

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

April 11, 2025

[REDACTED]  
JUNIPER VILLAGE AT BENSLEM OPERATIONS LLC  
[REDACTED]

RE: JUNIPER VILLAGE AT BUCKS  
COUNTY SENIOR LIVING  
3200 BENSLEM BOULEVARD  
BENSLEM, PA, 19020  
LICENSE/COC#: 14246

[REDACTED],  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 02/20/2025 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:** JUNIPER VILLAGE AT BUCKS COUNTY SENIOR LIVING    **License #:** 14246    **License Expiration:** 02/02/2025  
**Address:** 3200 BENSALEM BOULEVARD, BENSALEM, PA 19020  
**County:** BUCKS    **Region:** SOUTHEAST

**Administrator**

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

**Legal Entity**

**Name:** JUNIPER VILLAGE AT BENSALEM OPERATIONS LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED]    **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** C 2 LP    **Date:** 04/28/1993    **Issued By:** L&I

**Staffing Hours**

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

**Inspection Information**

**Type:** Partial    **Notice:** Unannounced    **BHA Docket #:**  
**Reason:** Monitoring    **Exit Conference Date:** 02/20/2025

**Inspection Dates and Department Representative**

02/20/2025    **On Site:** [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 60    **Residents Served:** 41

**Secured Dementia Care Unit**

**In Home:** Yes    **Area:** Wellspring    **Capacity:** 21    **Residents Served:** 13

**Hospice**

**Current Residents:** 6

**Number of Residents Who:**

**Receive Supplemental Security Income:** 0    **Are 60 Years of Age or Older:** 41  
**Diagnosed with Mental Illness:** 1    **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 27    **Have Physical Disability:** 0

**Inspections / Reviews**

02/20/2025 - Partial

**Lead Inspector:** [REDACTED]    **Follow Up Type:** POC Submission    **Follow Up Date:** 03/17/2025

Inspections / Reviews *(continued)*

## 03/19/2025 POC Submission

Submitted By: [REDACTED] Date Submitted: 04/04/2025

Reviewer: [REDACTED] Follow Up Type: Document Submission Follow Up Date: 04/05/2025

## 04/11/2025 Document Submission

Submitted By: [REDACTED] Date Submitted: 04/04/2025

Reviewer: [REDACTED] Follow Up Type: Not Required

17 - Record Confidentiality

1. Requirements

2600.

- 17. Resident records shall be confidential, and, except in emergencies, may not be accessible to anyone other than the resident, the resident's designated person if any, staff persons for the purpose of providing services to the resident, agents of the Department and the long-term care ombudsman without the written consent of the resident, an individual holding the resident's power of attorney for health care or health care proxy or a resident's designated person, or if a court orders disclosure.

Description of Violation

On [redacted] at 9:00am, hourly checks for Resident [redacted] were unlocked, unattended and accessible to all residents, staff and visitors on the reception desk in the Wellspring Unit.

Plan of Correction

Accept [redacted] - 03/19/2025)

Resident hourly checks was taken off the nursing station by the nurse during the survey process. Administrator/designee will conduct an education with all wellness staff that are scheduled within the allotted time frame about ensuring that resident information is in an area that is not accessible to anyone other than the resident, the resident's designated person, staff persons for the purpose of providing services to the resident, agents of the Department and the long-term care ombudsman without the written consent of the resident, an individual holding the resident's power of attorney for health care or health care proxy or a resident's designated person, or if a court orders disclosure by 3/31/2025. Administrator/ designee will audit the common areas to ensure no resident information is left unattended for 6 weeks starting the week of 3/31/2025.

Licensee's Proposed Overall Completion Date: 04/04/2025

Implemented [redacted] 04/11/2025)

81a - Accomodation

2. Requirements

2600.

- 81.a. The home shall provide or arrange for physical site accommodations and equipment necessary to meet the health and safety needs of a resident with a disability and to allow safe movement within the home and exiting from the home.

Description of Violation

The bedside mobility device in resident room [redacted] did not have a proper cover. The bedside mobility device was covered with a stocking-like material which could be pulled down through an expandable hole at the top of the fabric leaving the opening of approximately 10 inches wide by 20 inches high uncovered.

Plan of Correction

Accept [redacted] - 03/19/2025)

Stocking-like material will stay on the enabler bars until proper covers are received. Proper covers were ordered and have an estimated delivery date of 3/17/2025. Administrator/ designee will audit the enabler bars to ensure they have proper covers for 6 weeks starting the week of 3/17/2025.

Licensee's Proposed Overall Completion Date: 03/28/2025

Implemented [redacted] - 04/11/2025)

183e - Storing Medications

3. Requirements

2600.

183e Storing Medications (continued)

183.e. Prescription medications, OTC medications and CAM shall be stored in an organized manner under proper conditions of sanitation, temperature, moisture and light and in accordance with the manufacturer's instructions.

Description of Violation

On [redacted], the following medication cards were observed to have a punctured blister foil with the medication still present in the spot exposing it to contamination or improper sanitation:

- Resident [redacted]
- Resident [redacted]

Plan of Correction

Accept [redacted] 03/19/2025)

Director of Wellness destroyed the medication that was in the exposed blisters. Director of Wellness will educate all nurses and med techs that are scheduled within the allotted time frame to double check the back of each blister pack that is pulled that it does not have punctured areas exposing medication that is still in the blister pack by 3/29/2025. Director of Wellness will pull 20 blister packs from each cart weekly for 6 weeks to monitor if there are any blister packs that have punctured blister foil exposing medication starting the week of 3/31/2025.

Licensee's Proposed Overall Completion Date: 04/04/2025

Implemented [redacted] 04/11/2025)

184b - Labeling OTC/CAM

4. Requirements

2600.

184.b. If the OTC medications and CAM belong to the resident, they shall be identified with the resident's name.

Description of Violation

At 2pm on [redacted] a bottle of [redacted] was found in the Cottonwood medication cart. It was not labeled with any resident's name or room number.

Plan of Correction

Accept [redacted] - 03/19/2025)

Director of Wellness discarded the bottle of [redacted] as it could not be identified. Director of Wellness will educate all nurses and med techs that are scheduled within the allotted time frame to label any bottles that go into the medication carts with the resident's name or room number by 3/29/2025. Director of Wellness will pull a 20% sample from each cart weekly for 6 weeks to monitor that the bottles are labeled with either the resident's name or room number starting the week of 3/31/2025.

Licensee's Proposed Overall Completion Date: 04/04/2025

Implemented [redacted] - 04/11/2025)