

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

June 13, 2023

[REDACTED], ADMINISTRATOR  
GDL FARMS CORPORATION  
3455 DAVISVILLE ROAD  
ATTN: PCH ADMINISTRATOR  
HATBORO, PA, 19040

RE: PERSONAL CARE/MEMORY CARE @  
THE PARK  
3455 DAVISVILLE ROAD  
HATBORO, PA, 19040  
LICENSE/COC#: 12790

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/23/2023 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

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

Sincerely,  
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

## Facility Information

**Name:** PERSONAL CARE/MEMORY CARE @ THE PARK      **License #:** 12790      **License Expiration:** 07/26/2023  
**Address:** 3455 DAVISVILLE ROAD, HATBORO, PA 19040  
**County:** MONTGOMERY      **Region:** SOUTHEAST

## Administrator

**Name:** [REDACTED]      **Phone:** [REDACTED]      **Email:** [REDACTED]

## Legal Entity

**Name:** GDL FARMS CORPORATION  
**Address:** 3455 DAVISVILLE ROAD, ATTN: PCH ADMINISTRATOR, HATBORO, PA, 19040  
**Phone:** [REDACTED]      **Email:** [REDACTED]

## Certificate(s) of Occupancy

**Type:** I-2      **Date:** 06/06/2009      **Issued By:** cwopa of upper moreland township

## Staffing Hours

**Resident Support Staff:** 0      **Total Daily Staff:** 68      **Waking Staff:** 51

## Inspection Information

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Incident      **Exit Conference Date:** 05/23/2023

## Inspection Dates and Department Representative

05/23/2023 - On-Site [REDACTED]

## Resident Demographic Data as of Inspection Dates

## General Information

**License Capacity:** 113      **Residents Served:** 44

## Secured Dementia Care Unit

**In Home:** Yes      **Area:** SDCU      **Capacity:** 42      **Residents Served:** 16

## Hospice

**Current Residents:** 2

## Number of Residents Who:

**Receive Supplemental Security Income:** 0      **Are 60 Years of Age or Older:** 44  
**Diagnosed with Mental Illness:** 0      **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 24      **Have Physical Disability:** 0

## Inspections / Reviews

05/23/2023 Partial

**Lead Inspector:** [REDACTED]      **Follow-Up Type:** POC Submission      **Follow-Up Date:** 06/15/2023

Inspections / Reviews *(continued)*

## 06/12/2023 POC Submission

Submitted By: [REDACTED] Date Submitted: 06/12/2023

Reviewer: [REDACTED] Follow Up Type: Document Submission Follow Up Date: 06/14/2023

## 06/13/2023 Document Submission

Submitted By: [REDACTED] Date Submitted: 06/12/2023

Reviewer: [REDACTED] Follow Up Type: Not Required

## 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], staff person A witnessed staff person B tell resident 1, "that this is 2023 and that white's can date blacks and that this is a new generation". Resident 1 then called staff person B a "Nigger". Staff person B responded with "This nigger cleans your ass". Staff person B then proceeded to walk over to resident 1 and got close to their face and at that time resident 1 put their hand up to get staff person B to move away then staff person B smacked resident 1's arm down. Resident 1 responded with "Ouch, get your hands off of me". Staff person B then stormed off out of the area. Staff person B was terminated.

## Plan of Correction

Accept [REDACTED] - 06/12/2023)

Staff member B was not in the facility at the time the abuse was reported. She was contacted via phone and immediately suspended by the Director of Nursing and not permitted to return pending the investigation. Verbal reports made to AAA, BHS, Resident 1 Physician and POA immediately upon receiving report, with follow up written report per regulation. -Completed by the Director of Nursing. Staff member B was terminated.

Staff in-serviced May 18th on Residents Rights, Act 53 criminal neglect and abuse, Act 13-14-169. Staff member A counseled on reporting any witnessed or suspected abuse immediately. Please see attached

Licensee's Proposed Overall Completion Date: 06/08/2023

Implemented ([REDACTED] - 06/13/2023)

## 42c Treatment of Residents

## 2. Requirements

2600.

42.c. A resident shall be treated with dignity and respect.

## Description of Violation

On [REDACTED], staff person A witnessed staff person B tell resident 1, "that this is 2023 and that white's can date blacks and that this is a new generation". Resident 1 then called staff person B a "Nigger". Staff person B responded with "This nigger cleans your ass". Staff person B then proceeded to walk over to resident 1 and got close to their face and at that time resident 1 put their hand up to get staff person B to move away from them and staff person B then smacked resident 1's arm down. Resident 1 responded with "Ouch, get your hands off of me". Staff person B then stormed off out of the area.

## Plan of Correction

Accept ([REDACTED] - 06/12/2023)

Staff member B was not in the facility at the time the abuse was reported. She was contacted via phone and immediately suspended by the Director of Nursing and not permitted to return pending the investigation. Verbal reports made to AAA, BHS, Resident 1 Physician and POA immediately upon receiving report, with follow up written report per regulation. -Completed by the Director of Nursing. Staff member B was terminated.

Staff in-serviced May 18th on Residents Rights, Act 53 criminal neglect and abuse, Act 13-14-169. Staff member A counseled on reporting any witnessed or suspected abuse immediately. Please see attached

42c Treatment of Residents *(continued)*

Licensee's Proposed Overall Completion Date: 06/08/2023

Implemented [REDACTED] - 06/13/2023)