

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

October 30, 2023

[REDACTED], PARTNER  
BROADWAY MANOR LLC  
59 SOUTH FRONT STREET  
MILTON, PA, 17847

RE: BROADWAY MANOR  
560 BROADWAY STREET  
MILTON, PA, 17847  
LICENSE/COC#: 23030

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/03/2023 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]  
Human Services Licensing Supervisor

cc: Pennsylvania Bureau of Human Service Licensing

| Facility Information                                  |                          |                                       |
|---|--------------------------|---------------------------------------|
| <b>Name:</b> BROADWAY MANOR                           | <b>License #:</b> 23030  | <b>License Expiration:</b> 10/14/2024 |
| <b>Address:</b> 560 BROADWAY STREET, MILTON, PA 17847 |                          |                                       |
| <b>County:</b> NORTHUMBERLAND                         | <b>Region:</b> NORTHEAST |                                       |

| Administrator           |                          |                          |
|-------------------------|--------------------------|--------------------------|
| <b>Name:</b> [REDACTED] | <b>Phone:</b> [REDACTED] | <b>Email:</b> [REDACTED] |

| Legal Entity   |                          |  |
|--|--------------------------|--|
| <b>Name:</b> BROADWAY MANOR LLC                          |                          |  |
| <b>Address:</b> 59 SOUTH FRONT STREET, MILTON, PA, 17847 |                          |  |
| <b>Phone:</b> [REDACTED]                                 | <b>Email:</b> [REDACTED] |  |

| Certificate(s) of Occupancy |                         |                       |
|-----------------------------|-------------------------|-----------------------|
| <b>Type:</b> C-1            | <b>Date:</b> 02/07/1974 | <b>Issued By:</b> L&I |

| Staffing Hours                   |                              |                         |
|----------------------------------|------------------------------|-------------------------|
| <b>Resident Support Staff:</b> 0 | <b>Total Daily Staff:</b> 45 | <b>Waking Staff:</b> 34 |

| Inspection Information   |   |                      |
|--------------------------|---|----------------------|
| <b>Type:</b> Partial     | <b>Notice:</b> Unannounced              | <b>BHA Docket #:</b> |
| <b>Reason:</b> Complaint | <b>Exit Conference Date:</b> 10/03/2023 |                      |

| Inspection Dates and Department Representative |  |
|--|--|
| 10/03/2023 - On-Site: [REDACTED]               |  |

| Resident Demographic Data as of Inspection Dates |              |   |                          |
|--|--------------|---|--------------------------|
| General Information                              |              |   |                          |
| <b>License Capacity:</b> 49                      |              | <b>Residents Served:</b> 45                       |                          |
| Secured Dementia Care Unit                       |              |   |                          |
| <b>In Home:</b> No                               | <b>Area:</b> | <b>Capacity:</b>                                  | <b>Residents Served:</b> |
| Hospice  |              |   |                          |
| <b>Current Residents:</b> 0                      |              |   |                          |
| Number of Residents Who:                         |              |   |                          |
| <b>Receive Supplemental Security Income:</b> 45  |              | <b>Are 60 Years of Age or Older:</b> 31           |                          |
| <b>Diagnosed with Mental Illness:</b> 21         |              | <b>Diagnosed with Intellectual Disability:</b> 10 |                          |
| <b>Have Mobility Need:</b> 0                     |              | <b>Have Physical Disability:</b> 2                |                          |

| Inspections / Reviews             |  |                                   |
|-----------------------------------|--|-----------------------------------|
| 10/03/2023 Partial                |  |                                   |
| <b>Lead Inspector:</b> [REDACTED] | <b>Follow-Up Type:</b> POC Submission      | <b>Follow-Up Date:</b> 10/20/2023 |
| 10/20/2023 - POC Submission       |  |                                   |
| <b>Submitted By:</b> [REDACTED]   | <b>Date Submitted:</b> 10/27/2023          |                                   |
| <b>Reviewer:</b> [REDACTED]       | <b>Follow-Up Type:</b> Document Submission | <b>Follow-Up Date:</b> 10/30/2023 |

Inspections / Reviews *(continued)*

10/30/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 10/27/2023

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

83a - Indoor Temperature

1. Requirements

2600.

83.a. The indoor temperature, in areas used by the residents, must be at least 70°F when residents are present in the home.

Description of Violation

During a resident interview in resident #1's room it was noted that the temperature in the bedroom was only 65 degrees.

Plan of Correction

Accept ( [redacted] - 10/20/2023)

This is important for the comfort, health and well being of the residents. I, the administrator, thought this was due to the warm weather noting we still had the air conditioning on. However, I have not been able to reach temperature in that room even with turning the main heat on to 75F. I have had maintenance check out the ducts, they were clear. We got a proposal for a wall unit which I have attached. Once approved they estimate about a week to get it done. This should be completed by 10/30/23. A follow up will be done by the administrator when completed to ensure compliance.

Licensee's Proposed Overall Completion Date: 10/30/2023

Implemented ( [redacted] 10/30/2023)