

In The Matter of:
Janie Spataro (#9331490), Licensed Real Estate Salesperson/Respondent

WHEREAS Respondent Janie Spataro, a licensed real estate 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 et seq.; and

WHEREAS Respondent Spataro has been licensed with Innovative Realty, Inc. d/b/a Century 21 Innovative Realty, whose office is located at 220 Washington Street, Hoboken, New Jersey since March 13, 2017. She was licensed with Robert DeRuggiero, Inc., licensed real estate broker, from October 16, 2007 through March 10, 2017; and

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

WHEREAS on or about November 9, 2016 Spataro was charged in Ocean Gate Municipal Court on one count of theft by deception; and

WHEREAS the conduct underlying the charge relates to an application for grant monies that she was not eligible to receive; and

WHEREAS Spataro was actively licensed in November and December, 2016 and did not notify the Commission of the charge within thirty days, in violation of N.J.S.A. 45:15-17(s); and

WHEREAS on or about March 21, 2017 Spataro was accepted into the Ocean County Pretrial Intervention Program for a period of 6 months. She paid \$22,711.50 in restitution and a fine. She did not admit or deny the alleged criminal conduct; and

WHEREAS Respondent Spataro 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, she is knowingly and voluntarily waiving the right to a hearing; and

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

Respondent Spataro agrees to pay a fine in the amount of \$500.00; and it is further ordered and agreed that

Respondent Spataro 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;

Respondent Spataro agrees that her license will be placed on probation to run concurrent with her PTI program. During the term of her probation, she must notify her employing broker that her license is on probation and she must notify the Commission within 72 hours if she receives any information that she may have violated the terms of his PTI program; and

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 18th day of May, 2017

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on May 9, 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.;


Patrick J. Mullen
Director of Banking

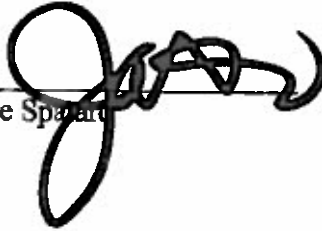
RESPONDENT CERTIFICATION

I, Jane Spataro, 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: _____

4-5-2017


Jane Spataro