

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION	)	DOCKET NUMBER REC-E-26- <u>002</u>
	)	(REC Ref. No.10028678)
Complainant,	)	
	)	
v.	)	
	)	CONSENT ORDER
PATRICK CREAN, licensed New Jersey	)	
Real Estate Broker (1432039),	)	
	)	
Respondent.	)	

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 Patrick Crean (“Crean”), a licensed real estate broker, may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS Crean is subject to the provisions of the New Jersey Real Estate Broker and Salesperson 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 the Commission staff alleges that Crean has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate licensees; and

WHEREAS Crean acknowledges that he is aware of his right to a hearing and on any violations which the Commission may allege he has committed and of his right to receive the advice of counsel on matters to which this Consent Order pertains, and that he is knowingly and voluntarily waiving the right to counsel and a hearing; and

WHEREAS in lieu of instituting more formal proceedings, the Commission and Crean desire to resolve this matter consensually, based upon the terms set forth herein; and

WHEREAS the Commission and Crean, in order to avoid the costs and uncertainty of further 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 1, 2026; and

IT APPEARING that the matter against Crean should be resolved upon the consent of the parties, without resorting to a formal hearing on the aforementioned violations, and further good cause appearing;

NOW, THEREFORE, IT IS on this 1st day of September, 2026

ORDERED AND AGREED that Crean admits the following facts:

1. Crean was initially licensed as a New Jersey real-estate salesperson May 1, 2014. Crean became a licensed New Jersey real estate broker on February 14, 2019. Crean was affiliated with Sackman Realty, LLC ("Sackman"), a licensed New Jersey real estate company, from 2014 2024. The main office of Sackman is located at 513, Cookman Avenue, Asbury Park, New Jersey 07712; and
2. While licensed with Sackman, and at all relevant times herein, Crean was the broker of record as defined in N.J.S.A. 45:15-3; and
3. Although licensed as a salesperson at all relevant times herein, Crean timely completed continuing education credits that met the requirement for the biennial license renewal of real estate broker, broker-salesperson and salesperson licensees under N.J.S.A. 45:15-16.2a for the 2023 and 2025 license cycles; and

4. Crean was responsible for renewing the licenses of each salesperson at Sackman. Patrick Schiavino ("Schiavino"), a Sackman real estate salesperson, had a license that expired on June 30, 2023, the renewal deadline for the 2023–2025 licensing term; and

5. Crean reinstated Schiavino's license on February 8, 2024; and

6. Crean admits that he failed to renew Schiavino's license; and

7. 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

8. During relevant times herein, Crean's conduct was 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. 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

10. 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

Based on the above, it is hereby:

ORDERED AND AGREED that Crean shall pay a fine in the amount of seven thousand dollars (\$7,000). The fine shall be paid in full within ninety (90) 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

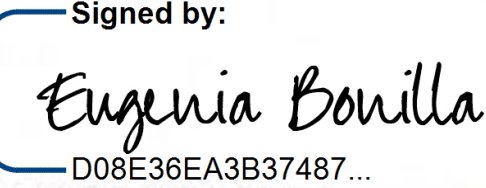
ORDERED AND AGREED that this Consent Order encompasses only the information in Commission investigation file # 10028678. The Commission reserves the right to take further administrative action if it obtains any other information that Crean may have violated the New Jersey Real Estate Broker and Salesperson 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, Crean 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: 9/2/2026, 2026

Signed by:

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 Eugenia K. Bonilla
 President
 New Jersey Real Estate Commission

Dated: August 6th, 2026


 Patrick Crean

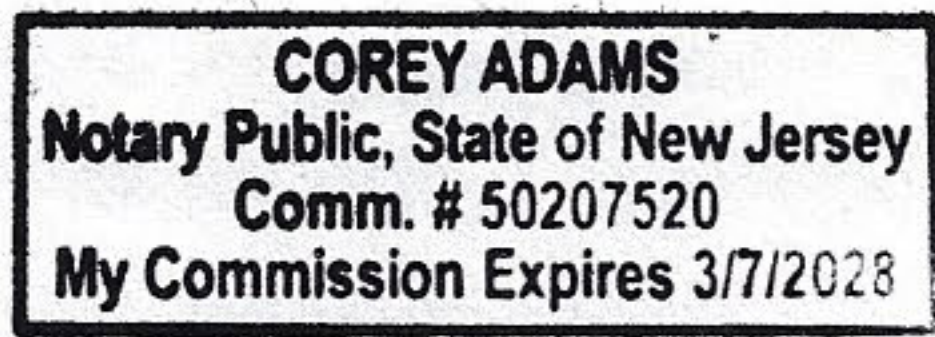
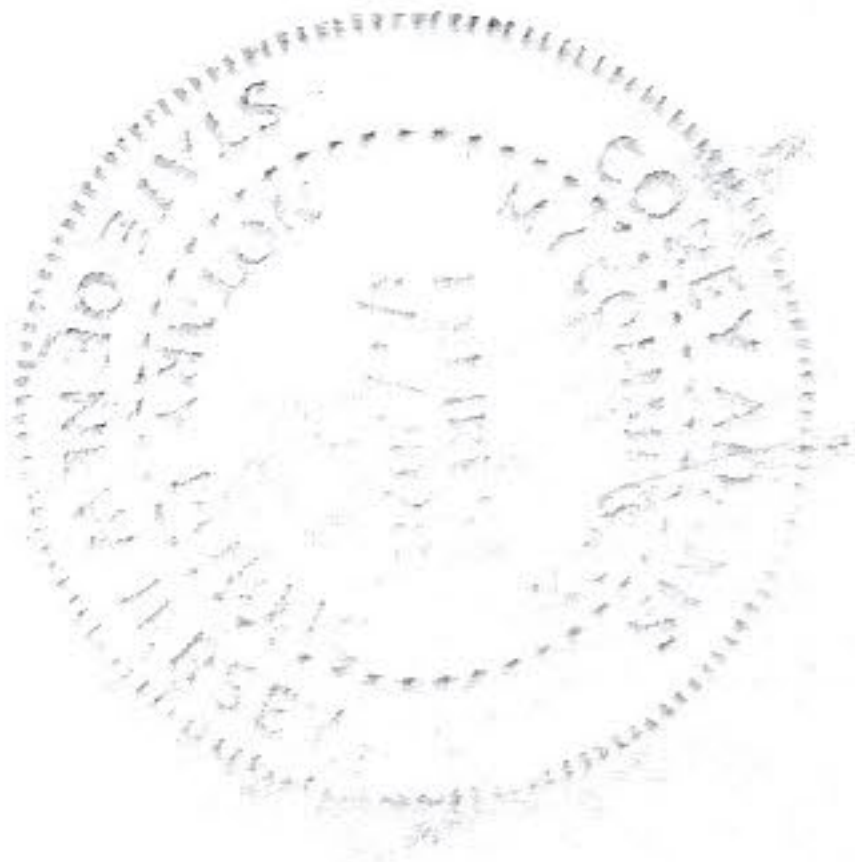
Respondent

State of New Jersey)
County of Somerset,) SS

On August 6, 2026 before me, Corey Adams,
Notary Public in and for said county, personally appeared Patrick Crean,
(signer) who has satisfactorily identified himself as the signer to the above referenced document.

(Affix Notary Stamp Here)

Corey Adams
Notary Public Signature



My Commission Expires: 3/7/28