

In The Matter of:

James Sofroney (#7820410), Licensed Real Estate Broker/Respondent

WHEREAS Respondent James Sofroney, a licensed real estate broker, 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 et seq.; and

WHEREAS Respondent James Sofroney is currently licensed as broker of record of SIC RE Holdings d/b/a The Landis Realtors, whose office is located at 6000 Landis Avenue, Sea Isle City, NJ. He was previously broker of record of The Landis Co., LLC, whose office was located at the same address. The license for Landis Co., LLC expired on July 1, 2015 and has not been renewed or reinstated; and

WHEREAS the Real Estate Commission has secured evidence which indicates that Respondent Sofroney 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 the Commission and Respondent Sofroney have agreed to settle this matter in lieu of any further administrative action; and

WHEREAS, Respondent Sofroney admits that he acted in violation of N.J.S.A. 45:15-15-1 and 3, unlicensed activity, and N.J.S.A. 45:15-17(e) incompetency, by failing to promptly renew the real estate license of The Landis Co., LLC and the salespersons employed by The Landis Co., LLC in a timely manner for the 2013-2015 license term which resulted in an unlicensed period between July 1, 2013-September 9, 2013 when reinstatement was processed; and

WHEREAS Respondent Sofroney acknowledges that he has been made aware of his right to a full and formal hearing on any violations which the Commission may allege he has committed and

his right to have the advice of counsel on the matters to which this Consent Order pertains, he 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 Sofroney agrees to pay a fine in the amount of \$10,000.00; and it is further ordered and agreed that

Respondent Sofroney 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:

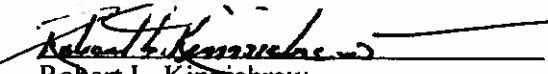
Division of Anti-Fraud Compliance/Collection Section
Department of Banking and Insurance
P.O. Box 325
Trenton, New Jersey 08625;

And 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 _____ day of _____, 2017

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on January 24, 2017, 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.;


Robert L. Kinnebrew
Executive Director
New Jersey Real Estate Commission

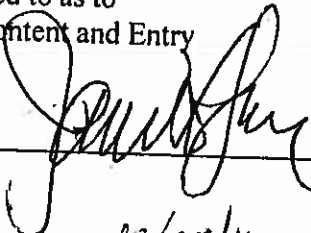
RESPONDENT CERTIFICATION

I, James Sofroney, 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

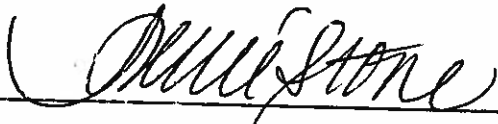
Consented to as to
Form, Content and Entry

Dated: _____


12/15/16
James Sofroney, Respondent

STATE OF NEW JERSEY, COUNTY OF Cape May SS.:

I CERTIFY that on December 15, 2016, JAMES SOFRONEY personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) is named in and personally signed this document; and
(b) executed this document as his or her own act and deed



Renee Stone
Notary Public of New Jersey
My Commission Expires June 25, 2020