

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION	)	DOCKET NUMBER MID-19-021
	)	(REC File No. 10008501)
Complainant,	)	
	)	CONSENT ORDER
v.	)	
	)	
STEPHEN SPRESSERT, licensed New Jersey real	)	
estate salesperson, (Ref. No. 1968416)	)	
	)	
Respondent.	)	

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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 Stephen Spressert ("Spressert"), a licensed real estate salesperson, may have violated various provisions of the real estate licensing law of the State of New Jersey; and

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

WHEREAS Spressert 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 Spressert, in order to avoid the costs and uncertainty of 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 12, 2023; and

IT APPEARING that the matter against Spressert 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 12th day of September, 2023

ORDERED AND AGREED that Respondent Spressert admits the following facts:

1. Spressert is a formerly licensed New Jersey real estate salesperson, having first obtained his license on February 7, 2019. Spressert was licensed with Mid-State Realty, Inc. ("Mid-State"), licensed New Jersey real estate broker, whose main New Jersey office is located at 391 Spotswood Englishtown Road, Monroe Township, New Jersey, from February 7, 2019 until July 28, 2019; and
2. Spressert's license was deactivated by Mid-State on July 28, 2019 and was never reinstated; and
3. During the time that Spressert was actively licensed with Mid-State, he did not complete any real estate transactions or earn any commission income; and
4. Spressert is currently unlicensed. Pursuant to N.J.S.A. 45:15-9(c), prior to the issuance of any further license, Spressert must attend a licensed school and pass the State examination; and

5. N.J.S.A. 2A:17-56.44(d) precludes the Commission from granting a license to any applicant with an arrearage equal to or exceeding the amount of child support payable for six months or who is the subject of a child support related warrant; and

6. On or about June 21, 2019, Spressert renewed his license with Mid-State for the 2019-2021 license cycle and responded to the Qualifying Questions in support of his renewal application; and

7. In connection with the renewal application process, Spressert answered "No" to Qualifying Question # 4, which asks:

Are you the subject of an arrest warrant for failing to comply with court ordered child support obligations and/or are you in arrears on such obligations equal to or exceeding the amount of child support payable for six (6) months?

8. At the time Spressert completed the license renewal process and answered Qualifying Question #4, Spressert was in arrears on child support ordered by the Superior Court of New Jersey, Monmouth County, in an amount exceeding the amount payable for six months; and

9. While still in arrears, Spressert has made substantial payments towards his child support obligation since the time that his license expired; and it is further

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

1. By responding falsely Qualifying Question #4, in connection with the renewal of his license for the 2019-2021 license cycle, Spressert procured a license by fraud, misrepresentation or deceit, in violation of N.J.S.A. 45:15-17(n); and

2. By misrepresenting the status of his court ordered child support obligation, as set forth more fully above, Spressert engaged in conduct demonstrating unworthiness for licensure, in violation of N.J.S.A. 45:15-17(e).

Based on the above, it is hereby:

ORDERED AND AGREED that Spressert shall pay a fine in the amount of one thousand five hundred dollars (\$1,500). The fine shall be paid in full within sixty (60) 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 Spressert shall be ineligible for any license issued by the Commission until such time that there is no arrearage on his court ordered child support obligation; and it is further

ORDERED AND AGREED that Spressert must pay the fine prescribed herein in full prior to being eligible for reinstatement of his real estate license; and it is further


ORDERED AND AGREED that this Consent Order encompasses only the information in Commission investigation file # 10008501. The Commission reserves the right to take further administrative action if it obtains any other information that Spressert 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, Spressert 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.

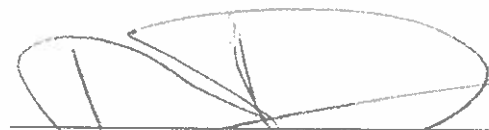
Dated: 10/19/, 2023

  
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Eugenia K. Bonilla  
President  
New Jersey Real Estate Commission

Dated: August 23, 2023

  
\_\_\_\_\_  
Stephen Spressert  
Respondent

Dated: August 23, 2023

  
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Terry Van Dzura, Esq.  
Counsel for Respondent