

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 SCHIAVINO, licensed New Jersey	)	
Real Estate Salesperson (863233),	)	
	)	
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 Schiavino ("Schiavino"), a licensed real estate salesperson, may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS Schiavino 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 Schiavino has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate licensees; and

WHEREAS Schiavino 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 Schiavino desire to resolve this matter consensually, based upon the terms set forth herein; and

WHEREAS the Commission and Schiavino, 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 Schiavino 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 Schiavino admits the following facts:

1. Schiavino is an actively licensed New Jersey real estate salesperson, first licensed in New Jersey on February 16, 1989. Since August 28, 2020, Schiavino license has been affiliated with Sackman Realty, LLC ("Sackman"), a licensed New Jersey real estate company, whose main office is located at 513, Cookman Avenue, Asbury Park, New Jersey 07712; and
2. While licensed with Sackman, and at all relevant times herein, Schiavino's license type was a real estate salesperson as defined in N.J.S.A. 45:15-3; and
3. Although licensed as a salesperson at all relevant times herein, Schiavino 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. Schiavino's real estate license expired on June 30, 2023, the deadline for license renewal for the 2023-2025 license term; and

5. During relevant times herein, Schiavino's conduct was 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 during twelve real estate transactions; and

6. During relevant times herein, Schiavino'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

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

Based on the above, it is hereby:

ORDERED AND AGREED that Schiavino shall pay a fine in the amount of two thousand five hundred dollars (\$2,500). 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 Schiavino 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, Schiavino 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:

Eugenia Bonilla

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Eugenia K. Bonilla

President

New Jersey Real Estate Commission

Dated: 8/5/26, 2026

Patrick Schiavino

Respondent

State of New Jersey)

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County of _____)

On August 5, 2026 before me, Cristina Zampella,
Notary Public in and for said county, personally appeared Patrick Sciarvino,
(signer) who has satisfactorily identified himself as the signer to the above referenced document.

(Affix Notary Stamp Here)

Cristina Zampella
Notary Public Signature

CRISTINA ZAMPELLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 14, 2027

My Commission Expires: May 14, 2027