

STATE OF NEW JERSEY
DEPARTMENT OF BANKING AND INSURANCE

IN THE MATTER OF:

_____	)	
Proceedings by the Commissioner of Banking	)	
and Insurance, State of New Jersey, to fine Eve	)	
Ackerman; P&B Development Co; H&K	)	
Property Management LLC; Ackerman Real	)	ORDER TO SHOW CAUSE
Estate LLC; and Ackerman Investment Co.	)	
LLC.	)	

TO: Eve Ackerman	Ackerman Real Estate LLC
782 S Brewster Rd, Suite A6,	782 S Brewster Rd, Suite A6,
Vineland, NJ 08361	Vineland, NJ 08361
 P&B Development Co.	 Ackerman Investment Co. LLC
782 S Brewster Rd, Suite A6,	782 S Brewster Rd, Suite A6,
Vineland, NJ 08361	Vineland, NJ 08361
 H&K Property Management LLC	
782 S Brewster Rd, Suite A6,	
Vineland, NJ 08361	

THIS MATTER having been opened by the Commissioner (“Commissioner”) of the New Jersey Department of Banking and Insurance (“Department”), upon information that Eve Ackerman; P&B Development Co.; H&K Property Management LLC; Ackerman Real Estate LLC; and Ackerman Investment Co. LLC (collectively, “Respondents”), may have violated various provisions of the New Jersey Residential Mortgage Lending Act, N.J.S.A. 17:11C-51 to -81 (“RMLA”), and corresponding regulations, N.J.A.C. 3:15–1.1 to -12.4; and

WHEREAS, Respondents were never licensed by the Department as mortgage lenders under the RMLA; and

WHEREAS, Respondents are subject to the provisions of the RMLA; and

WHEREAS, pursuant to N.J.S.A. 17:11C-54(a)(1), no person shall act as a residential mortgage lender or broker without first obtaining a license under the RMLA; and

WHEREAS, pursuant to N.J.S.A. 17:11C-70(a)(3)(a), the Commissioner may impose a penalty pursuant to the Act, if the Commissioner finds, after notice and an opportunity for a hearing, that any person or holder of the license has violated any of the provisions of the RMLA or any order, rule or regulation made or issued pursuant to the RMLA; and

WHEREAS, pursuant to N.J.S.A. 17:11C-70(b)(4), the Commissioner may impose a civil penalty not exceeding \$25,000.00 on any person for a violation of the RMLA; and

IT APPEARING that Henry Ackerman and his mother Respondent Eve Ackerman are the owners of Respondents P&B Development Co., H&K Property Management LLC, Ackerman Real Estate LLC, and Ackerman Investment Co. LLC (“Corporate Respondents”); and

IT FURTHER APPEARING that from 1977 and until January 2017, Respondent Eve Ackerman issued, serviced and administered residential and commercial mortgage loans to New Jersey residents individually and through the Corporate Respondents; and

IT FURTHER APPEARING that on May 4, 2009, the New Jersey Residential Mortgage Lending Act was enacted which superseded the New Jersey Licensed Lenders Act, N.J.S.A. 17:11C-1 to -49; and

IT FURTHER APPEARING that despite the enactment of the RMLA, Respondents continued to engage in the mortgage lending business and did not apply for a mortgage lender license with the Department; and

IT FURTHER APPEARING that in January 2017, Henry Ackerman took over the mortgage lending business from Respondent Eve Ackerman and continued to issue residential mortgage loans through the Corporate Respondents; and

IT FURTHER APPEARING that in June 2019, Henry Ackerman represented to the Department of Banking and Insurance that Respondents ceased issuing residential mortgage loans in June 2019; and

IT FURTHER APPEARING that in total, in the time period from May 4, 2009, when the RMLA was enacted, and until June 2019, when Respondents ceased issuing residential mortgage loans, Respondents issued at least 39 residential mortgage loans in New Jersey without the necessary mortgage lender license, as follows:

- Eve Ackerman – five mortgage loans without a license;
- P&B Development Co. – three mortgage loans without a license;
- H&K Property Management LLC – one mortgage loan without a license;
- Ackerman Real Estate LLC – twenty-eight mortgage loans without a license;
- Ackerman Investment Co. LLC – two mortgage loans without a license; and

IT FURTHER APPEARING that by issuing residential mortgage loans without a license, Respondents violated N.J.S.A. 17:11C-54(a)(1); and

IT FURTHER APPEARING that each residential mortgage loan issued without a license constitutes a separate violation of the RMLA; and

NOW, THEREFORE, IT IS on this 14 day of February 2023,

IT IS ORDERED that Respondents appear and show cause why the Commissioner should not assess a civil penalty of not more than \$25,000.00 for each violation of the Act, pursuant to N.J.S.A. 17:11C-70(a)(3)(a) and N.J.S.A. 17:11C-70(b)(4); and

IT IS FURTHER ORDERED that Respondents appear and show cause why the Commissioner should not order Respondents to cease and desist from servicing the existing residential mortgage loans without the necessary license; and

IT IS FURTHER ORDERED that Respondents have the right to request an administrative hearing, to be represented by counsel or other qualified representative, at its own expense, to take testimony, to call or cross-examine witnesses, to have subpoenas issued, and to present evidence or argument if a hearing is requested; and

IT IS FURTHER ORDERED that unless a request for a hearing is received within twenty (20) days of the service of this Order to Show Cause, the right to a hearing in this matter shall be deemed to have been waived by Respondents and the Commissioner shall dispose of this matter in accordance with law. A hearing may be requested by mailing the request to Paulette Sibblies-Flagg, OCF Investigations Unit, Department of Banking and Insurance, P.O. Box 040, Trenton, New Jersey 08625. A copy of the request for a hearing shall also be mailed to Deputy Attorney General Garen Gazaryan at P.O. Box 117, Trenton, New Jersey 08625. The request shall contain the following:

- A. Respondent's full name, address, and daytime telephone number;
- B. A statement referring to each charge alleged in this Order to Show Cause and identifying any defense intended to be asserted in response to each charge. Where the defense relies on facts not contained in the Order to Show Cause, those specific facts must be stated;
- C. A specific admission or denial of each fact alleged in this Order to Show Cause. Where Respondent has no specific knowledge regarding a fact alleged in the Order to Show Cause, a statement to that effect must be contained in the hearing request. Allegations of this Order to Show Cause not answered in the manner set forth above shall be deemed to have been admitted; and

D. A statement requesting a hearing.



Marlene Caride
Commissioner