

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION)	DOCKET NUMBER REC-E-21-004
)	(REC File No. 10009471)
Complainant,)	
)	
v.)	
)	CONSENT ORDER
GEORGE REGGO, licensed New Jersey real)	
estate broker, (8510137), broker of record of)	
REGGO KELEMEN REAL ESTATE; and)	
CHRISTOPHER KELEMEN, licensed New Jersey)	
real estate salesperson, (9131528))	
)	
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 George Reggo ("Reggo"), a licensed real estate broker, and Christopher Kelemen ("Kelemen"), a licensed real estate salesperson (collectively, the "Respondents") may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS the Respondents are 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 Real Estate Commission staff has alleged that the Respondents have violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate licensees; and

WHEREAS the Respondents acknowledge that they are aware of their right to a plenary hearing on any violations which the Commission may allege they have committed, and of their

right to have the advice of counsel on matters to which this Consent Order pertains, they are knowingly and voluntarily waiving the right to a hearing and counsel; and

WHEREAS the Commission and the Respondents, 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 September 27, 2022; and

IT APPEARING that the matter against the Respondents 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 28th day of September, 2022

ORDERED AND AGREED that the Respondents admit the following facts:

1. Reggo is a licensed New Jersey real estate broker, first licensed as a broker in New Jersey in 1979. Reggo is currently, and was at all relevant times herein, licensed as broker of record of Reggo Kelemen Real Estate ("R&K"), licensed New Jersey real estate broker, whose main office is located at 129 Queen Anne Road, Bogota, New Jersey 07603; and

2. Kelemen is a licensed New Jersey real estate salesperson, first licensed in New Jersey on August 6, 1991. Kelemen's license is currently affiliated with R&K; and

3. At all relevant times herein, approximately five salespersons were licensed with R&K; and

4. Reggo, as broker of record of R&K, is the ultimate supervisor of every real estate transaction that R&K participates in and is responsible for the actions of all individuals licensed through R&K that are taken in pursuit of brokerage business; and

5. Reggo, as broker of record of R&K, is responsible for renewing the brokerage license of R&K; and

6. Kelemen is responsible for the maintenance of his real estate salesperson license, including the requirement for biennial license renewal; and

7. Reggo failed to renew the brokerage license of R&K by June 30, 2019, the deadline for license renewal for the 2019-2021 license cycle; and

8. As a result of Reggo's failure to renew R&K's license, the brokerage license of R&K, as well as the individual licenses of all broker-salespersons and salespersons licensed through R&K, became inactive as of July 1, 2019; and

9. Reggo's failure to timely renew the brokerage license of R&K caused those individuals licensed through R&K 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, 2019 through September 6, 2019, by conducting real estate business without a license; and

10. On September 6, 2019, Reggo reinstated the brokerage license of R&K; and

11. On September 29, 2019, Kelemen reinstated his real estate salesperson license; and

12. Kelemen continued to engage in real estate business during the period of July 1, 2019 through September 29, 2019, during which time his license was inactive, as more fully set forth above. Specifically, during the time in question, Kelemen, as representative of R&K, entered into four listing agreements; and

13. Kelemen represents that none of the listings referenced in ¶ 12 above resulted in any sale commission or other valuable consideration paid to Kelemen or R&K; and

14. Reggo represents that, other than the transactions referenced in ¶ 12 above, R&K did not engage in any other real estate transactions during the time when R&K's brokerage license

was inactive and that R&K did not earn any commission income or other valuable consideration in exchange for licensed real estate business; and

15. During the time in question, Alexander Kelemen, Reggo's uncle and business partner at R&K, and Kelemen's father, was severely ill and eventually passed away on June 26, 2019; and

16. Reggo and Kelemen represent that the failure to meet their license maintenance requirements, as more fully described above, was a result of personal circumstances, including the illness and death of Alexander Kelemen; and

17. Since its inception in 1985, R&K has never failed to renew its brokerage license prior to the renewal for the 2019-2021 license cycle; and it is further

ORDERED AND AGREED that based on the above facts, the Respondents admit to the following:

1. Reggo's conduct violated N.J.S.A. 45:15-17(e) in that by failing to renew the brokerage license of R&K for the 2019-2021 licensing cycle, as more fully described above, Reggo engaged in conduct demonstrating incompetency; and

2. Reggo's conduct violated his obligation to supervise all individual licensees licensed through R&K, 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 Kelemen did not engage in R&K brokerage business during the time when R&K's brokerage license, as well as Kelemen's salesperson license, were inactive, as more fully described above; and

3. Kelemen's conduct violated N.J.S.A. 45:15-17(e), in that by engaging in real estate brokerage business without a license, as more fully described above, Kelemen engaged in conduct demonstrating incompetency.

Based on the above, it is hereby:

ORDERED AND AGREED that the Respondents shall pay a fine in the amount of four thousand dollars (\$4,000), which is hereby imposed as a joint and several obligation on both Reggo and Kelemen. The fine shall be paid in full within ninety (90) 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 # 10009471. The Commission reserves the right to take further administrative action if it obtains any other information that the Respondents 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, Reggo and Kelemen each 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: September 28, 2022

DocuSigned by:
Eugenia K. Bonilla
Eugenia K. Bonilla
President
New Jersey Real Estate Commission

10/24/22 | 6:30

Dated: 9-14-22 2022

[Signature]
George Reggo
Respondent

Dated: 9/14/22, 2022

[Signature]
Christopher Kelemen
Respondent

Subscribed and sworn to before me on this 14 day of September, 2022

[Signature]

Notary Public

JR 2022 Keleman Reggo CO REC/Enforcement

LICET GONZALEZ
NOTARY PUBLIC OF NEW JERSEY
Commission # 50145491
My Commission Expires 12/18/2025