

## NEW JERSEY REAL ESTATE COMMISSION

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| NEW JERSEY REAL ESTATE COMMISSION          | ) | DOCKET NUMBER REC-E-26-011 |
|                                            | ) |                            |
| Complainant                                | ) | ORDER TO SHOW CAUSE        |
|                                            | ) | (REC Ref. No.10016258)     |
| vs.                                        | ) |                            |
|                                            | ) |                            |
| JOHN SCHRAGGER, licensed New Jersey        | ) |                            |
| real estate broker, (License ID#: 8540273) | ) |                            |
|                                            | ) |                            |
|                                            | ) |                            |
|                                            | ) |                            |
| Respondent.                                | ) |                            |

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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, John Schragger ("Respondent") is a licensed New Jersey real estate broker, currently licensed with John Schragger Realty LLC ("Schragger Realty"), whose main office is located at 133 Franklin Corner Rd., Lawrenceville, New Jersey 08648; and
2. At the relevant times, Respondent was the owner of a real estate brokerage Schragger Realty, LLC. At the same time, he was registered through the New Jersey Real Estate Commission as the broker of record for Westgate Management, LLC; and
3. Westgate Management ("Westgate") and Schragger Realty, LLC share an identical address: 133 Franklin Corner Rd., Lawrenceville, New Jersey 08648 ; and

4. The Commission Investigation Staff found that while Westgate advertised that Respondent was its broker of record, Respondent has not regularly visited the location nor did he have a desk with his name on it within the interior of the building according to the owner of Westgate, Steve Friedman; and
5. Respondent's conduct is in violation of N.J.A.C 11:5-4.3 in that he knowingly loaned his license and allowed Westgate to operate under the authority of his license by advertising his name on the exterior of the building and no presence of his name within the building; and
6. Respondent's conduct is in violation of N.J.S.A 45:15-12 in that he did not have a designated main office, he failed to display the proper licenses, and did not provide the adequate supervision of Westgate by not visiting the location on a weekly basis; and
7. Respondent's conduct is in violation of N.J.S.A 45:15-17(e) in that he demonstrated conduct of unworthiness, bad faith, and dishonesty in that he knowingly allowed another person, firm, or corporation to benefit from usage of his Broker's license for a fee, while failing to supervise the daily operations of two separate real estate companies;

And for good cause shown,

IT IS ON THIS 19<sup>th</sup> DAY OF August, 2026

ORDERED that Respondent, John Schragger 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 Schragger 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 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 Respondent intends 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 20<sup>th</sup> day of October, 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 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 hereof to his last known business addresses via certified mail.



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George Wall  
Acting Executive Director  
New Jersey Real Estate Commission

MD/OTSC Schragger /REC Enforcement