

NEW JERSEY REAL ESTATE COMMISSION

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| NEW JERSEY REAL ESTATE COMMISSION |) | DOCKET NUMBER MOR-15-008 |
| |) | REC Ref. No. 13-28509 |
| Complainant |) | |
| |) | CONSENT ORDER |
| v. |) | |
| |) | |
| RAMON E. HAZELL, formerly licensed New Jersey |) | |
| real estate salesperson (Ref. No. 1223550), |) | |
| |) | |
| Respondent. |) | |

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 Ramon Hazell ("Hazell"), formerly licensed as a real estate salesperson, may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS Ramon E. Hazell is a formerly licensed New Jersey real estate salesperson and was licensed with Coldwell Banker Real Estate Services, LLC d/b/a Coldwell Banker Residential Brokerage, whose office is located at 175 Park Avenue, Suite 3-23, Madison, New Jersey from August 27, 2012 through February 27, 2015. His license was returned to the Commission on February 27, 2015 and has not been renewed or reinstated; and

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

WHEREAS on or about January 11, 2013, Hazell was indicted in the Superior Court of New Jersey, on one count of use of personal identifying information of another, a crime of the second degree, in violation of N.J.S.A. 2C:21-17.2 and one count of tampering with public records or information, a crime of the third degree, in violation of N.J.S.A. 2C:28-7a(2); and

WHEREAS on or about May 6, 2013, Hazell pled guilty to one count of tampering with a public record, a crime of the third degree, in violation of N.J.S.A. 2C:28-7a(2); and

WHEREAS on or about June 28, 2013, Hazell was convicted and was sentenced to 3 years of probation and 100 hours of community service; and

WHEREAS on or about May 4, 2013, Hazell renewed his license with Coldwell Banker Residential Brokerage. He answered in the affirmative in regards to Question #1 on the 2013-2015 renewal application asked, "Since your last New Jersey real estate license was issued or renewed, have you been arrested (other than motor vehicle violations), indicted, charged with a violation of a crime, misdemeanor or disorderly persons offense in this state, any other state or by the federal government?"; and

WHEREAS the underlying conduct related to using the identification of another to obtain a driver's license in another person's name and submitting a false document to the New Jersey Department of Motor Vehicles with the intent to defraud; and

WHEREAS pursuant to N.J.S.A. 45:15-19.1, the Commission is empowered to revoke Hazell's New Jersey real estate license due to his conviction on a fraud offense; and

WHEREAS Hazell violated N.J.S.A. 45:15-17(e) in that the conduct underlying his conviction demonstrates dishonesty; and

WHEREAS on or about February 12, 2015, the Commission issued an Order to Show Cause against Hazell and on March 10, 2015, an Answer was filed by Walter D. Nealy, Esq. on behalf of Hazell; and

WHEREAS Hazell acknowledges that he is aware of his right to a full and formal hearing on any violations which the Commission may allege he has committed and having 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

WHEREAS the Commission and Hazell, 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 Hazell 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 23rd day of June, 2015

ORDERED AND AGREED that pursuant to N.J.S.A. 45:15-19.1, the Commission is empowered to revoke Hazell's New Jersey real estate license due to his conviction on a fraud offense; and it is further

ORDERED AND AGREED that Hazell violated N.J.S.A. 45:15-17(e) in that the conduct underlying his conviction demonstrates dishonesty; and it is further

ORDERED AND AGREED that Hazell admits and accepts responsibility for these violations; and it is further

ORDERED AND AGREED that Hazell's real estate license shall be revoked until he completes his term of criminal probation, currently scheduled to be completed on or about June 28, 2016. Should Hazell make application for a license to be issued after his term of revocation, any reinstated license will be held on a probationary basis until June 28, 2018 with the following terms and conditions to apply:


1. It is Hazell's obligation to inform any employing broker that his license is on probation and to provide a copy of this letter to his broker;
2. any employing broker must notify the Commission in writing within 72 hours if he or she receives any information indicating that Hazell may have violated the Commission's statute, N.J.S.A. 45:15-1 et seq., or regulations, N.J.A.C. 11:5-1.1 et seq.; and
3. Hazell must notify the Commission in writing within 72 hours if he is charged with or convicted of any criminal or disorderly persons offense; and it is further

ORDERED AND AGREED that this Consent Order encompasses only the information in Commission investigation file #13-28509. The Commission reserves the right to take further administrative action if it obtains any other information that Hazell may have violated the Real Estate Brokers and Salesperson 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 by signing below, Hazell 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.

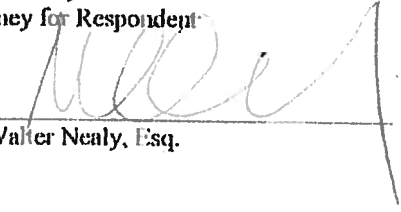

Robert L. Kinnibrew
Executive Director
New Jersey Real Estate Commission

Consented to as to
Form, Content and Entry

Dated: June 9, 2015


Ramon E. Hazell
Respondent

Walter Nealy, P.C.
Attorney for Respondent

By: 
Walter Nealy, Esq.