

In The Matter of:

Veronica Merriel (#8436574), Licensed Real Estate Broker-Salesperson/Respondent

WHEREAS Respondent Veronica Merriel, a licensed real estate broker-salesperson licensed by the State of New Jersey, is subject to the provisions of the Real Estate Brokers and Salesperson's Act, N.J.S.A. 45:15-1-42; and

WHEREAS Respondent Merriel is licensed as a broker-salesperson at Gruber Real Estate Agency, Inc., licensed broker, whose office is located at 475 Route 40, Elmer, NJ. She was licensed with Pino Agency, Inc., licensed real estate broker, whose office is located at 572 Route 40, Elmer, NJ from July 1, 2000-November 12, 2016; and

WHEREAS the Real Estate Commission has secured evidence which indicates that Respondent Merriel has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate brokers and salespersons as referenced above; and

WHEREAS Respondent Merriel effectuated the release of deposit money without the authorization of all parties having claim to the trust funds, and;

WHEREAS the Commission and Respondent Merriel have agreed to settle this matter in lieu of any further administrative action; and

WHEREAS Merriel admits that she acted in violation of N.J.S.A. 45:15-17(d) by failing to account for or to pay over any moneys belonging to others, coming into the possession of the licensee, and

WHEREAS Respondent Merriel acknowledges that she has been made aware of her right to a full and formal hearing on any violations which the Commission may allege she has committed and her right to have the advice of counsel on the matters to which this Consent Order pertains, she is knowingly and voluntarily waiving the right to a hearing and counsel; and

IT IS THEREFORE AGREED TO BY THE PARTIES AND SO ORDERED that

Respondent Merriel agrees to pay a fine in the amount of \$1,500.00; and it is further ordered and agreed that Respondent Merriel shall pay the fine within 30 days of the date of acceptance of this Consent Order. The fine shall be payable by certified check, cashier's check or money order payable to the "State of New Jersey" and sent to:

Division of Anti-Fraud Compliance/Collection Section
Department of Banking and Insurance
P.O. Box 325
Trenton, New Jersey 08625, and;

Respondent Merriel agrees to a six (6) month probation period on her broker-salesperson license to commence upon the approval of this consent order;

And it appearing that this matter can be resolved upon the consent of the parties, without resort to any other further administrative proceeding;

It is on this 15th day of October, 2018

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on Oct 10, 2018, and;

It is further ORDERED AND AGREED that the Commission reserves the right to take further administrative action if the terms of this Consent Order are not fully complied with or if it obtains any other information that the respondent may have violated the Real Estate Brokers and Salesperson's Act, N.J.S.A. 45:15-1 et seq. or corresponding regulations, N.J.A.C. 11:5-1.1 et seq.



Patrick J. Mullen
Director of Banking

RESPONDENT CERTIFICATION

I, Veronica Merriel, hereby certify that

1. I am not under any disability, mental or physical, or under the influence of any medication, intoxicants or other substances that would impair my ability to knowingly and voluntarily execute this Consent Agreement; and further
2. I am entering into this agreement knowingly and voluntarily, that I have not been subject to any coercion or threats regarding the execution of this Consent Agreement and that other than terms set forth above, no promises, representations or inducements have been made to me to secure my acceptance of the provisions of this Consent Agreement; and
3. I hereby certify that I have read and agree to the terms and conditions of the Consent Order as set forth above and agree to the entry of this Order.

Consented to as to
Form, Content and Entry

Dated:

9-19-18


Veronica Merriel, Respondent


MELISSA A. CONOVER
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 05/01/2019