

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION) DOCKET NUMBER REC-E-22-004
) (REC File No. 10013827)
Complainant,)
) ORDER TO SHOW CAUSE
v.)
)
JOHN PAGANO, licensed New Jersey)
real estate salesperson (Ref. No. 1536486))
)
Respondent.)

THIS MATTER being commenced by the New Jersey Real Estate Commission (the “Commission”) in the Department of Banking and Insurance, State of New Jersey, on its own motion, pursuant to the provisions of N.J.A.C. 11:5-1.1 to 12.18, N.J.S.A. 45:15-17, and 45:15-18, and, and it appearing that:

1. Respondent John Pagano (“Pagano”) is an actively licensed New Jersey real estate salesperson, first licensed as a real estate salesperson on January 5, 2015; and
2. Pagano is currently licensed with WGLG, LLC d/b/a/ Century 21 Van Syckel ~ Golden Post (“WGLG”), located at 1701 Route 22 West, Bridgewater, New Jersey 08625; and

ALLEGATIONS COMMON TO ALL COUNTS

3. On or about March 29, 2020 Pagano was charged with theft by unlawful taking in the second degree in violation of N.J.S.A. 2C:20-3A and official misconduct in the second degree in violation of N.J.S.A. 2C:30-2A by the Green Brook Police Department; and
4. The conduct underlying the criminal charges related to Pagano using the checking account of the Green Brook Volunteer Fire Department (“GBFD”), of which he was a volunteer

firefighter and treasurer. Pagano stole approximately \$244,169.65 from the GBFD by making ATM withdrawals and using checks from the GBFD to pay his personal expenses

5. On or about March 3, 2022, Pagano entered a plea of guilty in the Superior Court of New Jersey, Somerset County, to one count of Theft by Deception, in violation of N.J.S.A. 2C:20-4, a crime of the second degree; and

COUNT ONE

6. The Commission repeats and realleges each of the preceding paragraphs as if set forth at length herein; and

7. The conduct underlying Pagano's guilty plea to theft by deception demonstrates unworthiness, bad faith, or dishonesty in violation of N.J.S.A. 45:15-17(e); and

COUNT TWO

8. The Commission repeats and realleges each of the preceding paragraphs as if set forth at length herein; and

9. Pagano had 30 days from the date the charges, or April 28, 2020 to notify the Commission that charges were filed against him; and

10. Pagano did not notify the Commission within 30 days that charges were filed against him in violation of N.J.S.A. 45:15-17(s).

And for good cause shown,

IT IS on this 2nd day of May, 2022.

ORDERED that Respondent Pagano shall show cause why his real estate license should not be suspended or revoked and/or why fines or other sanctions should not be imposed pursuant to N.J.S.A. 45:15-17, and N.J.A.C. 11:5-1.1. Respondent shall file a written Answer to the charges in this Order to Show Cause as required by N.J.A.C. 11:5-11.2 within twenty (20) days of the

service of this Order. As required by N.J.A.C. 11:5-11.2, Respondent's written Answer must include specific admissions or denials of all allegations in this Order to Show Cause, state the factual basis of each and every factual allegation denied, and assert any defenses that Respondent intends to present in the event that this matter is deemed a contested case and a plenary hearing is held; and

IT IS FURTHER ORDERED that failure to comply with all of the requirements of N.J.A.C. 11:5-11.2 may result in a determination that there are no material facts or issues of law in dispute and any presentation made to the Commission will be limited to the issue of the severity of any sanction or penalty to be imposed; and

IT IS FURTHER ORDERED that the Commission will review this Order to Show Cause and Answer(s) filed, if any, at a meeting scheduled on or after the 28th day of June, 2022 at 9:30 a.m. to determine whether there is a material fact or issue of law contested. No appearance is required at that time; and

IT IS FURTHER ORDERED that if the Commission determines that there is a material fact or issue of law contested, a hearing will be scheduled for a future date; and

IT IS FURTHER ORDERED that if the Commission determines that there is no material fact or issue of law contested, a hearing shall be scheduled at which the Respondent will be limited to presenting witnesses and documentary evidence regarding the issue of the severity of any sanction or penalty to be imposed; and

IT IS FURTHER ORDERED that a copy of this Order be served upon the Respondent as provided in N.J.S.A. 45:15-18, which service may be accomplished by serving a copy of this Order on the Respondent personally, or by delivering a copy thereof to her last known business address via certified mail.



Marlene Caride
Commissioner
New Jersey Department of Banking and Insurance
New Jersey Real Estate Commission

Jd Pagano REC OTSC/Enforcement