

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION)	DOCKET NUMBER HUN-15-011
)	
Complainant)	CONSENT ORDER AS TO
)	NORMAN J. GOLDBERG
)	
)	(REC Ref. No. 10001316)
)	
vs.)	
)	
KIM COOK, licensed New Jersey real estate)	
salesperson, (SP8835498) and)	
NORMAN J. GOLDBERG, licensed New Jersey)	
real estate broker, (RB7814232))	
)	
Respondents.)	

THIS MATTER having been opened to the New Jersey Real Estate Commission (“Commission”) in the Department of Banking and Insurance, State of New Jersey, upon information that Norman J. Goldberg may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS Norman J. Goldberg is subject to the provisions of the Real Estate Licensing Law, N.J.S.A. 45:15-1 et seq.; and

WHEREAS, the staff of the New Jersey Real Estate Commission (“Commission staff”) has alleged that Norman J. Goldberg may have violated various provisions of the real estate laws of the State of New Jersey; and

WHEREAS Norman J. Goldberg acknowledges that he is aware of his right to a hearing on any violations which the Commission may allege he has committed and of his right to obtain the advice of counsel on the matters to which this Consent Order pertains, he is knowingly and voluntarily waiving those rights; and

WHEREAS the Commission and Norman J. Goldberg, in order to avoid the costs and uncertainty of further litigation and to resolve this 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 June 23, 2015; and

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

NOW, THEREFORE, IT IS on this 29th day of June, 2015

ORDERED AND AGREED that Norman J. Goldberg admits the following facts:

1. Norman J. Goldberg is a licensed New Jersey real estate broker and is broker of record of Herbert E. Goldberg Company, d/b/a ReMax Town and Country, licensed New Jersey real estate broker located at 44 Leigh Street, Clinton, N.J. 08809; and

2. On or about September 11, 2013, as agent for buyers Mr. and Mrs. Donald Colaluce, Respondent Kim Cook prepared and presented an offer to purchase the property located at 515 Goldfinch Terrace, Lopatcong Township, N.J. for \$171,000. The seller was the Estate of Eugene Byrne. The property was listed for sale by Century 21 North Warren; and

3. The offer was presented on a New Jersey Association of Realtors® form contract of sale which stated in paragraph 3 that a deposit of \$1,000 had been paid and was to be kept on deposit by the participating broker (ReMax Town and Country.) There was an entry on

the contract for an additional deposit to be paid which was crossed out and was not initialed;
and

4. The buyers' check #095 dated September 11, 2013 in the amount of \$1,000 was made payable to ReMax Town and Country and was given to Respondent Cook. That check was never deposited into an escrow account or any other account of ReMax Town and Country. Respondent Cook voided the deposit check and shredded it. Respondent Cook stated to a Real Estate Commission investigator that prior to shredding the check she sent a photocopy of it to the title company, Real Estate Escrow Company located in Asbury, N.J. which was to act as the closing agent in the transaction. Respondent Cook further stated that she notified the title company that it was responsible for collecting the deposit from the buyers; and

5. Shortly after she shredded the buyers' deposit check, Respondent Cook left for a ten day vacation and never notified the listing agent or the seller's attorney of her actions regarding the deposit check. Upon her return from vacation, Respondent Cook failed to follow up on the collection of any deposit money; and

6. The contract of sale was cancelled when the buyer could not obtain a mortgage commitment. When the seller's attorney inquired about the whereabouts of the deposit money after the contract was cancelled, he then was made aware that there were no funds on deposit; and

7. As broker of record, Norman J. Goldberg had the obligation to supervise Respondent Cook and oversee the Goldfinch Terrace transaction; and

8. At the time of the investigation of the above transaction, the Real Estate Commission investigator learned that there was no escrow account maintained by ReMax Town and Country and that it was the office policy not to hold escrow deposits; and

IT IS FURTHER ORDERED AND AGREED that based on the above facts, Respondent Norman J. Goldberg admits to the following:

1. Norman J. Goldberg is in violation of N.J.A.C. 11:5-4.2 in that he failed to properly supervise the actions of Respondent Cook in the transaction set forth above; and

2. Norman J. Goldberg is in violation of N.J.S.A. 45:15-12.5 and N.J.A.C. 11:5-5.1 in that he failed to maintain an escrow account as required by those provisions; and

Based on the above, it is hereby:

ORDERED AND AGREED that Norman J. Goldberg shall pay a total fine in the amount of \$1,500.00; and it is further

ORDERED AND AGREED that the fine shall be paid within 30 days of the date 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 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 #10001316 as set forth above. The Commission reserves the right to take further administrative action if it obtains any other information that Norman J.

Goldberg may have violated the Real Estate Brokers and Salesmen Act, N.J.S.A. 45:15-1 et seq. or corresponding regulations, N.J.A.C. 11:5-1.1 et seq.; and it is further

ORDERED AND AGREED that the balance of the allegations in the Order to Show Cause filed in this matter are hereby administratively dismissed; and it is further

ORDERED AND AGREED that by signing below, Norman J. Goldberg confirms that:

a. he is not under any disability, mental or physical, nor under the influence of any medication, intoxicants or other substances 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 his 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; 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.


Dated: 6/29/15



Patricia C. Coppel
Deputy Executive Director
New Jersey Real Estate Commission

Consented to as to Form, Content
and Entry

Dated: 5/20/2015



Norman J. Goldberg