br>Secured Dementia Unit Capacity, if Applicable: 36<br>Number of Residents Served in Secured Dementia Care Unit, if applicable: 0<br>Number of Current Hospice Residents: 0<br>Number of Hospice Residents in past year: 0 |  | Number of Residents who:<br>Receive Supplemental Security Income: 0<br>Are 60 Years of Age or Older: 0<br>Have Mental Illness: 0<br>Have an Intellectual Disability: 0<br>Have a Mobility Need: 0<br>Have a Physical Disability: 0 |

Violation Report: 22684 - 05/09/2017 - Hummel, Jesse  
 PCH Name: BETHLEHEM MANOR

1. REGULATION 55 Pa.Code §2600  
 2600.123(c) - For a home serving nine or more residents, an emergency evacuation diagram of each floor showing corridors, line of travel to exit doors and location of the fire extinguishers and pull signals shall be posted in a conspicuous and public place on each floor.

2a. DESCRIPTION OF VIOLATION  
 The facility's fire safety diagrams do not include the location of fire extinguishers and pull stations as required.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)  
 Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

This was corrected at the time of inspection. Each floor did have a correct emergency evacuation diagram as required in regulation 2600.123(c). The first floor had an additional floor plan that did not have the pull stations. The diagram was immediately removed at the time of the inspection.

To ensure continued compliance with this regulation Maintenance will be checking the emergency evacuation plans on a monthly basis. Administration will also be checking the emergency evacuation plans on a weekly basis to ensure compliance with regulation 2600.123 (c).

Repeat Violation: No      Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
 (Required on EVERY Page) *Nimita Kayook-Atiyeh*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page) *Nimita Kayook-Atiyeh, President*      Date *5/19/17*

**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

|   |   |
|---|---|
| The above plan of correction is approved as of <u>5/22/17</u><br>(Date) | Plan of correction implementation status as of <u>5/22/17</u><br>(Date)   |
| The above plan of correction was approved by <u>S.B.</u><br>(Initials)  | <input type="checkbox"/> Fully Implemented<br><input checked="" type="checkbox"/> Partially Implemented - Adequate Progress<br><input type="checkbox"/> Partially Implemented - Inadequate Progress<br><input type="checkbox"/> Not Implemented |