

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION)	DOCKET NUMBER REC-E23-007
)	(REC File No. 10014380)
Complainant,)	
)	
v.)	
)	CONSENT ORDER
LEO PFLIEGER, licensed New Jersey real)	
estate broker, (7935648) and broker of record of)	
Pflieger Realty Group, LLC)	
)	
)	
Respondent.)	

THIS MATTER having been opened to the New Jersey Real Estate Commission (the "Commission") in the Department of Banking and Insurance, State of New Jersey, upon information that Leo Pflieger ("Pflieger"), a licensed real estate broker, may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS Pflieger is subject to the provisions of the New Jersey Real Estate License Act, N.J.S.A. 45:15-1 to -42 and corresponding regulations, N.J.A.C. 11:5-1.1 to -12.18; and

WHEREAS the Commission staff has alleged that Pflieger has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate licensees; and

WHEREAS Pflieger acknowledges that he is aware of his right to a plenary hearing on any violations which the Commission may allege he has committed, and having received the advice of counsel on matters to which this Consent Order pertains, he is knowingly and voluntarily waiving the right to a hearing; and

WHEREAS the Commission and Pflieger, in order to avoid the costs and uncertainty of further litigation and to resolve the matter with finality, hereby agree to this Consent Order, fully disposing of all the issues in controversy in this matter with prejudice; and

WHEREAS the terms of this Consent Order were approved by the Commission at a regular meeting on October 11, 2023; and

IT APPEARING that the matter against Pflieger should be resolved upon the consent of the parties, without resort to a formal hearing on the aforementioned violations, and further good cause appearing;

NOW, THEREFORE, IT IS on this 11th day of October, 2023

ORDERED AND AGREED that Pflieger admits the following facts:

1. Pflieger is a licensed New Jersey real estate broker, first licensed as a salesperson in New Jersey in 1979. Pflieger is currently, and was at all relevant times herein, licensed as broker of record of Pflieger Realty Group, LLC ("PRG"), licensed New Jersey real estate broker, whose main office is located at 768 High Woods Drive, Franklin Lakes, New Jersey 07417; and
2. Pflieger, as broker of record of PRG, is the ultimate supervisor of every real estate transaction that PRG participates in and is responsible for the actions of all individuals licensed through PRG that are taken in pursuit of brokerage business; and
3. Pflieger, as broker of record of PRG, is responsible for renewing the brokerage license of PRG biennially, in accordance with N.J.S.A. 45:15-10; and
4. Pflieger failed to renew the brokerage license of PRG by June 30, 2021, the deadline for license renewal for the 2021-2023 license cycle; and

5. As a result of Pflieger's failure to renew PRG's license, the brokerage license of PRG, as well as the individual licenses of all broker-salespersons and salespersons licensed through PRG, became inactive as of July 1, 2021; and

6. PRG's brokerage license was reinstated on December 10, 2021; and

7. Pflieger's failure to timely renew the brokerage license of PRG caused those individuals licensed through PRG to be in jeopardy of violating N.J.S.A. 45:15-1 and N.J.S.A. 45:15-3, during the period of July 1, 2021 through December 10, 2021, by engaging in real estate brokerage business without a license; and

8. During the time period that PRG was unlicensed, PRG, and the individuals licensed with PRG, engaged in real estate brokerage activity in connection with at least ten real estate transactions; and

9. During the time period surrounding the deadline for the renewal of New Jersey real estate licenses for the 2021-2023 license cycle, Pflieger was contending with several health issues, which resulted in hospitalization and multiple surgeries; and

10. Other than the license renewal for the 2021-2023 license cycle, which is the subject of this matter, PRG has never failed to timely renew its brokerage license since its inception in 2011; and

11. Pflieger represents that the failure to meet the Commission's license maintenance requirements, as more fully described above, was an aberration resulting from personal circumstances; and

12. Pflieger timely renewed PRG's brokerage license for the 2023-2025 license cycle, which license is currently in good standing; and it is further

ORDERED AND AGREED that based on the above facts, Pflieger admits to the following:

1. Pflieger's conduct violated N.J.S.A. 45:15-17(e) in that by failing to ensure the timely renewal of the brokerage license of PRG for the 2021-2023 licensing cycle, as more fully described above, Pflieger engaged in conduct demonstrating incompetency; and

2. Pflieger failed in his obligation to supervise all individual licensees licensed through PRG, as set out in N.J.A.C. 11:5-4.2(a)(1) in that he failed, as broker of record, to ensure that individual licensees licensed through PRG did not engage in brokerage business during the time when PRG's brokerage license, and the licenses of said individual licensees, were inactive, as more fully described above; and

Based on the above, it is hereby:

ORDERED AND AGREED that the Pflieger shall pay a fine in the amount of five thousand dollars (\$5,000). A minimum of fifteen hundred dollars (\$1,500) shall be paid within 14 days of the full execution of this Consent Order. The remainder of the fine shall be paid in full within 180 days of the full execution of this Consent Order. The fine shall be payable by certified check, cashier's check or money order made payable to the "State of New Jersey" and sent to the Division of Anti-Fraud Compliance/Collection Section, Department of Banking and Insurance, P.O. Box 325, Trenton, New Jersey, 08625. All unpaid fines will be referred for collection and may result in a lien/judgment being placed on property, interception of state income tax refunds through the Set Off of Individual Liability (SOIL) program in the Division of Taxation and/or levy on bank accounts; and it is further

ORDERED AND AGREED that this Consent Order encompasses only the information in Commission investigation file # 10014380. The Commission reserves the right to take further administrative action if it obtains any other information that Pflieger may have violated the New

Jersey Real Estate License Act, N.J.S.A. 45:15-1 to -42 and corresponding regulations, N.J.A.C. 11:5-1.1 to -12.18; and it is further

ORDERED AND AGREED that the provisions of this Consent Order represent a final agency decision and constitute a final resolution of the violations contained herein; and it is further

ORDERED AND AGREED that by signing below, Pflieger confirms that:


- a. He is not under any disability, mental or physical, nor under the influence of any medication, intoxicant or other substance that would impair his ability to knowingly and voluntarily execute this Consent Order; and
- b. He is entering into this agreement knowingly and voluntarily, that he has not been subject to any coercion or threats regarding the execution of this Consent Order and that other than the other terms set forth above, no promises, representations or inducements have been made to him to secure his acceptance of the provisions of this Consent Order.

Dated: 10/19, 2023



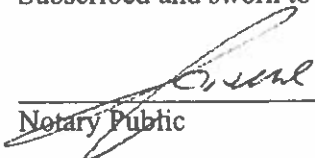
Eugenia K. Bonilla
President
New Jersey Real Estate Commission

Dated: 9-27-23, 2023



Leo A. Pflieger
Respondent

Subscribed and sworn to before me on this 27 day of September, 2023



Notary Public

Notary for
Leo Pflieger
only

