



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to WELL BL OPCO LLC
LEGAL ENTITY

To operate BRANDYWINE LIVING AT LONGWOOD
NAME OF FACILITY OR AGENCY

Located at 301 VICTORIA GARDENS DRIVE, KENNETT SQUARE, PA 19348
(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 92
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 23

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 June 14, 2019 until June 14, 2020,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **144300**

Robert E. Robinson
ISSUING OFFICER

Carolyn K. Ellison
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.



June 17, 2019

Ms. Mary Ellen Pisanelli
Authorized Signatory
WELL BL OPCO, LLC
ATTN: BRENDA BACON
525 Fellowship Road, Suite 360
Mount Laurel, New Jersey 08054

RE: Brandywine Senior Living at Longwood
301 Victoria Gardens Drive
Kennett Square, Pennsylvania 19348
License #: 144330

Dear Ms. Pisanelli:

As a result of the Department's Bureau of Human Services Licensing inspection on April 3, 2019 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.

During the inspection, citations on the enclosed violation report were found. All citations specified on the violation report must be corrected by the dates specified on the violation report and continued compliance with 55 Pa. Code Ch. 2600 must be maintained.

Your NEW license is enclosed, based on substantial but not complete compliance with 55 Pa. Code Ch. 2600.

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.

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 that reads "J. Rowe".

Jacqueline L. Rowe
Director

Enclosures
License
Violation Report

Violation Report: 14430 - 04/03/2019 - Freeman, Sabrina
 PCH Name: Brandywine Living at Longwood

1. REGULATION 65 Pa.Code §2600
 2600.85(d) - Trash in kitchens and bathrooms shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.

2a. DESCRIPTION OF VIOLATION
 There were three trash cans in the kitchen that did not have lids. The trash cans are as follows:
 Trash can by ice cream freezer, no lid.
 Trash can by stove, no lid.
 Trash can in middle of kitchen, no lid.

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.

85d- Trash in kitchens shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.

On April 3, 2019, the Dining Services Staff were in-serviced on this regulation and the importance of having the lids on the trash cans when not being used during meal services or clean up. (ATTACHMENT A)

The Food Service Director or Designee will be responsible for daily monitoring and will be completing an audit for the monthly QA review.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page) *Paola Fusaro*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>PAOLA FUSARO</i>	Date <i>5/17/19</i>
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of <u>05-30-19</u> (Date) The above plan of correction was approved by <u>SP</u> (Initials)	Plan of correction implementation status as of <u>05-30-19</u> (Date) <input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented
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Violation Report: 14430 - 04/03/2019 - Freeman, Sabrina
 PCH Name: Brandywine Living at Longwood

1. REGULATION 55 Pa.Code §2600
 2600.103(f) - Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

2a. DESCRIPTION OF VIOLATION
 On 4/3/19, at approximately 9:15AM, the temperature in the walk-in freezer was 10 degrees Fahrenheit,

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.

103f- Frozen foods will be kept at 0 degrees or below.

Freezer temperatures are recorded daily and have been in compliance with the temperature requirements in regulation 103f. During the surveyor's inspection, on the morning of Wednesday, April 3, 2019, the freezer temperature readings went above 0 degrees. The digital thermometer did read -4 degrees initially but started rising as the thermometer got closer to the fans running in the back part of the freezer. The technician was notified and assessed the issue later that same day and a report was provided stating that everything is working properly. The rise in the temperature was the result of the defrost phase running at the time of the inspection. We have monitored throughout the day since the inspection and temperatures are 0 or below. Daily temperatures continue to be documented as well. (Attachment B)

The Food Service Director or Designee will be responsible for daily monitoring of the temperature logs and will report findings in the monthly QA meeting.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative (Required on EVERY Page)	<i>Paola Fwars</i>
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Printed Name and Title of Legal Entity Representative (Required on EVERY Page)	<i>PAOLA FWARS</i>	Date	<i>5/17/19</i>
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The above plan of correction was approved by	<u>SP</u> (Initials)		

Violation Report: 14430 - 04/03/2019 - Freeman, Sabrina
 PCH Name: Brandywine Living at Longwood

1. REGULATION 56 Pa.Code §2600
 2600.103(g) - Food shall be stored in closed or sealed containers.

2a. DESCRIPTION OF VIOLATION
 2 three gallon ice cream containers were uncovered in the freezer.

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.

103g- Food shall be stored in a closed or sealed container.

The ice cream containers are stored in a separate ice cream freezer. There were 3 of 8 containers not covered during the inspection.

On April 3, 2019, the Food Service Staff were in-serviced on the importance of the covers being on the ice cream and a sign has been posted in several areas to remind staff.
 (ATTACHMENT C)

The Food Service Director or Designee will be responsible for daily monitoring and will be completing an audit for the monthly QA review.

Administrator or designee will ensure all food items are stored in sealed or closed containers
 SP 05-30-19.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page)

Sabrina Freeman

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page)

AROLIA FUSARI

Date 5/17/19

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