

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION	)	DOCKET NUMBER REC-E-26-002
	)	
Complainant	)	ORDER TO SHOW CAUSE
	)	(REC Ref. No.10028678)
vs.	)	
	)	
PATRICK SCHIAVINO, licensed New Jersey	)	
real estate broker salesperson, (8632233) and	)	
PATRICK CREAN, license New Jersey real estate	)	
broker-salesperson, (1432039)	)	
	)	
	)	
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 the New Jersey Real Estate Broker and Salesperson Act, N.J.S.A. 45:15-1 to -42, and the regulations promulgated thereunder at N.J.A.C. 11:5-1.1 to -12.18, and it appearing that:

1. Respondent, Patrick Schiavino (“Schiavino”) is a licensed New Jersey real estate salesperson, currently licensed with Sackman Realty, LLC (“Sackman”) a licensed New Jersey real estate broker, whose main office is located at 513, Cookman Avenue, Asbury Park, New Jersey; and

2. Respondent Patrick Crean (“Crean”) is a licensed broker-salesperson with Sackman. He was broker of record of Sackman from May 15, 2019 through July 30, 2024; and

3. Crean failed to renew Schiavino’s real estate license by June 30, 2023, the deadline for license renewal for the 2023-2025 license term; and

4. As a result of Crean's failure to renew Schiavino's license, Schiavino engaged in unlicensed activity, in violation of N.J.S.A. 45:15-1 and N.J.S.A. 45:15-3; and

5. Schiavino's license was reinstated on February 8, 2024, after being contacted by a Commission investigator; and

6. Schiavino and Crean represented that they failed to renew Schiavino's real estate salesperson's license due to non-payment of the licensing fee; and

7. Respondent Schiavino's conduct is in violation of N.J.S.A. 45:15-1 and N.J.S.A. 45:15-3 in that he engaged in unlicensed activity; and

8. Respondent Schiavino's conduct is in violation of N.J.S.A. 45:15-17(e), incompetency, in that he failed to renew his license and continued to engage in real estate activity; and

9. Respondent Crean's conduct is in violation of N.J.S.A. 45:15-17(e), incompetency in that he failed to renew the license of Schiavino and allowed him to continue to engage in real estate activity; and

10. Respondent Crean's conduct is in violation of N.J.A.C. 11:5-4.2(a)(1) by failing to properly supervise a salesperson under his authority, specifically by permitting Schiavino to engage in real estate activity while his license was inactive; and

11. Respondent Crean's conduct is in violation of N.J.S.A. 45:15-17(k) in that he paid commissions to Schiavino while Schiavino did not possess an active real estate license;

And for good cause shown,

IT IS ON THIS 14th DAY OF May, 2026

ORDERED that Respondents, Patrick Schiavino and Patrick Crean shall show cause why their real estate licenses 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. Respondents Crean and Schiavino 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, Respondents' written Answers must include specific admissions or denials of all allegations in the Order to Show Cause, state the factual basis of each and every factual allegation denied and assert any defenses that Respondents intend to present if this matter is deemed a contested case and a plenary hearing is held; and

IT IS FURTHER ORDERED that failure to comply with all 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 New Jersey Real Estate Commission will review this Order to Show Cause and Answer filed, if any, at a meeting scheduled on or after the 7th day of July, 2026 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 Respondents 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 Respondents 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 hereof to her last known business addresses via certified mail.



Aurelio Romero
Executive Director
New Jersey Real Estate Commission

MD/OTSC Schiavino and Crean /REC Enforcement